

THE SHOPPES AT ILIFF AVENUE SITE PLAN

WITH WAIVERS
 THE SHOPPES AT ILIFF SUBDIVISION FILING NO. 1
 SITUATED IN THE NW 1/4 OF SECTION 27, T.4S., R.66W., OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

PREPARED FOR: 18690 ILIFF, LLC
 ATTN: MATHEW DUFREE
 34 SOUTH DAHLIA STREET
 DENVER, COLORADO 80246
 PHONE: 303-355-1404

ENGINEER: ENGINEERING SERVICE COMPANY
 ATTN: DAVID R. ADDOR FE
 1300 SOUTH POTOMAC STREET, SUITE 126
 AURORA, COLORADO 80012
 PHONE: 303-337-1393

ARCHITECT: ARCODEV
 ATTN: NORM HERMAN, AIA
 2100 WEST LITTLETON BLVD., SUITE 200
 LITTLETON, COLORADO 80120
 PHONE: 303-738-9991

LANDSCAPE ARCHITECT: MICHAEL L. STAHL, INC.
 9581 SILVER HILL CIRCLE
 LONE TREE, COLORADO 80124
 PHONE: 303-775-6601

SHEET INDEX

COVER SHEET.....	S1
SITE PLAN NOTES.....	S2
SITE PLAN.....	S3
PRELIMINARY GRADING & DRAINAGE PLAN.....	S4
DETAIL SHEET.....	S5-S6
LANDSCAPE PLAN.....	L1-L2
BUILDING ELEVATIONS.....	9-11

SITE DATA:

LAND AREA WITHIN PROPERTY LINES: 116,871 SQUARE FEET OR 2.6880 ACRES

GROSS FLOOR AREA: 11,783 SQUARE FEET

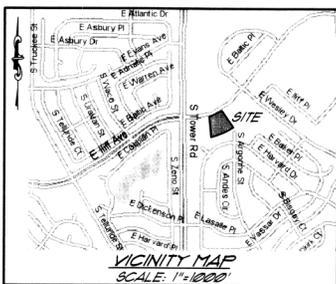
NUMBER OF BUILDINGS: 2

NUMBER OF STORIES: 1

MAXIMUM HEIGHT OF BUILDING: 50 FEET

PROVIDED HEIGHT OF BUILDING: 33 FEET

	LOT 1	LOT 2
LOT AREA:	61251 SQ.FT. OR 1.5439 ACRES	49620 SQ.FT. OR 1.1391 ACRES
TOTAL BUILDING COVERAGE:	8,490 SQ.FT. OR 12.6%	3293 SQ.FT. OR 6.6%
HARD SURFACE AREA:	30,810 SQ.FT. OR 45.8%	26,750 SQ.FT. OR 53.3%
LANDSCAPE AREA:	27,951 SQ.FT. OR 41.6%	19,571 SQ.FT. OR 39.5%



LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 1, THE SHOPPES AT ILIFF SUBDIVISION FILING NO. 1
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE ADDRESS: 18680 & 18690 EAST ILIFF AVENUE

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 WHEREOF
 HAS CAUSED THESE PRESENTS TO BE EXECUTED
 THIS ___ DAY OF _____, 20__ A.D.

BY: _____
 print name AS print title

NOTARIAL:

STATE OF COLORADO) ss
 COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20__ A.D.
 BY _____ AS _____
 OF _____

WITNESS MY HAND AND OFFICIAL SEAL: _____
 MY COMMISSION EXPIRES: _____
 ADDRESS: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO AT ___ O'CLOCK ___ M.
 THIS ___ DAY OF _____, 20__ A.D. IN BOOK ___ AT PAGE ___ RECEPTION NO. _____

CLERK AND RECORDER: _____
 DEPUTY: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____
 PLANNING DIRECTOR: _____ DATE: _____
 PLANNING COMMISSION: _____ DATE: _____
 CHAIRPERSON

CITY COUNCIL: _____ DATE: _____
 MAYOR

ATTEST: _____ DATE: _____
 CITY CLERK

WAIVERS:

THIS SITE PLAN REQUIRES A WAIVER OF CITY CODE SECTION 146-1420 REGARDING BUILDING PERIMETER LANDSCAPING. IN LIEU OF REQUIRED BUILDING PERIMETER LANDSCAPING ON THE SOUTH, EAST, AND WEST SIDES OF THE RETAIL BUILDING, THE OWNER WILL PROVIDE A LANDSCAPE AREA ON THE SOUTH SIDE OF THE DRIVE-THROUGH LANES THAT CONTAINS TREES AND SHRUBS IN EXCESS OF BUILDING PERIMETER REQUIREMENTS (SEE THE CHART NOTES ON SHEET L-2 FOR DETAILED INFORMATION).

- AMENDMENTS**
- 1 RESUBDIVIDE PROPERTY INTO TWO LOTS WITH A NEW SUBDIVISION NAME.
 - 2 SANITARY SERVICE LINE ADDED FOR LOT 2.
 - 3 UPDATED SITE, SIGNAGE AND PARKING DATA TO REFLECT THE NEW LOTS.
 - 4 ADDED NOTE REGARDING ACCESS AND MAINTENANCE.
 - 7 **BUILDING ADDITION**

- PARKING:**
- NOTE: SEE SHEET 96 FOR PROPOSED SIGN AREA CALCULATION DETAILS
- REQUIRED:** 1 SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA (GFA)
 RETAIL (8520/250) = 34 STANDARD PARKING SPACES
 HANDICAP: 1 STANDARD AND 1 VAN ACCESSIBLE SPACE
- PROVIDED:** 44 STANDARD
 3 HANDICAP (ALL VAN ACCESSIBLE)
 2 BICYCLE
- REQUIRED:** 1 DRYING SPACE & 2 STACKING SPACES PER WASHING MODULE
 CAR WASH 5 WASHING MODULES = 5 DRYING SPACES & 10 STACKING SPACES
- PROVIDED:** 6 DRYING SPACES
 10 STACKING SPACES

BEFORE YOU DIG
 CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
 1-800-922-1987

NO.	DATE	DESCRIPTION
1	8-11-2004	REV
2	09-13-04	CITY COMMENTS
3	11-05-04	CITY COMMENTS
4	04-15-05	ADMINISTRATIVE AMENDMENTS

Engineering Service Company
 18690 ILIFF, LLC
 34 SOUTH DAHLIA STREET
 DENVER, COLORADO 80246

THE SHOPPES AT ILIFF AVENUE SITE PLAN
 SITUATED IN THE NW 1/4 OF SECTION 27, T.4S., R.66W., OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

DESIGNED BY: JOP
 DRAWN BY: JOP
 CHECKED BY: DRA
 OWNER NUMBER: TEMP 42
 DATE: 06-24-2004
 SCALE: N/A
 SHEET NUMBER: S1

Should be delta 5

This has been updated to Delta 5 -Hover Arch.

Update note #4 with :

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 ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE ICC A117.1-2009.

This note has been revised. -Hover Arch.

E PLAN

SITE PLAN SCHEDULE: CONTINUED

- (6) PROPOSED 16' UTILITY EASEMENT, (PLAT).
- (7) PROPOSED 25' UTILITY, ACCESS AND FIRE LANE EASEMENT, (PLAT)
- (8) PROPOSED WEST RETAIL BUILDING, FF.#563537, (RE: ARCHITECTURAL'S).
- (9) PROPOSED CAR WASH, FF.#563860 & 563960, (RE: ARCHITECTURAL'S).
- (10) PROPOSED CMU DOUBLE TRASH ENCLOSURE, (RE: DETAIL).
- (11) PROPOSED CMU SINGLE TRASH ENCLOSURE, (RE: DETAIL).
- (12a) PROPOSED MONUMENT SIGN #1.

P.M.

IN PLANS, 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, ETCETERA 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.

12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.

13. ALL INTERIOR SUBJECT TO THE CITY OF AURORA PLANNING DEPARTMENT PURCHASE AGREEMENTS AND RECORDS ATTACHED.

14. ERROR CORRECTIONS RESPONSE TO THE CURB BUILDING CORRECTIONS.

15. ALL REQUIREMENTS OF THE AURORA CITY CODE.

16. ARCHITECTURAL GUTTER TO ENCLOSE.

17. ALL TREE TRIMMING TO BE COMPLETED.

18. RETAIL OTHER.

ILIFF AVENUE STREETLIGHT INSTALLATION COST SHALL BE FUNDED BY THE DEVELOPER/OWNER. COORDINATE LOCATION AND INSTALLATION WITH THE CITY OF AURORA.

