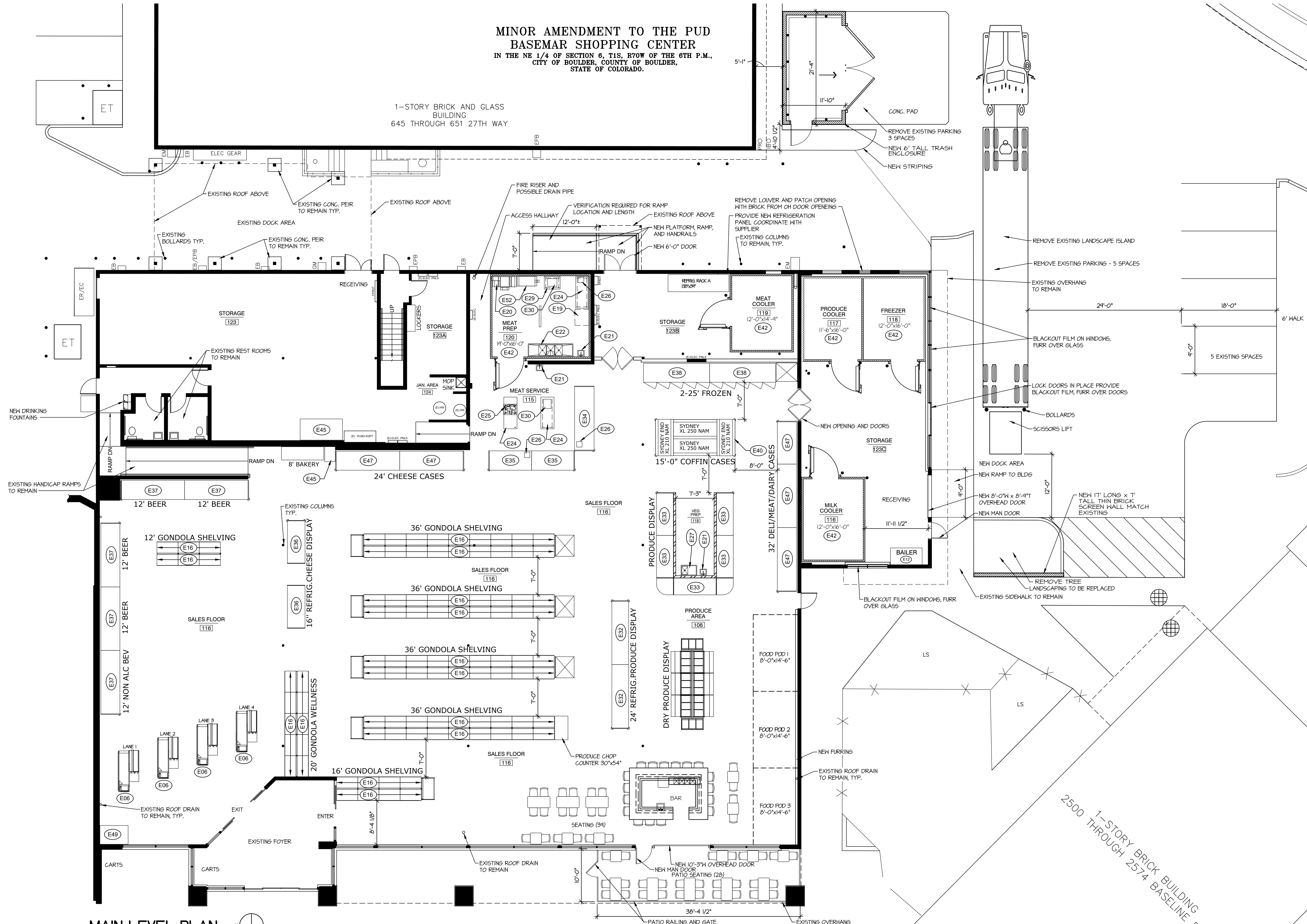
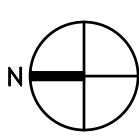
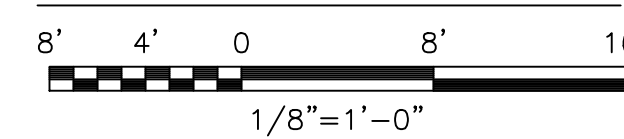


**MINOR AMENDMENT TO THE PUD
BASEMAR SHOPPING CENTER**
IN THE NE 1/4 OF SECTION 6, T1S, R70W OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER,
STATE OF COLORADO.

1-STORY BRICK AND GLASS
BUILDING
645 THROUGH 651 27TH WAY



MAIN LEVEL PLAN



15,962 USF MAIN LEVEL
2,146 USF MEZZANINE
18,108 USF TOTAL

NEAR
DESIGN & PLANNING INC.
COLORADO

LEEVER'S SUPERMARKETS
500 WILCOX ST.
CASTLE ROCK
COLORADO

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LOCATORE
BASEMAR SHOPPING CENTER
2580 & 2584 BASELINE ROAD
BOULDER
COLORADO

