

CHORD BEARING = N 45°00'00" E
CENTRAL ANGLE = 90°13'50"
ARC LENGTH = 39.37'
R = 25.00'
TANGENT = 25.10'

ZONED B3 **ZONED R1** **ZONED R2**

EAST ILIFF AVENUE

TRACT A

POND V
 V100 = 8,228 FT²
 100 yr EL = 29.53'
 dWG in plug lot = 6'

PUBLIC ACCESS & FIRE LANE EASEMENT

RUBY TUESDAY
 10.2 PROTOTYPE
 3,865 SQ. FT.

LOT 1 BLOCK

POND IV
 V100 = 4,566 FT²
 100 yr EL = 30.71'
 dWG in plug lot = 12'

FUTURE POND
 V100 = 3,003 FT²

PHASE 1
 PHASE 2

SOUTH BLACKHAWK ST. TO R.O.W.

UNPLATTED

B-3 CONDITIONAL
 VAN TEX FACHION SAR ASL 20
 3350 DEBRA ST
 A BORA CO. 80014

PROPOSED R.O.W.

UNPLATTED

LES CHATEAUX SUBDIVISION, FILING NO. 1

ZONED R2 PUD **ZONED R2M PUD**

[illegible]

BRONZE ANODIZE
FINISH ON POLE &
SHROUD

25-0

Diagram illustrating the location of the center of gravity (C.G.) and the base of the beam. The C.G. is marked with a dot and labeled "C.G.". The base of the beam is marked with a horizontal line and labeled "BASE".

PARKING LOT LIGHT FIXTURE

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS THAT AS OWNER OF A PART OF THE NORTHEAST QUARTER, SOUTHWESTY QUARTER, AND SOUTHWESTY QUARTER, SECTION 36, TOWNSHIP 36 NORTH, RANGE 10 EAST, 10TH PRINCIPAL MERIDIAN, SOUTHERN PLAINS, NEBRASKA, THE UNDERSIGNED HAS

WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SOUTHWEST OF

QUARTER, THENCE SOUTH 00°06'54" EAST ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER, SAID SOUTHWEST ONE-QUARTER A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-WAY LINE OF EAST ILLIFF AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°52'04" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 739.77 FEET TO THE SOUTHWEST CORNER OF BLOCK 1, WOODBURN SUBDIVISION, LINDSEY, CO. AS OF FEBRUARY 1, 1911, THE

AT PAGE 38, ARAPAHOE COUNTY RECORDS; THENCE SOUTH 00°06'56" WEST ALONG THE WESTERLY BOUNDARY LINE OF SAID BLOCK 1, A DISTANCE OF 542.44 FEET; THENCE ALONG THE CENTERLINE OF VACATED EAST WESLEY PLACE AS RECORDED UNDER RECEPTION NO. 2278431, THE FOLLOWING FIVE COURSES AND DISTANCES: 1) SOUTH 89°57'13" WEST, A DISTANCE OF 22.49 FEET; 2) THENCE ALONG

CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $37^{\circ}41'01''$, A RADIUS OF 185.00 FEET AND AN ARC LENGTH OF 121.68 FEET; 3) THENCE SOUTH $52^{\circ}16'12''$ WEST, A DISTANCE OF 58.67 FEET; 4) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $37^{\circ}43'54''$, A RADIUS OF 185.00 FEET AN ARC LENGTH OF 108.32 FEET; 5) THENCE SOUTH $88^{\circ}53'06''$ WEST, A DISTANCE OF 45.78 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SOUTHWEST ONE-QUARTER, THENCE HORRIZALLY TO THE

WEST ALONG SAID WEST LINE, A DISTANCE OF 653.94 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 10.674 ACRES (464,970.709 SQUARE FEET) MORE OR LESS.

