

SITE PLAN

FOR



LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4
SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 1 OF 11

LEGAL DESCRIPTION:

LOT ONE (1) BLOCK ONE (1), COLFAX SQUARE SUBDIVISION FILING NUMBER 2.

THE ABOVE DESCRIBED LOT CONTAINS 28,652 SQUARE FEET OR 0.658 ACRES MORE OR LESS.

DATE SUBMITTED / AMENDED

ORIGINAL SUBMITTAL: _____ / NO AMENDMENTS

SIGNATURE BLOCKS

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 THEREOF CCI BEELER AA, LLC, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 20th DAY OF AUGUST AD, 2004.

BY: [Signature] GREGORY B. HAM, CHIEF OPERATING OFFICER
(PRINCIPALS OR OWNERS)

NOTARIAL:

STATE OF COLORADO
COUNTY OF ARAPAHOE

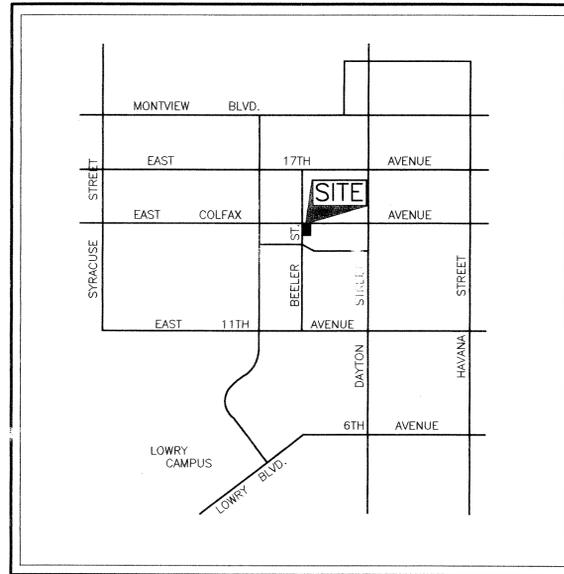
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF AUGUST AD, 2004 BY
GREGORY B. HAM, CHIEF OPERATING OFFICER OF CCI BEELER AA, LLC
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
(NOTARY PUBLIC)

MY COMMISSION EXPIRES 11-18-06 NOTARY /
BUSINESS ADDRESS:

8480 E. ORCHARD ROAD, SUITE 6900
GREENWOOD VILLAGE, CO 80111



VICINITY MAP
NOT TO SCALE

SHEET INDEX

- 1 COVER SHEET
- 2 GENERAL NOTES & DATA
- 3 EXISTING SITE PLAN
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- 5 GRADING PLAN
- 6 UTILITY PLAN
- 7 LANDSCAPE PLAN
- 8 PHOTOMETRIC PLAN
- 9 BUILDING ELEVATIONS
- 10 SITE DETAILS
- 11 SITE DETAILS

AMENDMENTS

△ Add fencing around site

CITY OF AURORA APPROVALS:

CITY ATTORNEY: [Signature] DATE: 8/27/04
PLANNING DIRECTOR: [Signature] DATE: 8/25/04
PLANNING COMMISSION: [Signature] DATE: 6/23/04
(CHAIRPERSON)
CITY COUNCIL: NA DATE: NA
(MAYOR)
ATTEST: _____ DATE: _____
(CITY CLERK)

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____, COLORADO AT _____ O'CLOCK ____M, THIS _____ DAY OF _____ AD, 2004.

CLERK AND RECORDER: _____
DEPUTY: _____

CONTACTS:

ENGINEER
HCL ENGINEERING & SURVEYING, LLC
9570 KINGSTON COURT, SUITE 310
ENGLEWOOD, COLORADO 80112
PHONE: 303-773-1605
CONTACT: LLOYD HERRERA

OWNER / DEVELOPER
CCI BEELER AA, LLC.
8480 E. ORCHARD ROAD, SUITE 6900
ENGLEWOOD, CO 80111
TELE: 720-493-5100
CONTACT: GREG HAM

LANDSCAPE DESIGNER
KMW LANDSCAPE DESIGN & DRAFTING
916 HOVER RIDGE CIRCLE
LONGMONT, CO 80501
PHONE: 303-485-7801
CONTACT: KRISTEN WOLSLEGEL

LIGHTING CONSULTANT
GSM ENGINEERING
3735 AMELIA ISLAND
COLORADO SPRINGS, CO 80920
PHONE: 719-266-1325
CONTACT: GARY S. MIRZAKHANOV

TRAFFIC CONSULTANT
ALDRIDGE TRANSPORTATION CONSULTANTS, LLC
1840 W. LITTLETON BLVD., SUITE B
LITTLETON, CO 80120
PHONE: 303-703-9112
CONTACT: JOHN ALDRIDGE

ARCHITECT
ARCHITECT ORVILLE ANDERSON
1425 BRENTWOOD STREET
LAKEWOOD, CO. 80215
PHONE: 303-233-5220
CONTACT: ORVILLE ANDERSON/JANE BUCK

DATE	REVISIONS
05-06-04	CITY OF AURORA COMMENTS
06-03-04	CITY OF AURORA COMMENTS
08-05-04	CITY OF AURORA COMMENTS

PROJECT: ADVANCE AUTO PARTS-9200 EAST COLFAX AVE.
DRAWING: COVER SHEET
CLIENT: CADENCE DEVELOPMENT, LLC
DESIGNED BY: KJC HORIZ: N/A SCALE: N/A
DRAWN BY: KJC VERT: N/A
CHECKED BY: TL DATE: 3-16-04

HCL
Engineering & Surveying, LLC
9570 KINGSTON COURT, SUITE 310
ENGLEWOOD, CO. 80112
PHONE: (303) 773-1605
FAX: (303) 773-3297

SHEET NUMBER

1

PROJECT No. 033034.55

GENERAL 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 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 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2017. 3B.

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 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.

7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-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 THESE 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. 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 FREE-STANDING 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.

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 UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN SURFACE, ET CETERA 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 GRADES 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 AURORA CITY PLAN 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.

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 IT HEIRS, SUCCESSORS, AND ASSIGNS.

16. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

17. THERE WILL BE NO OUTSIDE, OVERNIGHT STORAGE OF VEHICLES ON THE SITE.

18. THERE WILL BE NO BARS ON THE STORE FRONT WINDOWS.

19. THE STORE FRONT WINDOW GLASS WILL NOT BE PAINTED.

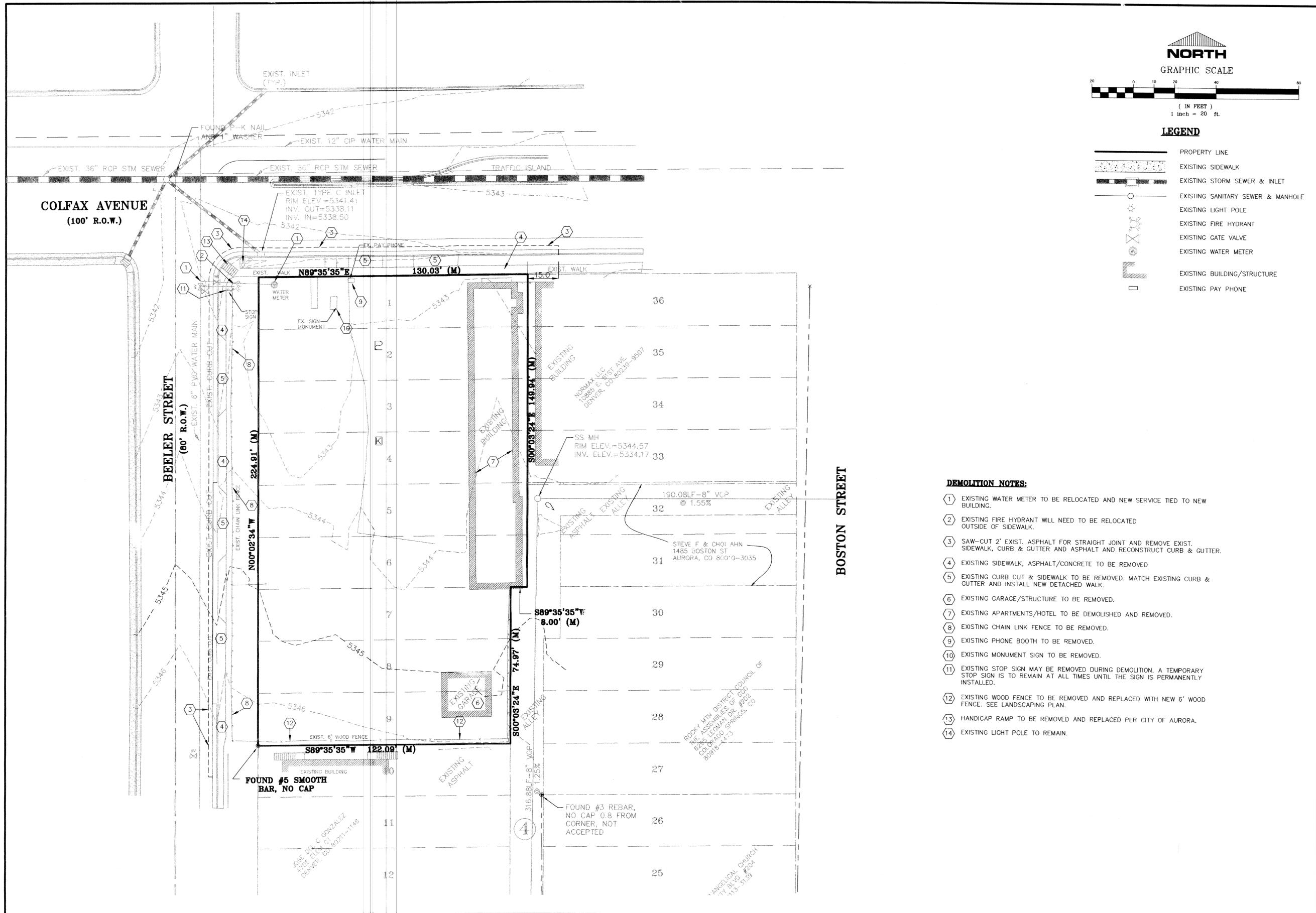
20. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS OF WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATED, 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.

