

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
 LONE TREE, COLORADO 80124
 PHONE: 303-775-6601

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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 2

LOT AREA:	61,251 SQ.FT. OR 1.5439 ACRES	49,620 SQ.FT. OR 1.1391 ACRES
TOTAL BUILDING COVERAGE:	8,490 SQ.FT. OR 12.6%	3,293 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%

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

NOTE: SEE SHEET 96 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__ A.D.

BY: _____
 print name AS print title

NOTARIAL:

STATE OF COLORADO)
 COUNTY OF _____) SS

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.

BUILDING ADDITION

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	DNA
3	11-05-04	JDP
4	04-15-05	JDP

Engineering Service Company
 18600 ILIFF, LLC
 34 SOUTH DAHLIA STREET
 AURORA, COLORADO 80012

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

DESIGNED BY: JDP
 DRAWN BY: JDP
 CHECKED BY: DRA
 OWNER NUMBER: _____
 DATE: 05-24-2004
 SCALE: N/A
 SHEET NUMBER: S1

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

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, PE
 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: 303-779-6601

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 DETAIL SHEET.....S5-S6
 LANDSCAPE PLAN.....L1-L2
 BUILDING ELEVATIONS.....9-11

SITE DATA:

LAND AREA WITHIN PROPERTY LINES: 116,871 SQUARE FEET OR 2.6830 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
 TOTAL BUILDING COVERAGE: 11,783 SQUARE FEET OR 10.1%
 HARD SURFACE AREA: 51,560 SQUARE FEET OR 49.3%
 LANDSCAPE AREA: 41,528 SQUARE FEET OR 40.6%
 PRESENT ZONING CLASSIFICATION: PCZD-COMMERCIAL
 PROPOSED USE: RETAIL & CAR WASH

SIGNAGE:

TYPEWALL 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 = 161.5 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
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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:

LOT 1, BLOCK 1, WALGREENS AT HUTCHINSON HEIGHTS
 SUBDIVISION FILING NO. 2
 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, Matthew Dufree
 HAS CAUSED THESE PRESENTS TO BE EXECUTED
 THIS 27th DAY OF September, 2005 A.D.

BY: Matthew Dufree
 print name AS Manager
 print title

NOTARIAL:

STATE OF COLORADO)
 COUNTY OF Arapahoe) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
 THIS 27th DAY OF September, 2005 A.D.
 BY Matthew Dufree AS manager
 OF 18690 Iliff, LLC

WITNESS MY HAND AND OFFICIAL SEAL: Bona Mjuri
 MY COMMISSION EXPIRES: 11-09-07
 ADDRESS: 1300 S Potomac St. #126 Aurora
Aurora, CO 80012

RECORDER'S CERTIFICATE:

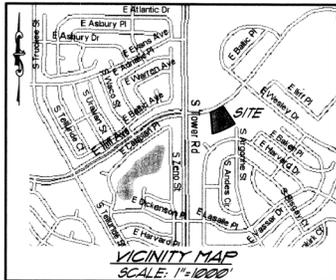
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF
 ARAPAHOE COUNTY, COLORADO AT _____ O'CLOCK _____ M.
 THIS _____ DAY OF _____, 20____ A.D. IN
 BOOK _____ AT PAGE _____ RECEPTION NO. _____

CLERK AND RECORDER: _____

DEPUTY: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: Robert Nantz DATE: 9/19/05
 PLANNING DIRECTOR: Rob White DATE: 9/19/05
 PLANNING COMMISSION: Chairperson DATE: 10/13/04
 CITY COUNCIL: NA DATE: NA
 MATOR
 ATTEST: NA DATE: NA
 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).

BEFORE YOU DIG CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 CALL TO LOCATE UTILITIES BEFORE YOU DIG TO PREVENT DAMAGE TO UTILITIES AND TO ENSURE YOUR SAFETY	
NO.	DATE
1	8-11-2004 REV
2	09-13-04 DKA
3	11-03-04 JDP
4	04-15-05 JDP
REVISIONS	
DESCRIPTION	
CITY COMMENTS	
CITY COMMENTS	
ADMINISTRATIVE AMENDMENT	
PREPARED BY: Engineering Service Company 1300 S Potomac Street, Suite 126 Aurora, Colorado 80012 Phone: (303) 337-1393	
COVER SHEET & SITE PLAN THE SHOPPES AT ILIFF AVENUE 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 DRAWN BY: JDP CHECKED BY: JDP OWNER NUMBER: 004 TEMP: 42 DATE: 06-24-2004 SCALE: N/A SHEET NUMBER: S1	

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

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: ARCHITECTURALS).
- (9) PROPOSED CAR WASH, FF.#563860 & 563960, (RE: ARCHITECTURALS).
- (10) PROPOSED CMU DOUBLE TRASH ENCLOSURE, (RE: DETAIL).
- (11) PROPOSED CMU SINGLE TRASH ENCLOSURE, (RE: DETAIL).
- (12a) PROPOSED MONUMENT SIGN #1.
- (12b) PROPOSED MONUMENT SIGN #2.
- (13) PROPOSED DIRECTIONAL STRIPING.
- (14) EXISTING ASPHALT DRIVEWAY.
- (15) PROPOSED LANDSCAPING, (RE: LANDSCAPE PLAN).
- (16) PROPOSED ASPHALT PAVEMENT.
- (17) EXISTING LANDSCAPE RETAINING WALL.
- (18) EXISTING SIGN, (TYPICAL).
- (19) EXISTING 5' DETACHED WALK WITH A 8' TREE LAWN.
- (20) PROPOSED 5' DETACHED WALK WITH A 8' TREE LAWN.
- (21) EXISTING 10' DETACHED WALK WITH A 8' TREE LAWN.
- (22) PROPOSED PRIVATE OUTLET STRUCTURE.
- (23) PROPOSED 5' CONCRETE WALK.
- (24) PROPOSED 6.5' CONCRETE WALK.
- (25) PROPOSED BICYCLE RACK, (RE: DETAIL).
- (26) PROPOSED FIRE LANE SIGN, (RE: DETAIL).
- (27) PROPOSED HANDICAP PARKING SIGN (RE: DETAIL).
- (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: ARCHITECTURALS SHEET 10).
- (34) PROPOSED STOP SIGN (MUTCD RI-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).

NOTES:

1. THE DEVELOPER, HIS SUCCESSORS, AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL FIRE LANE SIGNS 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.

NOTES: CONTINUED

11. 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 UNOBSERVED 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 INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE CITY OF AURORA 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 FLAT OF RECORD AT THE TIME OF THE BUILDING PERMIT, AND IF NOT, MUST BE AMENDED TO AGREE WITH THE FLAT AS NEEDED, OR VICE VERSA.
14. 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.
15. 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.
16. ARCHITECTURAL FEATURES SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROUGH INTO ANY EASEMENT OR FIRE LANE.
17. ALL TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE MUTCD.
18. RETAIL OPERATIONS BETWEEN THE HOURS OF 12 AM. AND 6 AM. ARE PROHIBITED UNTIL OTHERWISE APPROVED BY THE CITY OF AURORA PLANNING COMMISSION.

