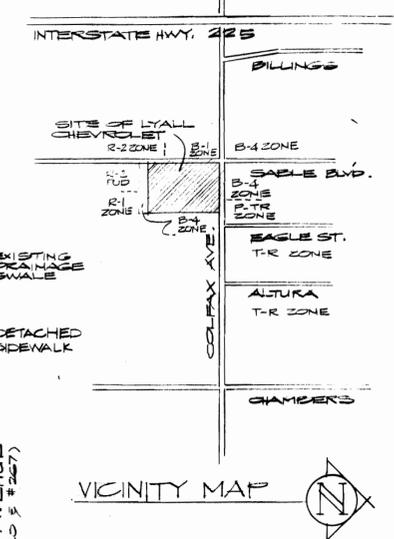
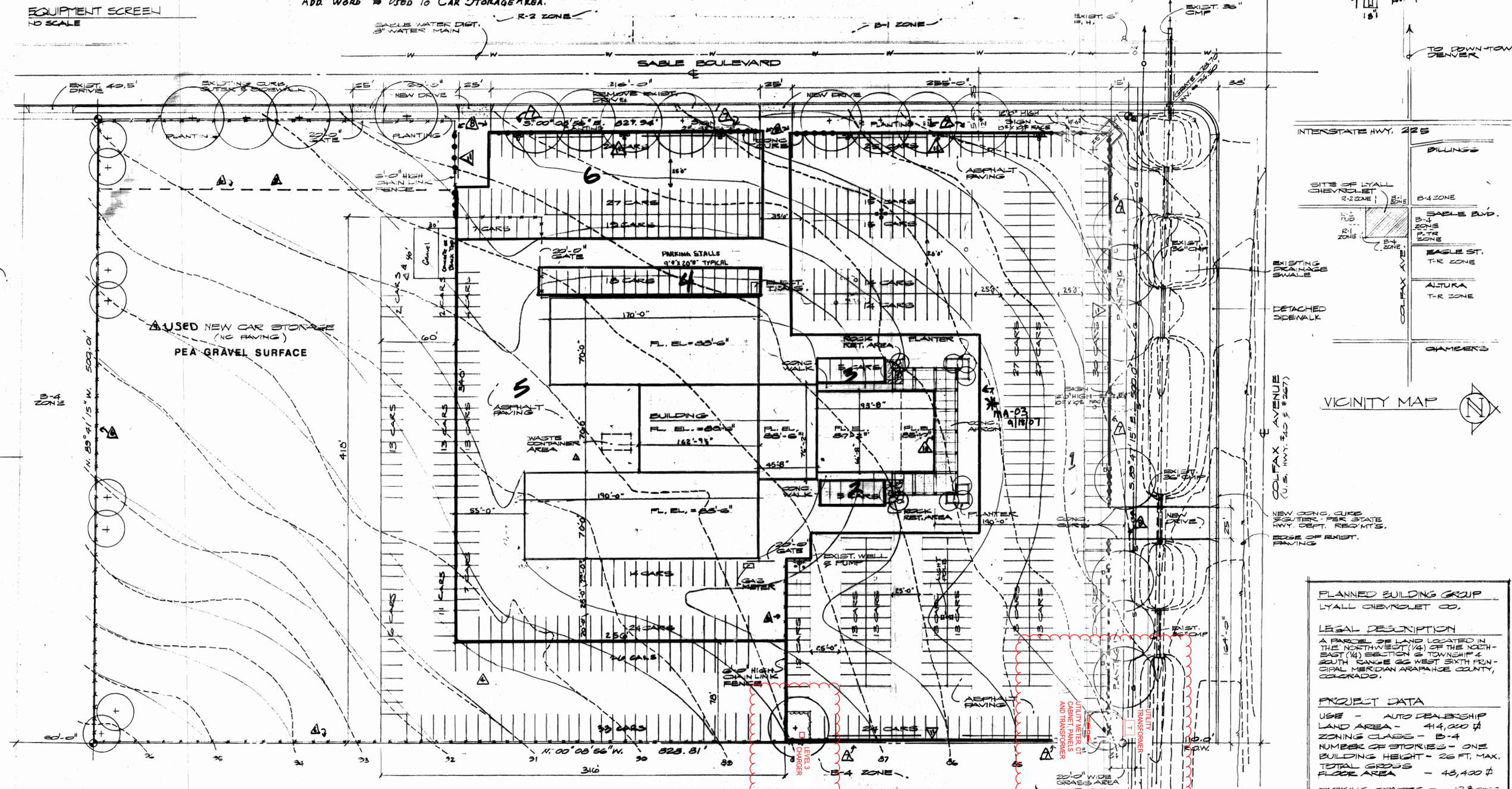
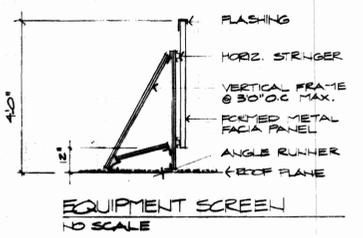


