

REQUIRED SITE PLAN NOTES:

- 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.
- 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, 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 BASE ON THE 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.
- 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 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.
- 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 AND 126-278 OF THE AURORA CITY CODE.
- 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.
- 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 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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.
- 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.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRELANE.

OWNER:
 PACIFIC OCEAN AURORA, LLC
 6600 WEST 120th AVENUE UNIT A
 BROOMFIELD, COLORADO 80020
 TRONG LAM
 303-410-8168
 303-410-1218 FAX

LEASE HOLDER:
 TL TENANCY, LLC (ALBERTSON'S)
 6600 WEST 120th AVENUE UNIT A
 BROOMFIELD, COLORADO 80020
 TRONG LAM
 303-410-8168
 303-410-1218 FAX

CIVIL ENGINEER:
 CRESTONE CONSULTANTS, LLC
 14145 WEST WARREN CIRCLE
 LAKEWOOD, COLORADO 80228
 JOSEPH ERJAVEC
 303-997-6113

LANDSCAPE ARCHITECT:
 GROUNDED BY DESIGN
 PO BOX 1953
 WHEAT RIDGE, CO 80034
 SCOTT OHM
 303-872-7807

ARCHITECT:
 RUDD & ASSOCIATES
 8811 E. HAMPDEN AVE. SUITE 206
 DENVER, COLORADO 80231
 303-632-6802
 303-632-6805 FAX

SURVEYOR
 KURT LINN & ASSOCIATES
 8790 W. COLFAX AVE., UNIT 20
 LAKEWOOD, COLORADO 80215
 GORDON PAGE
 303-233-1171
 303-237-1893 FAX

SHEET INDEX:

- COVER SHEET
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- LANDSCAPE NOTES
- BUILDING ELEVATIONS
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- BUILDING ELEVATIONS

PACIFIC OCEAN MARKETPLACE

SITE PLAN

AMENDMENT TO CASE NO. 1972-6004 AND 1981-6076

A PORTION OF BLOCK 17, AURORA HILLS-FILING NO. 9

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



DATA: 1972-6004 - RITE-AIDE 12303 E. MISSISSIPPI AVE.

LAND AREA WITHIN PROPERTY LINES	230,911 SQ. FT. OR 5.30 ACRES
EXISTING GROSS FLOOR AREA	52,917 SQ. FT.
TOTAL BUILDING COVERAGE	22.9% AND 52,917 SQ. FT.
HARD SURFACE AREA	73.3% AND 169,302 SQ. FT.
LANDSCAPE AREA	3.8% AND 8,692 SQ. FT.
PARKING SPACES REQUIRED: (52,917 / 250 SQ. FT.)	220
PARKING SPACES EXISTING:	258
PERMITTED MAXIMUM SIGN AREA	394 SF.
PROPOSED TOTAL SIGN AREA	340 SF.

REFER TO SHEET 5 FOR SIGNAGE PROGRAM

DATA: 1981-6076 - ALBERTSONS - 12201 E. MISSISSIPPI AVE

LAND AREA WITHIN PROPERTY LINES	124,291 SQ. FT. OR 2.85 ACRES
EXISTING GROSS FLOOR AREA	41,525 SQ. FT.
TOTAL BUILDING COVERAGE	33.4% AND 41,525 SQ. FT.
HARD SURFACE AREA	55.4% AND 68,892 SQ. FT.
LANDSCAPE AREA	11.2% AND 13,874 SQ. FT.
PARKING SPACES REQUIRED: (41,525 / 250 SQ. FT.)	173
PARKING SPACES EXISTING:	152
PERMITTED MAXIMUM SIGN AREA	520 SF.
PROPOSED TOTAL SIGN AREA	365 SF.

REFER TO SHEET 5 FOR SIGNAGE PROGRAM

DATA: COMBINED SITE PLANS ADJUSTED FOR DEMOLITION (2,834 S.F.)

LAND AREA WITHIN PROPERTY LINES	355,202 SQ. FT. OR 8.15 ACRES
EXISTING GROSS FLOOR AREA	94,442 SQ. FT.
NEW GROSS FLOOR AREA	91,608 SQ. FT.
NUMBER OF BUILDINGS	1
MAXIMUM HEIGHT OF BUILDINGS	50'-0"
TOTAL BUILDING COVERAGE	25.8% AND 91,608 SQ. FT.
HARD SURFACE AREA	68.7% AND 243,945 SQ. FT.
LANDSCAPE AREA	5.5% AND 19,649 SQ. FT.
PRESENT ZONING CLASSIFICATION	B-1
PERMITTED MAXIMUM SIGN AREA	914 SF.
PROPOSED TOTAL SIGN AREA	705 SF.
JOINT TENANT GROUND SIGNS	2

REFER TO SHEET 5 FOR SIGNAGE PROGRAM

OCCUPANCY GROUPS:
 RETAIL "M", RESTAURANT "A-2/A-3", OFFICE "B", STORAGE "S"

PARKING SPACES REQUIRED:

STANDARD STALLS (91,608 / 250 SQ. FT.)	367
HANDICAP SPACES REQUIRED	8
MIN. OF HANDICAP STALLS TO BE ADA VAN ACCESSIBLE	2

BIKE RACKS REQUIRED AND PROVIDED _____ 6

PARKING SPACES EXISTING:

STANDARD STALLS	388
HANDICAP SPACES	8
NUMBER OF HANDICAP STALLS - ADA VAN ACCESSIBLE	2

CONSTRUCTION TYPE _____ III-B
FIRE SUPPRESSION SPRINKLER SYSTEM _____ YES

LEGAL DESCRIPTION: 12303 E. MISSISSIPPI AVE.
 A PORTION OF BLOCK 17, AURORA HILLS-FILING NO. 9, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AS POINT ON THE WEST LINE OF SAID BLOCK 17, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SOUTH PEORIA STREET, FROM WHENCE THE SOUTHWEST CORNER OF SAID BLOCK 17 BEARS S00°00'W 175.00'; THENCE N00°00'E 400.00' ALONG SAID WEST LINE, THENCE S89°50'19"E 695' PARALLEL TO THE SOUTH LINE OF SAID BLOCK 17; THENCE S00°00'E 575.00' PARALLEL TO SAID WEST LINE TO A POINT ON SAID SOUTH LINE, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF MISSISSIPPI AVENUE; THENCE N89°50'19"W 520.00' ALONG SAID SOUTH LINE; THENCE N00°00'W 175.00' PARALLEL TO SAID WEST LINE; THENCE N89°50'19"W 175.00' PARALLEL TO SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 8.47 ACRES, MORE OR LESS.