ILIFF AVENUE STREETLIGHT NOTE (1 REQUIRED):

STREETLIGHT INSTALLATION COST SHALL BE FUNDED BY THE DEVELOPER/OWNER. COORDINATE LOCATION AND INSTALLATION WITH PUBLIC WORKS AT 303-739-7300.

BENCHMARK:

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 = 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-FG.36).

BEFORE YOU DIG CALL UTILITY NOTIFICATION CITY OF COLORADO	
DATE	BY
18-11-2004	DRA
11-02-04	DRA
04-15-06	DIP
ONLY 2 HOURS PER HOUR BEFORE MIDNIGHT TO MID-DAWN PERMITS	
REVISIONS	
NO.	DESCRIPTION
1	CITY COMMENTS
2	CITY COMMENTS
3	ADMINISTRATIVE AMENDMENT
Engineering Service Company	
Phone: 303.733.7300 Fax: 303.733.7481 16880 ILIFF, LLC DENVER, COLORADO 80244	
SITE PLAN NOTES	
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 PREPARED FOR:	
DESIGNED BY: JGP DRAWN BY: JGP CHECKED BY: DRA DRAWER NUMBER: DRA DATE: TEMP 43 06-24-2004 SCALE: N/A 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

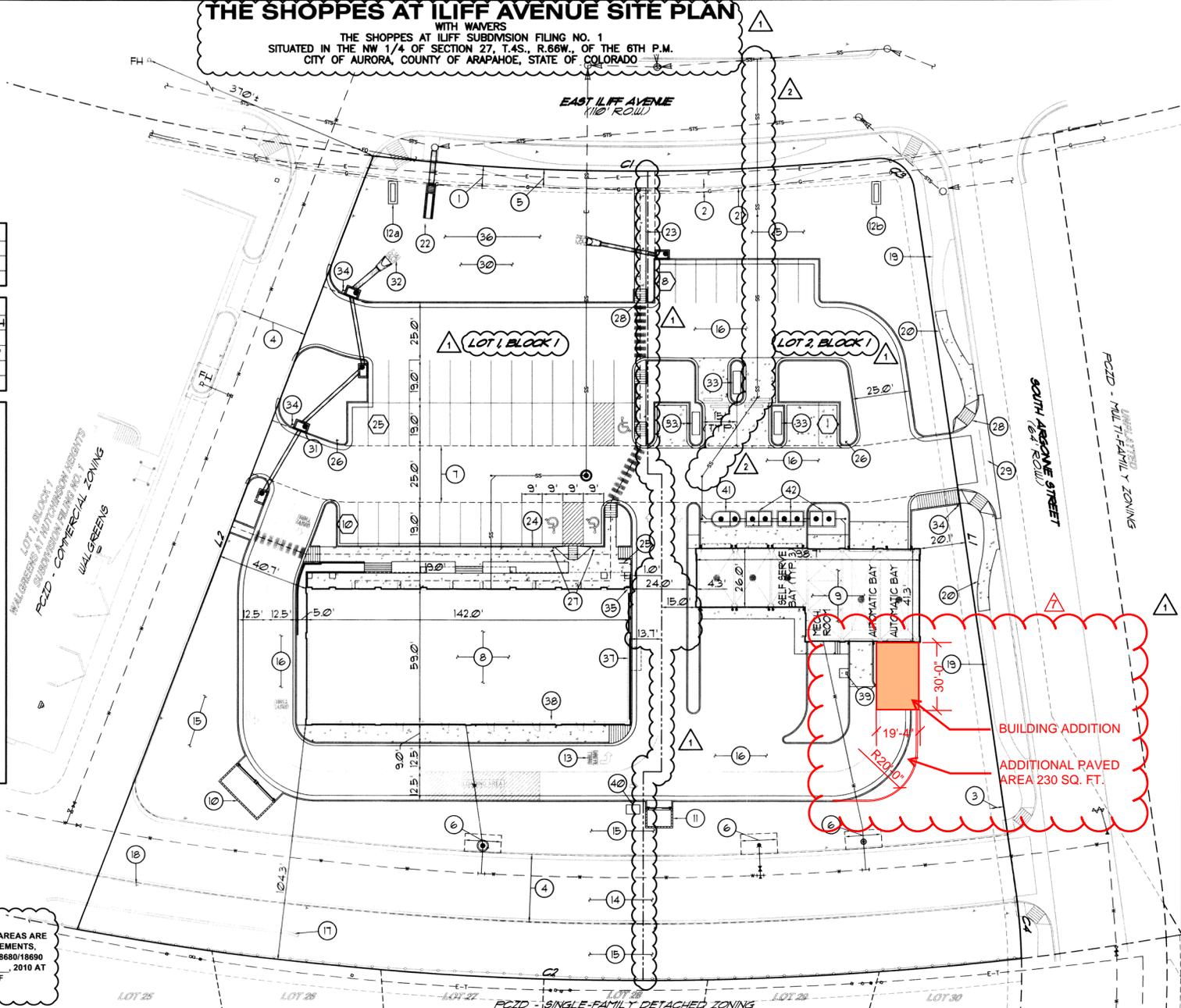
COURSE	BEARING	LENGTH
L1	S28°59'33"E	311.41'
L2	N00°01'30"E	365.24'

CURVE DATA TABLE

COURSE	DELTA	RADIUS	LENGTH
C1	12°34'46"	1010.00'	221.15'
C2	11°28'33"	1361.00'	416.95'
C3	81°40'33"	15.00'	22.95'
C4	06°39'30"	268.00'	31.14'

LEGEND

- — — — — EXIST. ELECTRICAL LINE
- — — — — EXIST. FIBER-OPTIC LINE
- — — — — EXIST. GAS LINE
- — — — — EXIST. SANITARY SEWER LINE
- — — — — EXIST. STORM SEWER LINE
- — — — — EXIST. TELEPHONE LINE
- — — — — EXIST. WATER LINE
- — — — — PROP. SANITARY SEWER LINE
- — — — — PROP. WATER LINE
- — — — — PROP. STORM SEWER LINE (PRIVATE)
- — — — — PROP. HANDICAP ROUTE
- ⊙ NUMBER OF PARKING STALLS
- PROP. CLEANOUT
- △ 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 18680/18690 EAST ILIFF AS RECORDED ON 2010 AT RECEPTION NO. _____ IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO.