The following administrative amendments were approved by the Department of Planning and Community Development on April 9th, 1984 and are reflected on this map:

- 1 Increase the plaza space of office buildings A & B from 8.75' to 10.5' and 5.0' to 7.33'.
- 2 Decrease the dimension between the parking lot and east property line from 14.87' to 8.87'.

3 Decrease the dimension between the parking lot and South property line from 25' to 18'.


July 10, 1984

4 Gross floor area increased from 269,600 s.f. to 270,416 s.f., thus increasing parking required from 674 to 677. (Change resulted from design change in bank building elevations.)

Indicates boundary of retention areas.

Sept. 11, 1984

5 Relocate entry drive and reconfigure parking and landscaping as required.



6 Change tenant sign to 100 s.f. 10' high 10' setback from property line.

under shall be binding upon the applicants therefor, their successors and assigns, and shall restrict and limit the use and structure included within such Plans to all conditions and

has caused these presents to be executed

1996.

Corporate Seal

Before me this 12th day of May AD, 1995.

Notary Seal

Business Address: 4721 Magnolia Drive Mobile AL 36609

Order shall be binding upon the applicants therefor, their successors and assigns, and the validity of all building permits and shall restrict and limit the use of the land and structures included within such Plans to all conditions and

entire has caused these presents to be executed

Individual)
1995.

Corporate Seal

for me this 15th day of May AD, 1995.

Notary Seal

Business Address:
100 S. YOSEMITE STREET SUITE 810
DENVER, COLORADO 80231

Date: 5-11-95

Date: 5-18-95
 Date: 7-25-95
 Date: 5-16-95
 Date: 5-16-95

DATE 5-16-95

Recorder of _____ County, Colorado at
_____ AD, 19 ____.

Deputy: _____
5-11-95 CITY

NO.	DATE	REVISIONS	E

DATE OF THIS PRINT

03-677

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECTS OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS

**AURORA, COLORADO
BLACKHAWK POINTE**

Ruby Tuesday

JOB NUMBER
94157.04

SHEET NUMBER
SP-PH 1

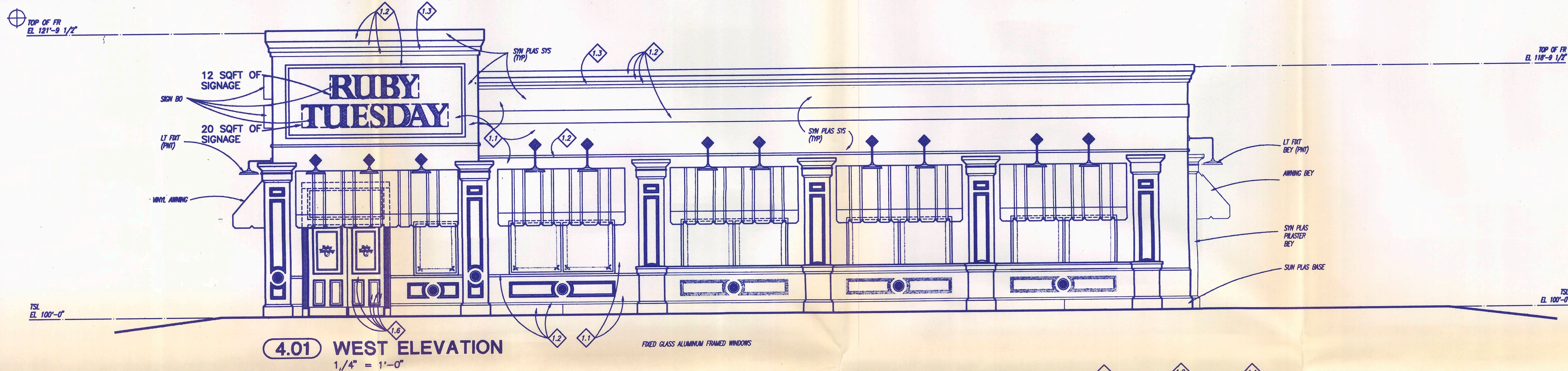
OF SHEETS

DATE OF ORIGINAL ISSUE
06 January 1995

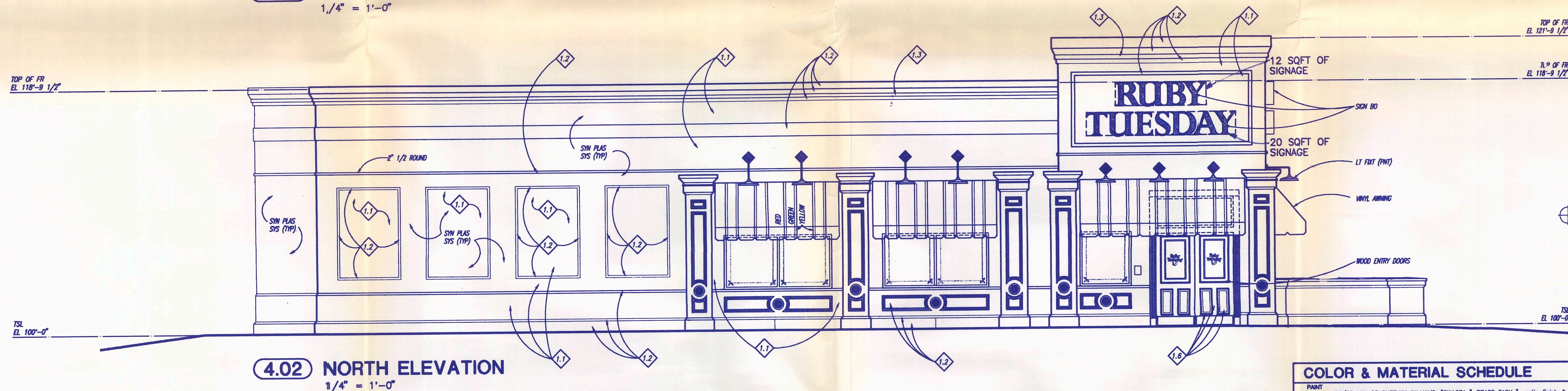
APRIL 24, 1995

Clerk

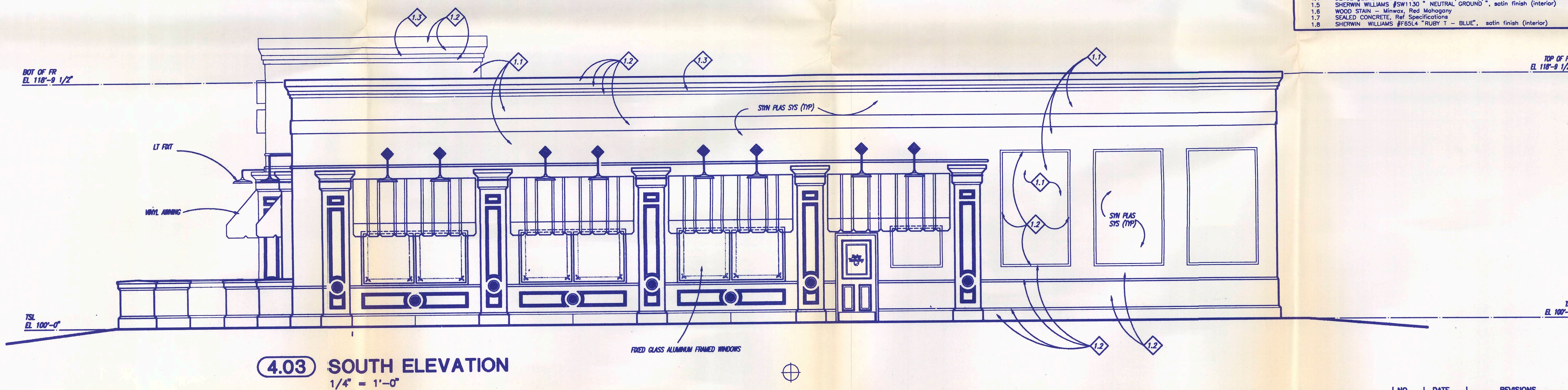
DATE OF ORIGINAL ISSUE



4.01 WEST ELEVATION
1/4" = 1'-0"



4.02 NORTH ELEVATION
1/4" = 1'-0"



4.03 SOUTH ELEVATION
1/4" = 1'-0"

COLOR & MATERIAL SCHEDULE

PAINT	
1.1	50/50 MIX OF SHERWIN WILLIAMS #SW1371 "BRASS TACK", satin finish & SHERWIN WILLIAMS #SW2824 "GOLDEN OAK", satin finish (exterior)
1.2	SHERWIN WILLIAMS #SW2809 "ROCKWOOD SHUTTER GREEN", satin finish (exterior)
1.3	SHERWIN WILLIAMS #SW2719 "RUSTIC RED", satin finish (exterior)
1.4	DEVCO #28Y9A "LYRIC", satin finish (exterior) (YELLOW IN COLOR)
1.5	SHERWIN WILLIAMS #SW1130 "NEUTRAL GROUND", satin finish (interior)
1.6	WOOD STAIN - Minwax, Red Mahogany
1.7	SEALED CONCRETE, Ref Specifications
1.8	SHERWIN WILLIAMS #F65LA "RUBY T - BLUE", satin finish (interior)

DAVID SCOTT
WINDLE, AIA

AURORA, COLORADO
BLACKHAWK PONTE

Ruby Tuesday

JOB NUMBER
94157.04

SHEET NUMBER
A4
OF 18 SHEETS

DATE OF ORIGINAL ISSUE
24 January 1995

NO. DATE REVISIONS BY

BLACKHAWK PONTE (RUBY TUESDAY)