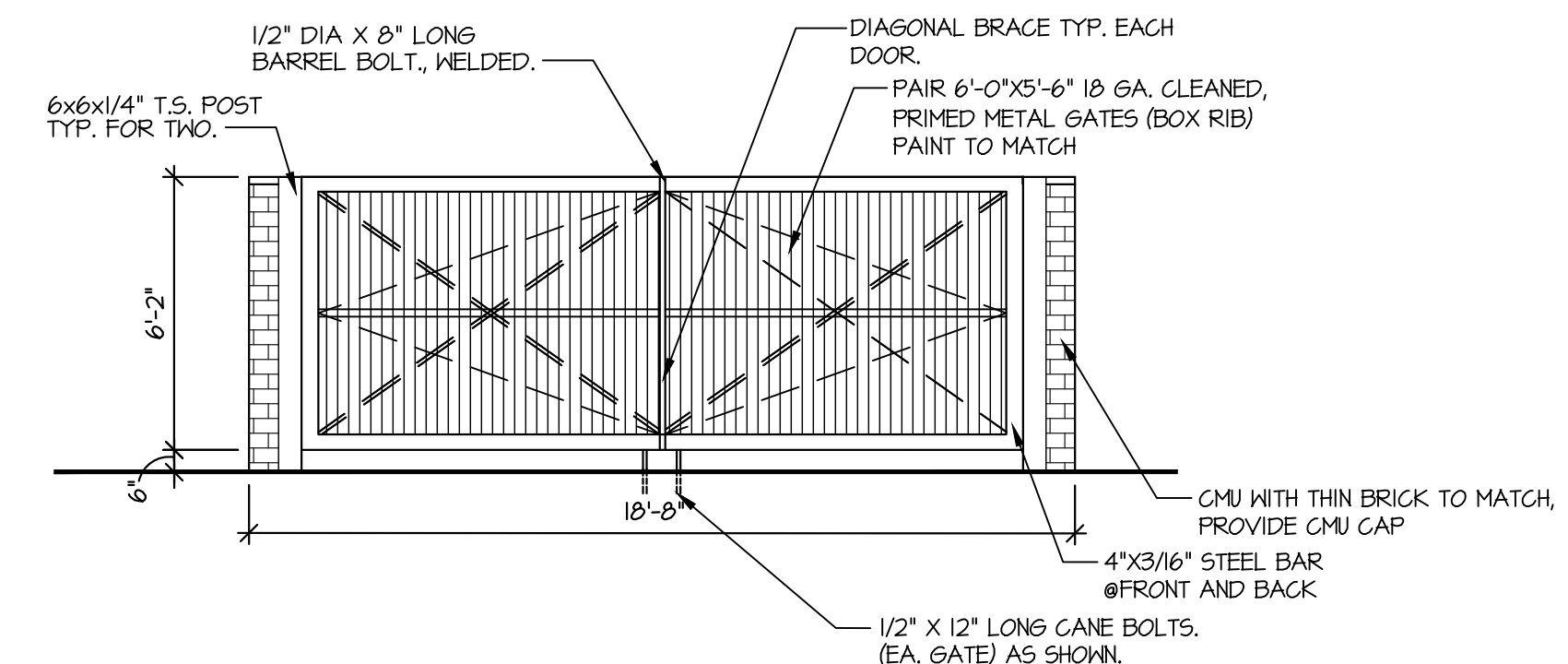
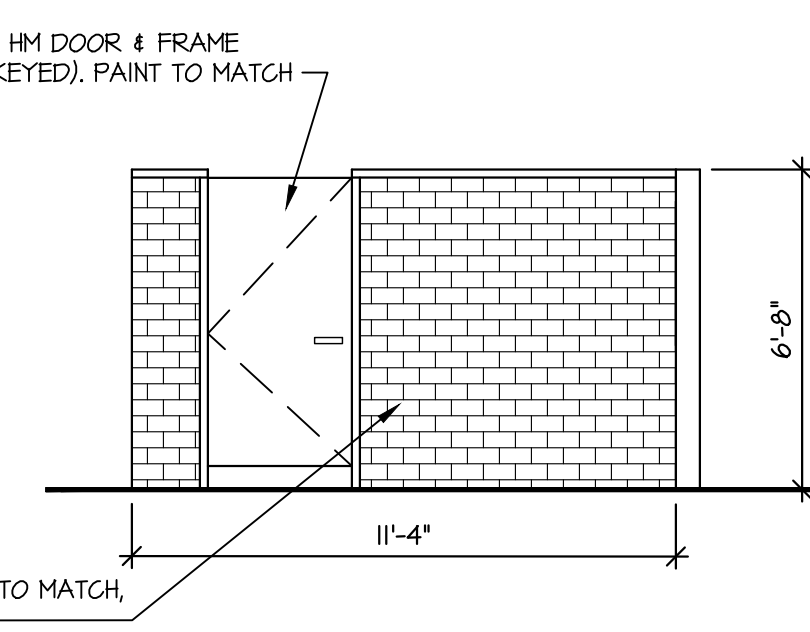
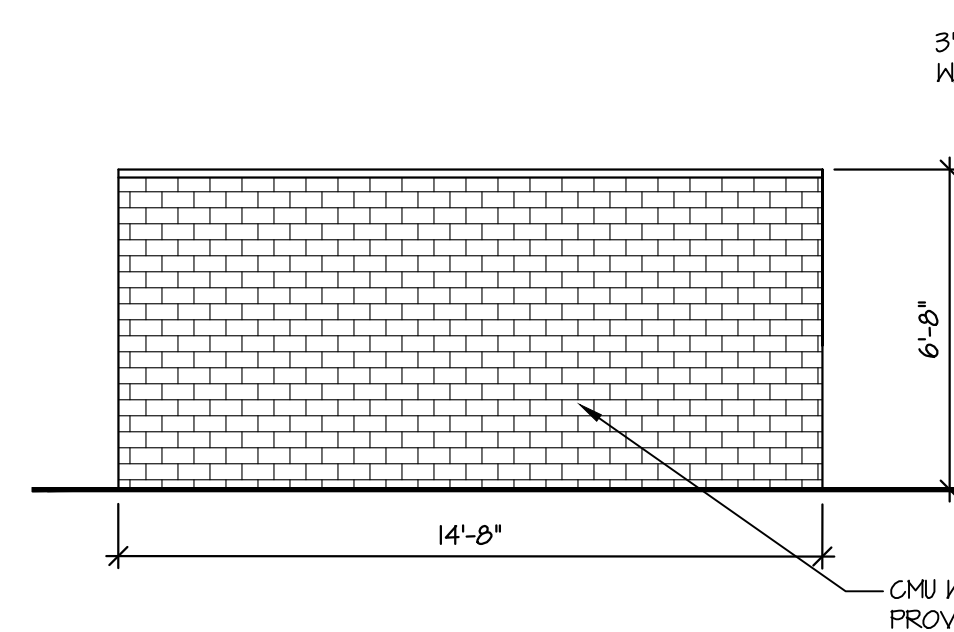
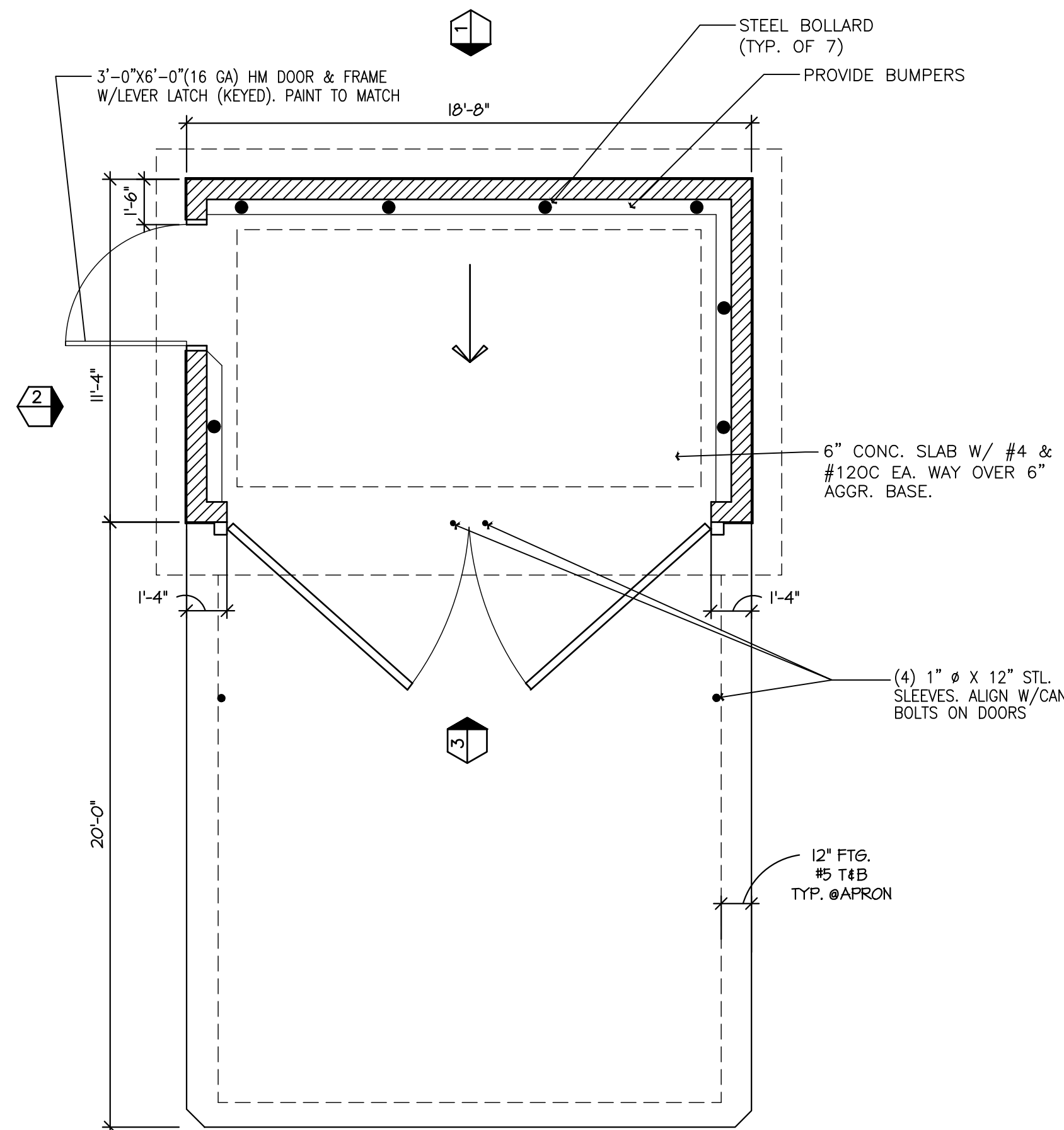