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

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	08-11-2004	BNF	CITY COMMENTS
2	09-13-04	DKA	OWN MARK FOOTPRINT
3	11-05-04	JOP	CITY COMMENTS
4	04-15-05	JOP	MANAGEMENT AMENDMENT
5	05-10-05	JOP	MANAGEMENT AMENDMENT
6	05-10-05	JOP	MANAGEMENT AMENDMENT
7	05-10-05	JOP	TUNNEL CAR WASH ADDITION

ENGINEERING SEAL

ENGINEER'S SEAL

DESIGNED BY: JOP
DRAWN BY: BNF
CHECKED BY: BNF
DRAWN NUMBER: DKA
DATE: 08-24-2004
SCALE: 1" = 20'
SHEET NUMBER: 53

LIBROD, L.L.C.
 37 SOUTH HALL STREET
 AURORA, COLORADO 80015

SITE PLAN
 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

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
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COURSE	DELTA	RADIUS	LENGTH
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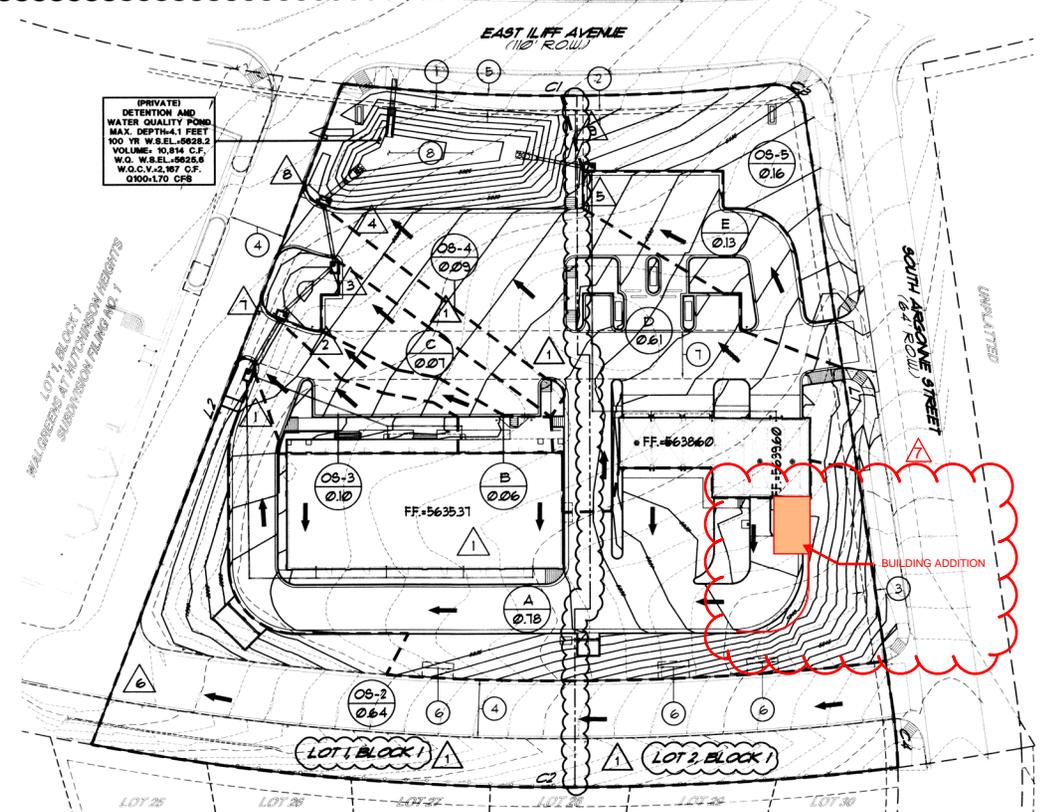
LEGEND

- 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)	Q100 (CFS)
1	2.03	5.91
2	0.18	0.52
3	0.23	0.65
4	1.69	4.93
5	0.41	1.18
6	1.14	3.39
7	0.31	0.88
8	0.25	0.72
9	0.13	0.41



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-UTILITY
 1-800-4-287-4674

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	JOP	10-11-2004	ISSUE FOR PERMITS
2	JOP	11-23-2004	ISSUE FOR PERMITS
3	JOP	11-23-2004	ISSUE FOR PERMITS
4	JOP	11-23-2004	ISSUE FOR PERMITS
5	JOP	11-23-2004	ISSUE FOR PERMITS
6	JOP	11-23-2004	ISSUE FOR PERMITS
7	JOP	05-18-22	TUNNEL CAR WASH ADDITION

PREPARED BY:

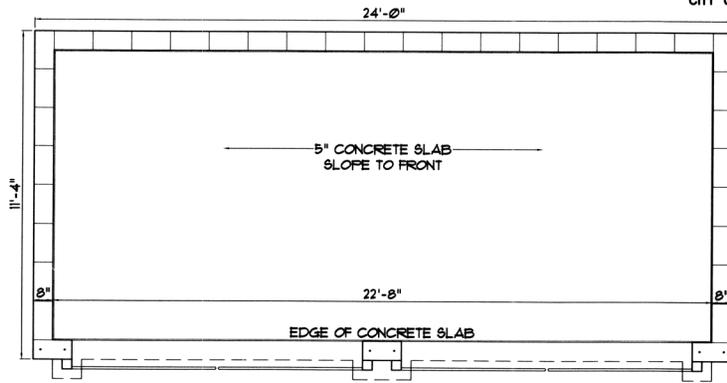
 Engineering Service Company
 Phone: (303) 733-7300 FAX: (303) 733-7347
 18880 ILIFF, LLC
 20000 W. ILIFF AVENUE
 AURORA, CO 80014

PROVISIONAL GRADING & DRAINAGE PLAN
 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

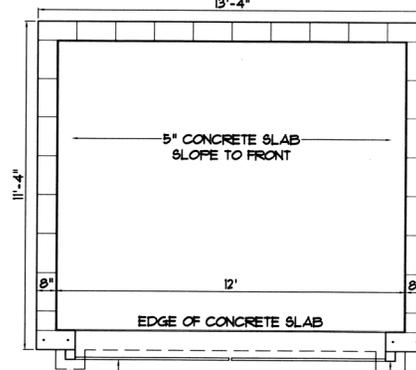
DESIGNED BY: DSA
 DRAWN BY: JOP
 CHECKED BY: DSA
 OWNER NUMBER: _____
 TEMP: 42
 DATE: 06-24-2004
 SCALE: 1" = 30'
 SHEET NUMBER: 8-4

THE SHOPPES AT ILIFF AVENUE SITE PLAN

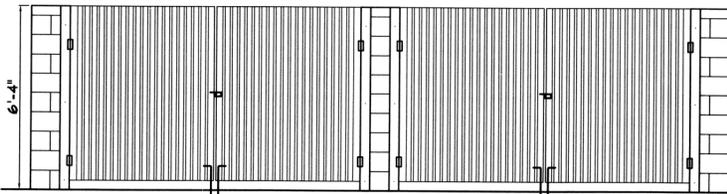
WITH WAIVERS
 WALGREENS AT HUTCHINSON HEIGHTS SUBDIVISION FILING NO. 2
 SITUATED IN THE NW 1/4 OF SECTION 27, T.4S., R.66W., OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



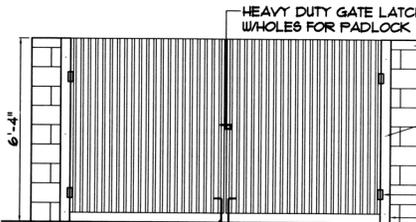
PLAN VIEW (DOUBLE)



PLAN VIEW (SINGLE)



PROFILE VIEW (DOUBLE)



PROFILE VIEW (SINGLE)

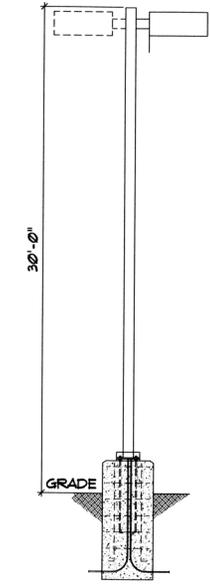
STANDARD 8" CMU-COLOR TO MATCH BUILDING

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

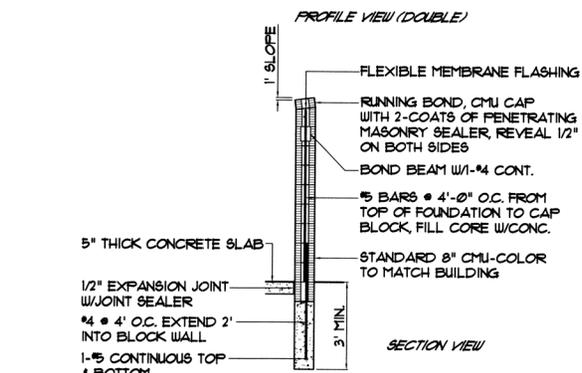
4" SQUARE STEEL TUBE FOURED INTO FOUNDATION (TYP.)