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.

LEGAL DESCRIPTION: 12201 E. MISSISSIPPI AVE.
 A PORTION OF BLOCK 17, AURORA HILLS-FILING NO. 9, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AS POINT ON THE WEST LINE OF SAID BLOCK 17, ALSO BEING THE EAST R.O.W. LINE OF SOUTH PEORIA STREET, FROM WHICH THE SOUTHWEST CORNER OF BLOCK 17 BEARS S00°00'W 175.00'; THENCE N00°00'E, 327.00' ALONG THE WEST LINE OF BLOCK 17; THENCE S89°50'19"W 336.19'; THENCE S00°09'41"W 230.00'; THENCE N89°50'19"W 50.00'; THENCE S00°00'E 272.00' TO THE SOUTH LINE OF MISSISSIPPI AVENUE; THENCE N89°50'19"W 110.55' ALONG THE SOUTH LINE OF BLOCK 17; THENCE N00°00'W 175.00'; THENCE N89°50'19"W 175.00' TO A POINT OF BEGINNING CONTAINING IN ALL 2.85 ACRES, MORE OR LESS.

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, PACIFIC OCEAN AURORA, LLC HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS 24 DAY OF May AD. 2013

BY: Trong Lam
 (MANAGER: TRONG LAM)

STATE OF COLORADO)
 COUNTY OF Arapahoe)

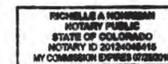
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF May AD, 2013

BY: Trong Lam
 (MANAGER: TRONG LAM)

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY: Richard A. Hoffman
 (NOTARY PUBLIC)

SEAL



MY COMMISSION EXPIRES 7/28/15 NOTARY BUSINESS ADDRESS: 4111 E. Alameda Ave
Aurora CO 80012

IN WITNESS THEREOF, TL TENANCY, LLC HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS 24 DAY OF May AD. 2013

BY: Trong Lam
 (MANAGER) TRONG LAM)

STATE OF COLORADO)
 COUNTY OF Arapahoe)

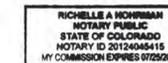
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF May AD, 2013

BY: Trong Lam
 (MANAGER: TRONG LAM)

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY: Richard A. Hoffman
 (NOTARY PUBLIC)

SEAL



MY COMMISSION EXPIRES 7/28/15 NOTARY BUSINESS ADDRESS: 4111 E. Alameda Ave.
Aurora CO 80012

CITY OF AURORA APPROVALS

PLANNING DIRECTOR: Rob Watten DATE: 5/29/2013

PLANNING COMMISSION: N/A DATE: N/A
 (CHAIRPERSON)

CITY COUNCIL: N/A DATE: N/A
 (MAYOR)

ATTEST: N/A DATE: N/A
 (CITY CLERK)

