

CONTEXTUAL SITE PLAN FOR  
SAM'S CLUB FUELING STATION  
AT SOUTHLANDS

A PART OF THE NE 1/4 OF SECTION 19,  
TOWNSHIP 5 SOUTH, RANGE 65 WEST  
OF THE SIXTH P.M. CITY OF AURORA,  
COUNTY OF ARAPAHOE, STATE OF  
COLORADO

GENERAL NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS ASSOCIATION/MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE APPROVED FDP/CSP.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING-FIRE LANE."
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50 DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THESE EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
10. 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 FREE-STANDING 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. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING OR CHANGE IN THE SURFACE SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12. FINAL GRADES SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLAN 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.
14. 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.
15. 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. NO PUBLIC HEARINGS ARE REQUIRED FOR THIS CSP.
16. STREET LIGHTING WILL BE REQUIRED FOR ALL PUBLIC STREETS IN AND ADJACENT TO THIS DEVELOPMENT. PLEASE NOTE THAT STREET LIGHT INSTALLATION COST IS FUNDED BY THE DEVELOPER/OWNER. COORDINATE THE LOCATIONS AND INSTALLATION WITH AURORA PUBLIC WORKS AT (303) 739-7300.

AMENDMENTS

SITE DATA

LAND AREA WITHIN PROPERTY LINE	.9441 AC. (41,126 SF)
GFA (PER SECT. 146-2001 AZC)	247 SF
NUMBER OF BUILDINGS	1
MAXIMUM HEIGHT OF BUILDINGS	23'-8"
TOTAL BUILDING COVERAGE	247 SF (0.6%)
HARD SURFACE AREA	29,912 SF (72.8%)
LANDSCAPE AREA	10,967 SF (26.6%)
PRESENT ZONING CLASSIFICATION	RAC
PROPOSED USES	FUELING STATION
PERMITTED MAXIMUM SIGN AREA	400 SF (BLDG.)
PROPOSED TOTAL SIGN AREA	150 SF (BLDG.) + 74.56 SF (SEE CSP 15)
PROPOSED NUMBER OF SIGNS	4
PARKING SPACES REQUIRED	1/300 GFA = 1 1/gas pump = 14
PARKING SPACES PROVIDED	15
HANDICAP SPACES REQUIRED	1
HANDICAP SPACES PROVIDED	1
LOADING SPACES REQUIRED	NA
LOADING SPACES PROVIDED	NA
* REFER TO SHEET CSP A.1	

GENERAL NOTES CONTINUED

17. ARCHITECTURAL FEATURES (IE., BAY WINDOWS, CANOPIES, ROOF OVERHANG, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OF FIRE LANE.
18. NO DAYCARE OR SCHOOLS WILL BE PLACED WITHIN 500 FEET OF THE FUELING STATION.

SAM'S CLUB FUELING STATION AT SOUTHLANDS  
LEGAL DESCRIPTION

LOT 3, BLOCK 1, SOUTHLANDS SUBDIVISION FILING NO. 1.

SIGNATURE BLOCK

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF MARTIN GILBERT HAS CAUSED THESE PRESENTS  
TO BE EXECUTED THIS 27th DAY OF JANUARY AD, 2004.  
BY: [Signature] CORPORATE SEAL

NOTARIAL

STATE OF ARKANSAS )ss Darlene A. Ellis, Notary Public  
COUNTY OF Benton ) Benton County, Arkansas  
My Commission Expires 4/1/2013  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF Jan  
AD, 2004 BY Darlene A. Ellis  
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 4-1-2003 NOTARY/BUSINESS ADDRESS: \_\_\_\_\_

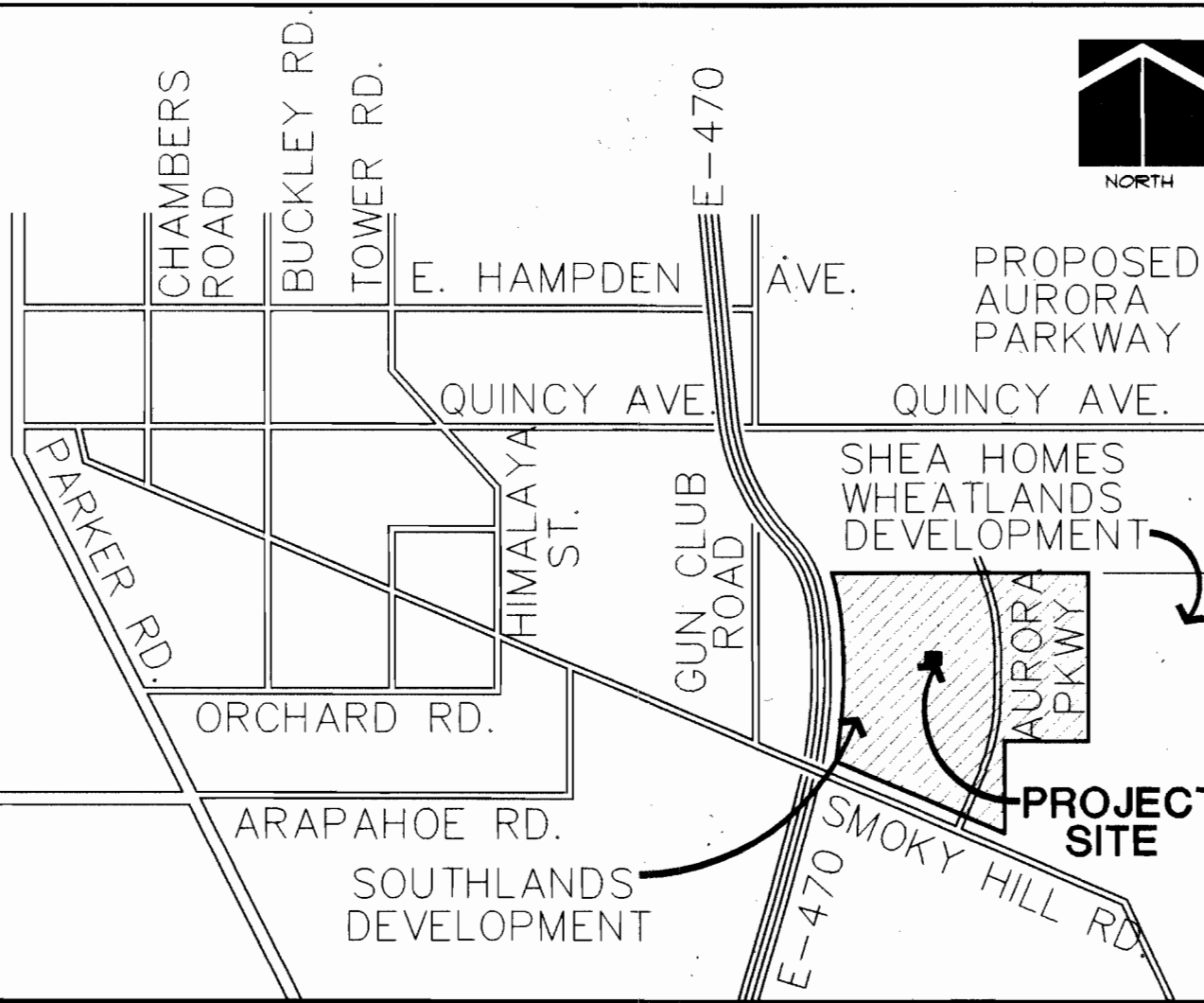
CITY OF AURORA APPROVALS

CITY ATTORNEY: [Signature] DATE: 1/29/04  
PLANNING DIRECTOR: [Signature] DATE: 1-29-2004

ATTEST: [Signature] 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, 20\_\_\_\_.  
CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_



VICINITY MAP

SHEET INDEX

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CSP A.2	ENLARGED ELEVATIONS AND DETAILS
CSP LS1	PHOTOMETRIC PLAN

OWNER

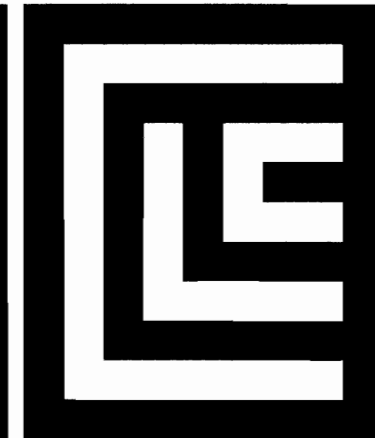
SAM'S REAL ESTATE BUSINESS TRUST  
2001 SE 10TH STREET  
BENTONVILLE, AR 72716-0550  
PHONE: (479)-204-0593  
CONTACT: MARTY GILBERT

ENGINEER/PLANNER/SURVEYOR/  
LANDSCAPE ARCHITECT/  
SITE ARCHITECT

C L C ASSOCIATES, INC.  
8480 E. ORCHARD ROAD, SUITE 2000  
ENGLEWOOD, CO 80111  
PHONE: (303) 770-5600  
CONTACT: KURT MAHNKEN

ARCHITECT

HARRISON FRENCH ARCHITECTURE  
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BENTONVILLE, ARKANSAS  
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ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

CONTEXTUAL SITE PLAN  
SAM'S CLUB FUELING STATION AT SOUTHLANDS  
STORE # 4816

AURORA PARKWAY & E-470  
AURORA, COLORADO

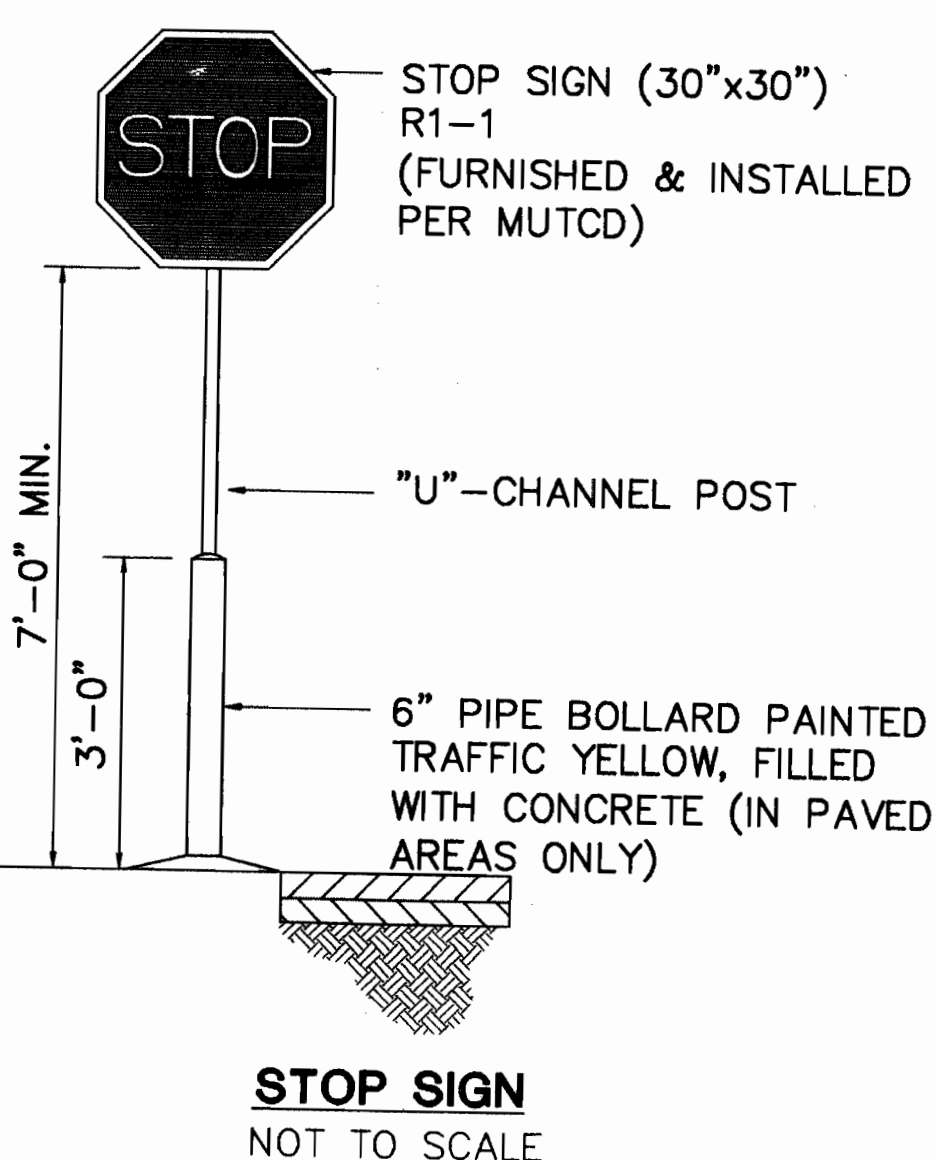
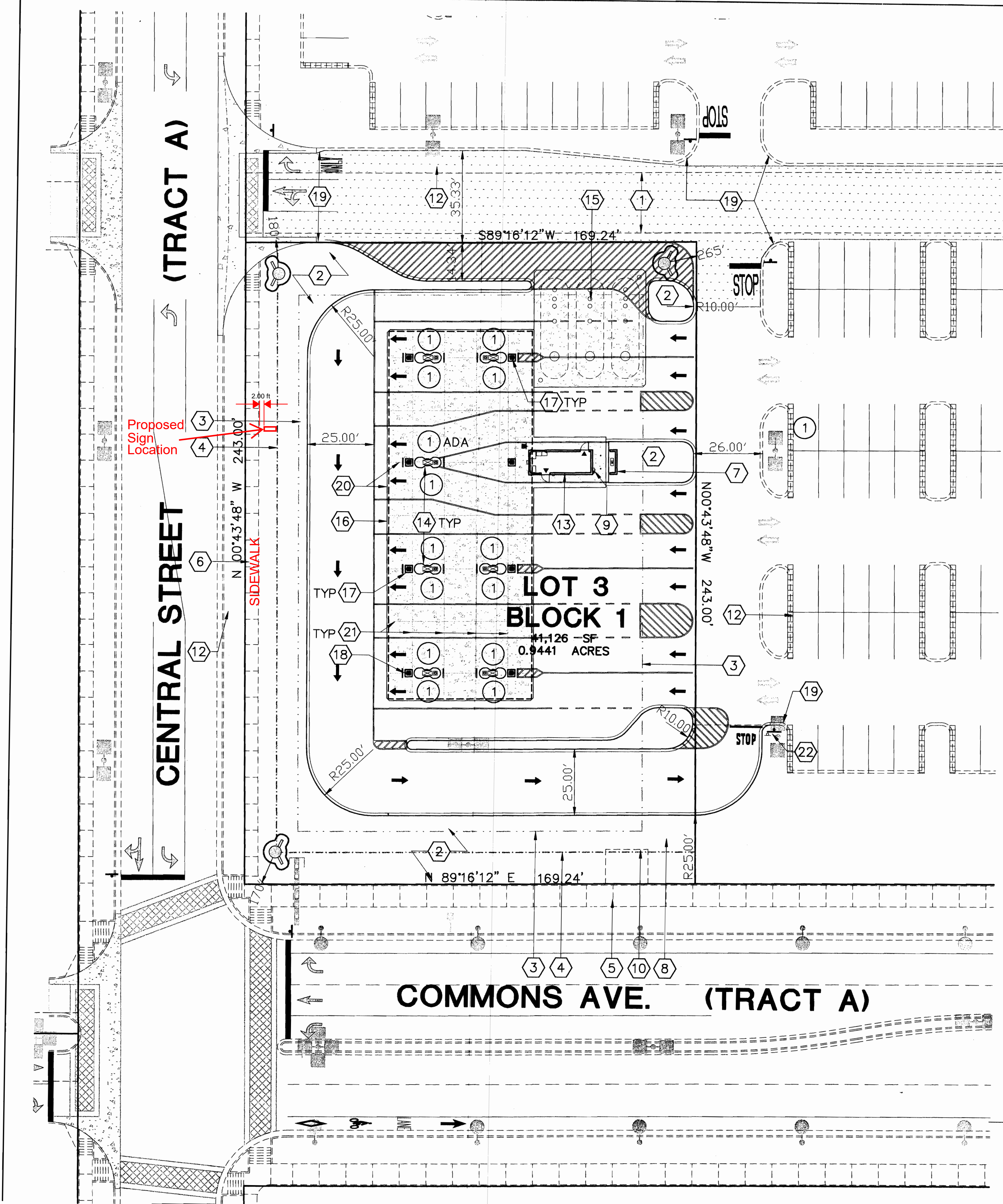
DESCRIPTION  
CITY PRE-SUBMITTAL  
REVISED PER PRELIMINARY COMMENTS  
SECOND RE-SUBMITTAL  
DATE  
08/04/03  
10/15/03  
11/19/03

PROJECT #: 03-0210  
DRAWN BY: JMN  
DESIGNED BY: JMN  
CHECKED BY:

CSP 1

SAM'S CLUB FUELING STATION @ SOUTHLANDS 2003-6032-00





# LEGEND

- PROPERTY LINE
- PROPOSED UTILITY, FIRE LANE & PUBLIC ACCESS EASEMENT
- STREETS
- PROPOSED CURB AND GUTTER
- EXISTING SIDEWALK
- GENERAL
- PROPOSED SITE SIGNAGE
- TRAFFIC DIRECTIONAL ARROW
- BUILDING DOOR LOCATION
- HEAVY DUTY CONCRETE
- HEAVY DUTY ASPHALT
- STANDARD DUTY ASPHALT
- PROPOSED FIRE HYDRANT
- WATER METER
- EXISTING OUTDOOR LIGHTING
- PARKING COUNT
- OFF-SITE PROPOSED FIRE HYDRANT (DIRECTIONAL ARROW AND DISTANCE SHOWN)

## SHEET NOTES

- EXISTING 23' UTIL. & FIRE LANE ESMT. PER THE WAL-MART CSP.
- LANDSCAPED AREA
- 20' SETBACK
- 12' LS BUFFER
- EXISTING 8.00 FT. DETACHED WALK PER THE WAL-MART CSP.
- EXISTING 5.00 FT. DETACHED WALK PER THE WAL-MART CSP.
- SCREEN WALL
- ELECTRICAL TRANSFORMER
- BUILDING ELECTRICAL SERVICE
- EXISTING UTIL. ESMT. PER THE WAL-MART CSP.
- NOT USED
- EXISTING OUTDOOR LIGHTING PER THE WAL-MART CSP.
- GAS KIOSK BUILDING.
- GAS DISPENSING UNIT
- DOUBLE-WALLED FRP UNDERGROUND GAS STORAGE TANKS - 20,000 GALLONS EACH, (1) CONTAINS PREMIUM AND (2) CONTAIN REGULAR GAS
- LINE OF BUILDING CANOPY ABOVE
- CANOPY COLUMN
- CANOPY DOWNPOUT DISCHARGE AT CANOPY COLUMNS, TYP.
- EXISTING CURB AND GUTTER PER THE WAL-MART CSP.
- CONCRETE CONTROL JOINTS (CJ) AT PERIMETER OF HEAVY DUTY CONCRETE AND AT DISPENSER ISLANDS.
- CONCRETE SCORE JOINTS (SJ) AS INDICATED
- STOP SIGN



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**CONTEXTUAL SITE PLAN**

**SAM'S CLUB FUELING STATION AT SOUTHLANDS**

**STORE # 4816**

**AURORA PARKWAY & E-470**

**AURORA, COLORADO**

**SITE PLAN**

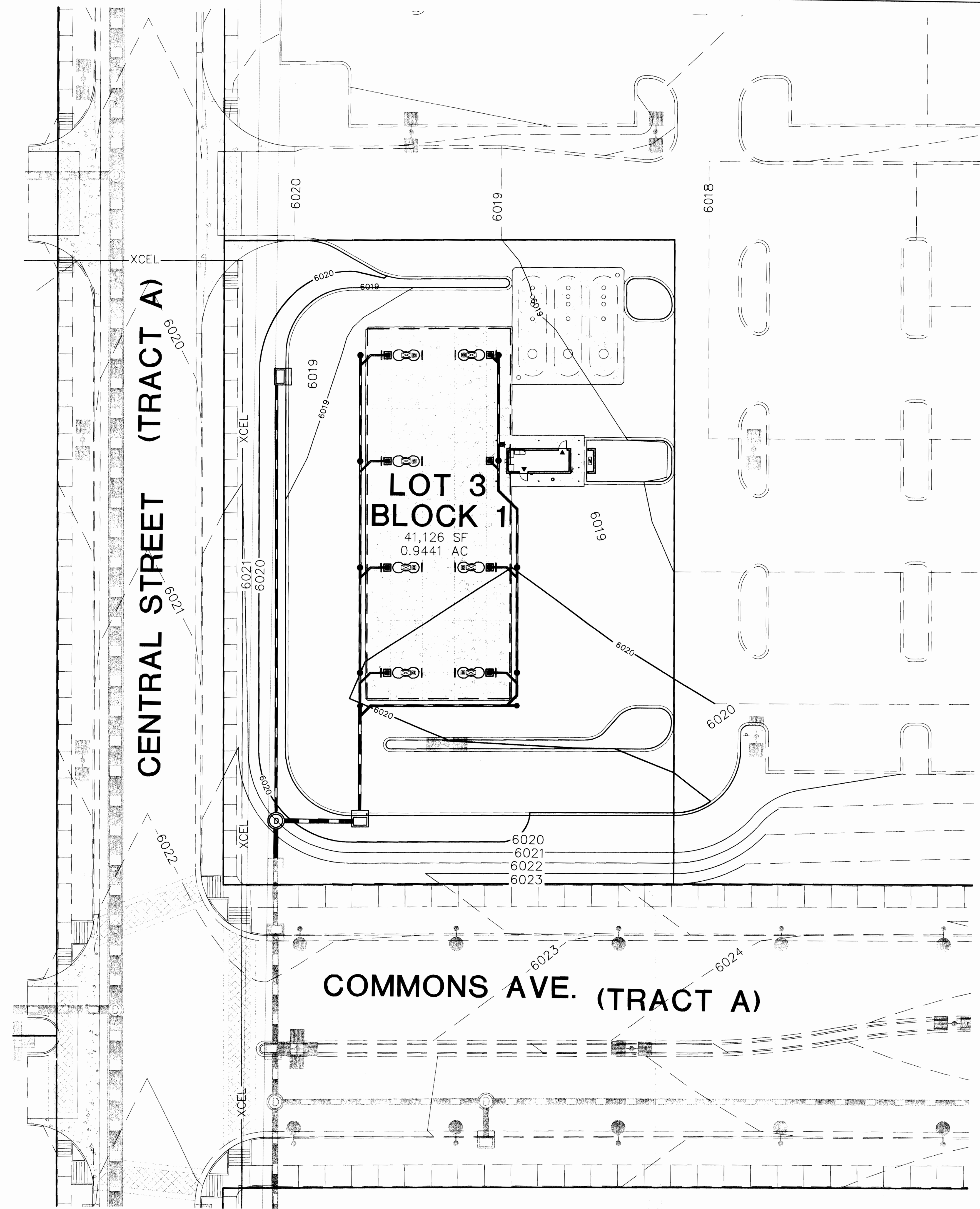
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DATE: 08/04/03  
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**CSP 2**

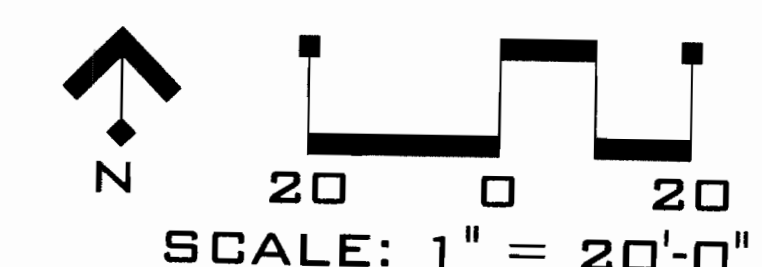
**SAM'S CLUB FUELING STATION @ SOUTHLANDS 2003-6032-00**





# LEGEND

- LOTS AND BOUNDARIES
- PROPERTY LINE
- GENERAL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STORM DRAIN
- EXISTING STORM SEWER W/ PIPE SIZE, MANHOLE & INLET
- PROPOSED STORM SEWER AND INLET WITH MANHOLE
- STREETS
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER



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**CONTEXTUAL SITE PLAN**

**SAM'S CLUB FUELING STATION AT SOUTHLANDS**  
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**AURORA PARKWAY & E-470**  
**AURORA, COLORADO**

**GRADING PLAN**

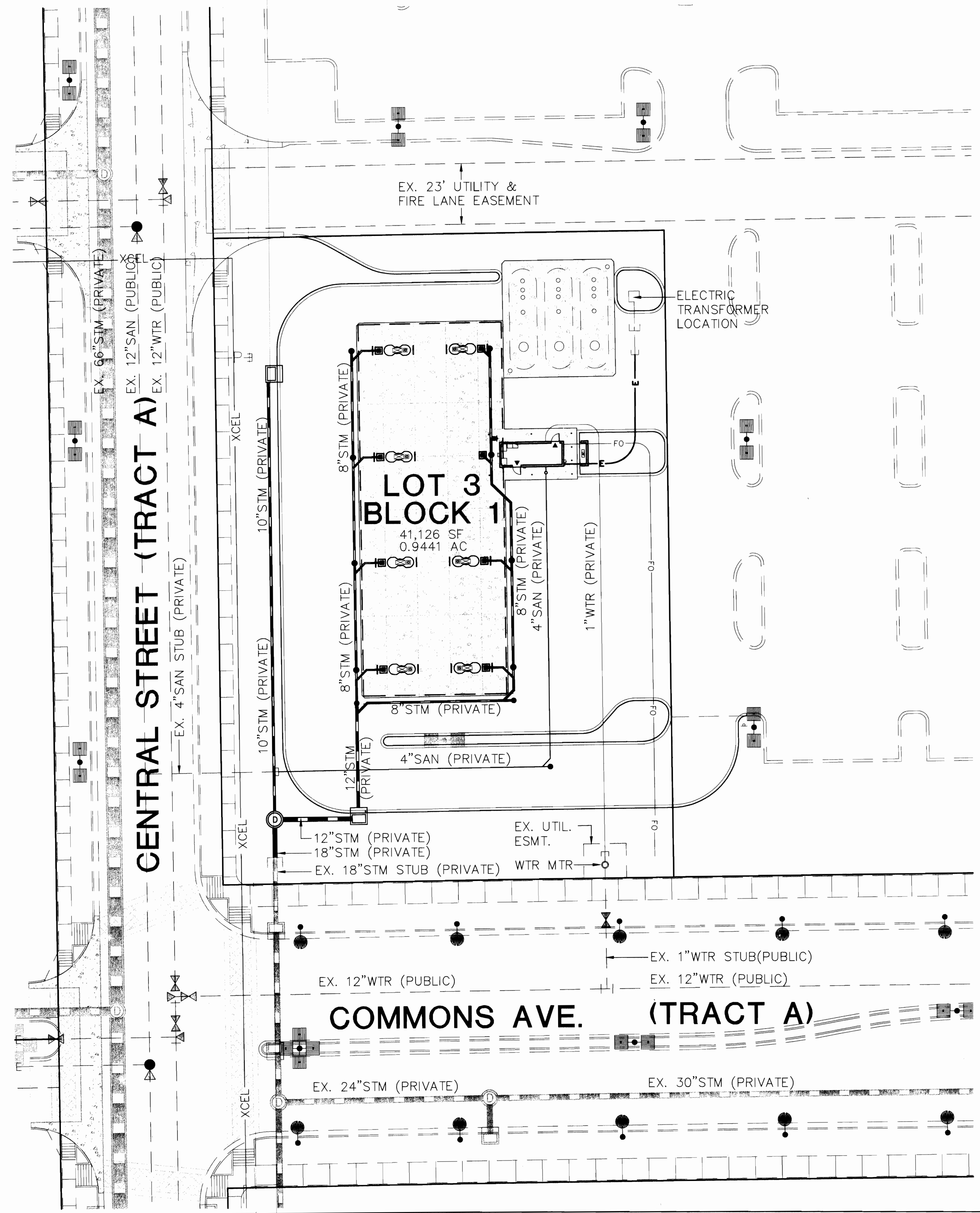
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 DRAWN BY: JMN  
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 CHECKED BY:

**CSP 3**

SAM'S CLUB FUELING STATION @ SOUTHLANDS 2003-6032-00



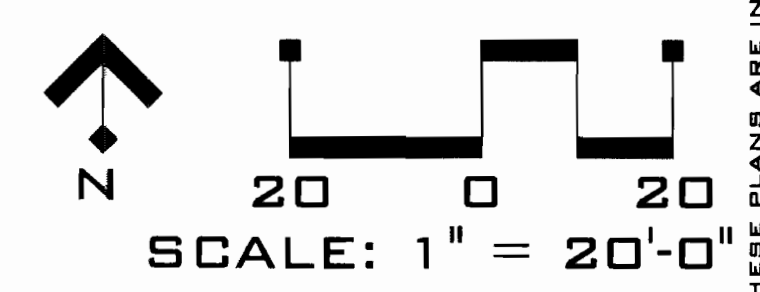


**LEGEND**

- LOTS AND BOUNDARIES**
  - PROPERTY LINE
  - EXISTING UTILITY EASEMENT
  - PROPOSED UTILITY, FIRE LANE & PUBLIC ACCESS EASEMENT
- SANITARY SEWER**
  - PROPOSED PIPE WITH MANHOLE
  - EXISTING PIPE WITH MANHOLE
- WATER**
  - PROPOSED PIPE WITH VALVE
  - PROPOSED FITTING W/ THRUSTBLOCK
  - EXISTING PIPE WITH VALVE
  - PROPOSED FIRE HYDRANT
  - WATER METER
- STORM DRAIN**
  - PROPOSED LINE WITH MANHOLE AND INLET
  - EXISTING LINE WITH PIPE SIZE, MANHOLE AND INLET
- STREETS/GENERAL**
  - PROPOSED CURB AND GUTTER
  - EXISTING SIDEWALK
  - PROPOSED EDGE OF ASPHALT
  - EXISTING OUTDOOR LIGHTING

**GENERAL NOTES**

- REFERENCE AURORA PARKWAY CONSTRUCTION PLANS FOR REGIONAL DETENTION FACILITY.
- AN APPROVED ALL-WEATHER ACCESS ROADWAY AND WATER SUPPLY CAPABLE OF DELIVERING REQUIRED FIRE FLOWS SHALL BE INSTALLED AND MADE SERVICEABLE BEFORE AND DURING ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON- COMBUSTIBLE NATURE.
- THE PROPOSED SITE SHALL HAVE TWO (2) DISTINCT POINTS OF ACCESS DURING CONSTRUCTION TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FEET OF ALL EXTERIOR PORTIONS OF BUILDINGS.
- ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS AND FIRE APPLIANCES.
- SOUTHLANDS COLORADO LLC WILL BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE STORM SEWERS WITHIN THE COMMON TRACTS AND PRIVATE ROADS.



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**UTILITY PLAN**

**CSP 4**



INTERNAL COLLECTOR; ROAD G

EXISTING LANDSCAPING  
PER THE WAL-MART CSP.

SEE WAL\*MART PLAN

EXISTING LANDSCAPING  
PER THE WAL-MART CSP.

SEE WAL\*MART PLAN

SEE WAL\*MART PLAN

EXISTING LANDSCAPING  
PER THE WAL-MART CSP.

EXISTING LANDSCAPING  
PER THE WAL-MART CSP.

EXISTING LANDSCAPING  
PER THE WAL-MART CSP.