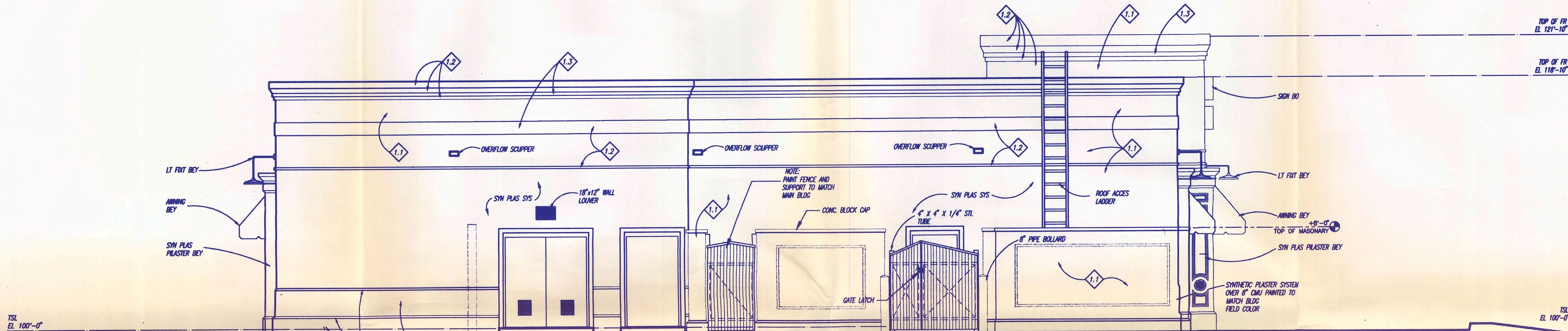
DATE OF THIS PRINTING
83-6015-C

24 January 1995
3 of 4

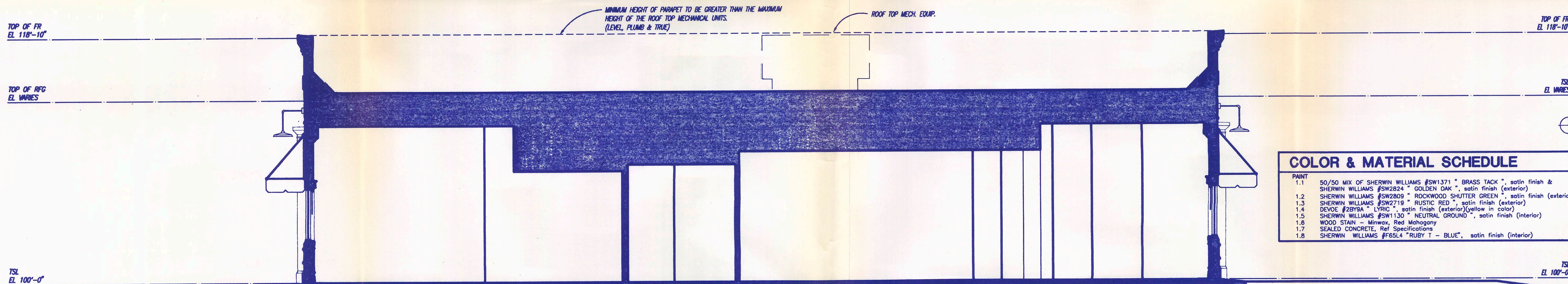
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Dallas, Texas 75220-4339
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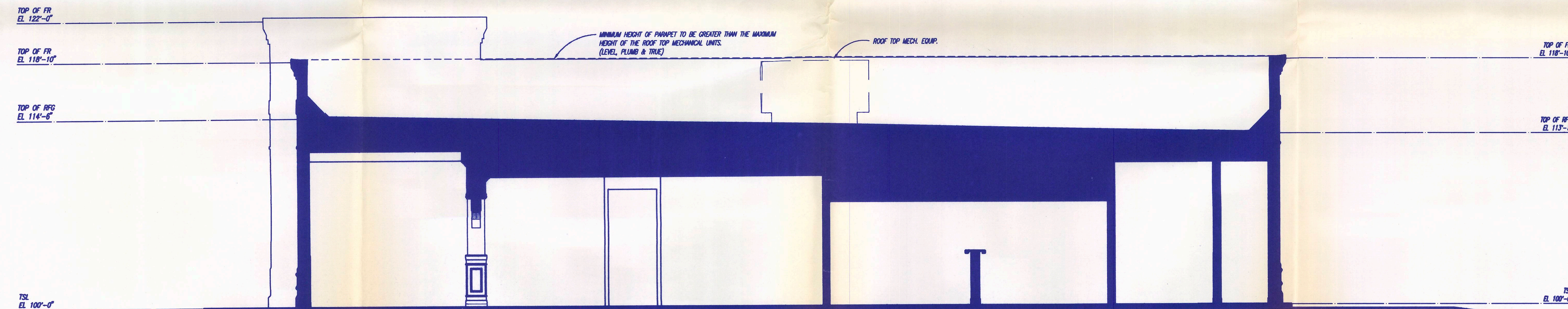
Architecture
Interiors
Food Service Design



5.01 EAST ELEVATION
1/4" = 1'-0"



5.02 BUILDING SECTION
1/4" = 1'-0"



5.03 BUILDING SECTION
1/4" = 1'-0"

COLOR & MATERIAL SCHEDULE	
PAINT	
1.1	50/50 MIX OF SHERWIN WILLIAMS #SW1371 "BRASS TACK", satin finish & SHERWIN WILLIAMS #SW2824 "GOLDEN OAK", satin finish (exterior)
1.2	SHERWIN WILLIAMS #SW2809 "ROCKWOOD SHUTTER GREEN", satin finish (exterior)
1.3	SHERWIN WILLIAMS #SW2719 "RUSTIC RED", satin finish (exterior)
1.4	DEVOC #2839A "LYRIC", satin finish (exterior)(yellow in color)
1.5	SHERWIN WILLIAMS #SW1130 "NEUTRAL GROUND", satin finish (interior)
1.6	WOOD STAIN - Minwax, Red Mahogany
1.7	SEALED CONCRETE, Ref Specifications
1.8	SHERWIN WILLIAMS #F65L4 "RUBY T - BLUE", satin finish (interior)

