

SCHOMP HYUNDAI SITE PLAN MINOR AMENDMENT

LOTS 1 & 2, BLOCK 1, HAVANA LINCOLN-MERCURY SUBDIVISION FILING NO. 1,
 LOCATED IN THE W 1/2 OF SECTION 11, T4S, R67W OF THE 6TH P.M.,
 COUNT OF ARAPAHOE, CITY OF AURORA, STATE OF COLORADO

GENERAL NOTES

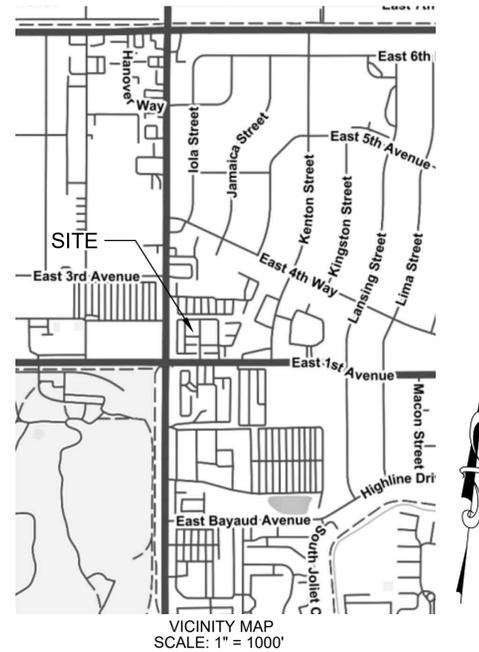
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATIONS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WATS NOR 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."
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS 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.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBTURATED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATIO, PLANTING, CHANE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS, AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCRGOACH INTO ANY EASEMENT OR FIRE LANE.
- "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 HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009.
- THE INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPER'S EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLAN TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.
- THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACES, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AND EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIRE OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; C) MANUAL OVERRIDE (IN THE EVENT OF A SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
- SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.

BASE OF BEARING:

BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO SATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE SOUTH LINE OF HAVANA LINCOLN-MERCURY SUBDIVISION FILING NO.1, BETWEEN MONUMENTS AS SHOWN HEREON IS S89°08'31" W, WITH ALL BEARINGS CONTAINED HEREON RELATIVE THERETO

BENCHMARK

ELEVATIONS ARE BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON 12/9/2021 AND ARE BASED ON NAVD88 VERTICAL DATUM. SITE TBM IS THE FOUND CITY OF AURORA BENCHMARK BM-3-45, HAVING AN ELEVATION OF 5446.70'



The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

ACKNOWLEDGED

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	SITE PLAN
3	GRADING AND UTILITY SCHEMATIC
4	PARKING PLAN
5	EXTERIOR ELEVATIONS EAST & SOUTH
6	EXTERIOR ELEVATIONS WEST & NORTH
7	LANDSCAPE PLAN

PROJECT DATA	
DESCRIPTION	EXISTING CONDITION
LAND AREA WITH PROPERTY LINES	145,054/3.33 AC
GROSS FLOOR AREA (41-16 CITY CODE)	25048 SF
TOTAL BUILDING COVERAGE	25,180 S.F.
NUMBER OF BUILDINGS	1
HARD SURFACE AREA (EXCLUSIVE OF BUILDINGS)	138,151 SF
LANDSCAPING AND OPEN SPACE	20,444 SF
ZONING CLASSIFICATION	MU-C
PROPOSED USES	CAR DEALERSHIP
TYPE OF SIGNAGE	BUILDING/MONUMENT
NUMBER OF STORIES	1
MAX. HEIGHT OF BUILDING (ALLOWABLE)	60 FT
MAX HEIGHT OF BUILDING (ACTUAL)	23 FT
LOADING SPACES PROVIDED (12' X 50' MIN)	1
PARKING SPACES REQUIRED	208.13
PARKING SPACES PROVIDED	215
DISABLED SPACES REQUIRED/PROVIDED (41-673 CITY CODE)	6
(BASED ON TOTALLY NUMBER OF SPACES PROVIDED)	4 - STD, 2 - VAN
PERMITTED MAX SIGN AREA/ PROPOSED SIGN AREA (SF)	
MAX NUMBER OF SIGNS PERMITTED	N/A

LEGAL DESCRIPTION

LOT 1 AND LOT 2, BLOCK 1, HAVANA LINCOLN-MERCURY SUBDIVISION FILING NO.1, COUNTY OF ARAPAHOE, CITY OF AURORA, STATE OF COLORADO

SIGNATURE BLOCK

SCHOMP HYUNDAI SUBDIVISION SITE PLAN AMENDMENT
 LOT 1 & 2, BLOCK 1, HAVANA LINCOLN-MERCURY SUBDIVISION FILING NO. 1
 CITY OF AURORA, COUNTY OF ADAMS, 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 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 _____ AD 2022.
 BY: _____ CORPORATE SEAL
 (PRINCIPALS OR OWNERS)

STATE OF COLORADO _____)SS
 COUNTY OF ADAMS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS _____ DAY OF _____ AD 2022.
 BY: _____
 WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC: _____ NOTARY SEAL

MY COMMISSION EXPIRES: _____
 NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____

CITY COUNCIL: _____ DATE: _____

ATTEST: _____ DATE: _____

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____
 COLORADO AT _____ O'CLOCK _____ M, THIS _____ DAY OF AD, 2022.
 CLERK AND RECORDER: _____
 DEPUTY: _____

AMENDMENTS

AMENDMENT 1
 EXTERIOR BUILDING CANOPY,
 UTILITY AND PARKING
 IMPROVEMENTS

OWNER
 SCHOMP HYUNDAI, DBA
 WALLAS AUTOMOTIVE DEVELOPMENT, LLC
 11900 PLUM VALLEY LANE
 HIGHLANDS RANCH, CO 80129
 MICHAEL.DUNLAP@SCHOMP.COM
 CONTACT: MICHAEL DUNLAP

ARCHITECT
 BIM USA, LTD
 WESNAE
 2109 S. WADSWORTH BLVD. STE 303
 LAKEWOOD, CO 80227
 DENNIS THOMPSON, AIA
 DT@WESNAE.COM
 WALID ELKHOURY, ASSOC. AIA
 WE@WESNAE.COM
 720.635.3696/720.984.5835

ENGINEER
 ACTION CIVIL ENGINEERING
 9777 PYRAMID CT, SUITE 150
 ENGLEWOOD, CO 80112
 TROY W. DENNING P.E.
 (720) 826-3965

