

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: Gregory B. Ham 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)

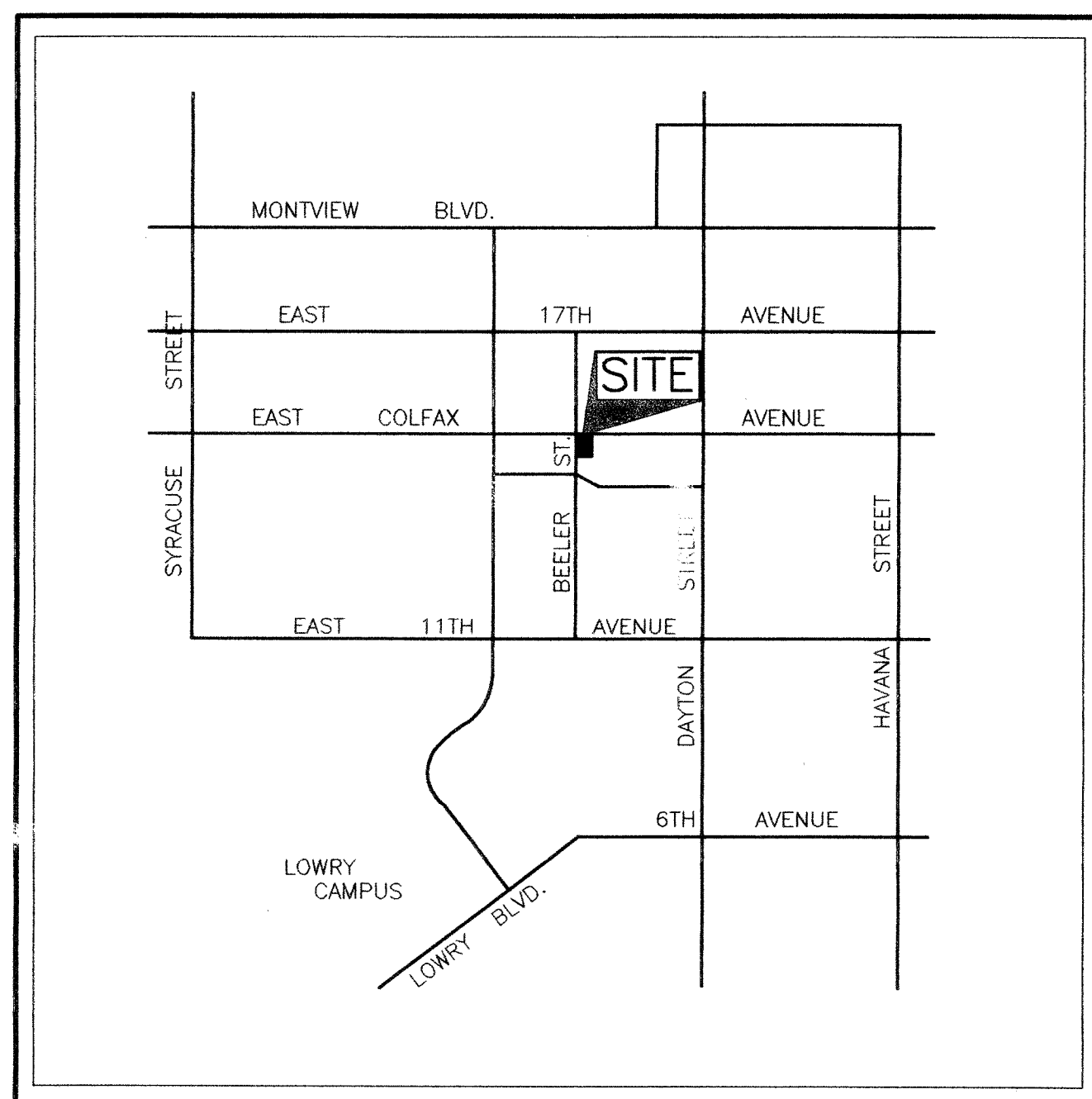
WITNESS MY HAND AND OFFICIAL SEAL

Thomas Wilm
(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

CITY OF AURORA APPROVALS:

CITY ATTORNEY: Glenn Wehring DATE: 8/27/04

PLANNING DIRECTOR: Ally Watters 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: _____

SHEET INDEX

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- 10 SITE DETAILS
- 11 SITE DETAILS

AMENDMENTS

△ Add fencing around site

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

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

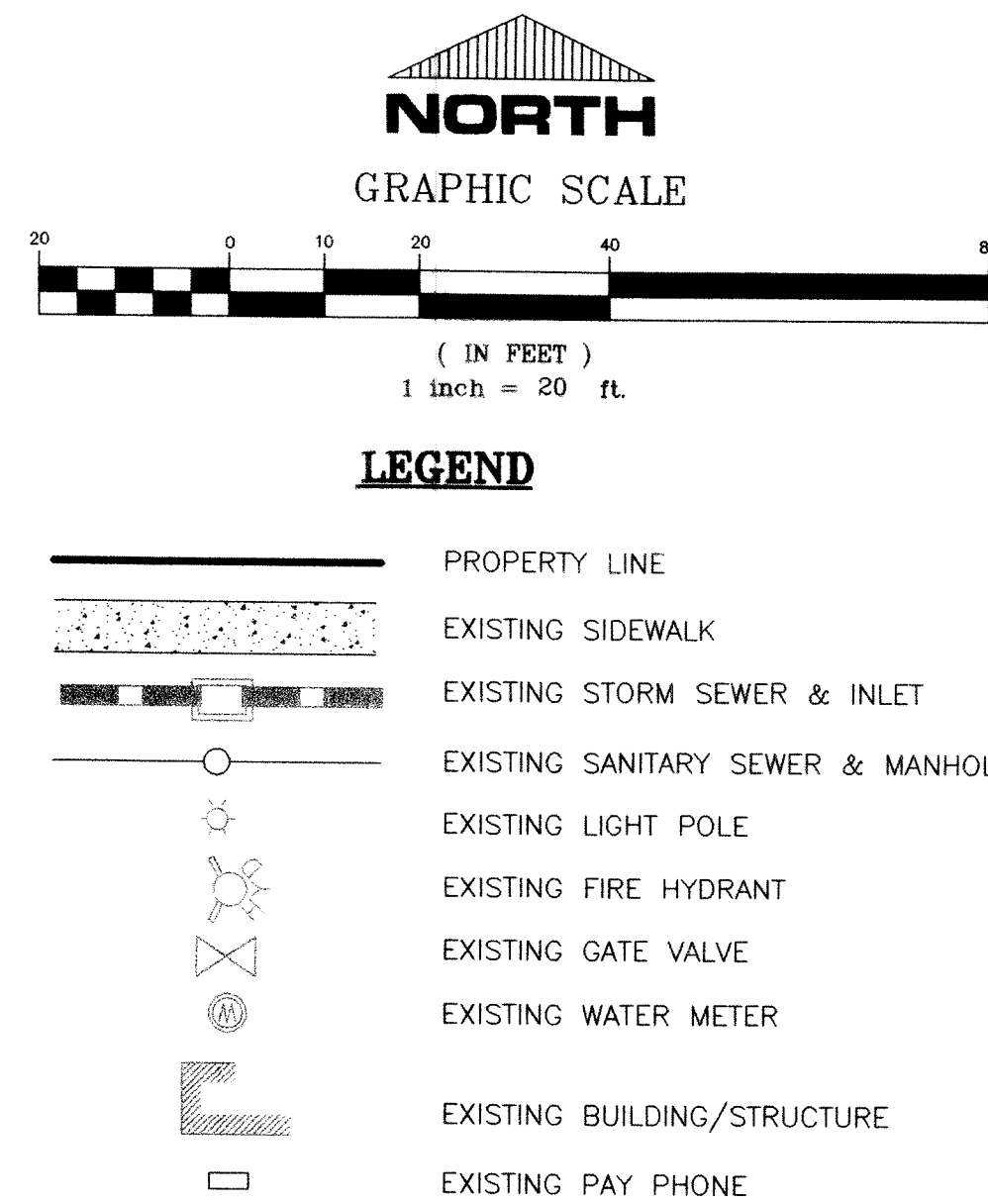
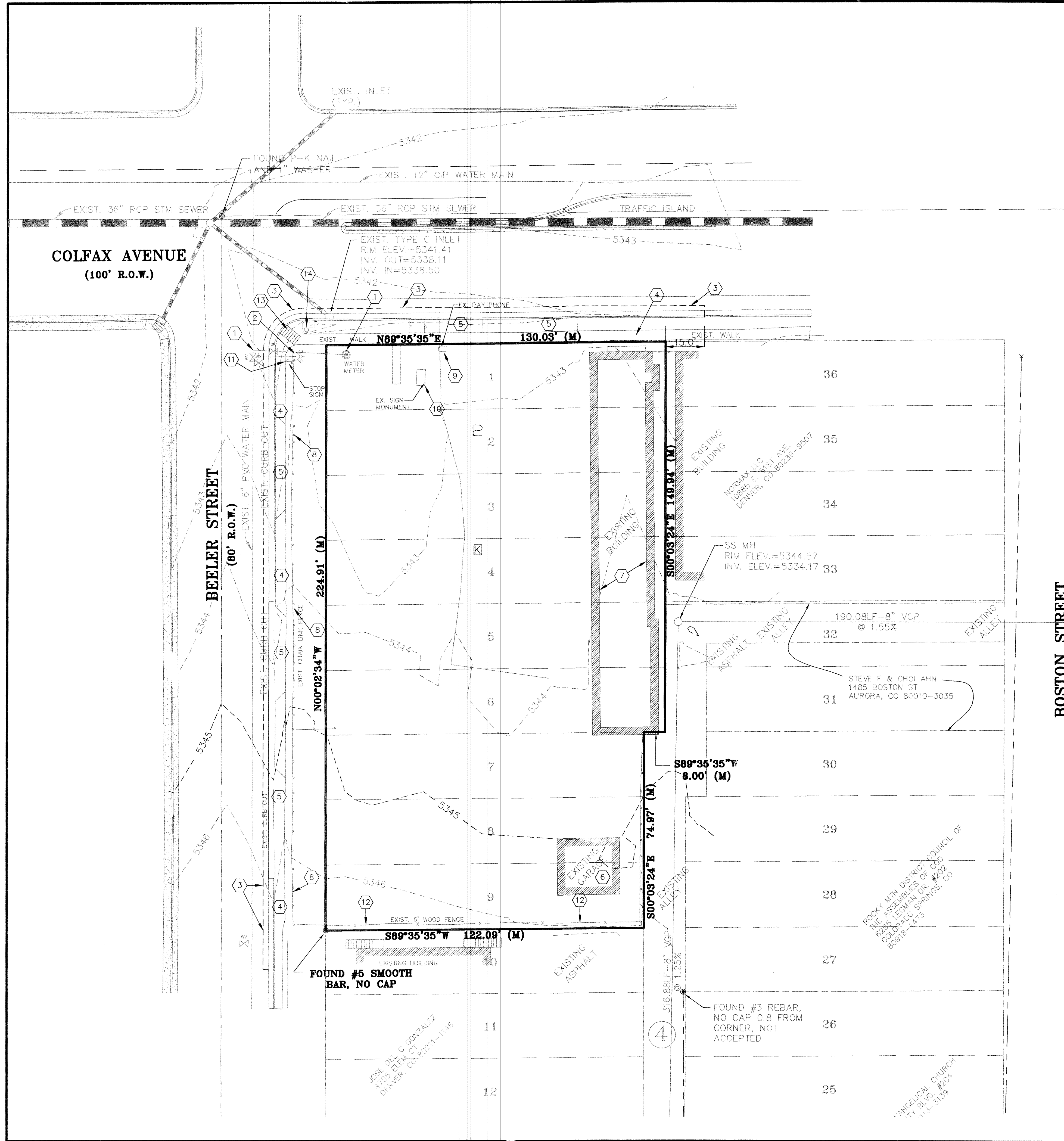
19. THE STORE FRONT WINDOW GLASS WILL NOT BE PAINTED.

