

LITHIA COLORADO SITE PLAN AND USE APPROVAL

LITHIA COLORADO CHRYSLER SUBDIVISION FILING NO. 1

A RESUBDIVISION OF CENTERLINE SUBDIVISION AND PART OF LOT 2, BLOCK 1

OF ALA-HAV SUBDIVISION FIRST FILING SITUATED IN THE NW 1/4, SECTION 14, T4S, R67W, 6TH P.M.

CITY OF AURORA, ARAPAHOE COUNTY, COLORADO.

GENERAL NOTES (continued)

GENERAL NOTES:

- The developer, his successors and assigns shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.
- 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 "Service/Emergency and Utility Easements" and shall be posted "No Parking - Fire lane".
- "Accessible exterior routes" shall be provided from public transportation stops, accessible parking, accessible passenger loading zones and public sidewalks to the accessible building entrance they serve. At least 50% of all building entrances shall be the most practical direct route. 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. Required accessible means of egress shall be continuous from each required accessible occupied area to the public way. The "Accessible Exterior Routes" shall comply with U.B.C. Chapter 11, Appendix 11, and C.A.B.O./A.N.S.I. 117.1.
- The applicant will comply with all applicable requirements of the Americans with Disabilities Act.
- 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.
- 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 the said 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.
- 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.
- All building address numbers shall comply with Sections 34-122 and 34-129 of the Aurora City Code.
- 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 the 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.
- All interested parties are hereby alerted that this site plan is subject to administrative changes and as shown on the original site plan on file in the Aurora City Planning 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 vise versa.
- 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.
- No loading and unloading of vehicles will be allowed in the public rights-of-way. No parking or sale of display vehicles will occur in the public rights-of-way. No vehicle shall be parked, stored or displayed for purpose of sale in the designated display spaces that shows evidence of having flat tires or has exterior body damage which is obviously visible from public rights-of-way. No vehicle ramp display equipment will be allowed on the site, and no vehicle(s) for display or sale shall be mounted on vehicle ramp display equipment.

- Architectural features (i.e. bay windows, roof overhangs, foundations, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.
- Street light installation cost is funded by the developer/owner. Coordinate the installation with Aurora Public Works at 303-739-7300.
- The applicant will provide Garmat's highest quality paint booths which meet or exceed Colorado and California emissions standards. The applicant will make every attempt to vent the emissions to the South, or toward the interior of the site.
- The designated contact to address neighborhood complaints is Mr. Jim Jannicelli, the General Manager. Phone number is 303-343-6180.
- The developer of this site, his successors and assigns shall not use or operate any loudspeaker, public address system, or similar device such that the sound therefrom creates a noise disturbance across a real property boundary. No loudspeaker, public address system or similar device shall be used between the hours of 10:00 p.m. and 7:00 a.m. the following day. These regulations are in accordance with City Code Section 146-1963.
- The applicant will prohibit the Vehicle sales people from conducting test drives through the neighborhoods.
- All rooftop mechanical equipment and vents greater than eight 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.
- No motor of any stationary motor vehicle of any kind whatsoever shall be allowed to idle on this site for a prolonged and unreasonable period of time, determined to be in excess of 15 minutes in any hour, day or night.
- The applicant shall not trim the Austrian Pines, located on the east side of the property on Ironton St., more than 36 inches above ground level.
- The applicant shall notify residents of any proposed amendments to the Site Plan.
- The applicant hereby states, "The access onto East Alameda Ave. is not a public access." In lieu of a right in / right out island, a gate shall be shown at the access. Should the access ever become public, a right in / right out island shall be required.
- The hours of operation are as follows: 6:00 a.m. to 10:00 p.m. for car operations and 8:00 a.m. to 10:00 p.m. for body shop operations.

26. Only new cars, not including SUV's or trucks, that are under 6,000 pounds gross vehicle weight, may be displayed in the parking rows immediately facing Alameda Avenue and Havana Street. Only new cars may be displayed on this .4 acre corner site. Refer to Sheet C1.1.

SITE DATA:

Land area within property lines	6.174 + .40 = 6.574 +/-	Acres
Gross floor area (per 41-16 City Code)	49,972	Sq. Ft.
Number of buildings	Two (2)	
Number of Stories	Building "A" Two (2), Building "B" One (1)	
Maximum height of buildings	25'	
Total building coverage	50,242 S.F. 18.6%	% and Sq. Ft.
Hard surface area	173,185 S.F. 64.5%	% and Sq. Ft.
Landscape area (per 41-16 City Code)	45,512 S. F. 16.9%	% and Sq. Ft.
Phased native grass area (if applicable)	N/A	% and Sq. Ft.
Present zoning classification	B-3	
Proposed uses	Motor Vehicle Sales and Repairs	
Permitted maximum sign area	252.5 Sq. Ft. for entire site.	
New wall signs, add monument sign per the Commercial Overlay District (98.4 s.f./surface)		
Type of sign (freestanding, wall, etc.)	Wall, Freestanding (existing)	
Off-street parking spaces required	193	
Off-street parking spaces provided	422 (See Chart Sheet 2)	
Handicap spaces required	7	
Handicap spaces provided	9 - Including 2 Van Spaces	
Loading spaces required	4	
Loading spaces provided	4	
Vehicle Display spaces	231	

This Site Plan and any ammendments 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 Moreland Properties LLC as caused these

presents to be executed this 29th day of July AD, 2002

By: [Signature] Corporate Seal
(Principals or Owners)

NOTARIAL:

State of Colorado)ss
County of Adams

The foregoing instrument was acknowledged before me this 29 day of July AD, 2002 by Doug Moreland
(Principals or Owners)

Witness my hand and official seal

[Signature] NOTARY SEAL
(Notary Public)

My commission expires 5/1/2003

Notary/Business Address: 2000 W 164th Avenue
Thornton Co 80224

CITY OF AURORA APPROVALS:

City Attorney: Robert G. Neuking Date: 8/13/02

Planning Director: Debbie M. Pollock Date: 8-13-02

Planning Commissioner: [Signature] Date: 4-24-02
(Chairperson)

City Council: NA Date: _____
(Mayor)

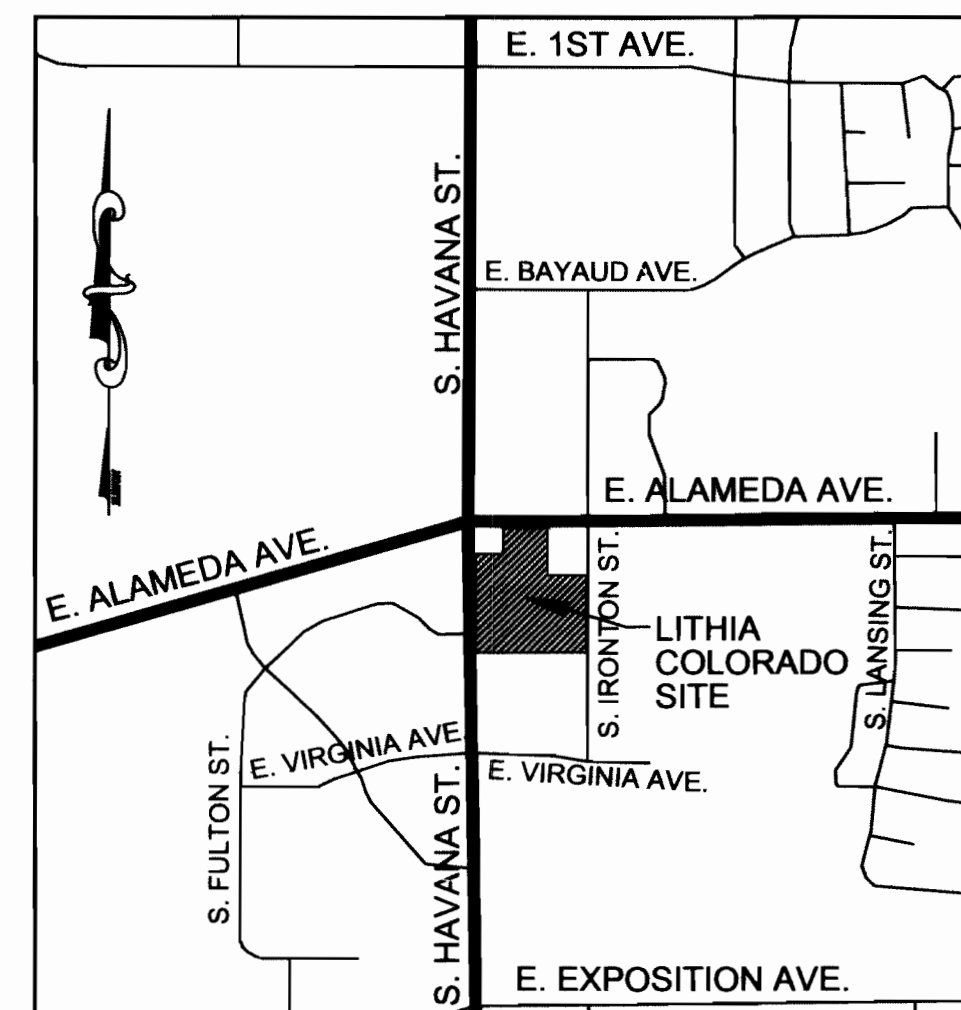
Attest: NA Date: _____
(City Clerk)

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of

Colorado at _____ o'clock _____ M, this _____ day of _____ AD, 20 _____

Clerk and Recorder: _____ Deputy: _____



VICINITY MAP

SCALE: 1" = 1000'

TITLE	SHEET NUMBER
COVER SHEET	1
SITE PLAN	2
SITE EXPANSION / LANDSCAPE	3
LANDSCAPE NOTES	4
LANDSCAPE PLAN	5
BUILDING ELEVATIONS	6
BUILDING ELEVATIONS	7
DETAILS / SECTIONS	8
DETAILS	9
COVER SHEET	C1.0
SITE PLAN	C1.1
GRADING PLAN	C1.2
EROSION CONTROL PLAN	C1.3
PHASING PLAN	P-1

PURPOSE:

THESE PLANS ARE FOR THE REDEVELOPMENT OF THE LITHIA COLORADO PROPERTY AND THE ADDITION OF A BODY SHOP TO THE EXISTING SITE FACILITIES. USE APPROVAL IS REQUIRED FOR ANY DEVELOPMENT OR REDEVELOPMENT. AUTO BODY REPAIR IS A USE PERMITTED SUBJECT TO A PUBLIC HEARING.

LEGAL DESCRIPTION:

A RESUBDIVISION OF CENTERLINE SUBDIVISION AND PART OF LOT 2, BLOCK 1 OF ALA-HAV SUBDIVISION FIRST FILING SITUATED IN THE NW 1/4, SECTION 14, T4S, R67W, 6TH P.M. CITY OF AURORA, ARAPAHOE COUNTY, COLORADO.

SITE ADDRESS: 350 S. HAVANA STREET
AURORA, COLORADO 80012

AMENDMENTS

1991- 6032- 01 03- 07- 91 Misc. awnings & landscape changes	1991- 6032- 07 01- 26- 04 Site plan Amdt. For two bldg. additions to orig. bldg.
1991- 6032- 02 02- 03- 95 New fascia & paint color	1991- 6032- 08 01- 26- 05 Replace bollards & minor parking lot changes
1991- 6032- 03 04- 24- 02 Revised site plan	1991- 6032- 09 03- 25- 05 New wall signs - revise sign datablock
1991- 6032- 04 04- 24- 02 Use approval for auto sales	1991- 6032- 10 01- 30- 06 Misc. as-built conditions & show new expanded parking lot.
1991- 6032- 05 04- 24- 02 Use approval for auto repair	1991- 6032- 11 11- 09- 05 Planning Commission approval of a conditional use - site expansion, site plan amendment, and new monument sign.
Mylar Change 01- 31- 03 Add phasing	1/13/25 ADDED ELECTRICAL VEHICLE CHARGERS AND ASSOCIATED ELECTRICAL EQUIPMENT AT BUILDING A.
1991- 6032- 06 09- 23- 03 New fascia & paint color	

H&M HENKELS & McCOY, Inc.
SUITE 206
7061 SOUTH UNIVERSITY BLVD.
LITTLETON, COLORADO 80122
Telephone - (303) 794-4704
Fax - (303) 794-4703

350 S. HAVANA ST. AURORA, COLORADO 80012
LITHIA COLORADO
COVER SHEET

REVISIONS

DATE	7-26-02
REVISION:	SCM
NO:	06-042465-00
BY:	SP-Title.DWG

SHEET NO.
1
OF 9 SHEETS

LITHIA COLORADO SITE PLAN AND USE APPROVAL



Architecture Inc.
385 Inverness Drive South, Suite 280
Englewood, Colorado 80112
303-721-1133

H&M HENKELS & MCCOY, INC.
7061 SOUTH UNIVERSITY BLVD.
SUITE 206
LITTLETON, COLORADO 80122
Telephone (303) 794-4704
Fax - (303) 794-4703



350 S. HAVANA ST. AURORA, COLORADO 80012

LITHIA COLORADO
SITE PLAN

REVISIONS

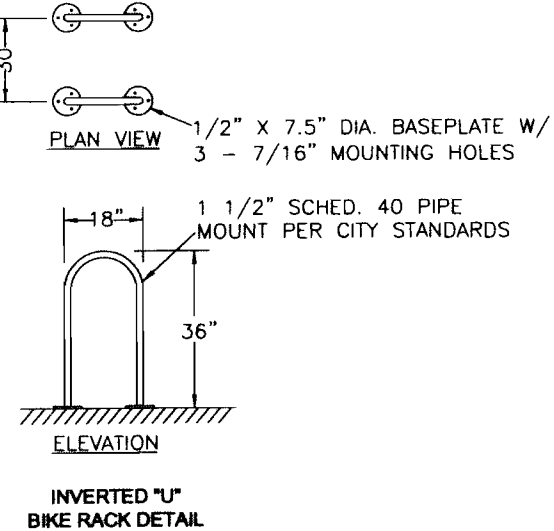
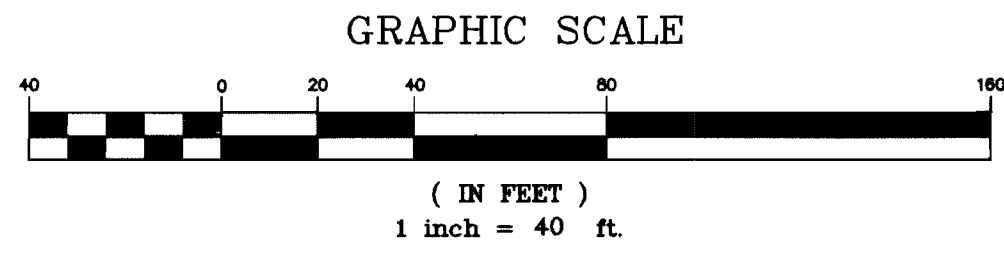
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DESIGN: SCM
JOB NO.: 06-042465-00
DWG: SP-SitePlan.DWG

SHEET NO.

2

OF 9 SHEETS

Off Street Parking Requirement per Aurora City Code Section 146-1805 "motor vehicle sales and repairs"	NEW number of Employees	NEW repair / maintenance space	NEW showroom space	Total spaces required	Total spaces provided
One space for each 1.5 employees	70	N/A	N/A	47	50
One space for each 150 square feet of repair or maintenance space	N/A	21,200	N/A	141	141
One space for each 600 square feet of showroom	N/A	N/A	2,940	5	231
Grand Totals				193	422

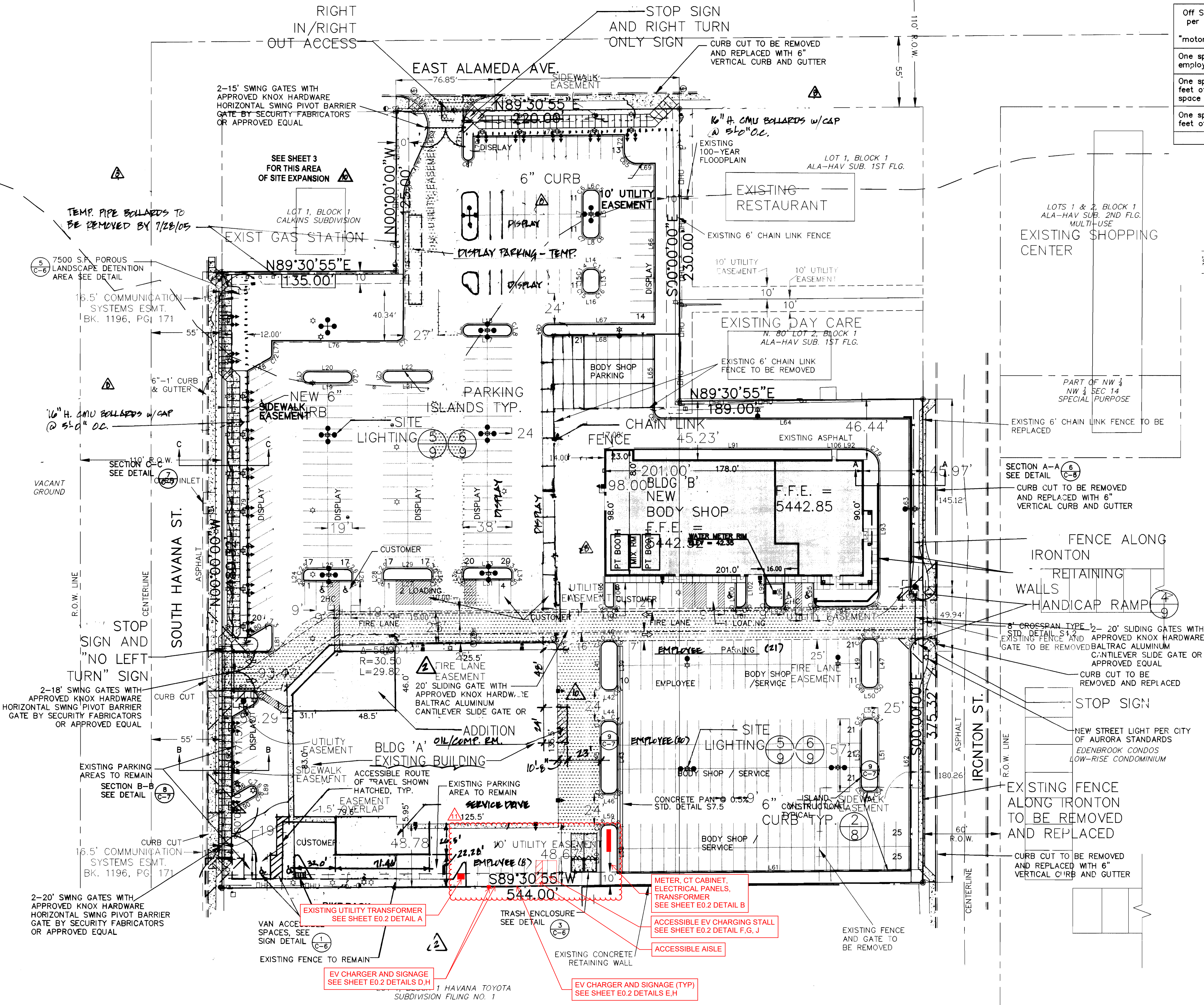


LEGEND

- SIGN
- UTILITY POLE
- LIGHT POLE
- GUY WIRE TIE
- TELEPHONE PEDESTAL
- GAS METER
- ELECTRIC PEDESTAL
- BOLLARD
- SANITARY SEWER MANHOLE
- MANHOLE
- CLEAN OUT
- WATER METER
- MONITORING WELL
- WATER MANHOLE
- WATER VALVE
- CONCRETE
- OVERHEAD UTILITIES
- FENCE
- SPILL CURB
- CATCH CURB
- FLOW ARROW
- FIRE HYDRANT

