

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: 18630 ILIFF, LLC
ATTN: MATHEW DUPREE
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
LOVE TREE, COLORADO 80124
PHONE: 303-779-6601

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SITE DATA:

LAND AREA WITHIN PROPERTY LINES: 116,871 SQUARE FEET OR 2.6830 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 AREA: 61,251 SQ.FT. OR 1.3439 ACRES
TOTAL BUILDING COVERAGE: 8,490 SQ.FT. OR 12.6%
HARD SURFACE AREA: 30,810 SQ.FT. OR 45.8%
LANDSCAPE AREA: 27,951 SQ.FT. OR 41.6%
PRESENT ZONING CLASSIFICATION: PCZD-COMMERCIAL

PROPOSED USE: RETAIL & CAR WASH

SIGNAGE:

TYPEWALL MOUNTED AND MONUMENT SIGNAGE
ALLOWABLE SIGN AREA:

LOT 1 RETAIL: 80 SQ. FT. PER USE PLUS
JOINT TENANT SIGN MAX. 100 SQ. FT. PER FACE
LOT 2 CARWASH: 2 SQ. FT. X 80.75 = 161.5 SQ. FT.

PROPOSED SIGN AREA:

LOT 1 RETAIL: MONUMENT SIGN: 72 SQ. FT. PER FACE
RETAIL: TENANT SIGNAGE: MAXIMUM 80 SQ. FT. PER USE
LOT 2 CARWASH: MONUMENT SIGN: 50 SQ. FT. PER FACE
CARWASH: TENANT SIGNAGE: MAXIMUM 61.5 SQ. FT.

NOTE: SEE SHEET S6 FOR PROPOSED SIGN AREA CALCULATION DETAILS

PARKING:

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

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: 18630 & 18630 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 AD.

BY: _____
print name AS print title

NOTARIAL:

STATE OF COLORADO)
COUNTY OF) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS DAY OF 20 AD.
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 AD. IN
BOOK AT PAGE RECEPTION NO.

CLERK AND RECORDER: _____

DEPUTY: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

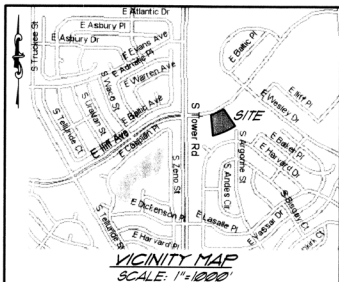
PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
CHAIRPERSON

CITY COUNCIL: _____ DATE: _____
MAYOR

ATTEST: _____ DATE: _____

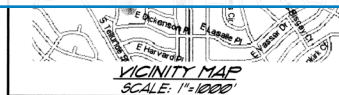
CITY CLERK



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

MIC
958
LON
PHC

Site Data has been updated.
However since car wash parking is based upon the number of wash bays / modules, parking remains unchanged.
-Hover Arch.



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

PRESENT ZONING CLASSIFICATION: PCZD-COMMERCIAL
PROPOSED USE: RETAIL & CAR WASH

TYPE: WALL MOUNTED AND MONUMENT SIGNAGE
ALLOWABLE SIGN AREA:

RETAIL: 80 SQ. FT. PER USE PLUS
JOINT TENANT SIGN MAX. 100 SQ. FT. PER FACE
CARWASH: 2 SQ. FT. X 80.75 = 1615 SQ. FT.

PROPOSED SIGN AREA:

RETAIL: MONUMENT SIGN: 72 SQ. FT. PER FACE
RETAIL: TENANT SIGNAGE: MAXIMUM 80 SQ. FT. PER USE
CARWASH: MONUMENT SIGN: 50 SQ. FT. PER FACE
CARWASH: TENANT SIGNAGE: MAXIMUM 61.5 SQ. FT.

NOTE: SEE SHEET S6 FOR PROPOSED SIGN AREA CALCULATION DETAILS

PARKING:

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

LOT 1, BLOCK 1, WALGREENS AT HUTCHINSON HEIGHTS
SUBDIVISION FILING NO. 2
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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 THE CONDITIONS, RESTRICTIONS, AND REQUIREMENTS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL, OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF Matthew Dufree
HAS CAUSED THESE PRESENTS TO BE EXECUTED
THIS 8th DAY OF September 20 20 AD.

BY: 
Matthew D'Arcy AS Manager
 print name print title

STATE OF COLORADO)
COUNTY OF Arapahoe) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 28th DAY OF September, 2005 AD.
BY Matthew Duffee, AS manager
OF 18690 Iff, LLC.

WITNESS MY HAND AND OFFICIAL SEAL: Bon A. Meier

MY COMMISSION EXPIRES: 11-09-07
ADDRESS: 1300 S. Potomac St. #126 Aurora
Aurora, Co 80012

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____ AD. IN
BOOK _____ AT PAGE _____ RECEPTION NO. _____

CLERK AND RECORDER:

DEPUTY:

CITY OF AURORA APPROVALS:

CITY ATTORNEY: Robert Nandrup DATE: 9/9/05

PLANNING DIRECTOR: Rht W. Little DATE: 9/9/05

PLANNING COMMISSION: J DATE: 10/13/04
CHAIRPERSON

CITY COUNCIL: NA DATE: NA
MAYOR

ATTEST: NA DATE: NA
CITY CLERK

COVER SHEET
THE SHOPS AT LAFAYETTE SITE PLAN
 SITUATED ON THE E 1/4 OF SECTION 16, T12N, R10E, P14S
 CITY OF AURORA, COUNTY OF ARAPAHO, STATE OF COLORADO

DESIGNED BY:
 CHECKED BY:
 DRAWN BY:
 DATE: 06-24-2004

SHEET NUMBER: Q1

PREPARED FOR:
Engineering Service Company
 15860 LEFF, LLC
 2400 CHASSA STREET
 AURORA, CO 80013-3748
 Phone: (303) 372-5333 Fax: (303) 372-7481
 e-mail: info@escc.com
 e-mail: escc@escc.com

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	8-11-2004
2	CITY COMMENTS	09-13-04
3	CITY COMMENTS	11-03-04
4	ADMINISTRATIVE AMENDMENT	04-13-05

BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-422-1987
 CALL OR FAX 800-422-1987
 OR VISIT WWW.CALL811.CO.ORG
 OR VISIT WWW.CALL811.CO.ORG

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

P.M.

