

# CHRISTIAN BROTHERS AUTOMOTIVE AT THE SHOPPES AT ARAPAHOE COMMONS

## LOT 7 THE SHOPPES AT ARAPAHOE COMMONS FILING NO. 1

### SITE PLAN & CONDITIONAL USE

CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

#### SIGNATURE BLOCKS:

CHRISTIAN BROTHERS AUTOMOTIVE, SITE PLAN

LEGAL DESCRIPTION: LOT 7 THE SHOPPES AT ARAPAHOE COMMONS 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 THEREOF, CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS 27<sup>th</sup> DAY OF February AD. 2013

BY: [Signature] CORPORATE SEAL

STATE OF Colorado )  
COUNTY OF Harris )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27<sup>th</sup> DAY OF February AD. 2013 BY

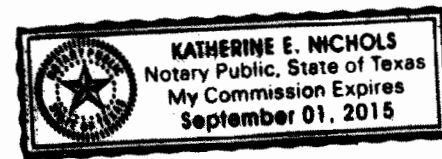
Mark A. Carr  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY

[Signature]  
(NOTARY PUBLIC)

SEAL



MY COMMISSION EXPIRES 09/01/15 NOTARY BUSINESS ADDRESS: 15995 N. Barkers Landing, Ste 145  
Houston, TX 77079

#### CITY OF AURORA APPROVALS:

CITY ATTORNEY: [Signature] DATE: 3/25/13

PLANNING DIRECTOR: [Signature] DATE: 3/21/2013

PLANNING COMMISSION: [Signature] DATE: 7/25/2012  
(CHAIRPERSON)

CITY COUNCIL: [Signature] DATE: 3/21/13  
(MAYOR)

ATTEST: [Signature] DATE: 3/25/13  
(CITY CLERK)

