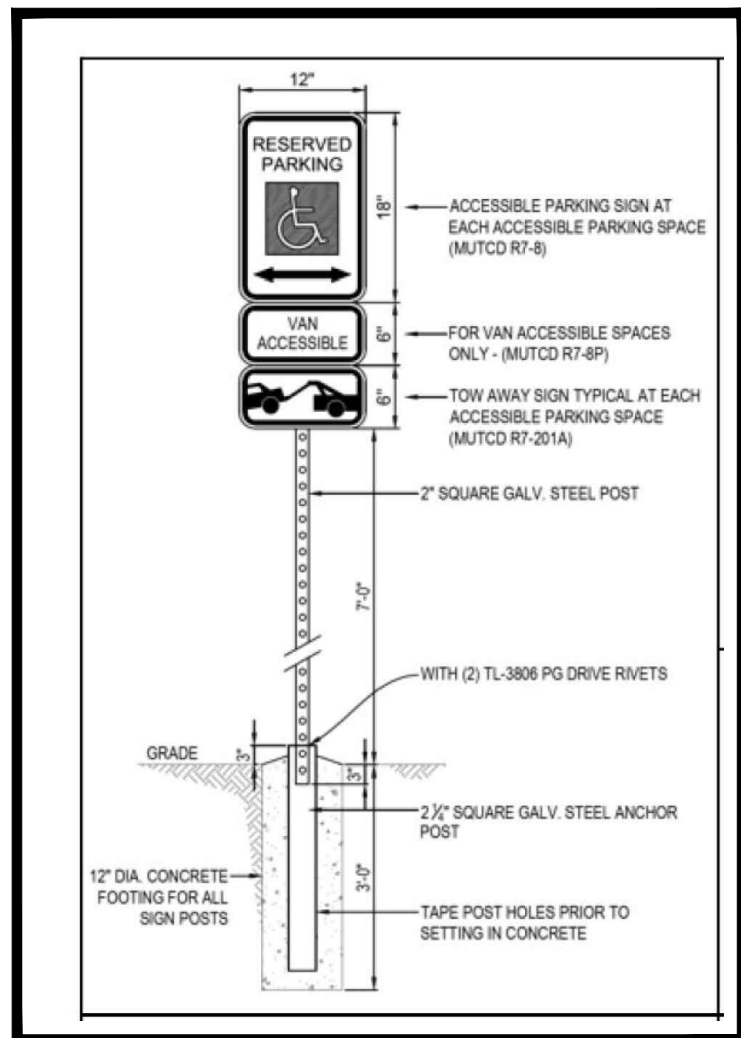


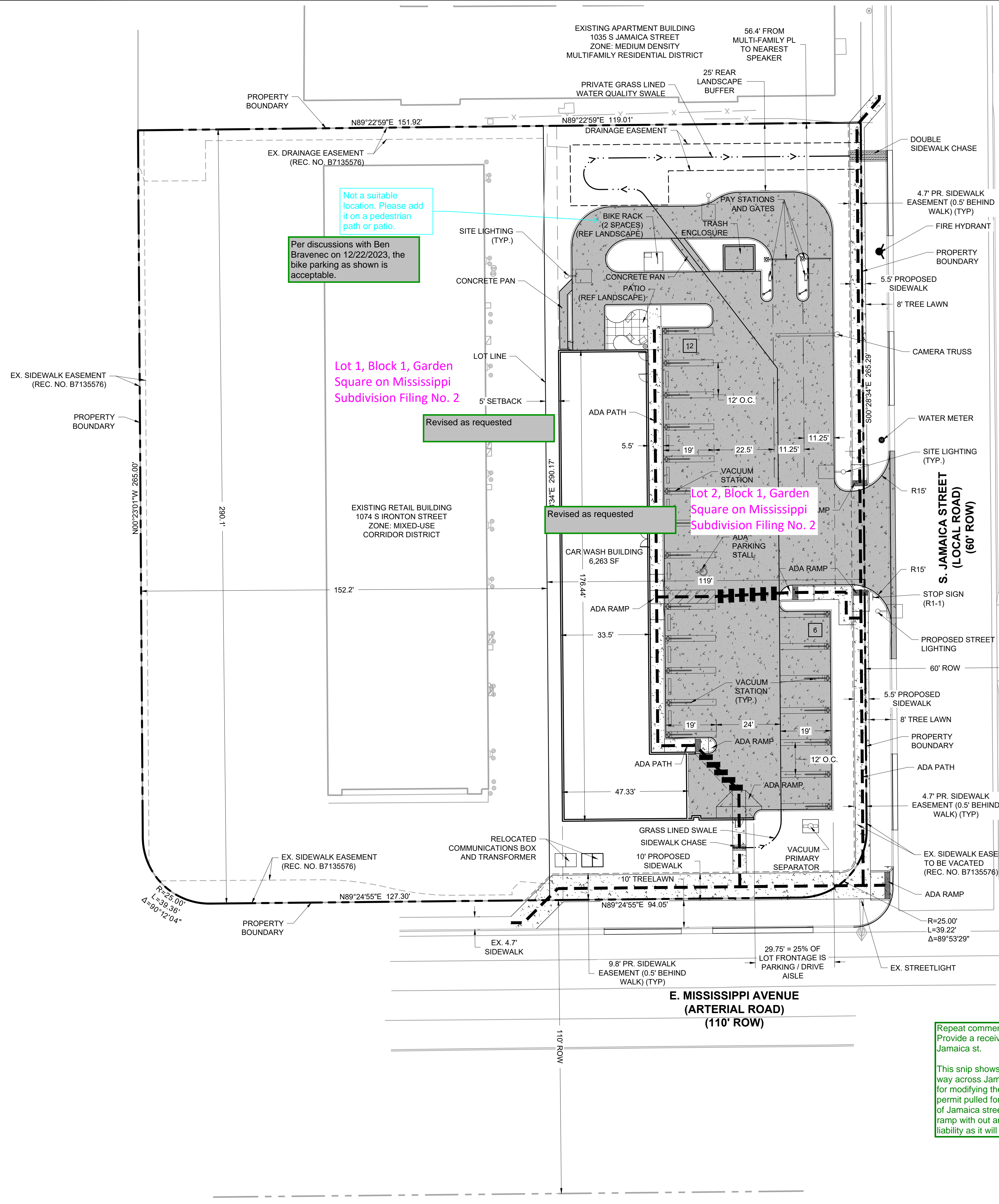
A diagram of a standard octagonal stop sign. The sign is red with a white border and the word "STOP" in white capital letters. Dimension lines indicate the sign is 30 inches wide and 30 inches high.

1. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE SECTION 126, ARTICLE VII- NUMBERING OF BUILDINGS.
2. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-42S THROUGH 22-43A, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 60 (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
3. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
4. 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. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, OBSTRUCTIONS OR OTHER OBSTRUCTIONS THAT WOULD PREVENT THE USE OF ANY FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE TOWN AND THE OWNER SHALL DESIGN AND MAINTAIN APPROPRIATE SIGNS IN CONFORMANCE WITH THE CITY OF AURORA'S BUILDING DIVISION, STATE "FIRE LANE, NO PARKING," THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
5. THE 2021 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC) AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE ASSESSMENT TO BOTH THE GC AND THE AURORA BUILDING DIVISION. IF THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE, A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
6. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED PORCHES, ETC.) AND OTHER FEATURES SHALL BE DESIGNED TO AVOID OBSTRUCTING THE RADIO FREQUENCY COVERAGE.
7. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.



Revised as requested

PLOT DATE: 02/22/2023 AT 8:43 AM
FILE PATH: E:\PROJECTS\220136 - WASH 'N GO CAR WASH - AURORA, CO\03 - DRAWINGS\11 - DA220136 - 11 SITE PLAN



Not a suitable location. Please add it on a pedestrian path or patio.

Per discussions with Ben Bravenec on 12/22/2023, the bike parking as shown is acceptable.

Lot 1, Block 1, Garden Square on Mississippi Subdivision Filing No. 2

Revised as requested

Revised as requested

Lot 2, Block 1, Garden Square on Mississippi Subdivision Filing No. 2

Repeat comment:
Provide a receiving plan on the east side of Jamaica st.