IN PLANS,
EASEMENTS

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.#5635.37, (RE: ARCHITECTURALS).
- (9) PROPOSED CAR WASH, FF.#5638.60 & 5639.60, (RE: ARCHITECTURALS).
- (10) PROPOSED CMU DOUBLE TRASH ENCLOSURE, (RE: DETAIL).
- (11) PROPOSED CMU SINGLE TRASH ENCLOSURE, (RE: DETAIL).
- (12a) PROPOSED MONUMENT SIGN #1.

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 INT

SUBJECT
SITE PL
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PURCHAS
AGREE
RECORD
AMENDS

14. ERROR INCONS
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BUILDIN
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15. ALL RE
OWNERS
THE AP

16. ARCHIT
GUTTER
TO ENC

17. ALL TR
THE MU

18. RETAIL
OTHER

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.

ILIFF A

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

BENCHMARK:

BENCHMARK: CITY OF AURORA #3-073.4
3" DIAMETER BRASS CAP ATOP EAST END OF
THE NE CORNER OF EAST ILIFF AVENUE AND S
P-060;
ELEVATION = 5611.084 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-FG.36).

This note has been added.
-Hover Arch.

- (28) PROPOSED HANDICAP RAMP (TYPICAL).
- (29) PROPOSED 8' CROSS FAN.
- (30) PROPOSED PRIVATE WATER QUALITY & DETENTION POND
- (31) PROPOSED PRIVATE 5' TYPE R INLET, (TYPICAL).
- (32) PROPOSED RIPRAP, (TYPICAL).
- (33) PROPOSED VACUUMS (RE: ARCHITECTURALS 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 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 1993 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.

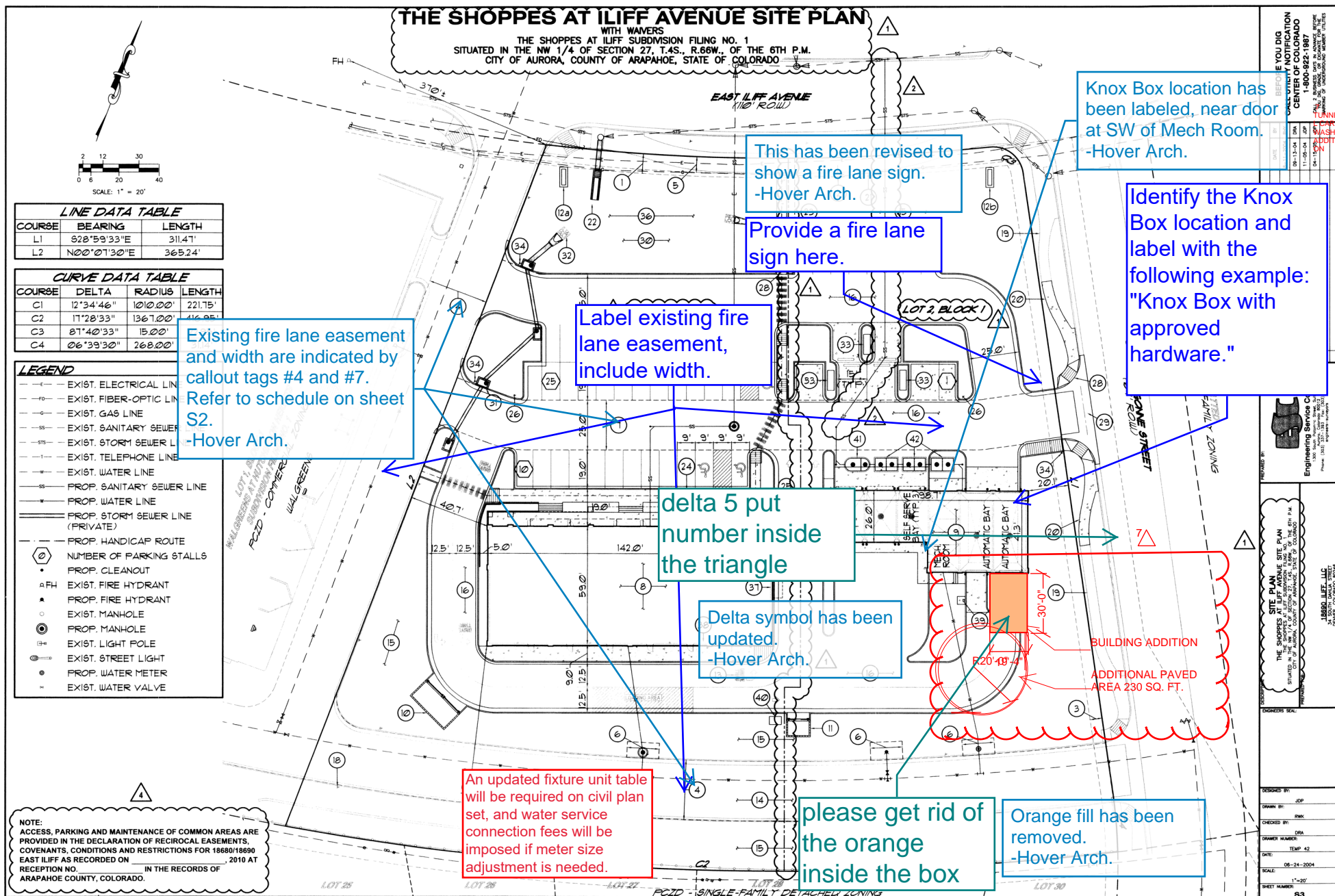
BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-4-A-URORA
WWW.4-URORA.COM

NO.	DATE	REVISIONS
1	11-1-2004	CITY COMMENTS
2	11-1-2004	CITY COMMENTS
3	11-1-2004	CITY COMMENTS
4	11-1-2004	ADMINISTRATIVE REVISION

Engineering Service Company
18880 ILIFF, LLC
18880 ILIFF, LLC
18880 ILIFF, LLC
18880 ILIFF, LLC

SITE PLAN NOTES
THE SHOPPES AT ILIFF AVENUE
SITING AND PLANNING
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
PREPARED FOR
18880 ILIFF, LLC
18880 ILIFF, LLC
18880 ILIFF, LLC
18880 ILIFF, LLC

DESIGNED BY: JGP
DRAWN BY: JGP
CHECKED BY: JGP
DRAWER NUMBER: JGP
DATE: 06-24-2004
SCALE: N/A
SHEET NUMBER: 52














THE SHOPPES AT ILIFF SUBDMISION 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

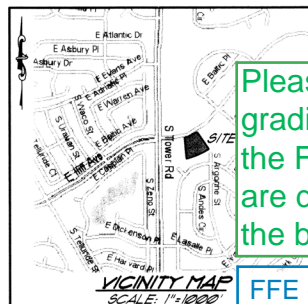


LINE DATA TABLE		
COURSE	BEARING	LENGTH
L1	S28°59'33"E	311.47'
L2	N00°07'30"E	365.24'