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.		GENERAL NOTES & DATA	
DRAWING: CADENCE DEVELOPMENT, LLC		CLIENT: KAC	
DESIGNED BY: KAC		DRAWN BY: KAC	
CHECKED BY: TL		DATE: 3-18-04	
HGL Engineering & Surveying, LLC		PHONE: (303) 773-1605	
9570 KINGSTON COURT, SUITE 310		FAX: (303) 773-3297	
ENGLEWOOD, CO. 80112			
SHEET NUMBER			
2			
PROJECT No. 033034.55			



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 ASPHALT 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.

PROJECT: ADVANCE AUTO PARTS-9200 EAST COLFAX AVE.

DRAWING: EXISTING SITE PLAN

CLIENT: CADENCE DEVELOPMENT, LLC

DESIGNED BY: KC

DRAWN BY: KC

CHECKED BY: TL

DATE: 3-19-04

SCALE: 1"=20'

HORIZ: N/A

VERT: N/A

Engineering & Surveying, LLC

9570 KINGSTON COURT, SUITE 310

ENGLEWOOD, CO. 80112

PHONE: (303) 773-1605

FAX: (303) 773-3297

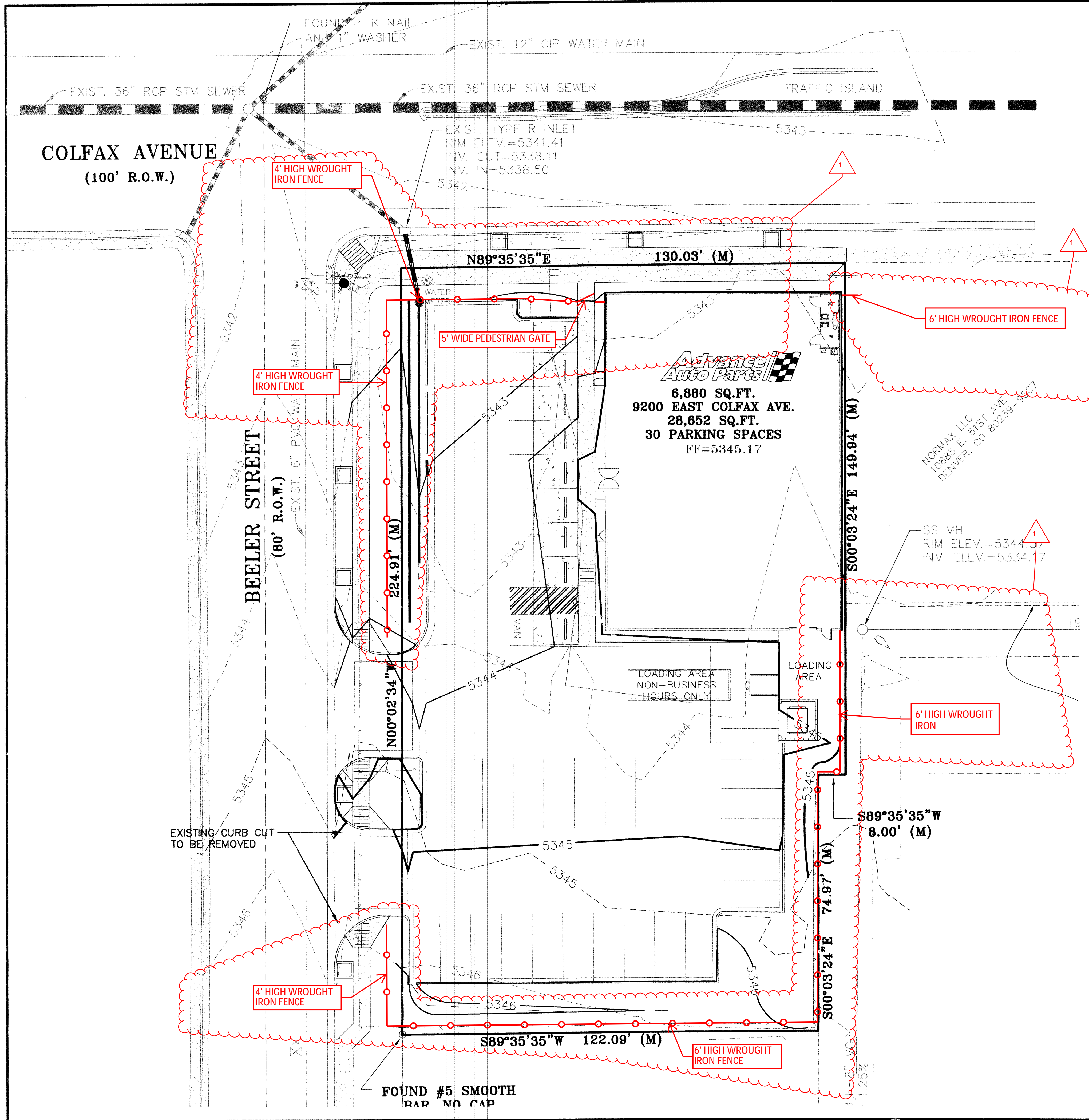
SHEET NUMBER

3

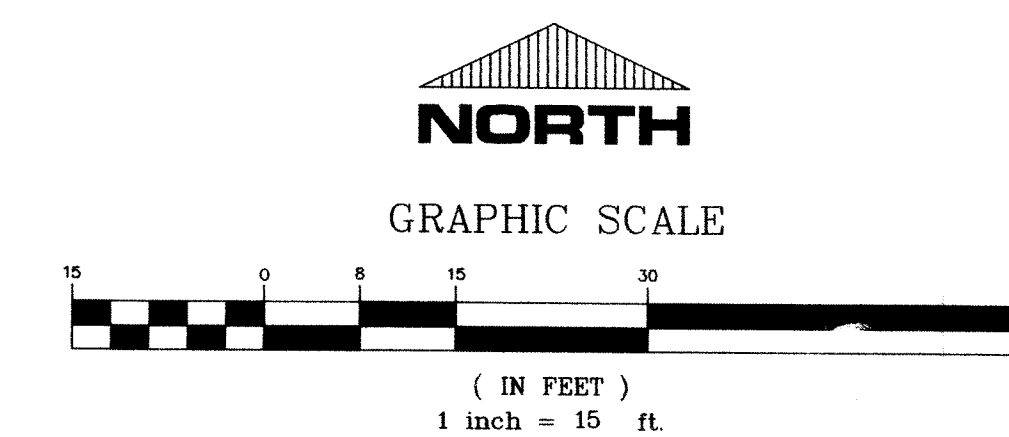
PROJECT No. 033034.55

REVISIONS

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



- 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

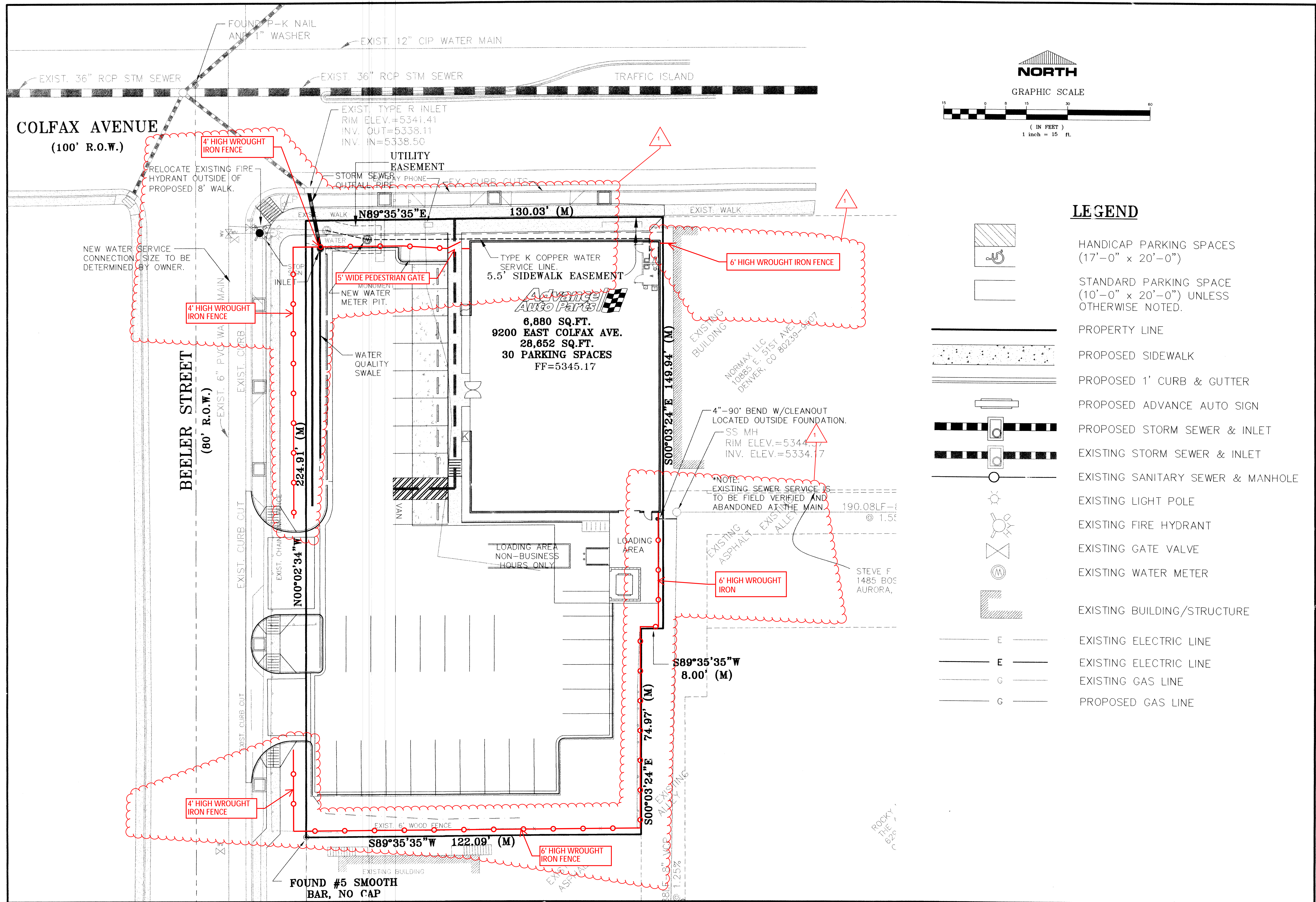


DATE	REVISIONS	PROJECT	DRAWING	CLIENT	DESIGNED BY	DRAWN BY	CHECKED BY	DATE
05-06-04	CITY OF AURORA COMMENTS	ADVANCE AUTO PARTS-9200 EAST COLFAX AVE.	GRADING PLAN	CADENCE DEVELOPMENT, LLC	KC	KC	RG	3-19-04
06-03-04	CITY OF AURORA COMMENTS							
08-05-04	CITY OF AURORA COMMENTS							

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

SHEET NUMBER	PROJECT No.033034.55
5	

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

PROJECT:	ADVANCE AUTO PARTS-9200 EAST COLFAX AVE.
DRAWING:	OVERALL UTILITY PLAN