This snip shows the available public right of way across Jamaica street that is available for modifying the existing ramp. The PI permit pulled for the ramp work for west side of Jamaica street can include the east side ramp with out any additional insurance or liability as it will be within public right of way.

Revised as requested

Ramp added to mirror proposed condition across Jamaica (10' wide sidewalk with a 10' tree lawn) and ties into existing condition.

- SITE PLAN NOTES:**
1. ALL DIMENSIONS ARE FLOWLINE TO FLOWLINE OR BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
 2. ALL IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE EAST PROPERTY LINE UNLESS OTHERWISE NOTED.
 3. BUILDING FOOTPRINT SHOWN IS BASED UPON THE LATEST ARCHITECTURAL INFORMATION PROVIDED TO CAGE ENGINEERING.
 4. ALL EXISTING EASEMENTS ON LOT 2 ARE TO BE VACATED, AND NEW EASEMENTS DEDICATED WITH PLAT.



REV. NO.	DESCRIPTION	DATE

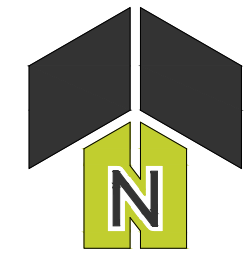


- LIGHTPOLE
- PROPERTY LINE
- EASEMENT LINE



UNCC
CALL BEFORE
YOU DIG
811
OR

1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO



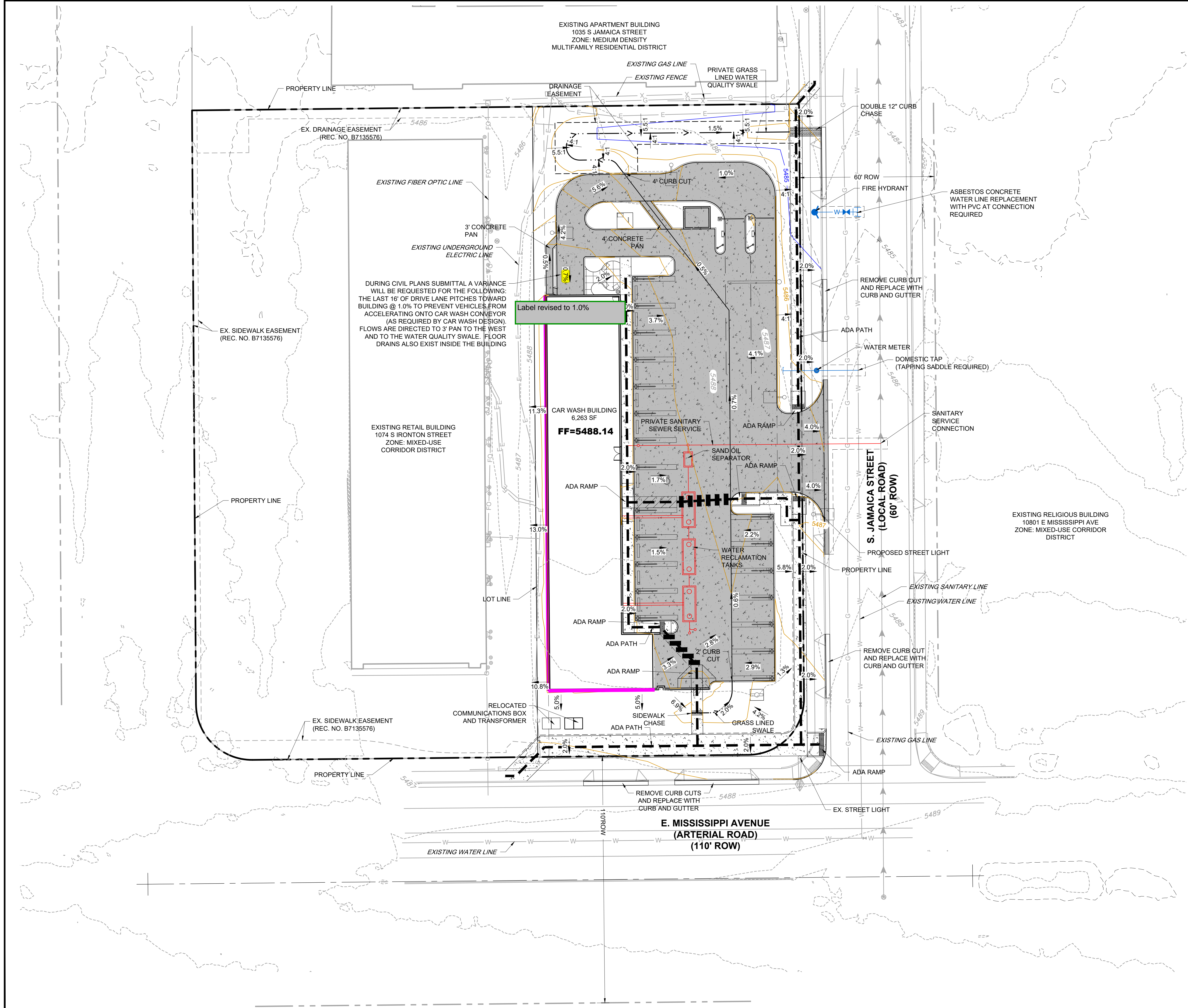
WASH 'N GO OF COLORADO, LLC
WASH 'N GO CARWASH
SITE PLAN
10797 E MISSISSIPPI AVENUE
AURORA, CO