REVISION DESCRIPTION	
DATE	3/9/22
#	1
DATE	6/24/22
#	2
DATE	9/15/22
#	3
DATE	10/6/22
#	4

DRN	TWD
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CHK

DSG

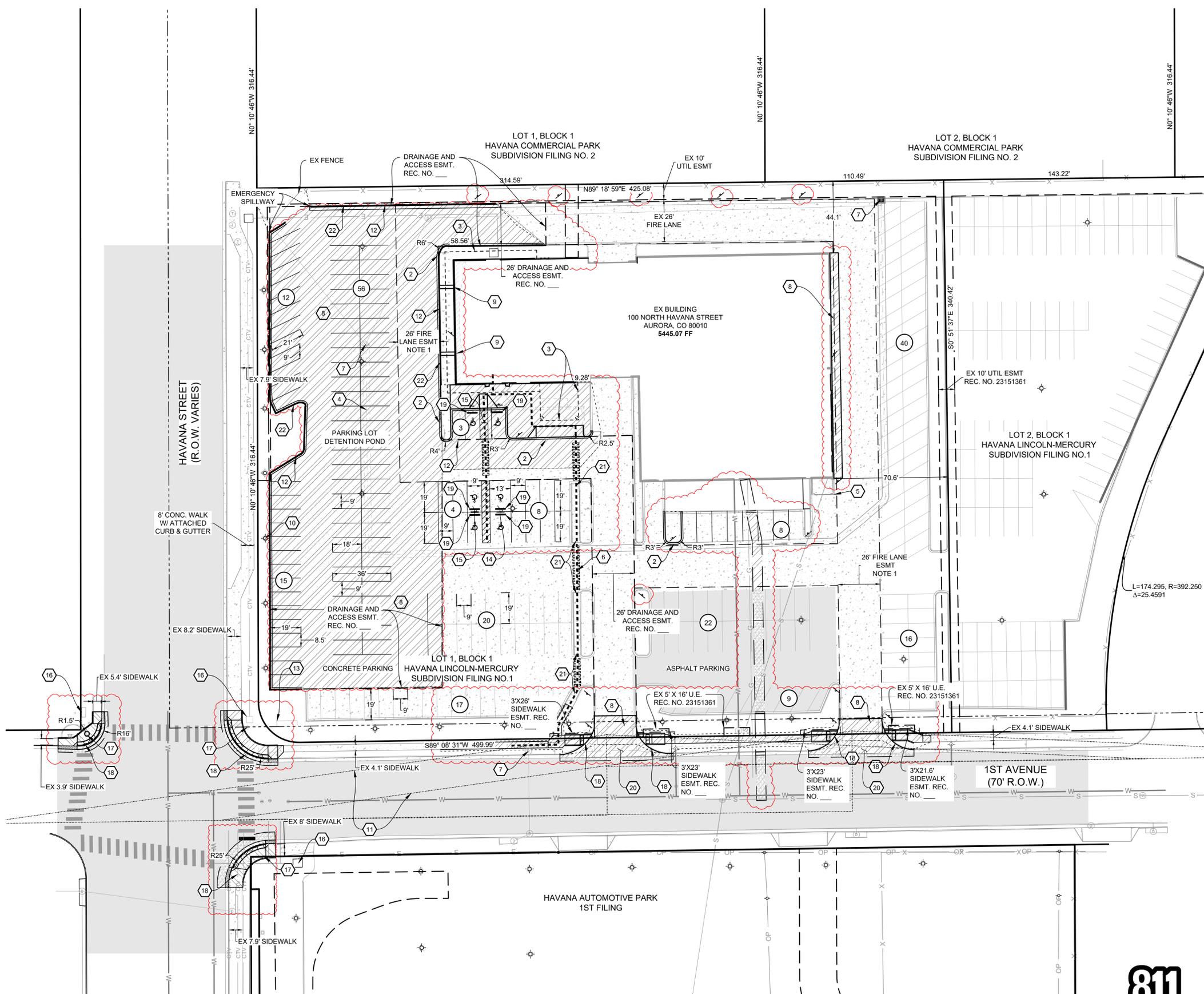
TWD

SCHOMP HYUNDAI SITE PLAN MINOR AMENDMENT
 100 NORTH HAVANA STREET, AURORA, COLORADO 80010

COVER SHEET

ACTION CIVIL ENGINEERING
 9777 PYRAMID CT, SUITE 150
 ENGLEWOOD, CO 80112 720.826.3965
 tdenning@actioncivileng.com

JOB NO	2203
SCALE	---
DATE	9/15/2022
SHEETS	7
SHEET	1



LEGEND:

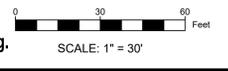
	RANGE LINE
	RIGHT-OF-WAY
	LOT / TRACT LINE
	CENTERLINE
	EXISTING CONTOUR
	EXISTING FENCE LINE
	EXISTING CATV LINE
	EXISTING COMMUNICATION LINE
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING SANITARY LINE W/ MH
	EXISTING STORM LINE W/ MH
	EXISTING WATER LINE
	EXISTING PONDING LIMIT
	EXISTING SIGHT LIGHTING POLE
	EXISTING STORM INLETS
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	TRAFFIC FLOW ARROW
	EXISTING CONCRETE
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED LANDSCAPE
	STRIPED PARKING ISLAND
	PROPOSED CONTOUR
	PROPOSED SANITARY SEWER W/ MH
	PROPOSED WATER LINE
	PROPOSED STORM SEWER W/ MH
	PROPOSED EASEMENT LINE
	PROPOSED ACCESSIBLE ROUTE
	PROPOSED FENCE WITH COLUMNS
	PROPOSED TYPE 'R' INLET
	PROPOSED STREET LIGHT
	PROPOSED STREET SIGN
	UTILITY EASEMENT
	EASEMENT
	EXISTING
	PROPOSED
	FINISHED GRADE
	FLOWLINE
	RIGHT-OF-WAY
	HORIZONTAL ELLIPTICAL RCP
	REINFORCED CONCRETE PIPE
	PROPOSED IMPROVEMENTS