CLIENT:	CADENCE DEVELOPMENT, LLC
DESIGNED BY:	TL
DRAWN BY:	KC
CHECKED BY:	TL
SCALE:	HORIZ. 1"=20'
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	
6	
PROJECT No. 033034.55	

PLANT PALETTE

SYMBOL	KEY QTY	COMMON NAME	BOTANIC NAME	SIZE	WATER USAGE
EVERGREEN TREES - 16					
PED 4		PINON PINE	PINUS EDULIS	6' B&B	L
JVC 12		HILLSPIRE JUNIPER	JUNIPERUS VIRGINIANA 'CUPRESSIFOLIA'	6' HT.	M
DECIDUOUS TREES - 16					
GTI 8		SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2 1/2" CAL.	M
FAP 8		AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2 1/2" CAL.	M
LARGE EVERGREEN SHRUBS - 81					
JMP 12		COMPACT PFITZER JUNIPER	JUNIPERUS X MEDIA 'PFITZERIANA AUREA'	5 GAL. CONT.	L
JST 21		TAMMY JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	5 GAL. CONT.	L
JCA 48		ARMSTRONG JUNIPER	JUNIPERUS CNINENSIS 'ARMSTRONGII'	5 GAL. CONT.	L
LARGE DECIDUOUS SHRUBS - 12					
AMA 6		SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	6' MULTI-STEM L	
BME 6		MENTOR BARBERRY	BERBERIS X MENTORENSIS	6' MULTI-STEM L	
SMALL DECIDUOUS SHRUBS - 125					
RAL 22		ALPINE CURRANT	RIBES ALPINUM	5 GAL. CONT.	L
PFM 17		MCKAY'S WHITE POTENTILLA	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	5 GAL. CONT.	L
SJF 68		FROEBEL SPIREA	SPIREA JAPONICA 'FROEBELII'	5 GAL. CONT.	M
CCB 18		BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	5 GAL. CONT.	L
GROUNDCOVER & ORNAMENTAL GRASSES - 70					
PBP 17		CREeping WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	1 GAL. CONT.	L
PHM 27		BLUE SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'	5 GAL. CONT.	L
SSC 26		LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM	5 GAL. CONT.	L