DATABASE APPROVAL DATE _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO

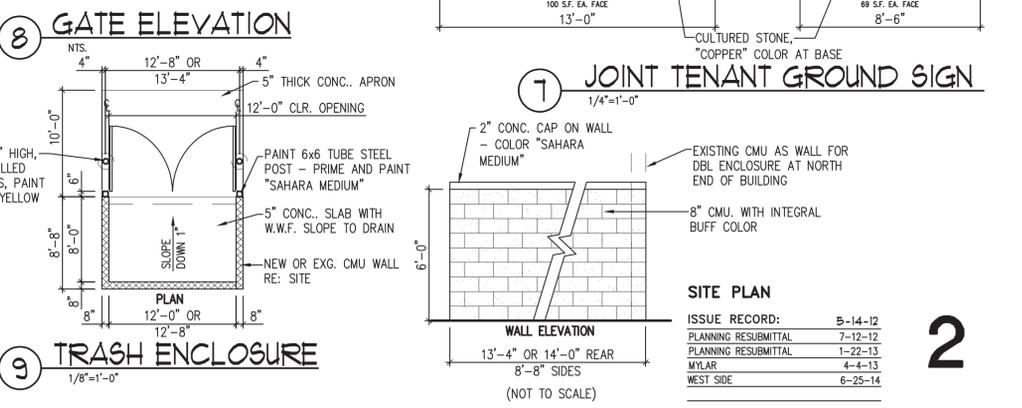
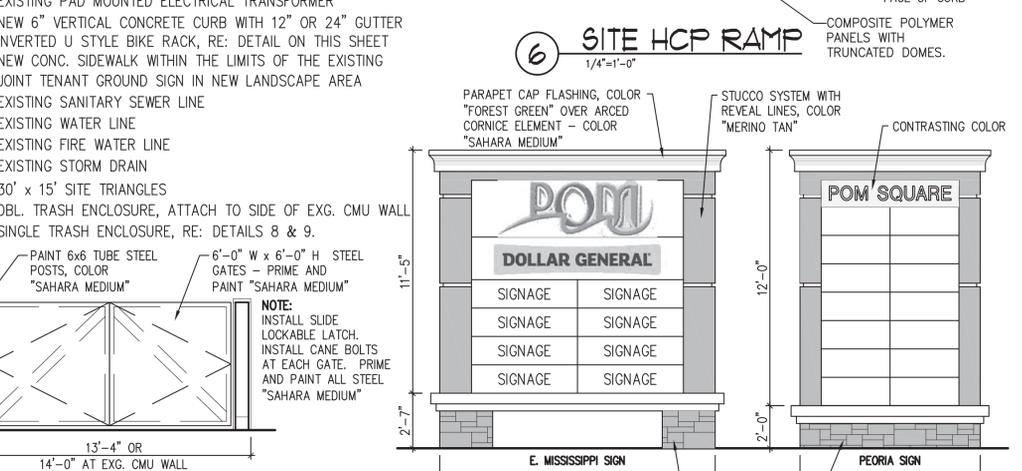
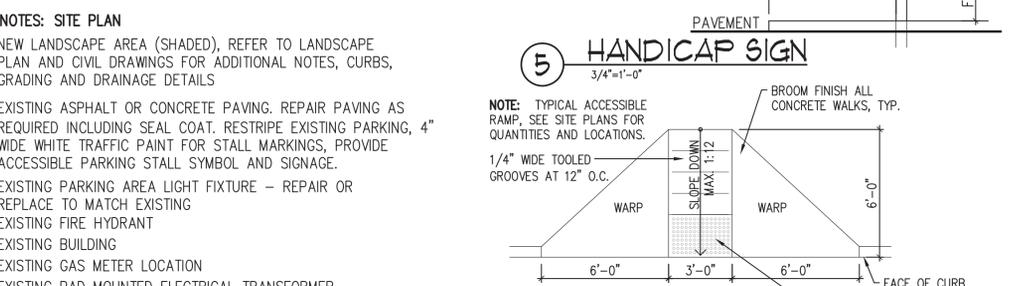
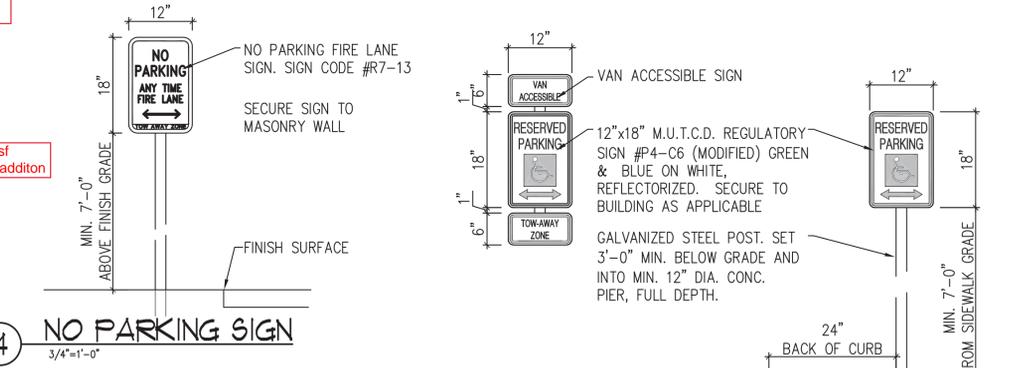
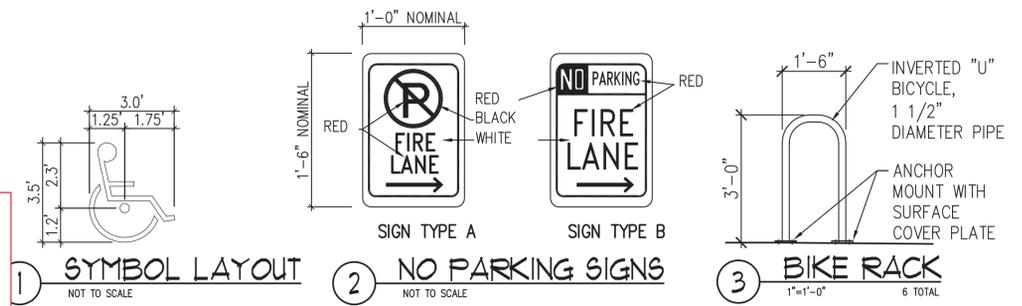
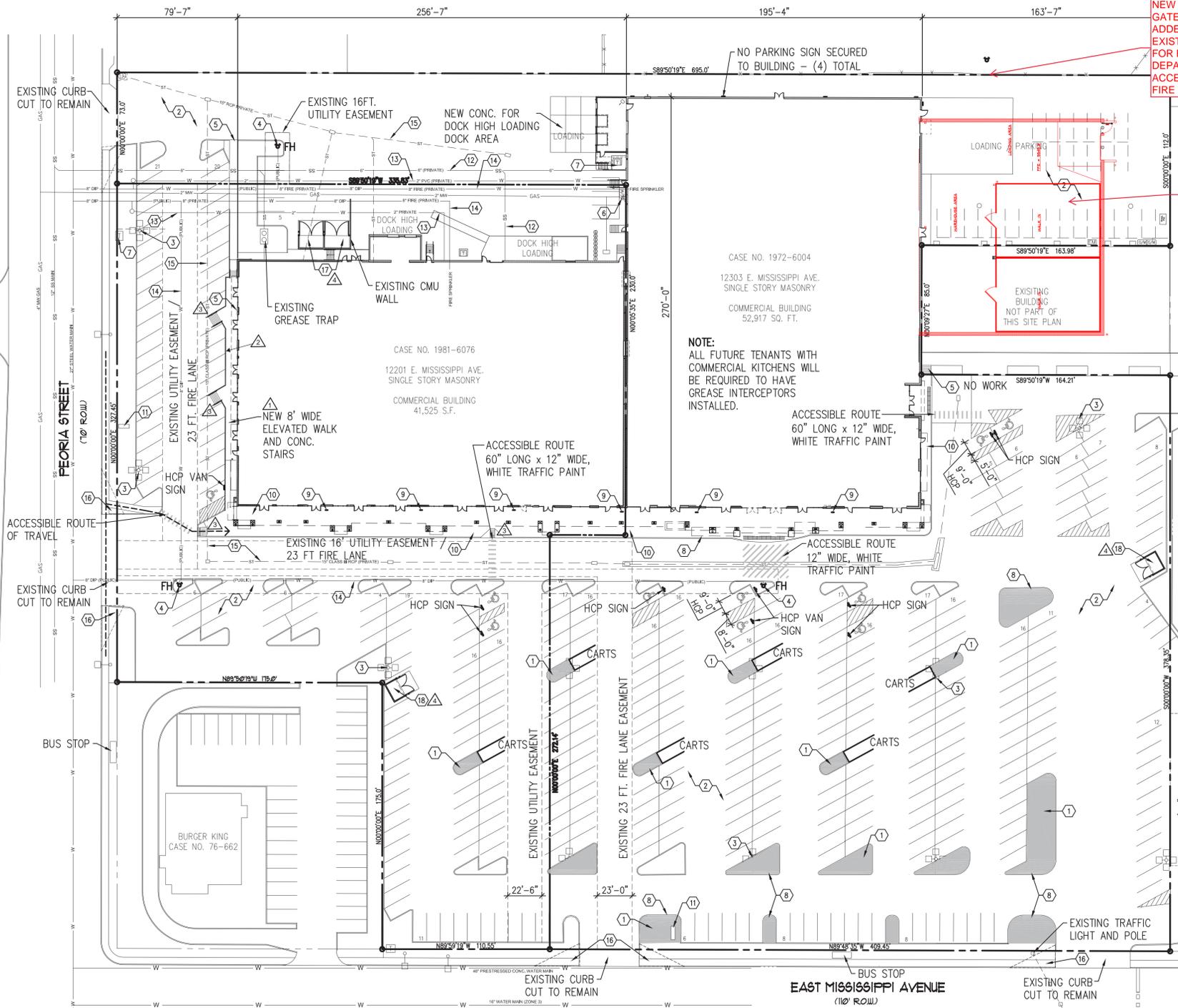
AT _____ O'CLOCK ____ M, THIS _____ DAY OF _____ AD, _____