LABEL LEGEND

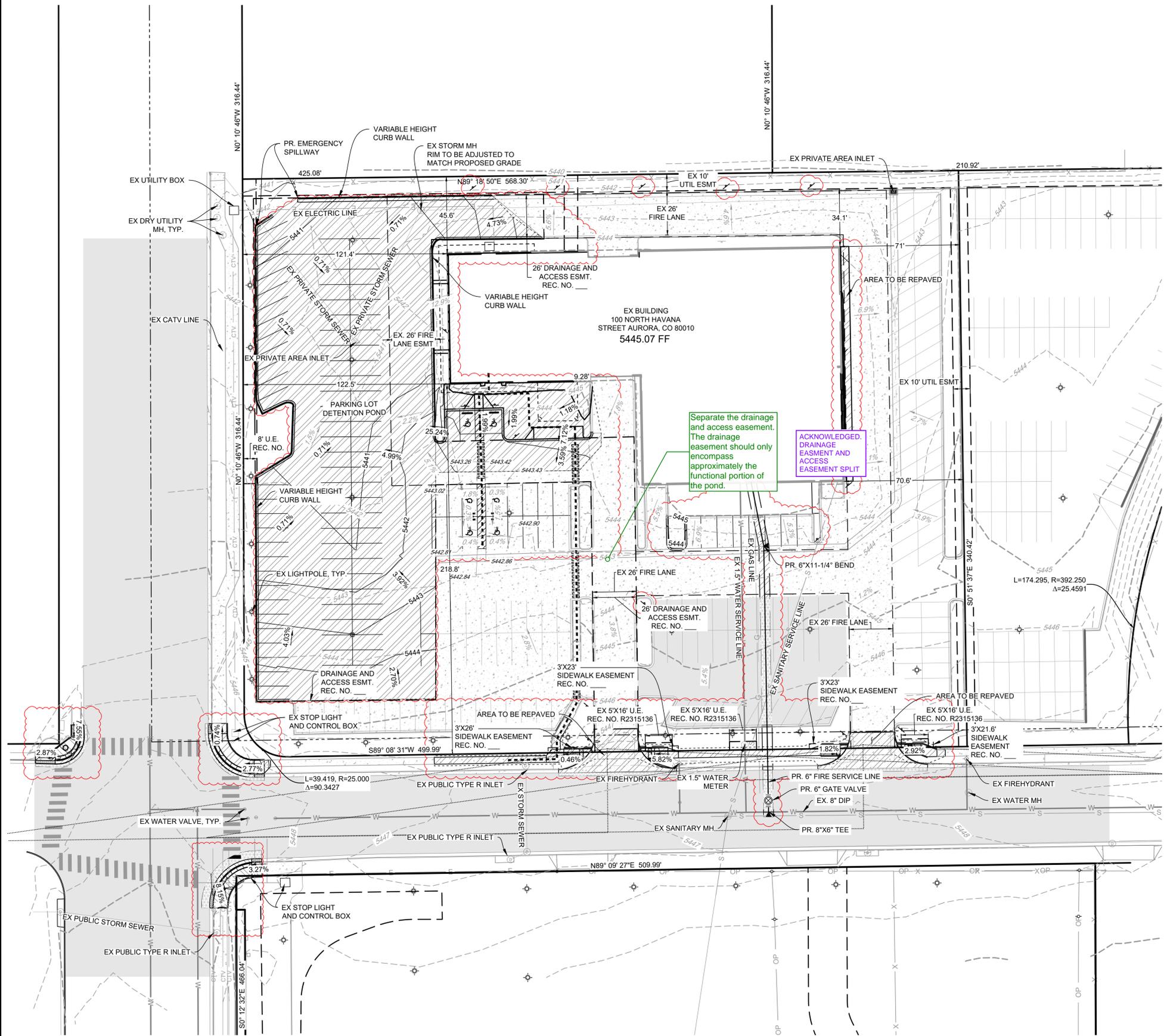
	PR. 6" CATCH CURB
	PR. 6" SPILL CURB
	PR. EXTERIOR CANOPY
	EX. 4 FT CONCRETE PAN
	EX. TRASH ENCLOSURE
	PR. ADA ROUTE
	EX. SD INLET
	PR. AREA TO BE REPAVED
	PR. CONCRETE ROOF DRAIN GUTTER
	EX. LIGHTPOLE
	SIGHT DISTANCE TRIANGLE
	EX. CURB AND GUTTER TO BE REMOVED
	EX. MONUMENT SIGN
	TWO PROPOSED ADA VAN ACCESSIBLE PARKING SPACES
	TWO PROPOSED ADA ACCESSIBLE PARKING SPACES
	EX. CONTROL BOX
	EX. STOP LIGHT
	PR. ADA RAMP PER COA STANDARDS
	PR. CONCRETE CURB STOP
	CROSSSPAN
	EX. CURB RAMPS TO REMAIN
	PR. CONCRETE WALL

NOTE 1:
FIRE LANE EASEMENT RECEPTION NO. 23151361

NOTE 2:
DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS



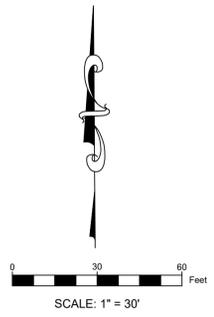
REVISION DESCRIPTION	
#	DATE
1	3/9/22
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3	9/15/22
4	10/16/22
DRN TWD	
CHK	
DSG TWD	
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ACTION CIVIL ENGINEERING 9777 PYRAMID CT, SUITE 150 ENGLEWOOD, CO 80112 720.826.3965 tdenning@actioncivileng.com	
JOB NO.	2203
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SHEETS	7
SHEET	2



LEGEND:

- RANGE LINE
- - - RIGHT-OF-WAY
- LOT / TRACT LINE
- CENTERLINE
- - - EXISTING CONTOUR
- X - X - EXISTING FENCE LINE
- - - EXISTING CATV LINE
- COM - COM - EXISTING COMMUNICATION LINE
- E - E - EXISTING ELECTRIC LINE
- G - G - EXISTING GAS LINE
- S - S - EXISTING SANITARY LINE W/ MH
- S - S - EXISTING STORM LINE W/ MH
- W - W - EXISTING WATER LINE
- EXISTING PONDING LIMIT
- EXISTING SIGHT LIGHTING POLE
- EXISTING STORM INLETS
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- TRAFFIC FLOW ARROW
- EXISTING CONCRETE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- STRIPED PARKING ISLAND
- 5530 --- PROPOSED CONTOUR
- S - S - PROPOSED SANITARY SEWER W/ MH
- W - W - PROPOSED WATER LINE
- PROPOSED STORM SEWER W/ MH
- PROPOSED EASEMENT LINE
- PROPOSED ACCESSIBLE ROUTE
- PROPOSED FENCE WITH COLUMNS
- PROPOSED TYPE 'R' INLET
- PROPOSED STREET LIGHT
- PROPOSED STREET SIGN
- UTILITY EASEMENT
- EASEMENT
- EXISTING
- PROPOSED
- FG --- FINISHED GRADE
- FL --- FLOWLINE
- R.O.W./ROW --- RIGHT-OF-WAY
- HERCP --- HORIZONTAL ELLIPTICAL RCP
- RCP --- REINFORCED CONCRETE PIPE
- PROPOSED IMPROVEMENTS

NOTE: PRIVATE STORM SEWER TO BE MAINTAINED BY WALLAS AUTOMOTIVE DEVELOPMENT LLC.