NOTES

1. THE SOIL IN ALL PLANT BED AREAS WILL BE IMPROVED AND PREPARED FOR PLANTING WITH ADDITIONS OF A WELL BALANCED COMMERCIAL FERTILIZER AND ORGANIC MATTER. ORGANIC MATTER SHALL BE A BLENDED MIX OF 50% NITROLYZED ASPEN HUMUS AND 50% WELL AGED DAIRY COW MANURE.
2. SHRUB BEDS SHALL BE MULCHED WITH A 3" DEPTH OF 3/4" GRANITE MULCH OVER GEOTEXTILE FABRIC, EDGED BY STEEL EDGING. WHERE SPECIFIED, INSTALL 4"-6" COBBLE OVER GEOTEXTILE FABRIC, EDGED WITH STEEL EDGING.
3. WHERE TREES ARE PLANTED WITHIN TURF AREAS, SAUCER SHALL BE MULCHED WITH A 3" DEPTH SETTLED WOOD MULCH.
4. SURFACE MATERIALS SHALL BE CONCRETE FOR ALL WALKS INTERIOR TO THE SITE AND WITHIN THE RIGHT-OF-WAY. ALL DRIVEWAYS AND PARKING AREAS SHALL BE ASPHALT.
5. ALL UTILITY EASMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
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 AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL LANDSCAPED AREAS AND PLANT MATERIAL MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. ALL CONTROLLERS FOR THESE SYSTEMS SHALL BE CONNECTED TO AUTOMATIC SHUTOFF RAIN SENSORS. ALL TREES AND SHRUBS LOCATED IN PLANT BEDS SHALL BE WATERED BY A PERMANENT AUTOMATIC DRIP SYSTEM. ALL TURF AREAS SHALL BE IRRIGATED BY AN AUTOMATIC SPRAY OR POP-UP SYSTEM FOR A MINIMUM PERIOD OF THREE YEARS.
8. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT, CLEAN, AND HEALTHY CONDITION. MAINTENANCE SHALL INCLUDE PROPER PRUNING, MOWING OF LAWNS, WEEDING, REMOVAL OF LITTER, FERTILIZING, REPLACEMENT OF DEAD PLANTS, AND IRRIGATION OF ALL LIVE LANDSCAPING. ALL REPLACEMENT PLANTS SHALL CONFORM TO THE CITY'S CURRENT LANDSCAPING STANDARDS.

TABLE OF STREET FRONTAGE AND NON-STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS

BUFFER DESCRIPTION/ LENGTH/ ADJ. LAND USE	STANDARD BUFFER WIDTH/ BUFFER WIDTH PROVIDED	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
E. COLFAX EDGE/ LENGTH 130'/ STREET R.O.W.	15' REQ. WITH HEDGE/8' PROV. WAIVER (1)	3	-	3	-
BEELER ST EDGE/ LENGTH 225'/ STREET R.O.W.	10' REQ. WITH LOW HEDGE/ 7' PROV. WAIVER (2)	5	-	5	-
SOUTH EDGE/ LENGTH 122'/ RESIDENTIAL	15' REQ. WITH TALL LANDSCAPE SCREEN/ 15' PROV.	7	41	7	41
EAST EDGE/ LENGTH 225'/ COMMERCIAL	10' STANDARD BUFFER/ 10' PROVIDED FOR 75' OF THE 225' WAIVER (3)	6	30	6	30

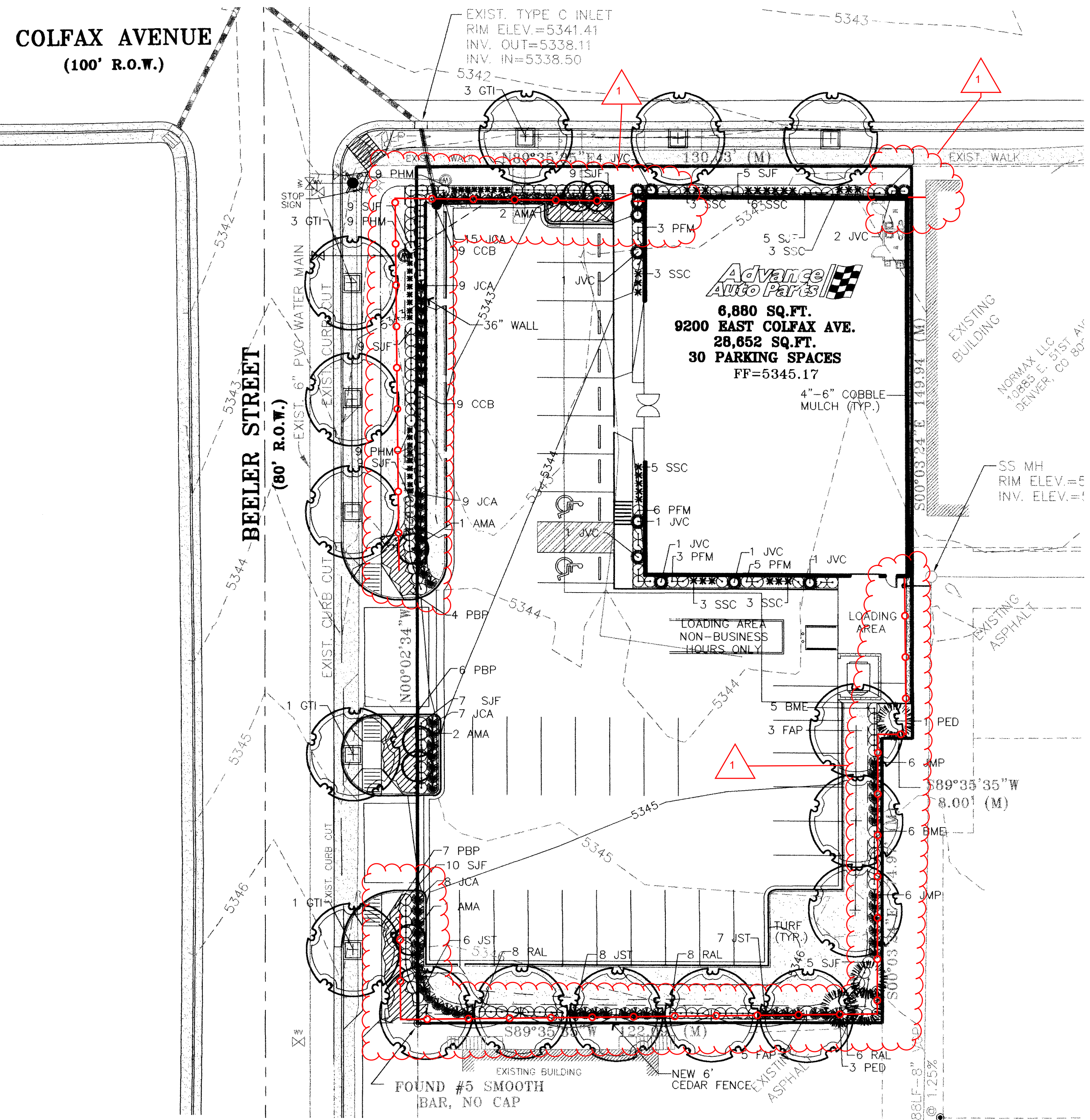
NON-RESIDENTIAL BUILDING ELEVATION LANDSCAPING INFORMATION - ADVANCE AUTO PARTS STORE

ELEVATION	ELEVATION LENGTH	# TREES REQUIRED/ PROVIDED	TOTAL LENGTH OF PLANT BEDS REQUIRED/ PROVIDED
NORTH	70'	3 TREES REQUIRED/ 3 TREES PROV.	28' REQUIRED/ 70' PROV.
SOUTH	70'	3 TREES REQUIRED/ 3 TREES PROV.	28' REQUIRED/ 51' PROV.
EAST	100'	NON STREET FRONTAGE/ NOT REQUIRED	NON STREET FRONTAGE/ NOT REQUIRED
WEST	100'	4 TREES REQUIRED/ 4 TREES PROV.	33' REQUIRED/ 57' PROV.

REQUESTED WAIVER MITIGATION

- (1) 96 LINEAR FEET OF EXTRA SHRUB COVERAGE PROVIDED AROUND BUILDING.
- (2) UPSIZE DECIDUOUS TREES TO 3-1/2" CALIPER ON BEELER ST AND 36" MASONRY SCREEN WITH DOUBLE HEDGE ROW WALL PROVIDED.
- (3) REQUIRED PLANT QUANTITIES ACCOMMODATED WITHIN SOUTH 75' OF BUFFER.
- (4) ISLAND MITIGATION - CEDAR FENCE AND LANDSCAPING ALONG SOUTH PROPERTY LINE, AND DENSER LANDSCAPE ALONG LOWER EAST EDGE.

COLFAX AVENUE
(100' R.O.W.)