LOT DESIGNATIONS		LOT 1
LOT SIZE: LAND AREA WITHIN PROPERTY LINE		28,652 S.F./0.658 AC.
NUMBER OF BUILDINGS		1
MAXIMUM BUILDING HEIGHT		18'-7"
TOTAL BUILDING COVERAGE		6,889 S.F. = 24%
HARD SURFACE AREA		15,883 S.F. = 55%
LANDSCAPE AREA	PLANTED AREA	5,244 S.F. = 18.3%
	SIDEWALK AREA	638 S.F. = 2.2%
	TOTAL LANDSCAPE AREA	5,882 S.F. = 21%
PRESENT ZONING CLASSIFICATION		B-4
PERMITTED MAXIMUM SIGN AREA		140 S.F.
PROPOSED TOTAL SIGN AREA		130 S.F.
PARKING SPACES REQUIRED		28
PARKING SPACES PROVIDED		32
HANDICAP SPACES REQUIRED		2
HANDICAP SPACES PROVIDED		2
LOADING SPACES REQUIRED		1
LOADING SPACES PROVIDED		1

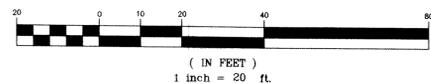
DATA BLOCK

PROJECT: ADVANCE AUTO PARTS-9200 EAST COLFAX AVE.	REVISIONS
DRAWING: GENERAL NOTES & DATA	CITY OF AURORA COMMENTS
CLIENT: CADENCE DEVELOPMENT, LLC	CITY OF AURORA COMMENTS
DESIGNED BY: KUC	DATE: 05-06-04
DRAWN BY: KUC	DATE: 06-03-04
CHECKED BY: TL	
SCALE: HORIZ. N/A	
DATE: 3-18-04	
PHONE: (303) 773-1605	
FAX: (303) 773-3297	
9570 KINGSTON COURT, SUITE 310	
ENGLEWOOD, CO. 80112	
SHEET NUMBER	
2	
PROJECT No. 033034.55	

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NORTH



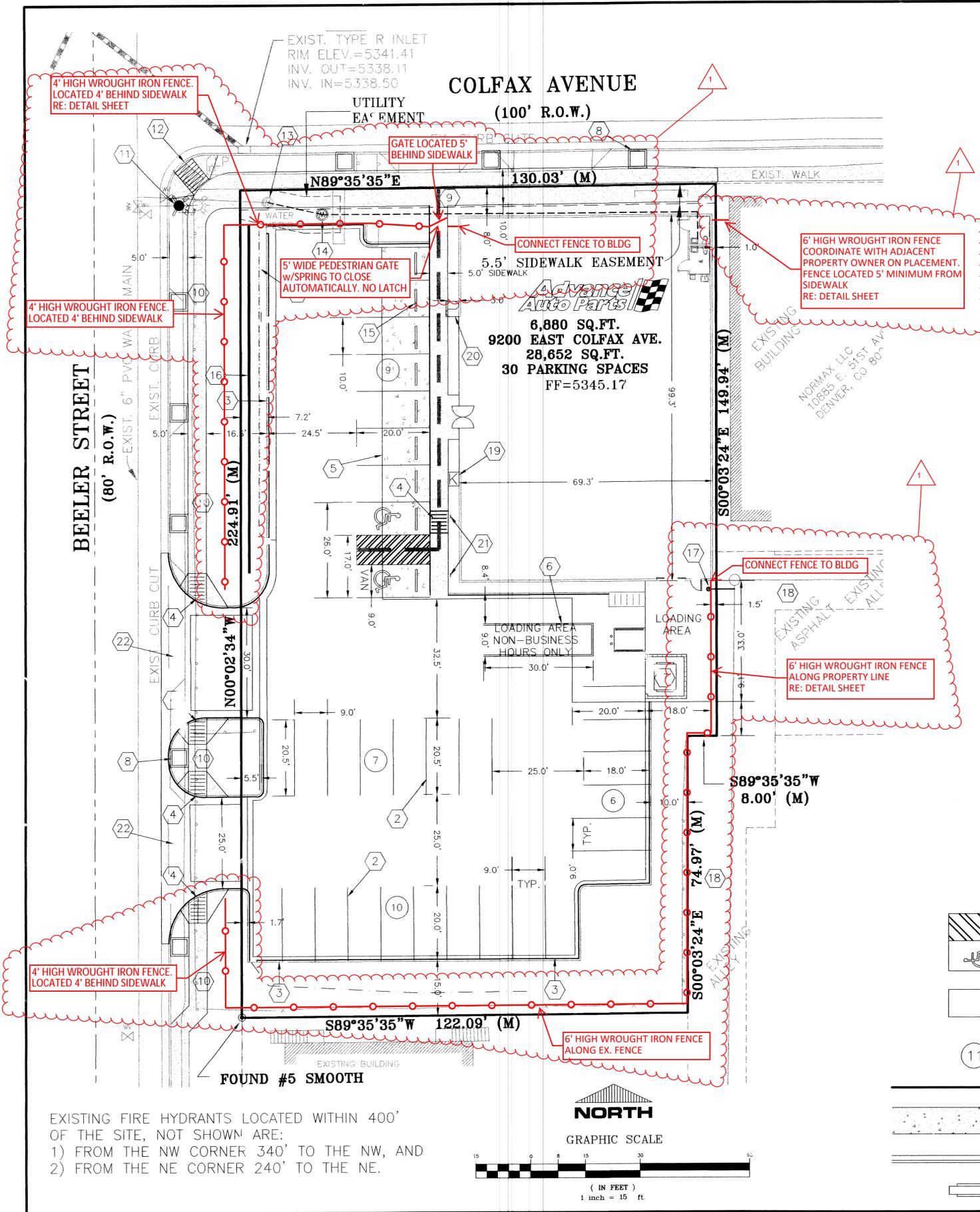
LEGEND

- PROPERTY LINE
- EXISTING SIDEWALK
- EXISTING STORM SEWER & INLET
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING BUILDING/STRUCTURE
- EXISTING PAY PHONE

DEMOLITION NOTES:

- 1 EXISTING WATER METER TO BE RELOCATED AND NEW SERVICE TIED TO NEW BUILDING.
- 2 EXISTING FIRE HYDRANT WILL NEED TO BE RELOCATED OUTSIDE OF SIDEWALK.
- 3 SAW-CUT 2' EXIST. ASPHALT FOR STRAIGHT JOINT AND REMOVE EXIST. SIDEWALK, CURB & GUTTER AND RECONSTRUCT CURB & GUTTER.
- 4 EXISTING SIDEWALK, ASPHALT/CONCRETE TO BE REMOVED
- 5 EXISTING CURB CUT & SIDEWALK TO BE REMOVED. MATCH EXISTING CURB & GUTTER AND INSTALL NEW DETACHED WALK.
- 6 EXISTING GARAGE/STRUCTURE TO BE REMOVED.
- 7 EXISTING APARTMENTS/HOTEL TO BE DEMOLISHED AND REMOVED.
- 8 EXISTING CHAIN LINK FENCE TO BE REMOVED.
- 9 EXISTING PHONE BOOTH TO BE REMOVED.
- 10 EXISTING MONUMENT SIGN TO BE REMOVED.
- 11 EXISTING STOP SIGN MAY BE REMOVED DURING DEMOLITION. A TEMPORARY STOP SIGN IS TO REMAIN AT ALL TIMES UNTIL THE SIGN IS PERMANENTLY INSTALLED.
- 12 EXISTING WOOD FENCE TO BE REMOVED AND REPLACED WITH NEW 6' WOOD FENCE. SEE LANDSCAPING PLAN.
- 13 HANDICAP RAMP TO BE REMOVED AND REPLACED PER CITY OF AURORA.
- 14 EXISTING LIGHT POLE TO REMAIN.