BENCHMARK:
BENCHMARK: CITY OF AURORA #3-0734
3" DIAMETER BRASS CAP ATOP EAST END OF THE NE CORNER OF EAST ILIFF AVENUE AND S P-060.
ELEVATION = 5617.084 NAVD 1929 DATUM

SITE PLAN SCHEDULE:

- (1) EXISTING 10' SIDEWALK EASEMENT, (REC. NO. B1266148).
- (2) EXISTING 2' UTILITY EASEMENT, (REC. NO. B1266148).
- (3) EXISTING 6' GAS EASEMENT, (REC. NO. B1266148).
- (4) EXISTING 30' UTILITY, ACCESS AND FIRE LANE EASEMENT, (REC. NO. B1266148).
- (5) EXISTING 8' UTILITY EASEMENT, (BK.4946-FG36).

Add this note:
THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE WILL REQUIRE NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.

This note has been added. -Hover Arch.

- (28) PROPOSED HANDICAP RAMP (TYPICAL).
- (29) PROPOSED 8' CROSS PAN.
- (30) PROPOSED PRIVATE WATER QUALITY & DETENTION POND
- (31) PROPOSED PRIVATE 5' TYPE R INLET, (TYPICAL).
- (32) PROPOSED RIPRAP, (TYPICAL).
- (33) PROPOSED VACUUMS (RE: ARCHITECTURAL'S SHEET 10).
- (34) PROPOSED STOP SIGN (MUTCD R1-1).
- (35) PROPOSED KNOX BOX W/ HARDWARE.
- (36) PROPOSED DRAINAGE EASEMENT, (PLAT).
- (37) PROPOSED PICK-UP WINDOW.
- (38) PROPOSED ACCESS POINT, (TYPICAL).
- (39) PROPOSED CODE BOX.
- (40) PROPOSED TRANSFORMER PAD (APPROXIMATE LOCATION).
- (41) PROPOSED SAND/OIL INTERCEPTOR.
- (42) PROPOSED RECLAIM TANKS (3).

INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE FIRE EASEMENT AS REQUIRED BY THE CITY OF AURORA.

2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.

3. 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".

4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE(S) 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 DIRECT PRACTICAL 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 CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 1994 UNIFORM BUILDING CODE, CHAPTER 11, APPENDIX CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A117-1993. AS OF 29 MAY 03, THE CITY OF AURORA WILL ALSO UTILIZE HOUSE BILL 03-1221, ARTICLE 5 FOR STANDARDS FOR ACCESSIBLE HOUSING. NOTE: THE STATE STATUTE IS INTENDED TO SUPPLEMENT THE OTHER LAWS ALREADY IN PLACE. THE ALTERNATIVE HOUSING TYPES AND POINT SYSTEM WILL BE UTILIZED TO SATISFY ONLY THE STATE STATUTE.

5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

6. THE DEVELOPER, HIS SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE 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 THE CERTIFICATE OF OCCUPANCY.

7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHT-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.

8. 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.

9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.

10. ROOF MOUNTED EQUIPMENT SCREENING:
ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MUST 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.

All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

This note has been revised. -Hover Arch.

BEFORE YOU DIG CALL UTILITY NOTIFICATION CENTER OF COLORADO

NO.	DESCRIPTION	DATE	BY
1	CITY COMMENTS	10-11-2004	JGP
2	CITY COMMENTS	11-10-04	JGP
3	ADMINISTRATIVE APPROVAL	04-15-05	JGP

Engineering Service Company
16880 ILIFF, LLC
16880 ILIFF, LLC
16880 ILIFF, LLC
16880 ILIFF, LLC

DESCRIPTION: SITE PLAN NOTES FOR THE SHOPPES AT ILIFF AVENUE SITE PLAN
STATED IN THE CITY OF AURORA, COLORADO, STATE OF COLORADO
PREPARED FOR:
16880 ILIFF, LLC
16880 ILIFF, LLC
16880 ILIFF, LLC
16880 ILIFF, LLC

DESIGNED BY: JGP
DRAWN BY: JGP
CHECKED BY: JGP
DRAWER NUMBER: JGP
DATE: 06-24-2004
SCALE:
SHEET NUMBER: 92

THE SHOPPES AT ILIFF AVENUE SITE PLAN

WITH WAIVERS
THE SHOPPES AT ILIFF SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 27, T.4S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LINE DATA TABLE		
COURSE	BEARING	LENGTH
L1	S28°59'33"E	311.41'
L2	N00°01'30"E	365.24'

CURVE DATA TABLE			
COURSE	DELTA	RADIUS	LENGTH
C1	12°34'46"	1010.00'	221.15'
C2	11°28'33"	1367.00'	416.95'
C3	81°40'33"	15.00'	15.00'
C4	06°39'30"	268.00'	

LEGEND	
---	EXIST. ELECTRICAL LINE
-o-	EXIST. FIBER-OPTIC LINE
-g-	EXIST. GAS LINE
-ss-	EXIST. SANITARY SEWER
-sts-	EXIST. STORM SEWER LINE
-t-	EXIST. TELEPHONE LINE
-w-	EXIST. WATER LINE
-ws-	PROP. SANITARY SEWER LINE
-w-	PROP. WATER LINE
-wst-	PROP. STORM SEWER LINE (PRIVATE)
⊙	PROP. HANDICAP ROUTE
⊙	NUMBER OF PARKING STALLS
•	PROP. CLEANOUT
△FH	EXIST. FIRE HYDRANT
△	PROP. FIRE HYDRANT
○	EXIST. MANHOLE
⊙	PROP. MANHOLE
⊙	EXIST. LIGHT POLE
⊙	EXIST. STREET LIGHT
⊙	PROP. WATER METER
⊙	EXIST. WATER VALVE

NOTE:
ACCESS, PARKING AND MAINTENANCE OF COMMON AREAS ARE PROVIDED IN THE DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR 18880/18890 EAST ILIFF AS RECORDED ON _____, 2010 AT RECEPTION NO. _____ IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO.

This has been revised to show a fire lane sign.
-Hover Arch.

Provide a fire lane sign here.

Label existing fire lane easement, include width.

Existing fire lane easement and width are indicated by callout tags #4 and #7. Refer to schedule on sheet S2.
-Hover Arch.

Knox Box location has been labeled, near door at SW of Mech Room.
-Hover Arch.

Identify the Knox Box location and label with the following example: "Knox Box with approved hardware."

delta 5 put number inside the triangle

Delta symbol has been updated.
-Hover Arch.

An updated fixture unit table will be required on civil plan set, and water service connection fees will be imposed if meter size adjustment is needed.

please get rid of the orange inside the box

Orange fill has been removed.
-Hover Arch.

BUILDING ADDITION
ADDITIONAL PAVED AREA 230 SQ. FT.

BEFORE YOU DIG
CALL 811
UNIVERSITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987

DATE: 09-13-04
DRAWN BY: DGA
CHECKED BY: EMP 42
DATE: 06-24-2004
SCALE: 1" = 20'
SHEET NUMBER: 53

PREPARED BY: Engineering Service Co.
1500 S. W. 10th Street, Suite 100
Denver, Colorado 80202
Phone: (303) 733-1100
Fax: (303) 733-1101

THE SHOPPES AT ILIFF AVENUE SITE PLAN
SITUATED IN THE NW 1/4 OF SECTION 27, T.4S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

18880 JEFF, LLC
34 SOUTH HALL STREET
AURORA, COLORADO 80014

ENGINEERS SEAL

DESIGNED BY: JOP
DRAWN BY: DGA
CHECKED BY: EMP 42
DATE: 06-24-2004
SCALE: 1" = 20'
SHEET NUMBER: 53

THE SHOPPES AT ILIFF AVENUE SITE PLAN

WITH WAIVERS
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LINE DATA TABLE

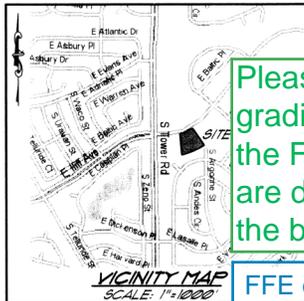
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C3	87°40'33"	15.00'	22.95'
C4	06°39'30"	268.00'	31.14'

LEGEND

- PROP. STORM SEWER LINE
- - - PROP. BASIN BOUNDARY
- EXIST. CONTOUR LINE
- PROP. CONTOUR LINE
- PROP. 2'-"CATCH" CURB AND GUTTER
- PROP. 1'-"SPILL" CURB AND GUTTER
- ← PROP. EMERGENCY OVERFLOW
- PROP. FLOW ARROW
- ▲ DESIGN POINT
- ▲ BASIN DESIGNATION
- ▲ BASIN AREA IN ACRES