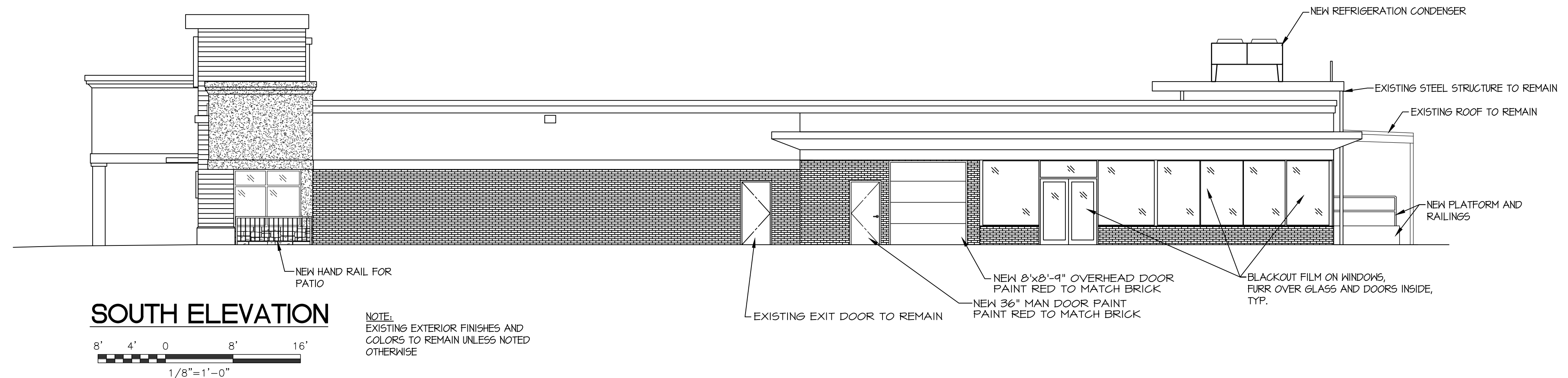
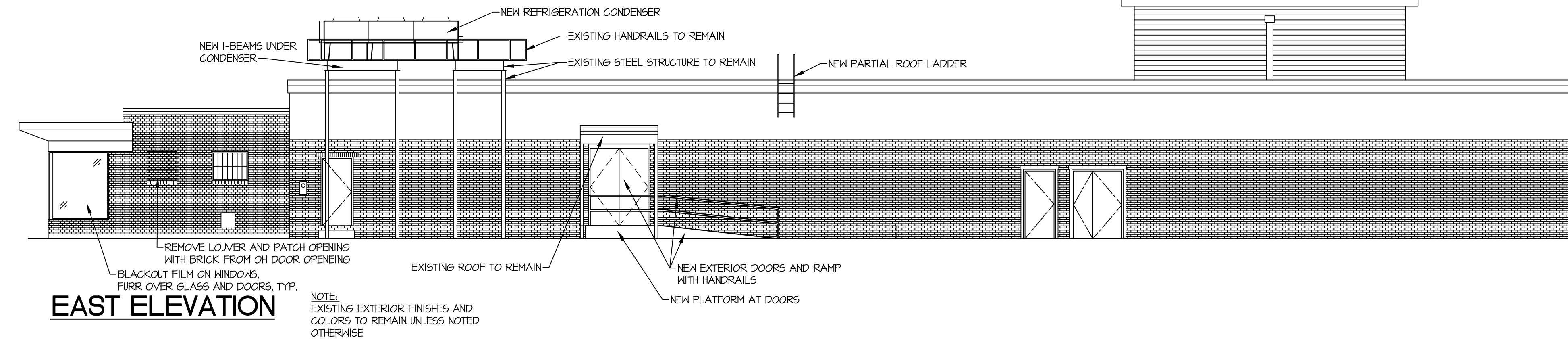
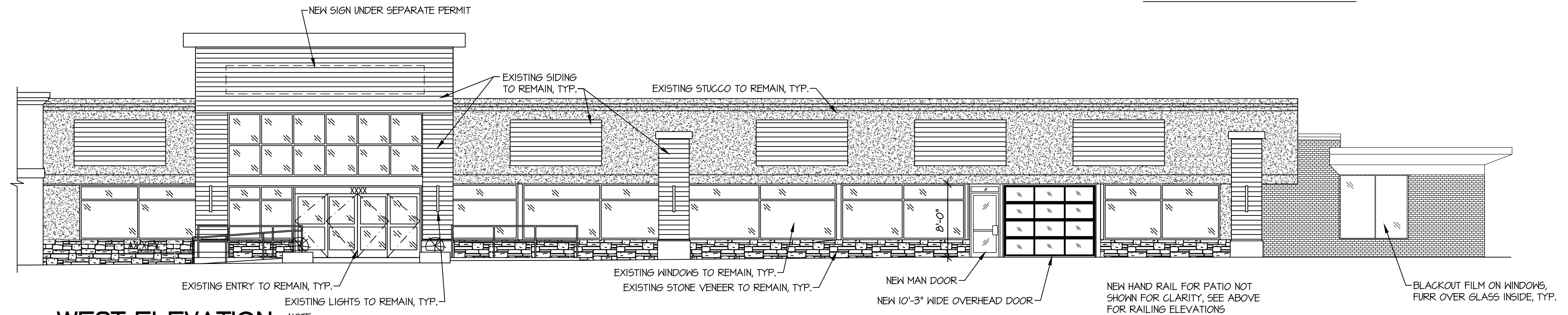