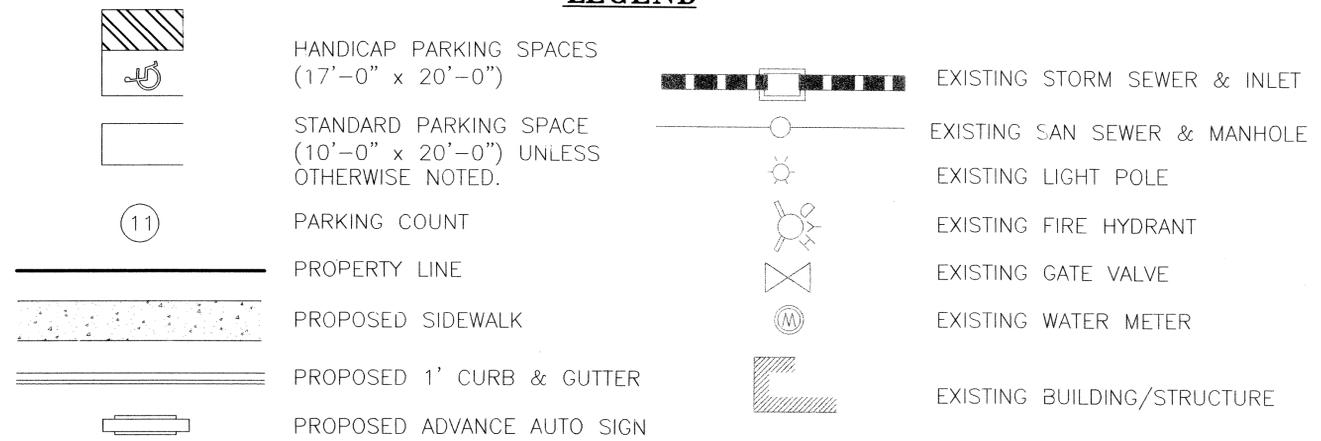
REVISIONS DATE 05-06-04 06-03-04	CITY OF AURORA COMMENTS CITY OF AURORA COMMENTS	PROJECT: ADVANCE AUTO PARTS-9200 EAST COLFAX AVE. DRAWING: EXISTING SITE PLAN CLIENT: CADENCE DEVELOPMENT, LLC DESIGNED BY: KC SCALE: HORIZ: 1"=20' DRAWN BY: KC VERT: N/A CHECKED BY: TL DATE: 3-19-04
<p>Engineering & Surveying, LLC PHONE: (303) 773-1605 FAX: (303) 773-3297</p>		
9570 KINGSTON COURT, SUITE 310 ENGLEWOOD, CO. 80112		
SHEET NUMBER <h1 style="margin: 0;">3</h1>		
PROJECT No.033034.55		



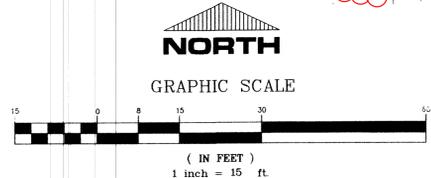
KEY NOTES

- 1 WATER QUALITY SWALE
- 2 PARKING LINES 4" WIDE PAINTED WHITE. (TWO COATS OF SHERWIN WILLIAMS TRAFFICE MARKING PAINT.)
- 3 6" VERTICAL CONCRETE CURB AND GUTTER.
- 4 HANDICAP RAMP TO MEET ALL ADA AND LOCAL REQUIREMENTS. SEE DETAIL SHEET.
- 5 12' CONCRETE APRON IS TO BE 6 INCHES THICK 4000 PSI CONCRETE WITH WWF STEEL REINFORCEMENT. APPLY TWO (2) COATS OF H&C BLACK ACRYLIC STAIN TO MATCH PARKING LOT BEFORE STRIPING.
- 6 SURFACE UNDER TRAILER IS TO BE LEVEL SO THAT THE TRAILER BED WILL LINE UP WITH THE LIFT. PAINT GUIDE LINES ON THE PARKING LOT FOR TRUCKS TO LINE UP WITH LIFT. SEE DETAIL SHEET.
- 7 7'-4" HIGH SPLIT FACE BLOCK WALL DUMPSTER SCREEN. PRIME AND PAINT TO MATCH THE BUILDING. SEE DETAIL SHEET.
- 8 5'x5' LANDSCAPING TREE GRATE
- 9 10' WIDE DETACHED CONCRETE SIDEWALK. 5.5' SIDEWALK EASEMENT ALONG NORTH PROPERTY LINE TOWARDS THE SOUTH.
- 10 5' WIDE DETACHED CONCRETE SIDEWALK.
- 11 MOVE EXISTING FIRE HYDRANT OUTSIDE OF PROPOSED 5' SIDEWALK.
- 12 INSTALL NEW HANDICAP RAMP PER CITY OF AURORA.
- 13 RELOCATED EXISTING WATER METER. CONNECT NEW SERVICE TO BUILDING.
- 14 INSTALL NEW WATER METER PIT.
- 15 PARKING BUMPERS. SEE DETAIL SHEET.
- 16 36" MASONRY WALL (SEE LANDSCAPE PLAN).
- 17 4" PVC SANITARY SEWER SERVICE LINE (SEE UTILITY PLAN).
- 18 EXISTING ALLEY.
- 19 KNOX BOX.
- 20 BICYCLE RACK.
- 21 HANDICAP ACCESSIBLE SIGNS. SEE DETAIL SHEET.
- 22 PROPOSED ACCESS CURB-CUT.