COURSE	DELTA	RADIUS	LENGTH
C1	12°34'46"	1010.00'	221.75'
C2	17°28'33"	1367.00'	416.95'
C3	87°40'33"	15.00'	22.95'
C4	06°39'30"	268.00'	314'

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

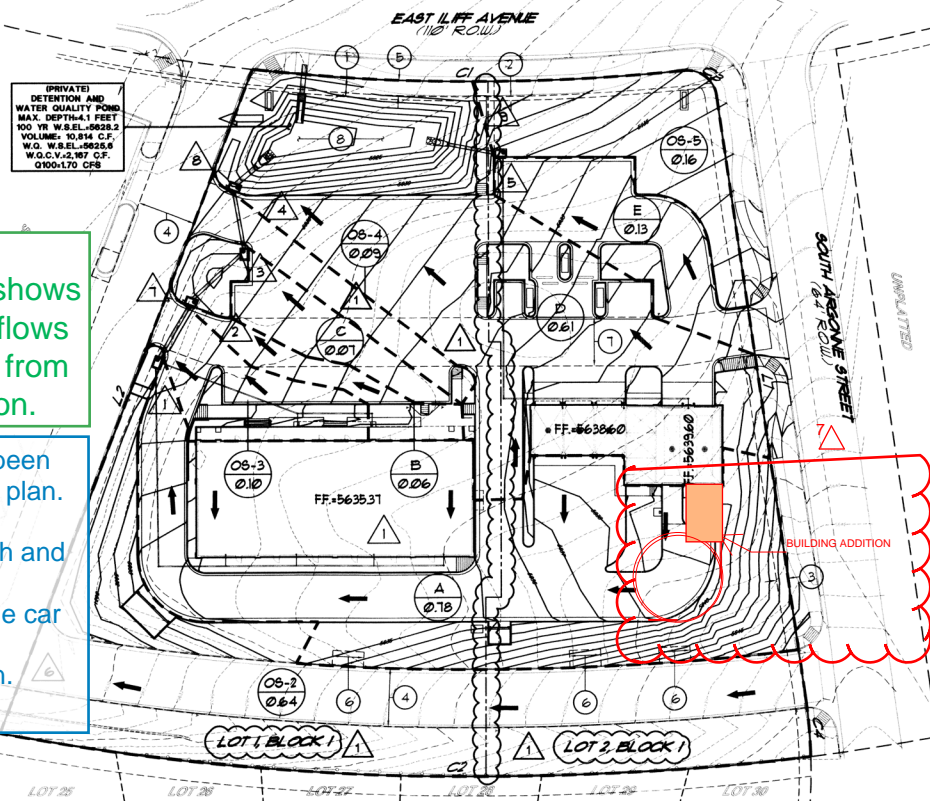


SUMMARY RUNOFF TA

DESIGN POINT	Q2 (CF6)
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

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.



NOTES:

1. 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.
2. ALL ON-SITE STORM SEWER IS RCP AND SHALL BE CONSIDERED PRIVATE.
3. ALL ON-SITE STORM SEWER HAS 100-YEAR STORM CAPACITY.
4. THERE ARE NO EXISTING STORM INLETS ON THIS SITE.
5. ALL RCP IS CLASS III UNLESS NOTED OTHERWISE.
6. ALL PROPOSED STORM INLETS ARE 5' TYPE R INLETS.

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, (BK4946-PG36).
- (6) PROPOSED 16' UTILITY EASEMENT, (PLAT).
- (7) PROPOSED 25' UTILITY, ACCESS AND FIRE LANE EASEMENT, (PLAT).
- (8) PROPOSED DRAINAGE EASEMENT, (PLAT).

BENCHMARK:

CITY OF AURORA #13-073.4
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 = 5617.084 NAVD 1929 DATUM

APPROVED FOR ONE YEAR FROM THIS DATE _____

City Engineer _____ Date _____

Utilities Department _____ Date _____

PRELIMINARY GRADING & DRAINAGE PLAN
THE SHOPS AT LIFT AVENUE SITE PLAN

PREPARED BY: **15880 LIFT, LLC**

DATE: **05-24-2004**

SCALE: **1"=30'**

SHEET NUMBER: **1**

ENGINEER'S SEAL

DESIGNED BY: **DRA**

DRAWN BY: **DRA**

CHECKED BY: **JGP**

DRAWER NUMBER: **TEMP #2**

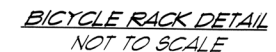
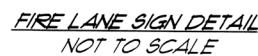
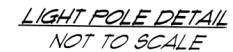
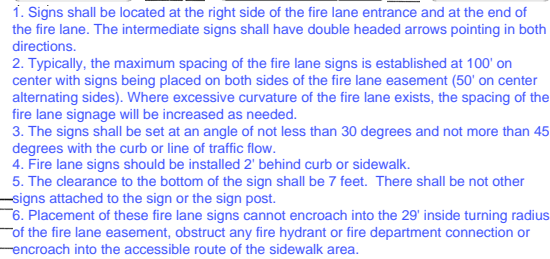
REVISIONS

NO.	DESCRIPTION	DATE	BY
1	CITY COMMENTS	8-11-2004	RAT
2	CAR WASH FOOTPRINT	09-13-04	DRA
3	CITY COMMENTS	11-05-04	

BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-822-1987

2 BUSINESS DAYS IN-ADVANCE, BEFORE ANY EXCAVATION OR GROUND UTILITIES ARE LOCATED. NO GUARANTEE OF UTILITY LOCATION.

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
[3'-4"]



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

NO.	DESCRIPTION	DATE	BY
1	CITY COMMENTS	8-11-2004	RHR
2	CITY COMMENTS	11-09-04	JGP
3	ADMINISTRATIVE AMENDMENT	04-18-05	JGP



Engineers
1,300 +
Phone: (301) 281-1000

DETAIL SHEET

THE SHOPPES AT LUFF AVENUE SITE PLAN

WALZON & ASSOCIATES, P.C., FIRM NO. 00000000
SITUATED IN THE NW 1/4 OF SECTION 27 T4S, R6W, OF
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

-18880 LUFF, LLC
34 SOUTH DAHLIA STREET
DENVER, COLORADO 80246

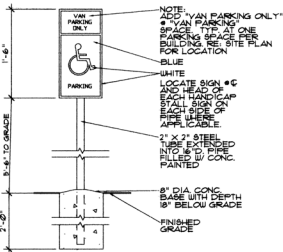
PREPARED FOR:

NEEDS SEAL:

IGNED BY:	JOP
N BY:	JOP
CKED BY:	DRA
ER NUMBER:	TEMP 42
	05-24-2004
C:	AS NOTED
T NUMBER:	

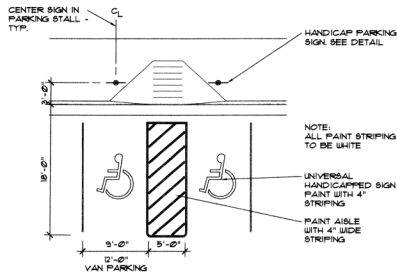
SIGNAGE

NOTE: THIS SIGNAGE REQUIRED FOR ALL NEW BUILDINGS.