MODEL 800GG HEAVY GAUGE STEEL PANEL GATES W/HARDWARE, F.O. 8'-8"W X 5'-8"H. COLOR TO MATCH BUILDING
 EXTEND FOUNDATION 4" ON ALL SIDES TO ACCOMMODATE STEEL TUBE

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



LIGHT POLE DETAIL
 NOT TO SCALE



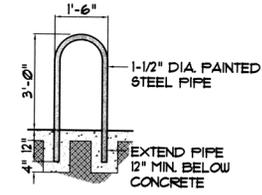
TRASH ENCLOSURE DETAILS
 SCALE: 1"=2'



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 3 DAYS BEFORE YOU DIG
 WWW.COCOLORADO.COM

NO.	DATE	DESCRIPTION
1	8-11-2004	REV CITY COMMENTS
2	11-15-04	REV CITY COMMENTS
3	04-12-05	REV ADMINSTRATIVE MARKING

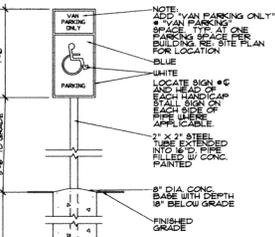
PREPARED BY:
Engineering Solutions Company
 1000 South 10th Street, Suite 101
 Aurora, Colorado 80012
 Phone: (303) 733-1333 Fax: (303) 733-1141
 www.esolutions.com

DESIGNED BY:
J. BRAD JEFF, LLC
 1000 South 10th Street, Suite 101
 Aurora, Colorado 80012

DETAIL SHEET
 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
 DRAWN FOR:
 ENGINEER'S SEAL
 DESIGNED BY: JJP
 DRAWN BY: JJP
 CHECKED BY: DGA
 DRAWER NUMBER:
 DATE: 06-24-2004
 SCALE: AS NOTED
 SHEET NUMBER: 95

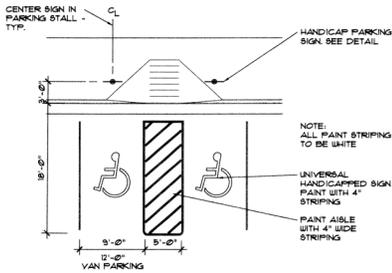
SIGNAGE

NOTE: THIS SIGNAGE REQUIRED FOR ALL NEW BUILDINGS.



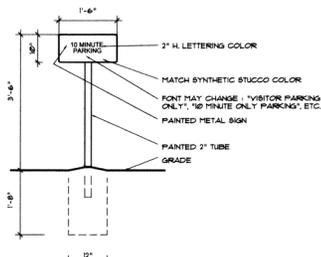
HANDICAP SIGNAGE

Scale: N.T.S.



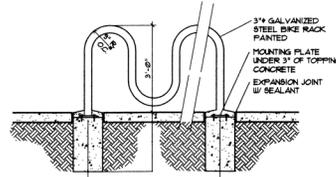
HANDICAP SIGNAGE

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



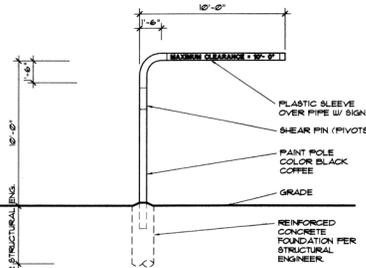
SPECIALTY SIGNAGE

NO SCALE



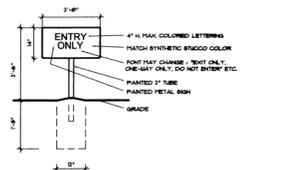
BIKE RACK SECTION

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



DRIVE THRU SIGNAGE

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



TYP. DIRECTIONAL SIGNAGE

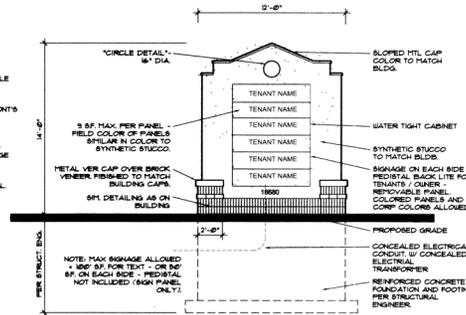
Scale: 1/2" = 1'-0"



ADDRESS SIGNAGE

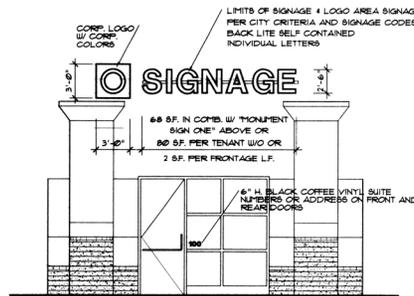
Scale: 1/4" = 1'-0"

NOTE: MULTI-STYLE FONT 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: ILLIF AVE. / LOT-1



(STOREFRONT NOT TO SCALE OR GRAPHICALLY CORRECT)

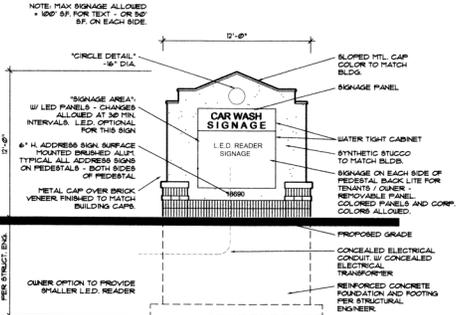
MATERIALS:
BRONZE ANODIZED ALUMI CHANNEL CONSTRUCTION
MATERIALS:
BACK LITE INDIVIDUAL LETTERING W/ CONCEALED TRANSFORMER AND CONDUIT. SIGN TO BE ON PHOTOCELL START AND ADJUSTABLE TIME OFF.
LETTERING STYLE / FONT:
CORP FONTS ALLOWED INDIVIDUAL LETTERS ONLY.
NOTE: TENANT SIGNAGE CORP SIGNAGE OPTIONAL. ALL SIGNS MUST BE APPROVED BY LANDOWNER AND CITY. STOREFRONT IS GRAPHIC ONLY AND IS NOT AN ACCURATE DESCRIPTION OF THIS PROJECT. SEE ELEVATIONS FOR BLDG. INFO.