MAIN STREET: ROAD F

## LANDSCAPE NOTES:

- THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, IRRIGATION, MECHANICAL, ELECTRICAL, AND ARCHITECTURAL SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
- LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- ALL MATERIAL AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE.
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- BEFORE COMMENCING WORK, LANDSCAPE CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, ETC.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE SUBMITTALS, CUT SHEETS OF MATERIALS & SOIL TEST RESULTS DIRECTLY TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. SEE SPECIFICATIONS FOR DETAILED SUBMITTAL INFORMATION.
- GENERAL CONTRACTOR SHALL REMOVE EXCESS SUB GRADE WHERE NECESSARY AND PLACE SPECIFIED TOP SOIL A MINIMUM DEPTH OF SIX INCHES (6") IN TURF AND GRASS AREAS AND TWELVE (12") INCHES IN SHRUB BEDS. DISTRIBUTE STOCKPILED TOPSOIL AND PROVIDE ANY ADDITIONAL TOPSOIL NEEDED.
- ORGANIC SOIL AMENDMENTS AND FERTILIZERS SHALL BE INCORPORATED INTO ALL LANDSCAPE AREAS AND PLANTING PITS AS SPECIFIED.
- ALL PLANT MATERIALS SHALL BE AS SPECIFIED AND MEET OR EXCEED SIZE IN SCHEDULES. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT PER SPECIFICATIONS. ALL SHADE TREES MUST NOT HAVE LIMBS THAT ARE LESS THAN 6" FROM THE ROOT CROWN. ONE YEAR AFTER INSTALLATION SHADE TREES SHALL HAVE THE LOWER LIMBS REMOVED SO THAT THERE WILL BE 8' OF CLEARANCE ABOVE ANY PAVED SURFACE. EACH TREE THAT IS LIMBED UP MUST HAVE LIMBS REMOVED ALL THE WAY AROUND THE TREE SO THAT IT IS EVENLY BALANCED. ALL SHRUBS WITHIN THE 30' SITE TRIANGLES SHALL BE PRUNED SO NOT EXCEED A 26" HEIGHT AT MATURITY.
- ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL CONVENTIONAL PLANTING BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH STEEL EDGER AS SHOWN ON THE PLANS AND DEFINED IN THE SPECIFICATIONS. EDGER IS NOT REQUIRED AROUND OPEN SPACE SHRUBS, ADJACENT TO CURBS, WALKS, BUILDINGS OR RETAINING WALLS AND SHALL BE INSTALLED AS DEFINED IN THE DETAILS.
- SPECIFIED BARK MULCH IS TO BE SPREAD FOUR (4) INCHES DEEP FOR TREES IN SOD AND SEED AREAS, SHRUBS, ORNAMENTAL GRASSES, SPREADING GROUND COVERS, PERENNIAL FLOWERS. ALL CONVENTIONAL PLANTING BEDS CONTAINED BY EDGER WILL BE UNIFORMLY MULCHED.
- ALL LANDSCAPE AREAS AND PLANT MATERIAL SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM UNLESS OTHERWISE NOTED. ALL TURF AREAS LESS THAN 25' IN WIDTH SHALL HAVE A POP-UP SPRAY SYSTEM AND ALL TURF AREAS GREATER THAN 25' SHALL HAVE A ROTARY POP-UP SYSTEM PROVIDING HEAD TO HEAD COVERAGE. ALL SHRUB BEDS SHALL HAVE FULL COVERAGE WITH A SUB SURFACE DRIP IRRIGATION SYSTEM. ALL SPRAY TURF, SUB SURFACE DRIP TURF & AND SHRUB BEDS SHALL BE ZONED SEPARATELY. ALL CONTROLLERS FOR THESE SYSTEMS SHALL BE CONNECTED TO AUTOMATIC SHUTOFF RAIN SENSORS.
- SITE LIGHTING SHALL BE MET BY FREESTANDING LIGHT POLES & LIGHT FIXTURES ATTACHED TO BUILDINGS.
- 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 AS DEFINED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. IF WEATHER OR CURRENT DROUGHT DOES NOT PERMIT THE INSTALLATION OF THE LANDSCAPING MATERIALS, A TEMPORARY CERTIFICATE OF OCCUPANCY SHALL BE GRANTED FOR A PERIOD OF NOT MORE THAN 180 DAYS OR UNTIL LANDSCAPE INSTALLATION IS ALLOWED BY THE CITY OF AURORA.
- THE LANDSCAPE CONTRACTOR SHALL MEET WITH THE LANDSCAPE ARCHITECT AND OR IRRIGATION DESIGNER AT THE FOLLOWING TIMES:
  - PRE-CONSTRUCTION
  - REVIEW SUBGRADE
  - PLANT SELECTION AT NURSERY
  - DRIP LINE INSTALLATION
  - (PRIOR TO MULCH AND PLANT INSTALLATION)
  - PLANTING LAYOUT
  - FINAL WALK-THRUCONTACT CONSULTANTS 48 HOURS PRIOR TO DESIRED MEETING TIME.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.

## LEGEND

### LANDSCAPE AREA

LANDSCAPE CATEGORY	LOT 3 THIS PLAN AREA (S.F.)	LOT 3 WAL-MART PLAN AREA (S.F.)	OFF SITE AREA (S.F.)
TOTAL LANDSCAPE	1292 PROVIDED	9,675 PROVIDED	SEPARATE PLAN
BUILDING PERIMETER	N/A	N/A	N/A
WATER CONSERVING SHRUB BED	1292 PROVIDED	6,066 PROVIDED	SEPARATE PLAN
NON-WATER CONSERVING SOD	0 PROVIDED	3,609 PROVIDED	SEPARATE PLAN

### PERIMETER LANDSCAPE CALCULATIONS

PERIMETER ZONE	ADJACENT USE	FRONTAGE LENGTH	BUFFER WIDTH	REQUIREMENT	SHRUB QUANTITY
INTERNAL COLLECTOR	COMMERCIAL PRIVATE RD.	243 LF.	20' REQUIRED	STANDARD TREES 40' O.C.	N/A PRIVATE RD.
MAIN STREET	COMMERCIAL PRIVATE RD.	170 LF.	12' REQUIRED	STANDARD TREES 40' O.C.	N/A PRIVATE RD.
PRIVATE DRIVE	COMMERCIAL PRIVATE RD.	170 LF.	12' REQUIRED -WAIVER REQUESTED-	STANDARD TREES 40' O.C.	N/A PRIVATE RD.

## PLANT LIST

QUAN.	SYM.	COMMON/BOTANICAL NAME	INSTALLED SIZE	REMARKS
3	DNM	DEBORAH MAPLE <i>Acer Platanoides 'Deborah'</i>	4" CAL. SINGLE TRUNK	FULL CROWN, B4B, LIMBS 96" MESIC
35	BHJ	BAR HARBOR JUNIPER <i>Juniperus horizontalis 'Bar Harbor'</i>	5 GAL. 18"-24" SPREAD	SPACING 48" O.C. ZERIC, MESIC
34	HC	HEDGE COTONEASTER <i>Cotoneaster lucidus</i>	5 GAL. 18"-24" HT.	SPACING 48", 5 CANES MIN. ZERIC, MESIC
3	N8F	NORTHERN SUN FORSYTHIA <i>Forsythia x 'Northern Sun'</i>	5 GAL. 18"-24" HT.	SPACING 12", 5 CANES MIN. MESIC
9	MKL	M188 KIM LILAC <i>Syringa patula 'Miss Kim'</i>	5 GAL. 18"-24" HT.	SPACING 48", 5 CANES MIN. MESIC, DROUGHT TOLLERANT
11	RS	RUSSIAN SAGE <i>Perovskia atriplicifolia</i>	5 GAL. 18"-24" HT.	SPACING 36", 5 CANES MIN. ZERIC, MESIC
9	GTF	GOLD TIDE FORSYTHIA <i>Forsythia x 'Gold Tide'</i>	5 GAL. 18"-24" HT.	SPACING 48", 5 CANES MIN. MESIC
8	HMS	HEAVY METAL SWITCHGRASS <i>Panicum virgatum 'Heavy Metal'</i>	5 GAL. ESTABLISHED	SPACING 30" O.C. ZERIC, MESIC, RIPARIAN

CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987

CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR  
EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.

### CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

SCALE: 1" = 20'-0"

CONTEXTUAL SITE PLAN

SAM'S CLUB FUELING STATION AT SOUTHLANDS  
STORE # 4816

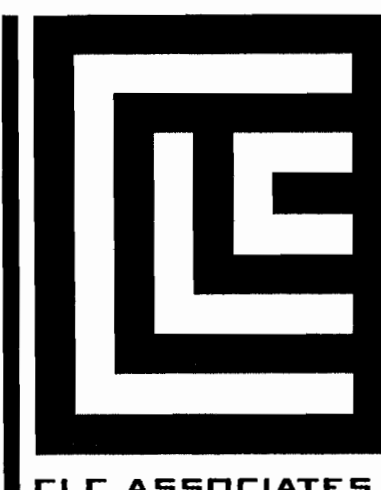
AURORA PARKWAY & E-470  
AURORA, COLORADO

DATE: 04/03  
DESCRIPTION: CITY PRELIMINARY  
REVISED PER PRELIMINARY COMMENTS  
10/15/03  
1/17/03  
SECOND RE-SUBMITTAL

PROJECT #: 03.0210  
DRAWN BY: JMN  
DESIGNED BY: JMN  
CHECKED BY:

CSP 6.1

SAM'S CLUB FUELING STATION @ SOUTHLANDS 2003-6032-00

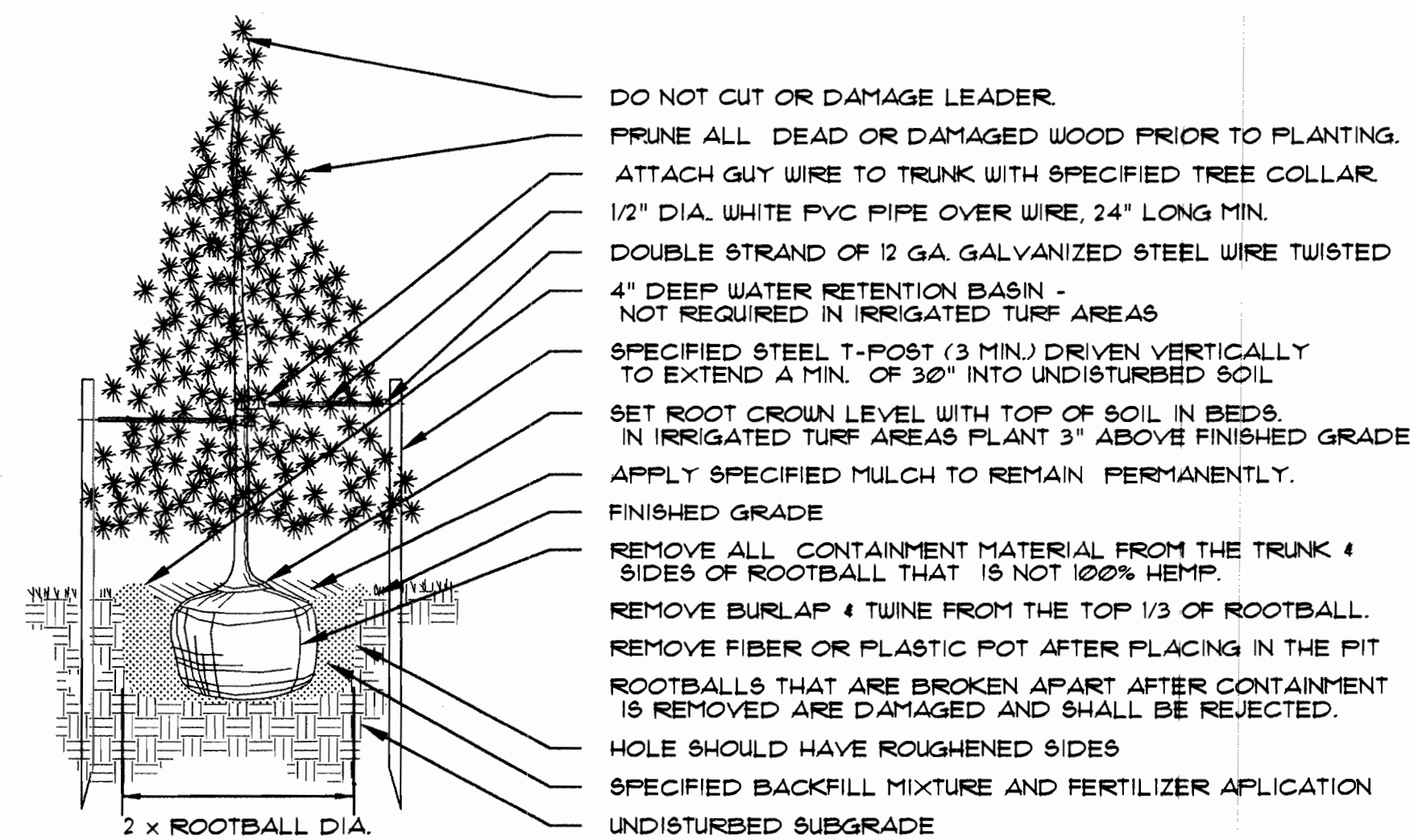


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COLORADO 80111  
P 303 770 5600  
F 303 770 2349  
GLCASSOC.COM

ARCHITECTURE  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

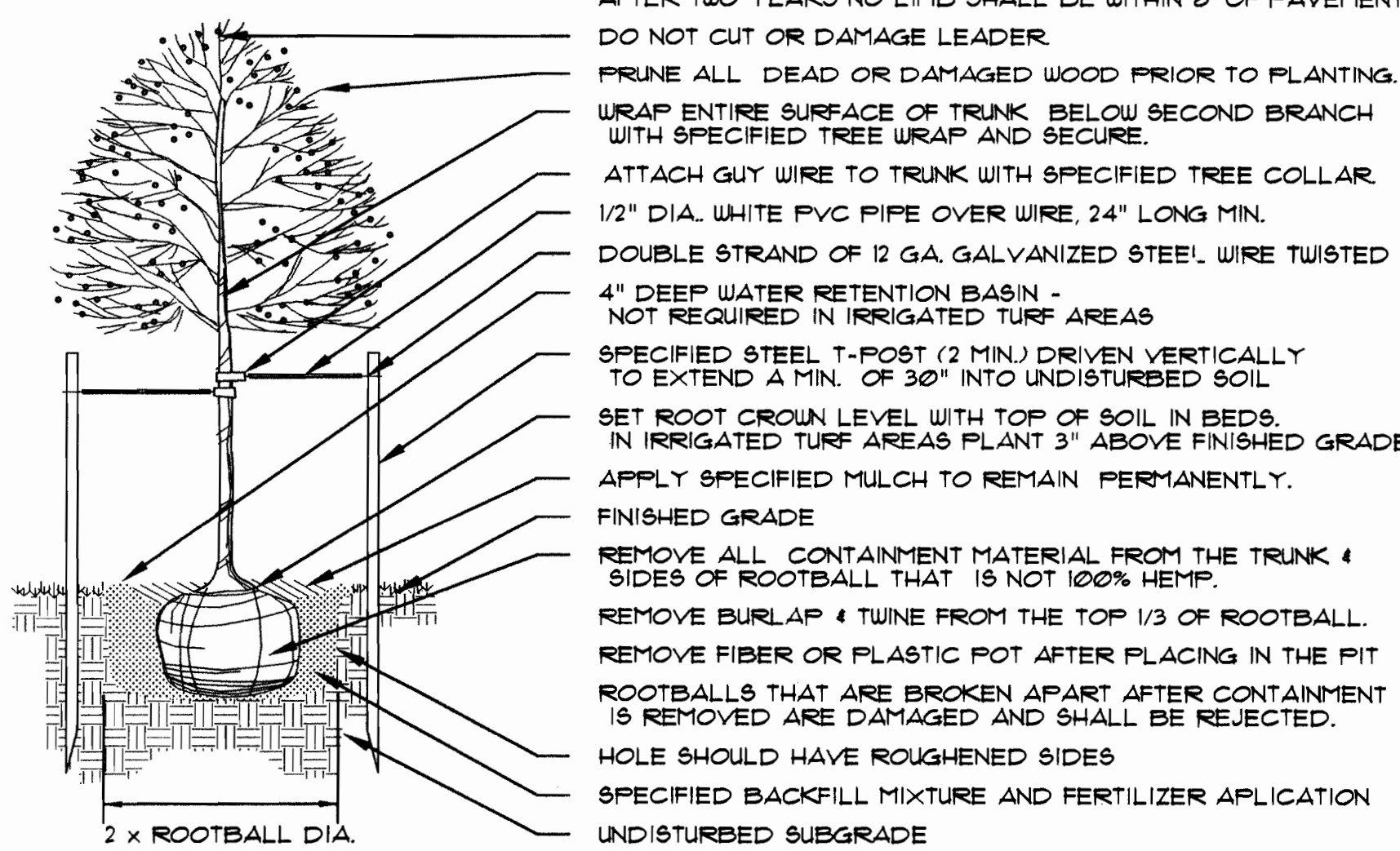


CONTEXTUAL SITE PLAN  
SAM'S CLUB FUELING STATION AT  
SOUTHLANDS  
STORE # 4816  
AURORA PARKWAY & E-470  
AURORA, COLORADO