**DAVID SCOTT
WINDLE, AIA**

**AURORA, COLORADO
BLACKHAWK PONTE**

**Ruby
Tuesday**

JOB NUMBER
94157.04

SHEET NUMBER
A5
OF XX SHEETS

DATE OF ORIGINAL ISSUE
24 January 1995

NO. DATE REVISIONS BY

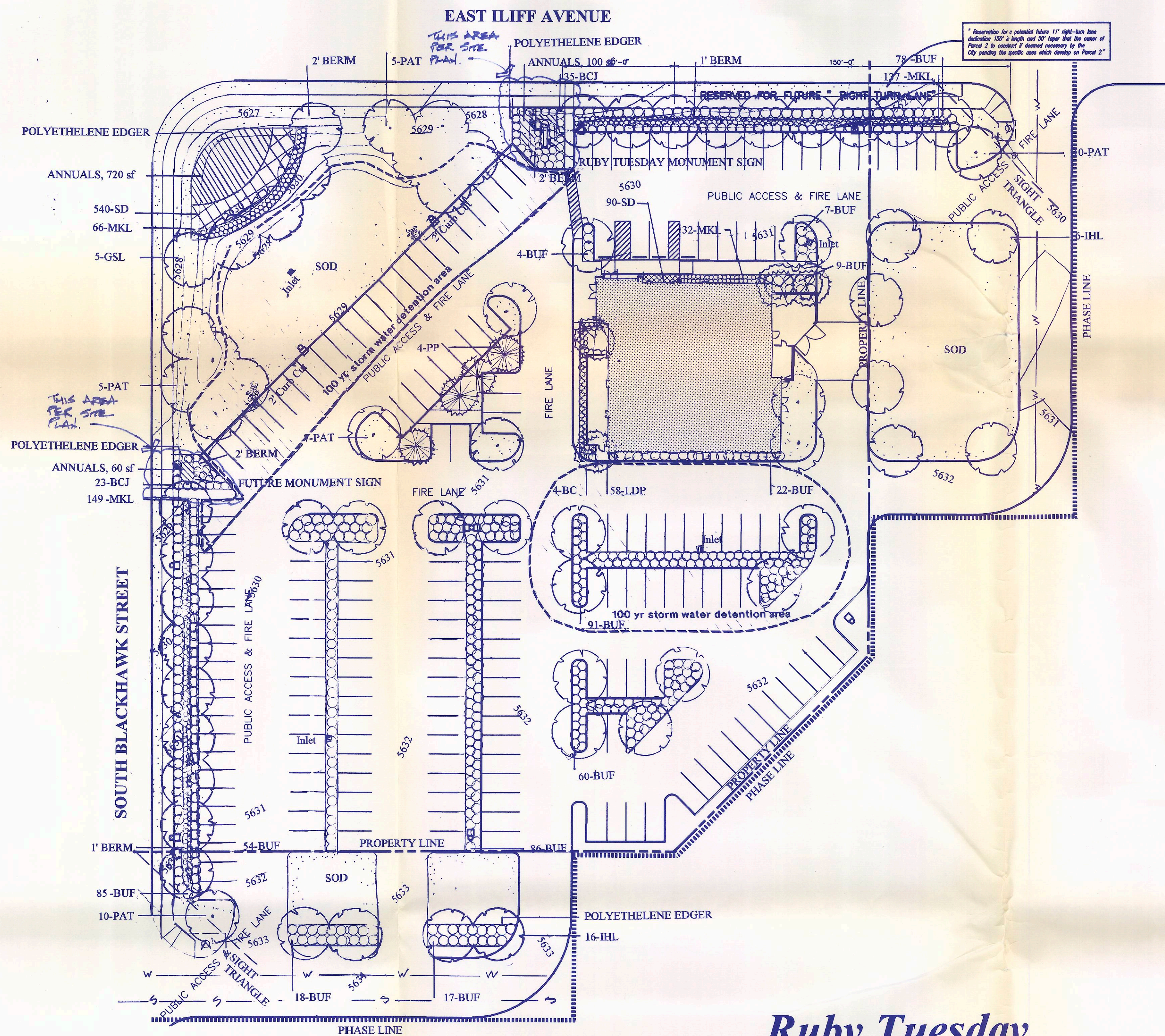
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03-6075-C