AMENDMENTS:

NO.	DESCRIPTION	DATE	BY
1	KEEP TOP SCREENING	9/23/03	M.B.T.
2	PHASE 2 - BUILD BLDG. LANDSCAPE	2/11/04	
3	BOLLARDS, DRIVE ALIGN, FENCE, SCREEN	3/22/05	
4	MISC. AS-BUILT CONDITIONS	1/30/06	
5	ADDED ELECTRICAL VEHICLE CHARGERS AND ASSOCIATED ELECTRICAL EQUIPMENT AT BUILDING A	1/13/25	



LOT 1, EX ROAD
MOORE'S ADDITION
SPECIAL PURPOSE

A TRACT IN SW 1/4
SEC 11-4-67
POLITICAL SUBDIVISIONS

AMENDMENTS:

NO.	DESCRIPTION	DATE	BY
1	KEEP TOP SCREENING	9/23/03	M.B.T.
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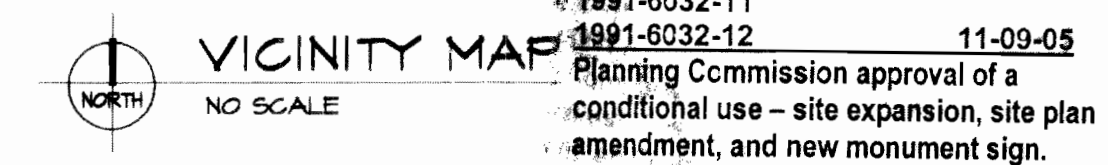
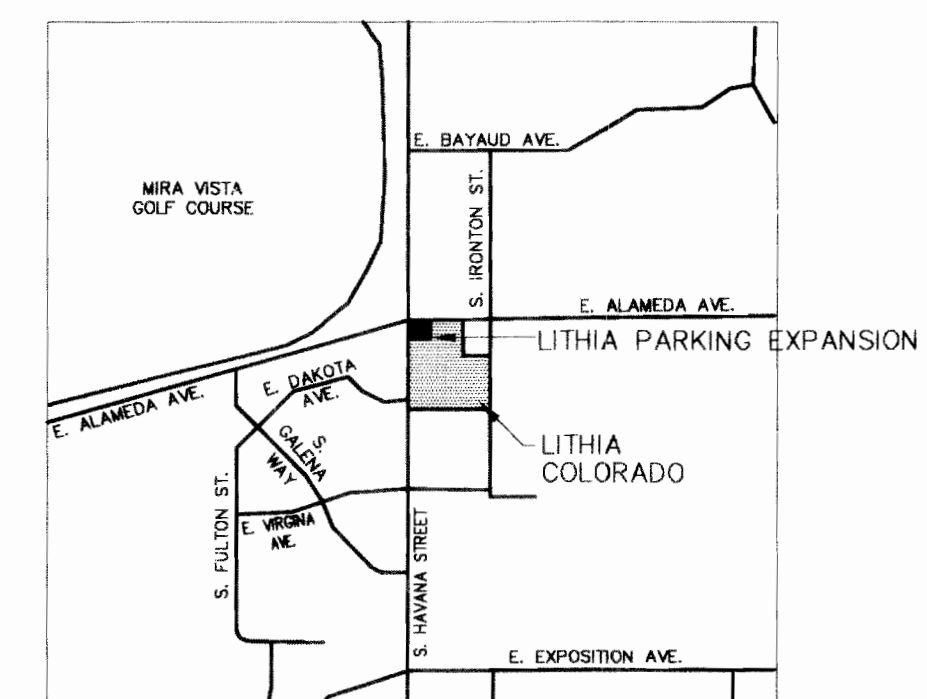
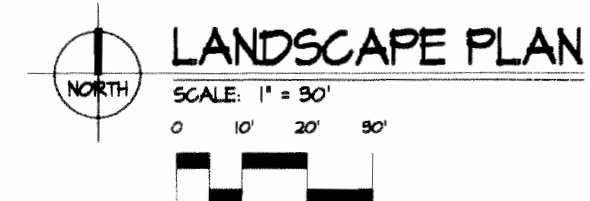
BUFFER DESCRIPTION LENGTH/ADJ. LAND USE	STANDARD BUFFER WIDTH / BUFFER WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
S. HAVANA STREET FRONTAGE BUFFER 125 LF	20' / 30'-0"	-	3	NOTE 2	4 (NOTE 1)	13
S. HAVANA STREET TREE LAWN 125 LF	10' / 14'-4"	-	5	NOTE 2	4	-
E. ALAMEDA AVE. FRONTAGE BUFFER 135 LF	20' / 30'-0"	-	3	NOTE 2	4 (NOTE 1)	13
E. ALAMEDA AVE. TREE LAWN 135 LF	10' / 14'-4"	-	3	NOTE 2	4	-
EAST NON-STREET FRONTAGE BUFFER 125 LF	N/A (INTERMEDIATE PROP.) SEE EXISTING OWNERSHIP	-	-	-	-	-
SOUTH NON-STREET FRONTAGE BUFFER 135 LF	N/A (INTERMEDIATE PROP.) SEE EXISTING OWNERSHIP	-	-	-	-	-
BUILDING PERIMETER LANDSCAPING	N/A NO BUILDING	-	-	-	-	-

*** MC 8.1.06**

1. SOIL IN SOD AREAS TO BE PREPARED AS FOLLOWS; DECOMPOSED DAIRY MANURE @ (4) CU. YD. + (1) LB. NITROGEN/1,000 SQ. FT. TILL MIN. 8" DEPTH.
2. SIDEWALKS ARE CONCRETE AND DRIVE AISLES AND PARKING LOT SURFACES ARE ASPHALT.
3. 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 ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
4. ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
5. EXISTING VEGETATION TO BE MITIGATED PER CITY OF AURORA CODE, CITY ARBORIST TO DETERMINE MITIGATION VALUE AT A SUBSEQUENT DATE.
6. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS AND/OR PRIVATE UTILITIES 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 SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY ASSEE 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 SYSTEMS AND/OR PRIVATE UTILITIES.

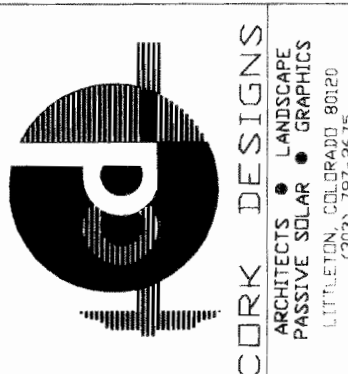
LEGEND

	EXISTING TREES/SHRUBS (LIGHT)
	DECIDUOUS TREE
	CONIFEROUS TREE
	DECIDUOUS SHRUBS
	SOD
	ANNUAL COLOR BEDS



**LITHIA COLORADO
SITE EXPANSION**
350 S. HAVANA ST.
AURORA, COLORADO 80012

SITE EXPANSION PLAN

**COMMERCIAL
BUILDING
SERVICES
INC.**

DATE :	14 JULY 05
DRN. BY:	CO
CHKD. BY:	SM
REVISIONS :	
1 OCT. 05/CITY	
7 OCT. 05/REFERRAL	
5 JAN. 06/TECH. COR.	
21 JULY 06/FIELD CHNG	

3

PLANT TABULATION

SYMB	ITEM	SIZE	QUAN.
AP	AUSTRIAN PINE (PINUS NIGRA)	8-10'	43
AP10	AUSTRIAN PINE (PINUS NIGRA)	10'-12'	5
CBS10	COLORADO BLUE SPRUCE (PICEA PUNGENS GLAUCA)	10'-12'	2
CBS	COLORADO BLUE SPRUCE (PICEA PUNGENS GLAUCA)	8-10'	1
APA	AUTUMN PURPLE ASH (FRAXINUS AMERICANA 'AUTUMN PURPLE')	3.5" CAL.	21
PA	PATMORE ASH (F. PENNSYLVANICA LANCEOLATA 'PATMORE')	2.5" CAL.	16
SL	HONEYLOCUST (GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER')	2.5" CAL.	5
MSA	MARSHALLS ASH (F. PENNSYLVANICA LANCEOLATA 'MARSHALL')	2.5" CAL.	13
SSC	SPRING SNOW CRAB. (MALUS 'SPRING SNOW')	1.5" CAL.	8
WJ	WILTON JUNIPER (JUNIPERUS SABINA 'WILTONI')	5 GAL.	25
BJ	BUFFALO JPR (JUNIPERUS SABINA 'BUFFALO')	5 GAL.	240
CL	COMMON LILAC (SYRINGA VULGARIS)	5 GAL.	52
DBB	DWARF BEAUTY BUSH (EUONYMUS ALATUS, COMPACTA)	5 GAL.	10
RTD	REDTWIG DOGWOOD (CORNUS SERICEA 'ISANTI')	5 GAL.	10
PY	PYRACANTHA (PYRACANTHA COCCINEA 'WYATTI')	5 GAL.	106
RC	ROCK COTONEASTER (COTONEASTER HORIZONTALIS)	5 GAL.	19
ME	EUONYMUS MANHATTAN (EUONYMUS MANHATTAN)	5 GAL.	22
EI	ENGLISH IVY (HEDERA HELIX)	5 GAL.	59
SOD		SQFT	22,412
WOODCHIP MULCH (UNDER TREES IN SOD)		SQFT	500
AGGREGATE MULCH (ALL BEDS)		SQFT	25,100
METAL EDGING (BETWEEN SOD AND BEDS)		LINFT	650
NOTE: GROUND QUANTITIES ARE APPROXIMATE			

NOTES

1. SEE ENGINEERING DRAWINGS FOR SITE LAYOUT, DIMENSIONS AND GRADING. BERMS ARE TO BE OF UNIFORM GRADE THROUGHOUT AND TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
2. ALL PLANTS SHALL CONFORM TO THE REQUIREMENTS OF THE USDA STANDARDS, AAN STANDARDIZED SPECIFICATIONS, 1973. MATERIAL TO BE INSPECTED BY LA ON-SITE AT TIME OF PLANTING.
3. ALL AREAS TO BE SODDED, SEEDED OR USED FOR FLOWER BEDS SHALL RECEIVE SOIL PREPARATION WITH AN APPLICATION OF 3 CUBIC YARDS OF ASPEN HUMUS PER 1,000 SQUARE FEET TILLED INTO TOP 6" OF TOPSOIL. PLANTING BACKFILL TO INCLUDE MIXTURE OF HUMUS AND EXISTING SOIL AT A RATIO OF 1:1.
4. SOD IS TO BE XERISCAPE BLEND OF TALL FESCUE, SMOOTH BROME AND BLUEGRASS MIX.
5. AGGREGATE IS TO BE 1/2 TO 3/4" WASHED RIVER ROCK, PLACED MIN. 3" DEEP OVER FABRIC WEED BARRIER. WOODCHIP MULCH IS TO BE CLEAN 3/4" WOOD CHIP SPREAD TO A DEPTH OF 6" AROUND TREES IN SOD AREAS IN 2' DIA CIRCLE. SOLID PLASTIC WEED BARRIER WILL NOT BE ACCEPTED.
6. ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSABLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
7. METAL EDGER IS TO BE UTILIZED AS NECESSARY TO SEPARATE LAWN AND PLANTER BEDS.
8. IRRIGATION SYSTEM IS TO BE AUTOMATIC. IRRIGATION SYSTEM IS TO BE OF TORO, RAINBIRD, OR EQUAL. IRRIGATION SYSTEM DESIGN IS TO BE APPROVED BY LANDSCAPE ARCHITECT. SEE ENGINEERING DRAWINGS FOR TAP AND BACK FLOW PREVENTER LOCATION. ALL ZONES TO BE CONTROLLED BY AUTOMATIC RAIN SHUT-OFF SENSORS, LOCATED TO GIVE TYPICAL MOISTURE CONDITIONS FOR EACH ZONE.
9. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHAL 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.

WATER ZONE TABULATION

LOW WATER ZONES - ALL PLANTING BEDS AND ISLANDS	25,100 SQFT
MEDIUM WATER ZONES - ALL SOD AREAS AROUND SITE	22,412
HIGH WATER ZONES - NONE ON THIS SITE.	0 SQFT