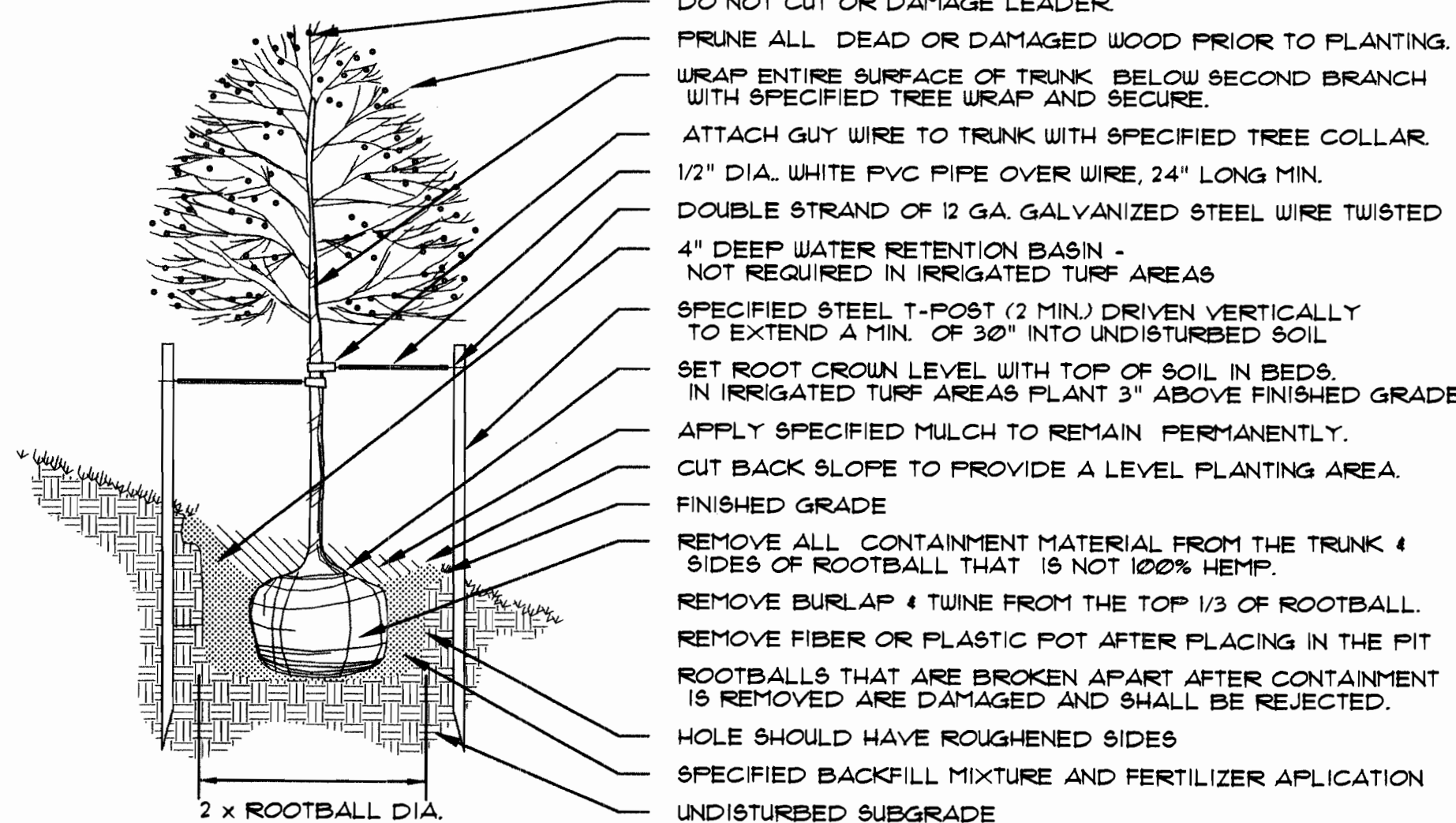
EVERGREEN TREE PLANTING

NOT TO SCALE



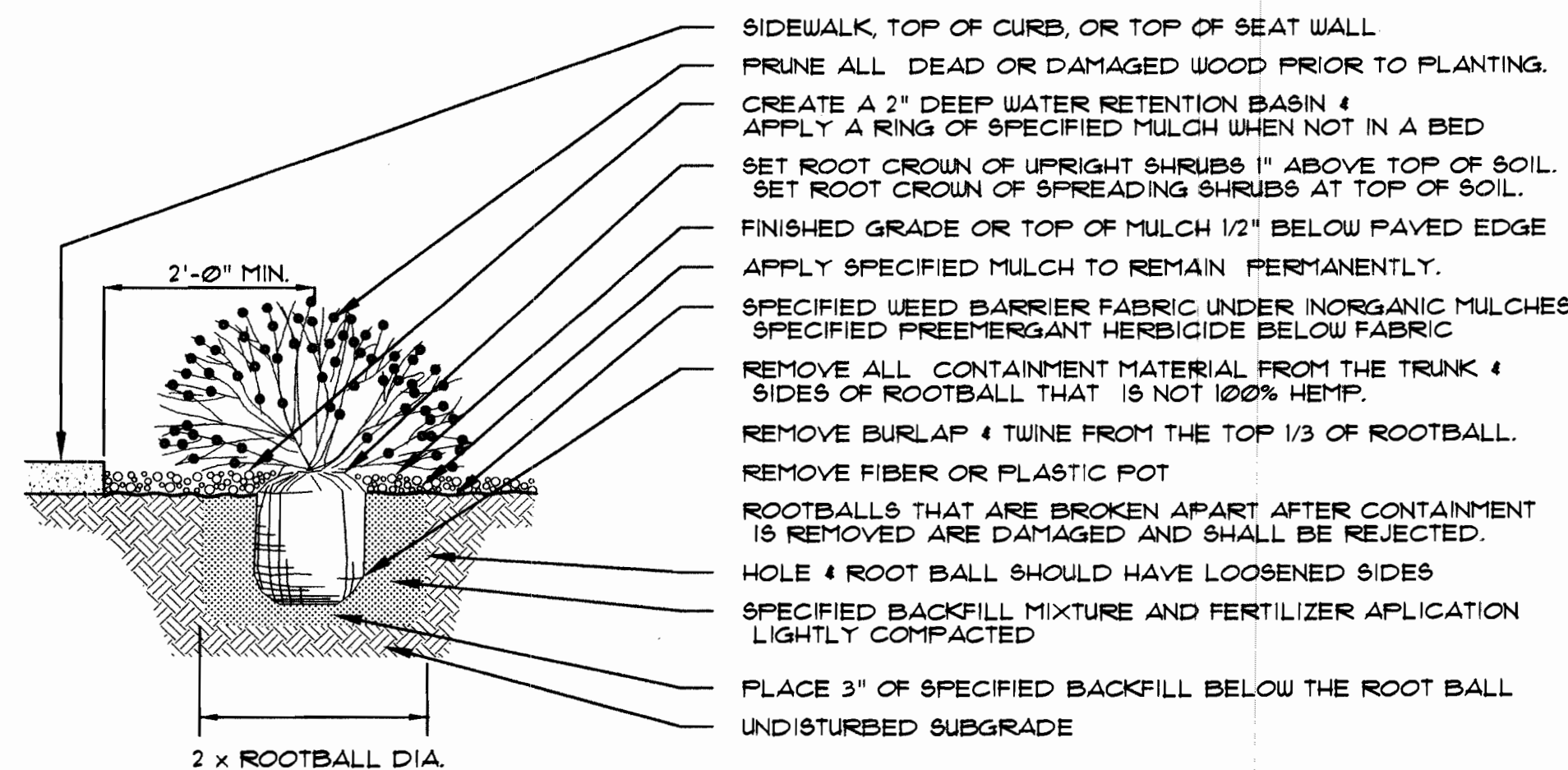
DECIDUOUS TREE PLANTING

NOT TO SCALE



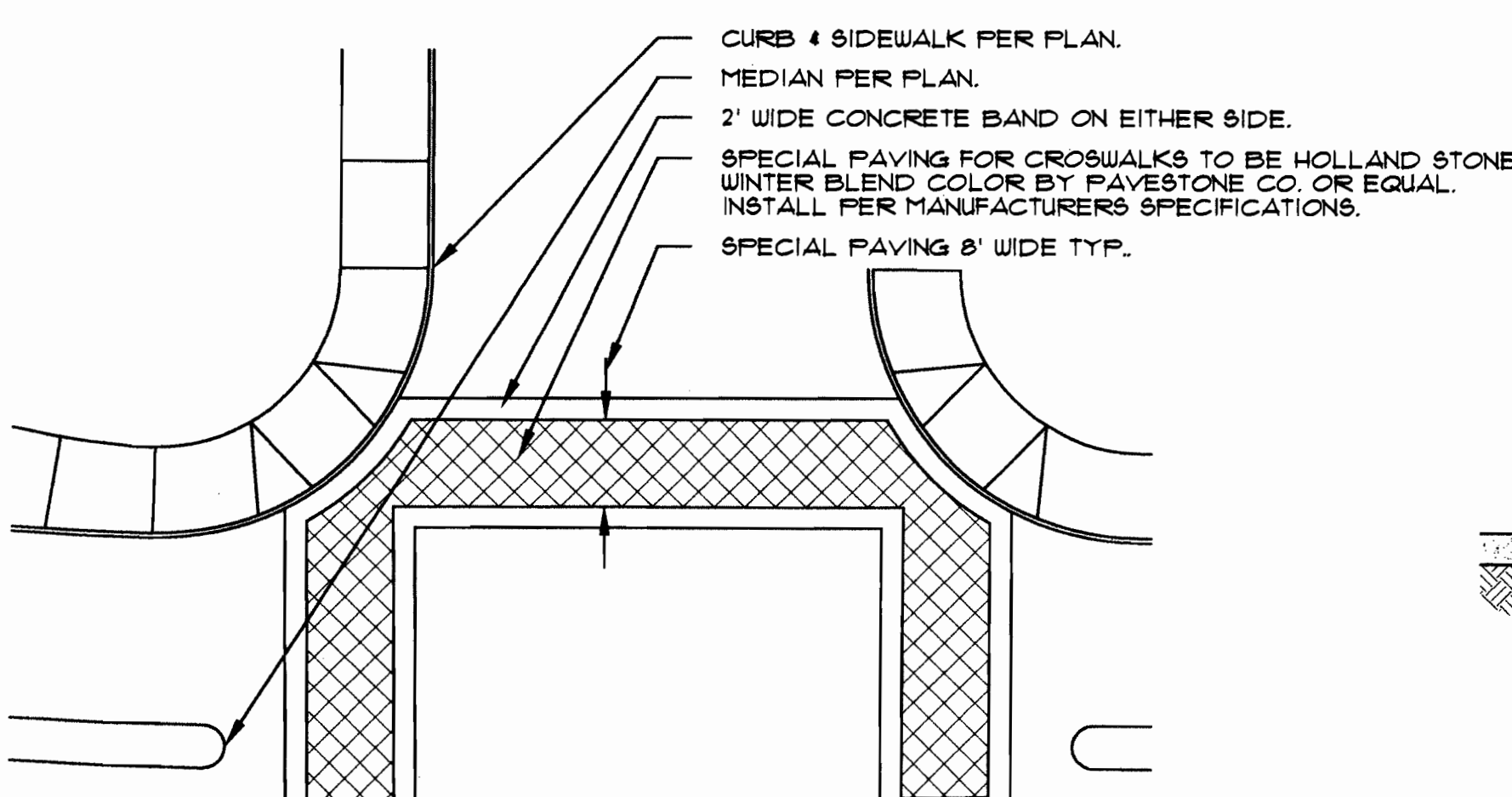
TREE PLANTING ON SLOPE

NOT TO SCALE



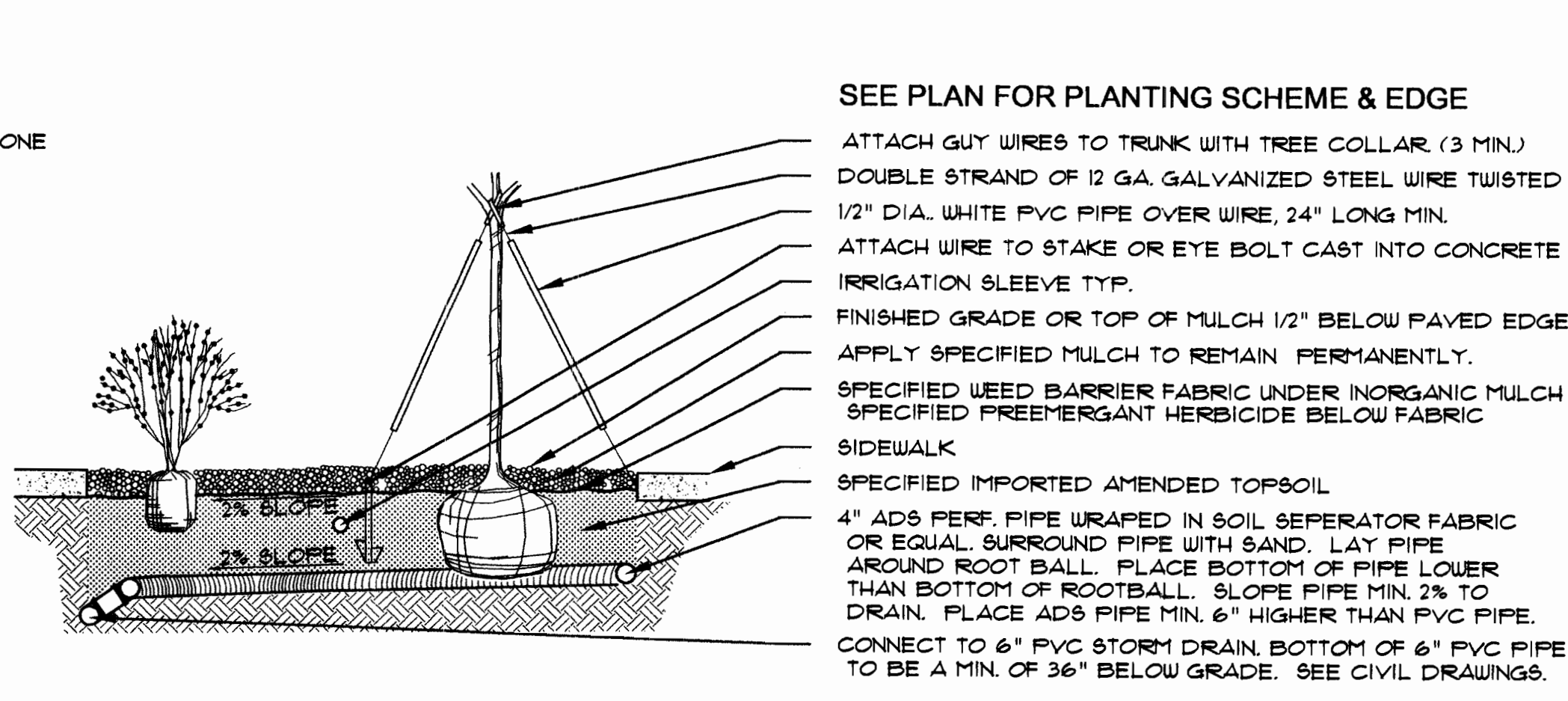
SHRUB PLANTING

NOT TO SCALE



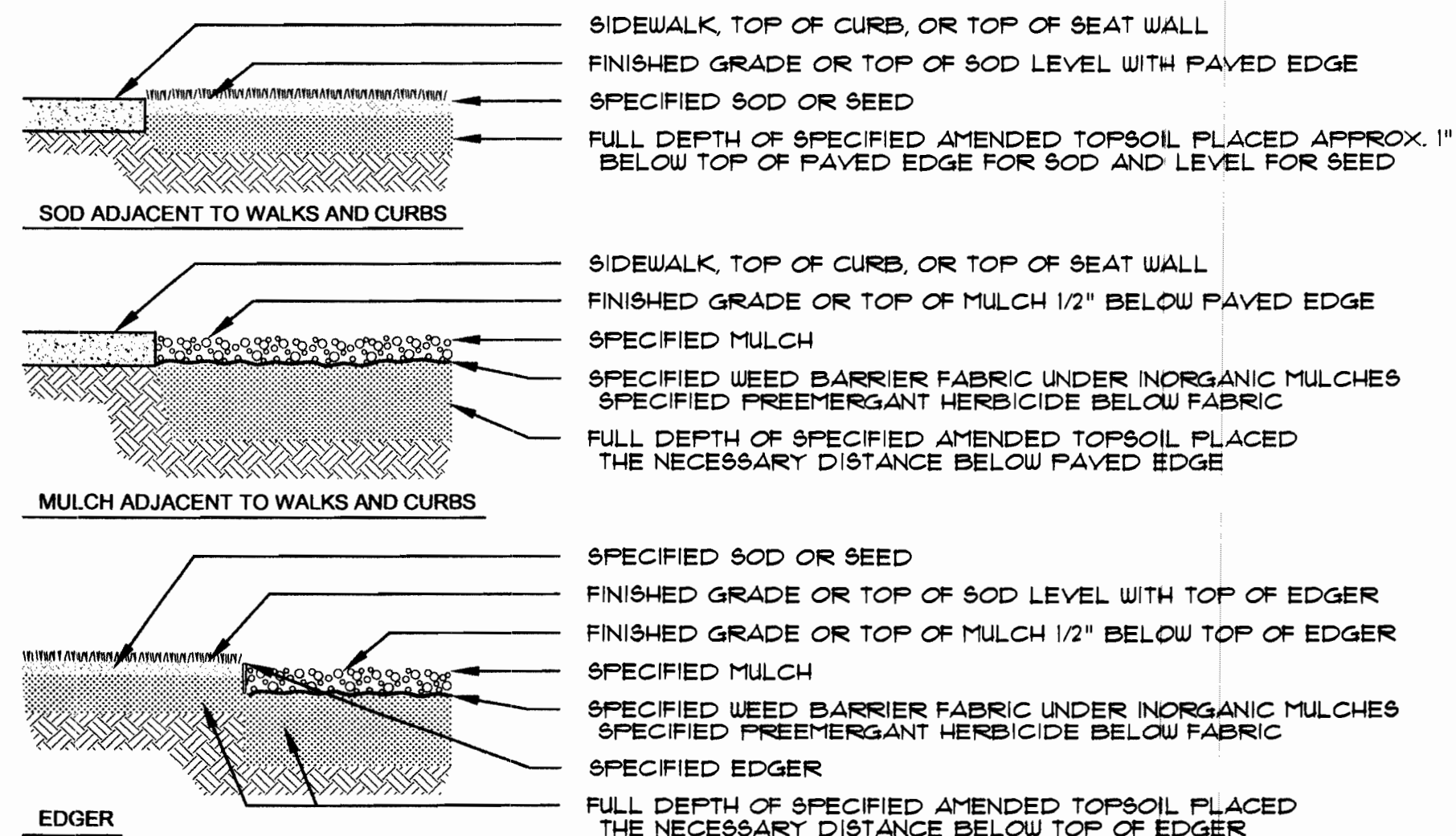
PEDESTRIAN STREET CROSSING

NOT TO SCALE



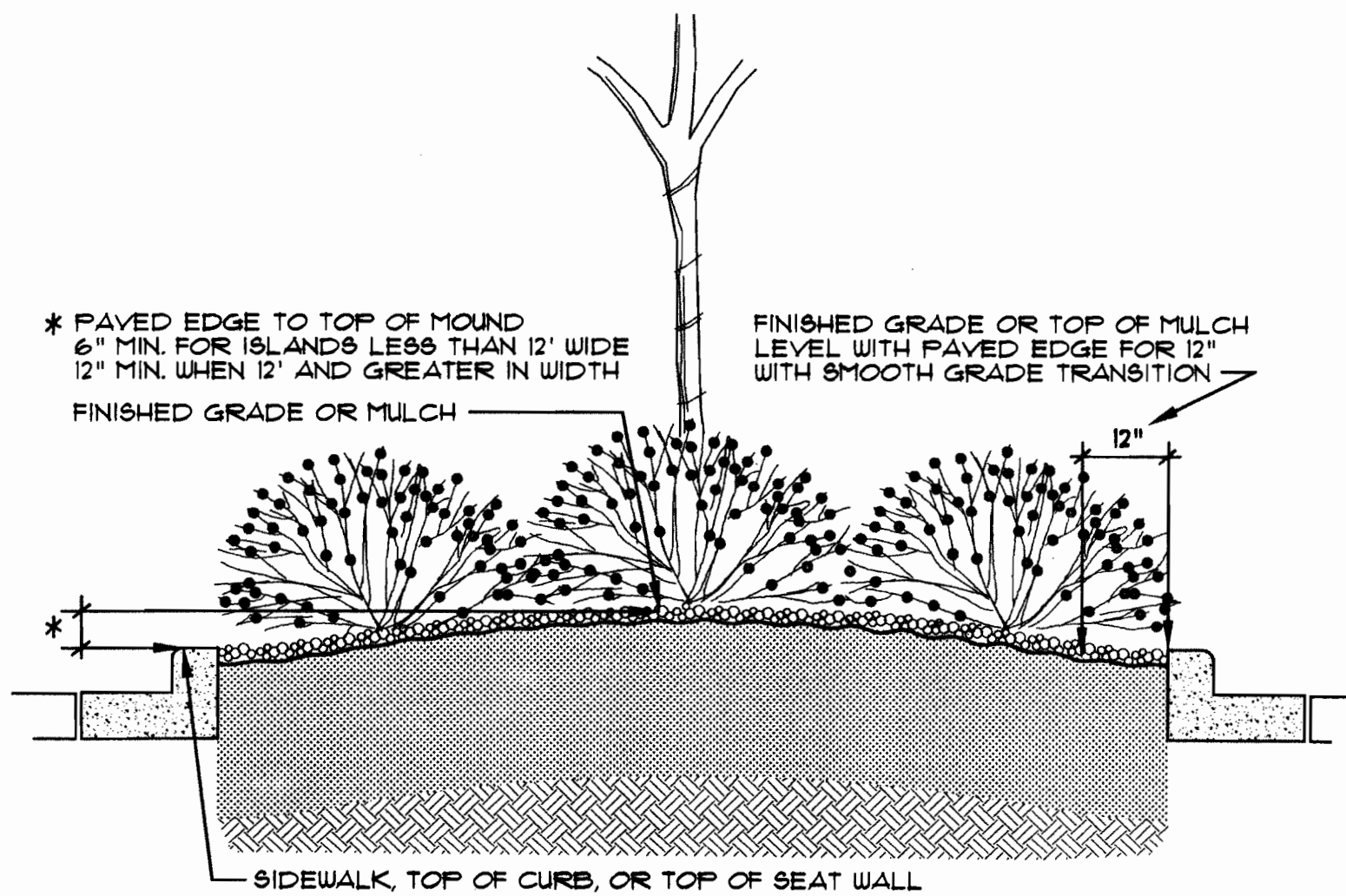
FOUNDATION PLANTER

NOT TO SCALE



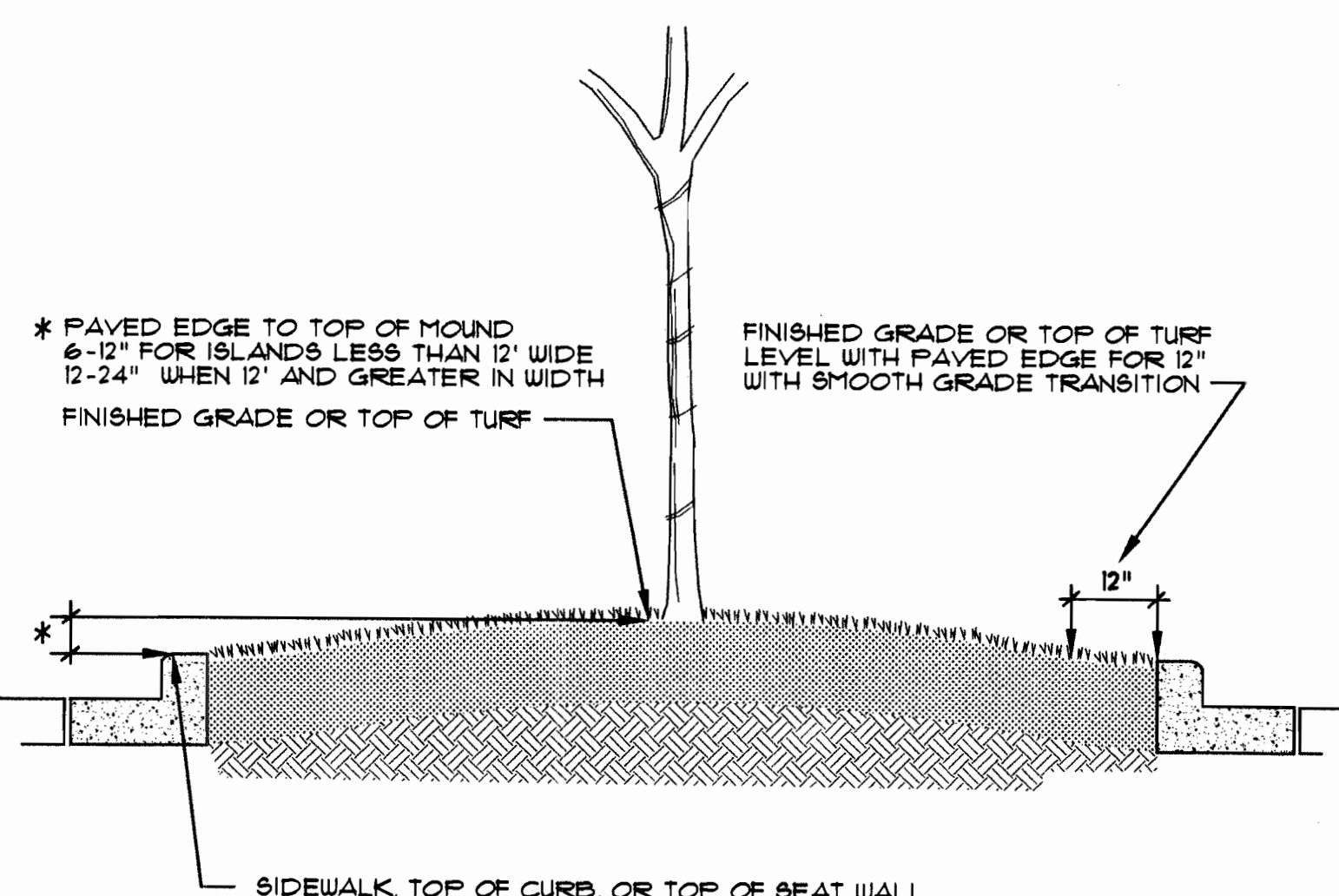
EDGE TREATMENT

NOT TO SCALE



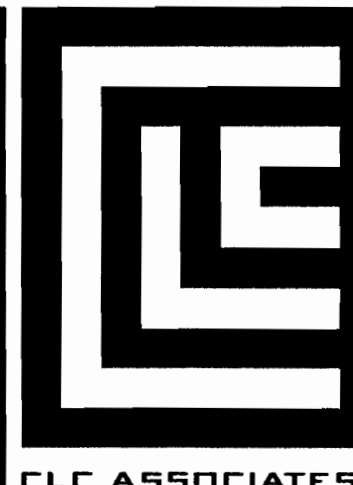
MOUNDED ISLAND - SHRUBS & TREES

NOT TO SCALE



MOUNDED ISLAND - TURF

NOT TO SCALE



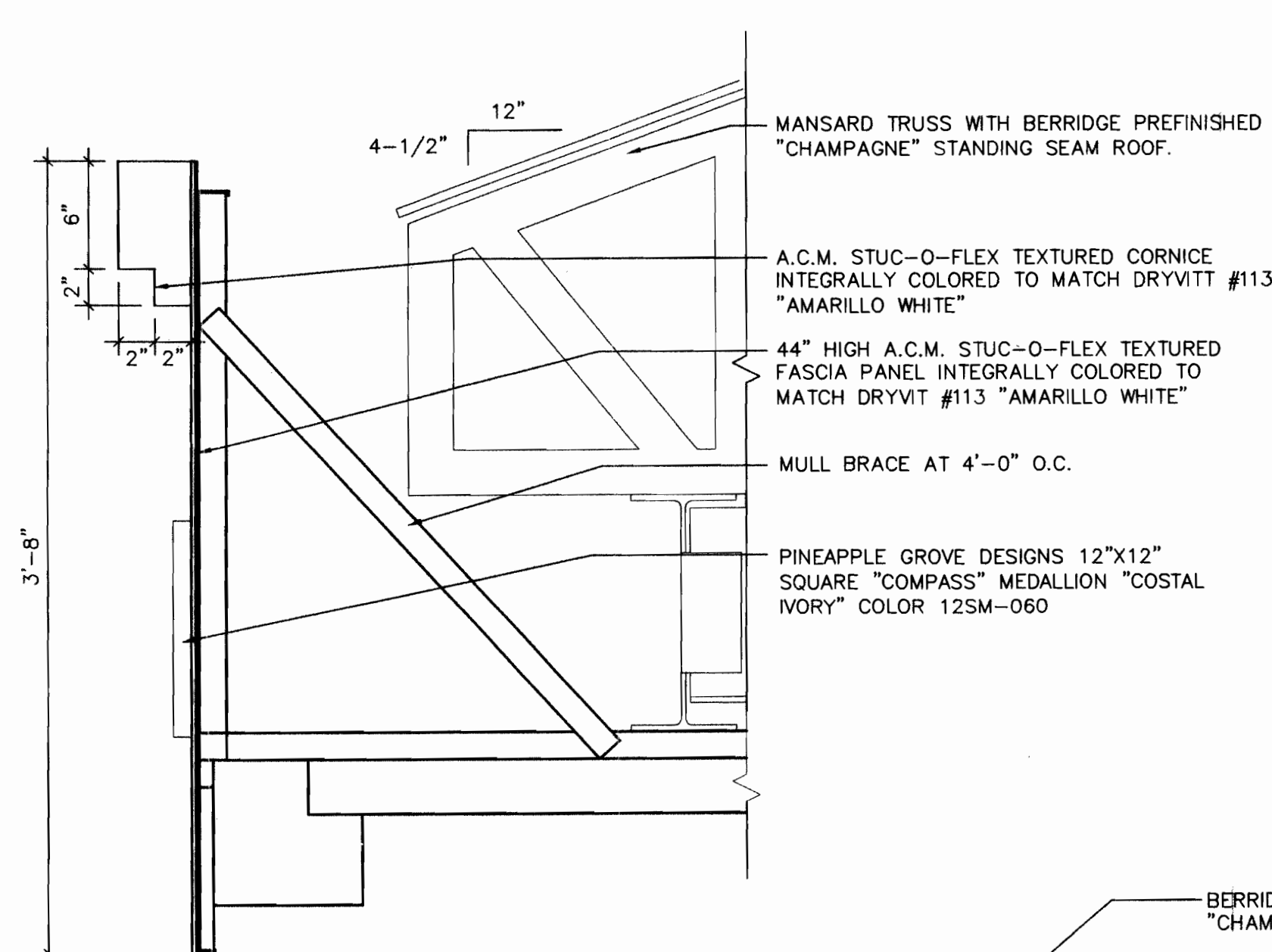
CLC ASSOCIATES  