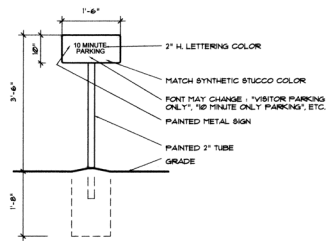
HANDICAP SIGNAGE

Scale: N.T.S.



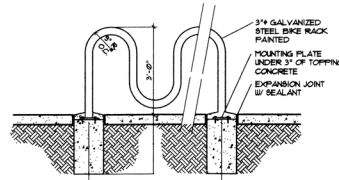
HANDICAP SIGNAGE

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



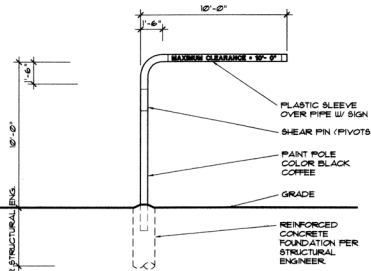
SPECIALTY SIGNAGE

NO SCALE



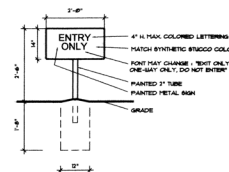
BIKE RACK SECTION

Scale: 1/2" = 1'-0"



DRIVE THRU SIGNAGE

Scale: 1/2" = 1'-0"



TYP. DIRECTIONAL SIGNAGE

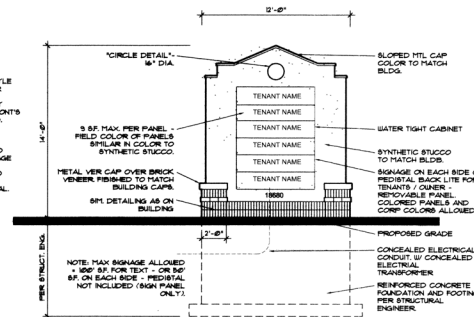
Scale: 1/2" = 1'-0"



ADDRESS SIGNAGE

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

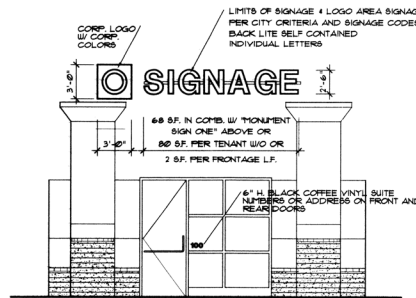
NOTE: MULTI-STYLE NOT FOR CORP. LOGO/MONTS ALLOWED. ALL SIGNAGE MUST BE PERMITTED BY SIGNAGE PERMIT PRIOR TO CITY APPROVAL.



MONUMENT SIGN - ONE

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

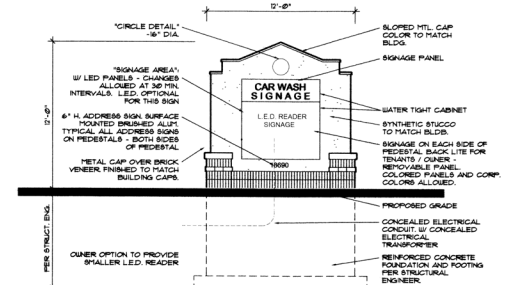
MULTI-TENANT: ILIFF AVE. / LOT-1



OPTIONAL MATERIALS: "ANODIZED ALUM" SIGNAGE/CHANNEL CONSTRUCTION. BACK LITE INDIVIDUAL LETTERING W/ CONCEALED TRANSDUCER AND CONDUIT. SIGN TO BE ON PHOTOCELL START AND ADJUSTABLE TIME OFF. LETTERING STYLE / FONT. CORP. FONTS ALLOWED INDIVIDUAL LETTERS ONLY.

NOTE: TENANT SIGNAGE CORP. LOGO OPTIONAL. ALL SIGNS MUST BE APPROVED BY LANDOWNER AND CITY. SIGNAGE OPTION BY TENANT/OWNER TO PROVIDE NONE. LIGHTED SIGN AND SURFACE MOUNTED SIGNAGE UPON SIGNAGE APPROVAL AND PERMIT BY CITY - ALL SURFACE MOUNTED SIGNAGE MUST BE BRONZE ANODIZED ALUM. AND PERMOUNTED 1" OFF BASE SURFACE.

NOTE: MAX SIGNAGE ALLOWED: 1/2" SF. FOR TEXT - OR 8/2" SF. ON EACH SIDE.



MONUMENT SIGN - TWO

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

CAR WASH: ILIFF AVE. / LOT 2

LIMITS OF SIGNAGE: 4 LOGO AREA SIGNAGE PER CITY CRITERIA AND SIGNAGE CODES. BACK LITE SELF-CONTAINED INDIVIDUAL LETTERS OR OPTIONAL LOGO SIGNAGE IN LBU OF LETTERING.

SIGNAGE EAST ELEVATION

SIGNAGE NORTH ELEVATION

* "MONUMENT SIGN TWO" - NORTH SIGNAGE + EAST SIGNAGE NOT TO EXCEED 1/2 SF. (80% L.F. x 2 SF. / FRONTAGE + 1/2 SF. - SIGNAGE PERMIT REQUIRED)

CAR WASH WALL SIGNAGE

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

ILIFF AND ARGONE STREET / LOT 2

GENERAL NOTES:

ALL SIGNAGE MEETS CITY CODES. ALL SIGNAGE MUST BE PERMITTED AND APPROVED BY THE CITY.

SEPARATE PERMITS ARE REQUIRED BY EACH TENANT/OWNER PRIOR TO CONSTRUCTION OR INSTALLATION OF SIGNS ANY SIGN.