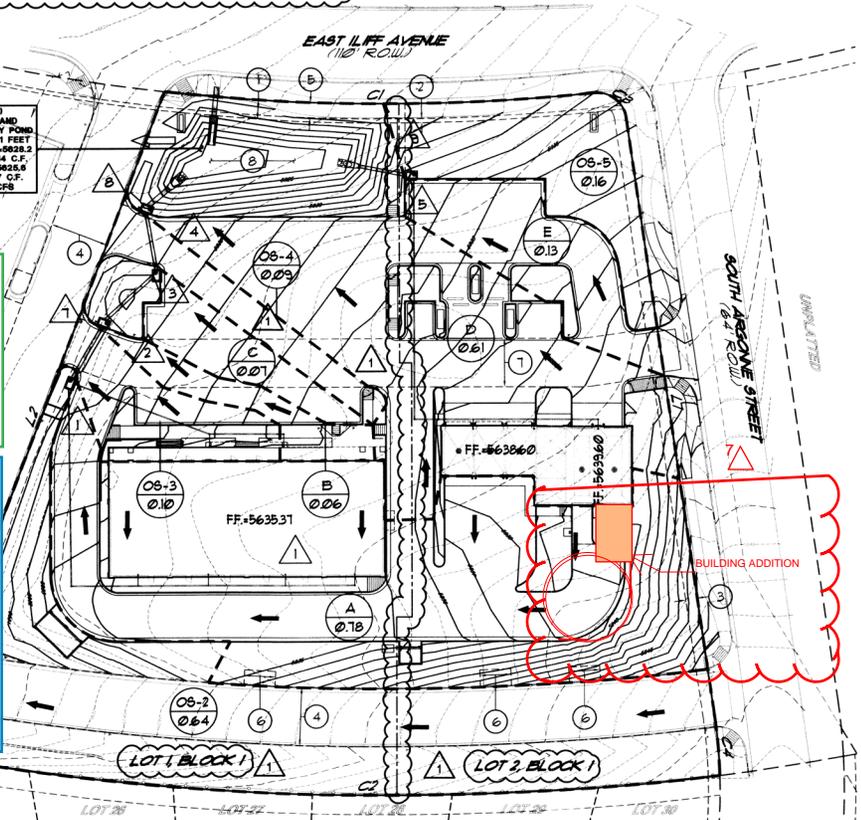
SUMMARY RUNOFF TABLE

DESIGN POINT	Q2 (CFS)
1	2.03
2	0.18
3	0.23
4	1.69
5	0.41
6	1.14
7	0.31
8	0.25
9	0.13

(PRIVATE) DETENTION AND WATER QUALITY POND
 MAX. DEPTH=4.1 FEET
 100 YR W.S.E.L.=9828.9
 VOLUME= 90.814 C.F.
 W.G. W.S.E.L.=9826.6
 W.O.C.H.=2.97 C.F.
 0'100'-1.70 CFS

Please provide a grading plan that shows the FFE and how flows are directed away from the building addition.

FFE of addition has been indicated on Grading plan. The existing swale continues to the south and discharges onto the pavement south of the car wash exit, same as existing site condition. Hover Arch.



NOTES:

- CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, OF DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY OTHER THAN STATED ABOVE FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
- ALL ON-SITE STORM SEWER IS RCP AND SHALL BE CONSIDERED PRIVATE.
- ALL ON-SITE STORM SEWER HAS 100-YEAR STORM CAPACITY.
- THERE ARE NO EXISTING STORM INLETS ON THIS SITE.
- ALL RCP IS CLASS III UNLESS NOTED OTHERWISE.
- ALL PROPOSED STORM INLETS ARE 5' TYPE R INLETS.

SITE PLAN SCHEDULE:

- EXISTING 10' SIDEWALK EASEMENT, (REC. NO. B1266148).
- EXISTING 2' UTILITY EASEMENT, (REC. NO. B1266148).
- EXISTING 6' GAS EASEMENT, (REC. NO. B1266148).
- EXISTING 30' UTILITY, ACCESS AND FIRE LANE EASEMENT, (REC. NO. B1266148).
- EXISTING 8' UTILITY EASEMENT, (BK.4946-PG.36).
- PROPOSED 16' UTILITY EASEMENT, (FLAT).
- PROPOSED 25' UTILITY, ACCESS AND FIRE LANE EASEMENT, (FLAT).
- PROPOSED DRAINAGE EASEMENT, (FLAT).

BENCHMARK:

CITY OF AURORA #3-073.4
 3" DIAMETER BRASS CAP ATOP EAST END OF CURB OPENING INLET AT THE NE CORNER OF EAST ILIFF AVENUE AND SOUTH TOWER ROAD. AKA P-060.
 ELEVATION = 5611.084 NAVD 1929 DATUM

APPROVED FOR ONE YEAR FROM THIS DATE

City Engineer _____ Date _____

Utilities Department _____ Date _____

BEFORE YOU DIG
 CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
 1-800-4-A-SHIFT

REVISIONS

NO.	DATE	DESCRIPTION
1	18-11-2004	CITY COMMENTS
2	04-10-2005	CAP WORK CORRECTED
3	11-20-2005	CITY COMMENTS

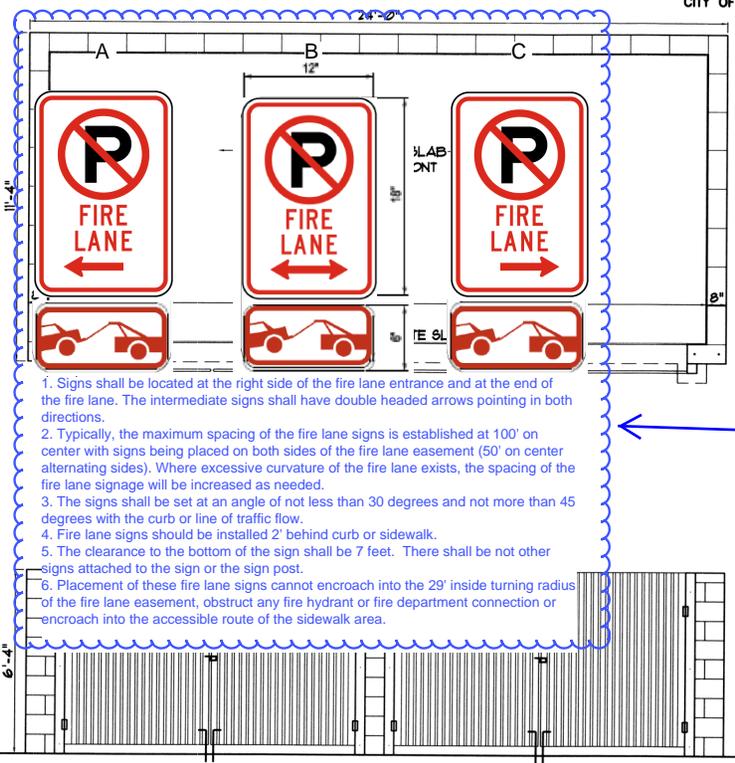
PREPARED BY:

 Engineering Service Company
 Phone: 303.737.1000 Fax: 303.737.1047
 18880 ILIFF, LLC
 18880 ILIFF AVENUE, SUITE 100
 AURORA, CO 80012

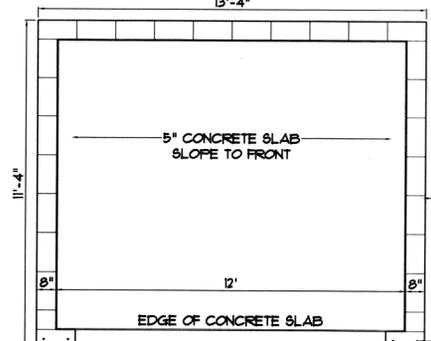
DESIGNED BY: DSA
 DRAWN BY: JDP
 CHECKED BY: DSA
 OWNER NUMBER: _____
 TEMP: 42
 DATE: 06-24-2004
 SCALE: 1"=30'
 SHEET NUMBER: 84

THE SHOPPES AT ILIFF AVENUE SITE PLAN

WITH WAIVERS
 WALGREENS AT HUTCHINSON HEIGHTS SUBDIVISION FILING NO. 2
 SITUATED IN THE NW 1/4 OF SECTION 27, T.4S., R.66W., OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
 13'-4"

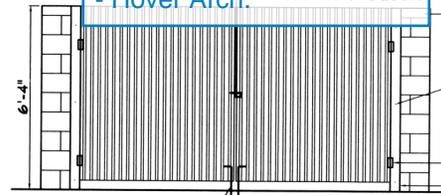


1. Signs shall be located at the right side of the fire lane entrance and at the end of the fire lane. The intermediate signs shall have double headed arrows pointing in both directions.
2. Typically, the maximum spacing of the fire lane signs is established at 100' on center with signs being placed on both sides of the fire lane easement (50' on center alternating sides). Where excessive curvature of the fire lane exists, the spacing of the fire lane signage will be increased as needed.
3. The signs shall be set at an angle of not less than 30 degrees and not more than 45 degrees with the curb or line of traffic flow.
4. Fire lane signs should be installed 2' behind curb or sidewalk.
5. The clearance to the bottom of the sign shall be 7 feet. There shall be not other signs attached to the sign or the sign post.
6. Placement of these fire lane signs cannot encroach into the 29' inside turning radius of the fire lane easement, obstruct any fire hydrant or fire department connection or encroach into the accessible route of the sidewalk area.