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ARCHITECTURE  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

CONTEXTUAL SITE PLAN  
SAM'S CLUB FUELING STATION AT SOUTHLANDS  
STORE # 4816  
AURORA PARKWAY & E-470  
AURORA, COLORADO

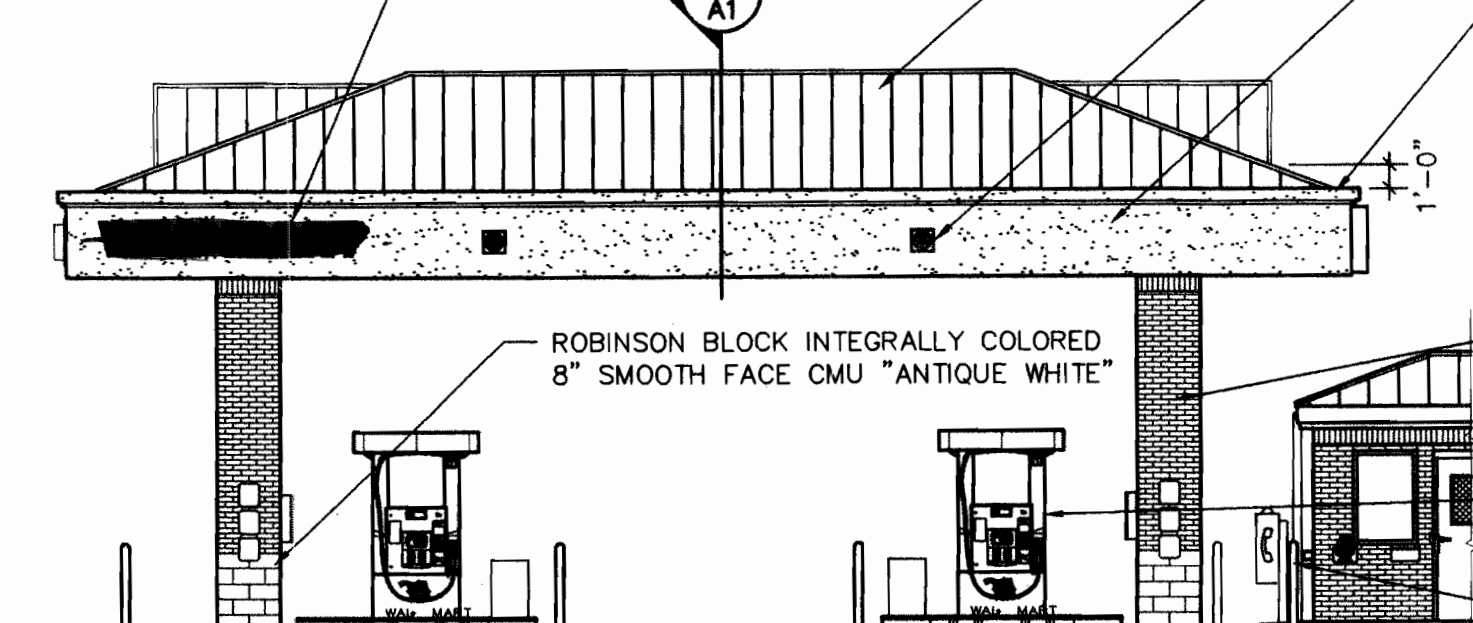
LANDSCAPE DETAILS  
DESCRIPTION  
CITY PRE-SUBMITTAL  
REVISED PER PRELIMINARY COMMENTS  
SECOND RE-SUBMITTAL  
DATE  
08/04/03  
10/15/03  
11/19/03  
PROJECT #: 03.02.10  
DRAWN BY: JMN  
DESIGNED BY: JMN  
CHECKED BY:





7 FASCIA SECTION 1-1/2" = 1'-0"

\* Mylar change to 10/17/08  
change signs on gas canopies  
to less signs see 2003-6032-00  
CSP 7.5 New Street  
REFER TO 8-CSPA1



3 NORTH ELEVATION  
SOUTH ELEVATION SAME 1/8" = 1'-0"

ROBINSON BLOCK INTEGRALLY COLORED  
8" SMOOTH FACE CMU "ANTIQUE WHITE"