FRANK M. FULLER & ASSOCIATES, INC.  
 ARCHITECTS & ENGINEERS  
 1230  
 LYALL CHEVROLET BU

ADM. AMDT. 8-14-86 INSTALL 3 STRANDS OF 4 POINT GALVANIZED BARBED WIRE ON 1040' OF EXISTING CHAIN LINK FENCE ON EAST, SOUTH AND NORTH SIDES; INSTALL 3 STRANDS OF 4 POINT GALVANIZED BARBED WIRE ON 285' OF NEWLY PLACED FENCE ON WEST SIDE.  
 ADMINISTRATIVE AMENDMENT 6-24-87  
 RAISE EXISTING CONCRETE CURB TO 12" WITH 4" BREAKS AT CONSTRUCTION JOINTS (PER DRAINAGE REPORTS).  
 INSTALL STEEL CABS SUSPENDED BY STEEL POLES AT THREE ENTRANCEWAYS - SEPARATED BY MIN. 26' DISTANCE.  
 ADM. AMDT. 9-30-87  
 ADD WORD "USED TO CAR STORAGE AREA."

**NOTES:**  
 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 ways now or hereafter established on the described property, and the same are hereby designated as fire lanes and emergency and service vehicle roads, and shall be posted "No Parking-Fire Lane".  
 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 rooftop mechanical equipment must be screened.  
 AN INGRESS-EGRESS EASEMENT 20 FEET IN WIDTH IS HEREBY GRANTED TO THE CITY OF AURORA ALONG AND CO-TENANT WITH THE FRONT LOT LINES OF THE HEREIN PLATTED PROPERTY.

ADM AMDT 11-30-88 ADD TWO ROWS OF BLUE GRASS NEED TRIM ON NORTH, EAST, AND WEST SIDES OF PARAPET; FIRST ROW TO BE INSTALLED 6" FROM ROOF LINE OF PARAPET AND SECOND ROW 4" BELOW THAT (ACTUAL DISTANCE BETWEEN THE TWO ROWS); DIAMETER OF GLASS IS MILLIMETER AND BRIGHTNESS MEDIUM.  
 ADM AMDT 6-20-94 INITIAL SECURITY BARARDS AT PERIMETER  
 MINOR AMENDMENT 1977-6008-05 ADD AN EV CHARGING STATION AND XCEL UTILITY PESTAL