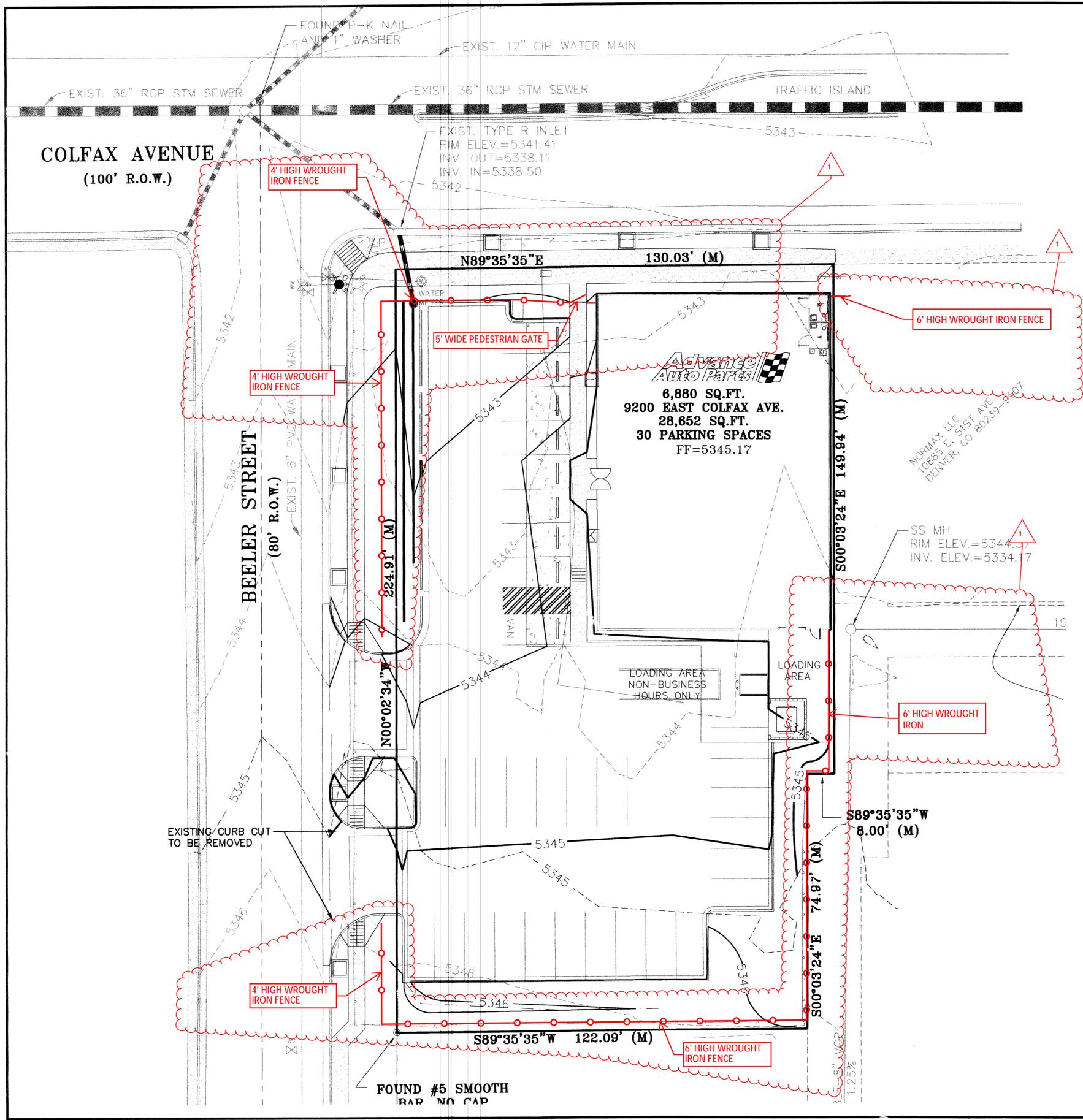
LEGEND



EXISTING FIRE HYDRANTS LOCATED WITHIN 400' OF THE SITE, NOT SHOWN ARE:
 1) FROM THE NW CORNER 340' TO THE NW, AND
 2) FROM THE NE CORNER 240' TO THE NE.

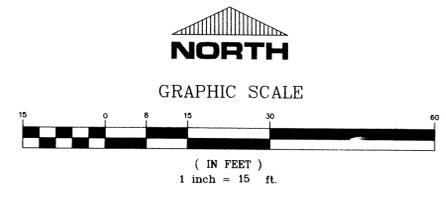


PROJECT: ADVANCE AUTO PARTS-9200 EAST COLFAX AVE.		SHEET NUMBER	
DRAWING: SITE PLAN		4	
CLIENT: KC	DESIGNED BY: KC	SCALE: 1"=20'	PROJECT No.033034.55
DRAWN BY: N/A	CHECKED BY: TL	DATE: 3-19-04	
REVISIONS		CITY OF AURORA COMMENTS	
DATE	05-06-04	CITY OF AURORA COMMENTS	
	06-03-04	CITY OF AURORA COMMENTS	
	08-05-04	CITY OF AURORA COMMENTS	
 HGL Engineering & Surveying, LLC 9570 KINGSTON COURT, SUITE 310 ENGLEWOOD, CO. 80112 PHONE: (303) 773-1605 FAX: (303) 773-3297			



LEGEND

- HANDICAP PARKING SPACES (16'-0" x 20'-0")
- STANDARD PARKING SPACE (10'-0" x 20'-0") UNLESS OTHERWISE NOTED.
- MID BLOCK HANDICAPPED RAMP
- PARKING COUNT
- PROPERTY LINE
- PROPOSED 5' SIDEWALK
- PROPOSED 1' CURB & GUTTER
- PROPOSED ADVANCE AUTO SIGN
- PROPOSED STORM SEWER & INLET
- EXISTING STORM SEWER & INLET
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR



REVISIONS	
DATE	CITY OF AURORA COMMENTS
05-06-04	CITY OF AURORA COMMENTS
06-03-04	CITY OF AURORA COMMENTS
08-05-04	CITY OF AURORA COMMENTS

PROJECT: ADVANCE AUTO PARTS-9200 EAST COLFAX AVE.	DRAWING: GRADING PLAN
CLIENT: CADENCE DEVELOPMENT, LLC	SCALE: 1"=20'
DESIGNED BY: KC	DRAWN BY: KC
CHECKED BY: RG	DATE: 3-19-04

Engineering & Surveying, LLC

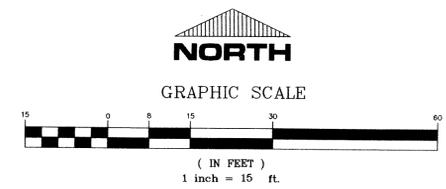
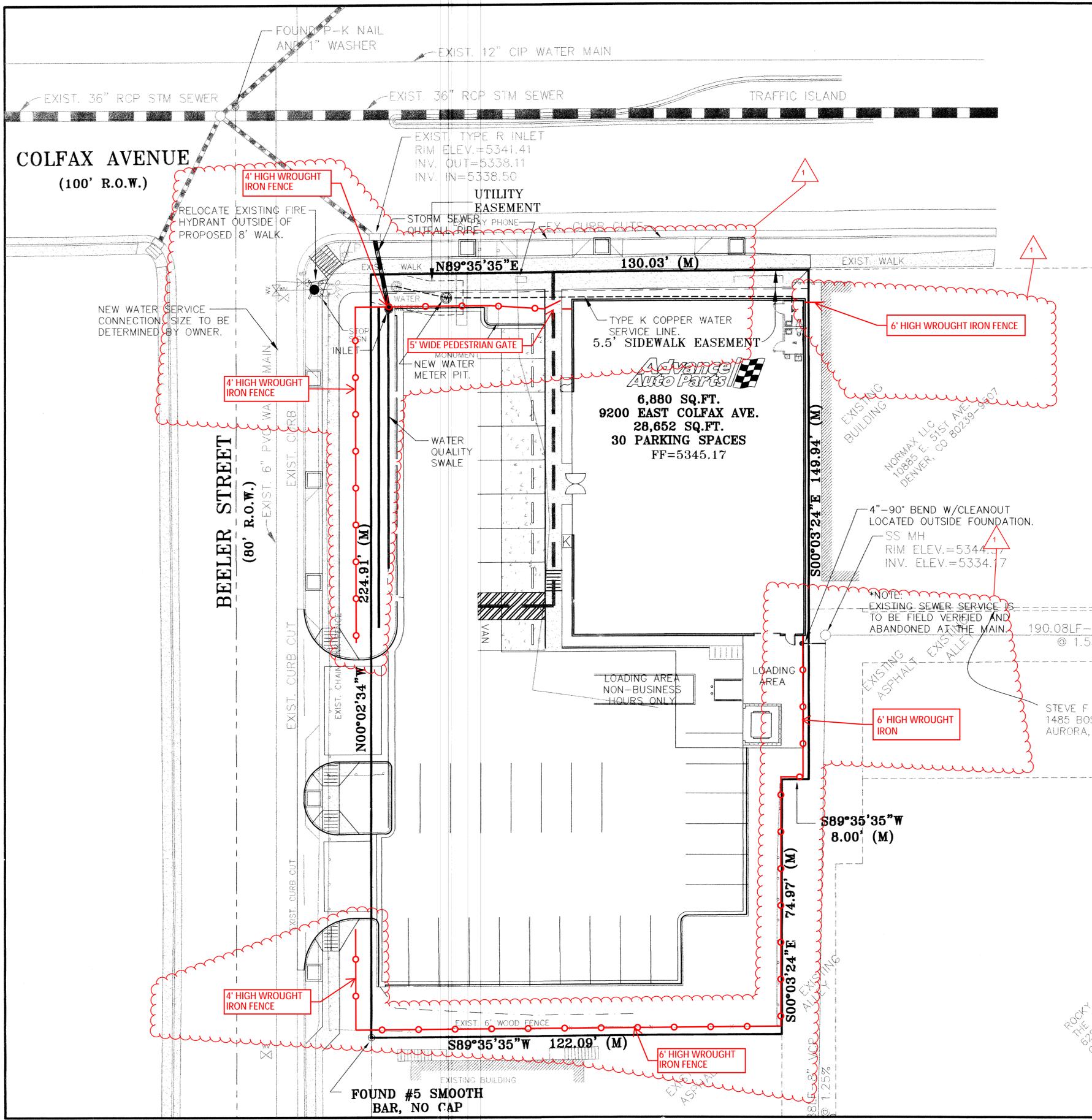
PHONE: (303) 773-1605
 9570 KINGSTON COURT, SUITE 310
 ENGLEWOOD, CO. 80112
 FAX: (303) 773-3297

SHEET NUMBER

5

PROJECT No.033034.55

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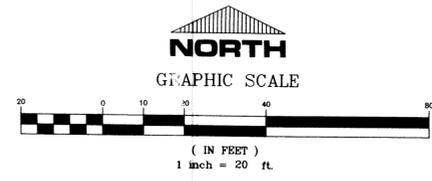


LEGEND

- HANDICAP PARKING SPACES (17'-0" x 20'-0")
- STANDARD PARKING SPACE (10'-0" x 20'-0") UNLESS OTHERWISE NOTED.
- PROPERTY LINE
- PROPOSED SIDEWALK
- PROPOSED 1' CURB & GUTTER
- PROPOSED ADVANCE AUTO SIGN
- PROPOSED STORM SEWER & INLET
- EXISTING STORM SEWER & INLET
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING BUILDING/STRUCTURE
- EXISTING ELECTRIC LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE

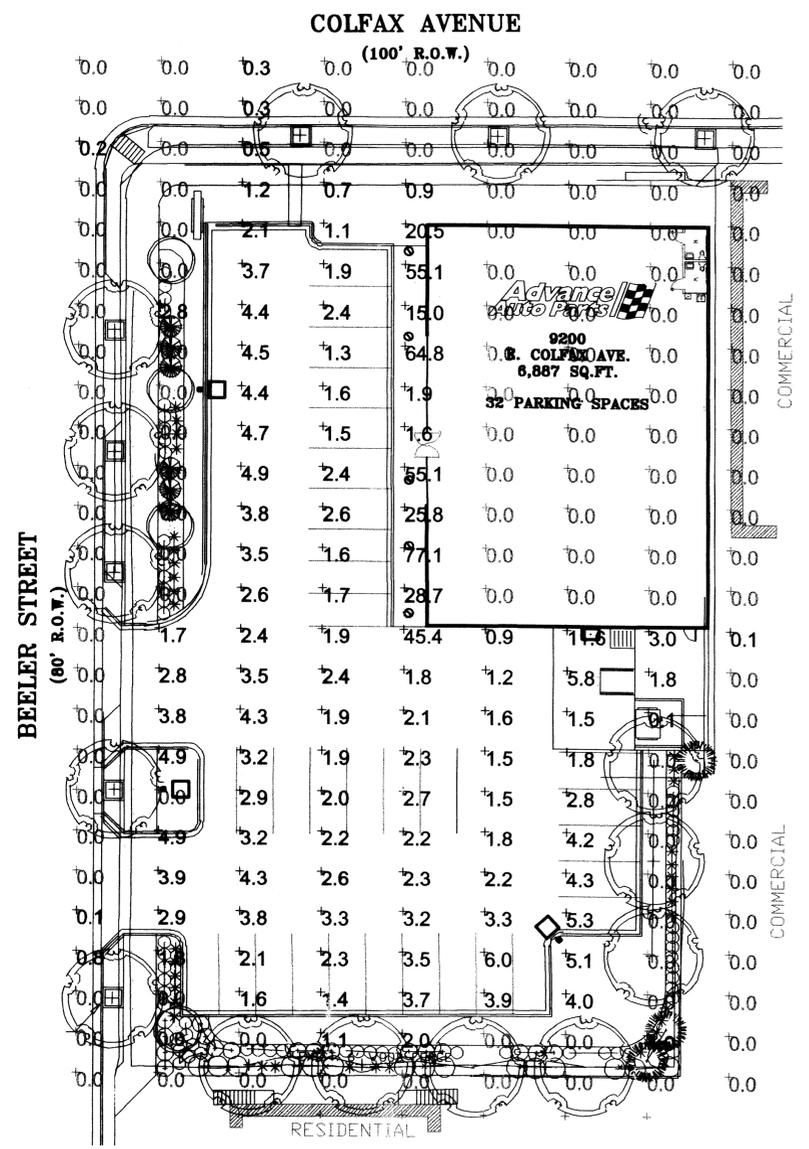
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>DATE</th> <th>CITY OF AURORA COMMENTS</th> </tr> <tr> <td>05-06-04</td> <td>CITY OF AURORA COMMENTS</td> </tr> <tr> <td>06-03-04</td> <td>CITY OF AURORA COMMENTS</td> </tr> <tr> <td>08-05-04</td> <td>CITY OF AURORA COMMENTS</td> </tr> </table>	DATE	CITY OF AURORA COMMENTS	05-06-04	CITY OF AURORA COMMENTS	06-03-04	CITY OF AURORA COMMENTS	08-05-04	CITY OF AURORA COMMENTS	<p>PROJECT: ADVANCE AUTO PARTS-9200 EAST COLFAX AVE.</p> <p>DRAWING: OVERALL UTILITY PLAN</p> <p>CLIENT: C'ADENCE DEVELOPMENT, LLC</p> <p>DESIGNED BY: TL SCALE: HORIZ. 1"=20'</p> <p>DRAWN BY: KC VERT. 1/4"</p> <p>CHECKED BY: TL DATE: 3-19-04</p> <hr/> <p>HGL Engineering & Surveying, LLC</p> <p>PHONE: (303) 773-1605 9570 KINGSTON COURT, SUITE 310 ENGLEWOOD, CO. 80112</p> <p>FAX: (303) 773-3297</p> <hr/> <p>SHEET NUMBER</p> <p style="font-size: 2em; text-align: center;">6</p> <p>PROJECT No. 033034.55</p>
DATE	CITY OF AURORA COMMENTS								
05-06-04	CITY OF AURORA COMMENTS								
06-03-04	CITY OF AURORA COMMENTS								
08-05-04	CITY OF AURORA COMMENTS								

H:\033034.55 Colfax & Beeleer\Submit\NEW\GPO\041111.dwg Wed Aug 18 16:02:33 2004 .dib



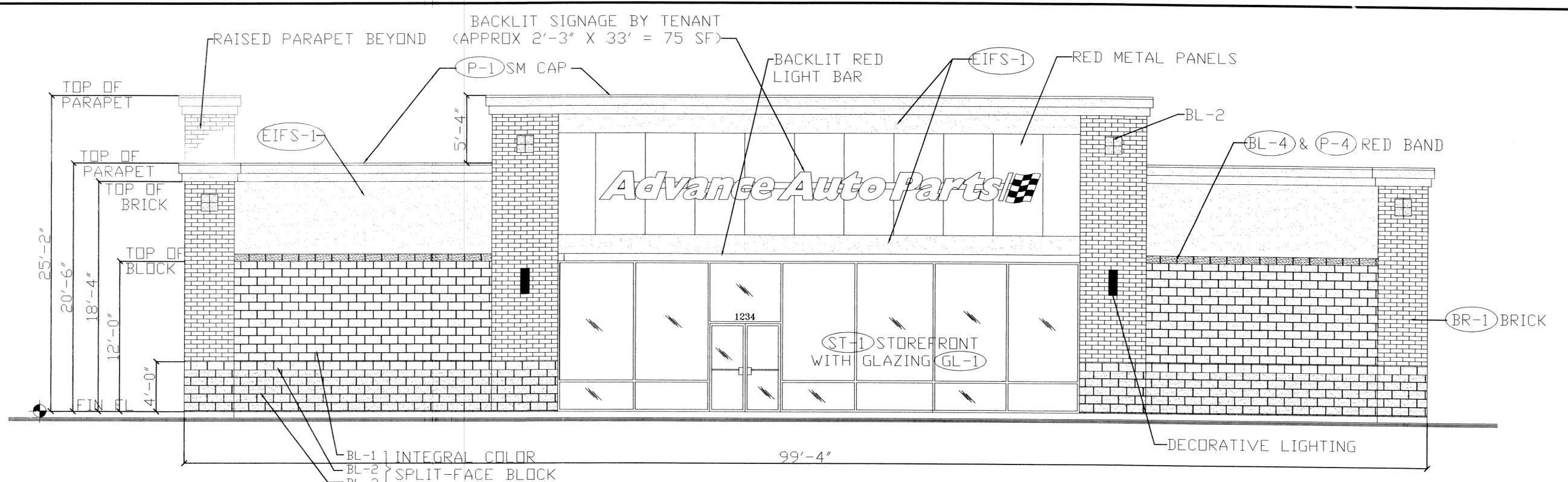
LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	3	KVF 400M SR4WFL	SQUARE AREA LIGHT, SR4W DISTRIBUTION, FLAT LENS AND SHARP CUT-OFF DISTRIBUTION	ONE 400-WATT CLEAR ED-28 METAL HALIDE, HORIZONTAL POSITION.	Ltl11262.IES	32000	1.00	462
	B	1	WFL3 250M FT	ARCHITECTURAL BUILDING MOUNTED LUMINAIRE, FT DISTRIBUTION, 250W MH, W/ CLEAR LAMP.	ONE 250-WATT CLEAR BT-28 METAL HALIDE, HORIZONTAL POSITION.	LTL8752.IES	20000	1.00	297
	C	5	AH 150M 9ARN	9" OPEN DOWNLIGHT WITH SPECULAR REFLECTOR, NARROW DISTRIBUTION.	ONE 150-WATT COATED ED-17 METAL HALIDE, VERTICAL BASE-UP POS.	LTL7836.IES	13000	1.00	185

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.3 fc	77.1 fc	0.0 fc	N / A	N / A