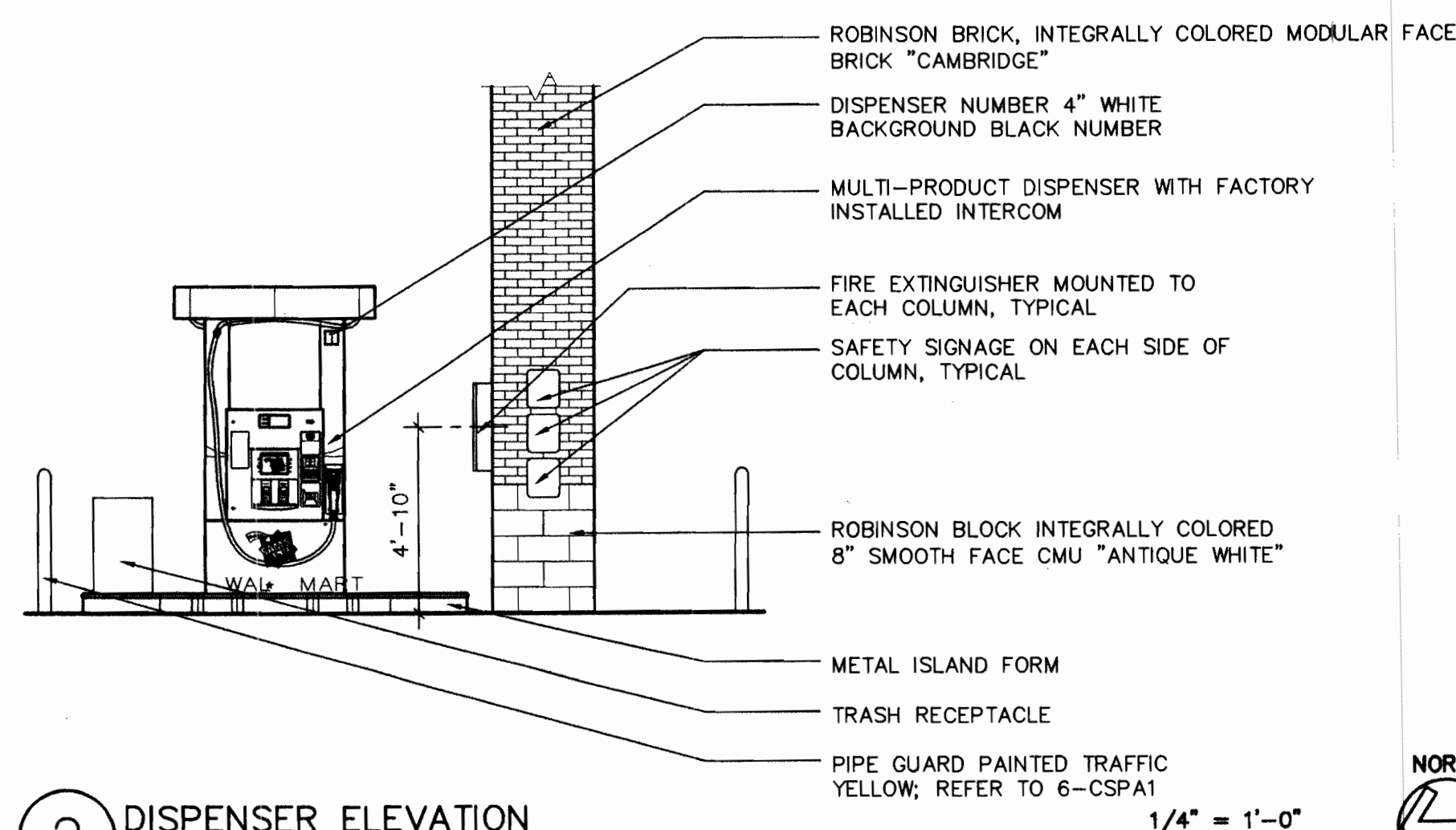
ROBINSON BRICK INTEGRALLY COLORED  
MODULAR FACE BRICK "CAMBRIDGE"

HOURS SIGNAGE ATTACHED TO MASONRY  
COLUMN

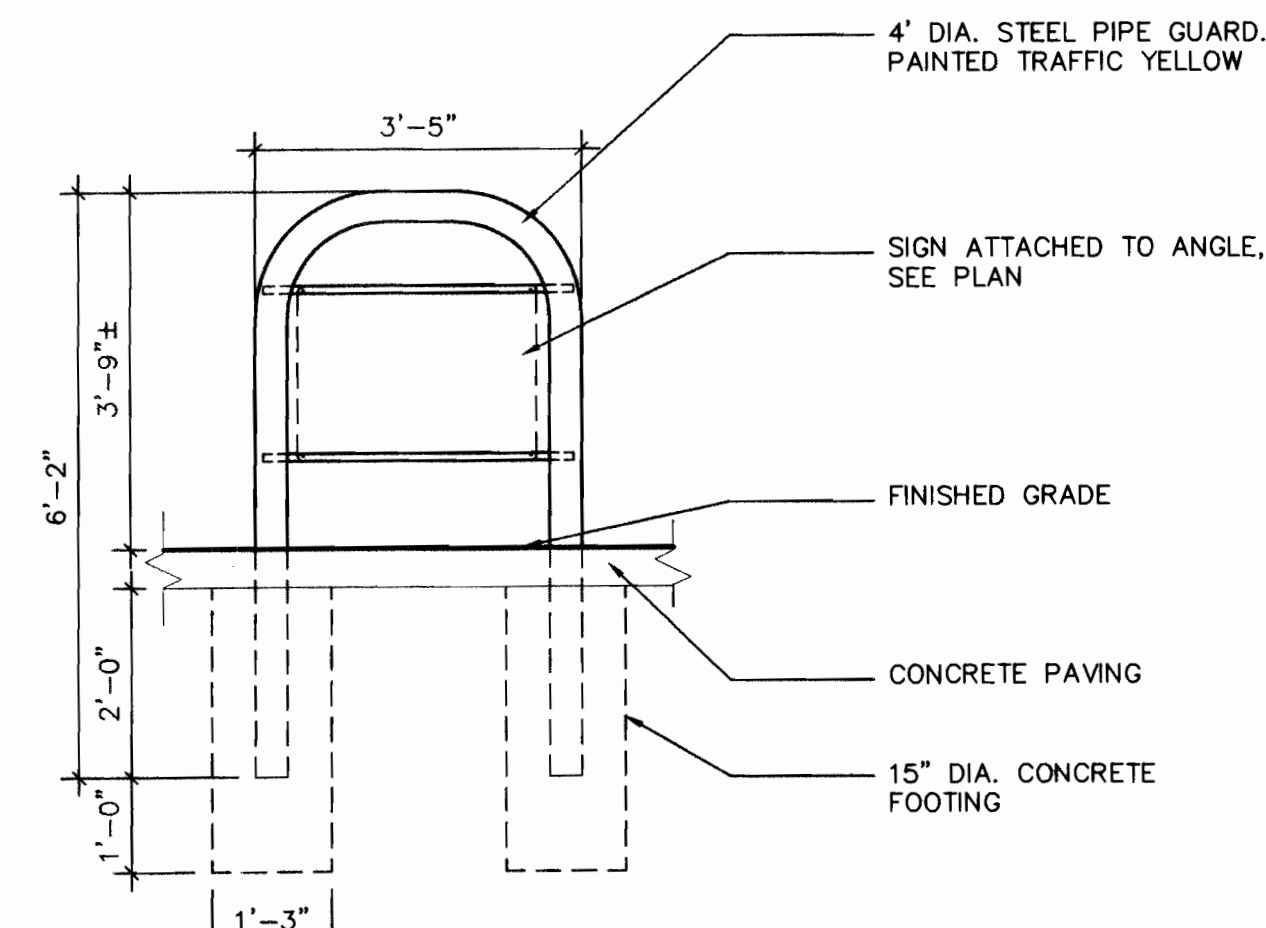
MULTI-PRODUCT DISPENSER

PIPE GUARD

ISLAND FORM PAINTED SHERWIN WILLIAMS  
ALKYD-ENAMEL SEMI-GLOSS SW 1236  
(GREY HOUND)



2 DISPENSER ELEVATION 1/4" = 1'-0"



6 PIPE GUARD DETAIL 1/2" = 1'-0"

BERRIDGE, PREFINISHED STANDING SEAM METAL ROOF  
"CHAMPAGNE"

PINEAPPLE GROVE DESIGNS 12"x12" SQUARE "COMPASS"  
MEDALLION "COASTAL IVORY" COLOR 12SM-060

44" HIGH A.C.M. STUCCO-O-FLEX TEXTURED FASCIA  
PANEL, INTEGRALLY COLORED TO MATCH DRYVIT  
COLOR #113 "AMARILLO WHITE"

A.C.M. STUCCO-O-FLEX TEXTURED CORNICE,  
INTEGRALLY COLORED TO MATCH DRYVIT  
COLOR #113 "AMARILLO WHITE"

INTERNALLY ILLUMINATED LOGO CHANNEL  
LETTERS WITH ACRYLIC FACES (SEE PLAN)  
REFER TO 5-CSPA1

ROBINSON BRICK INTEGRALLY COLORED  
MODULAR FACE BRICK "CAMBRIDGE"

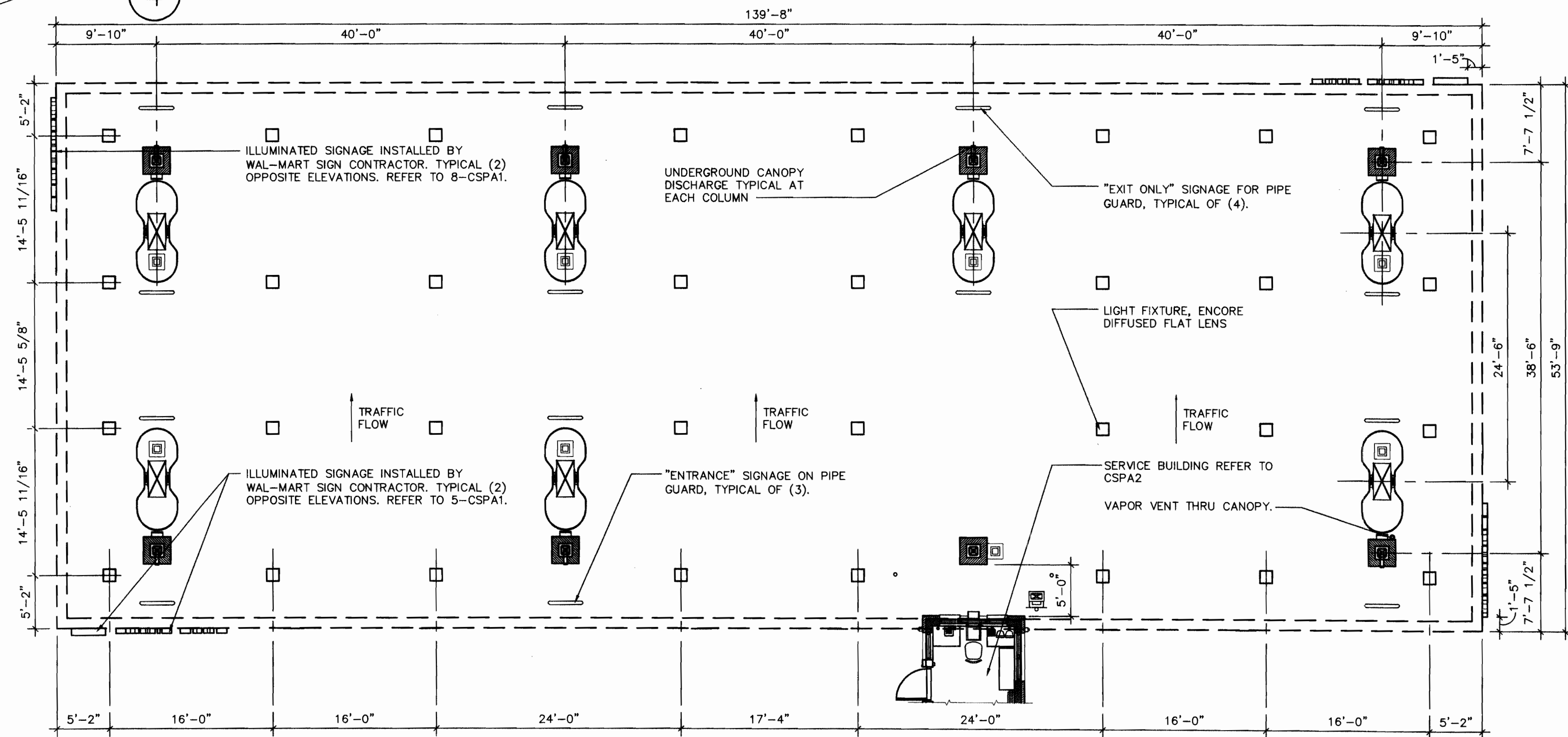
SOLDIER COURSE ROBINSON BRICK  
INTEGRALLY COLORED MODULAR FACE  
BRICK "CAMBRIDGE"

SERVICE BUILDING  
REFER TO CSPA2

ISLAND FORM PAINTED SHERWIN WILLIAMS  
ALKYD-ENAMEL SEMI-GLOSS SW 1236  
(GREY HOUND)



1 CANOPY PLAN



4 EAST ELEVATION - WEST ELEVATION SAME EXCEPT VIEW OF SERVICE BUILDING 1/8" = 1'-0"

ILLUMINATED SIGNAGE INSTALLED BY  
WAL-MART SIGN CONTRACTOR, TYPICAL (2)  
OPPOSITE ELEVATIONS. REFER TO 8-CSPA1.

UNDERGROUND CANOPY  
DISCHARGE TYPICAL AT  
EACH COLUMN

"EXIT ONLY" SIGNAGE FOR PIPE  
GUARD, TYPICAL OF (4).

LIGHT FIXTURE, ENCORE  
DIFFUSED FLAT LENS

TRAFFIC FLOW

TRAFFIC FLOW

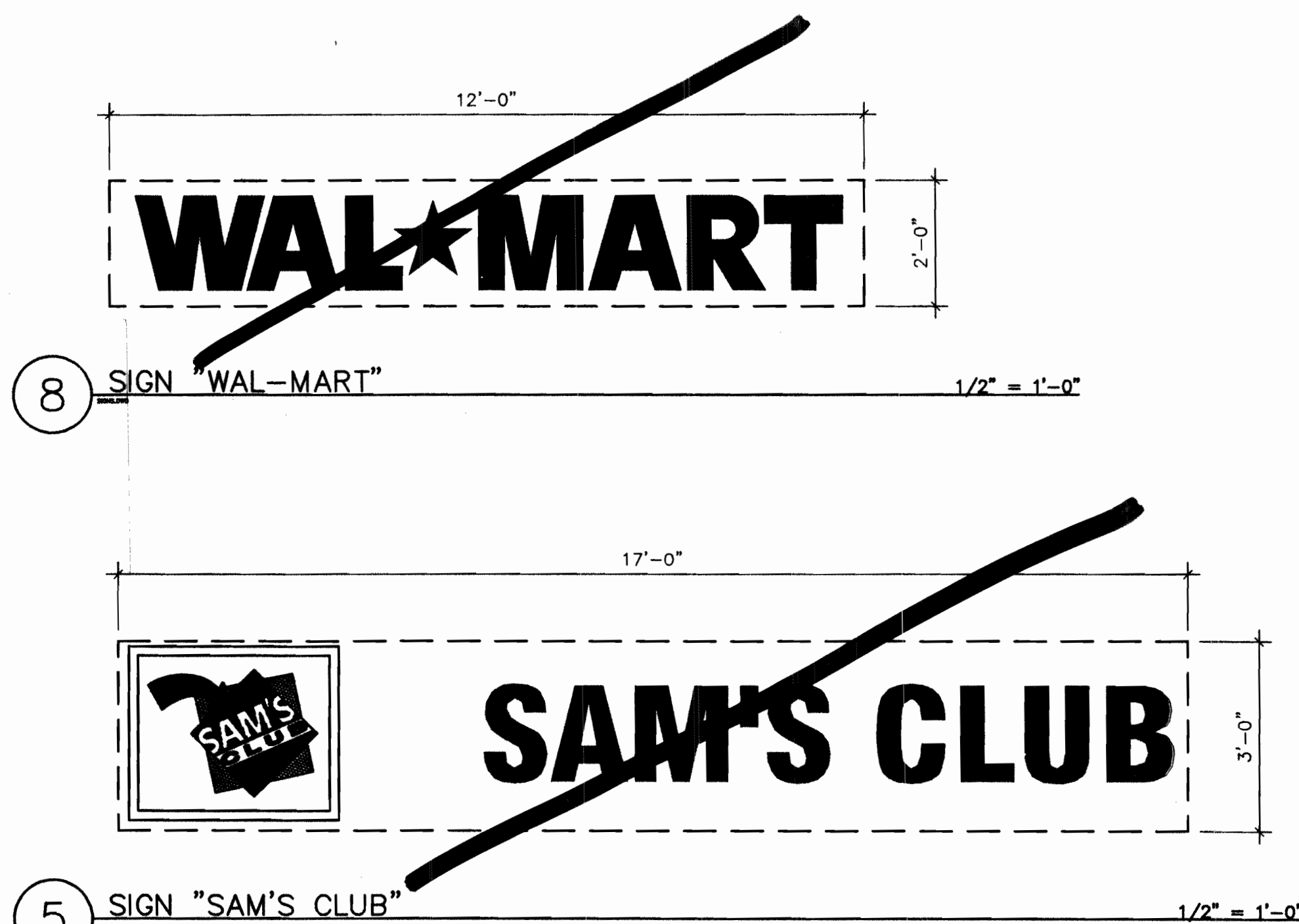
TRAFFIC FLOW

SERVICE BUILDING REFER TO  
CSPA2

VAPOR VENT THRU CANOPY.