JANUARY 30, 2002 - FINAL PLAN



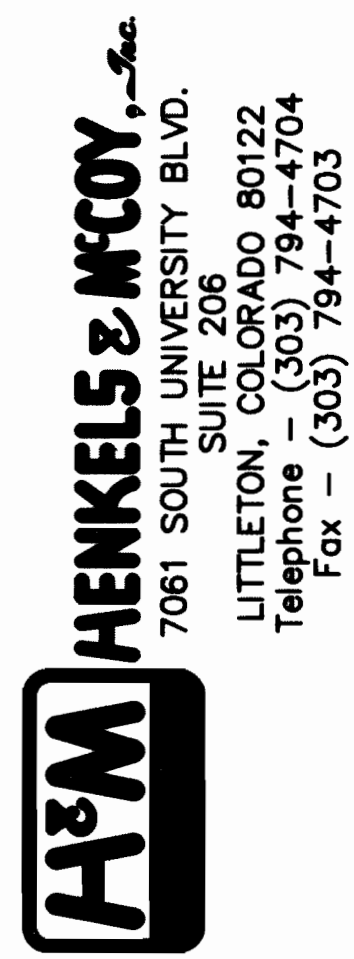
AMENDMENTS:			
NO.	DESCRIPTION	DATE	BY

DATE: 7-26-02
DESIGN: TT
JOB NO.: 0604246500
DWG: Landscape Notes

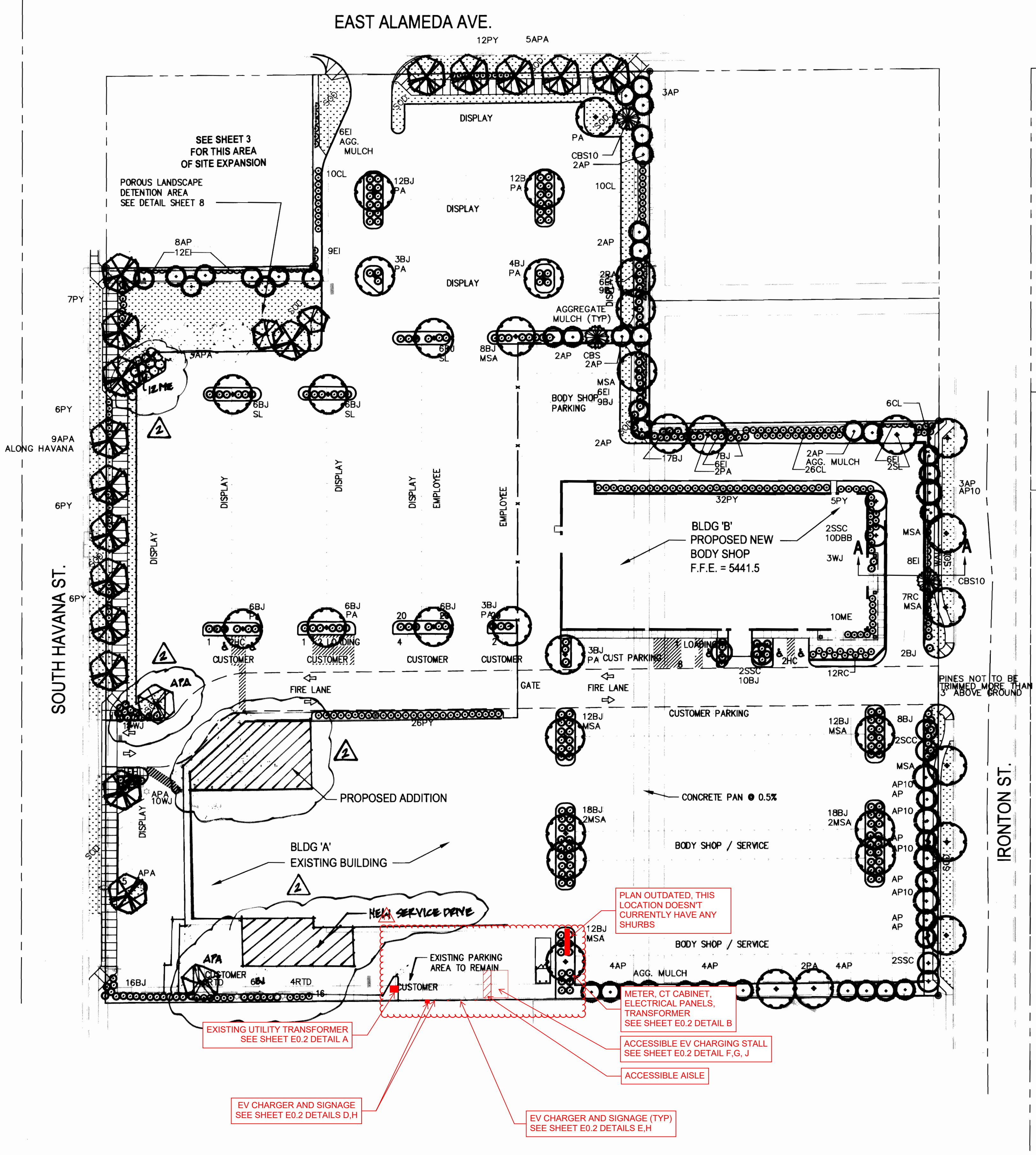
SHEET NO.
4
OF 9 SHEETS

350 S. HAVANA ST. AURORA, COLORADO 80012
LITHIA COLORADO
LANDSCAPE NOTES

REVISIONS

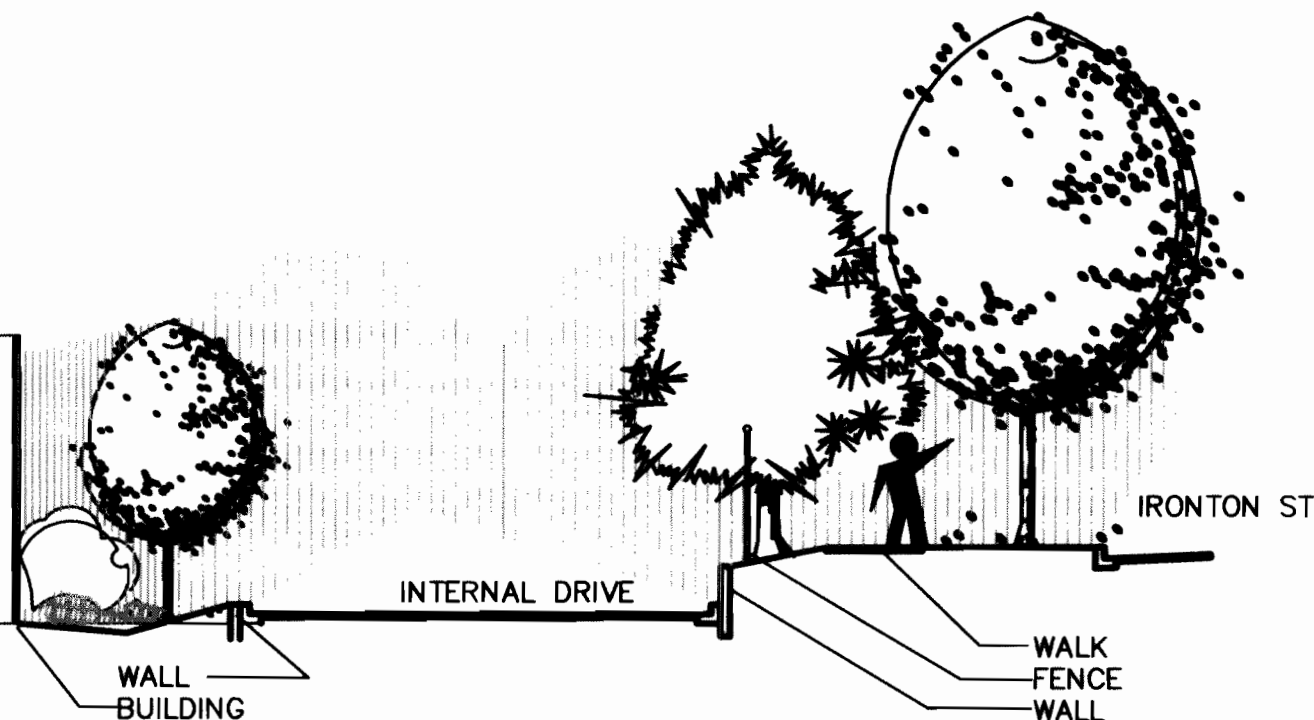
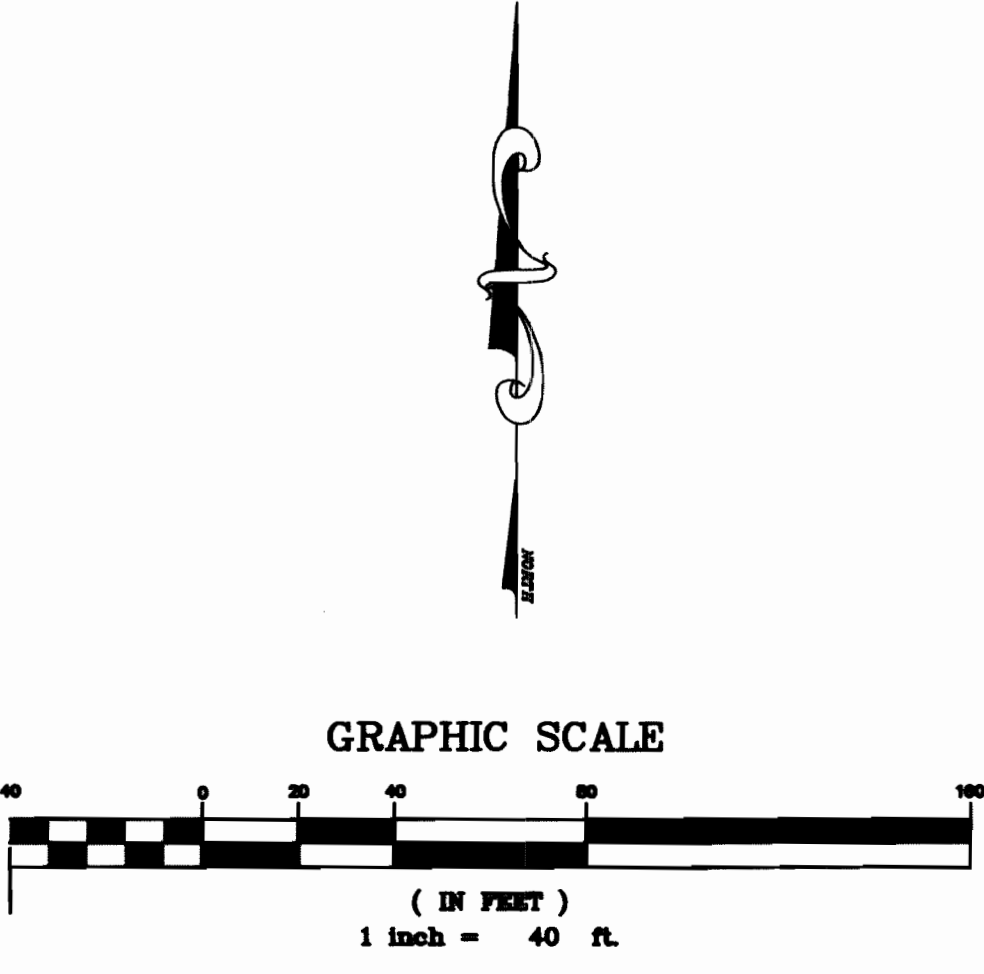


LITHIA COLORADO SITE PLAN AND USE APPROVAL



BUILDING LANDSCAPE CALCULATION
SITE LANDSCAPING PROVIDED: 45,512 SQFT
BUILDING LANDSCAPING REQUIRED = 45,512 X 5% = 2,276 SQFT
BUILDING LANDSCAPE PROVIDED = 4,346 SQFT

PLANTING REQUIREMENTS TABULATION				TREES PROVIDED	SHRUBS PROVIDED
BUFFER LOCATION	TREES REQ.	SHRUBS REQ.			
HAVANA FRONT. WEST	19	97		11*	55
NON-RES. WEST	4	18		-	25
NON-RES. NORTH	8	40		13	62
ALAMEDA FRONT. NORTH	9	94		8*	12
NON-RES. EAST	6	29		13	40
IRONTON FRONT. EAST	9	47		24*	8
NON-RES. SOUTH	14	69		15	32



LANDSCAPE SECTION A-A
SCALE: 1" = 10'-0"

TUPA ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE SITE PLANNING
12487 E. Amherst Cr., Aurora, CO 80014 (303) 478-9470

AMENDMENTS:			
NO.	DESCRIPTION	DATE	BY
1	PHASE 2 - BLDG. BLDG. LANDSCAPE	2/11/24	
2	ADDED ELECTRICAL VEHICLE CHARGERS AND ASSOCIATED ELECTRICAL EQUIPMENT AT BUILDING A	1/13/25	

H&M HENKELS & MCCOY, INC.
7061 SOUTH UNIVERSITY BLVD.
SUITE 206
LITTLETON, COLORADO 80122
Telephone - (303) 794-4704
Fax - (303) 794-4703

350 S. HAVANA ST. AURORA, COLORADO 80012

LITHIA COLORADO

LANDSCAPE PLAN

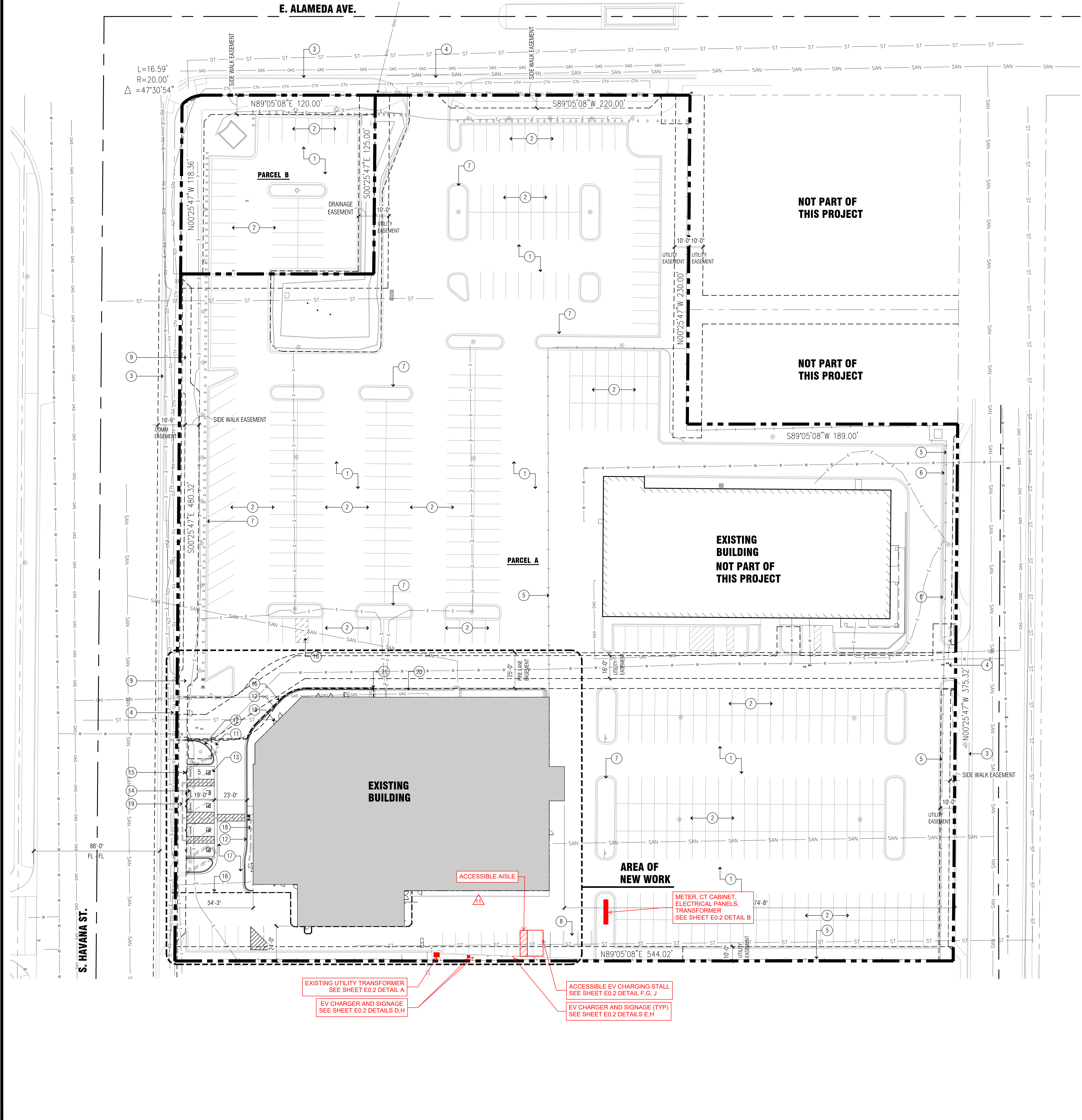
REVISIONS

DATE:	7/26/02
DESIGN:	TT
JOB NO.:	0604246500
DWG:	Landscape Plan

SHEET NO.

5

OF 9 SHEETS



KEYNOTES

- EXISTING ASPHALT PAVING TO REMAIN
- EXISTING PARKING STRIPPING TO REMAIN
- EXISTING CITY STREET CURB AND GUTTER
- EXISTING DRIVE CUTS TO REMAIN
- EXISTING CHAINLINK FENCE TO REMAIN
- EXISTING CMU WALL TO REMAIN
- EXISTING 6" VERTICAL CONC. CURB TO REMAIN
- EXISTING REFUSE ENCLOSURE TO REMAIN
- EXISTING CITY SIDEWALK TO REMAIN
- EXISTING ACCESSIBLE PARKING TO BE REMOVED AND RE-STRIPPED
- EXISTING PARKING STRIPING AND CURB TO BE REMOVED
- NEW CONC ROLL CURB AND SIDEWALK AS SHOWN
- NEW ACCESSIBLE PARKING SPACES AND ACCESS ISLES
- NEW CONC. WHEEL STOP
- NEW ACCESSIBLE PARKING SIGNAGE
- INDICATES LINE OF SAW CUT OF EXISTING PAVING
- NEW ASPHALTIC CONC PAVING - SEE CIVIL PLANS
- NEW CONC. SIDE WALK - SEE CIVIL PLANS
- ACCESSIBLE ROUTE OF TRAVEL. MIN WIDTH TO BE 4'-0" RUNNING SLOPE SHALL NOT EXCEED 1:20. CROSS SLOPE SHALL NOT EXCEED 1:50. SURFACE TO BE FIRM, STABLE AND SLIP RESISTANT.
- EXISTING CONC. CURB TO REMAIN
- MATCH NEW CONC CURB AT EXISTING CURB THAT REMAINS - SEE CIVIL PLANS

ADDED ELECTRICAL VEHICLE CHARGERS AND ASSOCIATED ELECTRICAL EQUIPMENT AT BUILDING A. 1/13/25

PROJECT INFO

PROJECT NAME: LARRY H MILLER COLORADO JEEP

PROJECT ADDRESS: 350 S. HAVANA ST AURORA, COLORADO

OWNER: MILLER FAMILY REAL ESTATE, LLC 9350 S. 150 E. SUITE 1000 SANDY, UTAH 84070

ARCHITECT: JOHN MAHONEY ARCHITECT 850 W. ELLIOT RD., SUITE 108 TEMPE, ARIZONA 85284

ENGINEER: ANDERSON WAHLEN AND ASSOCIATES 2010 N. REDWOOD RD. SALT LAKE CITY, UTAH 84116

PROP PARCEL ID #: 1973-14-2-29-001

ZONING: B-3

SITE AREA: 268,961 S.F. (6.174 ACRES) PARCEL A 16,844 S.F. (0.387 ACRES) PARCEL B

OCCUPANCY GROUP: MIXED (B, S-1)

BUILDING AREA: 29,233 S.F. DEALERSHIP 13,866 S.F. SHOP

AREA WITHIN DISTURBANCE: 29,000 S.F. (0.667 A.C.)

CONSTRUCTION TYPE: II - B.

NO. STORIES: 2

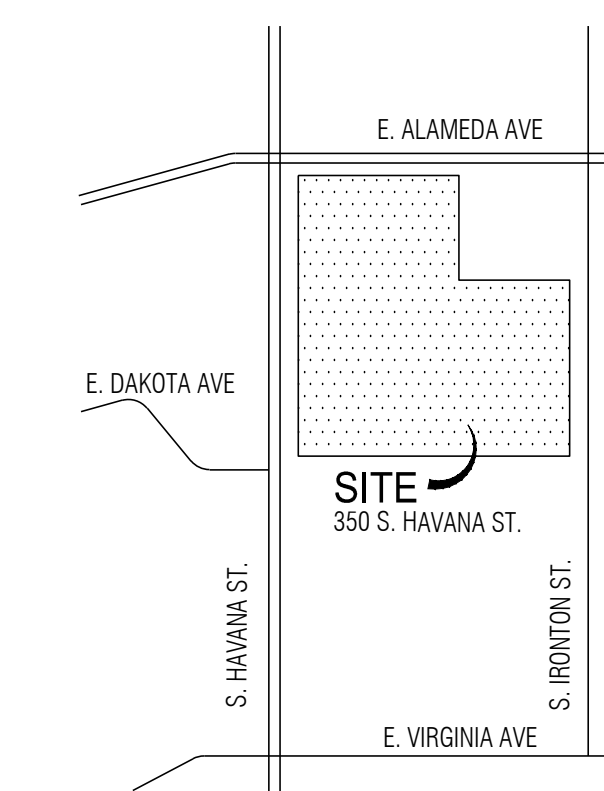
BUILDING HEIGHT: 28'-0" (EXISTING)

LANDSCAPE CALCULATIONS:
NO CHANGE IN REQUIRED LANDSCAPE

PARKING CALCULATIONS:
NO CHANGE IN REQUIRED PARKING
SEE CIVIL CALCULATION

SYMBOLS

- FH FIRE HYDRANT - SEE CIVIL
- ★ LIGHT POLE ON CONCRETE BASE
- XX TYPICAL ORDINANCE REQUIRED PARKING SPACE
- XX TYPICAL DISPLAY OR INVENTORY SPACE - DASHED LINES SHALL NOT BE PAINTED
- Denotes FIRE TRUCK TURNING RADIUS



VICINITY MAP

JOHN MAHONEY ARCHITECT

850 W. ELLIOT ROAD #108
TEMPE, ARIZONA 85284
P 480.345.8457 F 480.345.1739

JOHN MAHONEY ARCHITECT
12-07-17
PROFESSIONAL ARCHITECT

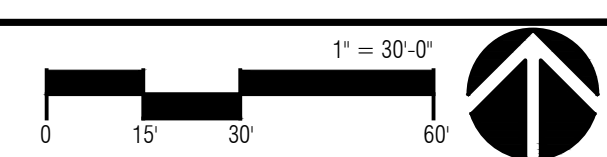
LARRY H. MILLER
COLORADO JEEP
350 S. HAVANA STREET
AURORA, COLORADO

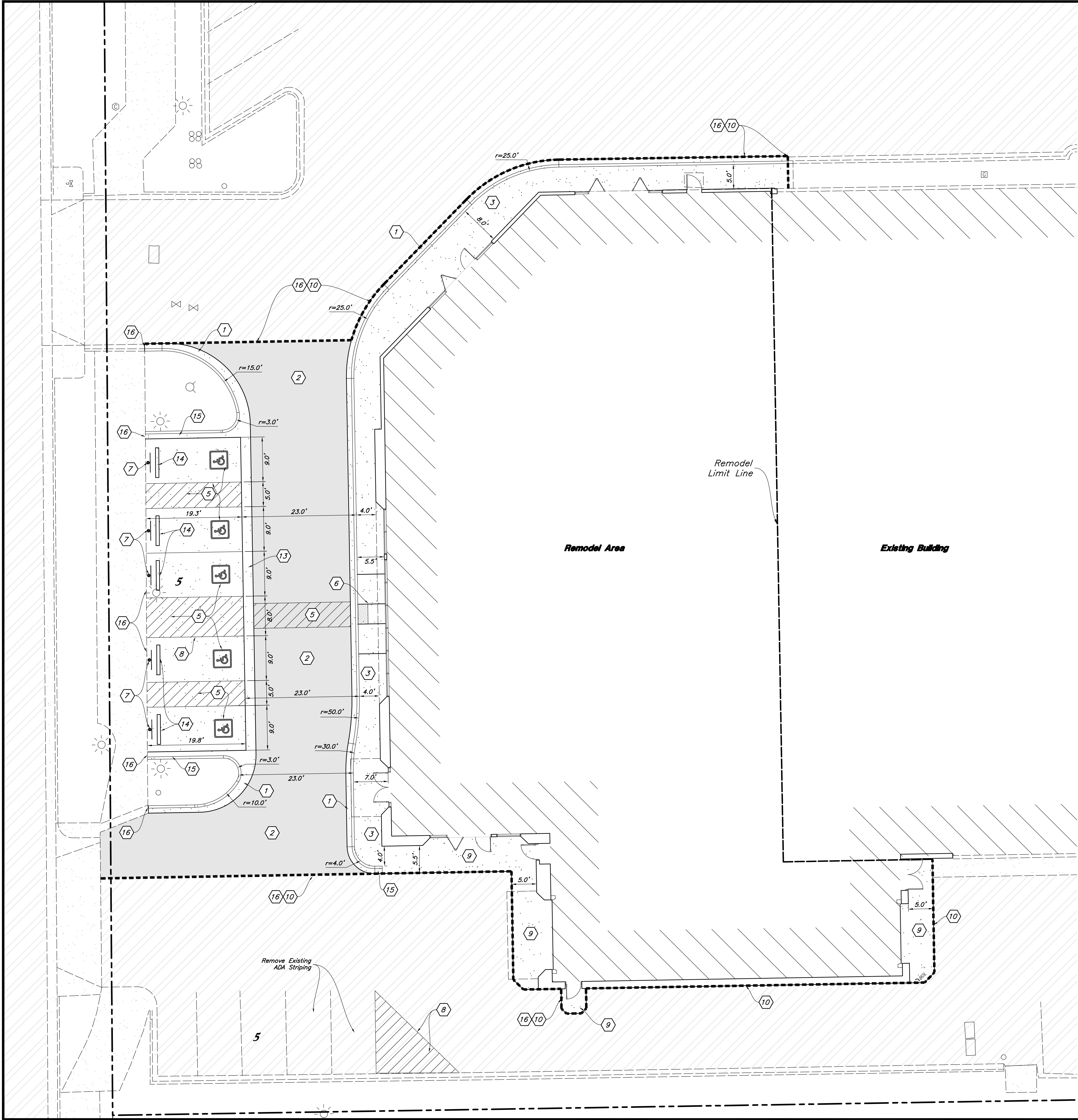
PROJECT NO.: 1706
ISSUE DATE: 12/07/17

SITE PLAN

A100

SITE PLAN





Site Data (Within Limits of Disturbance)

Site Area = 29,000 s.f. (0.67 ac.)
Impervious Area = 14,410 s.f.
Landscape Area = 2,651 s.f.
Building Area = 11,939 s.f.
Parking Provided = 10 stalls

Site Construction Notes

1. Const. 18" Roll Curb & Gutter
2. Const. Asphalt Paving
3. Const. Conc. Sidewalk
4. Const. Thickened Edge Sidewalk
5. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Editions) White Symbol & Border, Blue Background Contractor shall provide 15 mils min. thickness
6. Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition)
7. Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Editions)
8. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
9. Const. Conc. Paving
10. Sawcut; Provide Smooth Clean Edge
11. Not Used
12. Not Used
13. Const. 2' Waterway
14. Const. Conc. Wheel Stop
15. Transition From 4" Roll Curb To 0" Flush Curb
16. Conn. & Match Existing Improvements

General Site Notes:

1. Stalls designated as Accessible will require a painted Accessible symbol and sign. (See Details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. All dimensions are to back of curb unless otherwise noted.
5. Const. curb transition at all points where curb abuts sidewalk, see detail.
6. Contractor shall place asphalt paving in the direction of vehicle travel where possible.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Accessible Note:

Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If Grades on plans do not meet this requirement notify Consultant immediately.