ALL SIGNS MUST BE APPROVED BY ARCHITECTURAL CONTROL / LAND OWNER PRIOR TO CITY SUBMITTALS.

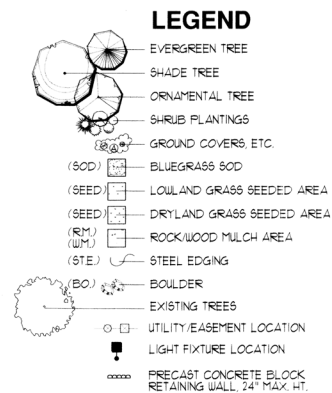
SMALL MISC. DIRECTION SIGNS ALLOWED BY SIGNAGE CODES FOR DRIVE THRU'S, FIRE LANES NO PARKING, ETC.

TEMPORARY CONSTRUCTION SIGNAGE PER CITY SIGNAGE CODES.

TEXT SIGN IS CONCEPTUAL - NAMES AND FONTS MAY VARY.

INTERGROUP, INC. Architects	
2000 W. LITTLETON BLVD. LITTLETON, COLORADO 80120 (303) 734-8871 FAX 734-0294 INTERGROUP@AOL.COM	
DATE:	
01.10.04	OWNER REVISIONS
02.10.04	CITY SUBMITTAL
03.10.04	CITY SUBMITTAL
04.10.04	CITY SUBMITTAL
05.10.04	CITY SUBMITTAL
06.10.04	CITY SUBMITTAL
07.10.04	CITY SUBMITTAL
08.10.04	CITY SUBMITTAL
09.10.04	CITY SUBMITTAL
10.10.04	CITY SUBMITTAL

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



1.) 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.

REVISIONS					
NO.	DESCRIPTION	DATE	BY		
1	ADJUSTMENTS PER CITY COMMENTS.	1/27/04	M.S.		
2	ADJUSTMENTS FOR CAR WASH LAYOUT.	6/28/04	M.S.		
3	PLAN ADJUSTMENTS PER CITY COMMENTS.	9/10/04	M.S.		
4	ADJUSTMENTS FOR CAR WASH FOOTPRINT CHANGE.	9/13/04	M.S.		
5	ADJUSTMENTS FOR CUBICLE FOOTPRINT CHANGE.	9/13/04	M.S.		
6	ADJUSTMENTS CURB CUT FOOTPRINT MODIFICATIONS.	9/18/04	M.S.		

DESCRIPTION: LANDSCAPE PLAN
THE SHOPPES AT LUFF AVENUE SITE PLAN
THE SHOPPES AT LUFF SUBDIVISION FILING NO. 1
SITING 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: QDC AUTOMOTIVE, INC.
34 SOUTH DANIELA 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:	11



MICHAEL L. STAHL, INC.
LANDSCAPE ARCHITECT
 9581 Silver Hill Circle, Lone Tree, CO 80124
 Ph.: 303-779-6601 Fax: 303-925-1380
 E-mail: mlstahl1@aol.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'	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.P.	PICEA PUNGENS 'GLAUCOA' - 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:

AMA.	AMELANCHIER ALNIFOLIA - SASKATOON SERVICEBERRY	#5 CONT.; 2'-3' HT.	LOW
BE.T.	BERBERIS THUNBERGII 'ATRO.' - REDLEAF BARBERRY	#5 CONT.; 18"-24" HT.	LOW
CAI.	CARYOPTERIS INCANCA - BLUEMIST SPIREA	#5 CONT.; 18"-24" HT.	LOW
COA.	COTONEASTER ACICULATA - CRANBERRY COTONEASTER	#5 CONT.; 18"-24" SPR.	MOD.
COL.	COTONEASTER LUCIDUS - PEKING COTONEASTER	#5 CONT.; 2'-3' HT.	MOD.
EUA.	EUONYMUS ALATUS 'COMP.' - COMPACT WINGED EUONY.	#5 CONT.; 2'-3' HT.	MOD.
JUC.	JUNIPERUS CHIN. 'SEA GREEN' - SEA GREEN JUNIPER	#5 CONT.; 18"-24" HT.	LOW
JUH.	JUNIPERUS HORIZONTALIS 'HUGHES' - HUGHES JUNIPER	#5 CONT.; 18"-24" SPR.	LOW
J.W.	JUNIPERUS HORIZON. 'WILTON' - WILTON JUNIPER	#5 CONT.; 18"-24" SPR.	LOW
LIV.	LIGUSTRUM VULGARE 'LODENSE' - LODENSE PRIVET	#5 CONT.; 12"-15" HT.	LOW
MA.R.	MAHONIA REPENS - CREEPING OREGONGRAPE HOLLY	#5 CONT.; 12"-18" HT.	MOD.
PT.F.	POTENTILLA FRUTICOSA 'K.D.' - K. DYKES CINQUEFOIL	#5 CONT.; 18"-24" SPR.	LOW
PR.B.	PRUNUS BESSEYI - WESTERN SAND CHERRY	#5 CONT.; 2'-3' HT.	LOW
SP.F.	SPIRAEA JAPONICA 'FROEBELI' - FROEBEL SPIREA	#5 CONT.; 18"-24" HT.	MOD.
SP.G.	SPIRAEA JAPONICA 'GOLDFLAME' - GOLDFLAME SPIREA	#5 CONT.; 18"-24" HT.	MOD.
SYV.	SYRINGA VULGARIS - COMMON PURPLE LILAC	#5 CONT.; 3'-4" HT.	LOW

GROUND COVERS, PERENNIALS, ETC.:

ANT.	ANTENNARIA PARVIFOLIA - PUSSYTOES	#1 CONT.; 6" SPR.	LOW
AST.	ASTER NOVI-BELGII - 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
EUC.	EUONYMUS FORT. 'COLORATUS' - PURP. WINTERCREEPER	#1 CONT.; 12" SPR.	MOD.
GAI.	GALANDRIA X GRANDIFLORA - BLANKET FLOWER	#1 CONT.; 6" HT.	LOW
HEL.	HELIOTRICHON 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 - 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 - KENTUCKY BLUEGRASS MIX, INCLUDING SOIL PREP AND FINE GRADING.
STEEL - 1/2" X 1/2" X 20' SIZED STEEL 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 UNIFORMITY 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

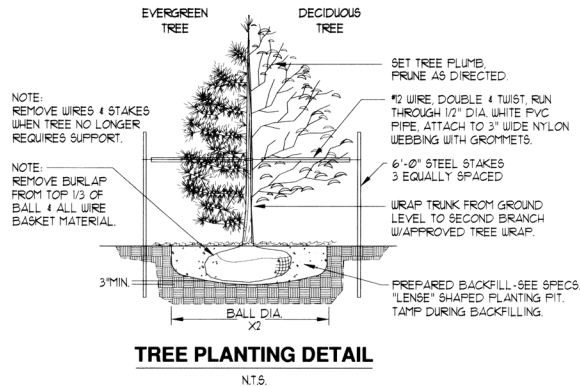
STREET	FRONTAGE LENGTH	# EXISTING TREES	# TREES PROVIDED	# TREES REQUIRED
E. ILIFF AVE.	240'	0	6	6
S. ARGONNE ST.	360'	0	9	9

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	N/A	58,420 SF. (50% OF SITE)
SIDEWALKS, ETC.	N/A	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)



TREE PLANTING DETAIL

N.T.S.