TENANT WALL SIGNAGE

Scale: 3/4" = 1'-0"

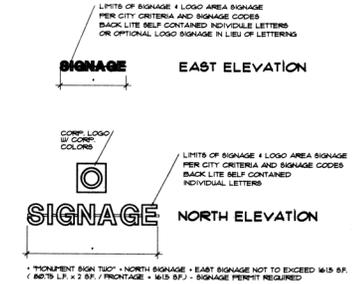
OPTIONAL MATERIALS:
ANODIZED ALUMI SIGNAGE/CHANNEL CONSTRUCTION
MATERIALS:
BACK LITE INDIVIDUAL LETTERING W/ CONCEALED TRANSFORMER AND CONDUIT. SIGN TO BE ON PHOTOCELL START AND ADJUSTABLE TIME OFF.
LETTERING STYLE / FONT:
CORP FONTS ALLOWED INDIVIDUAL LETTERS ONLY.

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 ALUMI AND PERMOUNTED 1" OFF BASE SURFACE.



MONUMENT SIGN - TWO

Scale: 1/4" = 1'-0" CAR WASH: ILLIF AVE. / LOT 2



CAR WASH WALL SIGNAGE

Scale: 1/4" = 1'-0" ILLIF 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:
02.10.04 OWNER REVISIONS
02.10.04 CITY SUBMITTAL
03.30.04 CITY SUBMITTAL
04.30.04 CITY SUBMITTAL
08.10.04 CITY SUBMITTAL
08.10.04 CITY SUBMITTAL
04.10.05 CITY SUBMITTAL

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) LOILAND GRASS SEEDED AREA
- (SEED) DRYLAND GRASS SEEDED 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:

- 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.

**BEFORE YOU DIG
 CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
 800-992-8869**
CALL 2 WEEKS BEFORE ANY EXCAVATION WORK. MAKE SURE OF UNDERGROUND UTILITY PLACES.

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

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: JDDC 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
8041 Silver Hill Circle, Lone Tree, CO 80124
 P: 303-778-6661 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. GALANDRA 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"x1/2" 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

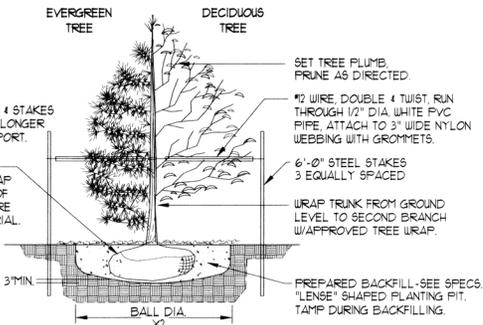
DIRECTION ELEVATION	ELEVATION LENGTH	TREE EQUIV. REQ. (1/40')	TREES PROVIDED	SHRUBS PROV. 10SHRUBS=1TREE
NORTH (FRONT)	142'	4	2*	24
SOUTH (REAR)	142'	4	0**	0
EAST (SIDE)	60'	2	0***	0
WEST (SIDE)	60'	2	0***	13

- 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

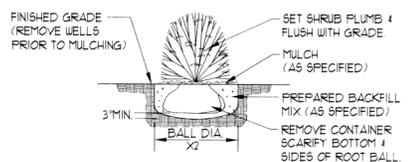
DIRECTION ELEVATION	ELEVATION LENGTH	TREE EQUIV. REQ. (1/40')	TREES PROVIDED	SHRUBS PROV. 10SHRUBS=1TREE
NORTH (FRONT)	99'	3	2	10
SOUTH (REAR)	99'	3	4	48
EAST (SIDE)	44'	2	2	7
WEST (SIDE)	26'	1	0*	11 ORN. GRASS

- 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

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

MICHAEL L. STAHL, INC. LANDSCAPE ARCHITECT
1001 14th St., Suite 100, Aurora, CO 80010
Ph: 303-779-6601 Fax: 303-925-1360
E-mail: mstaahl@msa.com

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REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ADJUSTMENTS PER CITY COMMENTS	1/21/04 M.S.	
2	ADJUSTMENTS FOR CAR WASH LAYOUT	6/28/04 M.S.	
3	PLAN ADJUSTMENTS PER CITY COMMENTS	8/10/04 M.S.	
4	ADJUSTMENTS FOR CAR WASH FOOTPRINT CHANGE	9/7/04 M.S.	
5	ADJUSTMENTS FOR 2ND CAR WASH FOOTPRINT CHANGE	4/15/05 M.S.	
6	ADJUSTMENTS CURB & FOOTPRINT MODIFICATIONS	6/29/05 M.S.	

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

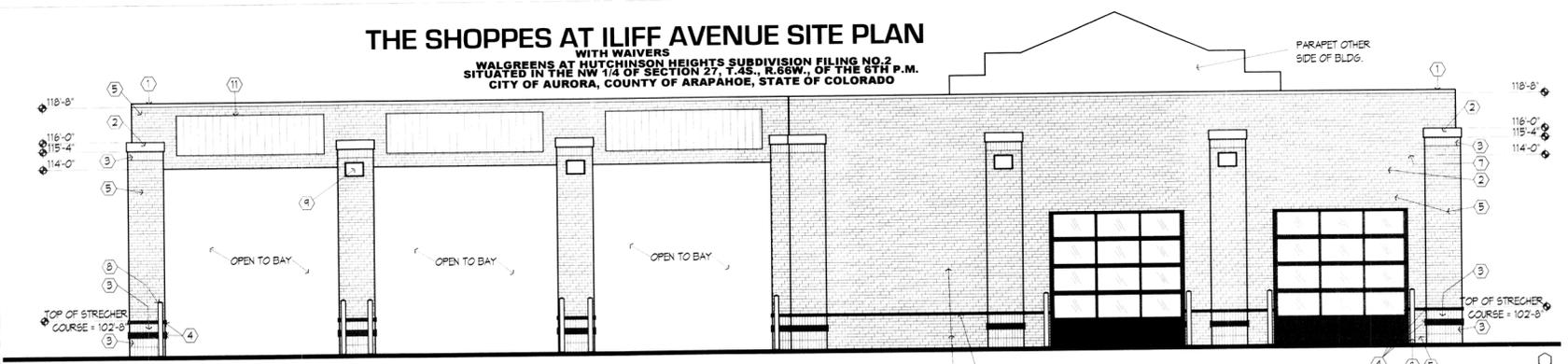
PREPARED FOR:
ODC AUTOMOTIVE, INC.
34 SOUTH DAHLIA STREET
DENVER, COLORADO 80246

ENGINEERS SEAL:

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

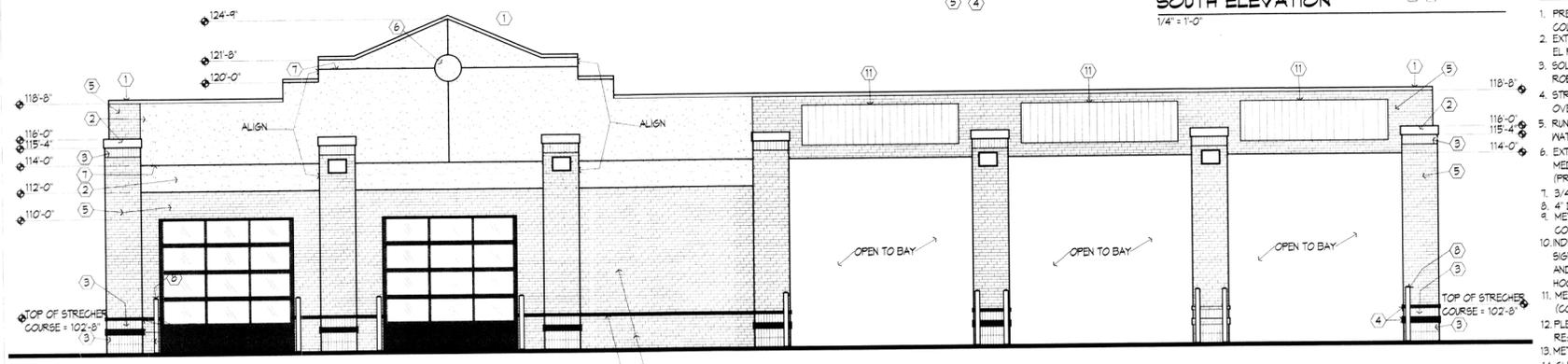
THE SHOPPES AT ILIFF AVENUE SITE PLAN

WITH WAIVERS
 WALGREENS AT HUTCHINSON HEIGHTS SUBDIVISION FILING NO. 2
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 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



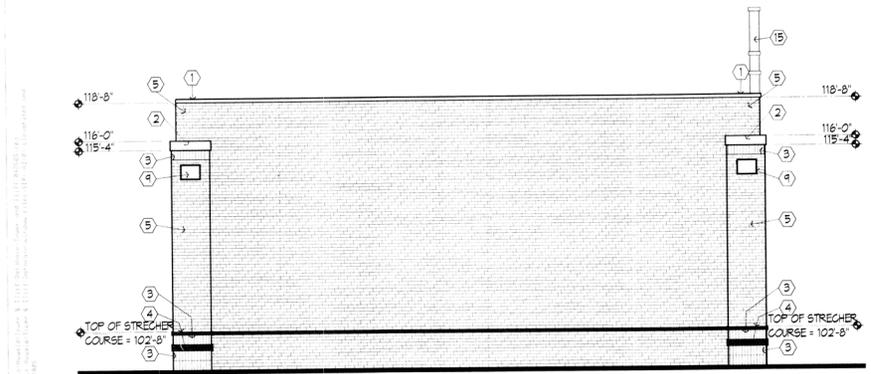
SOUTH ELEVATION

1/4" = 1'-0"



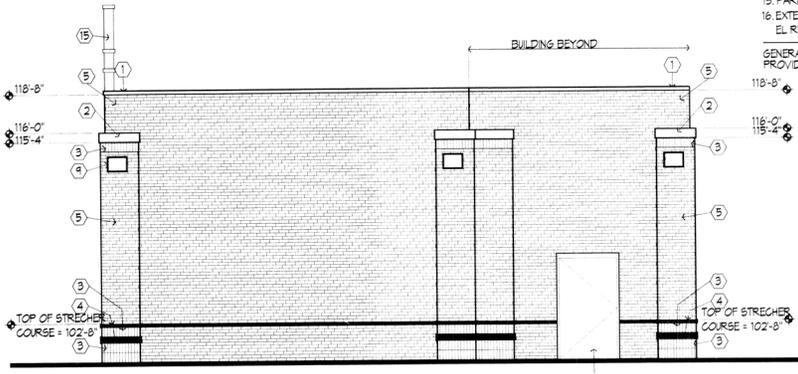
NORTH ELEVATION

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
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 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

REVISION	DATE	COMMENTS

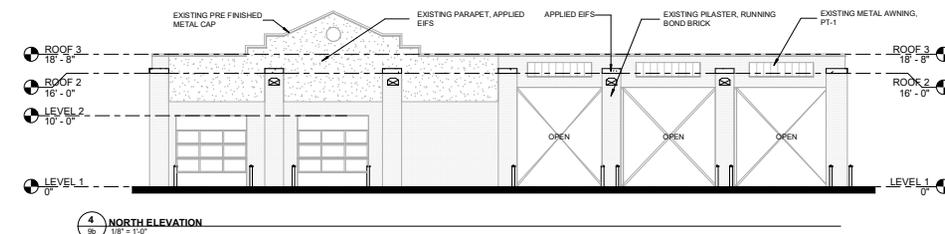
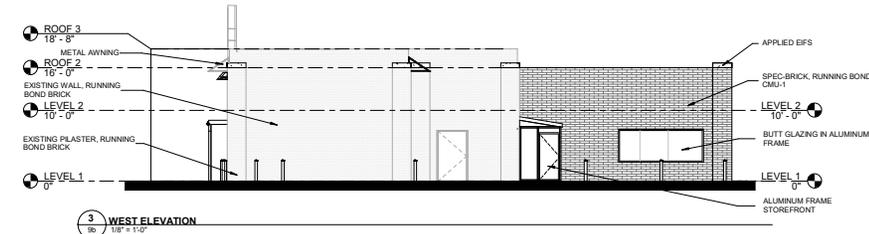
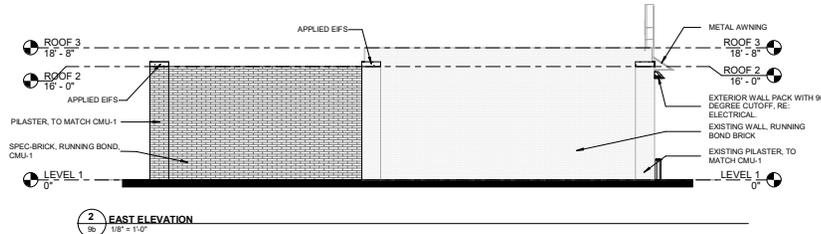
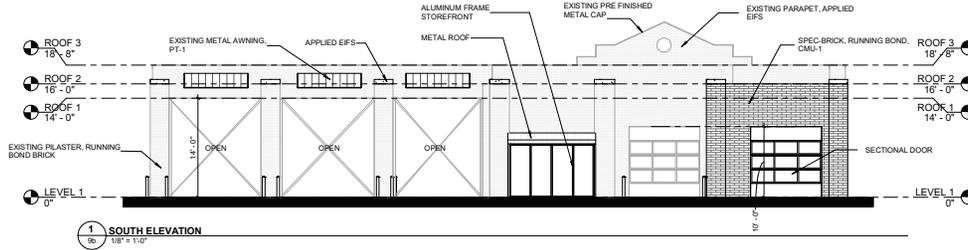
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 FT COLLINS CO. CO 80504
 PHONE 970 736 8800
 FAX 970 736 8801
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 SHEET
9
 ELEVATIONS