CLERK AND RECORDER: _____ DEPUTY: _____

PACIFIC OCEAN MARKETPLACE SITE PLAN

AMENDMENT TO CASE NO. 1972-6004 AND 1981-6076

A PORTION OF BLOCK 17, AURORA HILLS-FILING NO. 9 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

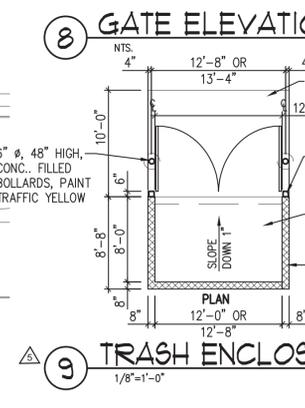
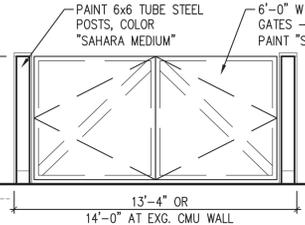


NEW 4'-0" MAN GATE TO BE ADDED TO THE EXISTING FENCE FOR FIRE DEPARTMENT ACCESS TO THE FIRE HYDRANT

New 4,200 sf warehouse addition

KEY NOTES: SITE PLAN

- 1 NEW LANDSCAPE AREA (SHADED), REFER TO LANDSCAPE PLAN AND CIVIL DRAWINGS FOR ADDITIONAL NOTES, CURBS, GRADING AND DRAINAGE DETAILS
- 2 EXISTING ASPHALT OR CONCRETE PAVING. REPAIR PAVING AS REQUIRED INCLUDING SEAL COAT. RESTRIPE EXISTING PARKING, 4" WIDE WHITE TRAFFIC PAINT FOR STALL MARKINGS, PROVIDE ACCESSIBLE PARKING STALL SYMBOL AND SIGNAGE.
- 3 EXISTING PARKING AREA LIGHT FIXTURE - REPAIR OR REPLACE TO MATCH EXISTING
- 4 EXISTING FIRE HYDRANT
- 5 EXISTING BUILDING
- 6 EXISTING GAS METER LOCATION
- 7 EXISTING PAD MOUNTED ELECTRICAL TRANSFORMER
- 8 NEW 6" VERTICAL CONCRETE CURB WITH 12" OR 24" GUTTER
- 9 INVERTED U STYLE BIKE RACK, RE: DETAIL ON THIS SHEET
- 10 NEW CONC. SIDEWALK WITHIN THE LIMITS OF THE EXISTING
- 11 JOINT TENANT GROUND SIGN IN NEW LANDSCAPE AREA
- 12 EXISTING SANITARY SEWER LINE
- 13 EXISTING WATER LINE
- 14 EXISTING FIRE WATER LINE
- 15 EXISTING STORM DRAIN
- 16 30' x 15' SITE TRIANGLES
- 17 DBL. TRASH ENCLOSURE, ATTACH TO SIDE OF EXG. CMU WALL
- 18 SINGLE TRASH ENCLOSURE, RE: DETAILS 8 & 9.



SITE PLAN

ISSUE RECORD:	5-14-12
PLANNING RESUBMITTAL:	7-12-12
PLANNING RESUBMITTAL:	1-22-13
MYLAR:	4-4-13
WEST SIDE:	6-25-14

**PACIFIC OCEAN MARKETPLACE
SITE PLAN
AMENDMENT TO CASE NO. 1972-6004 AND 1981-6076
A PORTION OF BLOCK 17, AURORA HILLS-FILING NO. 9
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**

LANDSCAPE BUFFER REQUIREMENTS

Buffer Description / Length / Adj. Land Use	Street Buffer Length in Feet	Street Buffer Width	Street Buffer Reduction Features	Street Frontage (S.F) # Trees Required	Street Frontage (S.F) # Trees Provided	Street Frontage (S.F) # Shrubs Required	Street Frontage (S.F) # Shrubs Provided	Building Perimeter # Trees Required	Building Perimeter # Trees Provided	Non-(S.F) Buffer # Trees Required	Non-(S.F) Buffer # Trees Provided	Non-(S.F) # Shrubs Required	Non-(S.F) Buffer # Shrubs Provided	Street Perimeter
(East Side)	0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
E. Mississippi Ave. (South Side)	429	10'	NA	11	7	107	155	NA	NA	NA	NA	NA	NA	NA
Peoria St. (West Side)	289	18'-0"	NA	7	7	72	177	NA	NA	NA	NA	NA	NA	NA
North Side	0	NA	NA	NA	NA	NA	NA	NA	6	NA	NA	NA	NA	NA

PLANT SCHEDULE

SYM.	TAG	QTY.	COMMON NAME	BOTANICAL NAME	WATER USE	SIZE
EXISTING TREES						
NWM			NORWAY MAPLE			
EQM			EMERALD QUEEN MAPLE			
SHL			SUNBURST HONEYLOCUST			
AML			AMERICAN LINDEN			
ROT			RUSSIAN OLIVE (TO BE REMOVED)			
GFM			GINNALA FLAME MAPLE (TO BE REMOVED)			
EXISTING EVERGREEN TREES						
AUP			AUSTRIAN PINE	PINUS NIGRA		
DECIDUOUS CANOPY TREES						
KCT	10		KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICA 'ESPRESSO' SEEDLESS	MEDIUM	2-1/2" CAL.
SML	7		SHADEMASTER HONEYLOCUST	GLEDITSIA TRIANCANTHOS INERMIS 'SHADEMASTER'	HIGH	2-1/2" CAL.
ORNAMENTAL TREES						
TCP	24		CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'	MEDIUM	2" CAL.
GROUNDCOVERS						
CCJ	341		CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	MEDIUM	5 gal
SHRUBS						
AWS	94		ANTHONY WATERER SPIREA	SPIRAEA ANTHONY WATERER	HIGH	5 gal
GMC	75		GREENMOUND CURRANT	RIBES ALPINUM 'GREENMOUND'	MEDIUM	5 gal
BMS	161		BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	LOW	5 gal
CSR	20		CAREFREE SUNSHINE ROSE	ROSA CAREFREE SUNSHINE	MEDIUM	5 gal
CRB	36		'ROYAL BURGUNDY' BARBERRY	BERBERIS THUNBERGII 'ROYAL BURGUNDY'	HIGH	5 gal
ORNAMENTAL GRASSES						
AMG	79		COMPACT MAIDEN GRASS	MISCANTHUS SISENSIS 'ADAGIO'	HIGH	1 gal
HFG	49		HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	HIGH	1 gal
KFG	149		KOREAN FEATHER GRASS	CALAMAGROSTIS BRACHYTRICHA	HIGH	1 gal
MFG	130		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	LOW	1 gal
PERENNIALS						
BF	204		GAILLARDIA X GRANDIFLORA 'GOBLIN'	DWARF BLANKET FLOWER	LOW	1 gal