24 January 1995
4 of 4

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Architecture
Interiors
Food Service Design

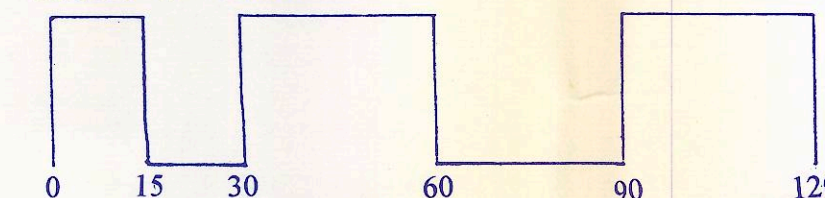


Ruby Tuesday
Amended Landscape Plan
Blackhawk Pointe
Aurora, Colorado

JANUARY 25, 1995



SCALE: 1" = 30'-00"

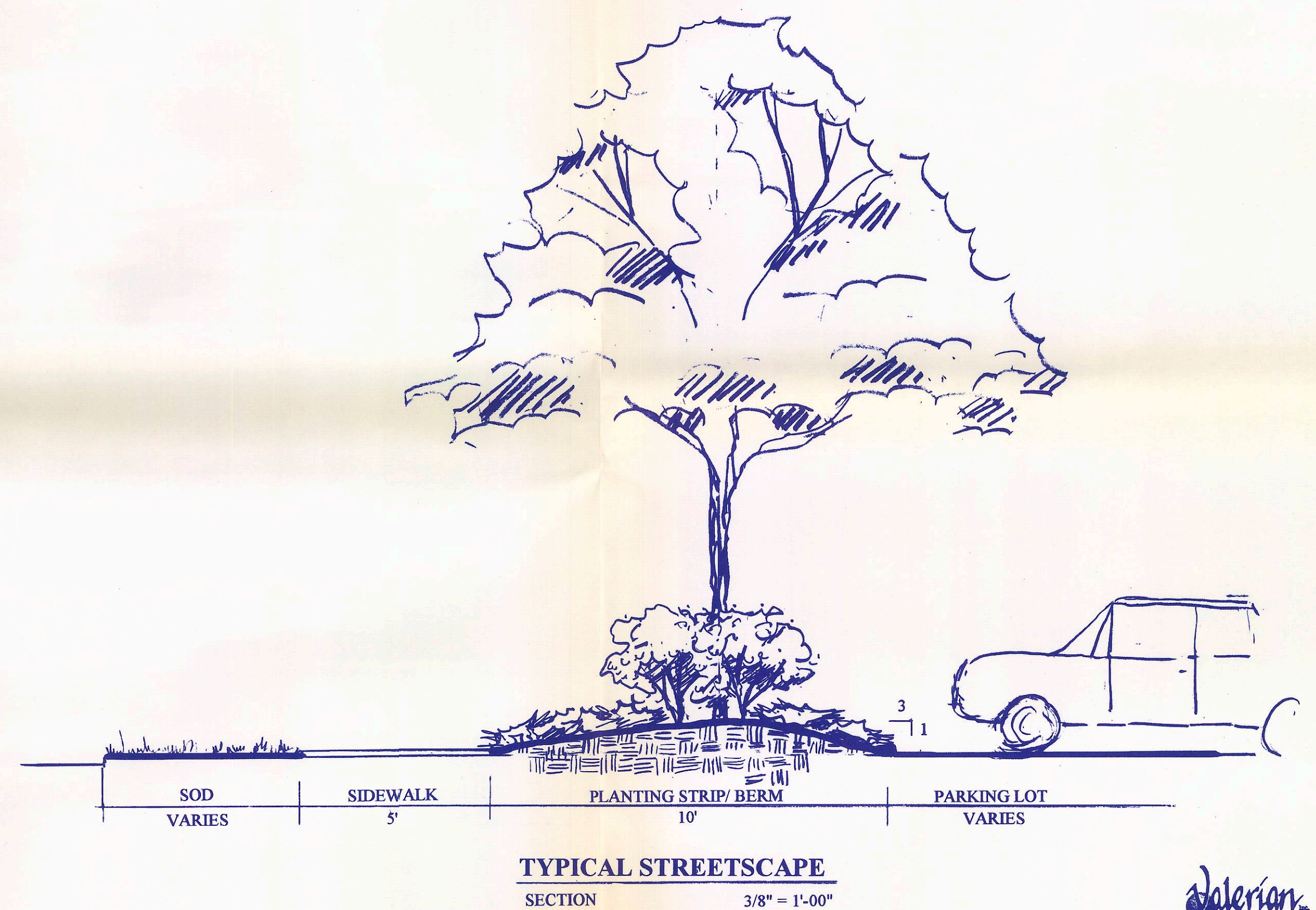


PLAN NOTES:

1. All landscape areas to receive soil preparation with well-incorporated compost such as "A-1" compost available from local sources. For turf areas incorporate 3 cubic yards per 1,000 s.f. of compost into the top 6" of soil. For ground cover areas incorporate 1 yd of compost per 100 s.f. into the top 8" of soil.
2. All automatic underground irrigation system will service all landscape areas. The system will include pop-up turf spray heads, high pop low volume shrub sprays, automatic controller, rain sensor cutoff and zone separation for turf and landscape planting areas.
3. All mulched areas to be 3/4" dia., washed river gravel, unless otherwise specified.