"ENTRANCE" SIGNAGE ON PIPE  
GUARD, TYPICAL OF (3).

ILLUMINATED SIGNAGE INSTALLED BY  
WAL-MART SIGN CONTRACTOR, TYPICAL (2)  
OPPOSITE ELEVATIONS. REFER TO 5-CSPA1.



8 SIGN "WAL-MART" 1/2" = 1'-0"

5 SIGN "SAM'S CLUB" 1/2" = 1'-0"

30" DIA. HALF ROUND "COMPASS"  
MEDALLION - "COASTAL IVORY"  
COLOR 30HM-060 BY PINEAPPLE  
GROVE DESIGNS

NOTE:  
CANOPY SHALL HAVE  
MINIMUM 15'-0" CLEAR  
TO FINISHED GRADE.  
ELEVATION DOES NOT  
REFLECT SITE SLOPE.  
CANOPY MUST BE SET  
LEVEL.

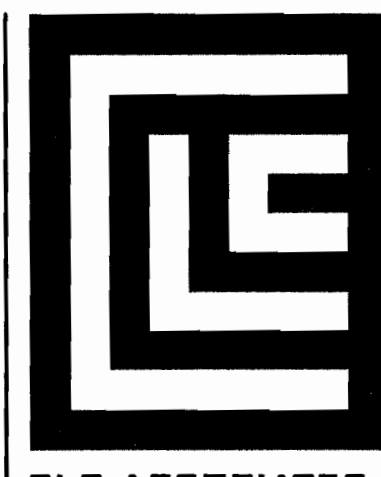
BUILDING IDENTIFICATION  
NUMBER

TOP OF ROOF  
123'-8"

TOP OF FASCIA  
118'-8"

BOTTOM OF FASCIA  
115'-0"

FINISHED GRADE  
100'-0"



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ARCHITECTURE  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

CONTEXTUAL SITE PLAN

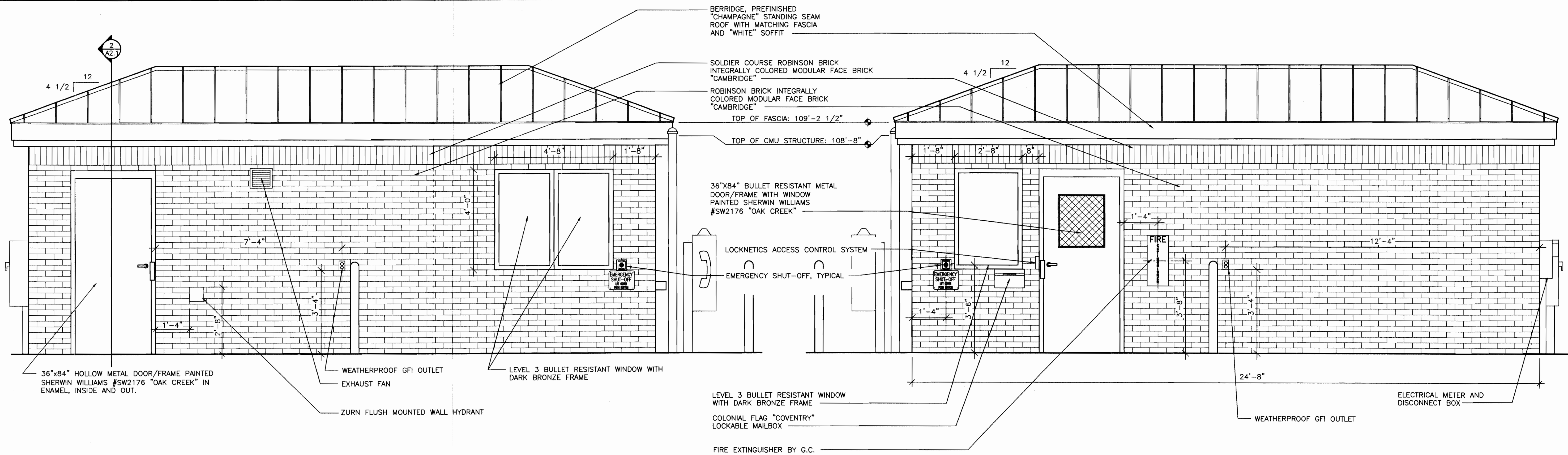
SAM'S CLUB FUELING STATION AT SOUTHLANDS  
STORE # 4816  
AURORA PARKWAY & E-470  
AURORA, COLORADO

HARRISON FRENCH  
ARCHITECTURE  
1000 17th Ave, Suite 201  
BENTONVILLE, AR 72716  
(479) 273-0400  
www.harrisonfrench.com

DATE	DESCRIPTION
08/04/03	1 CITY PRE-SUBMITTAL
10/15/03	2 REVISED PER PRELIMINARY COMMENTS
11/19/03	3 SECOND RE-SUBMITTAL

PROJECT #: 02.0076  
DRAWN BY: JDM  
DESIGNED BY: RWR  
CHECKED BY: TWP



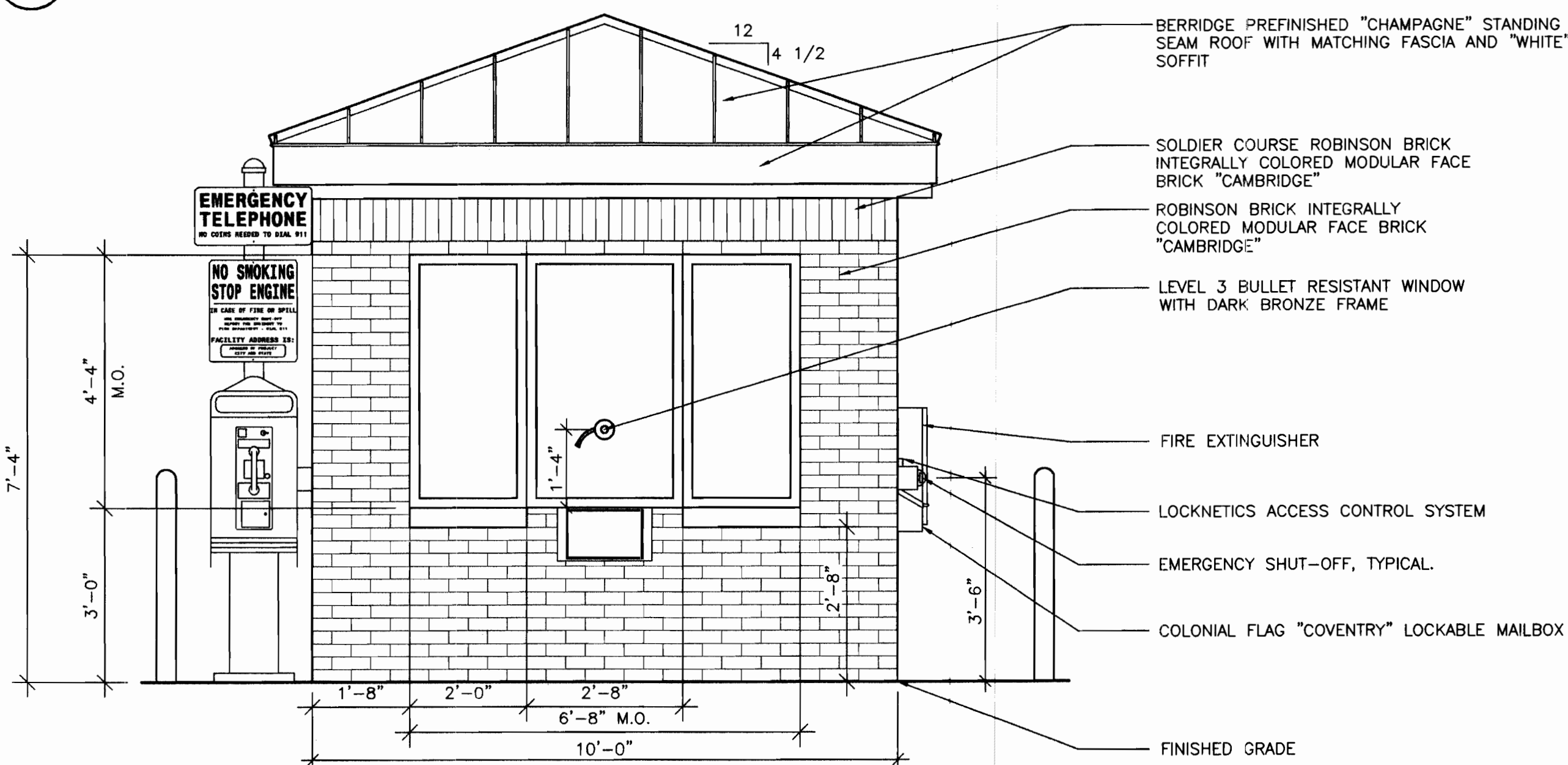


6 SOUTH ELEVATION

1/2" = 1'-0"

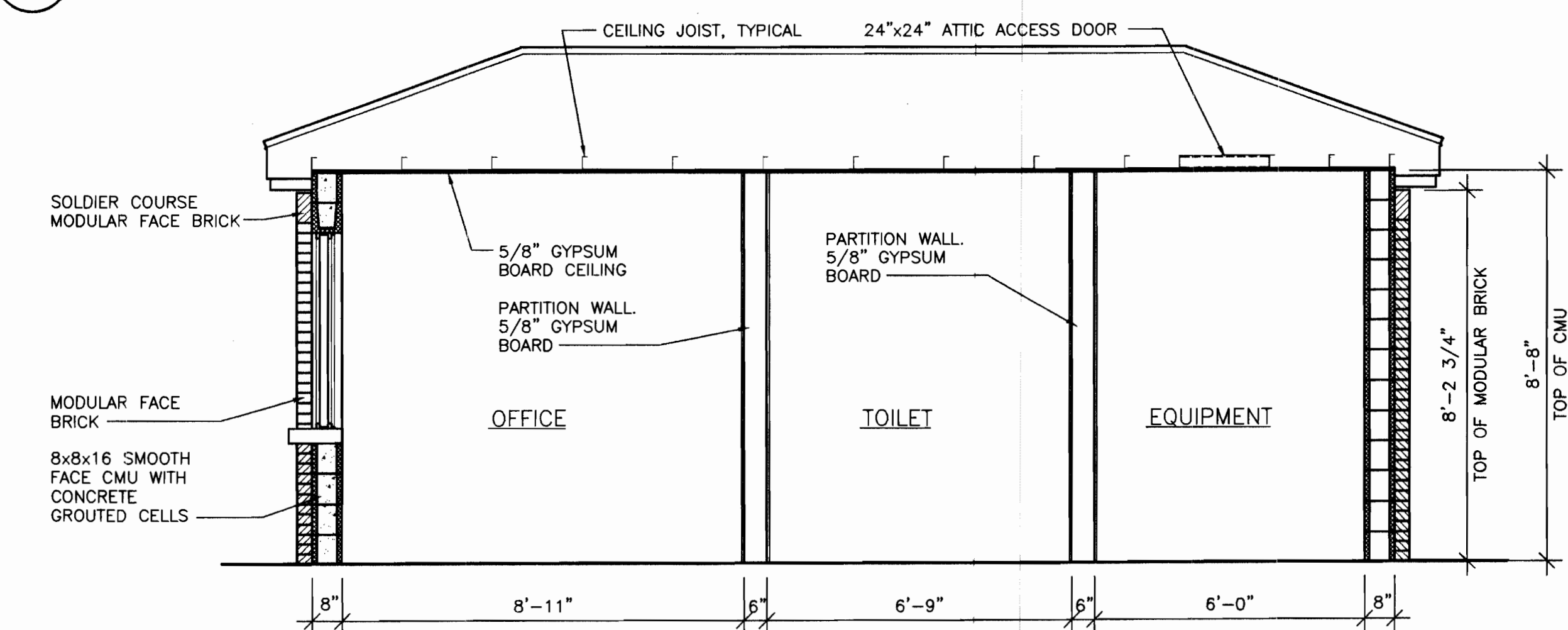
5 NORTH ELEVATION

1/2" = 1'-0"



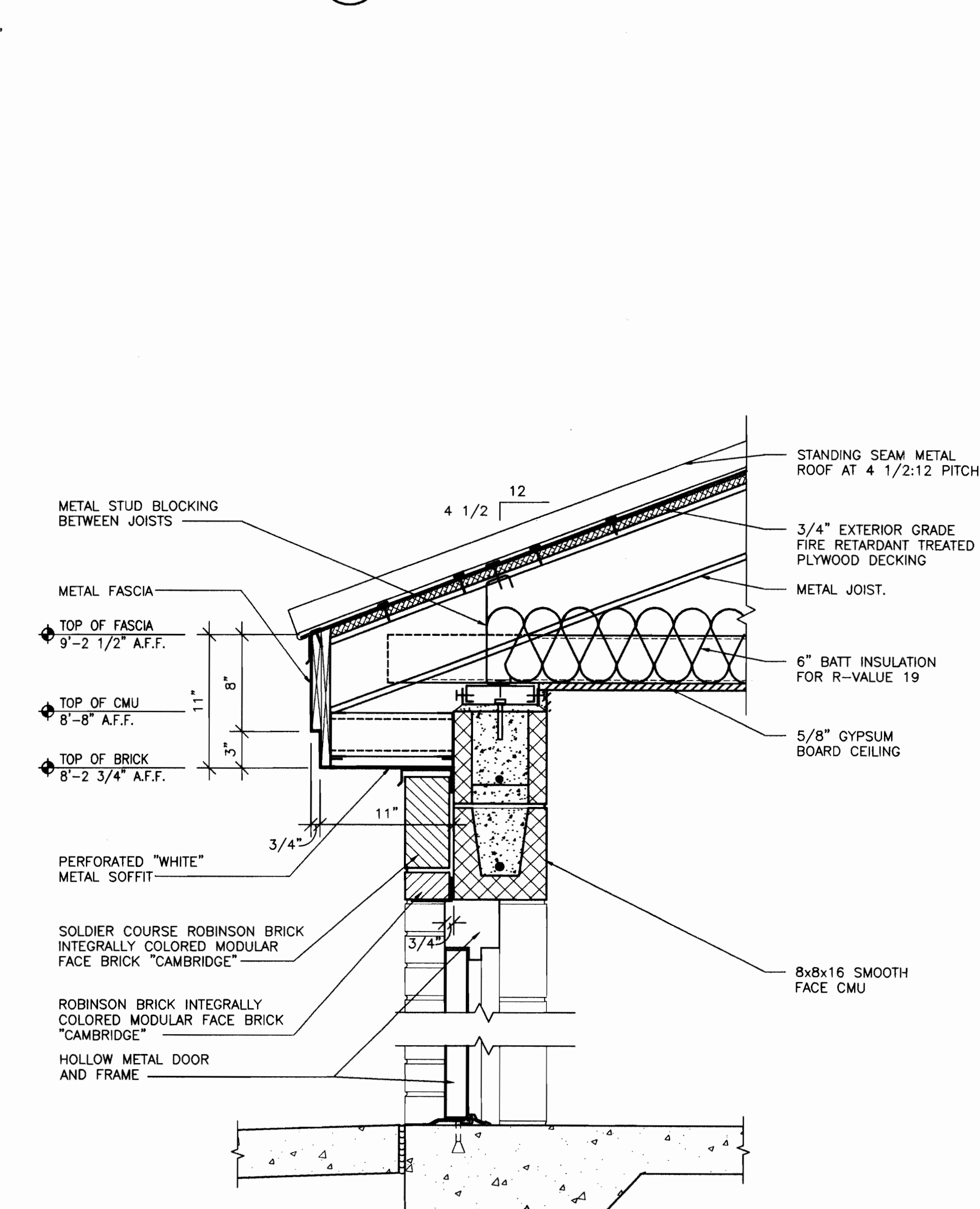
4 WEST ELEVATION

1/2" = 1'-0"