LANDSCAPE NOTES

CITY OF AURORA NOTES:

- ALL AREAS TO BE LANDSCAPED ARE TO HAVE SOIL PREPARATION TILLED INTO ROUGH GRADES TO A DEPTH OF 6". (MINIMUM RATE OF 4 CU. YDS. OF ORGANIC MATTER PER 1000 S.F.)
- SEE ARCHITECTS' PLANS FOR TYPE, HEIGHT AND MATERIAL FOR FREESTANDING LIGHTS.
- SEE ARCHITECTS' PLANS FOR THE SURFACE MATERIAL OF WALKS, DRIVES, SAFETY SURFACE AND PARKING LOTS.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 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.
- *ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.*
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FENCING AND LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED CONTEXTUAL SITE PLAN AND LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.

NOT SHOWN

SHRUBS & ORNAMENTAL GRASSES W/
1-1/2" RIVER ROCK MULCH



PERENNIALS W/ WOOD MULCH

TREE MITIGATION TABLE

TREE TYPE	MITIGATION CALIPER INCHES
GFM- AMUR MAPLE	2.00
NORWAY MAPLE	0.00
NORWAY MAPLE	5.00
CALIPER INCHES REMOVED SUBTOTAL	21.00
SML - 2 x 2.5 INCHES	5.0
KCT - 2 X 2.5 INCHES	5.0
TCP - 6 X 2 INCHES	12
CALIPER INCHES REPLACED SUBTOTAL	22.00
AMOUNT PAID TO "TREE PLANTING FUND"	0

SITE DATA TABLE

Site Data	Area in SF	%
Total Site Area: (.35 Acres)	355,202	100.0%
Building Coverage	91,608	25.8%
Hard Surface Area:	243,945	68.7%
Total Landscape Area	19,649	5.5%
Max. % of Cool Grasses Allowed:	6,350	33.0%
% of Cool Season Grasses Provided:	0	0.0%

TREE EQUIVALENT TABLE

AREA	2" CAL. TREES NEEDED (TE)	2-1/2" CAL. TREES NEEDED (TE)	5 GAL SHRUBS NEEDED	5 GAL SHRUBS PROVIDED
PARKING LOT ISLANDS	7	NA	70	70
E. Mississippi Ave. (South Side)	NA	4	48	48

NOT FOR CONSTRUCTION



LANDSCAPE ARCHITECTURE

P.O. Box 1953
Wheat Ridge, CO 80034
Office: (303) 872-7807
info@groundedbydesign.com

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LANDSCAPE PLAN

ISSUE RECORD:	
04/18/2012	
06/21/2012	
PLANNING RESUBMITTAL	7-12-12
PLANNING RESUBMITTAL	3-5-13
MYLAR	4-4-13

SIGN PROGRAM

SIGN SHALL CONSIST OF INDEPENDENT LETTERS RESPECTIVE OF EACH OTHER IN TEXT OR SYMBOLS WITH NO BACKGROUND MATERIAL OTHER THAN THE WALL OF THE BUILDING OR A COMMON STRUCTURE KNOWN AS A "RACEWAY" TO WHICH THEY ARE AFFIXED, WITH A MINIMUM DEPTH OF ONE-INCH. THE INDIVIDUAL LETTERS ATTACHED TO A "RACEWAY", MUST BE PAINTED TO MATCH THE COLOR OF THE WALL AND MUST BE LIMITED TO A HEIGHT OF NO MORE THAN ONE-HALF (1/2) OF THE HEIGHT OF THE TALLEST LETTER.

INTENT IS TO HAVE UNIFORM COLOR AND LETTER SIZE WITH DESIGN APPROVAL BY MANAGEMENT PRIOR TO FABRICATION

12201 E. MISSISSIPPI
 LARGE SCALE RETAIL:
 260 LF. = 520 SF. ALLOWED
 MAX. 8 TENANTS AND MAX. 2 LANGUAGES
 1 TENANT AT 100 SF.
 2 TENANTS AT 45 SF. = 90 SF.
 5 TENANTS AT 35 SF. = 175 SF.
 TOTAL SIGNAGE AREA = 365 SF.

12303 E. MISSISSIPPI
 LARGE SCALE RETAIL:
 197 LF. = 394 SF. ALLOWED
 MAX. 8 TENANTS AND MAX. 2 LANGUAGES
 MARKET SIGN TO BE IN 3 LANGUAGES,
 1 TENANT AT 200 SF.
 4 TENANTS AT 35 SF. = 140 SF.
 TOTAL SIGNAGE AREA = 340 SF.

**PACIFIC OCEAN MARKETPLACE
 SITE PLAN
 AMENDMENT TO CASE NO. 1972-6004 AND 1981-6076
 A PORTION OF BLOCK 17, AURORA HILLS-FILING NO. 9
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**

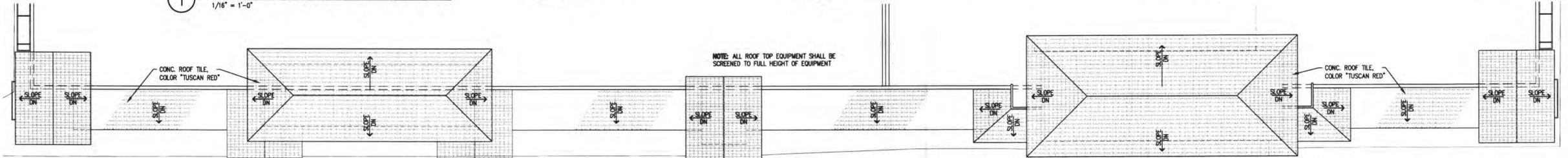
NOTE:
 ROOF TOP EQUIPMENT IS NOT VISIBLE.
 IF ANY ROOF TOP EQUIPMENT IS VISIBLE,
 IT SHALL BE SCREENED AS REQUIRED
 FROM BEING VISIBLE.