The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1—Latest Edition) and/or FHAA.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

Remodel Area Site Plan

LHM Jeep - Aurora

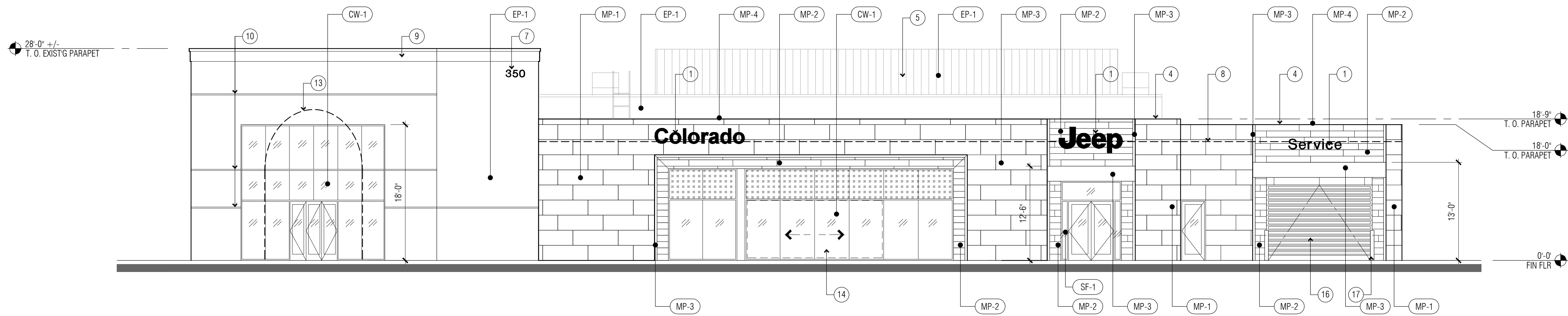
350 South Havana Street
Aurora, Colorado, 80012

For City Review Only
Not For Construction

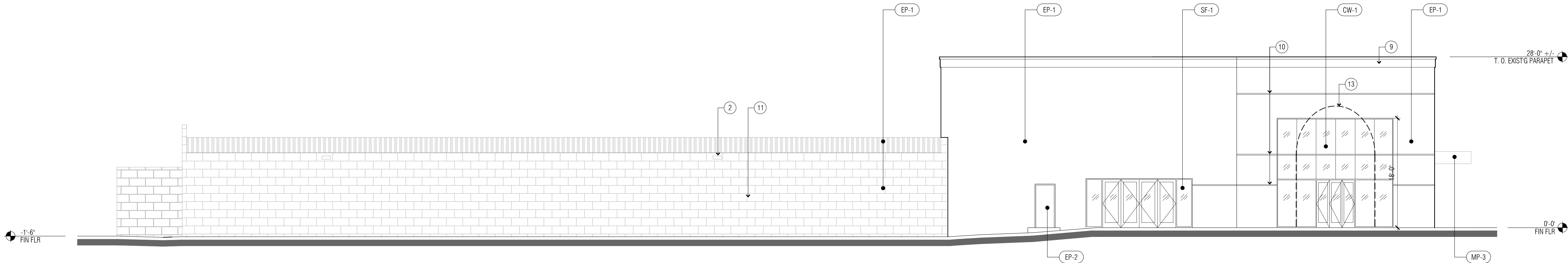
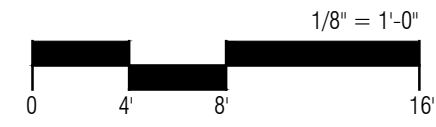
29 Nov, 2017

SHEET NO.

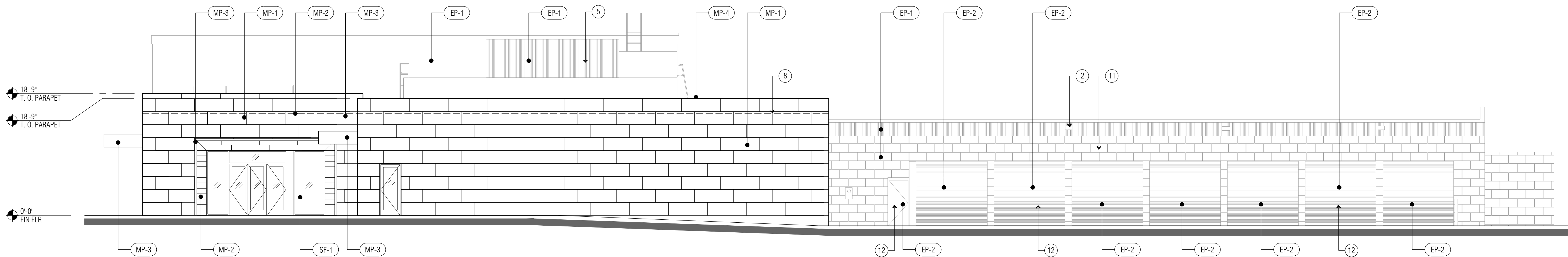
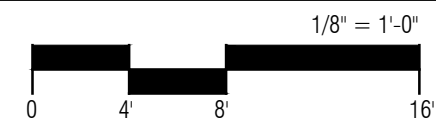
C1.1



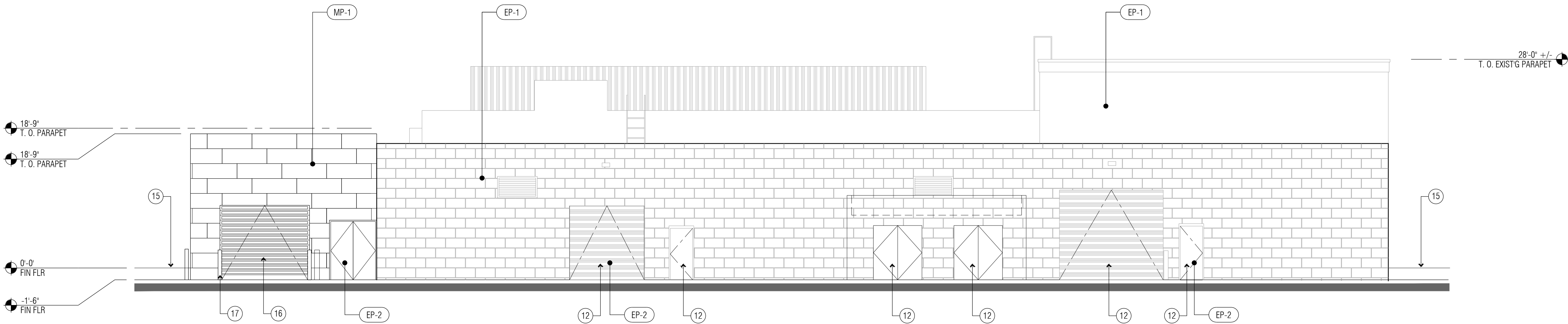
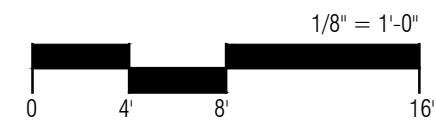
WEST ELEVATION



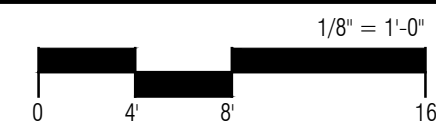
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



GENERAL NOTES

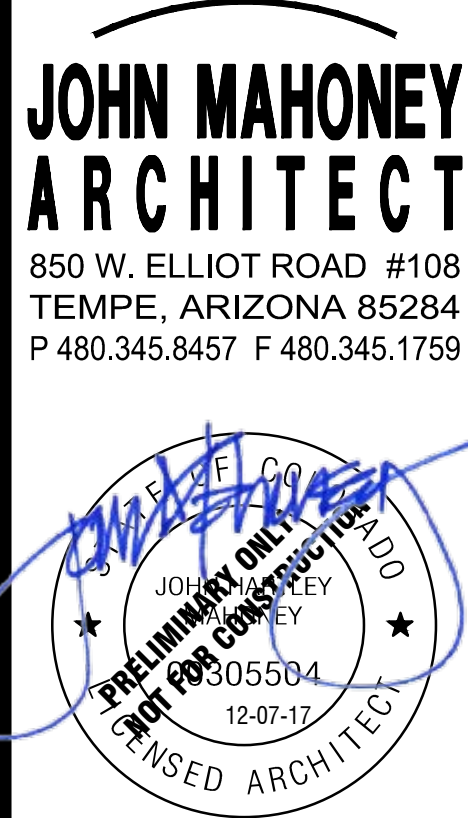
1. ALL ACM SHALL BE INSTALLED OVER OVER WEATHERPROOF MEMBRANE
2. ALL SIGNAGE SHALL BE BY SEPARATE SUBMITTAL, REVIEW, APPROVAL, AND PERMIT
3. ALL ROOFTOP MOUNTED EQUIPMENT SHALL BE FULLY SCREENED BY PARAPETS
4. ALL HOLLOW METAL DOORS AND FRAMES TO BE PAINTED TO MATCH ADJACENT WALL

KEYNOTES

- 1 SIGNAGE BY SEPARATE PERMIT - PROVIDE 3/4" PLYWOOD BACKING BEHIND SIGN AND PRIMARY ELECTRICAL AT POINT OF INSTALLATION - PROVIDE A MIN. 2'X2' ACCESS PANEL AT EACH SIGN LOCATION
- 2 WALL MOUNTED LIGHT FIXTURE - EXISTING
- 3 TYPICAL BOLLARD W/ COVER
- 4 PREFINISHED METAL COPING TO MATCH METAL PANEL
- 5 ROOF MOUNTED MECHANICAL EQUIPMENT - BEHIND PARAPET
- 6 LINE OF ROOF BEHIND PARAPET
- 7 12" H. BUILDING ADDRESS NUMERALS BY G.C.
- 8 LINE OF EXISTING PARAPET
- 9 EXISTING PARAPET CORNICE PROFILE
- 10 EXISTING EPS REVEAL
- 11 EXISTING CMU - CLEAN AND PREPARE FOR NEW PAINT FINISH
- 12 EXISTING DOOR - CLEAN AND PREPARE FOR NEW PAINT FINISH
- 13 INDICATES THE LINE OF EXISTING ARCHED GLASS WINDOW TO BE REMOVED
- 14 OPTIONAL SLIDING VEHICLE LOADING DOOR
- 15 GRADE BEYOND
- 16 HIGH SPEED OVERHEAD GLASS AND ALUMINUM DOOR
- 17 TYP. BOLLARD PER DETAIL

FINISH LEGEND

SYMBOL	MATERIAL DESCRIPTION
MP-1	PRODUCT: ALUMINUM COMPOSITE METAL PANEL MANUF: ALPOLIC COLOR: ANTHRACITE GREY THICKNESS: 4MM MICA
MP-2	PRODUCT: ALUMINUM COMPOSITE METAL PANEL MANUF: ALPOLIC COLOR: HARVEST TRAIL BAMBOO THICKNESS: 4MM GCP
MP-3	PRODUCT: ALUMINUM COMPOSITE METAL PANEL MANUF: ALPOLIC COLOR: HIGH POLISHED ALUMINUM THICKNESS: 3MM BRAKE MTL. PARAPET CAP
MP-4	PRODUCT: ALUMINUM COMPOSITE METAL PANEL MANUF: ALPOLIC COLOR: TO MATCH ADJACENT ACM THICKNESS: 3MM BRAKE MTL. PARAPET CAP
EP-1	PRODUCT: EXTERIOR PAINT COLOR: SHERWIN WILLIAMS "CITYSCAPE" SW 7067
EP-2	PRODUCT: EXTERIOR PAINT COLOR: SHERWIN WILLIAMS "BLACK MAGIC" SW 6991
CW-1	PRODUCT: CURTAIN WALL GLAZING SYSTEM MANUF: KAWNEER - OR EQUAL SYSTEM: 1600 CW SYSTEM 2 - STRUCTURAL GLASS: SILICON BUTT JOINT FINISH: CLEAR ANODIZED ALUMINUM GLASS: SOLARBAN 60 CLEAR
SF-1	PRODUCT: CURTAIN WALL GLAZING SYSTEM MANUF: KAWNEER - OR EQUAL SYSTEM: TRI-FAB 451 SYSTEM GLASS: CLEAR ANODIZED ALUMINUM GLASS: SOLARBAN 60 CLEAR



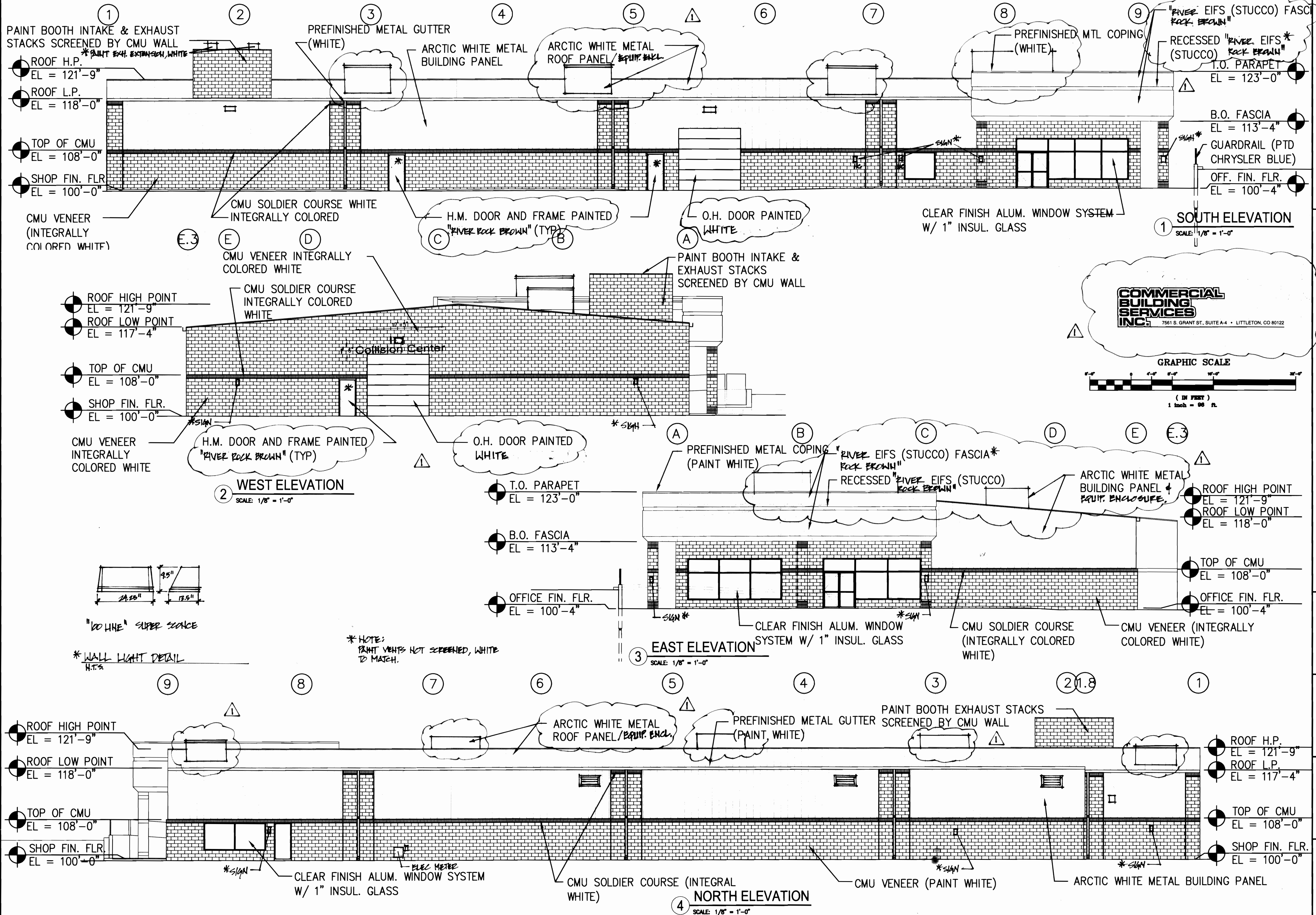
LARRY H. MILLER
COLORADO JEEP
350 S. HAVANA STREET
AURORA, COLORADO

PROJECT NO.: 1706

ISSUE DATE: 12/07/17

EXTERIOR
ELEVATION

A200



348 S. HAVANA ST. AURORA, COLORADO 80012

LITHIA COLORADO

EXTERIOR ELEVATIONS - BLDG B

REVISIONS
1 - JULY 25, 2003

DATE: 7-26-02
DESIGN:
JOB NO.: 0604246500
DWG: SP-Elev-Shop

SHEET NO.