REVISION DESCRIPTION	DATE
SUBMITTED TO AURORA	3/9/22
SUBMITTED TO AURORA	6/24/22
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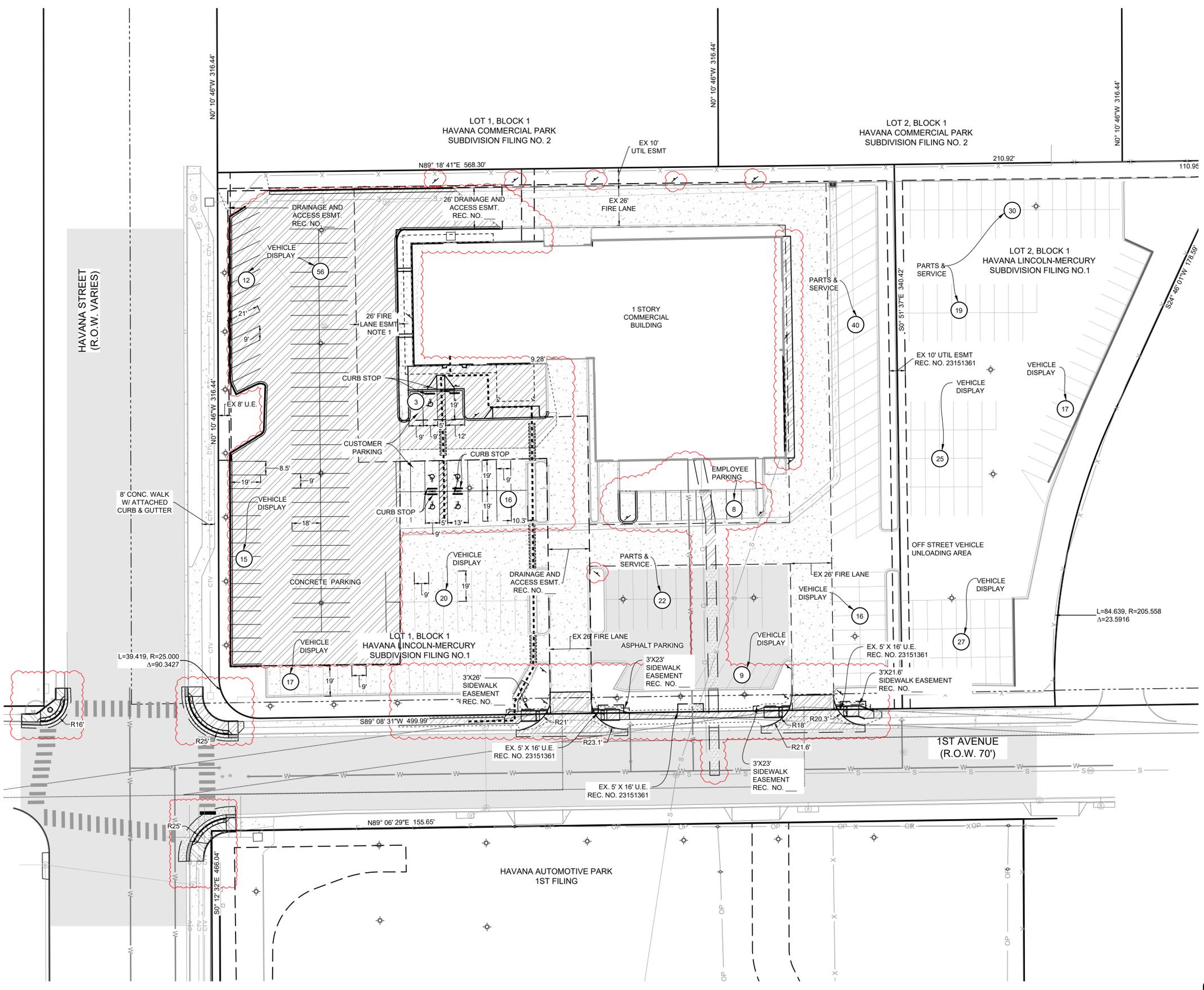
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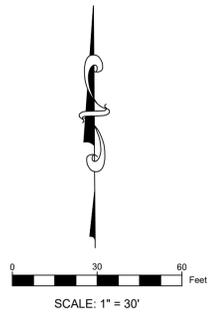
GRADING AND UTILITY SCHEMATIC



LEGEND:

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	RIGHT-OF-WAY
	HORIZONTAL ELLIPTICAL RCP
	REINFORCED CONCRETE PIPE
	U.E.
	ESMT.
	EX.
	PR.
	FG
	FL
	R.O.W./ROW
	HERCP
	RCP

NOTE 1:
FIRE LANE EASEMENT RECEPTION NO. 23151361



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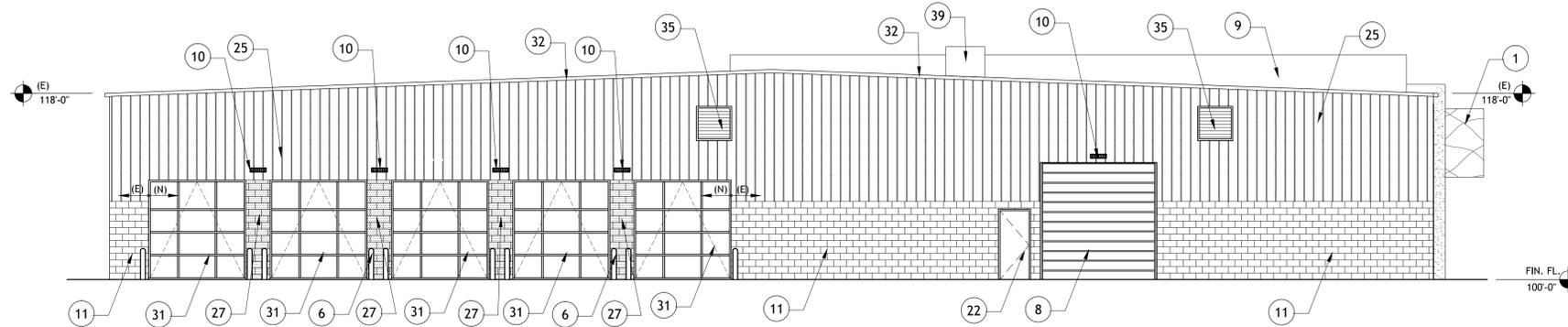
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SHEET	4

PARKING PLAN

SCHOMP HYUNDAI SITE PLAN MINOR AMENDMENT

LOTS 1 & 2, BLOCK 1, HAVANA LINCOLN-MERCURY SUBDIVISION FILING NO. 1,
 LOCATED IN THE W 1/2 OF SECTION 11, T4S, R67W OF THE 6TH P.M.,
 COUNT OF ARAPAHOE, CITY OF AURORA, STATE OF COLORADO