DATABASE APPROVAL DATE \_\_\_\_\_

RECORDER'S CERTIFICATE:  
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_

COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_

CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

#### AMENDMENTS:

#### DATA BLOCK:

LAND AREA WITHIN PROPERTY LINES 25,937 SF  
0.595 ACRES ±

GROSS FLOOR AREA 5,200 SF

MAXIMUM HEIGHT OF BUILDING 25 FT

TOTAL BUILDING COVERAGE 5,200 SF  
20.0 %

HARD SURFACE AREA 13,487 SF  
52.0 %

LANDSCAPE AREA 7,250 SF  
28.0 %

CONSTRUCTION TYPE V-B

OCCUPANCY GROUP S-1

BUILDING SPRINKLED NO

PRESENT ZONING CLASSIFICATION B-1

PERMITTED MAXIMUM SIGN AREA 80 SF

PROPOSED TOTAL SIGN AREA 80 SF

PROPOSED NUMBER OF SIGNS 2

PARKING SPACES REQUIRED 21

PARKING SPACES PROVIDED 25

HANDICAP SPACES REQUIRED 1

HANDICAP SPACES PROVIDED (VAN ACCESSIBLE) 2

LOADING SPACES REQUIRED 0

LOADING SPACES PROVIDED 0

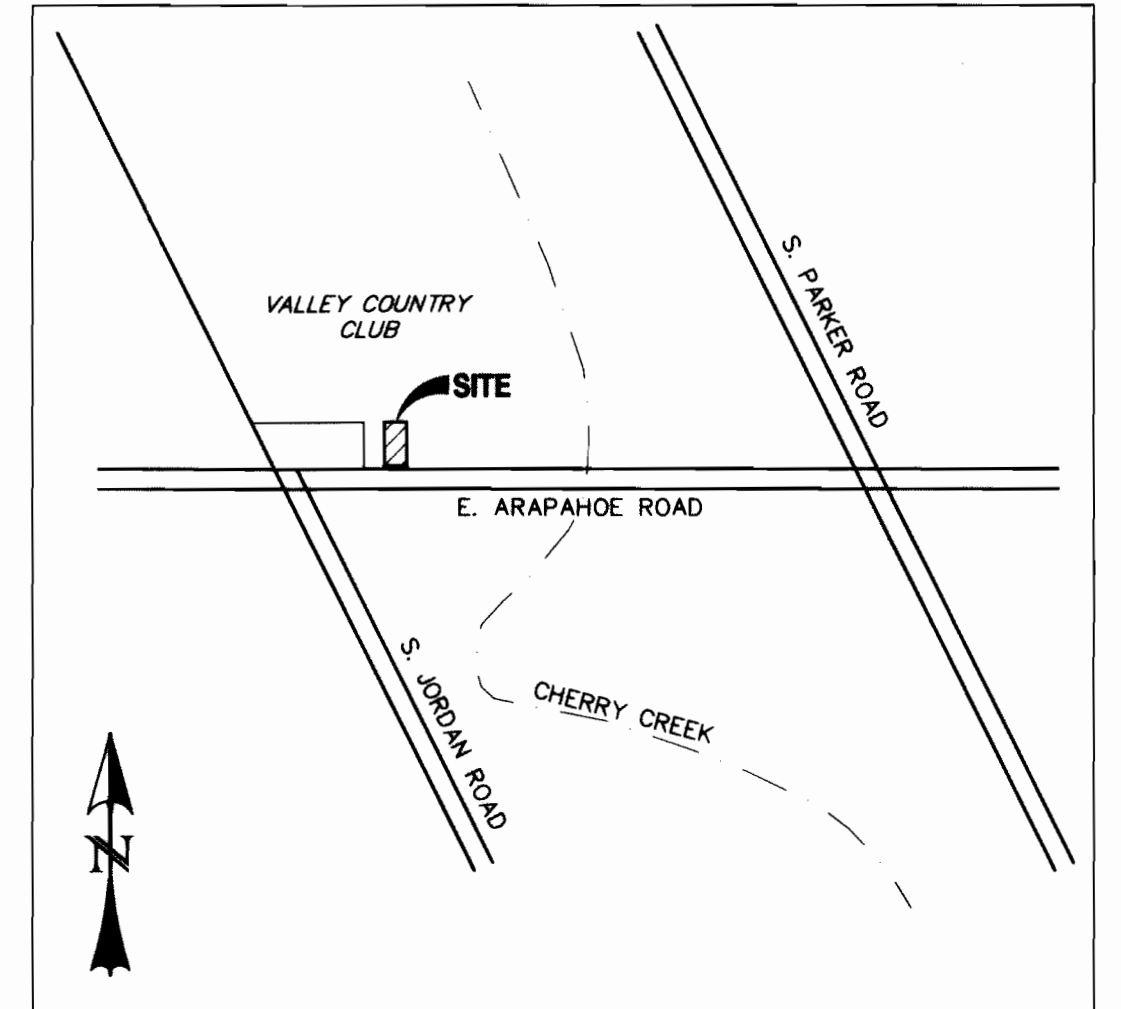
#### CONTACTS:

OWNER/DEVELOPER: CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION  
15995 NORTH BARKERS LANDING, SUITE 145  
HOUSTON, TX 77079  
(281) 870-8900

CIVIL ENGINEER/PLANNER: WESTWORKS ENGINEERING  
1023 WEST COLORADO AVENUE  
COLORADO SPRINGS, CO 80904  
(719) 685-1670

ARCHITECT: ICON ARCHITECTS  
1612 SUMMIT AVENUE, SUITE 420  
FORT WORTH, TX 76102  
(817) 665-0200

LANDSCAPE ARCHITECT: NATURAL DESIGN SOLUTIONS  
200 SOUTH WILCOX STREET, #505  
CASTLE ROCK, CO 80104  
(719) 660-9984



VICINITY MAP  
SCALE: N.T.S.

#### LEGEND

EXISTING (E)  
PROPOSED (P)  
CURB AND GUTTER C&G  
FLOWLINE FL  
FLOWLINE/FLOWLINE INTERSECTION FL-FL INT  
CURB RETURN CR  
EDGE OF PAVEMENT EOP  
GRADE BREAK GB  
ANGLE POINT AP  
ASPHALT ASPH  
CONCRETE CONC  
BOUNDARY  
RIGHT-OF-WAY  
LOT LINE  
EASEMENT  
(E) CONTOUR, INDEX  
(E) CONTOUR  
(E) SANITARY MAIN, MH  
(E) WATER MAIN, BOV, VALVE, FH  
(E) STORM SEWER  
(P) FIRE LANE "NO PARKING"  
(P) CONTOUR, INDEX  
(P) CONTOUR  
(P) SANITARY MAIN, MH  
(P) WATER MAIN, BOV, VALVE, FH  
(P) STORM SEWER, INLET, MH  
CURB TYPE  
PARKING SPACES COUNT