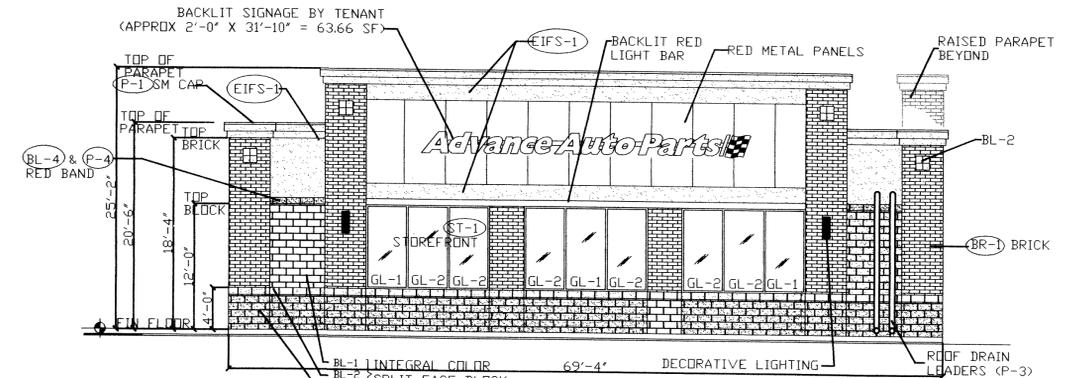
REVISIONS			
DATE	05-06-04	CITY OF AURORA COMMENTS	
	06-03-04	CITY OF AURORA COMMENTS	
PROJECT: ADVANCE AUTO PARTS-9200 EAST COLFAX AVE.			
DRAWING: PHOTOMETRIC PLAN			
CLIENT: CADENCE DEVELOPMENT, LLC			
DESIGNED BY:	GSM	SCALE:	HORIZ: 1"=20'
DRAWN BY:	GSM	CHECKED BY:	GSM
DATE:	3-19-04		
HGL			
Engineering & Surveying, LLC			
PHONE: (303) 773-1605			
FAX: (303) 773-3297			
9570 KINGSTON COURT, SUITE 310			
ENGLEWOOD, CO. 80112			
SHEET NUMBER			
8			
PROJECT No. 033034.55			

H:\Projects\2004\2004-6017-00\PHOTO\MP\08.dwg 11/19/04 14:40:04 JLB



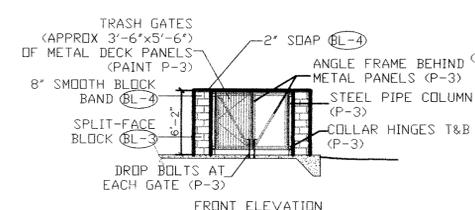
WEST (FRONT) ELEVATION - BEELER STREET

1/4" = 1'-0"



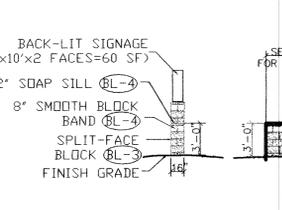
NORTH (SIDE) ELEVATION - COLFAX AVENUE

1/8" = 1'-0"



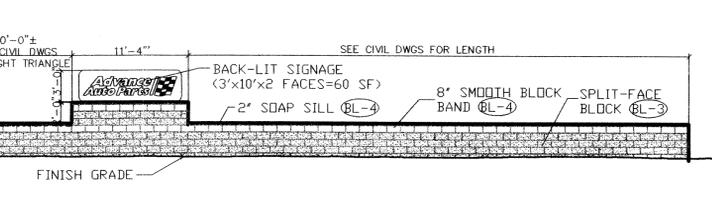
FRONT ELEVATION TRASH ENCLOSURE

1/8" = 1'-0"
NOTE: SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.



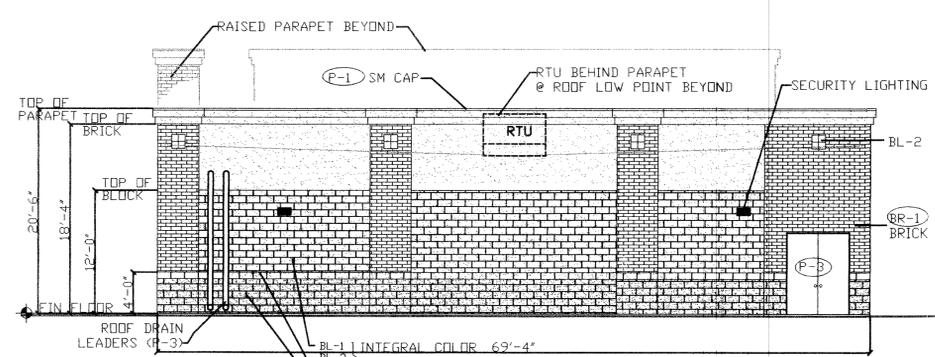
END ELEVATION

1/8" = 1'-0"



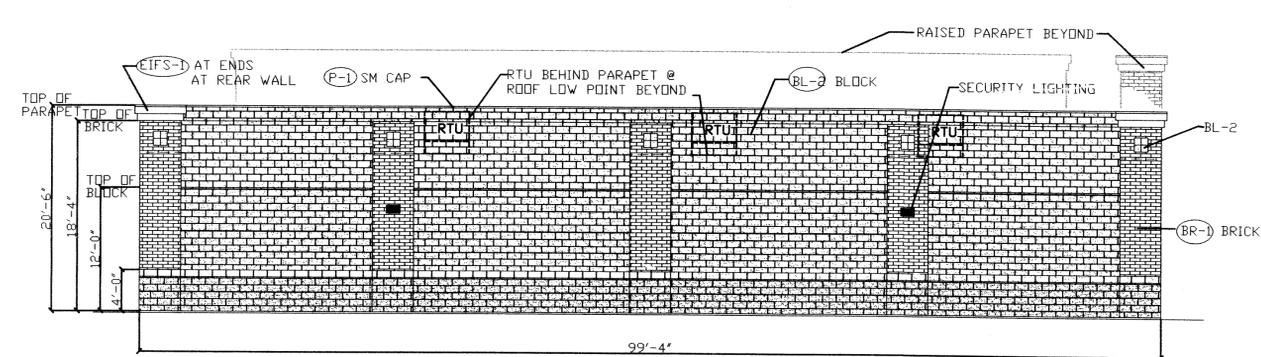
SINGLE TENANT MONUMENT SIGN ON SCREEN WALL

1/8" = 1'-0"
BEELER STREET ELEVATION



SOUTH (SIDE) ELEVATION

1/8" = 1'-0"



EAST (REAR) ELEVATION

1/8" = 1'-0"

MATERIALS LIST

PAINT: SHERWIN WILLIAMS
P-1 #6112 'BISCUIT'
P-2 #6113 'INTERACTIVE CREAM'
P-3 #6114 'BAGEL'
P-4 #4081 and/or #366R38-DTM 'SAFETY RED'

MASONRY BLOCK:
BL-1 BASALITE INTEGRAL COLOR CMU
BL-2 #754 SPLIT-FACE
BL-3 #721 SPLIT-FACE
BL-4 #635 SPLIT-FACE
BL-4 #754 SMOOTH FACE

BRICK: INTERSTATE BRICK, 8"x4"x16"
BR-1 'BRONZESTONE'

EIFS: DRYVIT, QUARTZPUTZ TEXTURES
EIFS-1 #442 'COTTON'

ALUMINUM STOREFRONT WINDOWS/DOORS:
ST-1 DARK BRONZE ANODIZED FINISH
GL-1 CLEAR, LOW E, INSULATED GLAZING
GL-2 LAVA BRONZE, SPANDREL GLASS BY ICD

METAL PANELS: STOUT MARKETING 'RED'

DATE	REVISIONS
5-6-04	CITY OF AURORA COMMENTS
6-3-04	CITY OF AURORA COMMENTS
8-17-04	LOADING AREA DOORS/MASONRY

PROJECT: ADVANCE AUTO PARTS-9200 EAST COLFAX AVE.
DRAWING: BLDG ELEVATIONS, SCREEN & TRASH WALLS, SIGNAGE
CLIENT: CAUCENE DEVELOPMENT, LLC
DESIGNED BY: JEB
DRAWN BY: JEB
CHECKED BY: JCA
SCALE: HORIZ: 1/4" = 1'-0" & 1/8" = 1'-0"
DATE: 3-18-04

HBL
Engineering & Surveying, LLC
PHONE: (303) 773-1605
FAX: (303) 773-3297
9570 KINGSTON COURT, SUITE 310
ENGLEWOOD, CO. 80112