UDO MCU MATRIX			
BUILDING FACE	PRIMARY FACADE (WEST)	SECONDARY FACADE (SOUTH)	MINOR FACADE (NORTH & EAST)
MASSING GENERAL	3	2	1
WALL OFFSET (MIN. 3 FEET)	X	X	
WALL/PARAPET H. CHANGE	X	X	X
ROOF FROM CHANGE	X		
UPPER FLOOR SETBACK	X	X	X
WALL NOTCH (MIN. 12 INCHES)			
MATERIAL GENERAL	3	2	1
CHANGE IN MATERIAL	X	X	X
CHANGE IN COLOR	X	X	X
CHANGE IN TEXTURE			
USE OF MASONRY (40%)		X	X
USE OF PANEL MATERIALS (40%)	X		
VARIETY OF WINDOW SIZES	X		
TRANSPARENCY/GLAZING (70%)			
HUMAN SCALE GENERAL	3	2	1
ARCHITECTURAL DETAILING	X		
DISPLAY CASES ON GROUND FLOOR	X		
BUILDING MOUNTED LIGHTING		X	X
AWNINGS OR SHUTTERS		X	
ENTRY DEFINITION	X		
BUILDING CORNER ENHANCEMENT			
BALCONIES			
LANDSCAPE/WALL SCREEN			



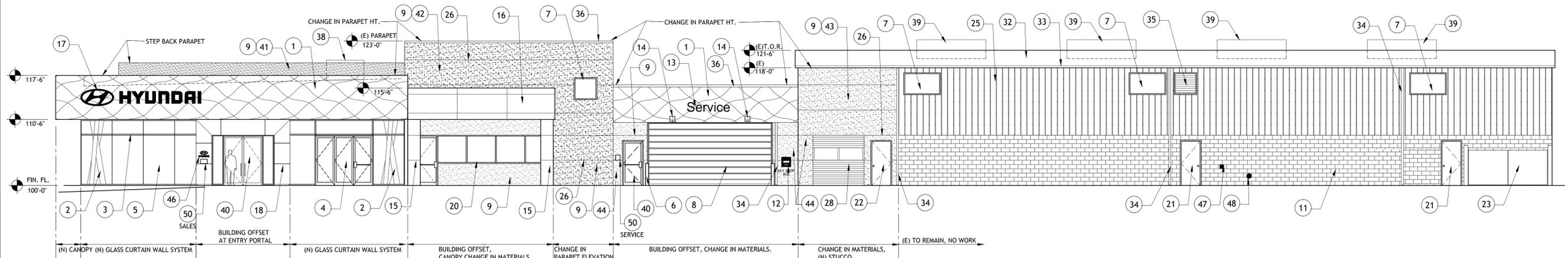
PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"

PROPOSED AND EXISTING MATERIALS MATRIX: MINOR FACADE (EAST) 2,806 SQUARE FEET																
	MTL. SIDING (N) PAINT (E)	MTL. SIDING (N)	ACM CANOPY (E)	EIFS (N)	ACM WALL (E)	EIFS WALL (N)	MULLIONS/GLASS (N)	STOREFRONT (E)	STOREFRONT (N)	STUCCO WALL (N)	PAINT ON (E) CMU (E)	CMU (E)	OVERHEAD DOORS (E)	OVERHEAD DOORS (N)	H.M. DOORS (E)	H.M. DOORS (N)
EXISTING		1734 SF														
PROPOSED	1674 SF (60%)		24 SF (0.8%)								443 SF (15%)		644 SF (23%)		21 SF (0.7%)	

KEY NOTES:

- (N) "SHAPED SKY" ACM PANELS, AS MANUF. BY HMA'S ACM VENDOR. INSTALLED OVER BLACK ACM PANELS, DRY JOINT.
- (N) INCLINED COLUMNS (INTERIOR), P-9.
- (N) HORIZONTAL MULLION @8'-0" AFF. IS THE ONLY EXPOSED MULLION. ALL VERTICAL GLASS JOINTS ARE SILICONE BUTT JOINTS.
- (N) STOREFRONT ENTRY DOORS & WINDOW MULLIONS TO BE CLEAR ANODIZED ALUMINUM.
- (N) STRUCTURAL SILICONE GLAZED CURTAIN WALL SYSTEM WITH CLEAR ANODIZED ALUMINUM INTERIOR MULLIONS. "VITRO SOLARBAN 72 ON STARPHIRE GLASS AND CLEAR GLASS INTERIOR LITE"
- (N) PIPE BOLLARD, TYP. TO MATCH SHERWIN WILLIAMS #6104 "KAFFEE".
- (E) STOREFRONT WINDOW AND GLASS.
- (N) HIGH SPEED GLASS OVERHEAD DOOR IN (E) OPENING.
- (N) STUCCO WALL FINISH. COLOR TO MATCH SHERWIN WILLIAM #9111 "ANTLER VELVET". SANDBLAST FINISH. P-1.
- (N) EXTERIOR LIGHT, TYP.
- (E) CMU WALL FINISH. PAINT COLOR TO MATCH SHERWIN WILLIAM #6104 "KAFFEE". P-2.
- (N) AFTER HOURS KEY DROP BOX. INSTALLATION OF THIS BOX IS THE RESPONSIBILITY OF THE DEALER AND MAY REQUIRE ADDITIONAL WORK TO ACCOMMODATE THE WALL PENETRATION.
- (N) 18" CHANNEL LETTERS "SERVICE", WHITE, AS MANUFACTURED BY HMA'S SIGN VENDOR.
- (N) SERVICE DRIVE LANE INDICATOR.
- (N) 24" ROUND COLUMN WITH ACM CLADDING COLOR TO MATCH SHERWIN WILLIAM #9111 "ANTLER VELVET" SANDBLAST FINISH.
- (N) FLAT BRONZE COLOR ACM PANELS, AS MANUF. BY HMA'S ACM VENDOR. INSTALLED AT NEW VEHICLE DELIVERY.
- (N) 32" SYMBOL AND 23" HYUNDAI DIMENSIONAL LETTERS, CHROME, AS MANUFACTURED BY HMA'S SIGN VENDOR.
- (N) ENTRY ELEMENT FRAMING BY CONTRACTOR. ACM PANELS, "HYUNDAI NORTH AMERICA BRONZE", AS MANUF. AND INSTALLED BY HMA'S ACM VENDOR, DRY JOINT SYSTEM.
- (N) 18" DEALER NAME CHANNEL LETTERS, WHITE, AS MANUFACTURED BY HMA'S SIGN VENDOR. CENTER OF THE HYUNDAI SIGNAGE.
- (N) CLEAR ANODIZED ALUMINUM STOREFRONT.
- (N) H.M. DOOR. PAINT.
- (E) DOOR. PAINT.
- (E) TRASH ENCLOSURE. PAINT TO MATCH CMU COLOR.
- (E) TRANSFORMER. UNALTERED.
- (E) MTL. SIDING, PAINT P-1.
- (N) STUCCO REVEAL. TYP.
- (N) CMU WALL FINISH AT NEW ADDITION. PAINT COLOR TO MATCH SHERWIN WILLIAM #6104 "KAFFEE". P-2.
- (E) OVERHEAD DOOR. PAINT.
- NOT USED.
- (E) STOREFRONT.
- (N) SECTIONAL OVERHEAD DOOR. (RE: DOOR TYPE D10 AT A6.20)
- (E) PRE-ENGINEERED MTL. BUILDING ROOF (UNALTERED)
- (E) PRE-ENGINEERED MTL. BUILDING GUTTER, PAINT P-1.
- (E) PRE-ENGINEERED MTL. BUILDING DOWNSPOUT, PAINT P-1 & P-2.
- (E) LOUVER, PAINT P-1.
- (N) CAP FLASHING, PAINT P-1.
- (N) COLUMN FURRING AND DOWNSPOUT AND OVERFLOW LEADER BEHIND GLAZING.
- (E) RTU (RE: MECH.).
- (N) DEDICATED OUTSIDE AIR SYSTEM HVAC UNIT (RE: MECH.).
- (N) GLASS/ALUM. DOOR.
- (E) SCREEN WALL. PAINT.
- REMOVE (E) EIFS AND INSTALL (N) STUCCO.
- REMOVE (E) MTL. SIDING AND INSTALL (N) SHEATHING AND STUCCO.
- (N) STUCCO ON (E) CMU. 8'-0" AFF.
- NOT USED.
- (N) ILLUMINATED LOGO AND LETTERSET. EXIT J-BOX WITH 1/2" CONDUIT TO FRONT CENTER AT 57" AFF.
- (N) KNOX BOX.
- (N) FIRE DEPARTMENT CONNECTION.
- (E) 12X24" LOUVER FOR BOTH EXHAUST FAN, PAINT TO MATCH STUCCO.
- (N) SIGN, HOURS OF OPERATION.



PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

PROPOSED AND EXISTING MATERIALS MATRIX: SECONDARY FACADE (SOUTH) 4,769 SQUARE FEET																
	MTL. SIDING (N) PAINT (E)	MTL. SIDING (E)	ACM CANOPY (N)	EIFS (N)	ACM WALL (N)	EIFS WALL (E)	MULLIONS/GLASS (N)	STOREFRONT (E)	STOREFRONT (N)	STUCCO WALL (N)	PAINT ON (E) CMU (E)	CMU (E)	OVERHEAD DOORS (E)	OVERHEAD DOORS (N)	H.M. DOORS (E)	H.M. DOORS (N)
EXISTING		1495 SF		734 SF		874 SF										
PROPOSED	1172 SF (24%)		562 SF (12%)		137 SF (3%)		388 SF (8%)	80 SF (1.6%)	689 SF	1437 SF (30%)	666 SF (14%)		264 SF (5.5%)		63 SF (1.3%)	21 SF

REVISION DESCRIPTION

DATE 3/9/22

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DRN

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SCHOMP HYUNDAI SITE PLAN MINOR AMENDMENT
 100 NORTH HAVANA STREET, AURORA COLORADO 80010

EXTERIOR ELEVATIONS

ACTION CIVIL ENGINEERING
 9800 MT PYRAMID CT, SUITE 400
 ENGLEWOOD, CO 80112 720.895.1363
 tdenning@actioncivileng.com

JOB NO.

SCALE 1/8" = 1'-0"

DATE 3/8/2022

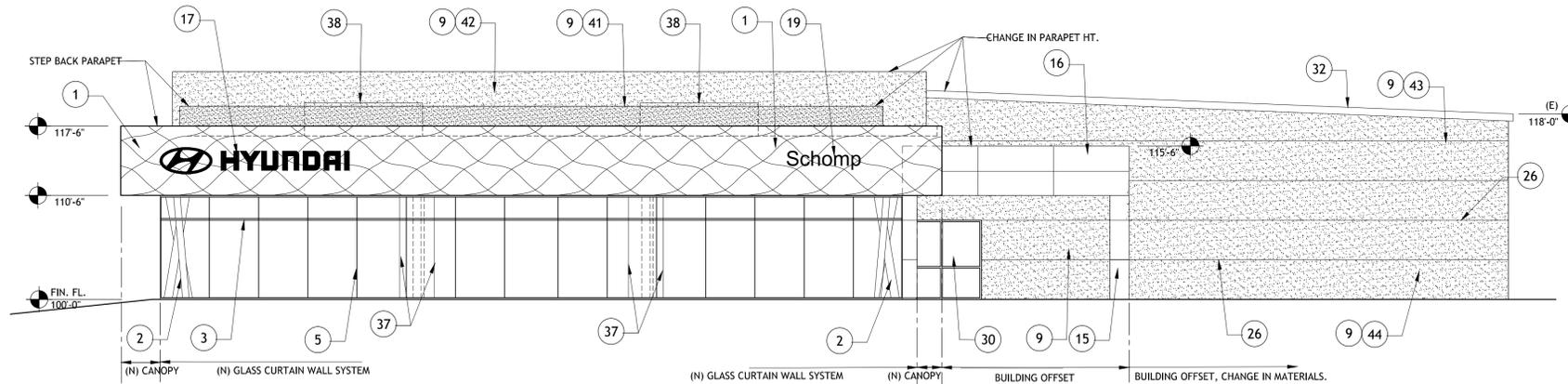
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SCHOMP HYUNDAI SITE PLAN MINOR AMENDMENT

LOTS 1 & 2, BLOCK 1, HAVANA LINCOLN-MERCURY SUBDIVISION FILING NO. 1,
 LOCATED IN THE W 1/2 OF SECTION 11, T4S, R67W OF THE 6TH P.M.,
 COUNT OF ARAPAHOE, CITY OF AURORA, STATE OF COLORADO