DATE	REVISIONS
3/17/04	REVISIONS DUE TO BASE CHANGE
5/3/04	REVISIONS DUE TO CITY COMMENT
6/3/04	REVISIONS DUE TO CITY COMMENT
8/10/04	REVISIONS DUE TO CITY COMMENT

PROJECT:	ADVANCE AUTO PARTS 9200 EAST COLFAX AVE
DRAWING:	LANDSCAPE PLAN
CLIENT:	CADENCE DEVELOPMENT, LLC
DESIGNED BY:	KW
DRAWN BY:	KW
CHECKED BY:	KW
DATE:	12/4/03



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

SHEET NUMBER
7

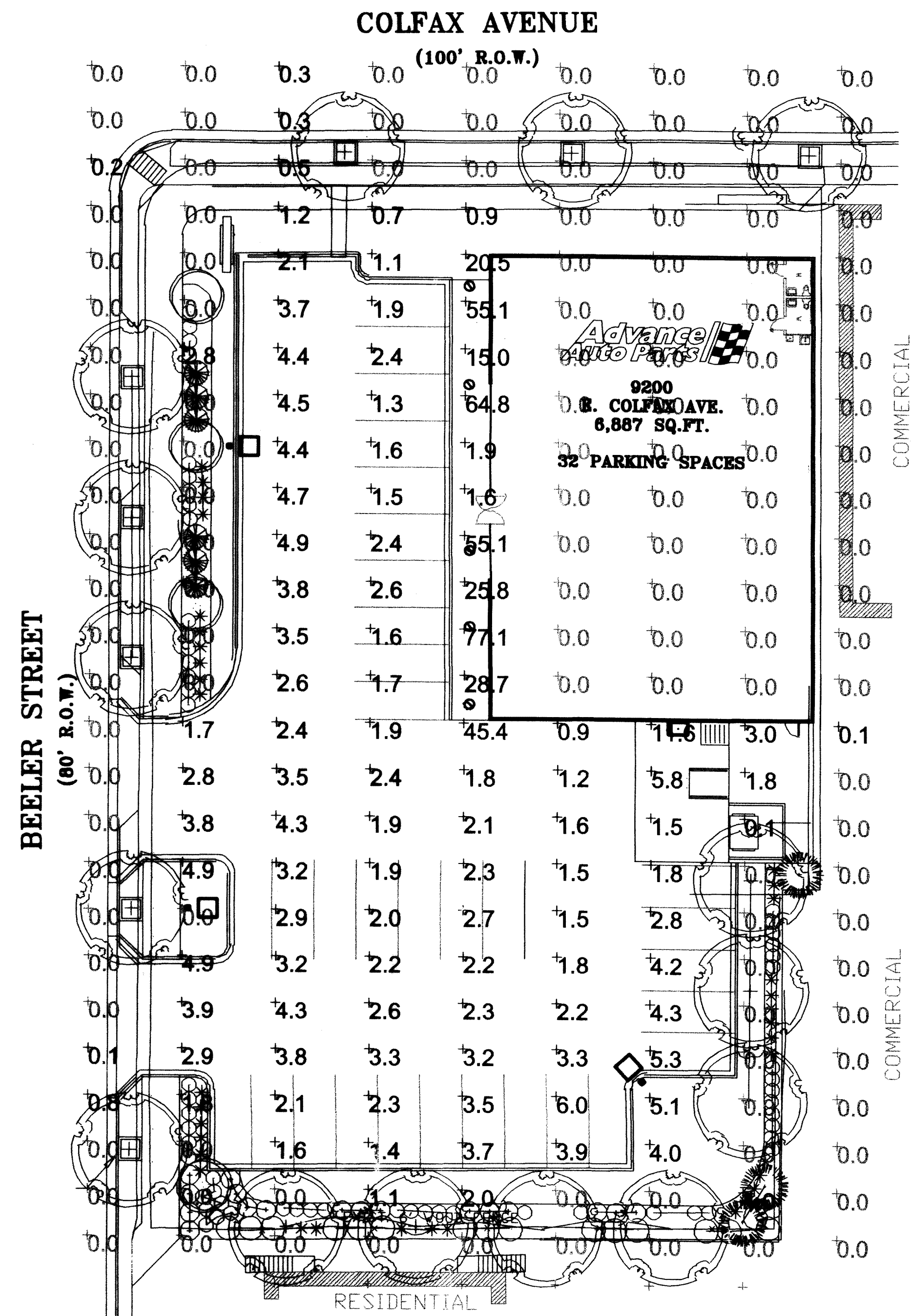
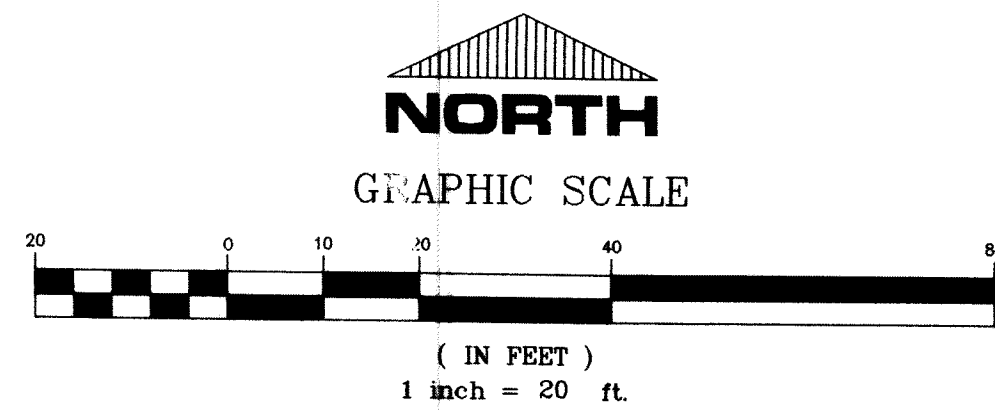
PROJECT No. 033034-58

Scale 1"=20'

KMW
Landscape Design
7500 E. QUINCY AVE., C-203
DENVER, COLORADO 80237
PHONE: 720-462-2827

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

PROJECT: ADVANCE AUTO PARTS-9200 EAST COLFAX AVE.	DRAWING: PHOTOMETRIC PLAN
CLIENT: CADENCE DEVELOPMENT, LLC	DESIGNED BY: GSM
DRAWN BY: GSM	CHECKED BY: GSM
DATE: 3-19-04	

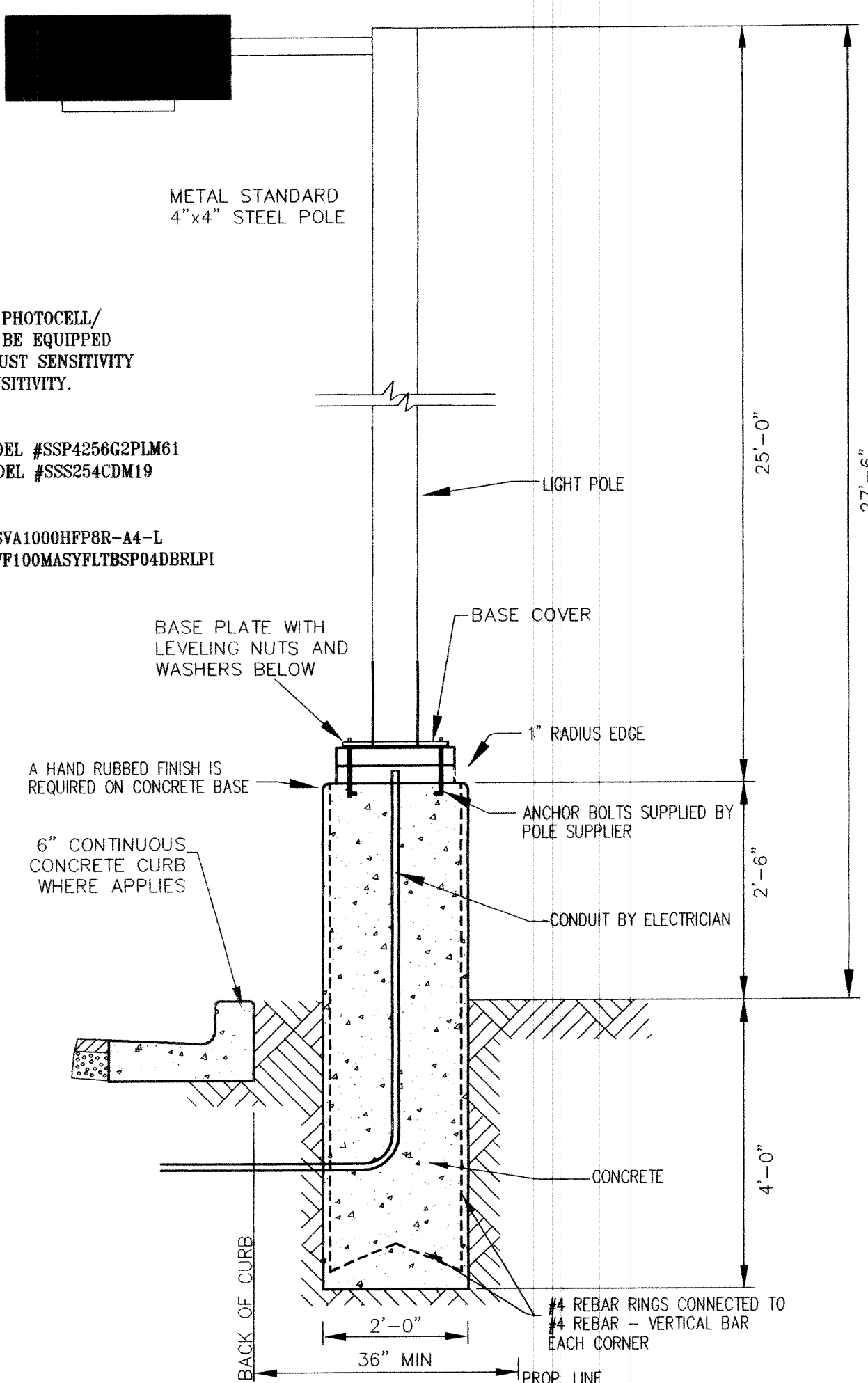
HGL
Engineering & Surveying, LLC
9570 KINGSTON COURT, SUITE 310
ENGLEWOOD, CO. 80112
PHONE: (303) 773-1605
FAX: (303) 773-3297