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.

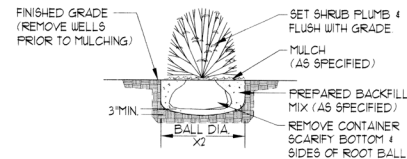
** DUE TO SITE LIMITATIONS THIS REQUIREMENT CANNOT BE MET. TREES AND PLANTERS IN THIS AREA WOULD CONFLICT WITH THE BUILDING LOADING AREA. THEREFORE, ADDITIONAL LARGER SIZED EVERGREEN TREES ALONG THE SERVICE DRIVE ARE PROPOSED FOR ADDITIONAL SERVICE AREA SCREENING AND MITIGATION.

*** 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.



SHRUB PLANTING DETAIL

N.T.S.



MICHAEL L. STAHL, INC.
LANDSCAPE ARCHITECT
2001 South Dahlia Street, Suite 100
Aurora, CO 80014
Ph: 303-779-6601 Fax: 303-925-1380
E-mail: mstahl@msi.com

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CENTER OF COLORADO
1-800-922-9887
"CALL BEFORE YOU DIG" IS A SERVICE OF THE COLORADO UTILITY INDUSTRIES ASSOCIATION (CUA).
IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN NECESSARY PERMITS AND NOTIFICATIONS PRIOR TO ANY EXCAVATION WORK.

NO.	REVISIONS	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.	9/13/04	MLS
5	ADJUSTMENTS FOR 2ND CAR WASH FOOTPRINT CHANGE.	4/7/05	MLS
6	ADJUSTMENTS CURB & FOOTPRINT MODIFICATIONS.	6/28/05	MLS

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6	ADJUSTMENTS CURB & FOOTPRINT MODIFICATIONS.	6/28/05	MLS

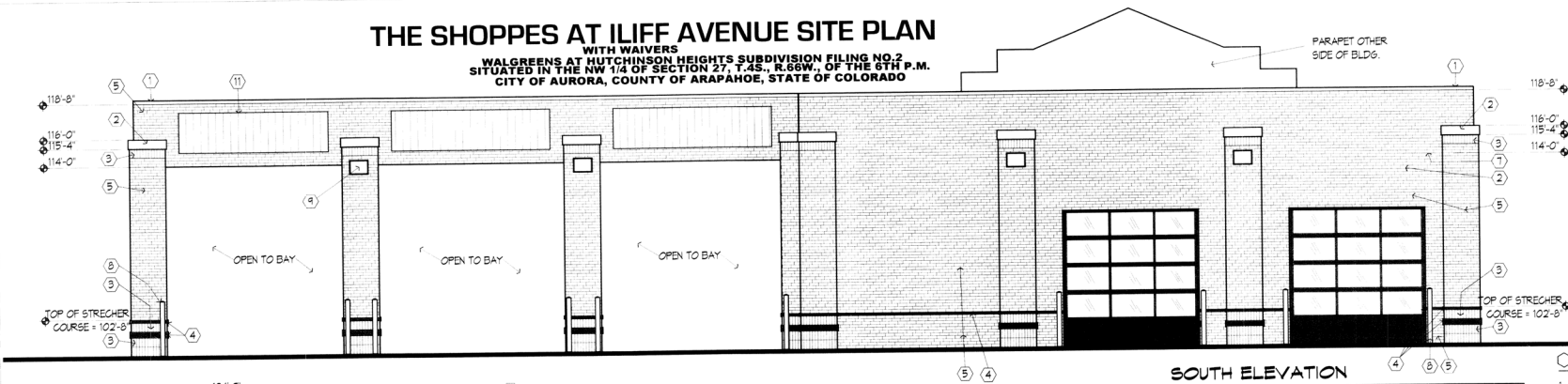
LANDSCAPE PLAN
THE SHOPPES AT ILIFF AVENUE SITE PLAN
WALGREENS AT HUTCHINSON HEIGHTS SUBDIVISION FILING NO. 2
SITUATED IN THE NW 1/4 OF SECTION 27, T.4S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
PREPARED FOR:
QDC AUTOMOTIVE, INC.
34 SOUTH DAHLIA STREET
DENVER, COLORADO 80246

ENGINEERS SEAL:

DESIGNED BY: MLS
DRAWN BY: MLS
CHECKED BY: MLS
DRAWER NUMBER: R-0330
DATE: 1/19/2004
SCALE: 1"=20'
SHEET NUMBER: L-2

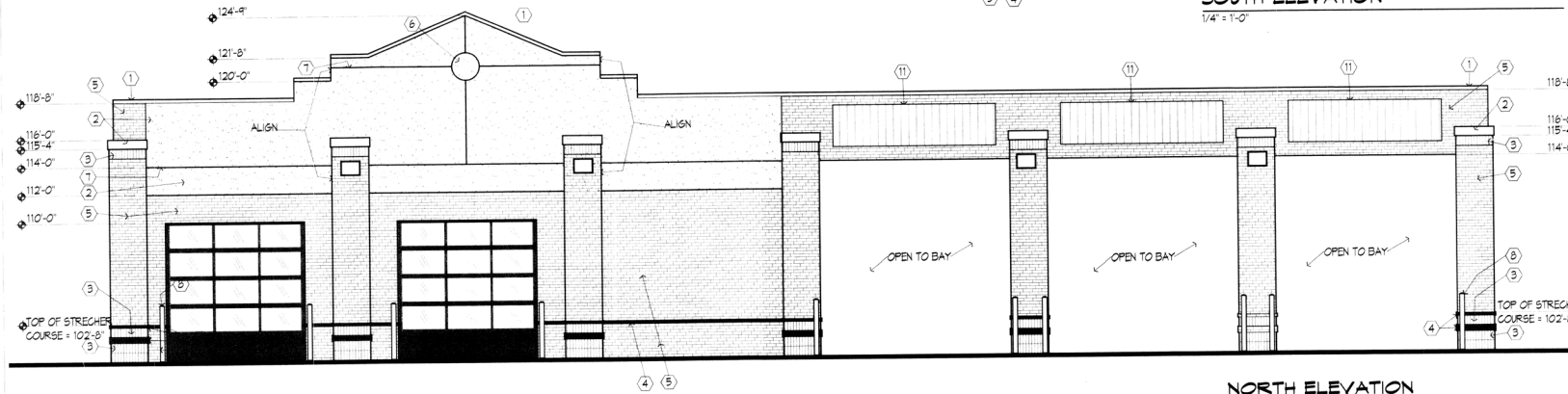
THE SHOPPES AT ILIFF AVENUE SITE PLAN

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



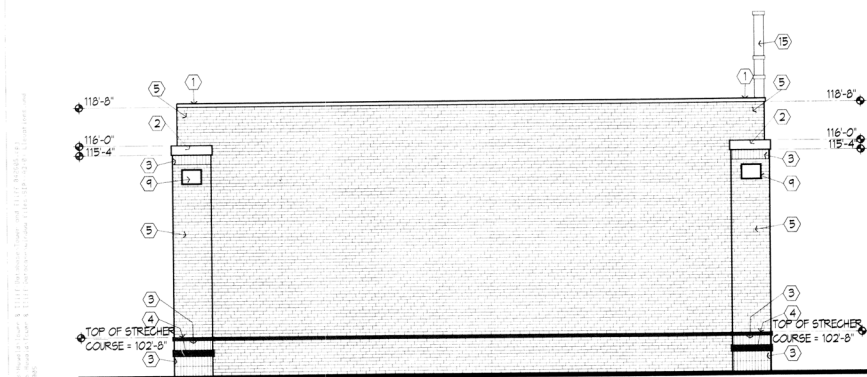
SOUTH ELEVATION

1/4" = 1'-0"



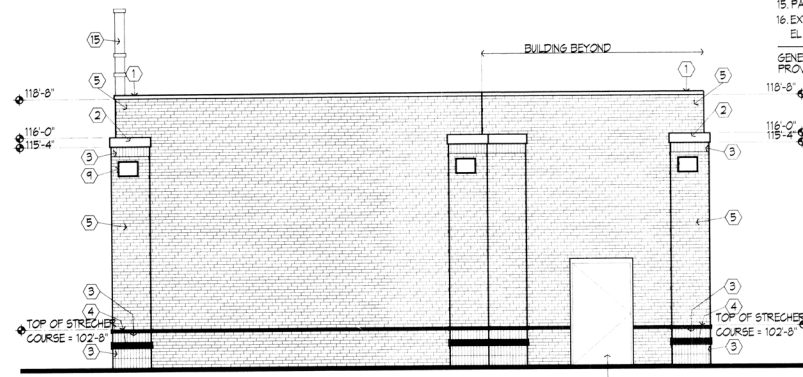
NORTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

KEYNOTES

1. PREFINISHED METAL CAP FLASHING SM. 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. PLEXIGLAS 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.4S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

DATE

REVISION

ARCOCDEV

CLIENT/JOB #

DRAWN BY

CHECKED BY

DATE OF ISSUE



SHEET

9

ELEVATIONS

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



EXTERIOR FINISH SCHEDULE				
REF.	DESCRIPTION	MANUFACTURER	MODEL / COLOR	REMARKS
PANT				
PT-1	PANT		-	TO MATCH EXISTING PANT. TRIM AN EXTERIOR DOORS
ROOFING				
MR-1	METAL PANEL ROOF	METAL SALES	-	-
R-1	TPO MEMBRANE ROOF	FIRESTONE	-	-
WALL				
CS-1	APPLIED STUCCO	DRYWIT	-	TO MATCH EXISTING STUCCO
CMU-1	SCORE-FACE CMU	BASALITE	-	-
MISC				
SF-1	STOREFRONT ASSEMBLY	KAWNEER	451T - CLEAR ANODIZED ALUM	W/ CLEAR INSULATED GLASS