UDO MCU MATRIX			
BUILDING FACE	PRIMARY FACADE (WEST)	SECONDARY FACADE (SOUTH)	MINOR FACADE (NORTH & EAST)
MASSING GENERAL	3	2	1
WALL OFFSET (MIN. 3 FEET)	X	X	
WALL/PARAPET H. CHANGE	X	X	X
ROOF FROM CHANGE	X		
UPPER FLOOR SETBACK	X	X	X
WALL NOTCH (MIN. 12 INCHES)			
MATERIAL GENERAL	3	2	1
CHANGE IN MATERIAL	X	X	X
CHANGE IN COLOR	X	X	X
CHANGE IN TEXTURE			
USE OF MASONRY (40%)		X	X
USE OF PANEL MATERIALS (40%)	X		
VARIETY OF WINDOW SIZES	X		
TRANSPARENCY/GLAZING (70%)			
HUMAN SCALE GENERAL	3	2	1
ARCHITECTURAL DETAILING	X		
DISPLAY CASES ON GROUND FLOOR	X		
BUILDING MOUNTED LIGHTING		X	X
AWNINGS OR SHUTTERS		X	
ENTRY DEFINITION	X		
BUILDING CORNER ENHANCEMENT			
BALCONIES			
LANDSCAPE/WALL SCREEN			

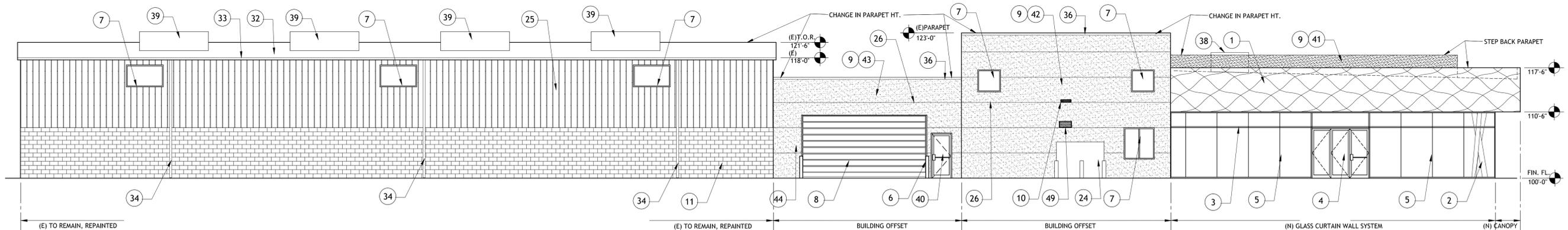
- # KEY NOTES:
- (N) "SHAPED SKY" ACM PANELS, AS MANUF. BY HMA'S ACM VENDOR. INSTALLED OVER BLACK ACM PANELS, DRY JOINT.
 - (N) INCLINED COLUMNS (INTERIOR), P-9.
 - (N) HORIZONTAL MULLION @8'-0" AFF. IS THE ONLY EXPOSED MULLION. ALL VERTICAL GLASS JOINTS ARE SILICONE BUTT JOINTS.
 - (N) STOREFRONT ENTRY DOORS & WINDOW MULLIONS TO BE CLEAR ANODIZED ALUMINUM.
 - (N) STRUCTURAL SILICONE GLAZED CURTAIN WALL SYSTEM WITH CLEAR ANODIZED ALUMINUM INTERIOR MULLIONS.
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 - (E) STOREFRONT WINDOW AND GLASS.
 - (N) HIGH SPEED GLASS OVERHEAD DOOR IN (E) OPENING.
 - (N) STUCCO WALL FINISH. COLOR TO MATCH SHERWIN WILLIAM #9111 "ANTLER VELVET". SANDBLAST FINISH. P-1.
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 - (N) 18" DEALER NAME CHANNEL LETTERS, WHITE, AS MANUFACTURED BY HMA'S SIGN VENDOR. CENTER OF THE HYUNDAI SIGNAGE.
 - (N) CLEAR ANODIZED ALUMINUM STOREFRONT.
 - (N) H.M. DOOR. PAINT.
 - (E) DOOR. PAINT.
 - (E) TRASH ENCLOSURE. PAINT TO MATCH CMU COLOR.
 - (E) TRANSFORMER. UNALTERED.
 - (E) MTL. SIDING, PAINT P-1.
 - (N) STUCCO REVEAL. TYP.
 - (N) CMU WALL FINISH AT NEW ADDITION. PAINT COLOR TO MATCH SHERWIN WILLIAM #6104 "KAFFEE". P-2.
 - (E) OVERHEAD DOOR. PAINT.
 - NOT USED.
 - (E) STOREFRONT.
 - (N) SECTIONAL OVERHEAD DOOR. (RE: DOOR TYPE D10 AT A6.20)
 - (E) PRE-ENGINEERED MTL. BUILDING ROOF (UNALTERED)
 - (E) PRE-ENGINEERED MTL. BUILDING GUTTER, PAINT P-1.
 - (E) PRE-ENGINEERED MTL. BUILDING DOWNSPOUT, PAINT P-1 & P-2.
 - (E) LOUVER, PAINT P-1.
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 - (E) SCREEN WALL. PAINT.
 - REMOVE (E) EIFS AND INSTALL (N) STUCCO.
 - REMOVE (E) MTL. SIDING AND INSTALL (N) SHEATHING AND STUCCO.
 - (N) STUCCO ON (E) CMU. 8'-0" AFF.
 - NOT USED.
 - (N) ILLUMINATED LOGO AND LETTERSET. EXIT J-BOX WITH 1/2" CONDUIT TO FRONT CENTER AT 57" AFF.
 - (N) KNOX BOX.
 - (N) FIRE DEPARTMENT CONNECTION.
 - (E) 12X24" LOUVER FOR BOTH EXHAUST FAN, PAINT TO MATCH STUCCO.
 - (N) SIGN, HOURS OF OPERATION.



PROPOSED WEST ELEVATION

SCALE: 1/8"=1'-0"

PROPOSED AND EXISTING MATERIALS MATRIX: PRIMARY FACADE (WEST) 3,076 SQUARE FEET																
	MTL. SIDING (N/PAINT)	(E) MTL. SIDING	(N) ACM CANOPY	(E) EIFS	(N) ACM WALL	(E) EIFS WALL	(N) MULLIONS/GLASS	(N) STOREFRONT	(E) STOREFRONT	(N) STUCCO WALL	(N) PAINT ON (E) CMU	(E) CMU	(N) OVERHEAD DOORS	(E) OVERHEAD DOORS	(N) H.M. DOORS	(E) H.M. DOORS
EXISTING		748 SF		621 SF					789 SF			500 SF				
PROPOSED			531 SF (17%)		137 SF (4%)		829 SF (27%)			1481 SF (48%)						



PROPOSED NORTH ELEVATION

SCALE: 1/8"=1'-0"