SHEET NUMBER
8
PROJECT No. 033034.55

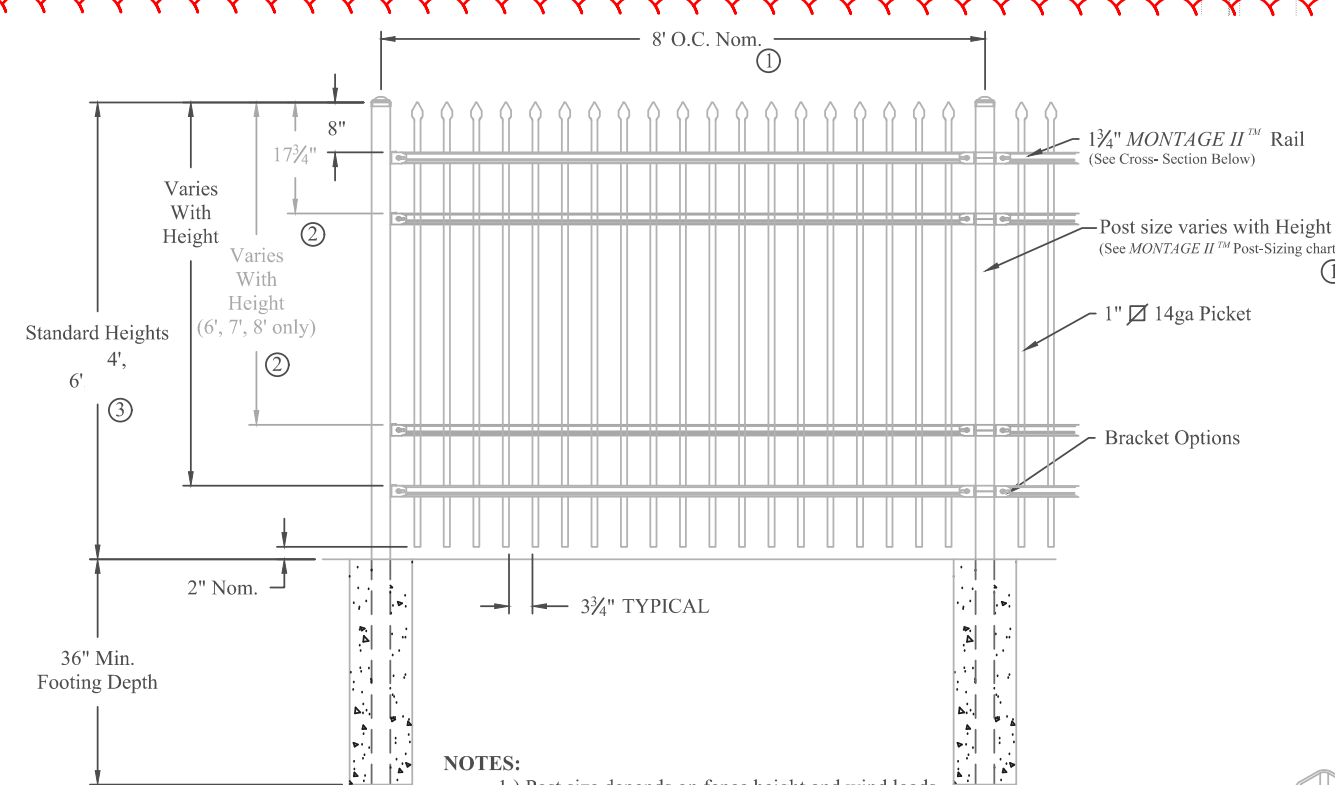
NOTES:
ALL SITE LIGHTS ARE TO BE CONTROLLED BY A PHOTOCELL/
TIMECLOCK COMBINATION. PHOTOCELLS ARE TO BE EQUIPPED
WITH A LIGHT LEVEL SLIDE ADJUSTMENT TO ADJUST SENSITIVITY
LIGHT LEVEL SLIDE ADJUSTMENT TO ADJUST SENSITIVITY.
ORDERING INFORMATION:

LIGHT POLES: HUBBELL MODEL #SSP4256G2PLM61
LITHONIA MODEL #SSS254CDM19
FINISH TO MATCH PMS#485C.

LIGHT FIXTURES: HUBBELL #MSVA1000HFPBR-A4-L
LITHONIA #KVF100MASYFLTSP04DBRLPI
FINISH TO MATCH PMS#485C.

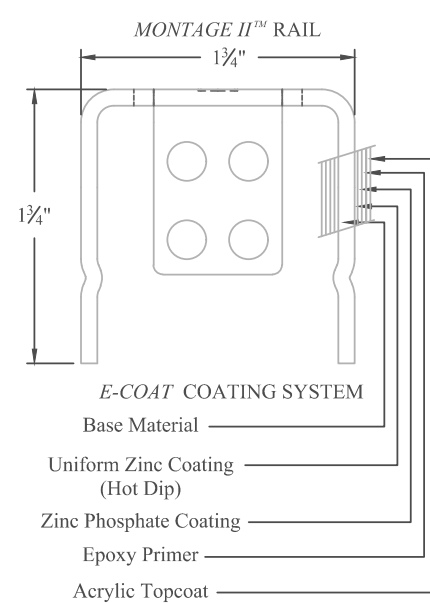


TYPICAL LIGHT STANDARD
FOR PARKING LOT



NOTES:
1.) Post size depends on fence height and wind loads.
See MONTAGE II " " specifications for post
sizing chart and setting dimensions.
2.) Third & Fourth rail optional.
3.) Available in Flush Bottom.

RAKING DIRECTIONAL ARROW
Welded panel can be raked
30° over 8" with arrow pointing down
grade.

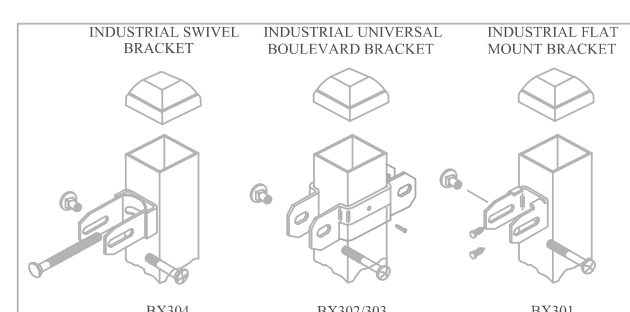


PROFUSION™ WELDING PROCESS

No exposed welds,
Good Neighbor profile - Same
appearance on both sides

MONTAGE II™ RAIL

Specially formed high strength
architectural shape.



Values shown are nominal and not to be used for
installation purposes. See product specification
for installation requirements. 20K700.