SHEET NUMBER
9

PROJECT No. 0333034.55

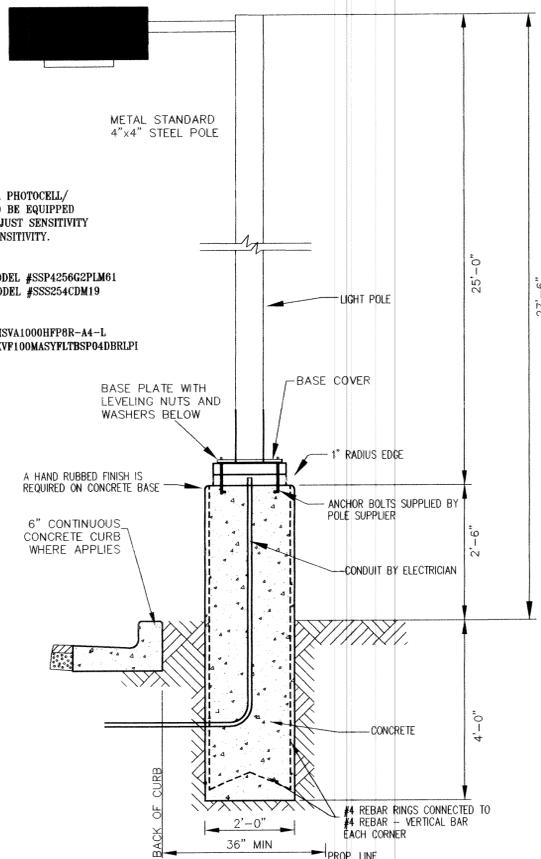
NOTES:
 ALL SITE LIGHTS ARE TO BE CONTROLLED BY A PHOTOCELL/
 TIMECLOCK COMBINATION. PHOTOCELLS ARE TO BE EQUIPPED
 WITH A LIGHT LEVEL SLIDE ADJUSTMENT TO ADJUST SENSITIVITY
 LIGHT LEVEL SLIDE ADJUSTMENT TO ADJUST SENSITIVITY.
 ORDERING INFORMATION:

LIGHT POLES:
 DARK BRONZE ANODIZED
 FINISH TO MATCH PMS#485C.

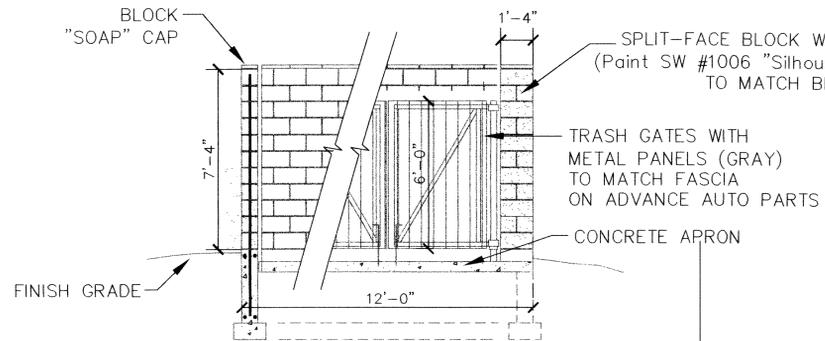
HUBBELL MODEL #SSP4256G2PLM61
 LITHONIA MODEL #SSS254CDM19

LIGHT FIXTURES:
 DARK BRONZE ANODIZED
 FINISH TO MATCH PMS#485C.

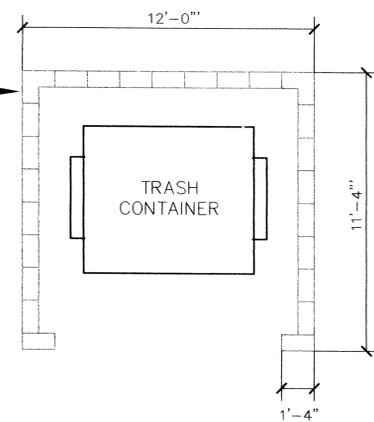
HUBBELL #MSVA1000HPPRR-A4-L
 LITHONIA #KVF100M5YFLTSP04DRRLP1



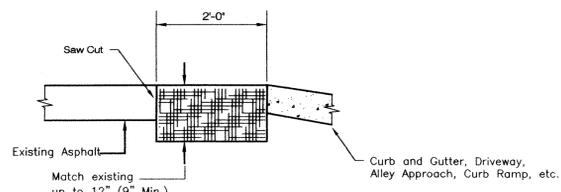
TYPICAL LIGHT STANDARD
 FOR PARKING LOT



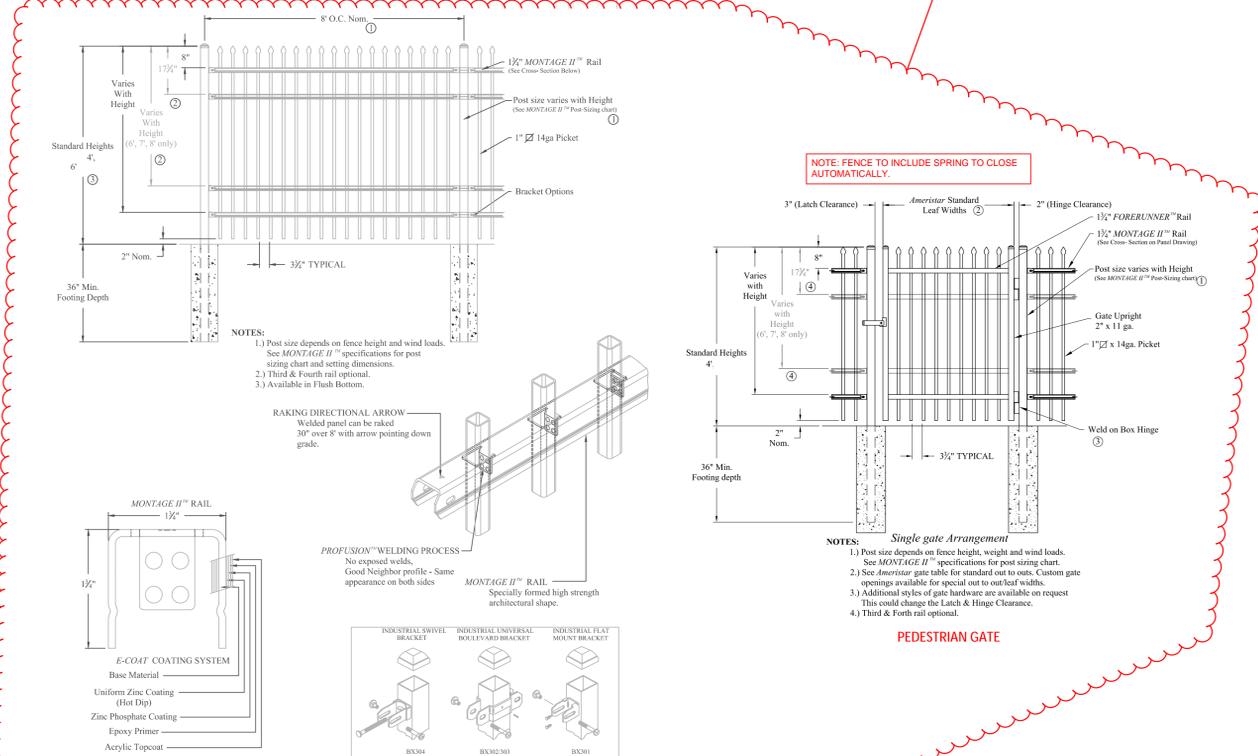
TRASH SECTION/FRONT ELEVATION
 NOT TO SCALE



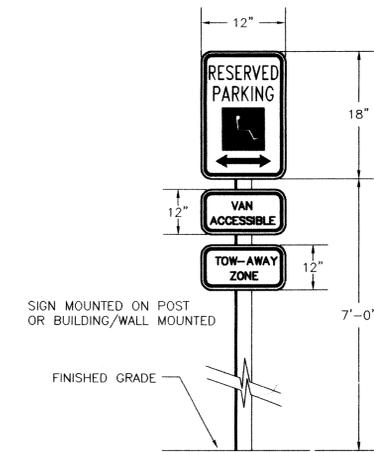
TRASH AREA PLAN
 NOT TO SCALE



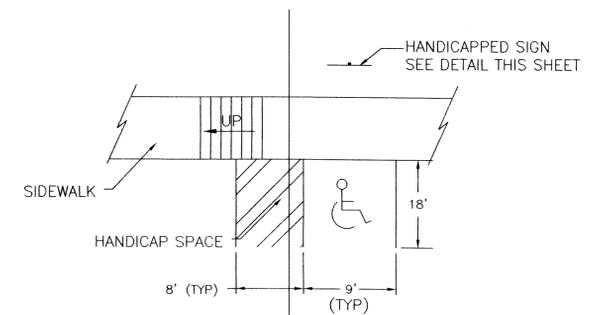
ASPHALT PATCH EXISTING ROADWAY
 NOT TO SCALE



PEDESTRIAN GATE



HANDICAPPED SIGN DETAIL R7-8
 NOT TO SCALE



RAMP DETAIL
 NOT TO SCALE

UNCC CALL BEFORE YOU DIG
1-800-922-1987
 Utility Notification
 Center of Colorado
 Administrative Office 303-232-1991
 12600 W. Colfax Ave., Suite 8-310
 Lakewood, Co. 80215
 CALL 2-BUSINESS DAYS IN ADVANCE
 BEFORE YOU DIG, GRADE, OR EXCAVATE
 FOR THE MARKING OF UNDERGROUND
 MEMBER UTILITIES.