7

OF 9 SHEETS

* MYLAR CHANGE 9/27/04

LITHIA COLORADO 1991-6032-03

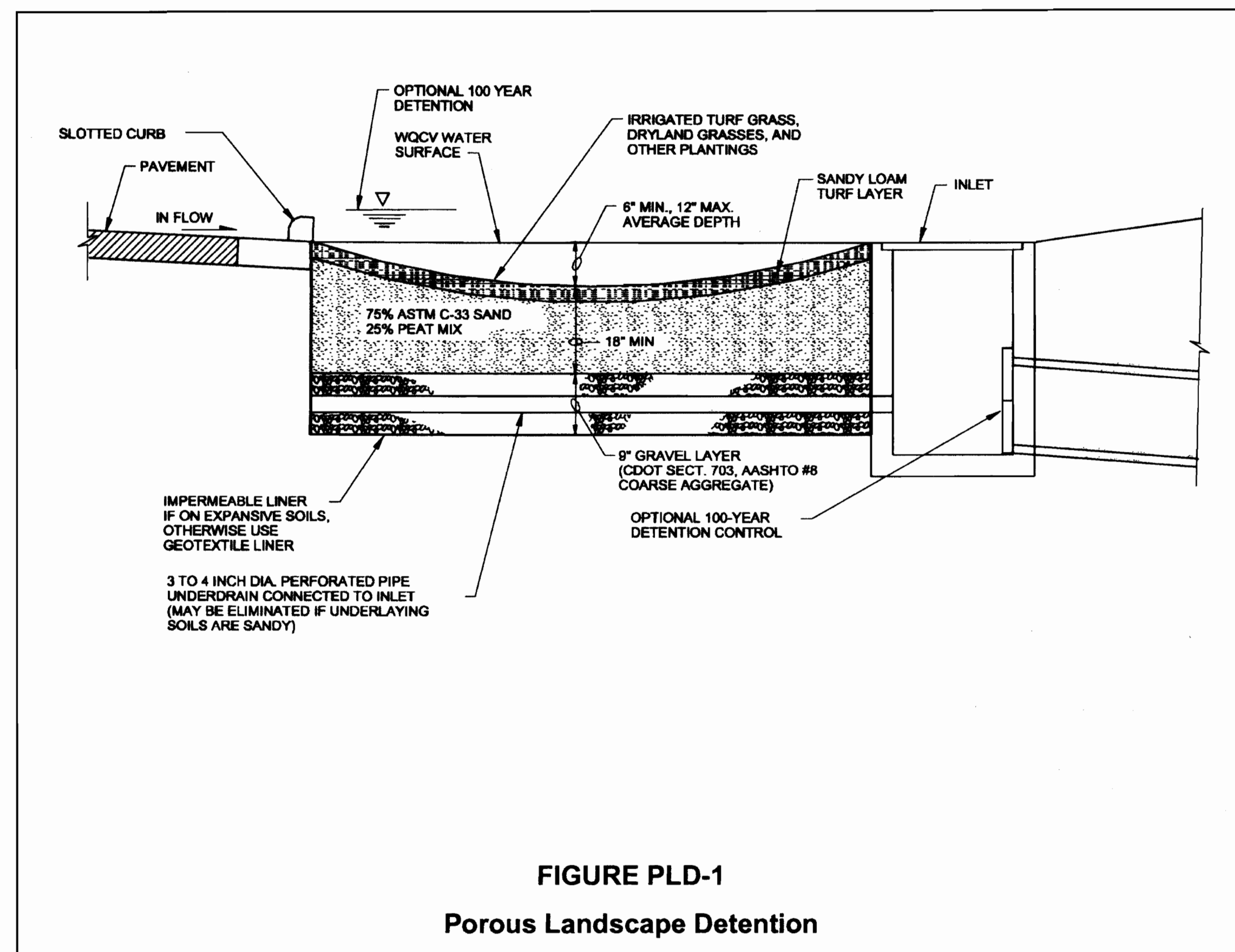
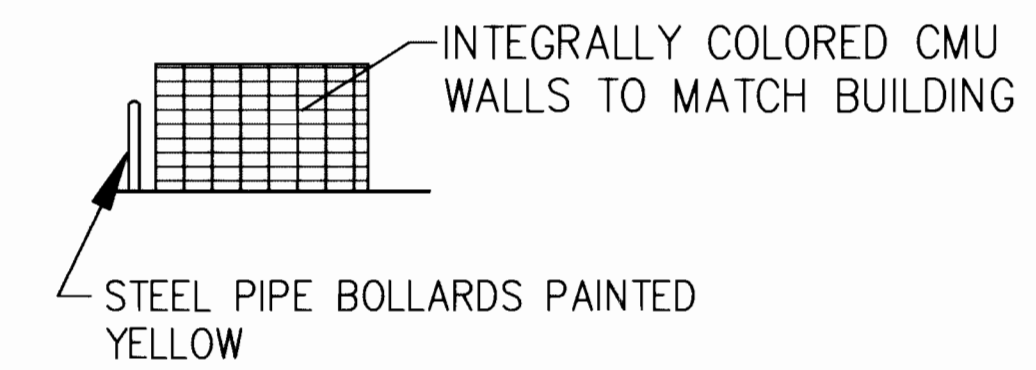
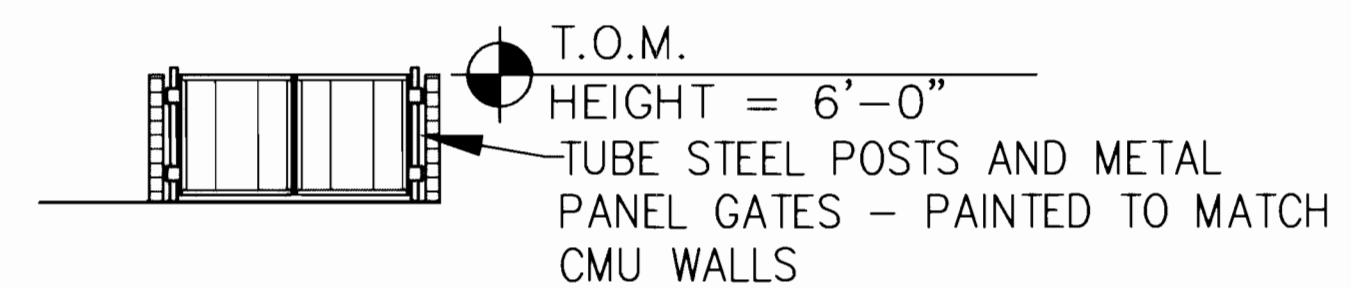
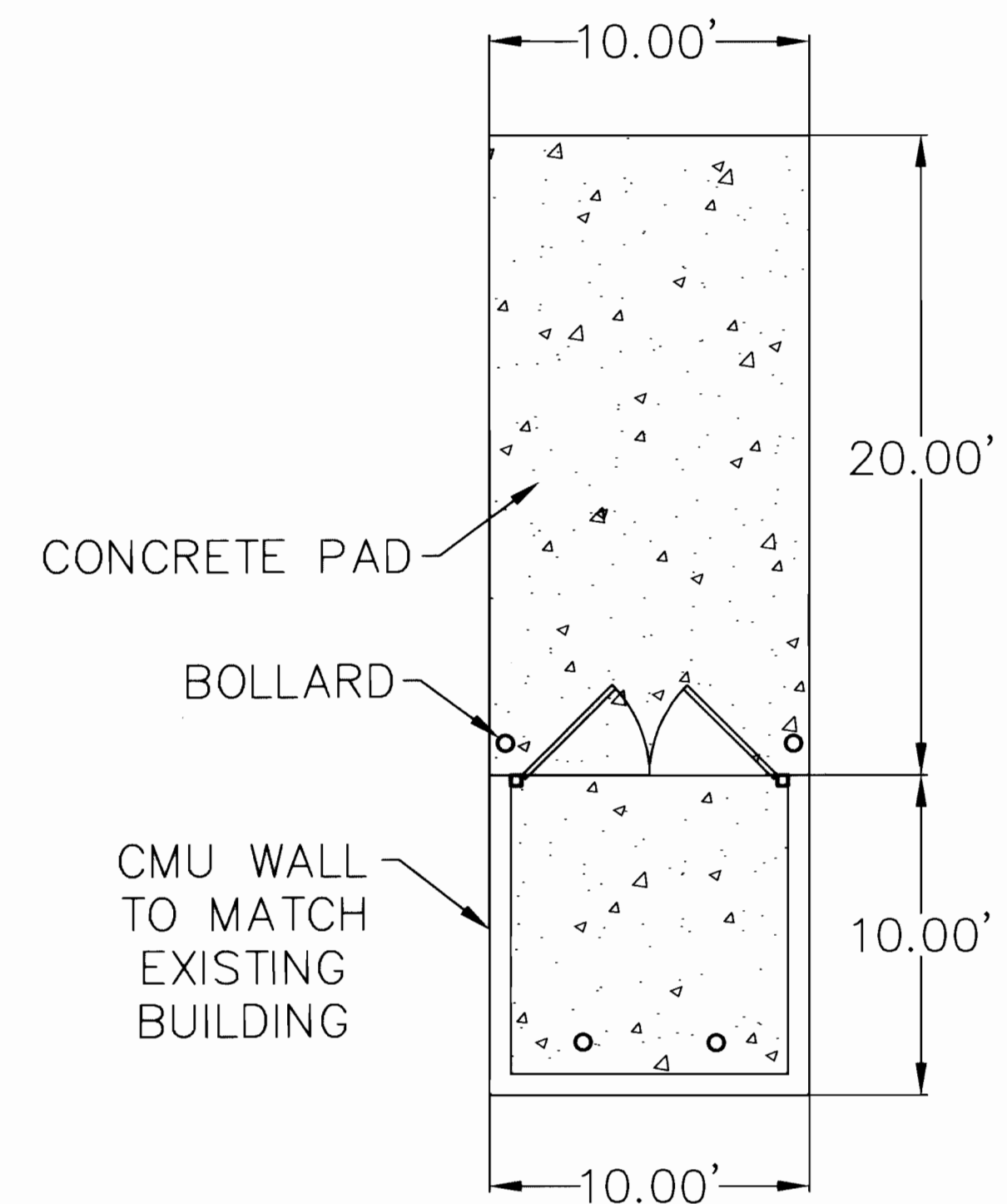
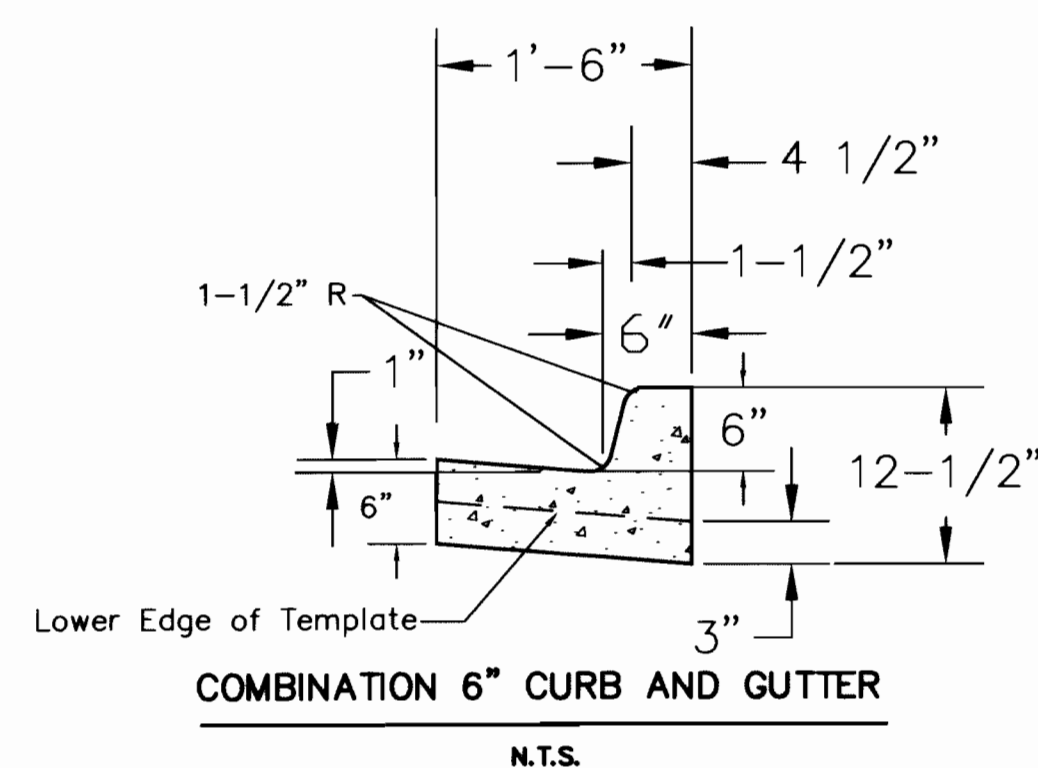
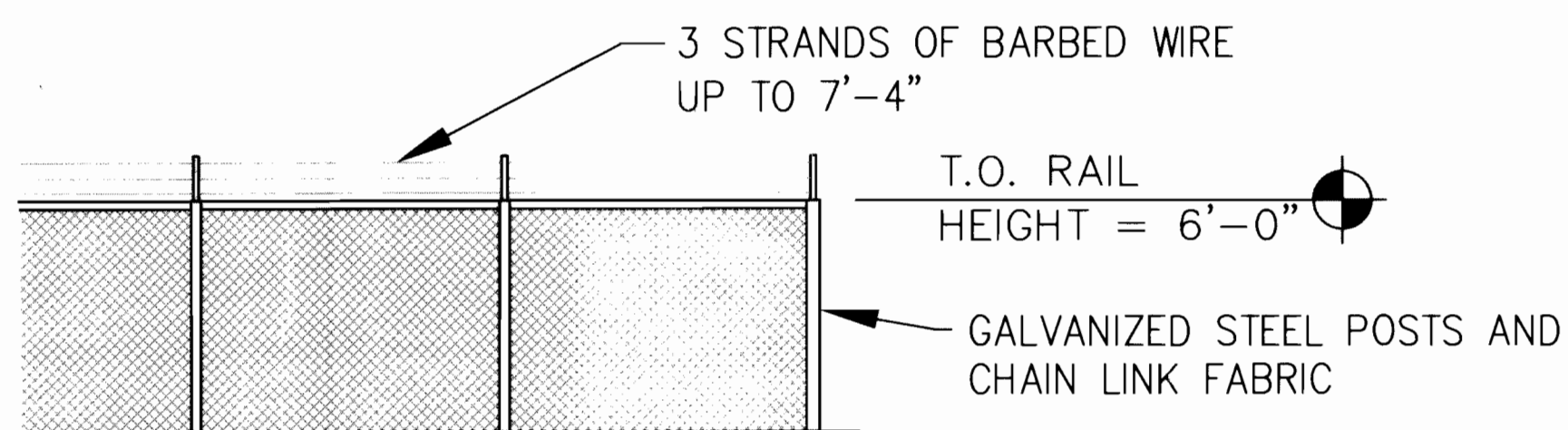
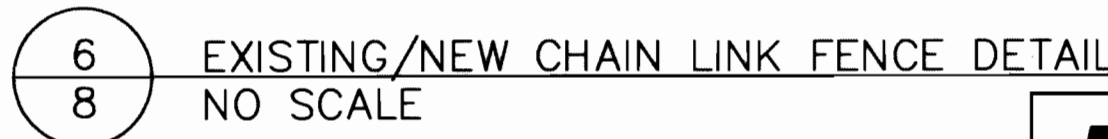


FIGURE PLD-1
Porous Landscape Detention



NOTE: NEW FENCE TO MATCH HEIGHT
AND MATERIALS OF EXISTING.


NOTE: EXISTING FENCES AROUND THE RESTAURANT AND DAYCARE HAVE WOVEN SLATS FOR VISUAL PRIVACY

[illegible]

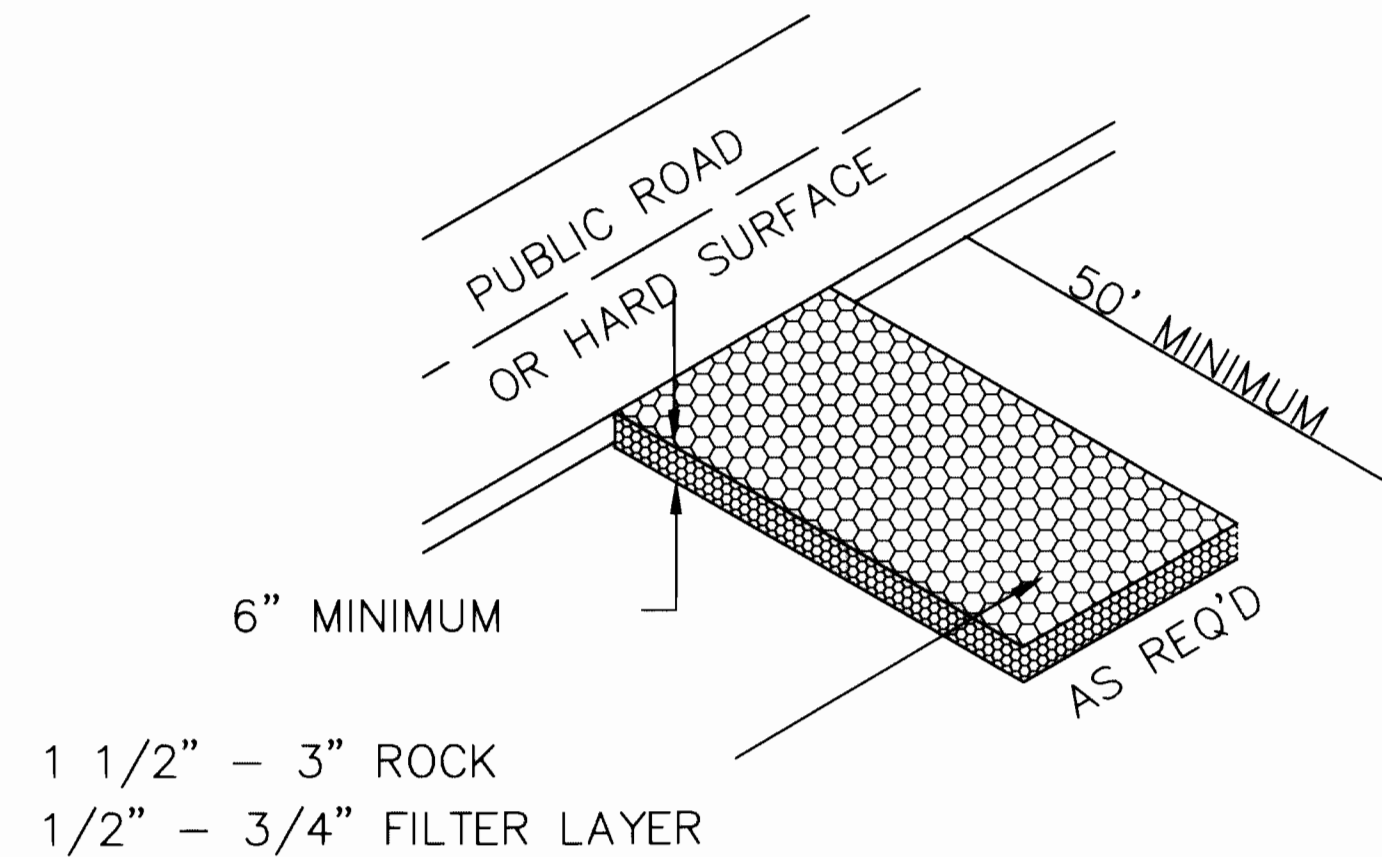
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DESIGN: SCM
JOB NO.: 06-042465-00
DWG: SP-SitePlan.DWG

