

ABILENE SQUARE

Amended Site Plan and Use Approval Sheet 1 of 3

- The Developer, his Successors and Assigns, including the homeowners' association, shall be responsible for installation, maintenance and replacement of fire lane signs as required by the City of Aurora.
- All signs must conform to the City of Aurora sign code, except as provided under approved waivers and variances.
- Right of Way of 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".
- The Developer, his Successors and Assigns shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. All landscaping will be installed prior to issuance of certificate of occupancy.
- The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.
- All building address numbers shall comply with Sections 27-271 and 27-278 of the Aurora City Code.
- Rooftop mechanical units will be screened by the parapet wall of the building. The units shall not project above the parapet wall. Rooftop mechanical units will be painted to match the building.
- 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, change in the surface, etc. shall interfere with the operation of the utility line 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 site.
- All interested parties are hereby alerted that this site plan is subject to administrative changes as shown on the original site plan on file in the Aurora City Planning Office 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, the site plan must be amended as needed to agree with plat.
- Final grade must be at least six 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. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct.
- The bus stop and shelter will be constructed with the use shown on Lot 2; a concrete pad will be built beneath the bus parking area when the acceleration lane is constructed. The City Center entry signs will be constructed in conjunction with the use for Lot 2.
- Details of site planning and use on Lots 1, 2 and 4 are subject to separate site plan review and approval. Architecture shall be consistent with the principle building on Lot 2. Automobile repair and servicing (including gasoline sales) shall not be permitted on these lots. The principle building constructed on Lot 3 shall have no parking or driveways between the building and the street.
- The applicant has the obligation to comply with all applicable requirements of the American with Disabilities Act.

Land Use Data:

Land Area's	
Lot 1.....	0.874 AC
Lot 2.....	10.693 AC
Lot 3.....	0.857 AC
Lot 4.....	1.576 AC

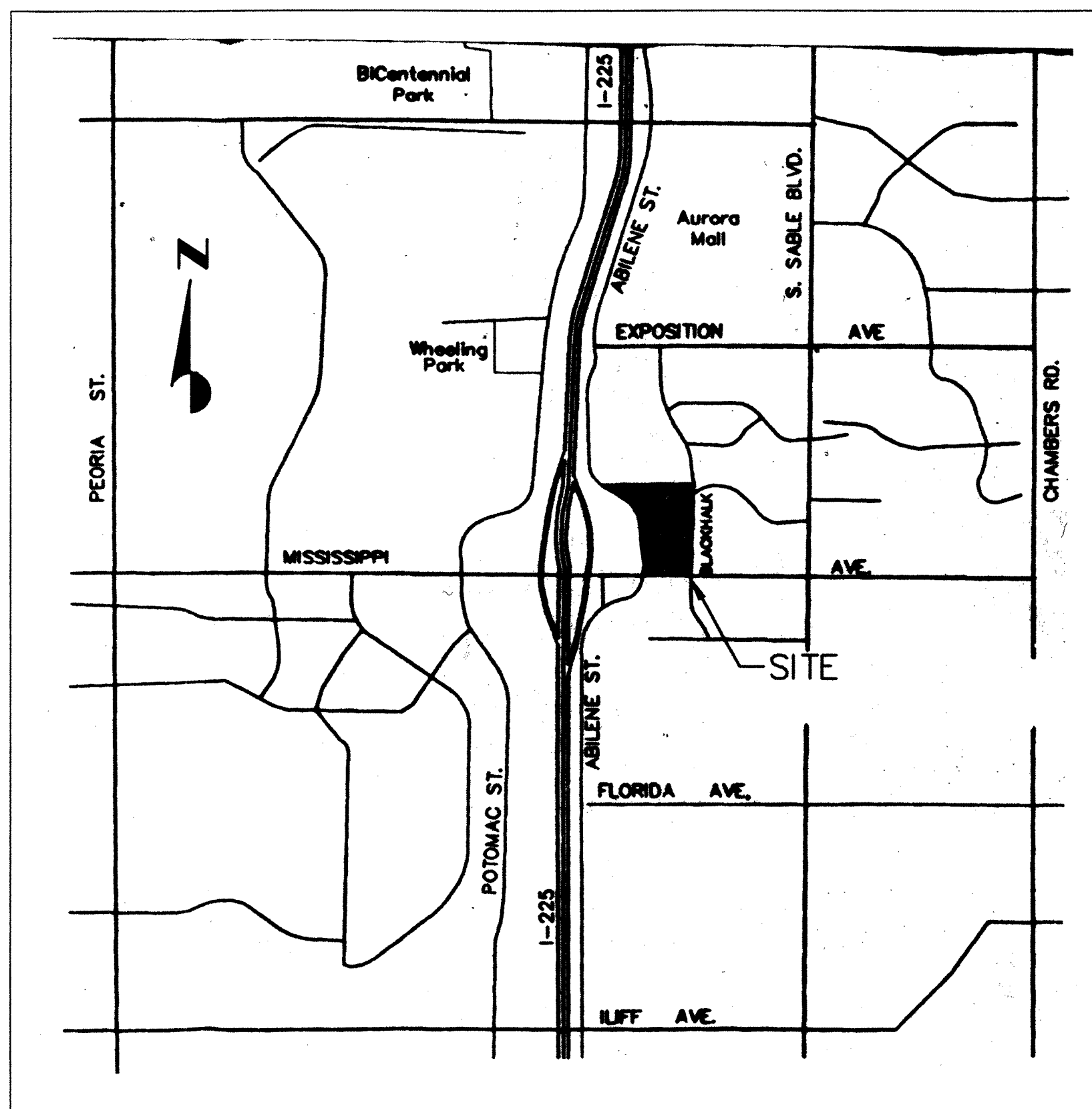
Date for Lot 2 Only:

Number of Buildings.....	1
Total Floor Area of Structures.....	102,500 SF
Total Floor Area of Accessory Uses.....	None
Total Building Coverage.....	23.1%.....107,500 SF
Open Space.....	20.0%.....93,210 SF
Landscape within Parking Area.....	11.20%.....20,114 SF
Hard Surface Area.....	52.0%.....241,990 SF
(Excluding Bldg.)	
Present Zoning Classification.....	City Center Fringe
Proposed Uses.....	Retail, Single Use, Freestanding Building
Maximum Building Height.....	40 feet (2 stories)
Parking Required.....	484
(107,500 sf * .90/200=484)	
Parking Spaces Provided.....	501
Handicapped Parking Spaces.....	10
Sign Area Permitted by City Code.....	300 SF
(100)(2.0)+(200)(0.5)=300	
Sign Area Provided and Permitted by Waiver.....	594 SF
Building Wall Signs:	
South Wall "THE HOME DEPOT".....	290 SF
"COLORADO'S DO-IT-YOURSELF WAREHOUSE".....	174 SF
West Wall "THE HOME DEPOT".....	130 SF
City Center Identification Signs.....	1

15 Accessible exterior routes shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to the accessible building entrance they serve. At least 50% of all building entrances shall be accessible. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes. The "accessible exterior route" shall comply with UBC Chapter 11 and CABO/ANSI 117.1 - 1992.

16a 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 the said easements or right-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage, or repair to City facilities that may result from the installation, operation, or maintenance of said private irrigation lines or systems.

17 Architectural features (i.e. bay windows, fireplaces, roof overhang, foundations, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.