4. Landscape installation shall be completed prior to the issuance of a permanent Certificate of Occupancy.

PLANT LIST

Sym	Qty	Botanical Name / Common Name	Size / Remarks
Trees			
PAT	37	Fraxinus pennsylvanica 'Patmore'	3" caliper
		Patmore Ash	Straight Trunk-Full Head
GSL	5	Tilia cordata 'Greenspire'	3" caliper
		Greenspire Linden	Straight Trunk-Full Head
IHL	32	Gleditsia tri. inermis 'Imperial'	3" caliper
		Imperial Honeylocust	Straight Trunk-Full Head
BC	4	Mahus 'Bechtel'	2" caliper
		Bechtel Crab	
PP	4	Pinus ponderosa	8' b&b
		Ponderosa Pine	Full & Bushy to ground
Shrubs			
BUF	531	Juniperus sabina 'Buffalo'	#5
		Buffalo Juniper	4' o.c.
BCJ	58	Juniperus horizontalis 'Blue Chip'	#5
		Blue Chip Juniper	3' o.c.
MKL	384	Syringa patula 'Miss Kim'	#5
		Miss Kim Dwarf Lilac	2' o.c.
LDP	58	Ligustrum vulgare 'Lodense'	#5
		Lodense Privet	2' o.c.
Perennials			
SD	630	Chrysanthemum maximum 'Alaska'	F12 (4 5/8" pots)
		Shasta Daisy	8" o.c.



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 Englewood, CO 80111
 303/771-1100 FAX 771-0502

BLACKHAWK POINTE (RUBY TUESDAY)

03-6075-C

4/5