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



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

DATE: 05/23/2022
SCALE: As indicated
DRAWN BY: FCY
CHECKED BY: MMB

H O V E R
ARCHITECTURE

300 WASHINGTON BLVD, SUITE 100
DENVER, CO 80202
(303) 733-0000

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PROJECT NUMBER
2202.44

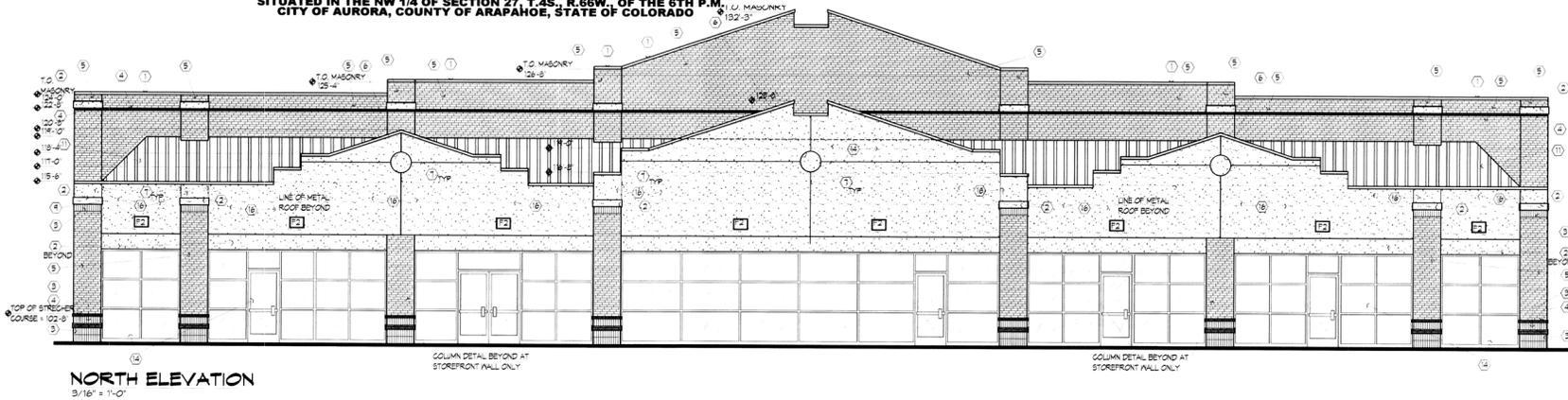
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9b -

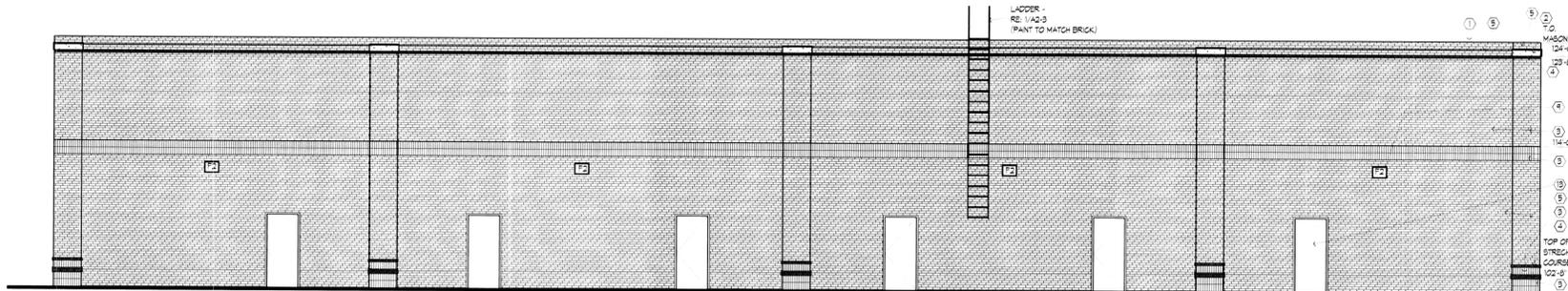
ELEVATIONS

THE SHOPPES AT ILIFF AVENUE SITE PLAN

WITH WAIVERS
 WALGREENS AT HUTCHINSON HEIGHTS SUBDIVISION FILING NO.2
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 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



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

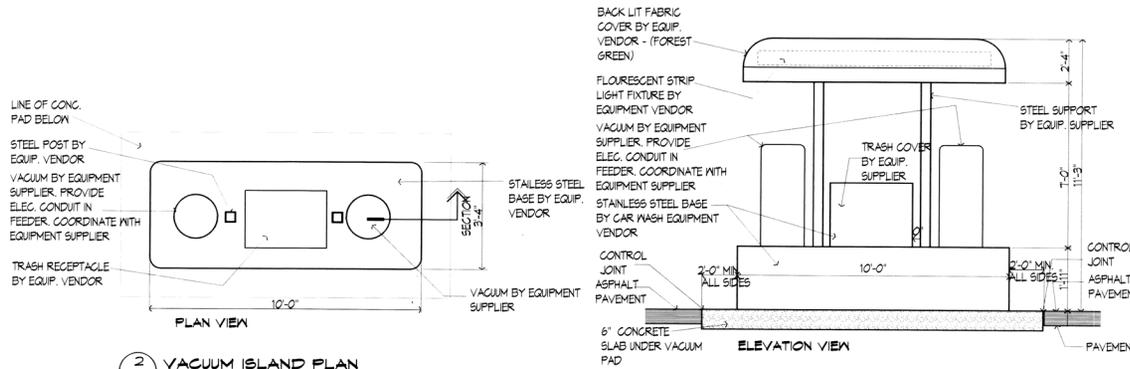


SOUTH ELEVATION
 3/16" = 1'-0"

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. 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



2
10 VACUUM ISLAND PLAN
 NO SCALE

THE SHOPPES AT ILIFF AVENUE SITE PLAN
 WITH WAIVERS
 WALGREENS AT HUTCHINSON HEIGHTS SUBDIVISION FILING NO.2
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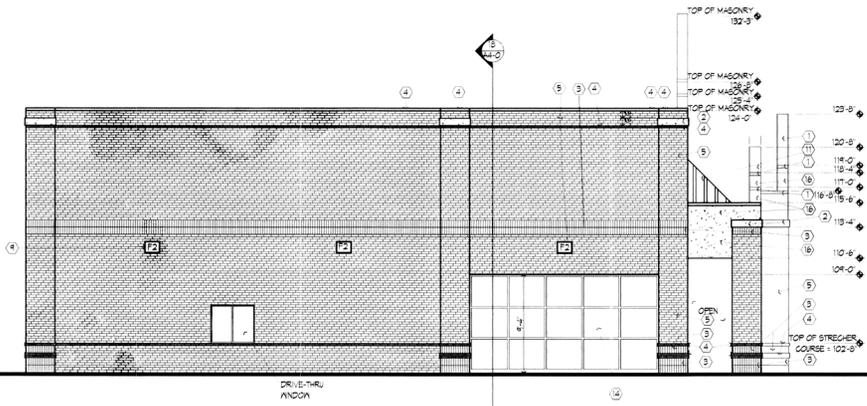
REVISION	DATE	COMMENTS

ARCHITECT: **ARCDEVE architects**
 1715 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202
 TEL: 303.733.8881 FAX: 303.733.8882
 WWW.ARCDEVEARCHITECTS.COM