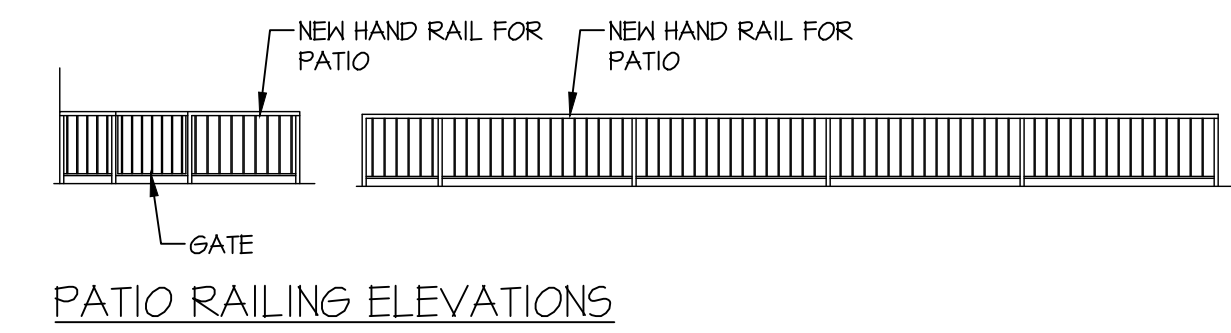
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SCALE: 1/8" = 1'-0"
DATE: 11-6-24
DRAWN: SLB
CHECKED: EEN/DM
REVISIONS:

APPROVED
TENANT

SHT. NO.
A-2

2500 THROUGH 2574 BASELINE ROAD
1-STORY BRICK BUILDING

BASEMAR SHOPPING CENTER
 IN THE NE 1/4 OF SECTION 6, T1S, R70W OF THE 6TH P.M.,
 CITY OF BOULDER, COUNTY OF BOULDER,
 STATE OF COLORADO.



TRASH ENCLOSURE ELEVATIONS

SCALE: 1/4" = 1'-0"

NOTES:
 - REPLACE CONCRETE AND ASPHALT AROUND THE TRASH ENCLOSURE AS REQUIRED, COORD. WITH TENANT
 - REFER TO STRUCTURAL FOR FOUNDATIONS, CMU WALLS AND STEEL

NEAR DESIGN & PLANNING INC.

COLORADO
 LEEVER'S SUPERMARKETS
 500 WILCOX ST.
 CASTLE ROCK

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COLORADO
 BOULDER
 LOCATORE
 BASEMAR SHOPPING CENTER
 2580 & 2584 BASELINE ROAD

JOB NO.: 24-SAL-001
 SCALE: 1/8" = 1'-0"
 DATE: 11-6-24
 DRAWN: SLB
 CHECKED: EEN/DM
 REVISIONS:
 APPROVED TENANT

SHT. NO.
 A-3

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LOCATORE
BASEMAR SHOPPING CENTER
2580 & 2584 BASELINE ROAD

LOCATORE

BASEMAR SHOPPING CENTER
2580 & 2584 BASELINE ROAD

COLORADO

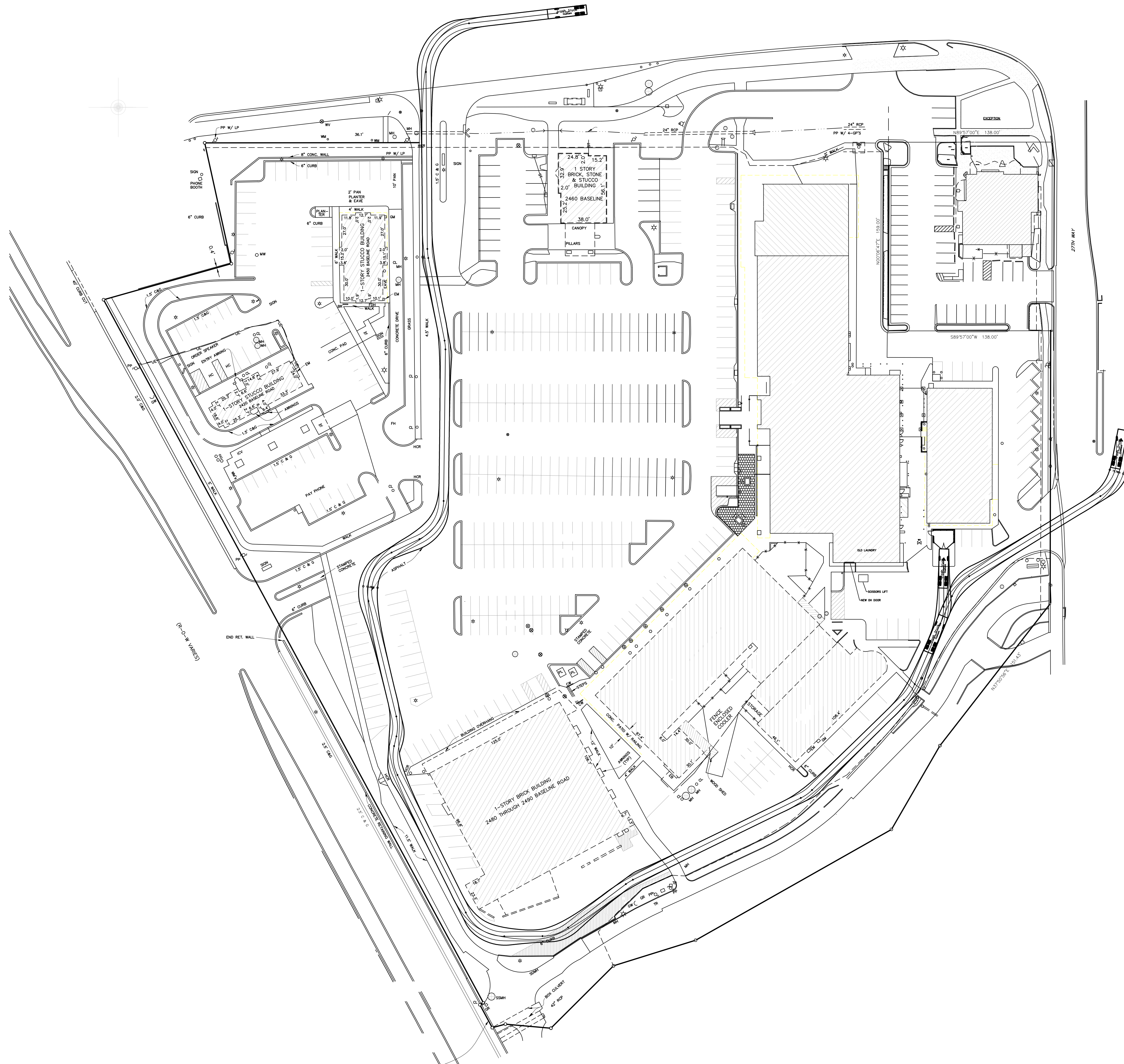
BOULDER

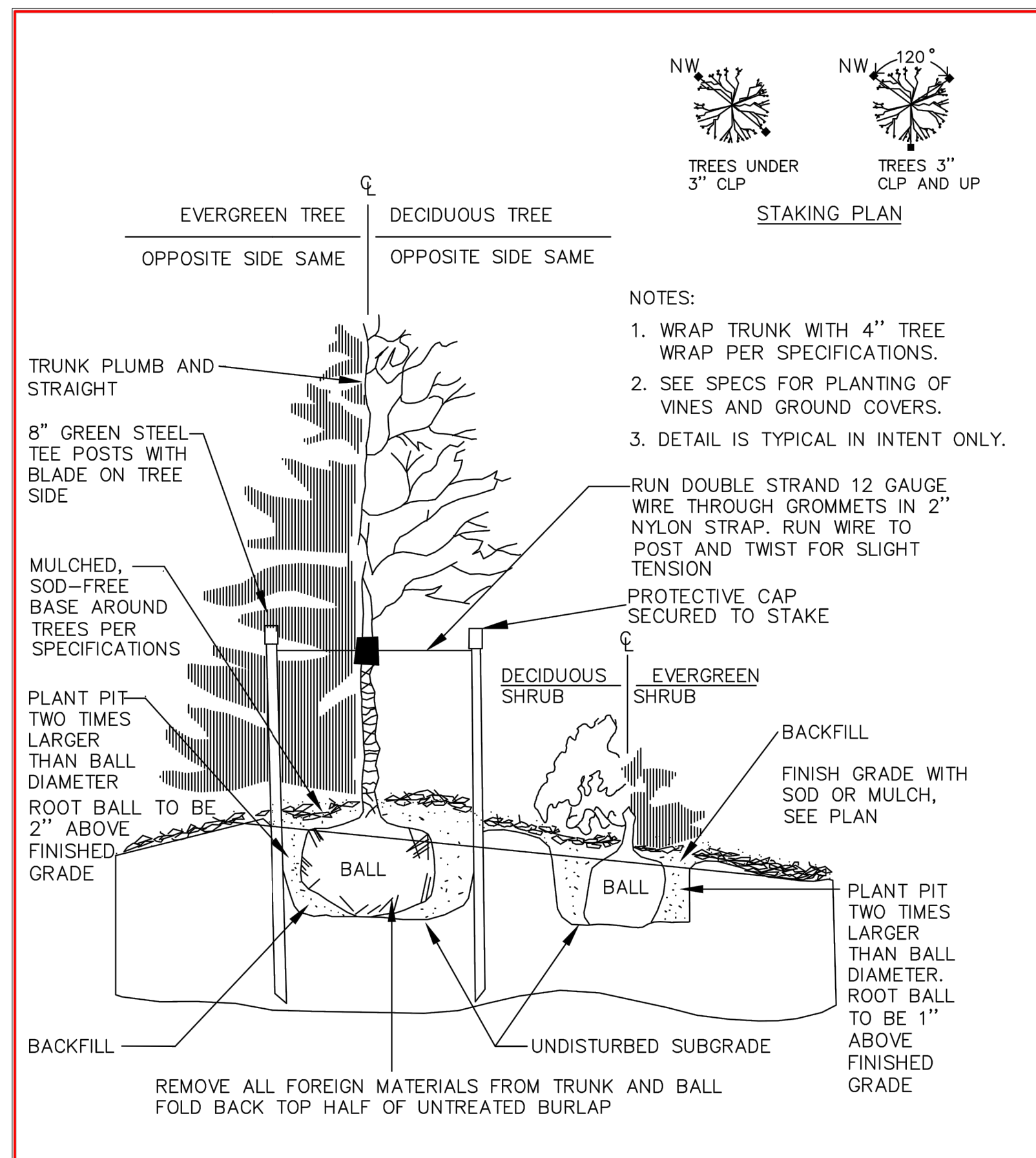
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REVISIONS:

SHT. NO.

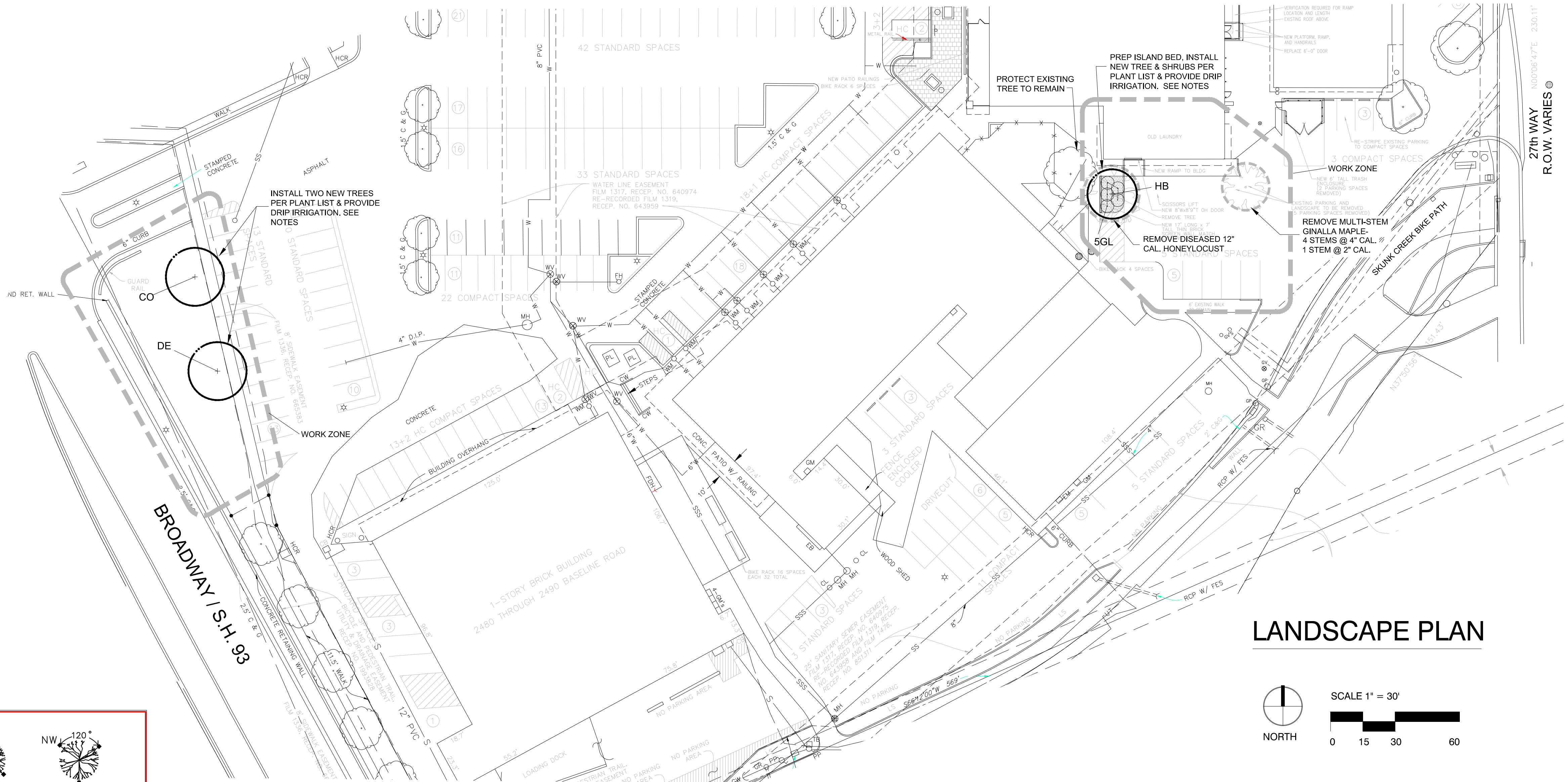
C2

TRASH TRUCK
AUTOTURN EXHIBIT

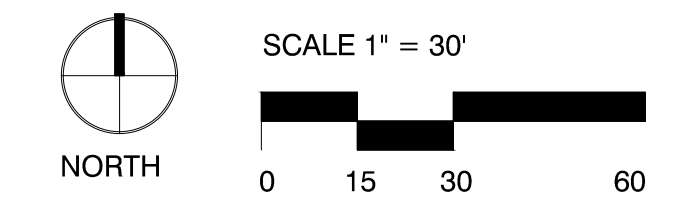




DRAWN BY: JSH CHECKED BY: SRW APPROVED BY: DIRECTOR OF PUBLIC WORKS	CITY OF BOULDER, COLORADO TREES AND SHRUBS PLANTING DETAIL	ISSUED: JULY 2, 1998 REVISED: OCT. 17, 2000 DRAWING NO. 3.02
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LANDSCAPE PLAN