CAUTION: NOTICE TO CONTRACTOR

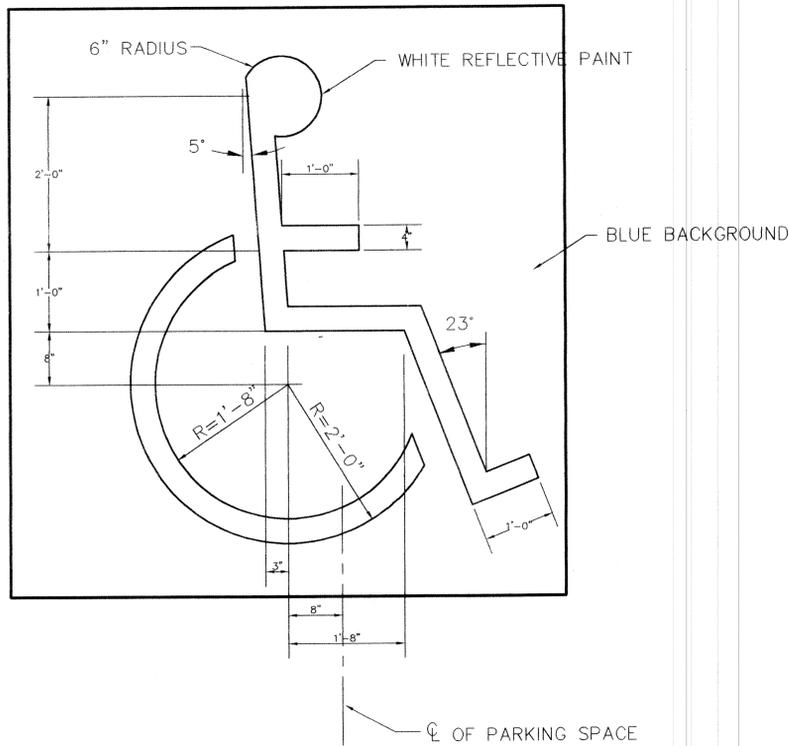
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, THE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DATE	REVISIONS
05-06-04	CITY OF AURORA COMMENTS
06-03-04	CITY OF AURORA COMMENTS

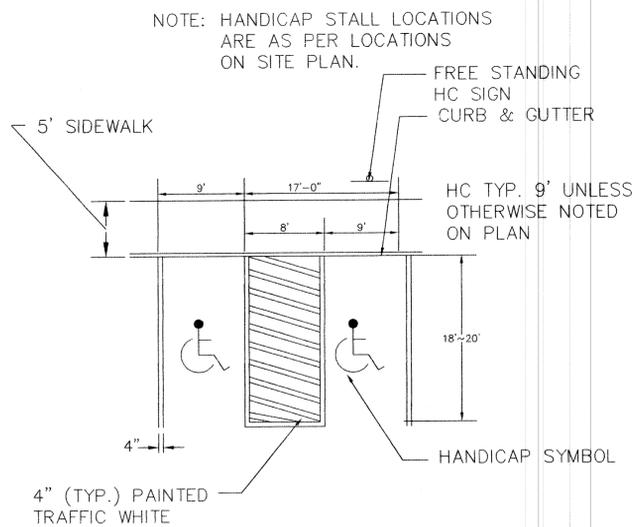
PROJECT:	ADVANCE AUTO PARTS-9200 EAST COLFAX AVE.
DRAWING:	SITE DETAILS
CLIENT:	CADENCE DEVELOPMENT, LLC
DESIGNED BY:	KJC N/A
DRAWN BY:	KJC N/A
CHECKED BY:	TL
SCALE:	HORZ: N/A VERT: N/A
DATE:	3-16-04

HGL
Engineering & Surveying, LLC
 PHONE: (303) 773-1605
 FAX: (303) 773-3297
 9570 KINGSTON COURT, SUITE 310
 ENGLEWOOD, CO. 80112

SHEET NUMBER	10
PROJECT No.	03-034.55

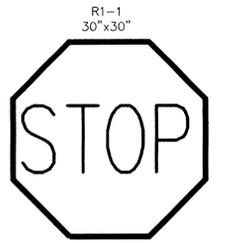


HANDICAP SYMBOL DETAIL
NOT TO SCALE

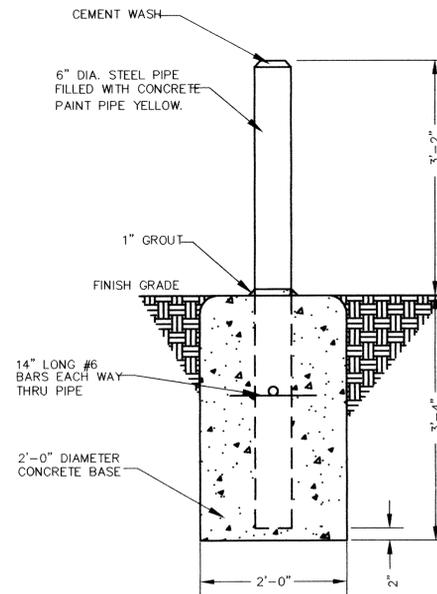


TYPICAL STRIPING DETAILS
NOT TO SCALE

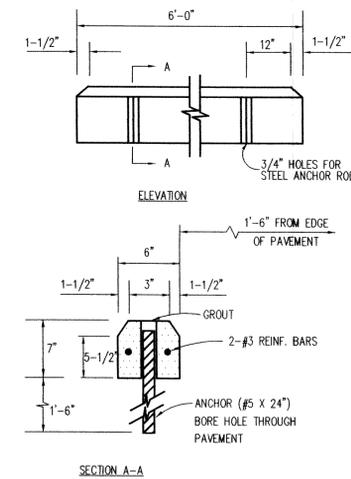
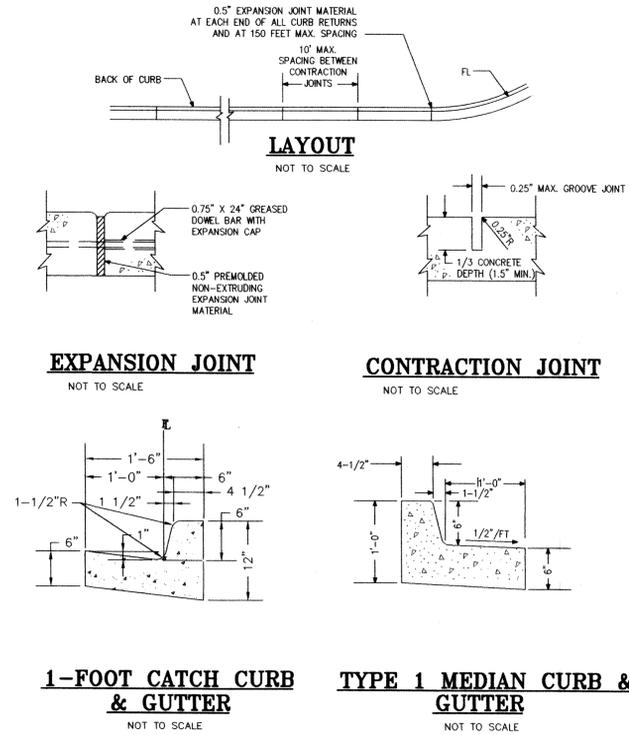
PARKING AT 90°



STOP SIGN SYMBOL
NOT TO SCALE



BOLLARD DETAIL
NOT TO SCALE



UNCC CALL BEFORE YOU DIG
1-800-922-1987

Utility Notification
Center of Colorado
Administrative Office 303-252-1991
12600 W. Colfax Ave., Suite B-310
Lakewood, Co. 80215

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

REVISIONS	CITY OF AURORA COMMENTS
DATE	CITY OF AURORA COMMENTS
05-06-04	
06-03-04	
PROJECT:	ADVANCE AUTO PARTS-9200 EAST COLFAX AVE.
DRAWING:	SITE DETAILS
CLIENT:	CADENCE DEVELOPMENT, LLC
DESIGNED BY:	KJC
DRAWN BY:	KJC
CHECKED BY:	TL
SCALE:	N/A
DATE:	3-19-04

JGL Engineering & Surveying, LLC

PHONE: (303) 773-1805
FAX: (303) 773-3297

9570 KINGSTON COURT, SUITE 310
ENGLEWOOD, CO. 80112