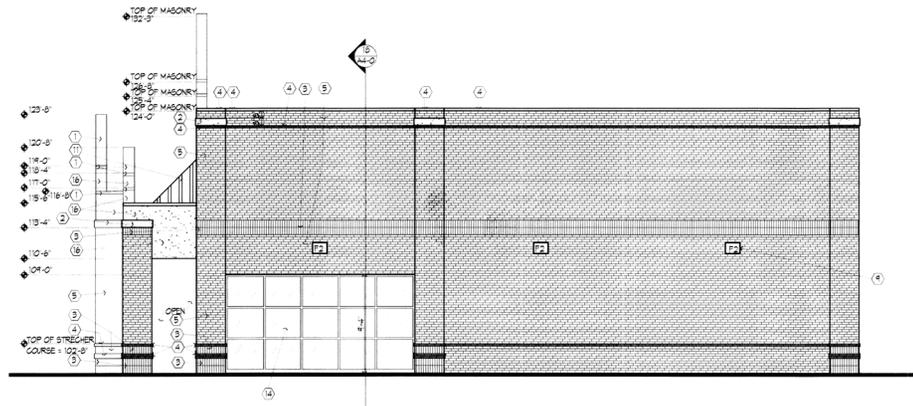
SHEET
10
 EXTERIOR ELEVATIONS

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



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



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



FEATURES & SPECIFICATIONS

INTERIOR USE - For building and wall-mounted applications.
CONSTRUCTION - Rugged die-cast, single piece aluminum housing. Die cast door frame has a 1/8" thick tempered glass lens. Door frame is fully gasketed with one-piece gasket system.
FINISH - Standard finish is **www** textured dark bronze (DBE1) corrosion-resistant powder-coated finish, with other architectural colors available.
OPTICAL SYSTEM - Regulated reflectors for superior uniformity and control. Reflectors are interchangeable. Three full cutoff geometry distributions available: FT Forward throw, MD Medium throw and WT Wide throw. Four output distributions available: FTU Forward throw, 10% up, MDU Medium throw, 20% up, WTU Wide throw, 10% up and MWU Medium throw, medium throw, 20% up, 50% down.
ELECTRICAL SYSTEM - NBU NBU utilizes a high resistance high power factor ballast. 200 utilizes a resistance high power factor ballast. 175W utilizes a constant voltage ballast with transformer ballast. Quick disconnect plug inside the covers reflector than ballast. Ballasts are color-coded and 80% do not have neutral. 8-pin medium base socket with support tabs, rocker ground screw, shut and center control. US listed 900V, 600V AC voltage.
INSTALLATION - Universal mounting brackets with integral ground support allows fixture to hinge down. Bubble level provides correct alignment with every installation.
LISTINGS - UL Listed (standard) CSA Certified (see Options). Suitable for use in locations (using location listed) or use up over 1000 ft. 900V option where wet location listing is up installation (see Options). IP65 listed.

Drawing Number:	
Series:	Type:

Decorative Wall-Mounted Lighting

WSR

METAL HALIDE
 50W, 175W
HIGH PRESSURE SODIUM
 35W, 150W



Standard Dimensions

Length: 163 (457)
 Depth: 93 (232)
 Overall Height: 229 (582)
 Max. Weight: 30 lbs (13.6 kg)

All dimensions are unless commented unless otherwise specified.

ORDERING INFORMATION

Check the ballast rating, determine the ballast bulb type and wire it to the appropriate line.

WSR

Series	Mounting	Options	Ballast	Shipped Included in Fixture	Options	Architectural Color*
WSR	50W	FT Forward throw	200	SF Single End (120, 277, 347V, 100, 175)	SDS	Standard Textured Colors
			250	DF Double End (120, 277, 347V, 100, 175)	ESST	Emerald
			277	EC Emergency circuit	DNAT	Natural
			347	EC Emergency circuit 13 amp (100W lamp included)	DWNG	White
WSR	MDU Medium throw	200	OCN Emergency circuit 13 amp (100W lamp included)	OCN	Orange	
		250	OCN Emergency circuit 13 amp (100W lamp included)	OCN	Orange	
		277	OCN Emergency circuit 13 amp (100W lamp included)	OCN	Orange	
		347	OCN Emergency circuit 13 amp (100W lamp included)	OCN	Orange	
WSR	WTU Wide throw	200	OCN Emergency circuit 13 amp (100W lamp included)	OCN	Orange	
		250	OCN Emergency circuit 13 amp (100W lamp included)	OCN	Orange	
		277	OCN Emergency circuit 13 amp (100W lamp included)	OCN	Orange	
		347	OCN Emergency circuit 13 amp (100W lamp included)	OCN	Orange	
WSR	MWU Medium throw	200	OCN Emergency circuit 13 amp (100W lamp included)	OCN	Orange	
		250	OCN Emergency circuit 13 amp (100W lamp included)	OCN	Orange	
		277	OCN Emergency circuit 13 amp (100W lamp included)	OCN	Orange	
		347	OCN Emergency circuit 13 amp (100W lamp included)	OCN	Orange	
WSR	WTU Wide throw	200	OCN Emergency circuit 13 amp (100W lamp included)	OCN	Orange	
		250	OCN Emergency circuit 13 amp (100W lamp included)	OCN	Orange	
		277	OCN Emergency circuit 13 amp (100W lamp included)	OCN	Orange	
		347	OCN Emergency circuit 13 amp (100W lamp included)	OCN	Orange	
WSR	MWU Medium throw	200	OCN Emergency circuit 13 amp (100W lamp included)	OCN	Orange	
		250	OCN Emergency circuit 13 amp (100W lamp included)	OCN	Orange	
		277	OCN Emergency circuit 13 amp (100W lamp included)	OCN	Orange	
		347	OCN Emergency circuit 13 amp (100W lamp included)	OCN	Orange	

- NOTES:
1. 100V only.
 2. Consult factory for availability in Canada.
 3. Complete rack for ballast (UL 100, 16, 277V, 100, 277, 347V in Canada).
 4. Optional parts not listed: 100, 16, 277V, 100, 277, 347V not available in Canada; 175W model available only.
 5. Not available with 50 or 100V.
 6. Must be ordered with fixture, cannot be field installed.
 7. Not available with medium throw (MD) distribution.
 8. Address or technical support available, see www.lithonia.com for more information.
 9. Used with FTU & WTU distributions to improve mirror optical components.

Outdoor Sheet #: WSR-M-S BM 120

KEYNOTES

1. REFINISHED METAL CAP FLASHING SIM. TO COLOR OF FINISH 2.
2. EXTERIOR INSULATION FINISHED SYSTEM BY EL REY. COLOR: #821 LARIAT
3. SOLIDER 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 EPS
 8. 4" DIA. STEEL BOLLARD - PAINT RED
 9. METAL HALIDE MALL-PAK LIGHT FIXTURE. COLOR: MEDIUM BRONZE (RE:1/11)
 10. INDIVIDUALLY ILLUMINATED LETTERING. SIGNAGE TO BE PROVIDED BY FRANCHISER AND INSTALLED BY FRANCHISER FINAL ELECT. HOOKUP BY ELECTRICAL CONTRACTOR.
 11. METAL ROOFING - COLOR: KYMAR 500 'FORREST GREEN'
 12. NOT USED
 13. METAL MAN DOOR - PAINT TO MATCH BRICK.
 14. CLEAR ANODIZED ALUM. STOREFRONT - THERMALLY BROKEN FRAMES
 15. PARAPET INSULATION GLASS UNITS (SOLAR CLEAR)
 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

REVISION	DATE	COMMENTS

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SHEET
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 EXTERIOR ELEVATIONS