Updated fire lane sign details

ALL SIDES TO ACCOMMODATE STEEL TUBES FOR HOVER ARCHES
 Fire lane sign detail has been updated - Hover Arch



PROFILE VIEW (SINGLE)

STANDARD 8" CMU-COLOR TO MATCH BUILDING

2-#5'S, FILL VOID AROUND BARS WITH CONCRETE. TYPICAL ON BOTH SIDES OF OPENING.

4" SQUARE STEEL TUBE FOURED INTO FOUNDATION (TYP.)

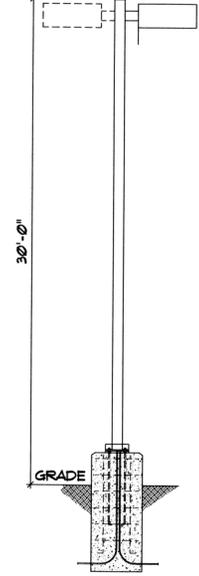
RUNNING BOND, CMU CAP WITH 2-COATS OF PENETRATING MASONRY SEALER

ANCHOR TUBE TO MASONRY W/ 3/8" DIA SLEEVE ANCHOR, EXTENDED THROUGH TUBE. (3 PER SIDE TYP.)

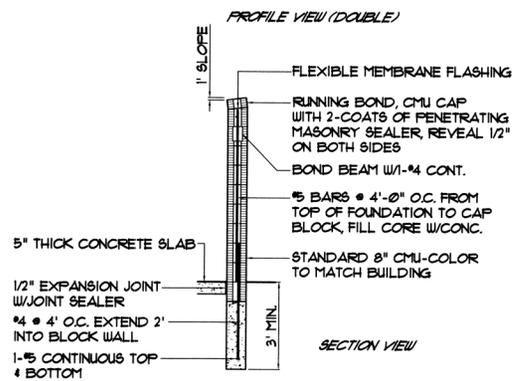
HEAVY DUTY GATE HINGES (TYP.)

4"x4"x1/4"x3'-0" STEEL TUBE FILL W/CONC. PRIOR TO HANGING GATES. COLOR TO MATCH BUILDING

TYPE 'SA2' FIXTURE DOUBLE HEAD
 TYPE 'SA' FIXTURE SINGLE HEAD WITH HOUSE SIDE SHIELD



LIGHT POLE DETAIL NOT TO SCALE



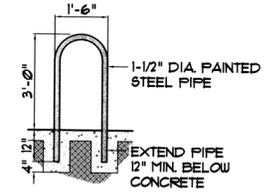
TRASH ENCLOSURE DETAILS SCALE: 1"=2'



FIRE LANE SIGN DETAIL NOT TO SCALE



HANDICAP PARKING SIGN DETAIL NOT TO SCALE



BICYCLE RACK DETAIL NOT TO SCALE

BEFORE YOU DIG
 CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
 1-800-822-1887
 CALL 7 DAYS A WEEK
 MONDAY THROUGH SUNDAY 8:00 AM TO 5:00 PM

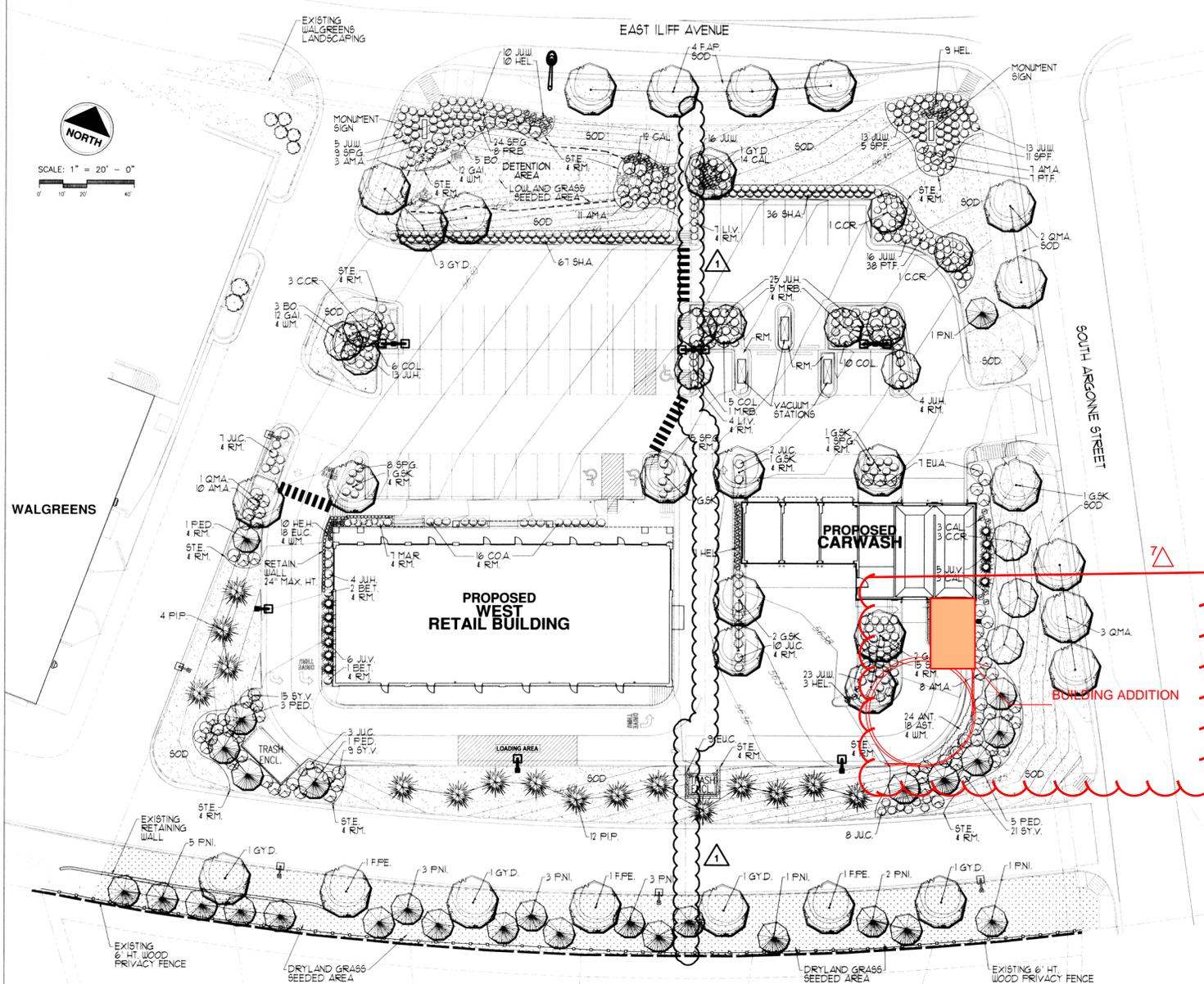
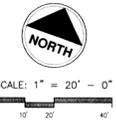
NO.	DATE	DESCRIPTION
1	8-11-2004	REV
2	11-15-04	ADD
3	04-12-05	ADD

DESIGNED BY: [Signature]
 ENGINEERING & ARCHITECTURE
 1000 S. W. 10th Ave., Suite 100
 Denver, Colorado 80202
 Phone: (303) 733-1100 Fax: (303) 733-1141
 www.egacorp.com

DESIGNED BY: [Signature]
 DRAWN BY: JSP
 CHECKED BY: DSA
 DRAWN NUMBER: [Blank]
 DATE: 06-24-2004
 SCALE: AS NOTED
 SHEET NUMBER: 95

THE SHOPPES AT ILIFF AVENUE SITE PLAN

THE SHOPPES AT ILIFF SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 27, T.4S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND

- EVERGREEN TREE
- SHADE TREE
- ORNAMENTAL TREE
- SHRUB PLANTINGS
- GROUND COVERS, ETC.
- (SOD) BLUEGRASS SOD
- (SEED) LOULAND GRASS SEED AREA
- (SEED) DRYLAND GRASS SEED AREA
- (RM) ROCKWOOD MULCH AREA
- (STE) STEEL EDGING
- (BO) BOULDER
- EXISTING TREES
- UTILITY/EASEMENT LOCATION
- LIGHT FIXTURE LOCATION
- PRECAST CONCRETE BLOCK RETAINING WALL, 24" MAX. HT.