SHEET NO.
8
OF 9 SHEETS

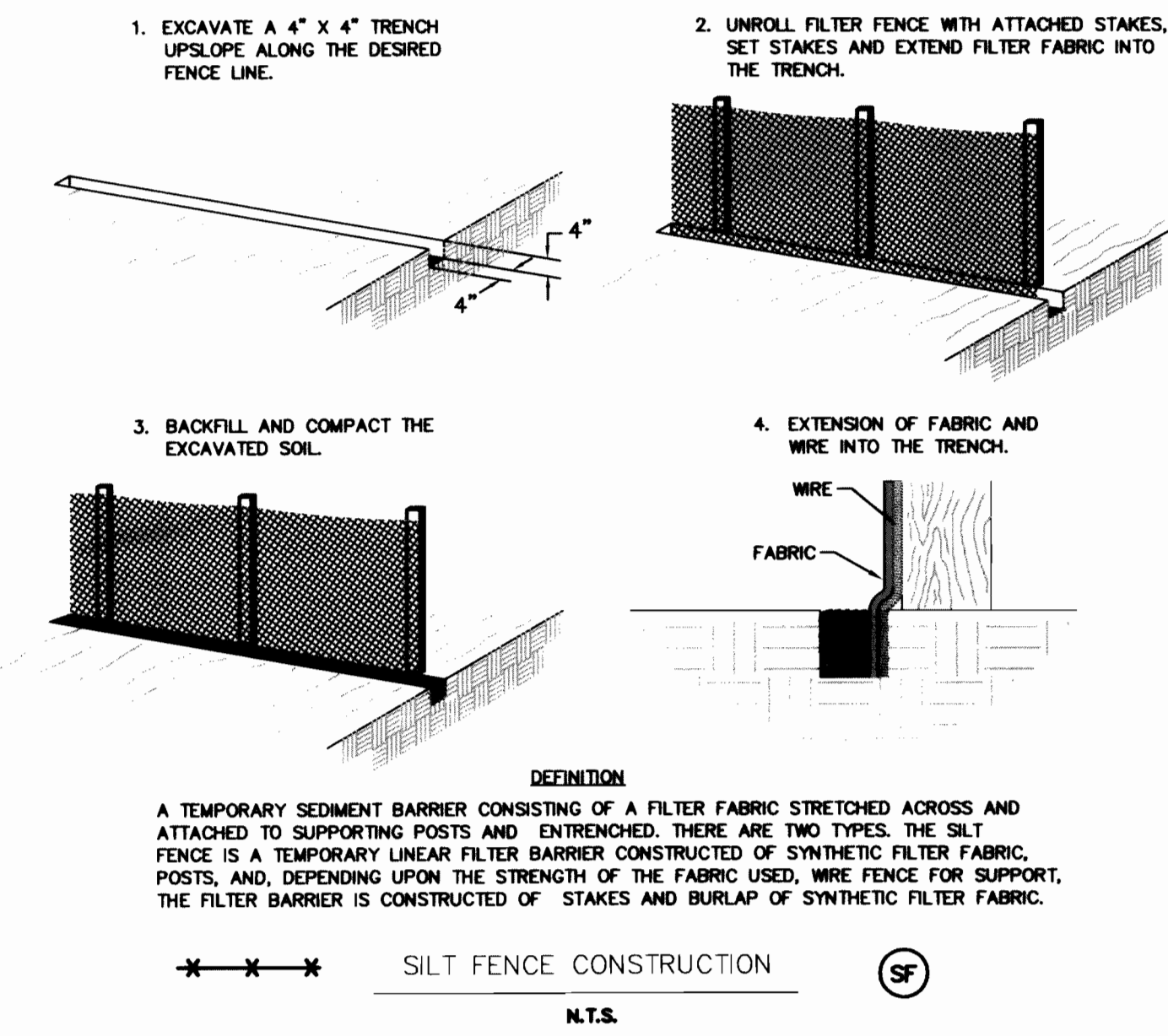
3350 S. HAVANA ST. AURORA, COLORADO 80012



HENKELS & MCCOY, Inc.
7061 SOUTH UNIVERSITY BLVD.
SUITE 206
LITTLETON, COLORADO 80122
Telephone - (303) 794-4704
Fax - (303) 794-4703



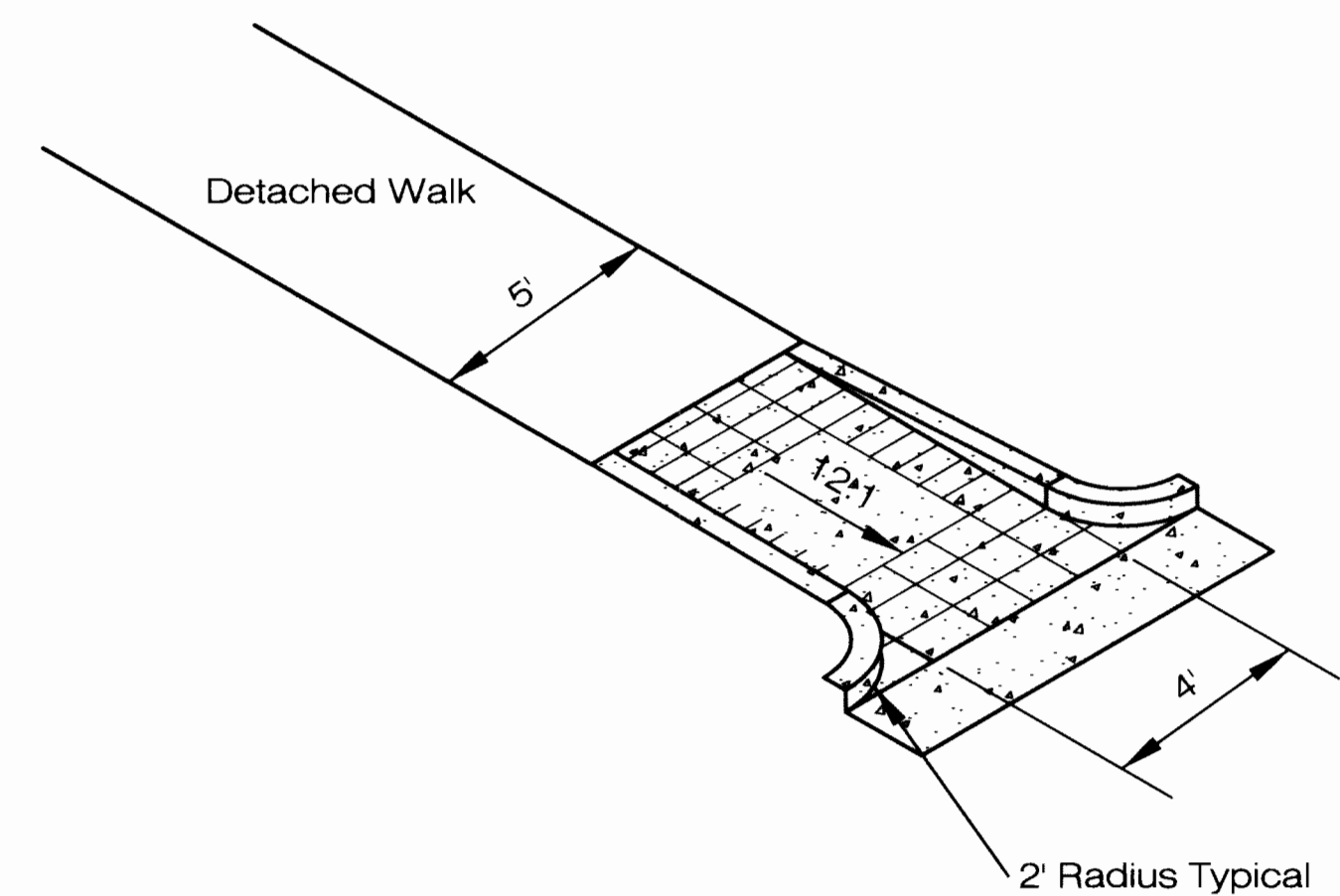
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9 VEHICLE TRACKING CONTROL DETAIL
NO SCALE



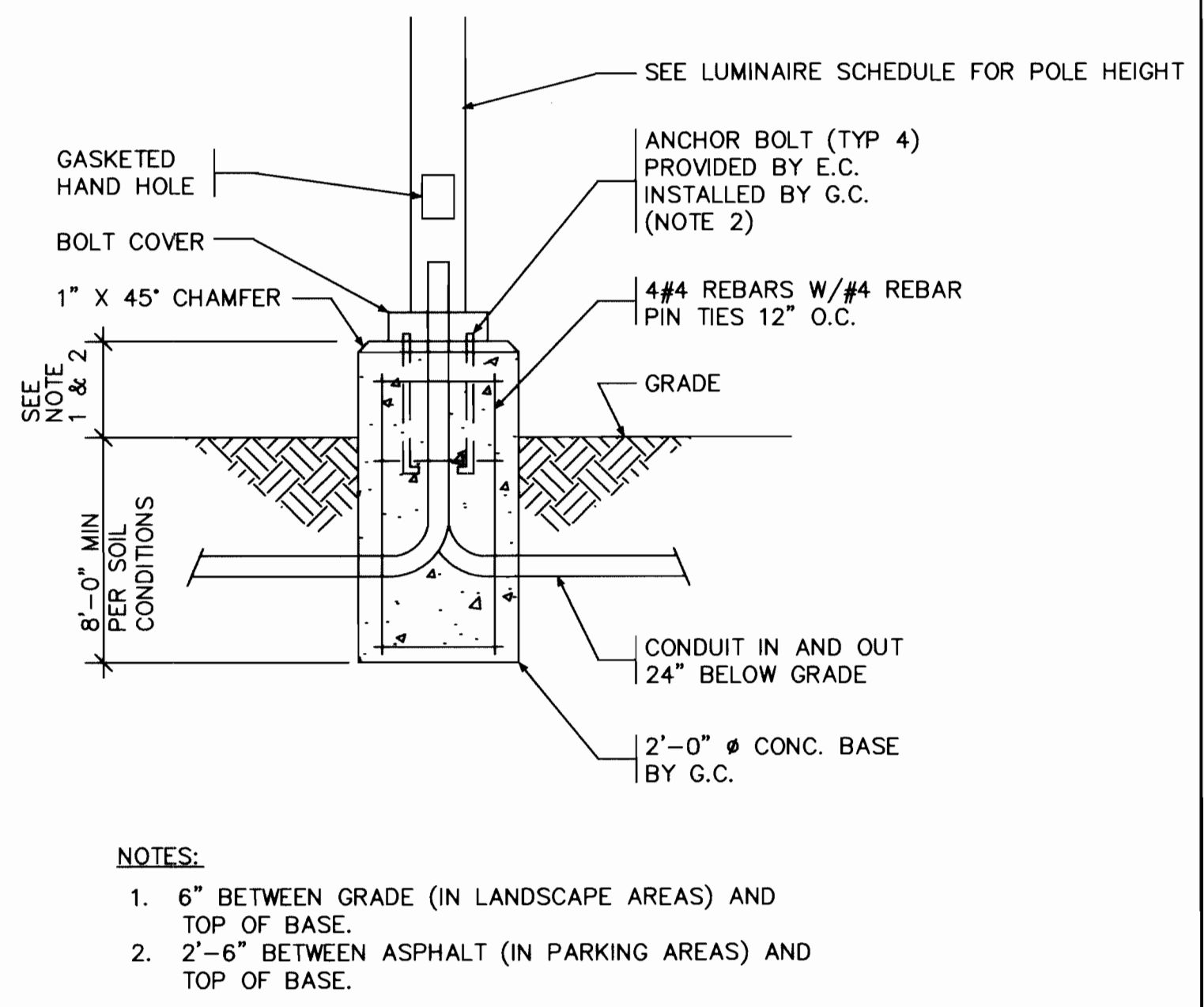
2
9 SILT FENCE DETAIL
NO SCALE

PROJECTS\2001\A-002-01 Lithia Colorado Chrysler\DRAWINGS\Downloads\HenkelMcCoy\2-20-02\STRAW.bmp

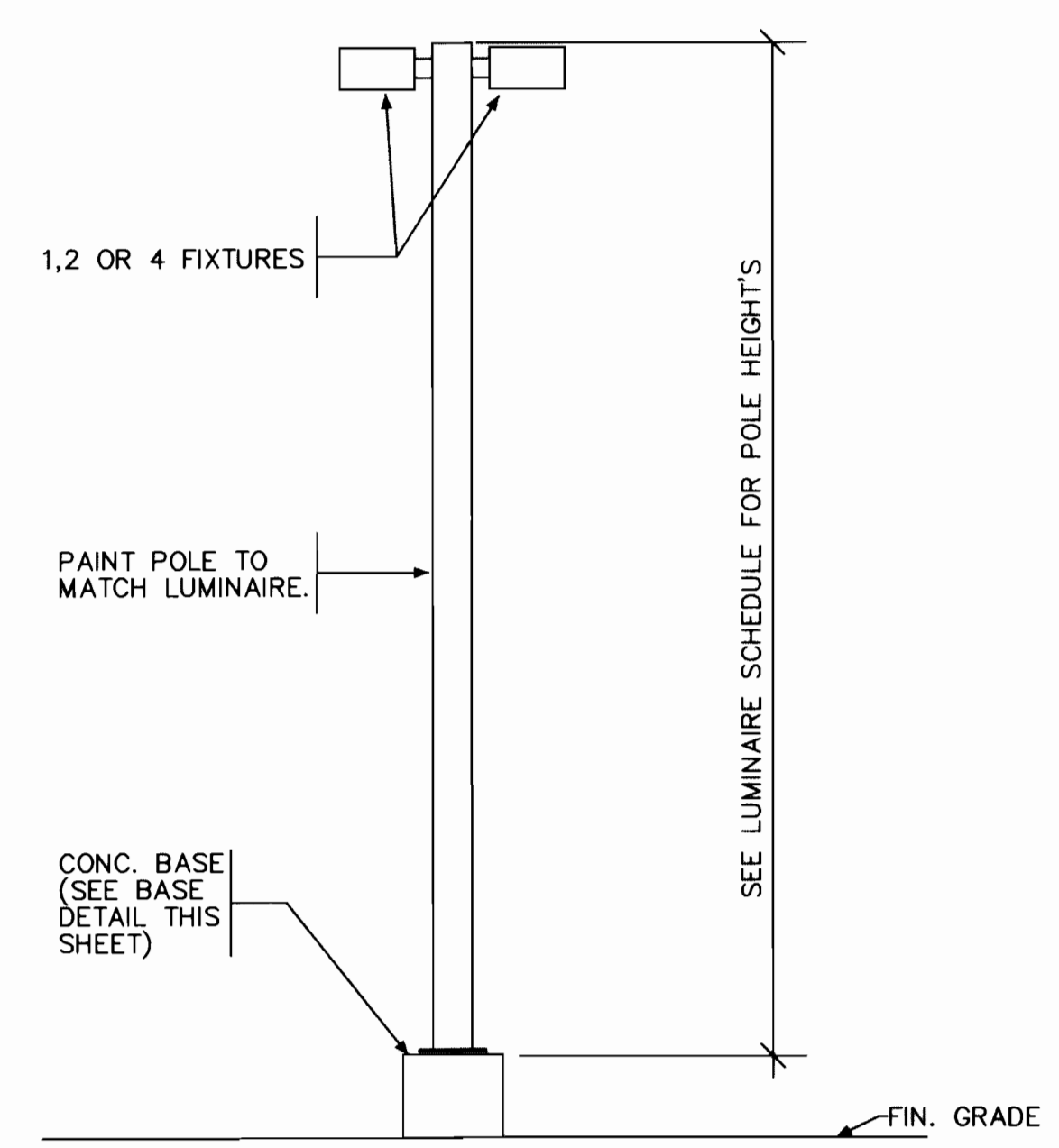
3
9 INLET PROTECTION DETAIL
NO SCALE



4
9 HANDICAP RAMP DETAIL
NO SCALE



5
9 LIGHTING POLE BASE DETAIL
NO SCALE



6
9 LIGHTING FIXTURE DETAIL
NO SCALE

InterPlan
Architecture Inc.
385 Inverness Drive South, Suite 280
Englewood, Colorado 80112
303-721-1133

AMENDMENTS:			
NO.	DESCRIPTION	DATE	BY

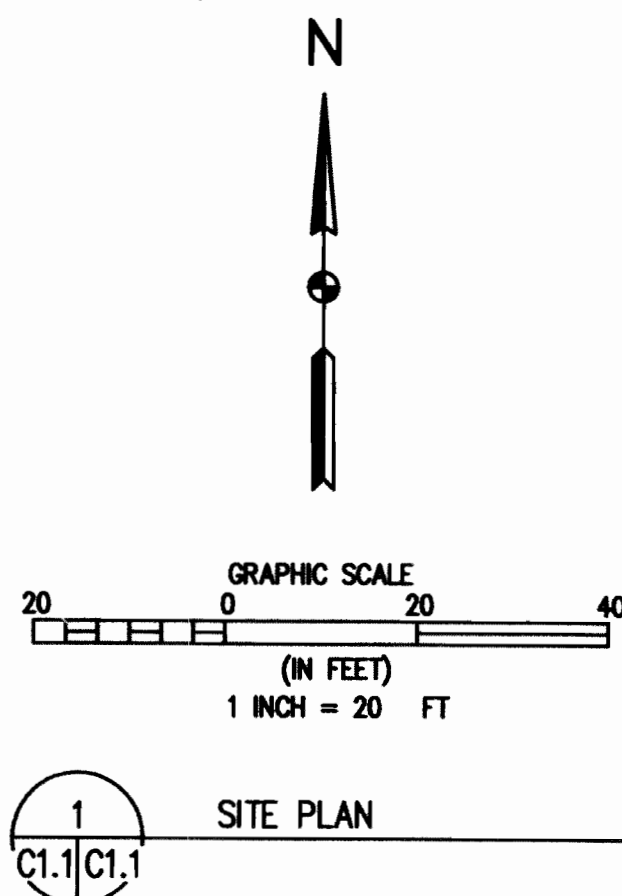
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DESIGN: SCM
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DWG: SP-SitePlan.DWG