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

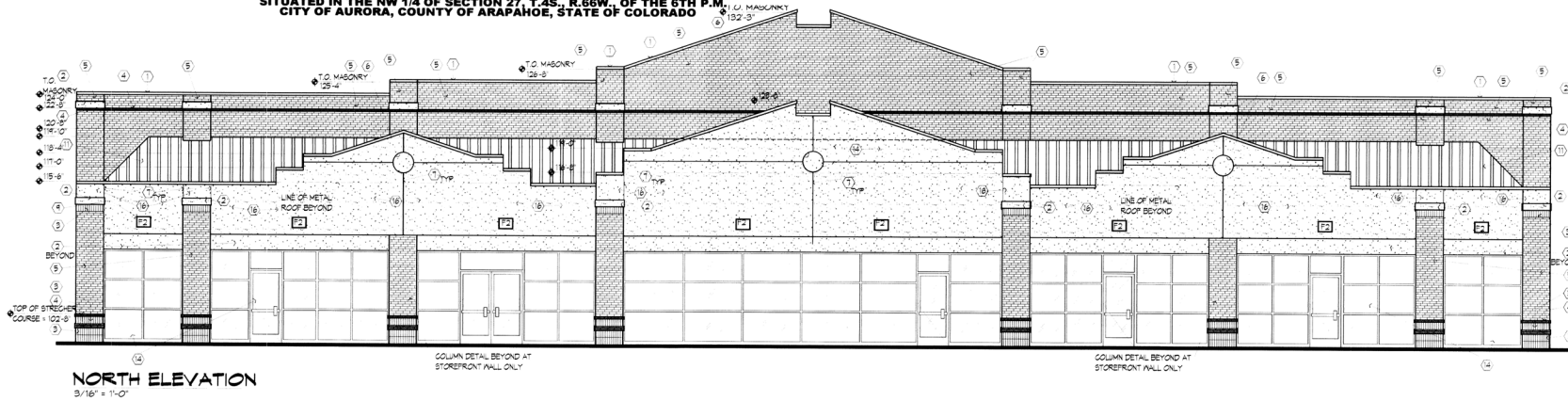


H O V E R
ARCHITECTURE

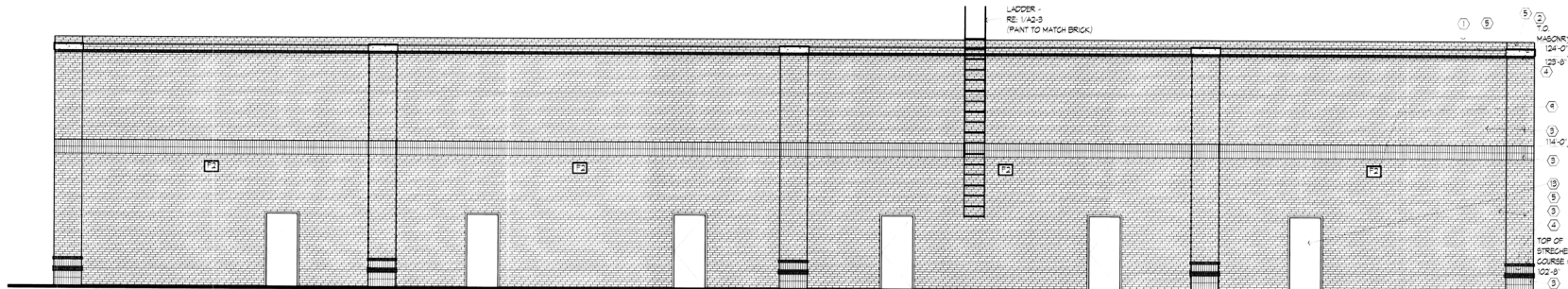
ELEVATIONS

THE SHOPPES AT ILIFF AVENUE SITE PLAN

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

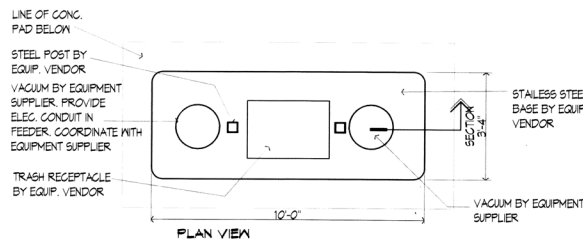


SOUTH ELEVATION
3/16" = 1'-0"

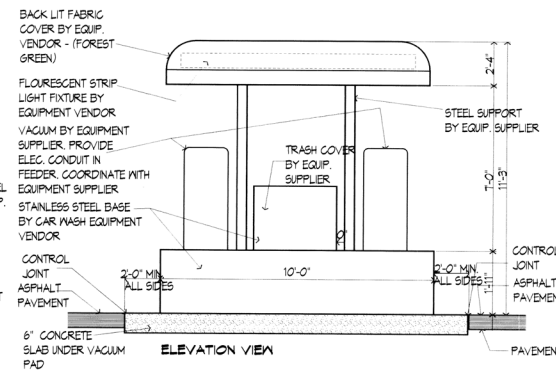
KEYNOTES

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 HALOIDE WALL-PACK LIGHT FIXTURE, COLOR: MEDIUM BRONZE (RE1/10)
10. INDIVIDUALLY ILLUMINATED LETTERINGS, SIGNAGE TO BE PROVIDED BY FRANCHISER AND INSTALLED BY FRANCHISER/FINAL ELECT. HOOKUP BY ELECTRICAL CONTRACTOR.
11. METAL ROOFING - COLOR: KYNAR 500 FORREST GREEN
12. NOT USED
13. METAL MAIN DOOR - PAINT TO MATCH BRICK
14. CLEAR ANODIZED ALUM. STOREFRONT - THERMALLY BROKEN FRAMES
15. 1" INSULATION GLASS UNITS (SOLAR CLEAR)
16. PARAPET BEYOND
17. EXTERIOR INSULATION FINISHED SYSTEM BY EL REY. COLOR: #1568 DEERSKIN

GENERAL NOTES:
PROVIDE TEMPERED GLASS PER CODE



VACUUM ISLAND PLAN
NO SCALE



ELEVATION VIEW

THE SHOPPES AT ILIFF AVENUE SITE PLAN

WITH WAIVERS
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REVISION	DATE	COMMENTS

ARCHITECT: **ARCDEV**
CLIENT: **ARCDEV**
DRAWN BY: **ARCDEV**
CHECKED BY: **ARCDEV**
DATE OF ISSUE: **JUNE 28, 2025**

SHEET

10

EXTERIOR ELEVATIONS

**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**



Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line.

Outdoor Sheet #: WSR-M-S BM - 120

1 WALL PAK LIGHT CUT SHEET
1 NO SCALE

Sheet #: WSR-M-S BM - 120

1. PREFINISHED METAL CAP FLASHING SIM. TO COLOR OF FINISH 2.
2. EXTERIOR INSULATION FINISHED SYSTEM BY EL RLEY. COLOR: #821 LARIAT
3. SOLDIER COURSE BRICK - ROEBNSON BRICK. WATERLODGE
4. STRETCHER COURSE BRICK NTH 3/4" OVERHANG. ROEBNSON BRICK. WATERLODGE
5. RUNNING BOND BRICK - ROEBNSON BRICK. WATERLODGE
6. EXTERIOR INSULATION FINISH SYSTEM WITH MEDALLION DETAILS BY EL RLEY. #821 LARIAT (PROJECT 1 1/2" IN FRONT OF SURROUNDINGS STUCCO)
7. 3/4" X 3/4" V. REVEAL IN FINIS
8. 4" DIA STEEL BOLLARD - PAINT RED
9. METAL HAZE WALL-PINK LIGHT FIXTURE. COLOR: MEDIUM BRONZE (RE.1/11)
10. INDIVIDUALLY ILLUMINATED LETTERING. SIGNAGE TO BE PROVIDED BY FRANCHISE AND INSTALLED BY FRANCHISE.FINAL ELEC. HOOKUP BY ELECTRICAL CONTRACTOR.
11. METAL ROOFING - COLOR: KYNAR 500 FORREST GR. 12. 1/2" REEED
13. METAL WAIN DOOR - PAINT TO MATCH BRICK
14. CLEAR ANODIZED ALUM. STOREFRONT - THERMALLY BROKEN FRAMES (FLARE)
1) INSULATION GLASS UNITS (POLAR CLEAR)
2) PARAFET BEYOND
16. EXTERIOR INSULATION FINISHED SYSTEM BY EL RLEY. COLOR: #1566 DEERSKIN

GENERAL NOTES:
PROVIDE TEMPLERD GLASS PER CODE

GENERAL NOTES:
PROVIDE TEMPERED GLASS PER CODE

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WITH WAIVERS
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

[illegible]

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SHEET

11

EXTERIOR ELEVATIONS