GENERAL NOTES:

- SEE THE ADDITIONAL LANDSCAPE PLAN SHEET FOR THE PLANT LIST, CITY NOTES, ETC. SEE THE ARCHITECTURAL/ENGINEERED DRAWINGS FOR GRADING AND SITE IMPROVEMENT CONSTRUCTION INFORMATION.

**BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
800-992-3889**
CALL 2 WEEKS BEFORE ANY EXCAVATION WORK. MAKE SURE YOU HAVE A RECORD COPY OF THE UTILITY MAPS.

REVISIONS	
NO.	DESCRIPTION
1	ADJUSTMENTS PER CITY COMMENTS
2	ADJUSTMENTS PER CITY COMMENTS
3	PLAN ADJUSTMENTS PER CITY COMMENTS
4	ADJUSTMENTS FOR 2ND CAR WASH FOOTPRINT CHANGE
5	ADJUSTMENTS FOR 2ND CAR WASH FOOTPRINT CHANGE
6	ADJUSTMENTS CURB & FOOTPRINT MODIFICATIONS

DESCRIPTION: LANDSCAPE PLAN SITE PLAN
 THE SHOPPES AT ILIFF SUBDIVISION FILING NO. 1, 6TH P.M.
 SITUATED IN THE NW 1/4 OF SECTION 27, T.4S., R.66W., OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
 PREPARED FOR: JDC AUTOMOTIVE, INC.
 34 SOUTH DALHIA STREET
 DENVER, COLORADO 80246

DESIGNED BY: MLS
 DRAWN BY: MLS
 CHECKED BY: MLS
 DRAWER NUMBER: R-0335
 DATE: 1/19/2004
 SCALE: 1" = 20'
 SHEET NUMBER: L-1

MICHAEL L. STAHL, INC.
 LANDSCAPE ARCHITECT
 8081 Silver Hill Circle, Lone Tree, CO 80124
 P: 303-778-6601 Fax: 303-952-1300
 E: mls@mlsai.com

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THE SHOPPES AT ILIFF AVENUE SITE PLAN

WALGREENS AT HUTCHINSON HEIGHTS SUBDIVISION FILING NO. 2
SITUATED IN THE NW 1/4 OF SECTION 27, T.4S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

PLANT LIST

KEY PLANT NAME	SIZE & REMARKS	WATER ZONE
TREES:		
C.CR. CRATAEGUS CRUS-G. 'CRUESADER' - CRUES. HAWTHORN	2.0' CAL.; B.&B.	LOW
F.AP. FRAXINUS AMERICANA 'A.P.' - AUTUMN PURPLE ASH	2.5' CAL.; B.&B.	MOD.
F.PE. FRAXINUS PENNSYLVANICA - GREEN ASH	3.5' CAL.; B.&B.	MOD.
G.SK. GLEDITSIA X 'SKYLINE' - SKYLINE HONEYLOCUST	3.5' CAL.; B.&B.	MOD.
G.YD. GYMNOCLADUS DIOICA - KENTUCKY COFFEETREE	3' CAL.; B.&B.	LOW
J.U.V. JUNIPERUS VIRGIN. 'SKYROCKET' UPRIGHT JUNIPER	6' HT.; B&B	LOW
M.RB. MALUS 'REB BARRON' - RED BARRON CRABAPPLE	2.0' CAL.; B.&B.	MOD.
P.I.P. PICEA PUNGENS 'GLAUCA' - COLORADO BLUE SPRUCE	10' HT.; B.&B.	MOD.
P.ED. PINUS EDULIS - PINON PINE	6' HT.; B.&B.	LOW
P.NI. PINUS NIGRA - AUSTRIAN PINE	10' HT.; B.&B.	LOW
Q.MA. QUERCUS MACROCARPA - BURR OAK	2.5' CAL.; B&B	LOW

SHRUBS:		
A.MA. AMELANCHIER ALNIFOLIA - SASKATOON SERVICEBERRY	#5 CONT.; 2'-3' HT.	LOW
B.T. BERBERIS THUNBERGII 'ATRO.' - REDLEAF BARBERY	#5 CONT.; 18"-24" HT.	LOW
C.AI. CARYOPTERIS INCANA - BLUEMIST SPIREA	#5 CONT.; 18"-24" HT.	LOW
C.OA. COTONEASTER APICULATA - CRANBERRY COTONEASTER	#5 CONT.; 18"-24" SPR.	MOD.
C.OI. COTONEASTER LUCIDUS - PEKING COTONEASTER	#5 CONT.; 2'-3' HT.	MOD.
E.UA. EUONYMUS ALATUS 'COMP.' - COMPACT WINGED EUONY.	#5 CONT.; 2'-3' HT.	MOD.
J.U.C. JUNIPERUS CHIN. 'SEA GREEN' - SEA GREEN JUNIPER	#5 CONT.; 18"-24" HT.	LOW
J.U.H. JUNIPERUS HORIZONTALIS 'HUGHES' - HUGHES JUNIPER	#5 CONT.; 18"-24" SPR.	LOW
J.W. JUNIPERUS HORIZON. 'WILTON' - WILTON JUNIPER	#5 CONT.; 18"-24" SPR.	LOW
L.V. LIGUSTRUM VULGARE 'LODENSE' - LODENSE PRIVET	#5 CONT.; 12"-15" HT.	LOW
M.A.R. MAHONIA REPENS - CREEPING OREGONGRAPE HOLLY	#5 CONT.; 12"-18" HT.	MOD.
P.T.F. POTENTILLA FRUTICOSA 'K.D.' - K. DYKES CINQUEFOIL	#5 CONT.; 18"-24" SPR.	LOW
P.R.B. PRUNUS BESSEYI - WESTERN SAND CHERRY	#5 CONT.; 2'-3' HT.	LOW
S.P.F. SPIRAEA JAPONICA 'FROEBELI' - FROEBEL SPIREA	#5 CONT.; 18"-24" HT.	MOD.
S.P.G. SPIRAEA JAPONICA 'GOLDFLAME' - GOLDFLAME SPIREA	#5 CONT.; 18"-24" HT.	MOD.
S.V. SYRINGA VULGOSIS 'PURPLE LILAC' - PURPLE LILAC	#5 CONT.; 3'-4' HT.	LOW

GROUND COVERS, PERENNIALS, ETC.:		
ANT. ANTIENARIA PARVIFOLIA - PUSSYTOES	#1 CONT.; 6" SPR.	LOW
AST. ASTER NOVI-BELOI - DWARF ASTER (BLUE)	#1 CONT.; 6" SPR.	MOD.
CAL. CALAMAGROSTIS ARUNDINACEAE - FEATHER REED GRASS	#1 CONT.; 6" SPR.	LOW
CER. CERASTIUM TOMENTOSUM - SNOW-IN-SUMMER	#1 CONT.; 6" SPR.	LOW
E.U.C. EUONYMUS FORT. 'COLORATUS' - PURP. WINTERCREEPER	#1 CONT.; 12" SPR.	MOD.
GAI. GALIARDIA X GRANDIFLORA - BLANKET FLOWER	#1 CONT.; 6" HT.	LOW
HEL. HELICTOTRICHON SEMPERVIRENS - BLUE AVENA GRASS	#1 CONT.; 12" HT.	LOW
HE.H. HEMEROCALLIS X 'HYPERION' - YELLOW DAYLILY	#1 CONT.; 12" HT.	LOW

LANDSCAPE MATERIALS:
BO. - Boulders - 3"x4"x5' AVE. SIZE DECORATIVE MOSS ROCK BOULDER.
R.M. - ROCK MULCH AREA - 3" LAYER OF 1.5" DIA. RIVER ROCK OVER WEED BARRIER.
SEED - DRYLAND GRASS SEED - SEED AREA WITH A BLEND OF DRYLAND REVEGETATIVE GRASSES.
SEED - LOWLAND GRASS SEED - SEED AREA WITH A BLEND OF LOWLAND REVEGETATIVE GRASSES.
SOD - SOD - KENTUCKY BLUEGRASS MIX, INCLUDING SOIL PREP AND FINE GRADING.
ST. STEEL EDGING STRAP - 1 1/2" X 2" SIZE STRAP BOLTED AT THE JOINTS.
W.M. - WOOD MULCH AREA - 3" THICK LAYER OF SHREDDED CEDAR MULCH.