EXTERIOR COLORS	
MATERIALS	COLORS
CULTURE STONE	COPPER AT BASE DARKRIDGE ABOVE
STUCCO/CMU PAINT	OYSTER SHELL / OFF-WHITE FOREST GREEN
SIDING	SAHARA MEDIUM MERINO TAN / PUTTY
FASCIA	FOREST GREEN
CORNICE ELEMENT	SAHARA MEDIUM

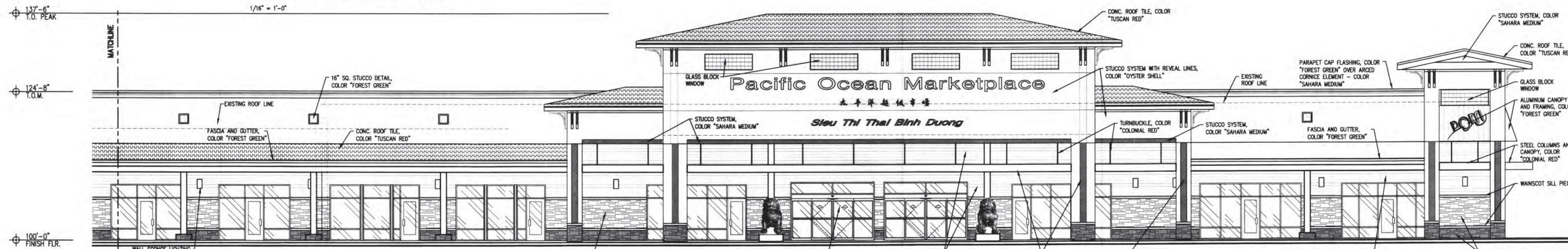
EXTERIOR COLORS CONT.	
MATERIALS	COLORS
EXPOSED STEEL	COLONIAL RED
WALL SCOTCH	HIDDEN VALLEY
STOREFRONT	DARK BRONZE
GLAZING	CLEAR
CLAY ROOF TILE	TUSCAN RED
ALUMINUM CANOPY	FOREST GREEN



1 OVERALL SOUTH ELEVATION
 1/16" = 1'-0"



ROOF - SOUTH ELEVATION
 1/16" = 1'-0"



2 PARTIAL SOUTH ELEVATION
 1/8" = 1'-0"

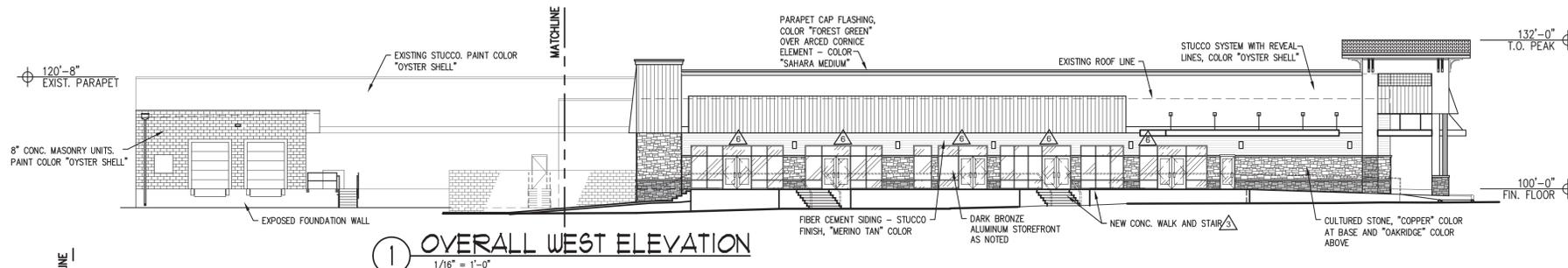


3 PARTIAL SOUTH ELEVATION
 1/8" = 1'-0"

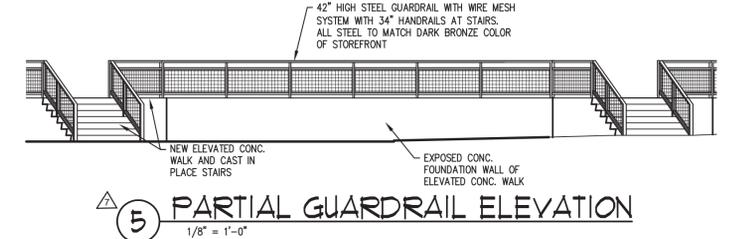
BUILDING ELEVATIONS
 ISSUE RECORD:
 5-14-12
 PLANNING RESUBMITTAL 7-12-12
 PLANNING RESUBMITTAL 1-22-13
 MYLAR 4-4-13

PACIFIC OCEAN MARKETPLACE SITE PLAN

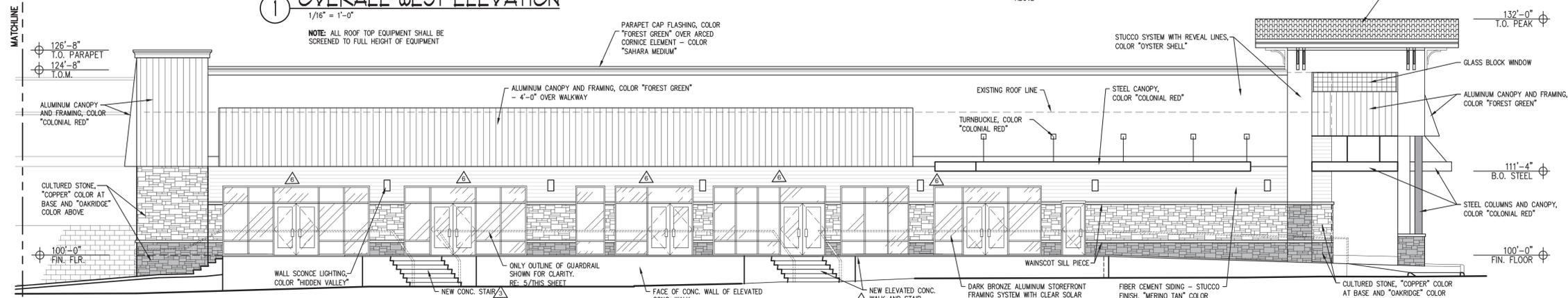
AMENDMENT TO CASE NO. 1972-6004 AND 1981-6076 A PORTION OF BLOCK 17, AURORA HILLS-FILING NO. 9 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