VICINITY MAP
NOT TO SCALE

Waivers, Variances and Use Approvals

- APPROVAL IS GRANTED FOR SINGLE USE, FREESTANDING BUILDING IN THE CITY CENTER FRINGE ZONE DISTRICT TO PERMIT CONSTRUCTION OF THE USE SHOWN ON LOT 2.
- VARIANCE IS GRANTED TO PERMIT WALL SIGNS TOTALING 594 S.F. THE BUILDING IS LARGE BY RETAIL STANDARDS, AND ITS SETBACK FROM MISSISSIPPI IS MORE THAN 500 FEET; THE STORE HAS THREE STREET FRONTS. THE PROPOSED SIGNS ARE MODEST IN SIZE, ARE CLEAN IN DESIGN AND SCALED TO FIT THE BUILDING. WHILE FRONT SIGNS OF 290 S.F. AND 174 S.F. MAY SEEM LARGE, THE SIGNS FIT THE ARCHITECTURAL DESIGN AND ARE IN SCALE. THE SIGN ON THE WEST WALL IS 130 S.F. AND LOOK SMALL AGAINST THE BUILDING.
- A WAIVER IS GRANTED TO CONSTRUCT TWO AURORA CITY CENTER IDENTIFICATION SIGN AND A BUS SHELTER SIGN IN THE CITY CENTER FRINGE DISTRICT. SIGNS SHALL BE SUBSTANTIALLY AS SHOWN, OR AS MUTUALLY AGREED UPON BY THE PROPERTY OWNER AND THE CITY OF AURORA.
- THERE SHALL BE NO DISPLAY OF MERCHANDISE OUTSIDE THE FACILITY UNLESS OTHERWISE NOTED ON THIS PLAN.
- ALL DELIVERIES SHALL BE DONE DURING NORMAL BUSINESS HOURS & ALL TRUCKS WAITING FOR DELIVERIES SHALL BE ON SITE.

Legal Description:

BLOCK 1, LOT 2, ABILENE SQUARE SUBDIVISION FILING NO. 1, ARAPAHOE COUNTY, COLORADO

Ownership Certification:

This Site Plan, and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefor, 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 whereof, HOME DEPOT U.S.A., INC. has caused these presents to be executed this 18th day of December A.D. 2001.

HOME DEPOT U.S.A., INC., a Delaware corporation

By: [Signature]
Daniel R. Hatch
Senior Corporate Counsel

By: _____

State of California)ss
county of Orange)ss

The foregoing instrument was acknowledged this 18th day of December December A.D. 1994 to 2001, by Daniel R. Hatch as Senior Corporate Counsel of Home Depot U.S.A., Inc., a Delaware corporation.

Witness my hand and official seal.

[Signature]
Notary Public

My commission expires 4-12-03 Address: 3800 W. Chapman Ave.
Orange, CA 92664

City of Aurora Approvals

City Attorney [Signature] Date 3/21/02
Planning Director [Signature] Date 3-21-02
Planning Commission [Signature] Date 4-25-01
City Council [Signature] Date 3-22-02
Attest: [Signature] Date 3-22-02

Recorder's Certificate

Accepted for filing in the office of the Clerk and Recorder of Adams County, Colorado at _____ o'clock _____ M. this day of _____, A.D. 19____.

Clerk and Recorder _____

Deputy _____

Administrative Amendments:

- ADMIN. AMDT. 9/15/94
CHANGE LAND USE DATA INFO TO REFLECT EXISTING CONDITIONS.
- 21 AMENDMENT #21: 12/31/01 ~~ADD PROPOSED SIGNAGE~~
b) Cart storage at entry ways, c) Add outdoor merchandize area, d) Expansion of the Garden Center, west, e.)
Add signage, barricade & tree west of bldg.
- 22 Amendment #22
44' W x 28' D x 6' H Add 3 propane Exchange Cages
- 23 RELOCATE GENERATOR TO CURRENT LOCATION.

Job Number	XXXXX	Scale	Drawn by	Checked by	File No.	Date	Appr.	Date
Sheet Number	1 of 3							
THE HOME DEPOT ABILENE SQUARE AURORA, CO								
CONSULTANTS OF COLORADO, INC. CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING								
7901 E. Bellevue Avenue Suite 150 Englewood, CO 80150 Tel: (303) 442-9536 Fax: (303) 442-9546								

[illegible]