GENERAL NOTES:

- AREAS TO BE SODDED SHALL BE GRADED TO A SUITABLE GRADE (+/-10'). AREAS SHALL BE FILLED TO A 6" DEPTH INCORPORATING 4 CU.YDS./1000 SF. OF PURE ORGANIC MATTER AND 10 LBS./1000 SF. OF TRIPLE SUPER PHOSPHATE UNIFORMLY INTO THE SOIL. SEE THE FINAL LANDSCAPE PLAN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS FOR ADDITIONAL PREPARATION INFORMATION.
- PLANTING PIT DIAMETERS SHALL BE DUG WITH TWICE THE DIAMETER OF THE ROOT BALL. PITS SHALL BE DUG 1/4 DEEPER THAN THE ROOT BALL OF THE PLANT. PLANTING PITS SHALL BE BACKFILLED WITH UNIFORM MIXTURE OF 75% EXCAVATED SOIL AND 25% PURE ORGANIC MATTER.
- SEE THE ENGINEERED DRAWINGS FOR GRADING AND SITE IMPROVEMENT CONSTRUCTION INFORMATION. THIS PLAN SUPERSEDES THE FILING #1 LANDSCAPE PLAN FOR THESE LOTS.
- LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY, WEATHER PERMITTING.
- 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 AS DELINEATED ON THE PLAN PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND ACCESSIBLE. NO TREES SHALL BE PLANTED DIRECTLY OVER UTILITY LINES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING DIMENSIONS, GRADES, SITE CONDITIONS, ETC. PRIOR TO BIDDING. PLAN DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING ADEQUATE IRRIGATION COVERAGE TO PROPOSED LANDSCAPED AREAS. THE SYSTEM SHALL CONSIST OF POP-UP SPRAY HEADS COVERING TURF AREAS AND DRIP IRRIGATION FOR MULCHED PLANT AREAS. IRRIGATION ZONING AND CONTROLLER SELECTION SHALL SEPARATE MULCH AREAS FROM TURF AREAS. ALL CONTROLLERS FOR THESE SYSTEMS SHALL BE CONNECTED TO AUTOMATIC SHUTOFF RAIN SENSORS.
- SITE LIGHTING SHALL BE BOX TYPE CUT-OFF FIXTURES MOUNTED ON 25' HEIGHT POLES. SEE ARCHITECTURAL AND ENGINEERED DRAWINGS FOR ADDITIONAL INFORMATION.
- PARKING AREAS AND DRIVE AISLES SHALL BE ASPHALT PAVED. CURBS, GUTTERS AND SIDEWALKS SHALL BE CONSTRUCTED OF CONCRETE PAVING. SEE ARCHITECTURAL AND ENGINEERED DRAWINGS FOR ADDITIONAL INFORMATION.
- THIS LANDSCAPE PLAN SUPERSEDES THE LANDSCAPE PLAN FOR FILING 1 FOR THIS SITE.

WATER ZONE TABULATION

AREA TYPE	ZONE	SQUARE FOOTAGE
MULCHED PLANTING BEDS	LOW WATER USAGE	11,678 SF
REVEGETATIVE SEEDED GRASSES	LOW-MODERATE WATER USAGE	12,548 SF
BLUEGRASS SOD	MODERATE WATER USAGE	17,114 SF
ANNUAL FLOWER BEDS	HIGH WATER USAGE	- 0 -
TOTAL		41,340 SF

STREET TREE REQUIREMENTS

STREET	FRONTAGE LENGTH	# EXISTING TREES	# TREES PROVIDED	# TREES REQUIRED
E. ILIFF AVE.	240'	0	6	6
S. ARGONNE ST.	360'	0	9	9

COMMERCIAL LANDSCAPE BUFFER SUMMARY

BUFFER AREA	BUFFER LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	BUFFER REDUCTION	# TREES/SHRUBS REQUIRED/PROVIDED
NORTH (E. ILIFF AVE.)	240'	20'	40'	N/A	TREES: 6/6 SHRUBS: 0/105
EAST (S. ARGONNE ST.)	360'	20'	20'	N/A	TREES: 9/9 SHRUBS: 0/30
SOUTH (RESIDENTIAL)	430'	25'	25'	N/A	TREES: 17/25 SHRUBS: 85/0*
WEST (COMMERCIAL)	380'	10'	10'	N/A	TREES: 10/10 SHRUBS: 50/50

* THERE IS AN EXISTING 6' HIGH WOOD PRIVACY FENCE ALONG THIS PROPERTY BOUNDARY PROVIDING LOW LEVEL SCREENING. ADDITIONAL EVERGREEN TREES (+8) ARE PROPOSED IN LIEU OF THE SHRUB PLANTINGS FOR MORE EFFECTIVE SCREENING.

DATA:	REQUIRED	LOT #1
TOTAL SITE AREA	N/A	116,871 SF. (2.68 AC.)
BUILDING AREA	N/A	11,550 SF. (9.9% OF SITE)
PARKING & DRIVES SIDEWALKS, ETC.	N/A	58,420 SF. (50% OF SITE) 6,800 SF. (5.8% OF SITE)
LANDSCAPED AREA	23,527 SF. (20% OF SITE)	41,340 SF. (35% OF SITE)
PARKING SPACES	41 SPACES	47 SPACES
PARKING LOT AREA	N/A	26,000 SF.
PARKING LOT LANDSCAPING	1,300 SF. (5% OF AREA)	1,925 SF. (7% OF AREA)

WEST BUILDING - NON-RESIDENTIAL BUILDING ELEVATION LANDSCAPING INFORMATION

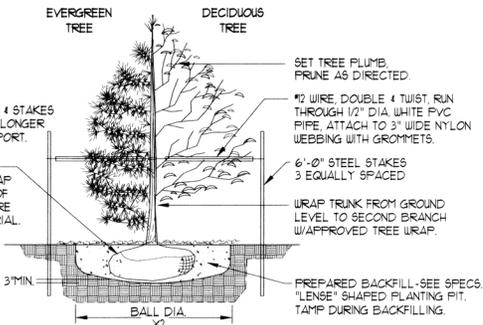
DIRECTION ELEVATION	ELEVATION LENGTH	TREE EQUIV. REQ. (1/40')	TREES PROVIDED	SHRUBS PROV. 10SHRUBS=1TREE
NORTH (FRONT)	142'	4	2*	24
SOUTH (REAR)	142'	4	0**	0
EAST (SIDE)	60'	2	0***	0
WEST (SIDE)	60'	2	0***	13

- DUE TO SITE LIMITATIONS THIS REQUIREMENT CANNOT BE MET. TREES IN THIS AREA WOULD CONFLICT WITH THE BUILDING CANOPY. THEREFORE, LARGER SIZED PARKING LOT TREES ARE PROPOSED AS MITIGATION.
- DUE TO SITE LIMITATIONS THIS REQUIREMENT CANNOT BE MET. TREES AND PLANTERS IN THIS AREA WOULD CONFLICT WITH THE BUILDING LOADING AREA. THEREFORE, ADDITIONAL LARGER SIZED EVERGREEN TREES ALONG THE SERVICE DRIVE ARE PROPOSED FOR ADDITIONAL SERVICE AREA SCREENING AND MITIGATION.
- DUE TO SITE LIMITATIONS THIS REQUIREMENT CANNOT BE MET. ADDITIONAL TREES AND PLANTER LENGTHS ARE PROPOSED ON THE SOUTH SIDE BUFFER AREA WHERE THEY ARE POSSIBLE AS MITIGATION.

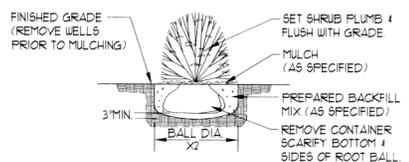
EAST BUILDING - NON-RESIDENTIAL BUILDING ELEVATION LANDSCAPING INFORMATION

DIRECTION ELEVATION	ELEVATION LENGTH	TREE EQUIV. REQ. (1/40')	TREES PROVIDED	SHRUBS PROV. 10SHRUBS=1TREE
NORTH (FRONT)	99'	3	2	10
SOUTH (REAR)	99'	3	4	48
EAST (SIDE)	44'	2	2	7
WEST (SIDE)	26'	1	0*	11 ORN. GRASS

- DUE TO THE NATURE OF THIS SITE USE (I.E. CARWASH) THIS REQUIREMENT CANNOT BE MET. A WAIVER OF THIS REQUIREMENT IS REQUESTED. ADDITIONAL PLANTINGS HAVE BEEN ADDED IN THE ISLAND AT THE SOUTH SIDE OF THE BUILDING AS MITIGATION.