HEAVY INDUSTRIAL STRENGTH WELDED STEEL PANEL

PRE-ASSEMBLED

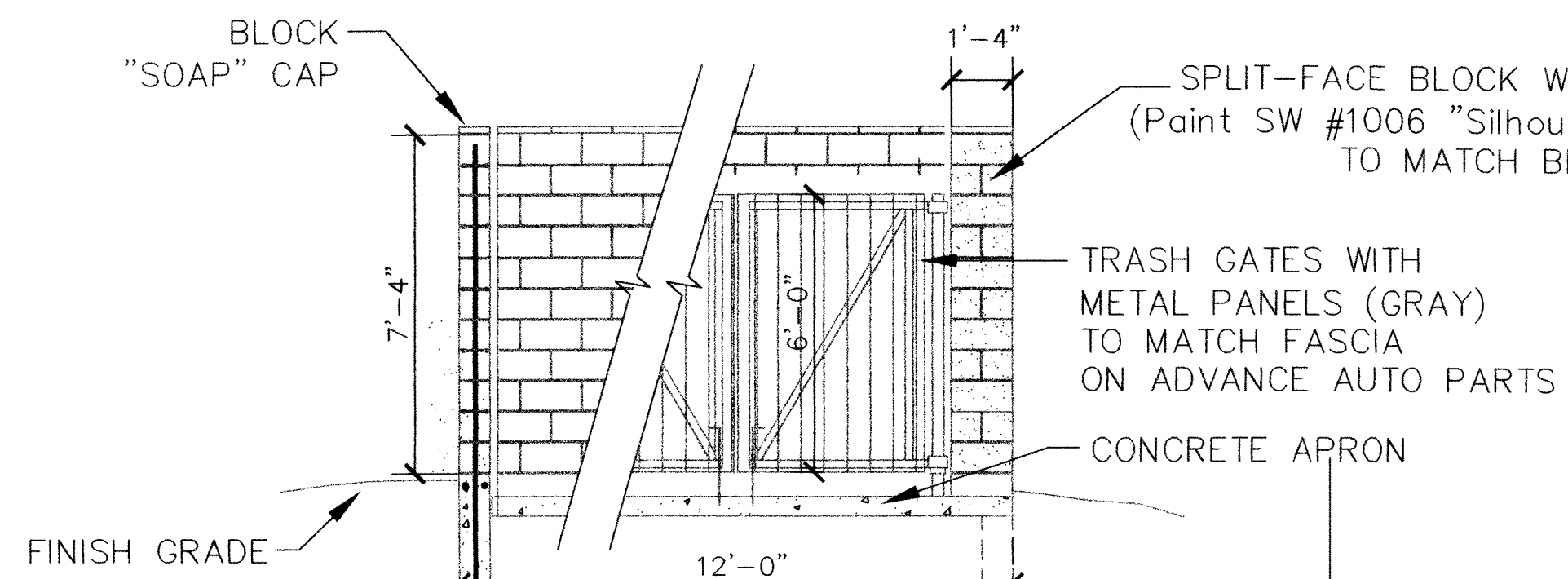
MONTAGE II CLASSIC 23/4-RAIL

DR: RTM SH: 1of1 SCALE: DO NOT SCALE

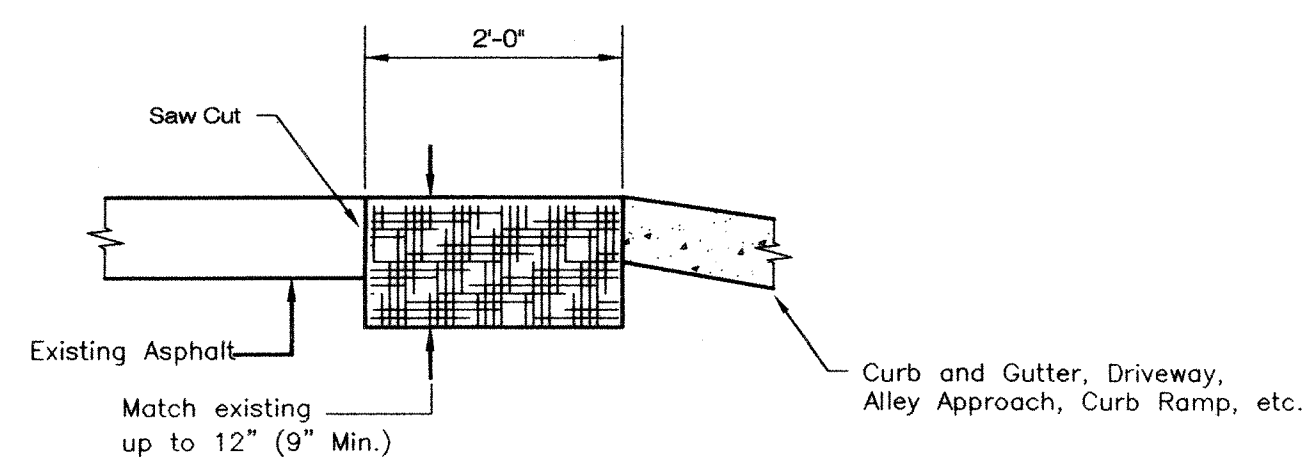
CK: ME Date 6/28/10 REV: b



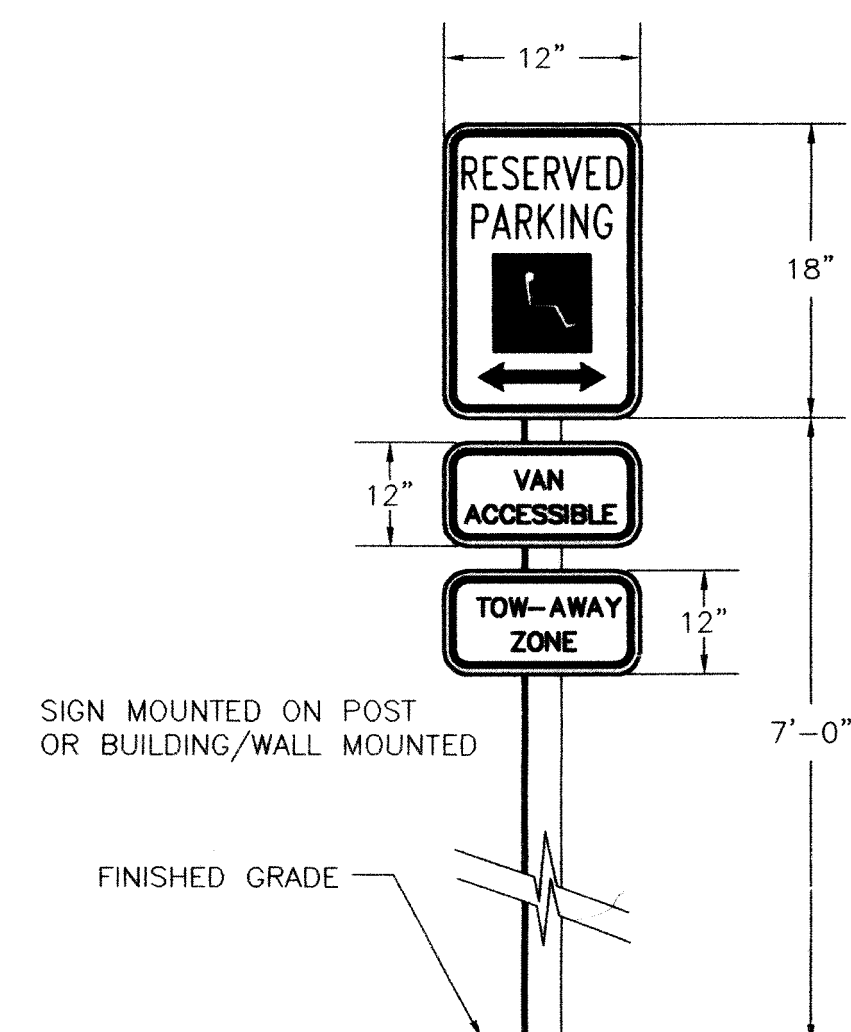
1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com



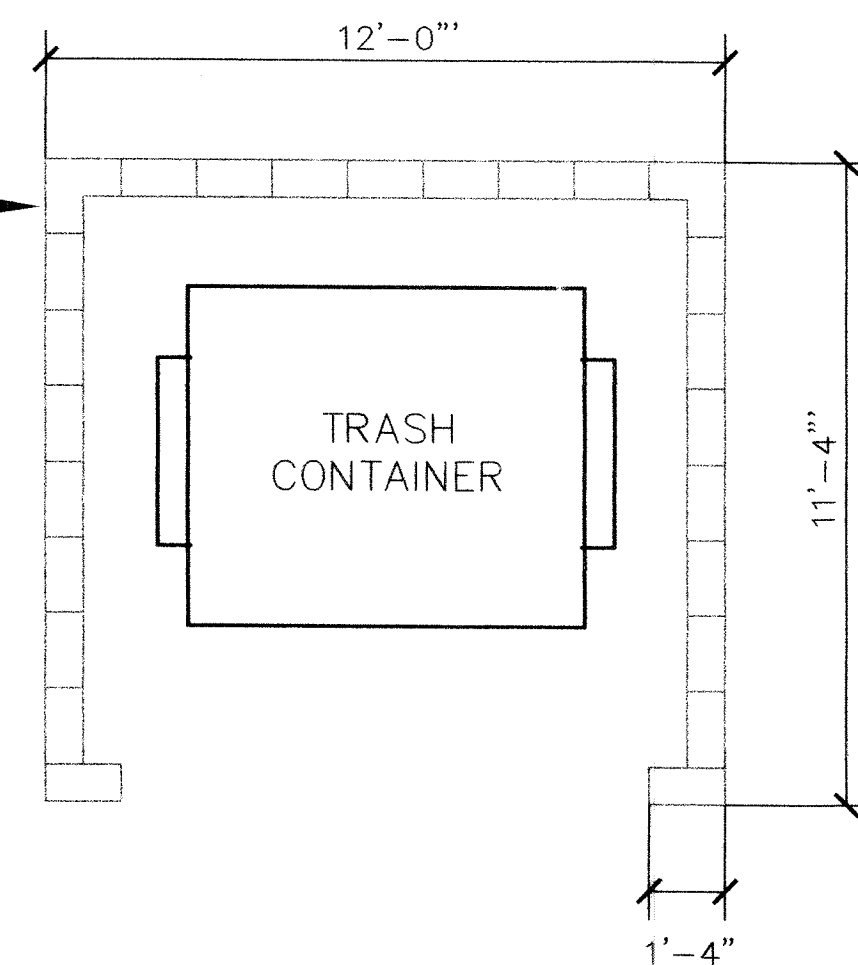
TRASH SECTION/FRONT ELEVATION
NOT TO SCALE