#### 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 THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. AT LEAST 60% OF THE BUILDING ENTRANCES SHALL BE ACCESSIBLE. 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 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (INC/ANSI) A117.1-2003.
- 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 SYSTEMS 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 VOE 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.
- 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.
- 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.
- THERE WILL BE NO OUTSIDE, OVERNIGHT STORAGE OF VEHICLES ON THE SITE.
- THERE IS NO SIDEWALK ALONG ARAPAHOE ROAD ADJACENT TO THIS SITE DUE TO STEEP GRADES AND UTILITY CONFLICTS. AN ALTERNATE ROUTE IS PROVIDED TO THE NORTHEAST OF THE BUILDING TO AN EXISTING BIKE PATH/REGIONAL TRAIL.
- THERE ARE NO PROPOSED SITE LIGHT POLES WITH THIS PROJECT.
- THE DEVELOPER, HIS SUCCESSOR AND ASSIGNS SHALL BE RESPONSIBLE FOR EVALUATION, INSTALLATION AND MAINTENANCE OF A PUBLIC SAFETY IN BUILDING EMERGENCY RESPONDER RADIO SYSTEM IN COMPLIANCE WITH SECTION 66-38 OF THE AURORA CITY CODE. C.O.'S SHALL NOT BE ISSUED UNTIL SUCH TIME AS RELEVANT STRUCTURE OWNERS CAN SHOW THEY HAVE PASSED A FINAL ACCEPTANCE TEST AS DEFINED IN THE CITY CODE SECTION 66-38 (2012).
- THE STORE SHALL BE CLOSED ON WEEKENDS EXCEPT FOR THE FIRST 180 DAYS AFTER ISSUANCE OF A CERTIFICATE OF OCCUPANCY WHEREIN THE STORE WILL BE ALLOWED TO BE OPEN ON SATURDAYS.

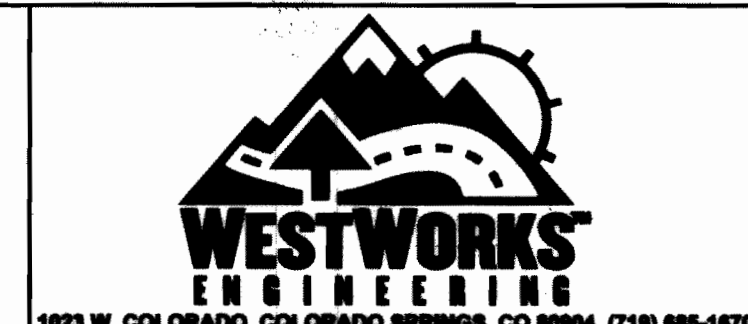
#### SHEET INDEX:

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GRADING PLAN	5 OF 7
UTILITY PLAN	6 OF 7
BUILDING ELEVATIONS	7 OF 7

REV.	DESCRIPTION	DATE
1	ADDRESS CITY OF AURORA COMMENTS	6/15/12
2	ADDRESS CITY OF AURORA COMMENTS	7/13/12



PREPARED FOR:  
CHRISTIAN BROTHERS  
AUTOMOTIVE CORP.  
15995 NORTH BARKERS LANDING  
SUITE 145  
HOUSTON, TX 77079  
(281) 870-8900



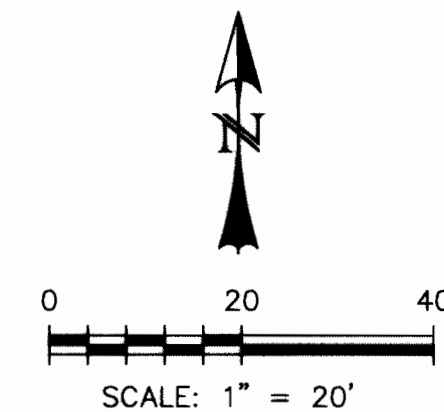
CHRISTIAN BROTHERS AUTO AT THE  
SHOPPES AT ARAPAHOE COMMONS

SITE PLAN  
COVER SHEET

DESIGNED BY: CDK	DRAWN BY: CDK
SCALE: 1"=50'	DATE: 07/13/12
JOB NUMBER	SHEET
91112	1 OF 7




## CITY OF AURORA, ARAPAHOE COUNTY, COLORADO



EXISTING	(E)
PROPOSED	(P)
CURB AND GUTTER	C&G
FLOWLINE	FL
FLOWLINE/FLOWLINE INTERSECTION	FL-FL INT
CURB RETURN	CR
EDGE OF PAVEMENT	EOP
GRADE BREAK	GB
ANGLE POINT	AP
ASPHALT	ASPH
CONCRETE	CONC
BOUNDARY	
RIGHT-OF-WAY	
LOT LINE	
EASEMENT	
(E) CONTOUR, INDEX	— 5960 —
(E) CONTOUR	
(E) SANITARY MAIN, MH	— S — S — S —
(E) WATER MAIN, BOV, VALVE, FH	— W — V — V — V —
(E) STORM SEWER	— S — S — S — S —
(P) FIRE LANE "NO PARKING"	— 5960 —
(P) CONTOUR, INDEX	
(P) CONTOUR	
(P) SANITARY MAIN, MH	— S — S — S —
(P) WATER MAIN, BOV, VALVE, FH	— W — V — V — V —
(P) STORM SEWER, INLET, MH	— S — S — S — S —
CURB TYPE	
PARKING SPACES COUNT	(X)



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DESIGNED BY: CDK	DRAWN BY: CDK
SCALE: 1"=20'	DATE: 07/13/12
JOB NUMBER	SHEET
91112	2 OF 7