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

MICHAEL L. STAHL, INC. LANDSCAPE ARCHITECT
1001 South Cook Street, Suite 1010
Aurora, CO 80014
Ph: 303-779-6601 Fax: 303-925-1360
E-mail: mstaahl@msa.com

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BEFORE YOU DIG CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-9887

LANDSCAPE PLAN
THE SHOPPES AT ILIFF AVENUE SITE PLAN
WALGREENS AT HUTCHINSON HEIGHTS SUBDIVISION FILING NO. 2
SITUATED IN THE NW 1/4 OF SECTION 27, T.4S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

ODC AUTOMOTIVE, INC.
34 SOUTH DAHLIA STREET
DENVER, COLORADO 80246

REVISIONS

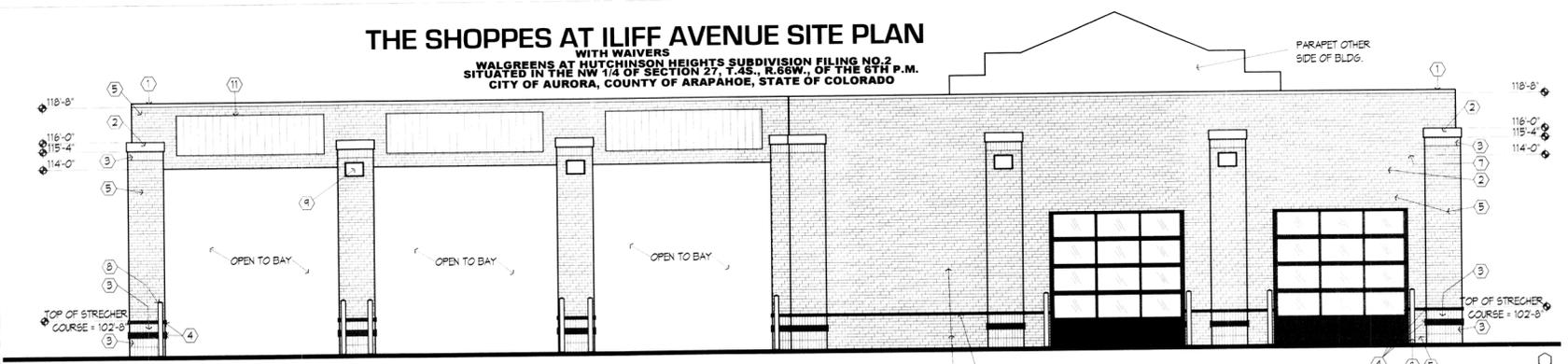
NO.	DESCRIPTION	DATE	BY
1	ADJUSTMENTS PER CITY COMMENTS	1/21/04 MLS	
2	ADJUSTMENTS FOR CAR WASH LAYOUT	6/28/04 MLS	
3	PLAN ADJUSTMENTS PER CITY COMMENTS	8/10/04 MLS	
4	ADJUSTMENTS FOR CAR WASH FOOTPRINT CHANGE	9/7/04 MLS	
5	ADJUSTMENTS FOR 2ND CAR WASH FOOTPRINT CHANGE	4/15/05 MLS	
6	ADJUSTMENTS CURB & FOOTPRINT MODIFICATIONS	6/28/05 MLS	

ENGINEERS SEAL:

DESIGNED BY: MLS
DRAWN BY: MLS
CHECKED BY: MLS
DRAWER NUMBER: R-0335
DATE: 1/19/2004
SCALE: 1"=20'
SHEET NUMBER: L-2

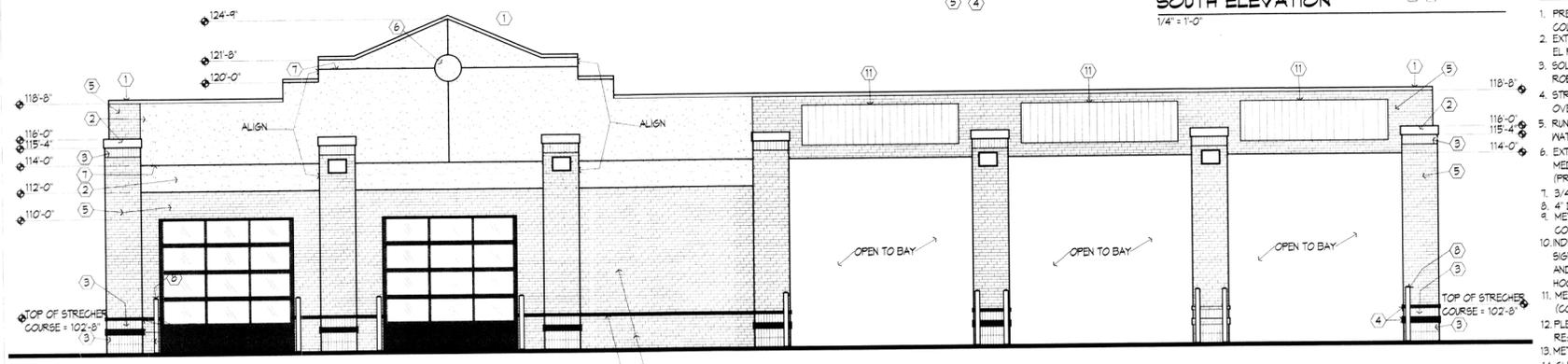
THE SHOPPES AT ILIFF AVENUE SITE PLAN

WITH WAIVERS
WALGREENS AT HUTCHINSON HEIGHTS SUBDIVISION FILING NO. 2
 SITUATED IN THE NW 1/4 OF SECTION 27, T. 45., R. 66W., OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



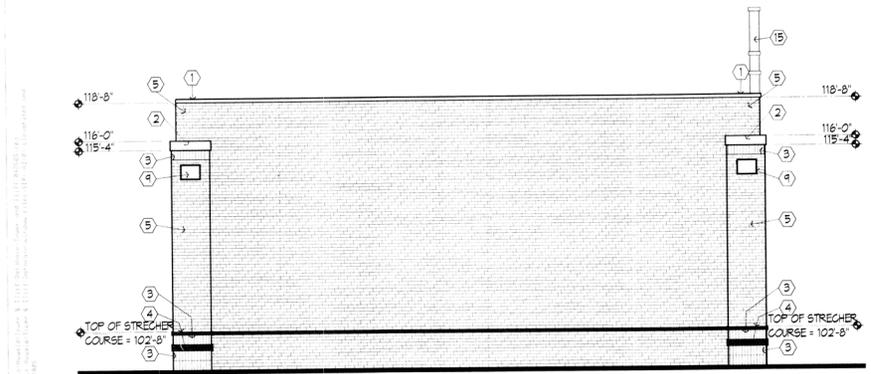
SOUTH ELEVATION

1/4" = 1'-0"



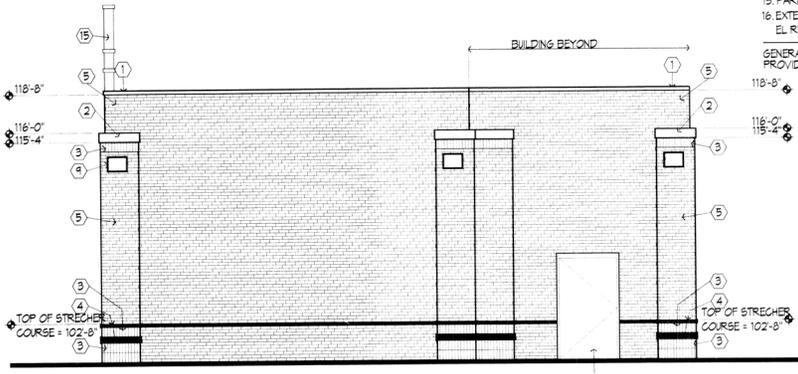
NORTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

- KEYNOTES**
1. PREFINISHED METAL CAP FLASHING SIM. TO COLOR OF FINISH 2
 2. EXTERIOR INSULATION FINISHED SYSTEM BY EL REY. COLOR: #B21 LARIAT
 3. SOLDIER COURSE BRICK - ROBINSON BRICK. WATERLODGE
 4. STRETCHER COURSE BRICK WITH 3/4" OVERHANG. ROBINSON BRICK. WATERLODGE
 5. RUNNING BOND BRICK - ROBINSON BRICK. WATERLODGE
 6. EXTERIOR INSULATION FINISH SYSTEM WITH MEDALLION DETAILS BY EL REY. #B21 LARIAT (PROJECT 1 1/2" IN FRONT OF SURROUNDING STUCCO)
 7. 3/4" X 3/4" V. REVEAL IN EPS.
 8. 4" DIA STEEL BOLLARD - PAINT RED
 9. METAL HALIDE WALL-PAK LIGHT FIXTURE. COLOR.
 10. INDIVIDUALLY ILLUMINATED LETTERING. SIGNAGE TO BE PROVIDED BY FRANCHISEE AND INSTALLED BY FRANCHISEE FINAL ELECT. HOOKUP BY ELECTRICAL CONTRACTOR.
 11. METAL AWNING (COLOR: KYMAR 'FORREST GREEN')
 12. PLENGLAS OVERHEAD DOOR - RE. SPECIFICATION
 13. METAL MAN DOOR - PAINT TO MATCH BRICK
 14. CLEAR ANODIZED ALUM. STOREFRONT - THERMALLY BROKEN FRAMES. 1" INSULATION GLASS UNITS (SOLAR CLEAR)
 15. PARAPET BEYOND
 16. EXTERIOR INSULATION FINISHED SYSTEM BY EL REY. COLOR: #1568 DEERSKIN
- GENERAL NOTES:
 PROVIDE TEMPERED GLASS PER CODE

