

SITE PLAN FOR HAMPDEN TOWN CENTER SUBDIVISION FILING NO. 3, LOT 1 AND TRACT A WEST ONE-HALF OF SECTION 3, T.5 S., R.67 W. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

GENERAL NOTES

- 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.
- ALL SIGNS MUST CONFORM TO THE APPROVED GDP/PDP.
- 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, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL 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. 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.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS 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 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.
- 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 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.
- 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.
- FINAL GRADES 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 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.
- 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.
- 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 (I.E. ROOF OVERHANG, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.,) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ON HAMPDEN AVE. PER CITY SPECIFICATIONS.

SITE DATA

LOT DESIGNATIONS	LOT 1	TRACT A
LAND AREA WITHIN PROPERTY LINE	14.51 AC.	0.99 AC.
GFA (PER 41-16 CITY CODE)	194,000 SF (EST)	NA
NUMBER OF BUILDINGS	1	NA
NUMBER OF STORIES	1	NA
MAXIMUM HEIGHT OF BUILDINGS	45'-0"	NA
TOTAL BUILDING COVERAGE	207,088 SF (32.7%)	NA
HARD SURFACE AREA	313,000 SF (49.4%)	13,098 SF (31.0%)
LANDSCAPE AREA (PER 146-2 CITY CODE)	113,000 SF (17.9%)	29,400 SF (69.0%)
PRESENT ZONING CLASSIFICATION	PD-RETAIL	PD-RETAIL
PROPOSED USES	RETAIL	PARK
PERMITTED MAXIMUM SIGN AREA	SEE GDP/PDP	NA
PROPOSED SIGN AREA	SEE GDP/PDP	NA
TYPE OF SIGNS	SEE GDP/PDP	NA
PARKING SPACES REQUIRED	5.0/1000 SF (970)	NA
PARKING SPACES PROVIDED	971	32
HANDICAP SPACES REQUIRED	20	2
HANDICAP SPACES PROVIDED	24	2
LOADING SPACES PROVIDED	7	NA

AMENDMENTS



LEGAL DESCRIPTION

HAMPDEN TOWN CENTER SUBDIVISION FILING NO. 3, LOT 1, BLOCK 1 & TRACT A.

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 WHEREOF, Trammell Crow Denver Development, Inc. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 5th DAY OF January AD, 2001 BY: Stephen M. Mezey, President CORPORATE SEAL

NOTARIAL

STATE OF COLORADO) ss
COUNTY OF Denver)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF January AD, 2001 BY Stephen M. Mezey, President of Trammell Crow Denver Development, Inc.
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 6/30/2001 NOTARY/BUSINESS ADDRESS: 1535 E. Hampden Ave. 500-880 Denver, Co 80231

CITY OF AURORA APPROVALS

CITY ATTORNEY: James C. McInnis DATE: 1/1/01
PLANNING DIRECTOR: James P. Sullivan DATE: 12-1-01
PLANNING COMMISSION: _____ DATE: 12-13-01
CITY COUNCIL: _____ DATE: _____
ATTEST: _____ 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 NOT TO SCALE

OWNER

TRAMMELL CROW DENVER DEVELOPMENT, INC.
7535 E. HAMPDEN AVE., STE. 650
DENVER, CO 80231
TELE: (303) 220-0900
CONTACT: GREG ARMSTRONG

PLANNER CIVIL ENGINEER LANDSCAPE ARCHITECT ARCHITECT

CLC ASSOCIATES, INC.
8480 E. ORCHARD ROAD, STE. 2000
ENGLEWOOD, CO 80111
TELE: (303) 770-5600
CONTACT: STEVE WILSON

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Project Number: 08027
Drawn By: JAH
Designed By: JAH
Checked By: JAH

SITE PLAN SUBMITTAL
HAMPDEN TOWN CENTER
FILING NO. 3, LOT 1 AND TRACT A
WAL-MART STORE # 08008 - DENVER SE
AURORA, COLORADO

Sheet Title
Cover Sheet

SP1
Sheet Number