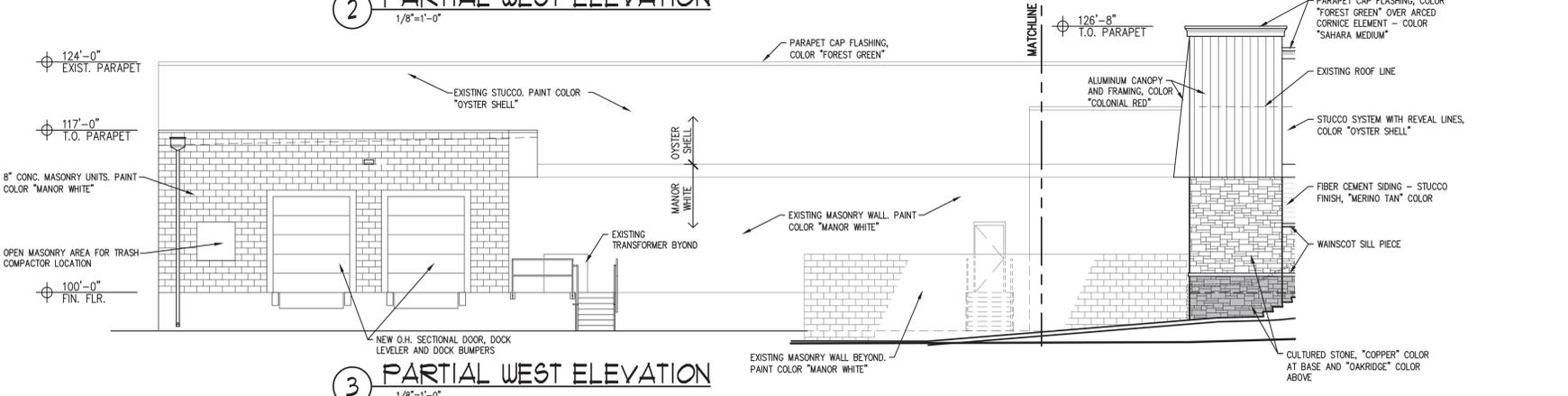
1 OVERALL WEST ELEVATION
1/16" = 1'-0"



5 PARTIAL GUARDRAIL ELEVATION
1/8" = 1'-0"



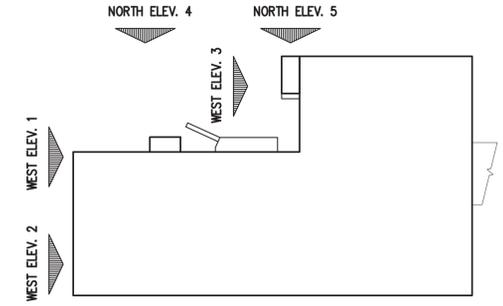
2 PARTIAL WEST ELEVATION
1/8" = 1'-0"



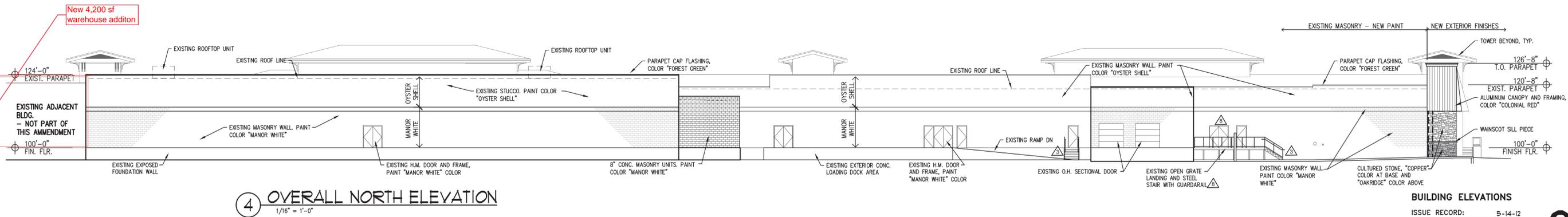
3 PARTIAL WEST ELEVATION
1/8" = 1'-0"

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FROM BEING VISIBLE.

EXTERIOR COLORS	
MATERIALS	COLORS
CULTURE STONE	COPPER AT BASE OAKRIDGE ABOVE
STUCCO/GMU PAINT	OYSTER SHELL / OFF-WHITE FOREST GREEN MANOR WHITE
SIDING	MERINO TAN / PUTTY FOREST GREEN
FASCIA	FOREST GREEN
CORNICE ELEMENT	MANOR WHITE
EXPOSED STEEL	COLONIAL RED
WALL SCONCE	HIDDEN VALLEY
STOREFRONT	DARK BRONZE
STEEL GUARDRAIL	DARK BRONZE
GLAZING	CLEAR
CLAY ROOF TILE	TUSCAN RED
ALUMINUM CANOPY	FOREST GREEN COLONIAL RED



KEYPLAN
1" = 100'-0"