NEW CONC. CURB (SEE STATE HIGHWAY DEPT. RECORDS) BASE OF EXIST. PAVING

**PLANNED BUILDING GROUP**  
 LYALL CHEVROLET CO.  
**LEGAL DESCRIPTION**  
 A PARCEL OF LAND LOCATED IN THE NORTHWEST (1/4) OF THE NORTH-EAST (1/4) SECTION 22 TOWNSHIP 4 SOUTH RANGE 66 WEST SIXTH PRINCIPAL MERIDIAN ARAPAHO COUNTY, COLORADO.  
**PROJECT DATA**  
 USE - AUTO DEALERSHIP  
 LAND AREA - 414,000 sq ft  
 ZONING CLASS - B-4  
 NUMBER OF STORIES - ONE  
 BUILDING HEIGHT - 26 FT. MAX.  
 TOTAL GROSS FLOOR AREA - 43,400 sq ft  
 PARKING SPACES - 123 CARS REQUIRED  
 PARKING SPACES - 311 CARS PROVIDED  
 HARD SURFACED AREA = 231,000 sq ft OUTSIDE OF BUILDING  
 RATIO - SURFACED AREA = 56% TOTAL AREA

All Special Plans registered and recorded hereunder shall be binding upon the applicants therefore, their successors and assigns, shall limit and control the issuance and validity of all building permits and shall restrict and limit the construction, location, use and operation of all land and structures included within such Plans to all conditions and limitations set forth in such plans.  
 In witness thereof: Len Lyall President  
 State of Colorado  
 County of \_\_\_\_\_  
 The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1977, by \_\_\_\_\_ Witness my hand and seal of office.  
 NOTARY PUBLIC \_\_\_\_\_ my commission expires \_\_\_\_\_

**CITY OF AURORA APPROVAL:**  
 City Attorney: John J. Gault date: 3/31/77  
 Planning Director: John J. Gault date: 3/28/77  
 Planning Commission: John J. Gault date: 3/28/77  
 City Council: John J. Gault date: 3/28/77  
 Attest: Lail Johnston date: 3/31/77  
**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 \_\_\_\_\_ AD, 1977.  
 Clerk and Recorder: \_\_\_\_\_ Deputy: \_\_\_\_\_

**SITE PLAN**  
 SCALE: 1" = 40'-0"

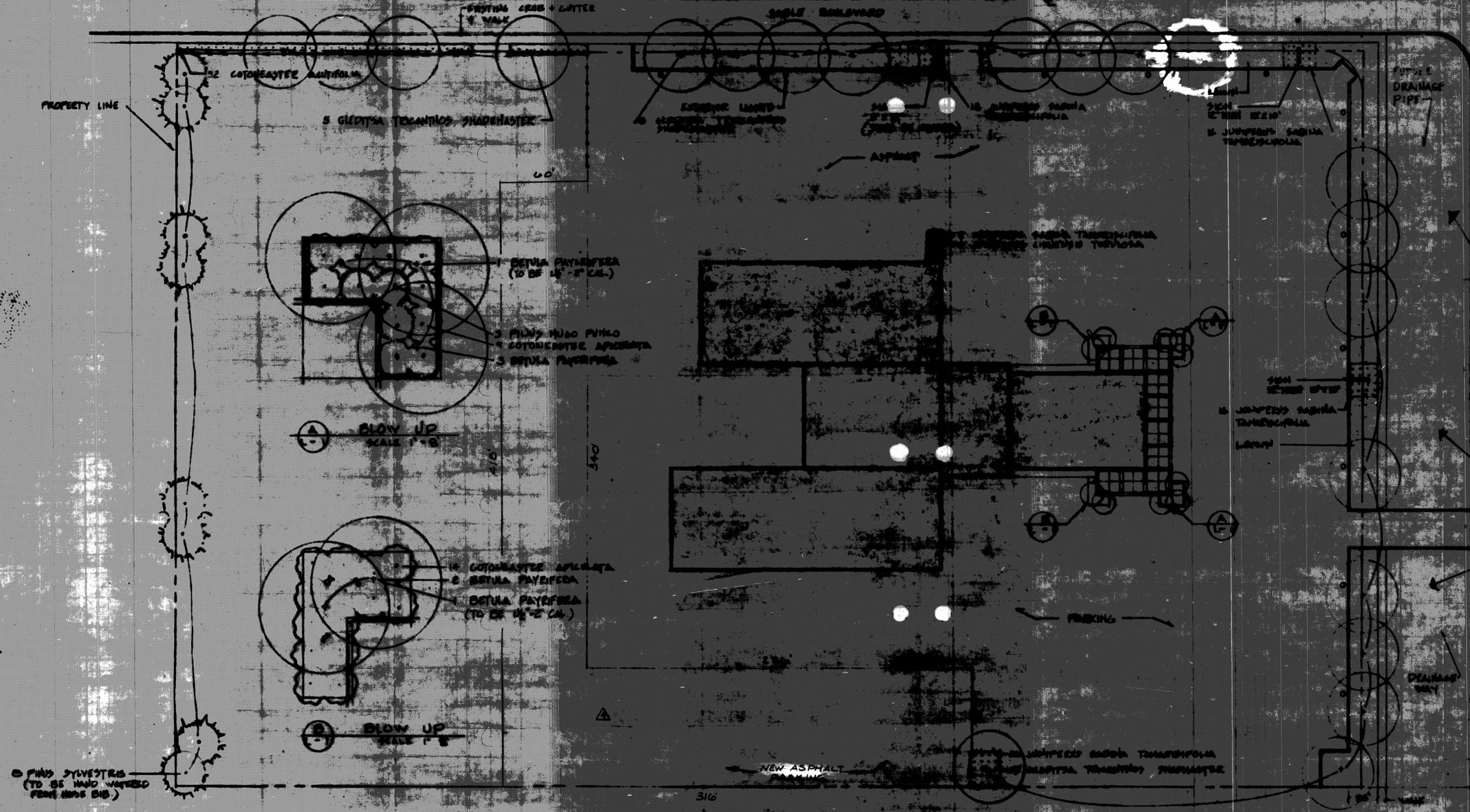
EXISTING GRAPES  
 FINISH GRADES  
 EXTERIOR LIGHTING