SHEET NO.
9
OF 9 SHEETS

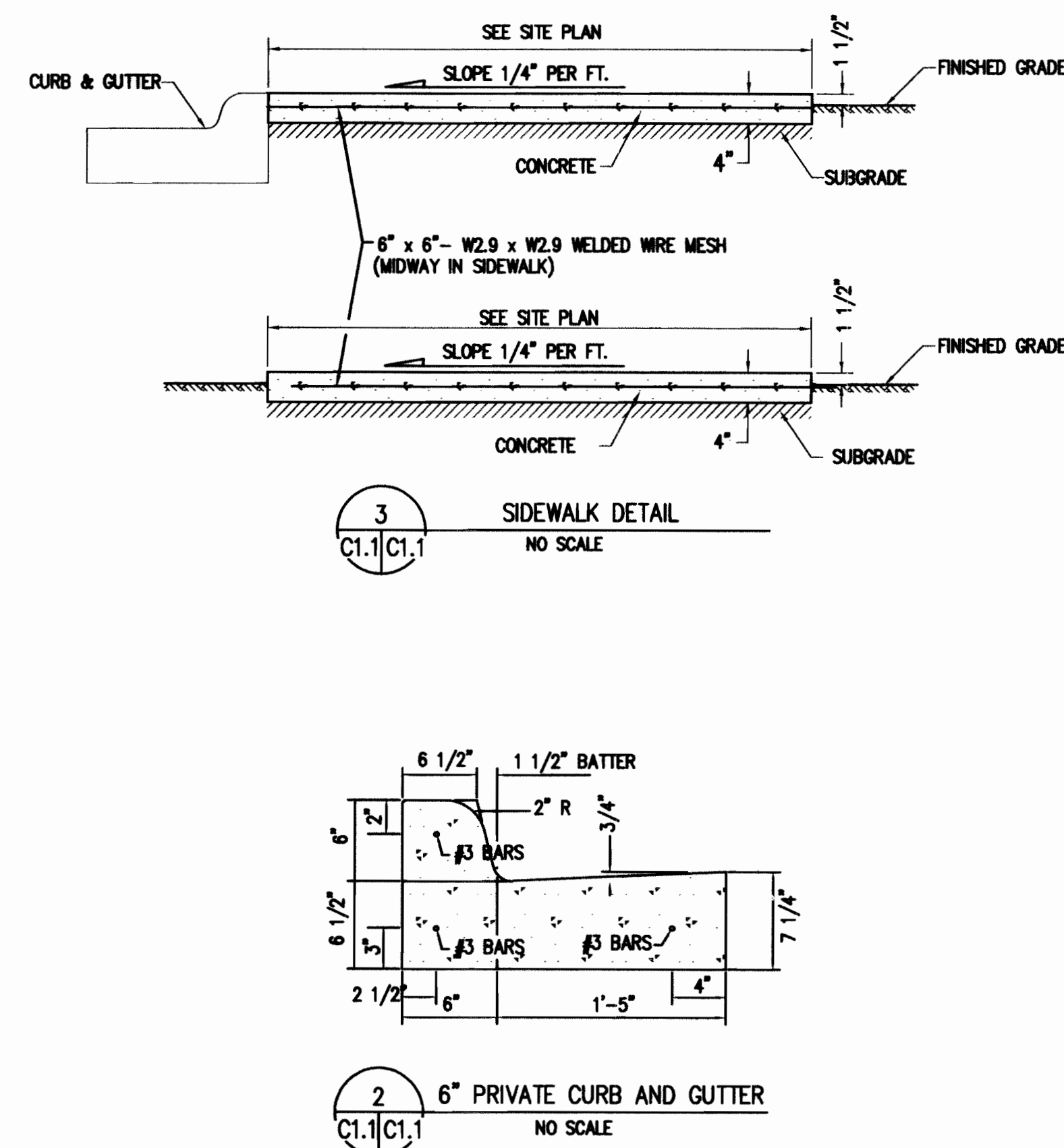
350 S. HAVANA ST. AURORA, COLORADO 80012
LITHIA COLORADO
DETAILS

H&M HENKELS & MCCOY
7061 SOUTH UNIVERSITY BLVD.
SUITE 206
LITTLETON, COLORADO 80122
Telephone - (303) 794-4704
Fax - (303) 794-4703

LOT 1, BLOCK 1 CALKINS SUBDIVISION, NW ¼ SEC 14,
T4S, R67W OF 6TH P.M., CITY OF AURORA, COUNTY
OF ARAPAHOE, STATE OF COLORADO



BENCHMARK: C.O.A. ID = K-012.5 ELEVATION = 5462.49	DESCRIPTION: 2" DIAM. BRASS CAP ON TOP OF EAST WINGWALL ON THE NORTH SIDE OF E. ALAMEDA AVE., SAID WINGWALL FOR THE HIGHLINE CANAL BRIDGE.
--	---



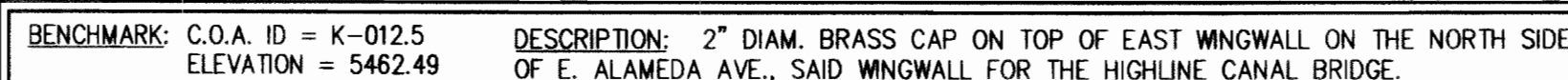
Project Owner/Developer	Date
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DEVELOPER
COMMERCIAL BUILDING SERVICES
7561 S. GRANT ST, #A4
LITTLETON, CO 80561

1991-6032-11
1991-6032-12 **11-09-05**
Planning Commission approval of a
conditional use – site expansion, site plan
amendment, and new monument sign.

CITY OF AURORA		ARAPAHOE COUNTY		COMMERCIAL BUILDING SERVICES			
REVISION DESCRIPTION		PREPARED BY	DATE	APPROVED			
Presubmittal Mtg			11/17/05				
Initial Submittal			11/21/05				
Revised Submittal			12/02/05				
Revised Submittal			01/06/06				
Mylar			02/06/06				
APPROVED							
DRAWING PROGRESS DATES							
DRAWING SIZE		24" x 36"					
SUNNY INFO		12/12/05					
Baseline Engineering Corp.							
DRAWING NAME		N:\c02693\ch08.dwg					
SHEET		OF					
C1.1							
CITY OF AURORA		ARAPAHOE COUNTY		COMMERCIAL BUILDING SERVICES			
REVISION DESCRIPTION		PREPARED BY	DATE	APPROVED			
Presubmittal Mtg			11/17/05				
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SUNNY INFO		12/12/05					
Baseline Engineering Corp.							
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SHEET		OF					
C1.1							

LOT 1, BLOCK 1 CALKINS SUBDIVISION, NW ¼ SEC 14,
T4S, R67W OF 6TH P.M., CITY OF AURORA, COUNTY
OF ARAPAHOE, STATE OF COLORADO



1. REFER TO SHEET C1.0 FOR ADDITIONAL GENERAL NOTES
2. CONTOURS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB OR GROUND. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY
3. IF DURING THE GRADING PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE AND UNIDENTIFIED SITUATION IS PRESENT, THE SOILS ENGINEER SHALL BE CONTACTED FOR RECOMMENDATIONS.
4. ON PROPOSED SLOPE SHALL EXCEED THREE (3) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS MUST BE PROTECTED FROM EROSION.
5. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURBS AND GUTTER AND UTILITIES.
6. THE TOP 6 INCHES OF MATERIAL IN BERM AREAS SHALL BE TOP SOIL AS SPECIFIED IN THE PROJECT SPECIFICATIONS.
7. SUBGRADE WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF DESIGN GRADE, HOWEVER ON THE FINISHED ASPHALT SURFACE, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN CURBS OR PAVEMENT AREAS WHICH DO NOT PROVED PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
8. SPOT ELEVATIONS REPRESENT FOLLOWLINE TOP OF ASPHALT UNLESS OTHERWISE NOTED.

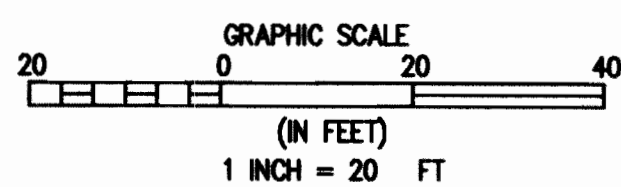
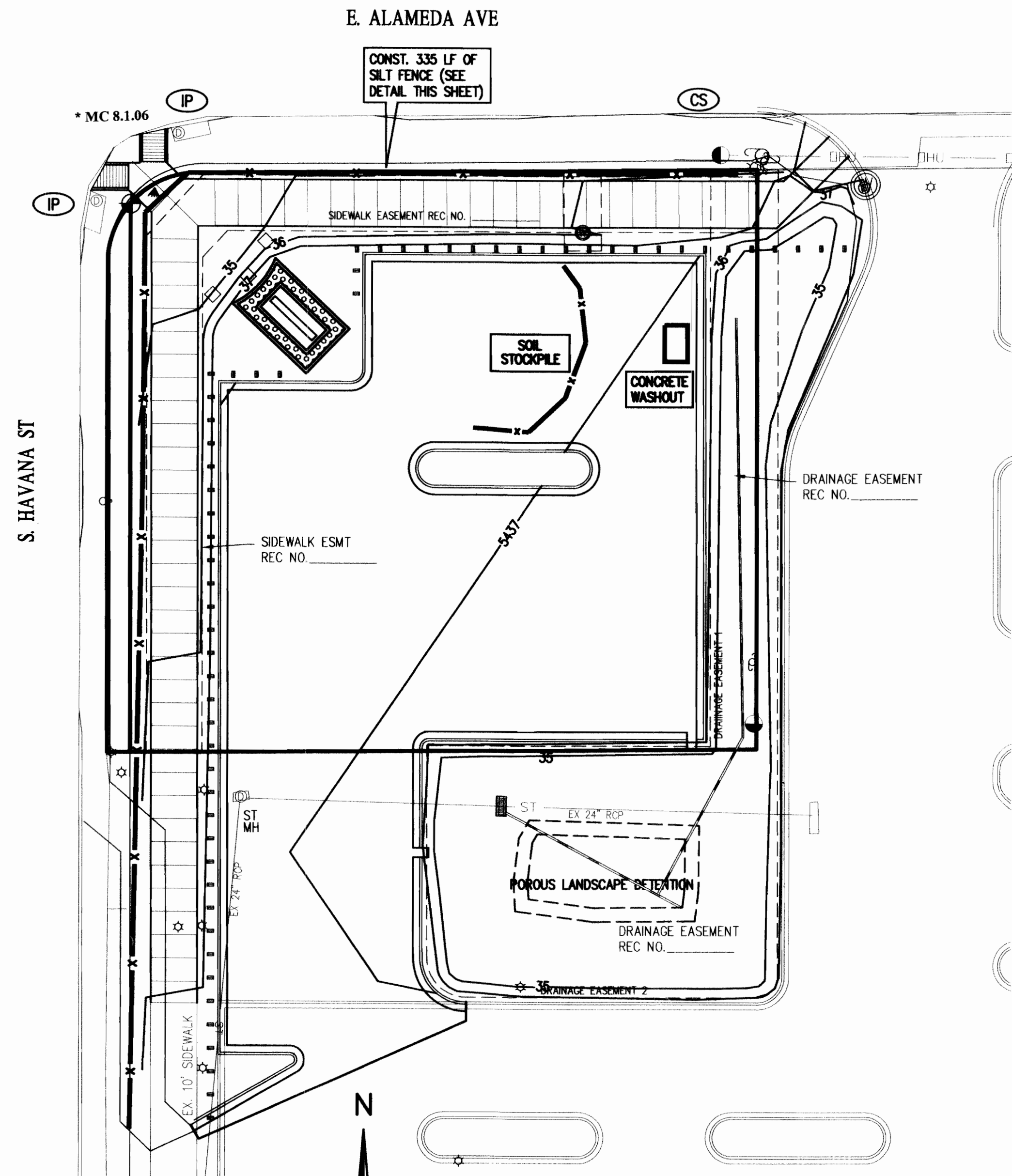
1. REFER TO SHEET C1.0 FOR ADDITIONAL GENERAL NOTES.
2. THE FOLLOWING CRITERIA SHALL APPLY TO ALL CONSTRUCTION WITHIN THE LIMITS OF THE PROJECT.
 - A. THE MAXIMUM CROSS SLOPE OF ANY SIDEWALK OR PEDESTRIAN ACCESS ROUTE SHALL BE 2.0%. THE SLOPE SHALL BE MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL.
 - B. SIDEWALKS AND PEDESTRIAN ACCESS ROUTES SHALL HAVE A MAXIMUM GRADE OF 5.0% MEASURED IN THE DIRECTION OF TRAVEL. SIDEWALKS OR PEDESTRIAN ACCESS ROUTES WHICH ARE DESIGNATED AS RAMPS MAY HAVE A MAXIMUM SLOPE OF 8.0% FOR A MAXIMUM RISE OF 30 INCHES. A 5-FOOT BY 5-FOOT PAD (WITH A 2.0% MAXIMUM SLOPE IN ANY DIRECTION) SHALL BE CONSTRUCTED AT THE BOTTOM AND TOP OF ANY RAMP. ALL RAMPS REQUIRE A HANDRAIL.
 - C. ALL HANDICAP RAMPS SHALL HAVE A MAXIMUM SLOPE OF 8.33% SLOPE MEASURED IN THE DIRECTION OF TRAVEL. THE TRAVEL PORTION OF ALL RAMPS SHALL HAVE COLORED RAMPS.

LITHIA COLORADO 1991-6032-12

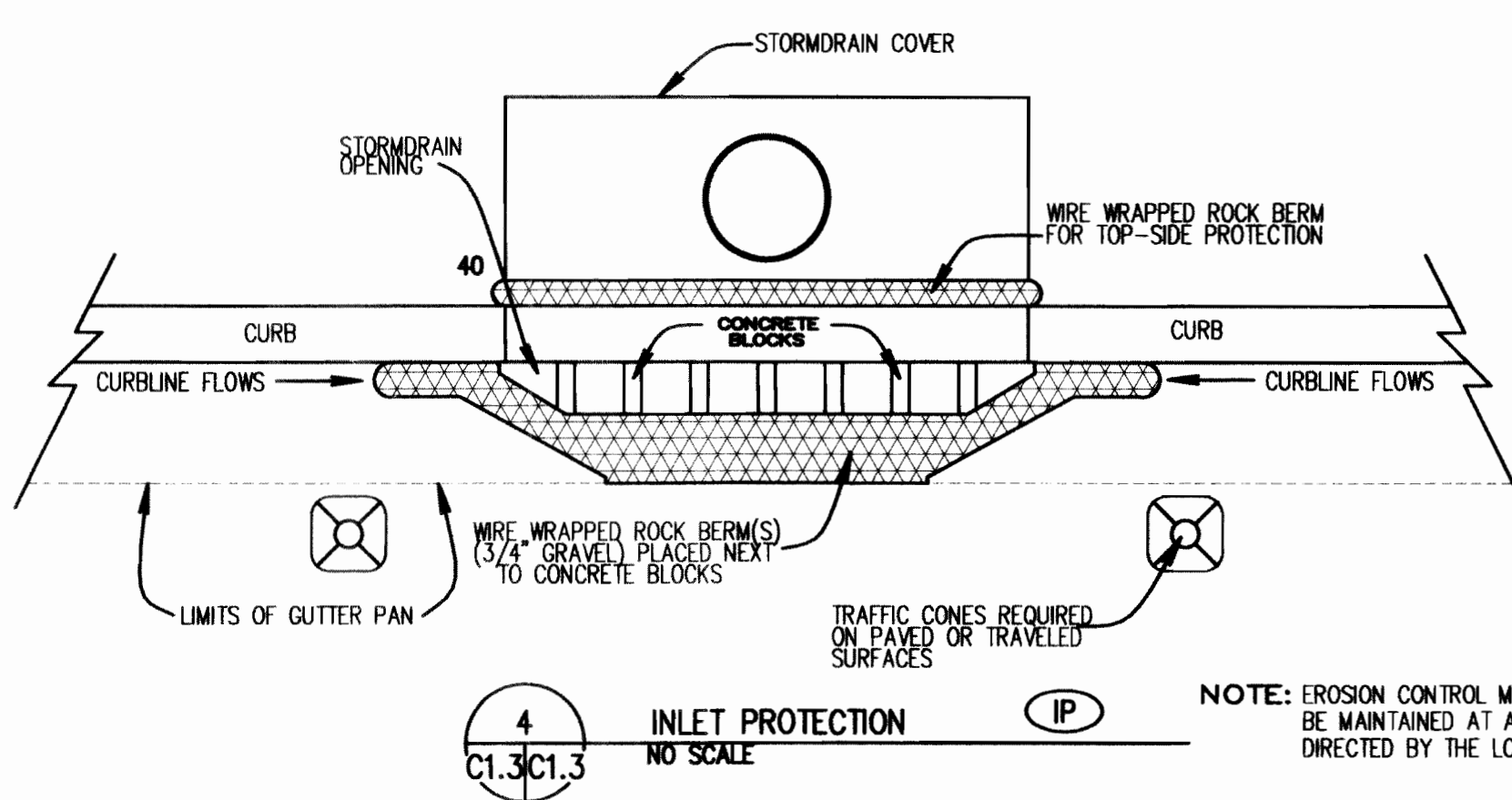
LITHIA CHRYSLER COLORADO

A Proposed Parking Expansion in the City of Aurora

LOT 1, BLOCK 1 CALKINS SUBDIVISION, NW 1/4 SEC 14,
T4S, R67W OF 6TH P.M., CITY OF AURORA, COUNTY
OF ARAPAHOE, STATE OF COLORADO

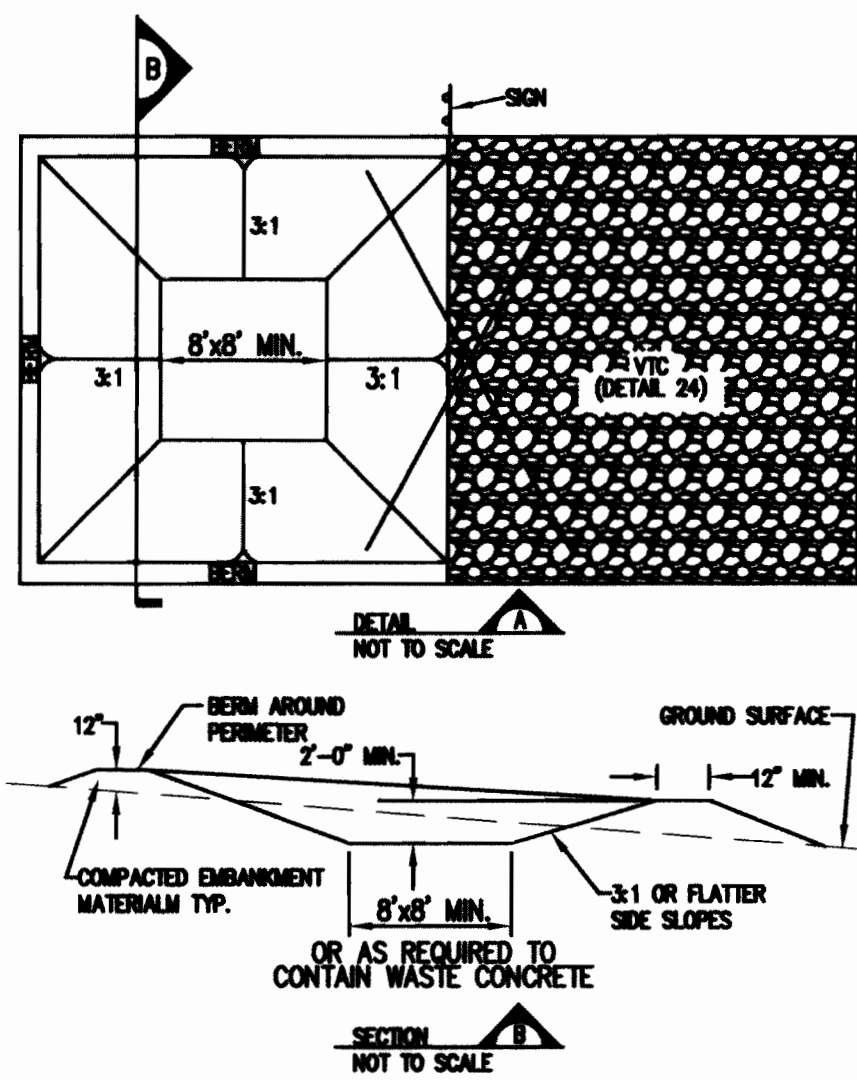


1 EROSION CONTROL PLAN
C1.3/C1.3



4 INLET PROTECTION
C1.3/C1.3

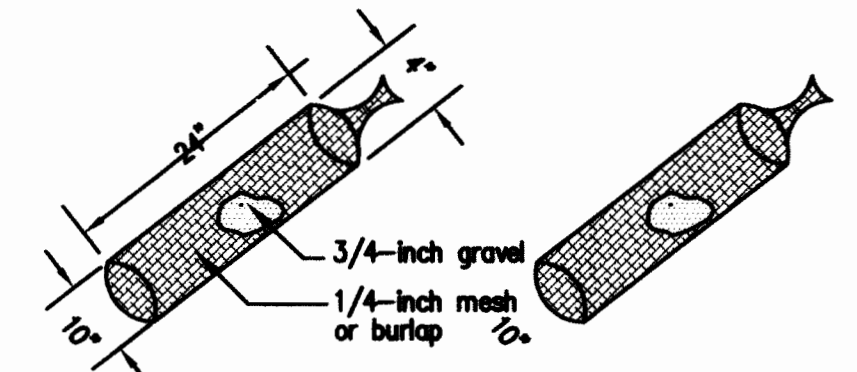
NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY THE LOCAL JURISDICTION