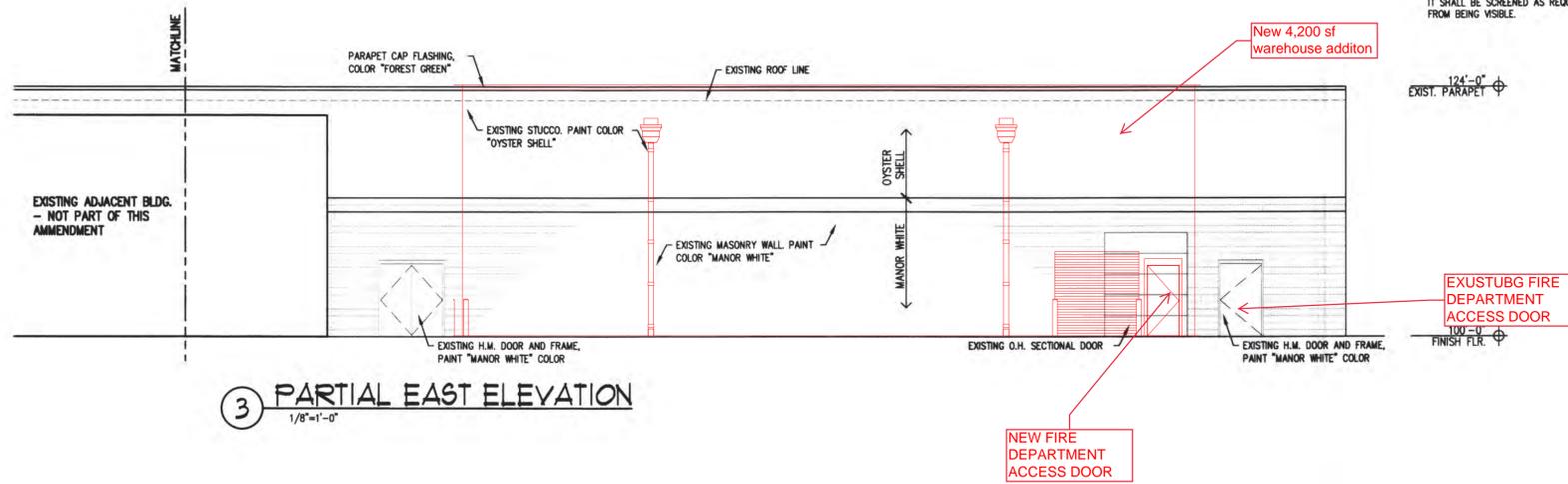
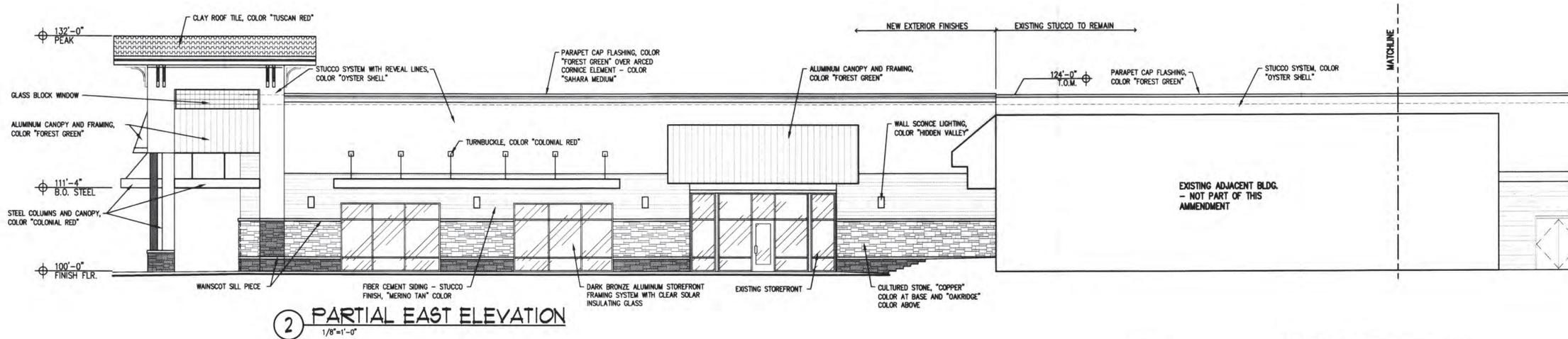
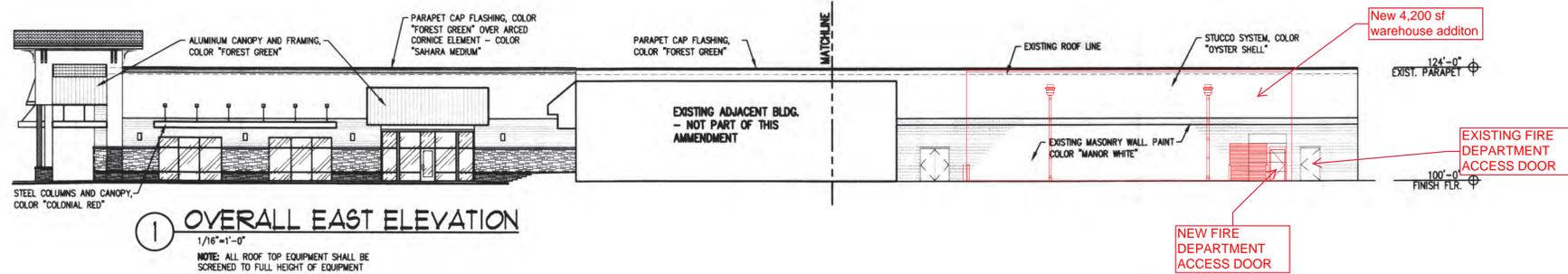
4 OVERALL NORTH ELEVATION
1/16" = 1'-0"

BUILDING ELEVATIONS

ISSUE RECORD:	DATE
PLANNING RESUBMITTAL	5-14-12
PLANNING RESUBMITTAL	7-12-12
PLANNING RESUBMITTAL	1-22-13
MYLAR	4-4-13
WEST SIDE	6-25-14

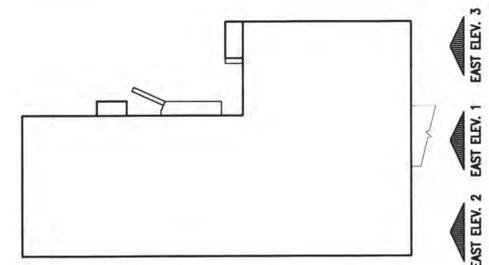
PACIFIC OCEAN MARKETPLACE SITE PLAN

AMENDMENT TO CASE NO. 1972-6004 AND 1981-6076 A PORTION OF BLOCK 17, AURORA HILLS-FILING NO. 9 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



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EXTERIOR COLORS	
MATERIALS	COLORS
CULTURE STONE	COPPER AT BASE
	ONKRIE ABOVE
STUCCO/CMU PAINT	OYSTER SHELL/ OFF-WHITE
	FOREST GREEN
	MANOR WHITE
SIDING	MERINO TAN / PUTTY
FASCIA	FOREST GREEN
CORNICE ELEMENT	SAHARA MEDIUM
EXPOSED STEEL	COLONIAL RED
WALL SCIENCE	HIDDEN VALLEY
STOREFRONT	DARK BRONZE
GLAZING	CLEAR
CLAY ROOF TILE	TUSCAN RED
ALUMINUM CANOPY	FOREST GREEN



BUILDING ELEVATIONS

ISSUE RECORD:	5-14-12
PLANNING RESUBMITTAL	7-12-12
PLANNING RESUBMITTAL	1-22-13
MYLAR	4-4-13