**NOTE: THE CODING OF PARKING SPACES IS AS FOLLOWS:**  
 1. CUSTOMER PARKING  
 2. CUSTOMER PARKING  
 3. CUSTOMER PARKING  
 4. CUSTOMER PARKING  
 5. CUSTOMER PARKING  
 6. SERVICE PARKING (TO ADM. AMDT. 6-11-82)  
 Relocation Dumpster with Cedar Fencing, 8' high.  
 Administrative Amendment 6-11-87.  
 Amendment 11-30-88: Change Fence Height from 8' to 10'.

ADMT. 5-14-86 ADD ADDTL PARKING FOR CUSTOMER SERVICE  
 AMDT. 8-14-86 INSTALL 285' T-O-A TYPE CHAIN LINK FENCE, 66' EAST OF PRESENT FENCE.

FRANK M. FULLER & ASSOCIATES, INC.  
 ARCHITECTS & ENGINEERS  
 1230

REV 3/4/77  
 2/15/77



ADDED SOD AND IRRIGATION  
6/29/2007  
1977-6008-02  
MA-261190

○ PINUS SYLVESTRIS  
(TO BE HAND WATERED  
FOR 180 DAYS)

**PLANT LIST**

NO.	BOTANICAL NAME	COMMON NAME	COND.	QTY	SIZE
4	BETULA Papyrifera	WHITE BIRCH	B.D.	1	12"
6	BETULA Papyrifera	WHITE BIRCH	B.D.	1	12"
8	GLEDITSIA TRACANTHOS SHADENASTER	HONEY LOCUST	B.D.	1	12"
52	COTONEASTER ALGERIENSIS	SPRING COTONEASTER	CONT.	5	3"
44	COTONEASTER APICULATA	CENSAURUS COTONEASTER	CONT.	5	4"
54	JUNIPERUS SABINA TAMMIFOLIA	JUNIPER TAM	CONT.	5	4"
4	JUNIPERUS CHINENSIS TERRAZA	CHINESE JUNIPER	CONT.	5	3"
4	PINUS MUGHO PUMILO	SCOTCH PINE	CONT.	5	3"
5	PINUS SYLVESTRIS	SCOTCH PINE	B.D.	1	12"

**NOTE:**  
ALL LAWN & PLANTING BEDS TO RECEIVE  
4 INCHES TOPSOIL. ALL PLANTS TO BE  
BACKFILLED WITH TOPSOIL.  
ALL LANDSCAPE AREAS TO BE IRRIGATED  
WITH UNDERGROUND SPRINKLER SYSTEM.