THE SHOPPES AT ILIFF AVENUE SITE PLAN
 WITH WAIVERS
WALGREENS AT HUTCHINSON HEIGHTS SUBDIVISION FILING NO. 2
 SITUATED IN THE NW 1/4 OF SECTION 27, T. 45., R. 66W., OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

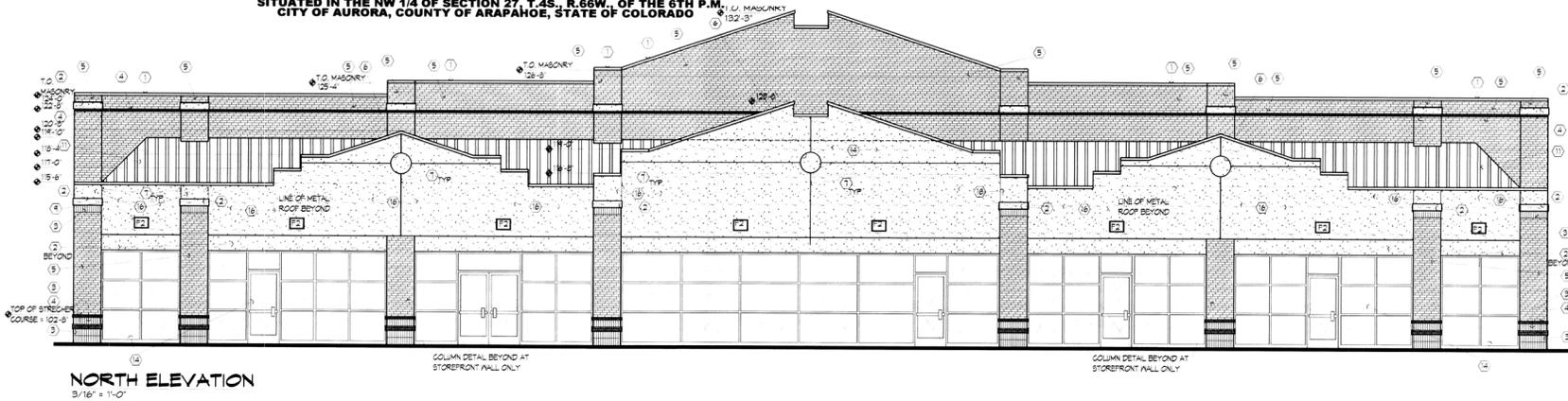
REVISION	DATE	COMMENTS

ARCODEV

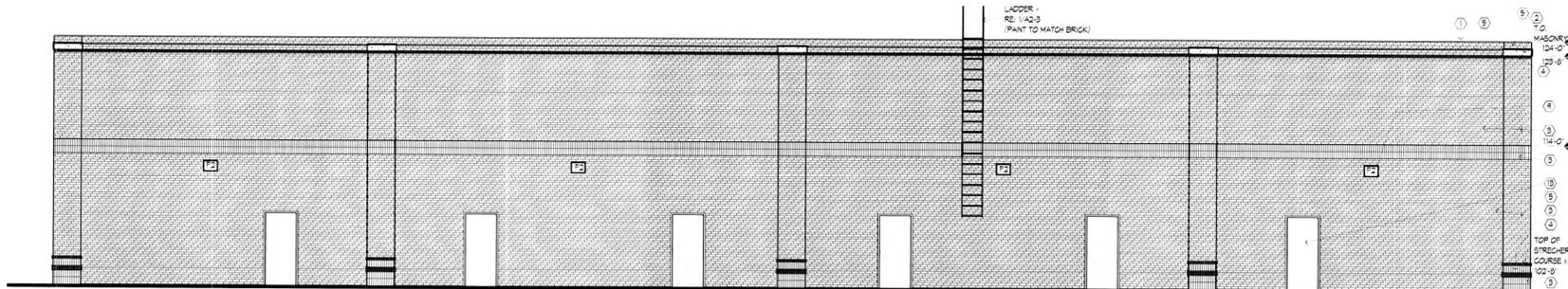
 2100 WEST CITATION BLVD STE 300
 FT. COLLINS, CO 80520
 PHONE: 970.706.8000
 FAX: 970.706.8001
 WWW: WWW.ARCODEV.COM

THE SHOPPES AT ILLIFF AVENUE SITE PLAN

WITH WAIVERS
 WALGREENS AT HUTCHINSON HEIGHTS SUBDIVISION FILING NO.2
 SITUATED IN THE NW 1/4 OF SECTION 27, T.4S., R.66W., OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



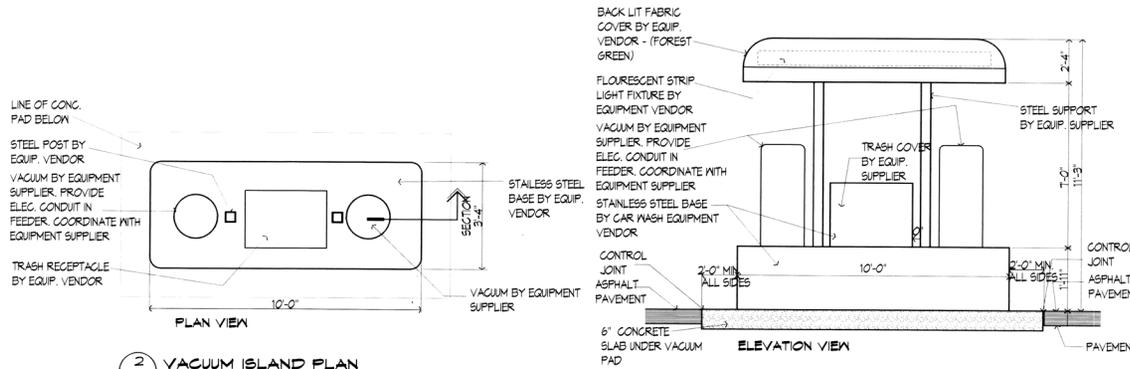
NORTH ELEVATION
 3/16" = 1'-0"



SOUTH ELEVATION
 3/16" = 1'-0"

KEYNOTES

1. PREFINISHED METAL CAP FLASHING SIM. TO COLOR OF FINISH 2.
 2. EXTERIOR INSULATION FINISHED SYSTEM BY EL REY. COLOR: #821 LARIAT
 3. SOLDIER COURSE BRICK - ROBINSON BRICK, WATERLODGE
 4. STRETCHER COURSE BRICK WITH 3/4" OVERHANG, ROBINSON BRICK, WATERLODGE
 5. RUNNING BOND BRICK - ROBINSON BRICK, WATERLODGE
 6. EXTERIOR INSULATION FINISH SYSTEM WITH MEDALLION DETAILS BY EL REY. #821 LARIAT (PROJECT 1 1/2" IN FRONT OF SURROUNDING STUCCO)
 7. 3/4" X 3/4" V REVEAL IN EIFS.
 8. 4" DIA. STEEL BOLLARD - PAINT RED
 9. METAL HALIDE WALL-PACK LIGHT FIXTURE, COLOR: MEDIUM BRONZE (RE1/10)
 10. INDIVIDUALLY ILLUMINATED LETTERING, SIGNAGE TO BE PROVIDED BY FRANCHISER AND INSTALLED BY FRANCHISEE FINAL ELECT. HOOKUP BY ELECTRICAL CONTRACTOR.
 11. METAL ROOFING - COLOR: KYMAR 500 FORREST GREEN
 12. NOT USED
 13. METAL HAN DOOR - PAINT TO MATCH BRICK
 14. CLEAR ANODIZED ALUM. STOREFRONT - THERMALLY BROKEN FRAMES
 15. PARAPET BEYOND
 16. EXTERIOR INSULATION FINISHED SYSTEM BY EL REY. COLOR: #1568 DEERSKIN
- GENERAL NOTES:
 PROVIDE TEMPERED GLASS PER CODE



2
10 VACUUM ISLAND PLAN
 NO SCALE

THE SHOPPES AT ILLIFF AVENUE SITE PLAN

WITH WAIVERS
 WALGREENS AT HUTCHINSON HEIGHTS SUBDIVISION FILING NO.2
 SITUATED IN THE NW 1/4 OF SECTION 27, T.4S., R.66W., OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

REVISION
 DATE
 COMMENTS

APPROVED BY: _____
 CLIENT JOB # _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE OF ISSUE: JUNE 28, 2005



SHEET

10

EXTERIOR ELEVATIONS

