

HEATHER RIDGE PLAZA PLANNED BUILDING GROUP

DATA:

LAND AREA WITHIN PROPERTY LINES	60,000 SF
GROSS FLOOR AREA	18,150 SF (15,430 net)
TOTAL BUILDING COVERAGE	18,160 SF (30%)
HARD SURFACE AREA	26,544 SF (44%)
AREA DEVOTED TO LANDSCAPING WITHIN SITE	15,296 SF (26%)
PRESENT ZONING CLASSIFICATION	R-2
PROPOSED USES	Retail, Shops, Office, Restaurant
NUMBER OF STORIES	One
MAXIMUM HEIGHT OF BUILDING	18'
TOTAL PARKING SPACES PROVIDED	74
HANDICAP SPACES REQUIRED PROVIDED	3
PARKING SPACES REQUIRED	94
RETAIL: NET GFA = 12,070	200=60.3
REST: 88 seats @ 1:3 plus 6 emp. @ 1:1.5=	33.3

NOTES:
ALL SIGNS MUST CONFIRM TO THE CITY OF AURORA SIGN CODE.

Right of way to 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."

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 trash enclosures to be constructed of ribbed block to match retail areas. Height of all enclosures to be 6'-0". (See Elevations)

CERTIFICATE OF SURVEY

I, Harvey C. Fensten, a registered Professional Engineer and Land Surveyor in the State of Colorado, do hereby certify that on September 21, 1976, a survey was made under my supervision of a parcel of land in the Southeast 1/4 of Section 25, Township 4 South, Range 67 West of the 6th Principal Meridian, City of Aurora, County of Arapahoe, State of Colorado, more particularly described as follows:

Beginning at the Northeast Corner of Heather Ridge Filing No. 5, City of Aurora, County of Arapahoe, State of Colorado; Thence S01°07'45" W. 208.71 feet along the Eastern boundary of said Heather Ridge Filing No. 5; Thence S88°52'15" E. 320.05 Feet; Thence N01°07'45" E. 208.71 feet to the South Right-of-way line of E. Iliff Avenue; Thence N88°52'15" W along said South right-of-way line, 320.05 feet to the true point of beginning, containing 66,798 sq. feet more or less;

and that steel pins with plastic caps marked "Fensten Engr. 2826" were set at the property corners as indicated and that this plat is a true presentation thereof.

Survey No. 69105 Harvey C. Fensten
Field Book 157 P.E. & L.S.
Page 10 Colo. No. 2828

All special plans registered and recorded hereunder shall be binding upon the applicants thereof, 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 whereof, _____ has caused these presents to be executed this _____ day of _____ AD 1993.

By: _____ Corporate Seal

NOTARIAL:

State of Colorado ss
County of _____

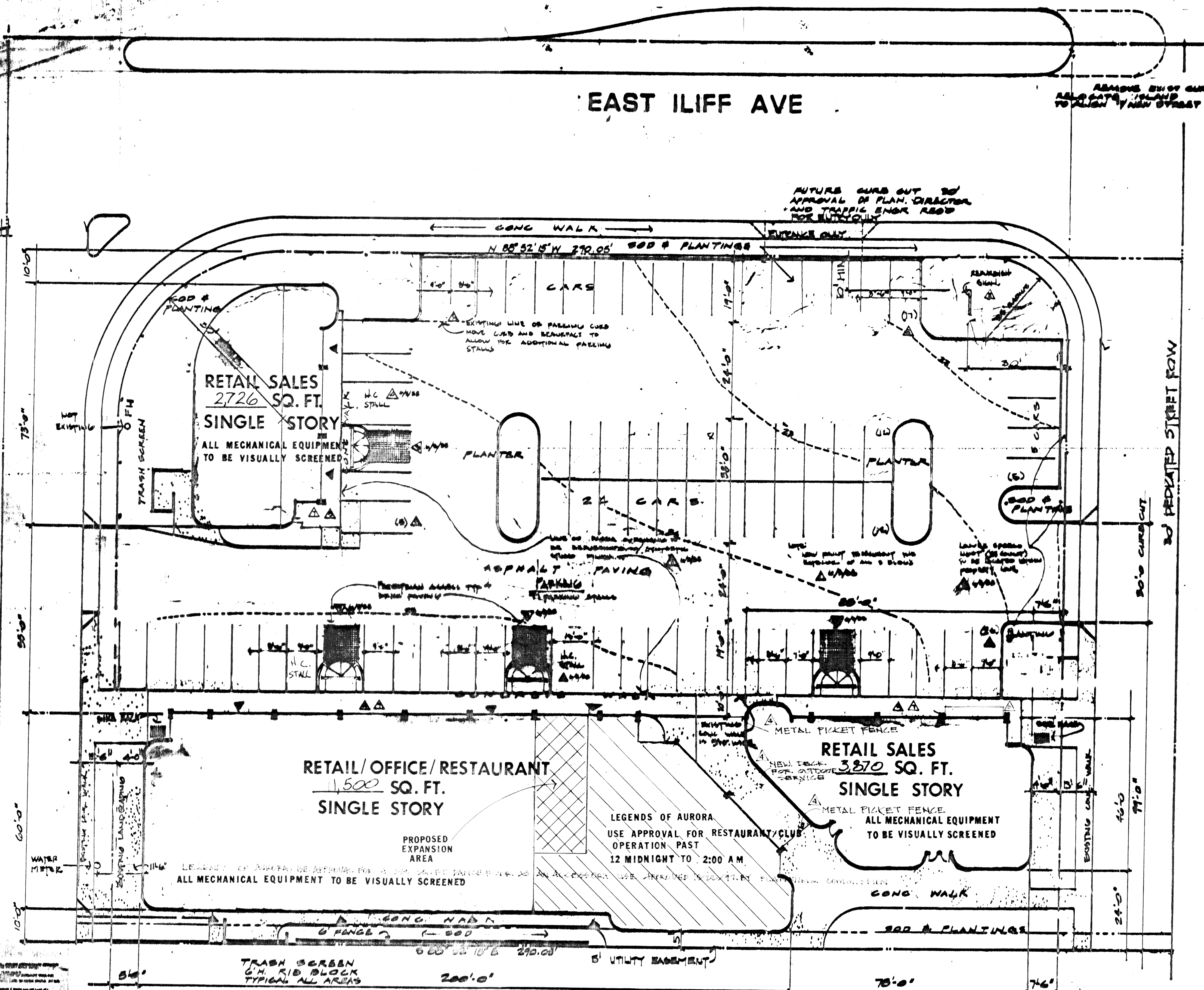
The foregoing instrument was acknowledged before me this day of _____ AD 1993 by (principals or owners)

Witness my hand and official _____ Notary Seal

NOTARY PUBLIC
My commission expires _____

CITY OF AURORA APPROVALS:

City Attorney _____ Date: 8-31-93
Planning Director _____ Date: 8-30-93
Planning Commission _____ Date: 8-31-93
CITY COUNCIL: _____ Mayor _____ Date: _____
Attest: _____ Date: 8-31-93



GENERAL NOTES:
1) ALL BUILDINGS SHALL BE DESIGNED TO BE COMPATIBLE WITH THE SURROUNDING ENVIRONMENT.
2) ALL PLANTING SHALL BE APPROVED BY THE CITY OF AURORA.

ADMINISTRATIVE AMENDMENT 6-2-77
1) CHANGE SQUARE FOOTAGE OF 2 SOUTHERNMOST BUILDINGS
2) ELIMINATE SIGN
3) REVISE PARKING & LANDSCAPING

370 PLAN
140'-140'
150'-150'