PROJECT: NIXON POWER HOME DEPOT - AURORA

14001 E MISSISSIPPI AVE.

PROJECT No: PROJECT NUMBER

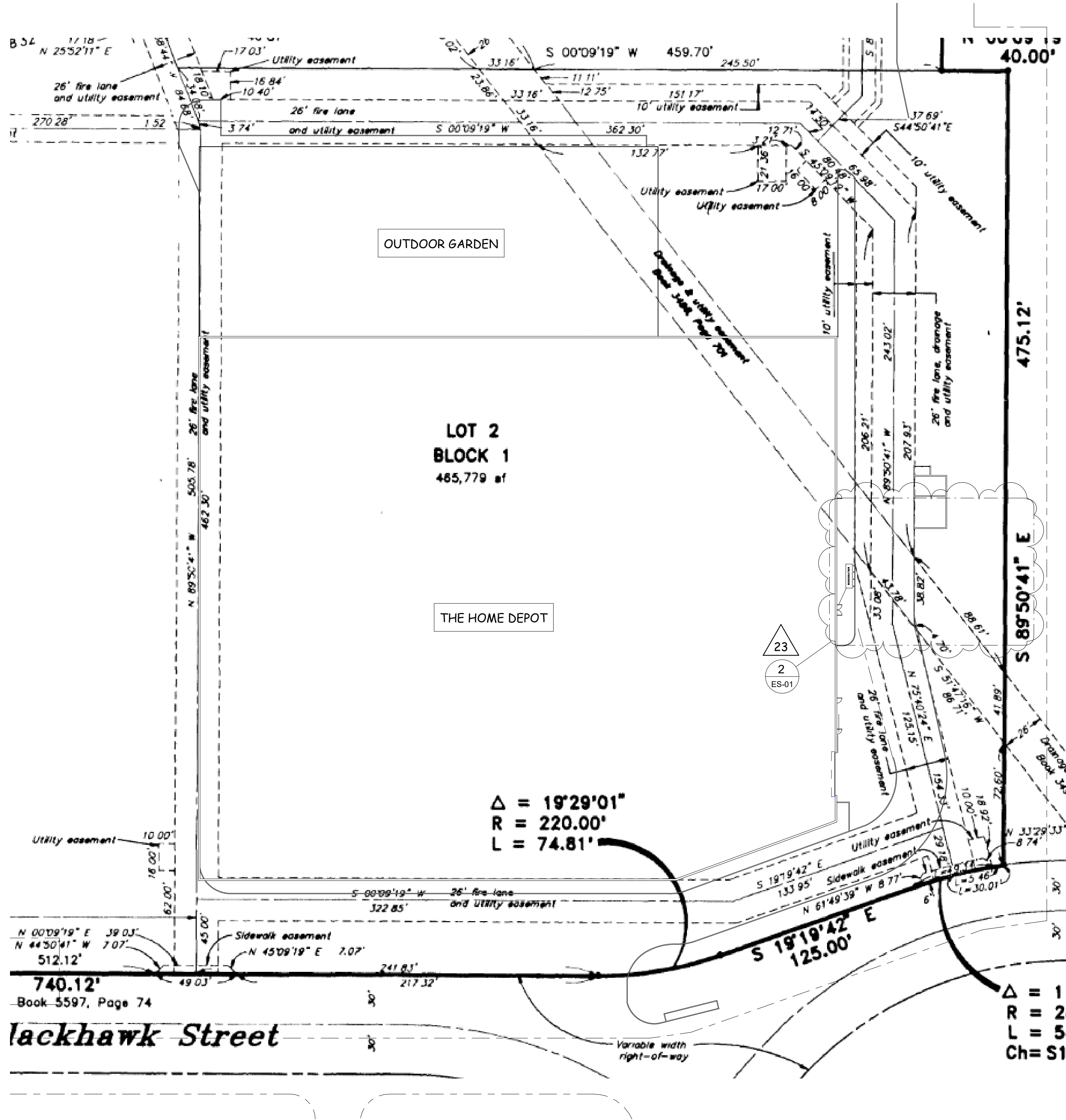
SCALE: AS INDICATED

DRAWN BY: JMH

CHECKED BY:JR

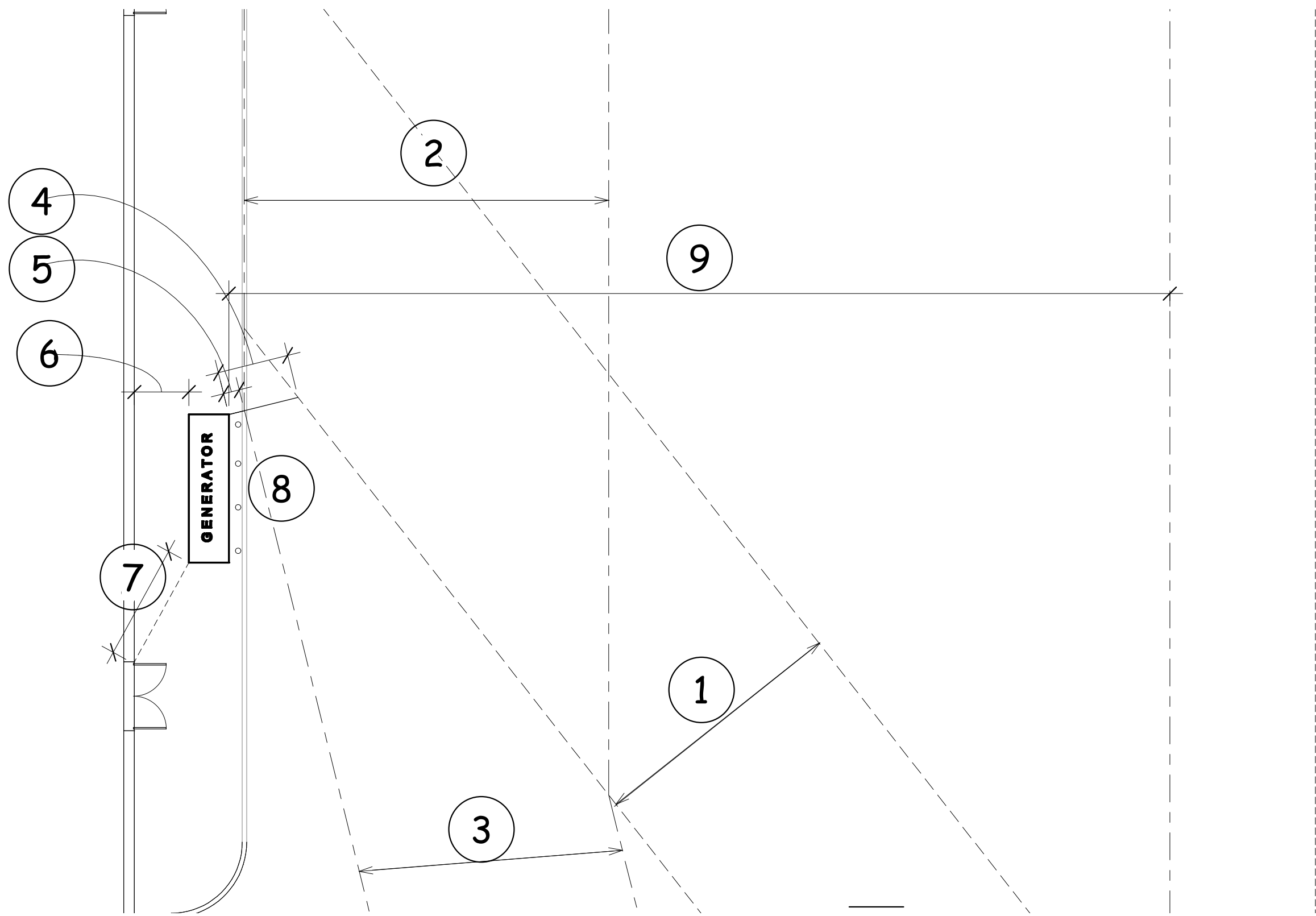
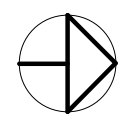
SHEET NO.

ES-01



1 SITE PLAN
1" = 40'-0"

NORTH



2 DELTA 23 SITE PLAN

23 NOTES / SPECIFICS / DETAILS

- 1 26'-0" DRAINAGE AND UTILITY EASEMENT
- 2 26'-0" FIRE LANE DRAINAGE AND UTILITY EASEMENT
- 3 26'-0" FIRE LANE AND UTILITY EASEMENT
- 4 6'-6" FROM GENERATOR TO EDGE OF 1 DRAINAGE AND UTILITY EASEMENT
- 5 1'-6" FROM GENERATOR TO EDGE OF 3 FIRE LANE AND UTILITY EASEMENT
- 6 5'-0" FROM GENERATOR TO BUILDING
- 7 10'-7" FROM GENERATOR TO DOOR OPENING
- 8 BOLLARDS BETWEEN GENERATOR AND CURBLINE. POSITION AND QUANTITY TBD
- 9 GENERATOR TO PROPERTY LINE 86'-0"