LEGEND

- PROPOSED DECIDUOUS TREE
- EXISTING TREE TO BE REMOVED
- PROPOSED DECIDUOUS SHRUB
- ROCK MULCH
- WORK ZONE LIMITS
- SIGHT DISTANCE LINE

- NOTES**
- GENERAL**
- All work shall be done in accordance with City of Boulder standards and requirements.
 - Furnish all labor, material, equipment, and transportation necessary to provide existing tree removal and proposed tree replacement in accordance with these drawings. The Contractor is responsible for obtaining any and all permits associated with this work and is responsible for any damages that may be caused by his/her activities, construction equipment or personnel.
 - Contact the appropriate utility locators to locate all above and below ground utility lines and locations, grades, and conditions of all buried utilities in the work area prior to construction. Notify owner's representative of any conflicts or discrepancies from these plans. Damage to utilities by the Contractor shall be repaired at his own cost with no expense to the Owner.
 - Verify the location of all pertinent existing & constructed site improvements prior to beginning work. Notify the owner's representative of any conflicts or discrepancies from the information shown on these plans. If discrepancies exist do not proceed with construction activities without approval of the owner's representative.
 - Refer to the entire project plan set- architectural, engineering, electrical and any other related disciplines. Any discrepancies that affect this work must be brought to the attention of the owner's representative prior to beginning work.
- TREE REMOVALS**
- Ensure that tree removal operations are done in a safe and orderly manner protecting adjacent structures, pavement, site features, furnishings, landscaping, etc.
 - Frag trees for removal and obtain approval of owner's representative prior to removal.
 - Stumps remaining after the removal of the respective tree shall be removed by grinding to a depth of 12" below the adjacent grade or to a sufficient depth that allows installation of the proposed work items i.e. pavements, landscaping, etc.
- PLANTING**
- Planting areas shall be 4" of topsoil and composted organic amendment tilled to a depth of 12". Soil amendment for planting bed areas and tree pits shall be Biocomp-Class 1 by A1 Organics, 16350 WCR 76, Eaton, CO 80615, or approved equal. Plantings areas shall receive 4 c.y. of composted organic matter per 1,000 s.f.
 - Fine grade all areas to be planted to .10" +/- tolerance of proposed grade. Remove required depth of soil along walkways and curb edges to accommodate mulch depth. In bed areas remove required depth of soil 3-4" below adjacent improvements. Do not create low spots or ponding.

- All trees and shrub bed locations are to be staked out on the site for approval by the owner's representative prior to installation.
 - Plants shall meet the minimum standards outlined in the "American Standard For Nursery Stock" ANSI Z60.1, latest edition. All plant materials are subject to approval by the owner's representative prior to installation. Plants not meeting the set standards will be rejected.
 - Muck shall be 4" depth tan/beige/cream river rock, 1-1.5" diameter- match existing.
 - All plant material shall carry a warranty for a period of not less than 1 year after acceptance of the project by the owner. Warranty shall be a one-time replacement starting at final acceptance that includes plant material, installation and labor costs.
- IRRIGATION**
- Contractor shall submit a shop drawing for design-build irrigation in the proposed work zone to provide water for new plantings and necessary adjustments to existing features-mainline, valves, heads, drip system, etc. Irrigation shall be underground/automatic with rain sensor. All planting bed areas shall be drip-irrigated.

PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES/REMARKS
DECIDUOUS TREES					
CO	1	<i>Quercus muehlenbergii</i>	Chinkapin Oak	2" cal.	B&B, Full head, straight
DE	1	<i>Ulmus davidiana</i> 'Choice City'	Choice City David Elm	2" cal.	B&B, Full head, straight
HB	1	<i>Celtis occidentalis</i> 'Chicagoland'	Chicagoland Hackberry	2" cal.	B&B, Full head, straight
DECIDUOUS SHRUBS					
GL	5	<i>Rhus aromatica</i> 'Gro-low'	Gro-low Sumac	18-21" ht.	#5 Container

NOTE: TREES & SHRUBS SHALL BE HEALTHY & WELL-ESTABLISHED. TREES SHALL BE B&B AND SHRUBS SHALL BE IN CONTAINERS. QUALITY OF PLANT MATERIALS SHALL BE GOVERNED BY THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1, MOST CURRENT EDITION.

PLANNING & LANDSCAPE ARCHITECTURE
Jump Design Company
 1733 S. Clarkson Street
 Denver, Colorado 80210
 303.282.0463

NEAR DESIGN & PLANNING INC. COLORADO

LEEVEY'S SUPERMARKETS 500 WILCOX ST. CASTLE ROCK

LOCATORE BEASEMAR SHOPPING CENTER 2580 & 2584 BASELINE ROAD BOULDER COLORADO

SHT. NO. L-1

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