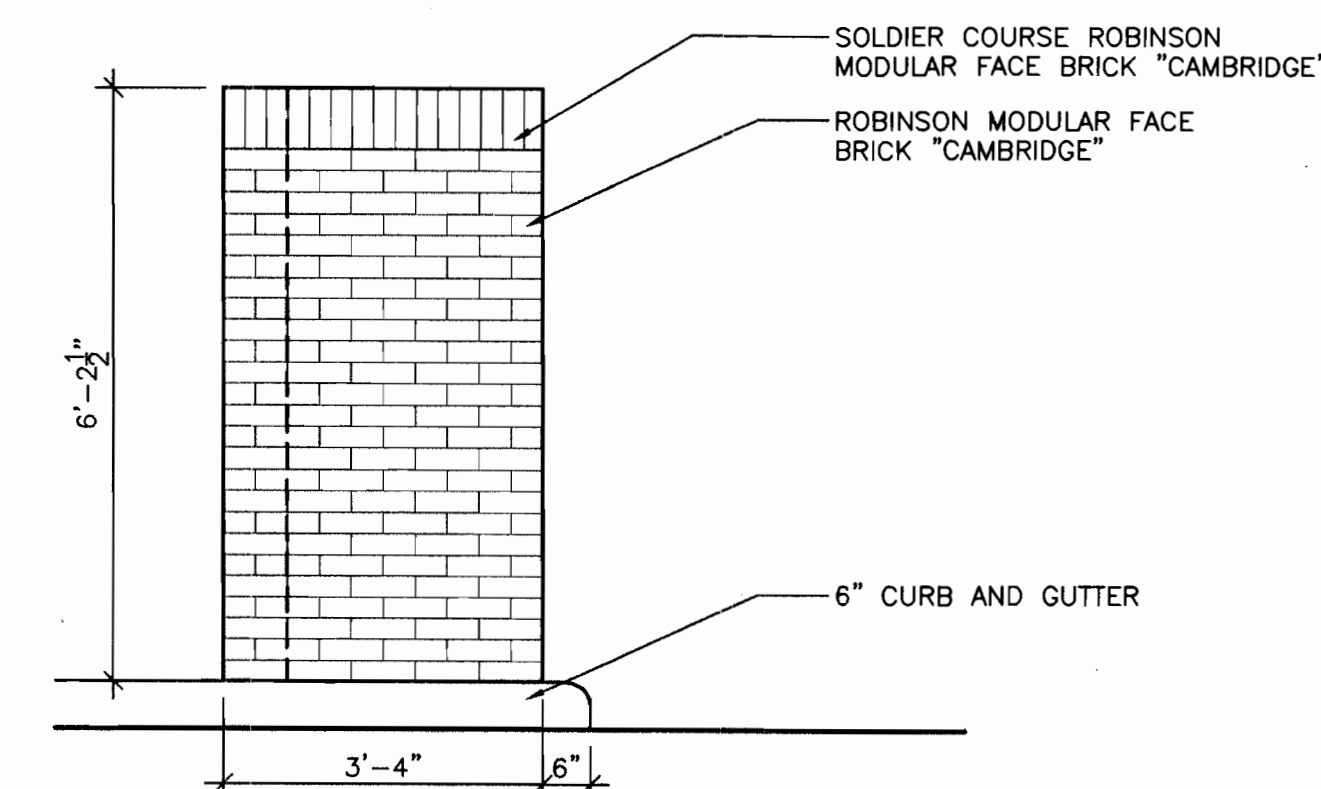
3 CROSS SECTION DETAIL

3/8" = 1'-0"



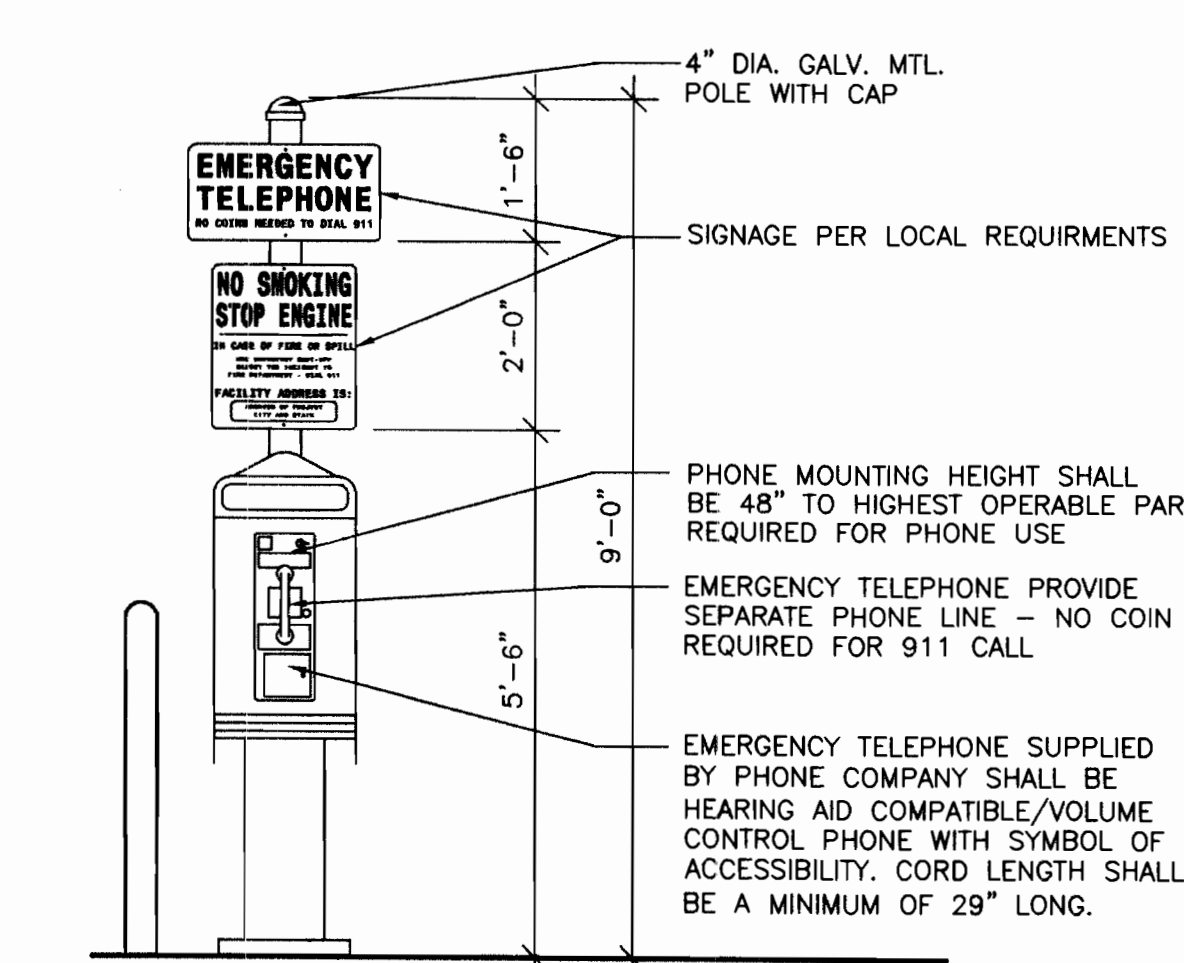
2 FASCIA DETAIL

1 1/2" = 1'-0"



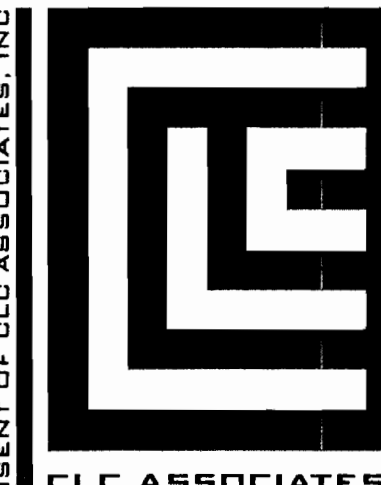
7 CMU SCREEN WALL

1/2" = 1'-0"



1 EMERGENCY PHONE ELEVATION

1/2" = 1'-0"



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ARCHITECTURE  
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CONTEXTUAL SITE PLAN  
SAM'S CLUB FUELING STATION AT SOUTHLANDS  
STORE # 4816  
AURORA PARKWAY & E-470  
AURORA, COLORADO

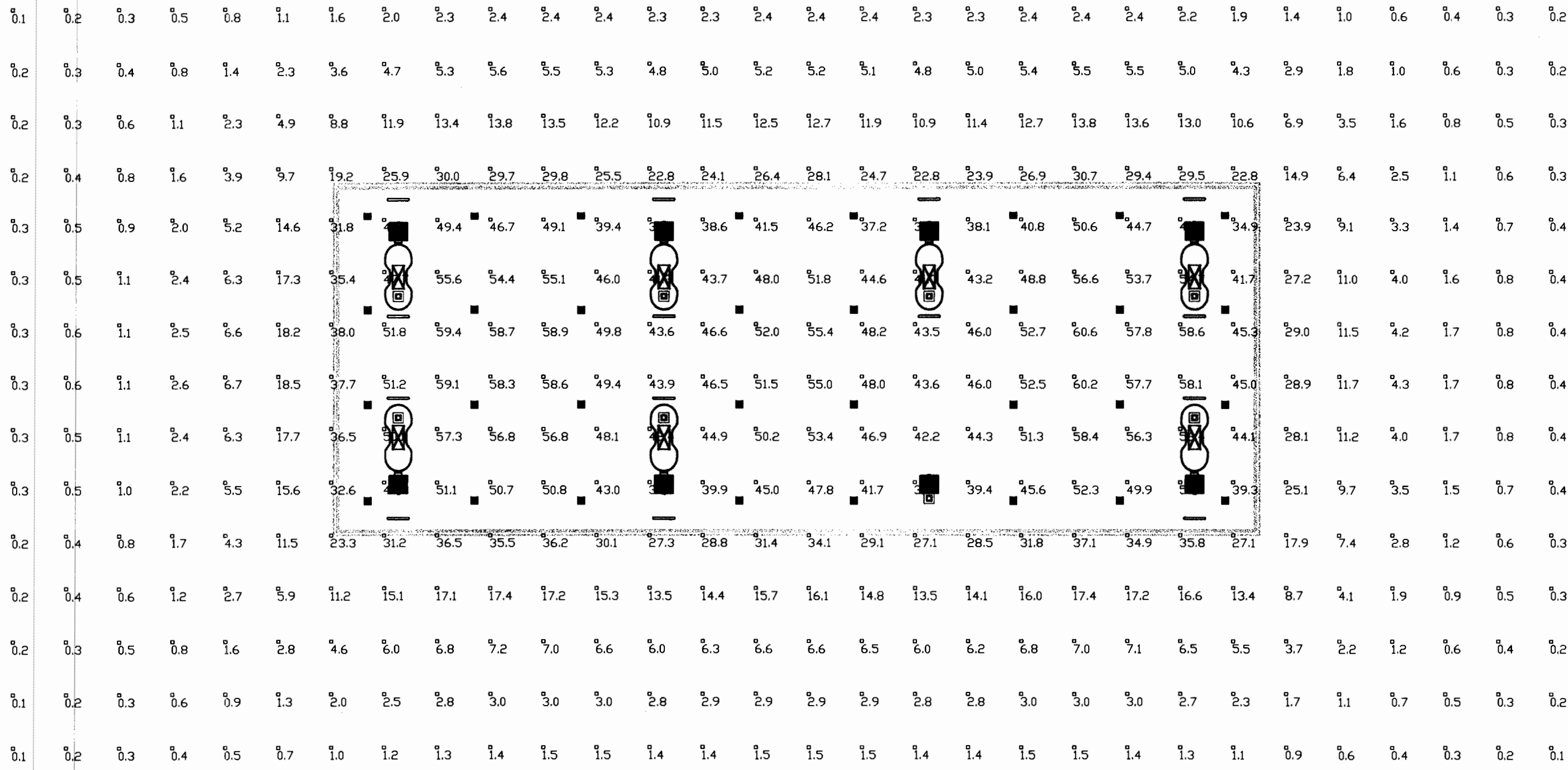
HARRISON FRENCH  
ARCHITECTURE  
802 S.W. A Street, Suite 201  
BENTONVILLE, ARKANSAS 72712  
(479) 273-7700  
www.harrisonfrench.com

DESCRIPTION  
1 CITY PRE-SUBMITTAL  
2 REVISED PER PRELIMINARY COMMENTS  
(SHEET CSP2.3 ELIMINATED)  
3 SECOND RE-SUBMITTAL

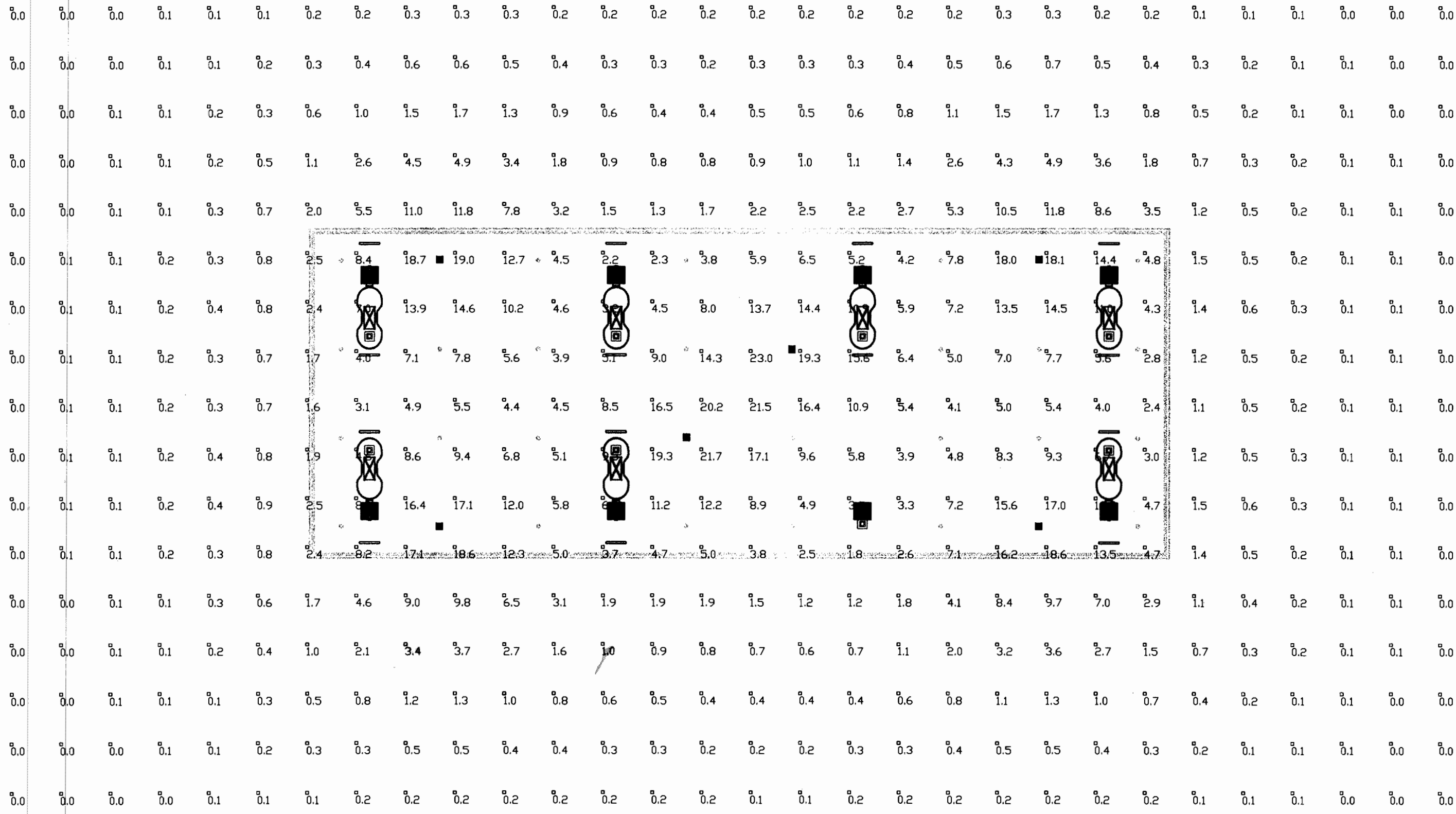
PROJECT #: 02.0076  
DRAWN BY: CMJ  
DESIGNED BY: CMJ  
CHECKED BY: KDM



OPERATIONAL



NON-OPERATIONAL

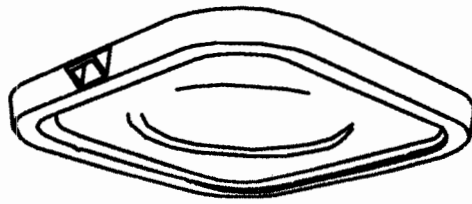


MAINTAINED FOOTCANDLE VALUES AT GRADE,  
USING A .72 MAINTENANCE FACTOR.

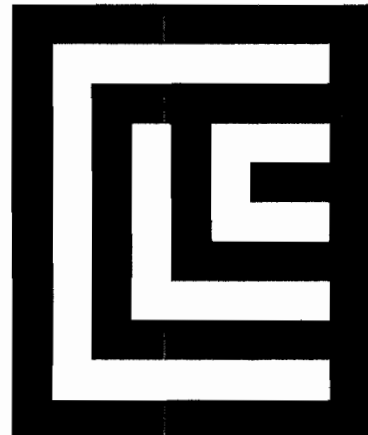
Statistical Area Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
CANDY OPER	48.50	60.6	34.9	1.39	1.74
CANDY NON-OPER	9.04	23.0	1.8	5.02	12.78

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
■	38	A	SINGLE	32000	0.720	EC-S-320-PSMV-C73
						Total Watts
						370

7 STACK



FLAT LENS  
ENCORE  
DIFFUSED



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ARCHITECTURE  
ENGINEERING PLANNING  
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AURORA, COLORADO

DATE	DESCRIPTION
08/04/03	CITY PRE-SUBMITTAL
10/15/03	REVISED PER PRELIMINARY COMMENTS
11/19/03	SECOND RESUBMITTAL

PROJECT #: 03.0210  
DRAWN BY: JMN  
DESIGNED BY: JMN  
CHECKED BY:

CSP LS1