PROPOSED AND EXISTING MATERIALS MATRIX: MINOR FACADE (NORTH) 4,769 SQUARE FEET																
	MTL. SIDING (N/PAINT)	(E) MTL. SIDING	(N) ACM CANOPY	(E) EIFS	(N) ACM WALL	(E) EIFS WALL	(N) MULLIONS/GLASS	(N) STOREFRONT	(E) STOREFRONT	(N) STUCCO WALL	(N) PAINT ON (E) CMU	(E) CMU	(N) OVERHEAD DOORS	(E) OVERHEAD DOORS	(N) H.M. DOORS	(E) H.M. DOORS
EXISTING		1507 SF		934 SF		1273 SF			617 SF			965 SF		200 SF		21 SF
PROPOSED			562 SF (12%)		137 SF (3%)		505 SF (10%)	115 SF (2%)		1289 SF (27%)	820 SF (17%)		200 SF (4%)		63 SF (1.3%)	

REVISION DESCRIPTION

DATE 3/9/22

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SCHOMP HYUNDAI SITE PLAN MINOR AMENDMENT
 100 NORTH HAVANA STREET, AURORA COLORADO 80010

EXTERIOR ELEVATIONS

ACTION CIVIL ENGINEERING
 9800 MT PYRAMID CT, SUITE 400
 ENGLEWOOD, CO 80112 720.895.1363
 tdenning@actioncivileng.com

JOB NO.

SCALE 1/8"=1'-0"

DATE 3/8/2022

SHEETS 7 SHEET 6

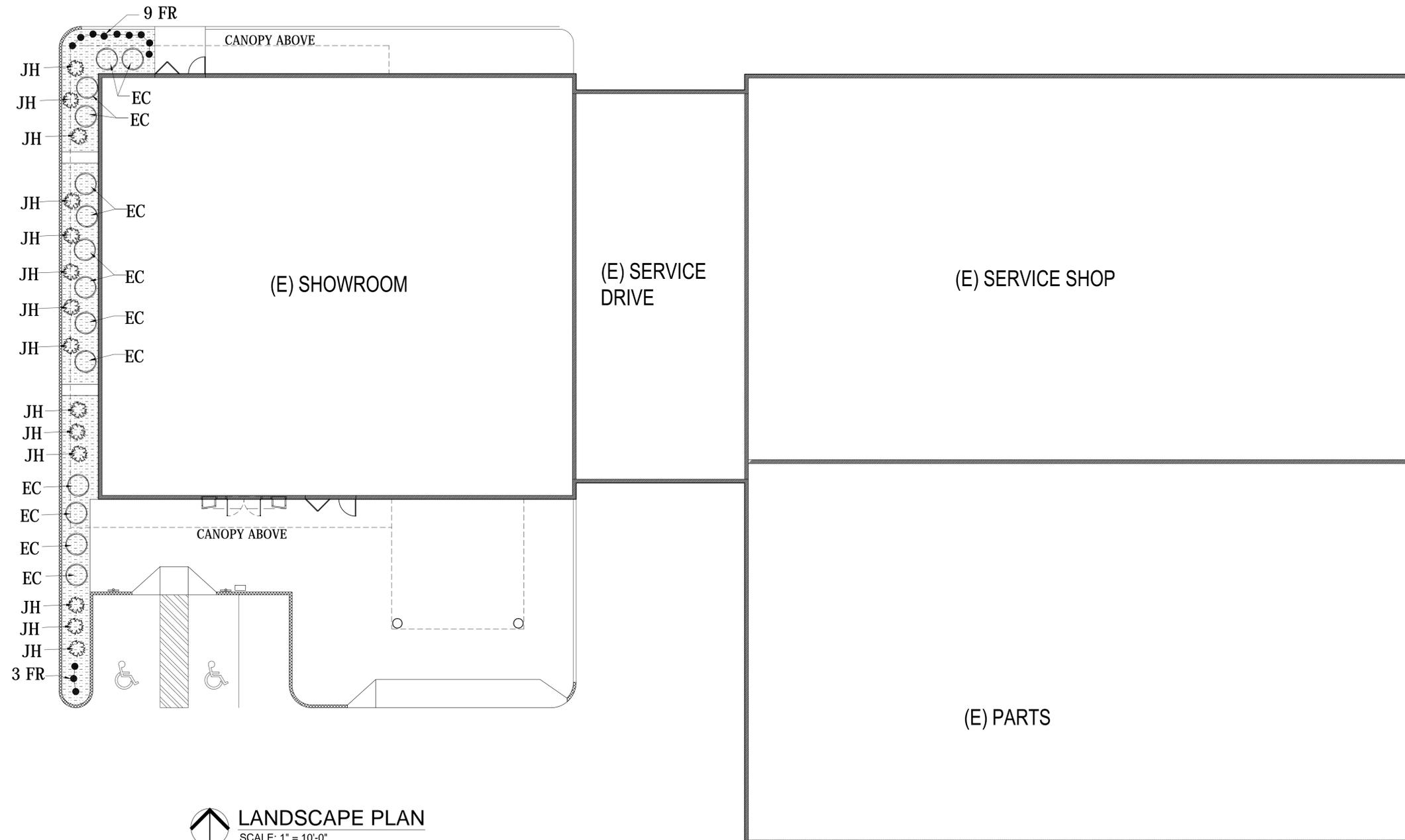
SCHOMP HYUNDAI SITE PLAN MINOR AMENDMENT

LOTS 1 & 2, BLOCK 1, HAVANA LINCOLN-MERCURY SUBDIVISION FILING NO. 1,
 LOCATED IN THE W 1/2 OF SECTION 11, T4S, R67W OF THE 6TH P.M.,
 COUNT OF ARAPAHOE, CITY OF AURORA, STATE OF COLORADO

LANDSCAPE NOTES:

1. NEW LANDSCAPING AREA (828 SF)
2. NEW LANDSCAPING IS TO REPLACE WESTSIDE FRONTAGE AREA.
3. RESTORE EXISTING DRIP IRRIGATION SYSTEM TO SERVE NEW LANDSCAPING.

	SCIENTIFIC NAME	COMMON NAME	SIZE	ZONE	
EVERGREEN SHRUBS					
14	EC	EUONYMUS FORTUNEI COLORATUS	PURPLE LEAF WINTER CREEPER	5 GAL.	VERY LOW CONTAINER
14	JH	JUNIPERUS HORIZONTALIS HUGHES	HUGHES JUNIPER	5 GAL.	VERY LOW CONTAINER
GRASSES					
12	FR	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER	FEATHER REED GRASS	1 GAL.	CONTAINER
ROCK MULCH			PLACE OVER LANDSCAPE FABRIC	2'-3" DIA	



LANDSCAPE PLAN
 SCALE: 1" = 10'-0"

REVISION DESCRIPTION
 SUBMITTED TO AURORA

DATE
 3/9/22

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LANDSCAPE PLAN

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SHEETS
 7 SHEET 7