**LANDSCAPE PLAN**  
SCALE 1"=40' 0"



ADM. NOT. 3-14-86 ADD. ADDTL.  
CHARGES FOR CUSTOMER SERVICE

LET LEAN CHEVROLET

*Landscape Plan*

REV. COPY 3-17-87

REVISED 3/17/87

**EV CHARGING**

14500 E COLFAX AVE  
AURORA, CO 80011

DRAWN BY: KM  
CHECKED BY: LR

REVISIONS:

No.	DESCRIPTION	DATE
1	SDP DETAIL	2023.05.30

ISSUE RECORD:

No.	DESCRIPTION	DATE
1	PERMIT SET	2023.04.20

SHEET TITLE:  
**ELECTRICAL DETAILS**



05.31.2023

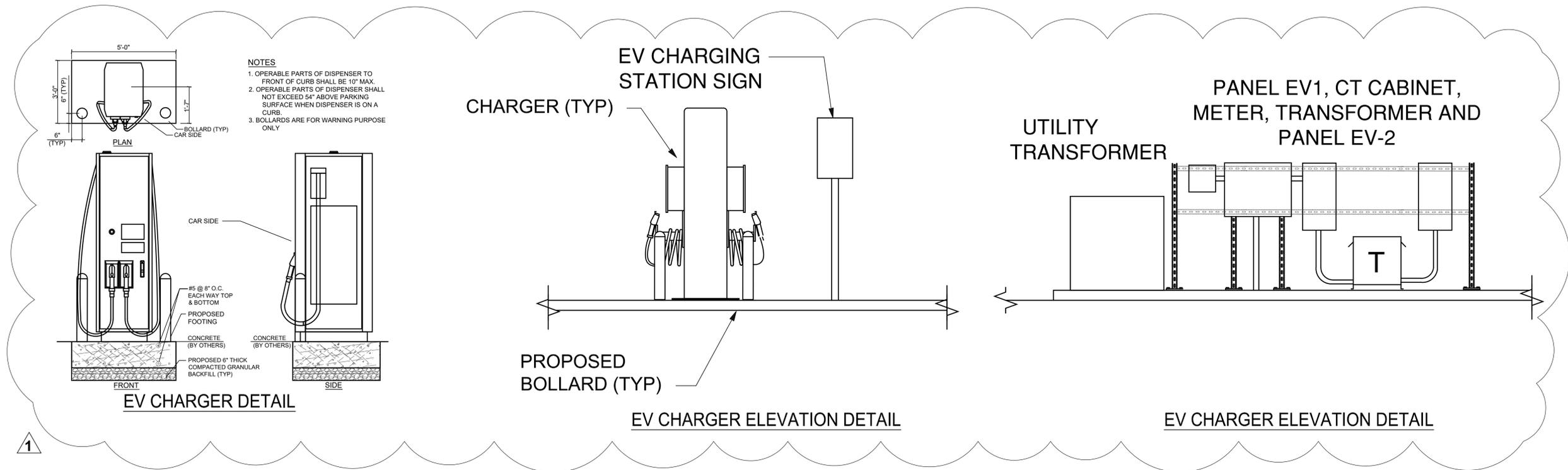
DATE: 2023.03.15

DRAWING NO.:

**E0.3**

12

DESIGN AND INSTALL SHALL COMPLY WITH 2020 NEC . DESIGN COMPLIES WITH OR EXCEEDS ALL PREVIOUS NEC CODES YEARS.



1