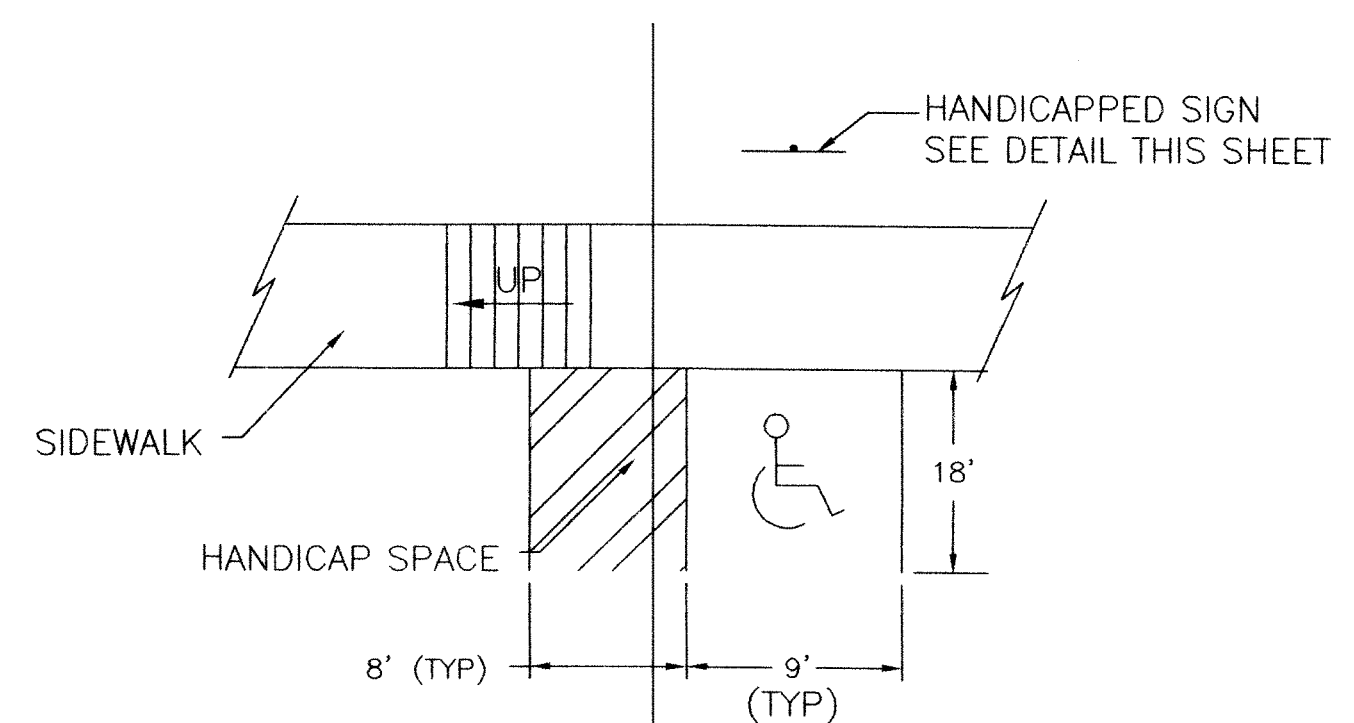
ASPHALT PATCH EXISTING ROADWAY
NOT TO SCALE



HANDICAPPED SIGN DETAIL R7-8
NOT TO SCALE



TRASH AREA PLAN
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 B-310
Lakewood, Co. 80215

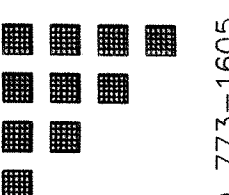
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

CAUTION: NOTICE TO CONTRACTOR

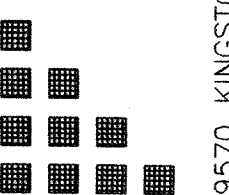
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE
LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS
SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE
VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE,
MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS
NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE
CONTRACTOR 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
DATE 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 HORZ: N/A
DRAWN BY: KJC VERT: N/A
CHECKED BY: TL DATE: 3-16-04



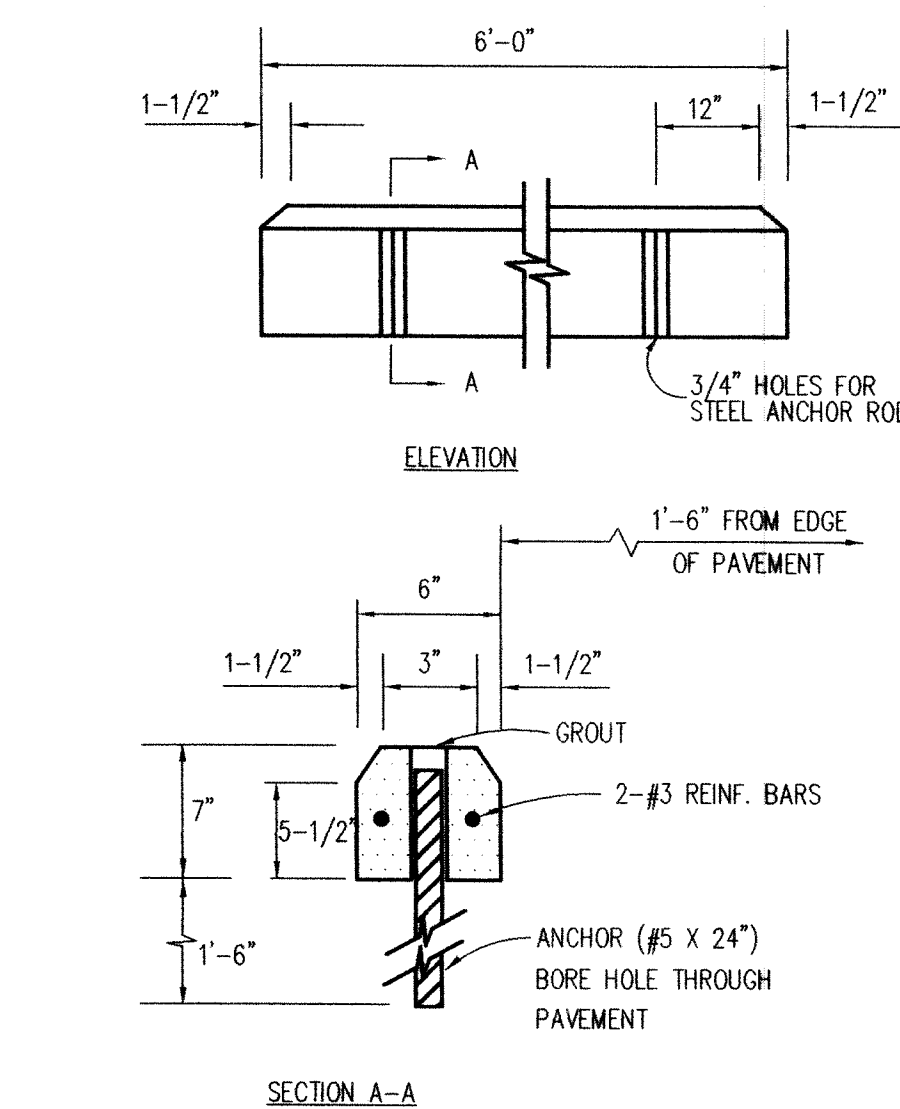
HGL
Engineering & Surveying, LLC
PHONE: (303) 773-1605
FAX: (303) 773-3297
9570 KINGSTON COURT, SUITE 310
ENGLEWOOD, CO. 80112



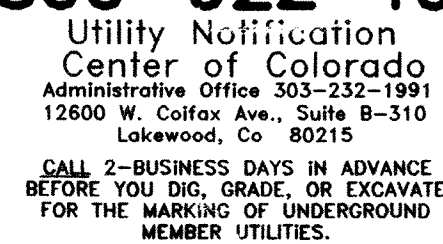
SHEET NUMBER

10

PROJECT No. 03-034.55



PRECAST CONCRETE WHEEL STOP
NOT TO SCALE



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 GIVEN AS RECORDED AND BELIEVED TO BE CORRECT. 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.

SHEET NUMBER

PROJECT No.033034.55