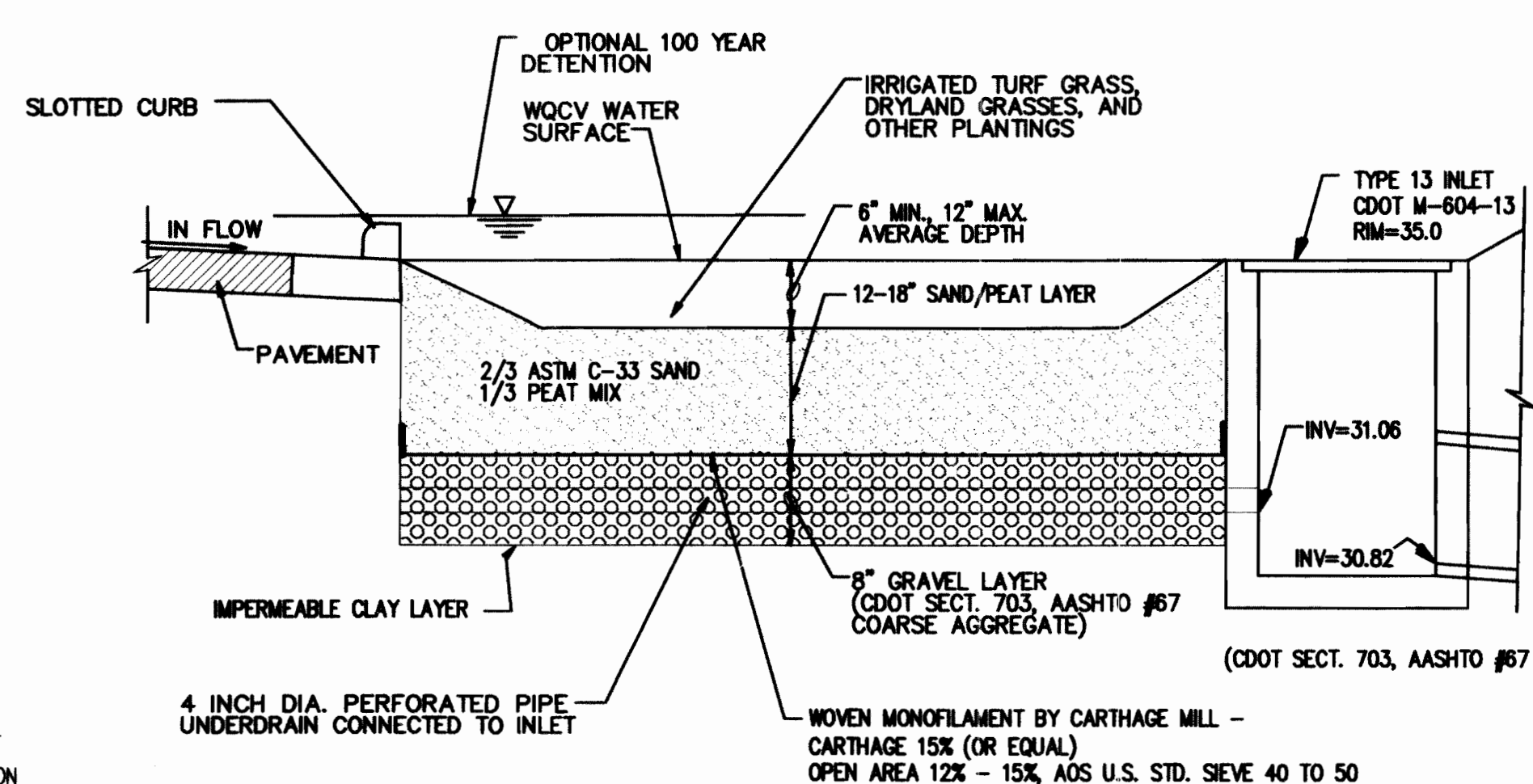
6 CONCRETE WASHOUT AREA
C1.3/C1.3

CONCRETE WASHOUT AREA MAINTENANCE NOTES

1. THE CONCRETE WASHOUT AREA SHALL BE MAINTAINED AND CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASHED CONCRETE.
2. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND SHIPPED OF AT AN APPROVED WASTE SITE.
3. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE EXISTING AREA SHALL BE UNPAVED AND GRASS MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.
4. INSPECT WEEKLY, DURING AND AFTER ANY STORM EVENT.



2 CURB SOCK
C1.3/C1.3



5 TYPICAL POROUS LANDSCAPE DETENTION DETAIL
C1.3/C1.3

The following are the required notes:

- 1) This Erosion and Sediment Control Plan has been placed in the City's file for this project and appears to fulfill the City of Aurora erosion control criteria and requirements. I understand that additional erosion control measures may be required of the owner due to unforeseen erosion problems or if the submitted plan does not function as intended. If unforeseen erosion problems occur or if this plan does not function as intended, the City Inspector may require modifications, additions, or repairs at the time of inspection.
- 2) These requirements shall be the obligation of the Owner, Site Developer, Contractor, and/or their authorized agents, until such time as the plan is certified as properly completed, or until such time as other--rise allowed by the City to be voided, modified, or replaced.
- 3) This plan shall be kept on site at all times.
- 4) Any discrepancy between this plan and an approved Stormwater Management Plan for this site shall require compliance with the more restrictive plan.
- 5) The Owner, Site Developer, Contractor and/or their authorized agents shall remove all sediment, mud, and construction debris that may accumulate in the flow lines, private property, and public rights of ways of the City as a result of this construction project. Removal shall be conducted within 48 hours.
- 6) The Owner, Site Developer, Contractor, and/or their authorized agents shall prevent sediment, debris, and all other pollutants from entering the storm sewer system during all demolition, excavation, trenching, boring, grading or other construction operations that are part of this project. The Owner, Site Developer, Contractor, and/or their authorized agents shall be responsible for remediation of any adverse impacts to adjacent waterways, wetlands, other properties, etc., resulting from work done as part of this project.
- 7) Rough-cut streets shall be mulched or similarly protected within the 30-day period after completion of overall grading.
- 8) The Owner, Site Developer, Contractor, and/or their authorized agents shall prevent loss of cut and fill material being transported to and from the site by taking appropriate measures. All mud and sediment tracked onto public streets shall be cleaned immediately by Owner, Site Developer, Contractor, and/or their authorized agents. Street cleaning includes shoveling and sweeping activities. At no time shall sediment be washed down unprotected inlets into the City storm sewer system.
- 9) Approved erosion and sediment control "Best Management Practices" shall be maintained and fully functional for the entire duration of this project.
- 10) Inspection and maintenance of erosion and sediment control measures are the continuous obligations of the Owner, Site Developer, Contractor, and/or their authorized agents. BMP's shall be inspected weekly and after every precipitation event. All necessary maintenance and repair shall be completed within 48 hours unless otherwise agreed. The inspection reports shall be made available to the City upon request.
- 11) If stockpiles are located within 100 feet of a drainage way, additional sediment controls such as temporary diversion dikes or silt fence shall be required.
- 12) All downstream erosion/sediment control facilities must be in place prior to commencement of grading operations or any other site disturbances.
- 13) All water quality ponds must be overexcavated around the permanent outlet structures. This overexcavation will allow for retention of sediment and prevent large unprotected flows from exiting the structure.
- 14) Vehicle Traffic Control (VTC) shall consist of angular rock material (2-4 inches in diameter) at a depth of not less than 6 inches at all ingress and egress points.
- 15) For all porous landscape detention facilities, in order to prevent clogging of filter medium, installation of the filtration system must be delayed until after the site is fully landscaped.
- 16) All material imported to or exported from the site shall be properly covered to prevent the loss of material during transport. Haul routes must be pre-approved by the City. No material shall be transported to another site in the city without first obtaining a permit from the city.
- 17) Fugitive dust emissions resulting from grading activities and/or wind shall be controlled using reasonably available control technology as defined by the Colorado Department of Public Health and Environment.
- 18) Final or temporary soil stabilization measures shall be applied: (1) to disturbed areas and stockpiles within 14 days after final grade is reached, (2) within 14 days to disturbed areas which may be at final grade but will remain dormant for longer than 30 days, and (3) within 14 days of stockpile construction on any stockpile which will remain dormant for longer than 30 days.

- 19) Final soil stabilization shall be the final ground cover defined by the site plan or associated documents. Temporary soil stabilization shall include grasses from seed and mulching as described below.

The seedbed shall be well settled and firm, but friable enough that seed can be placed at the seeding depth specified. The seedbed shall be reasonably free of weeds. Soils that have been over-compact by traffic or equipment, especially when wet, shall be tilled to break-up rooting restrictive layers and then harrowed, rolled or packed to prepare the required firm seedbed.

Mulch shall be applied at a rate of 2 1/2 tons per acre and shall be attached by an approved method suitable for the type of mulch used. Mulch shall be spread uniformly, in a continuous blanket, after seeding is complete. Mulch shall be clean, weed and seed free, long stemmed grass or hay, or long stemmed straw of oats, wheat or rye. At least 50% of mulch, by weight, shall be tan inches or longer. Mulch shall be spread by hand or blower-type mulch spreader. Mulching shall be started on the windward side of relatively flat areas or on the upper part of a steep slope and continued uniformly until the area is covered. The mulch shall not be bunched. Immediately following spreading, the mulch shall be anchored to the soil by a v-type wheel land packer or a scalloped-disk land packer design to force mulch into the soil surface a minimum of 3 inches. All seeded areas shall be mulched after seeding on the same day as the seeding.

The seed mix shall be as follows:

Grasses/Seeds	Pounds of PLS/acre
Blue grama	0.5
Compass blue bluestem	1.0
Prairie sandreed	1.0
Seed dressed	0.25
Vaughn bluegrass grama	2.0
Arbo western wheatgrass	5.5
Total	10.25

- 20) Accumulated sediment and debris shall be removed from a BMP when the sediment level reached one-half the height of the BMP or at anytime that sediment or debris adversely impacts the functioning of the BMP.
- 21) The discharge of water containing waste cement to adjacent waterways, wetlands, other properties, etc., is prohibited. The cleaning of cement truck delivery chutes, except in designated concrete washout areas, is prohibited at the job site.
- 22) The discharge of any water contaminated by waste products from cutting operations to adjacent waterways, wetlands, other properties, etc., is prohibited. The Owner, Site Developer, Contractor, and/or their authorized agents shall protect adjacent waterways, wetlands, other properties, etc., adjacent to any location where pavement cutting operations involving wheel cutting, saw cutting or abrasive water jet cutting are to take place. The Owner, Site Developer, Contractor, and/or their authorized agents shall remove and properly dispose of all waste products generated by said cutting operations on a daily basis.
- 23) It shall be the responsibility of the Owner, Site Developer, Contractor, and/or their authorized agents to resolve construction problems due to changed conditions or design errors encountered by the Contractor during the progress of any portion of the work. If, in the opinion of the City's Erosion Control Inspector, the proposed modifications to the approved plans involve significant changes to the character of the work or to future contiguous public or private improvements, the Developer shall be responsible to revise plans and submit them to the City of Aurora for approval prior to any further construction related to that portion of the work. Any improvements not constructed in accordance with the approved plans, or the approved revised plans, shall be removed and the improvements shall be reconstructed.
- 24) The Contractor shall notify the City Erosion Control Inspector upon installation of sediment and erosion control measures and 24 hours prior to starting grading or excavation work. The City Erosion Control Inspector may be reached at (303) 739-7488.
- 25) Erosion and sediment control measures shall be in place and inspected by the City prior to grading or excavation activities. Additional erosion and sediment control measures may be required during and after construction and shall be installed within five days of notification by the City. The Owner, Site Developer, Contractor, and/or their authorized agents shall plan, install, and maintain all erosion control measures as indicated on this plan and as necessary to prevent sediment deposition off-site.

NPDES NOTE



Owner/Contractor must obtain N.P.D.E.S. storm water discharge permit from Colorado Department of Health if required.

"The developer shall have a registered Land Surveyor or Professional Engineer certify the porous landscape detention (BMP) has been constructed as designed relative to surface area and grade. The certification shall include an 8-1/2 x 11 sketch of the BMP, be signed and sealed by the preparer and provided to the City of Aurora Engineering Control Section Senior Engineer before a certificate of occupancy can be issued."

BASELINE ENGINEERING CORPORATION 1800 COLE BLVD, SUITE 206 AURORA, CO 80012 TEL: 303.739.7488 FAX: 303.740.9589	REVISION DESCRIPTION	DATE	APPROVED
	Presubmittal Mtg	11/7/05	
	Initial Submittal	11/21/05	
	Revised Submittal	12/22/05	
CITY OF AURORA ARAPAHOE COUNTY LITHIA CHRYSLER COLORADO LOT 1, BLOCK 1 CALKINS SUBDIVISION EROSION CONTROL PLAN	PREPARED BY	DATE	APPROVED
	Revised Submittal	12/22/05	
	Revised Submittal	01/06/06	
	Myor	02/06/06	
DRAWING PROGRESS DATES	DRAWING SIZE	24" x 36"	
	SURVEY INFO	Baseline Engineering Corp.	
	DRAWING NAME	N:\co2893\civil8.dwg	
	SHEET 4 OF 4		

**COMMERCIAL
BUILDING
SERVICES
INC.** 7561 S. GRANT ST., SUITE A-4 • LITTLETON, CO 80122

HENKELS & MCCOY, Inc.
7061 SOUTH UNIVERSITY BLVD.
SUITE 206
LITTLETON, COLORADO 80122
Telephone - (303) 794-4704
Fax - (303) 794-4703

Off Street Parking Requirement per Aurora City Code Section 146-1805 "motor vehicle sales and repairs"	NEW number of Employees	NEW repair / maintenance space	NEW showroom space	Total spaces required	Total spaces provided
One space for each 1.5 employees	70	N/A	N/A	47	49 
One space for each 150 square feet of repair or maintenance space	N/A	21,200	N/A	141	145
One space for each 600 square feet of showroom	N/A	N/A	2,500	4	68
Grand Totals				192	262 



348 S. HAVANA ST. AURORA, COLORADO 80012

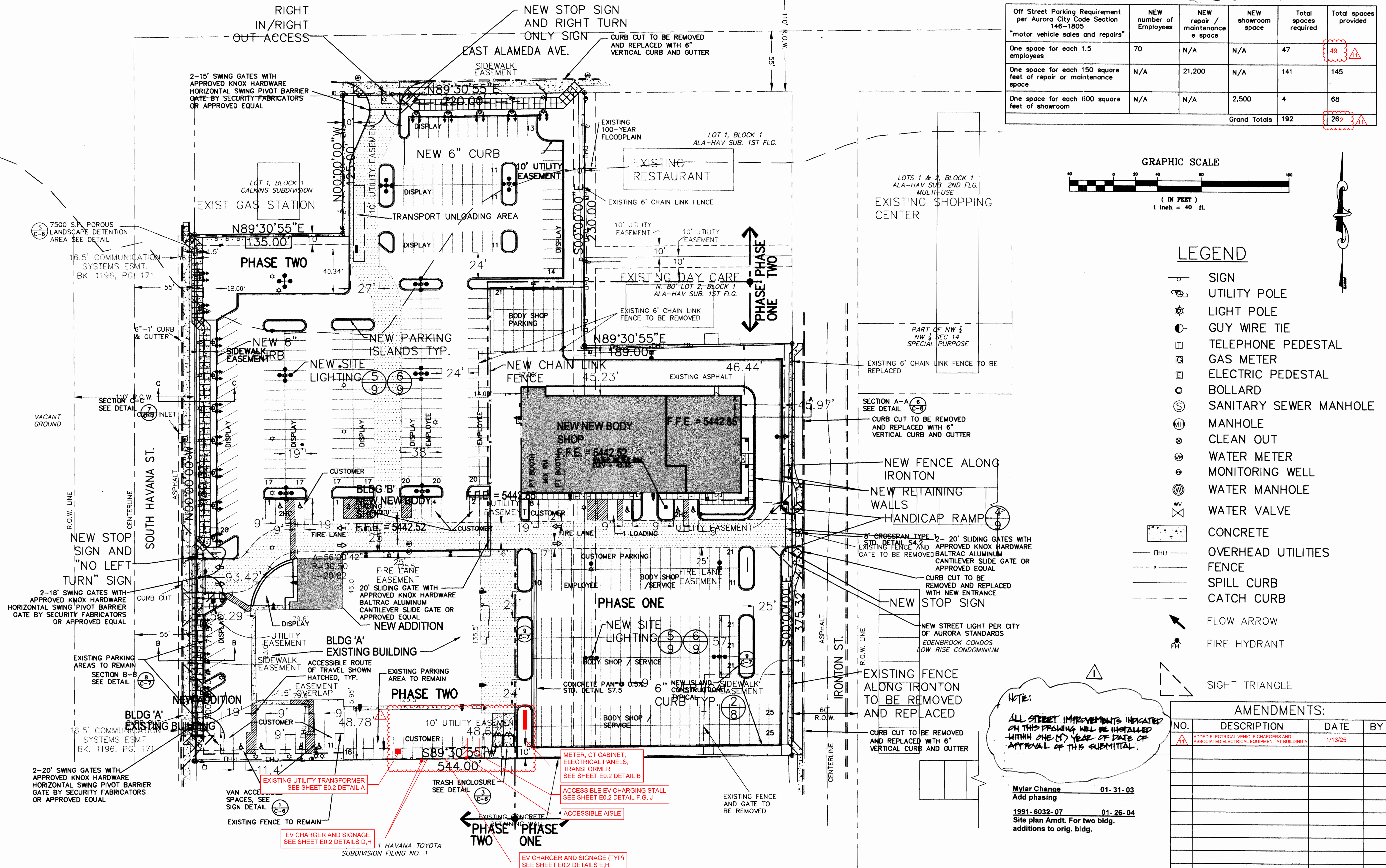
LITHIA COLORADO
SITE PLAN

REVISIONS
① - JULY 25, 2003

DATE: 01-20-03
DESIGN: SCM
JOB: 06-042465-00
DWG: SP-SitePlan.DWG

SHEET NO.
PHASING
PLAN
OF SHEETS

1991-6032-03



* 1/31/03