PROJ NO: 220136
ENG: KJS/JLE
DATE: 02/22/2023

SHEET DESCRIPTION

SP1
SHEET 3

PLOT DATE: 02/09/2023 AT 1:57 PM
FILE PATH: E:\PROJECTS\220136 - WASH 'N GO CAR WASH - AURORA, CO\3 - DRAWINGS\11 - DATA\36 - 11_ GRADING & UTILITY PLAN



GRADING AND UTILITY PLAN NOTES:

1. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMP WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.
2. ALL EXISTING EASEMENTS ON LOT 2 ARE TO BE VACATED, AND NEW EASEMENTS DEDICATED WITH PLAT.
3. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
4. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
5. THE MAXIMUM LONGITUDINAL SLOPE OF ANY ADA RAMP SHALL BE 8.33%.
6. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM LONGITUDINAL SLOPE OF 5% (EXCLUDING RAMP).
7. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.

EX. WATER MAIN
PR. WATER MAIN
EX. SANITARY SEWER
PR. SANITARY SERVICE

PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR

DRAINAGE FLOW ARROW
STEM WALL
ADA ROUTE



UNCC
CALL BEFORE
YOU DIG
811
OR

1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO

0 20' 40'
1" = 20' (HORIZONTAL)



REV. NO.	DESCRIPTION	DATE

WASH 'N GO OF COLORADO, LLC
WASH 'N GO CARWASH
GRADING AND UTILITY PLAN
10797 E MISSISSIPPI AVENUE
AURORA, CO

PROJ NO: 220136
ENG: KJS/JLE
DATE: 02/22/2023

SHEET DESCRIPTION
GP1
SHEET 4

	AREA (sf)	%
TOTAL SITE AREA _____	38,370	100.0%
<u>IMPERVIOUS SURFACES:</u>	26,272	68.50%
BUILDING AREA: 6,263 SF		
HARD SURFACE AREA: 20,009 SF		
<u>LANDSCAPE AREA:</u>	12,098	31.50%
MIN. 15% DEVOTED TO OPEN SPACE = (5,755 SF.)		
MAXIMUM % OF COOL SEASON GRASSES ALLOWED: 0		
% OF COOL SEASON GRASSES PROVIDED: 0		



1. **EAST BOUNDARY NON-STREET BUFFER SETBACK ADJUSTMENT REQUEST (UDO- SECTION 146-4.15, D NON-STREET PERIMETER BUFFER).** REDUCE LANDSCAPE BUFFER REQUIREMENT BETWEEN LOTS COMM TO COMM SITE FROM 10FT. TO 5FT.
JUSTIFICATION: DUE TO LOT WIDTH, PLACING A 10FT. BUFFER ON THE WEST PROPERTY LINE WILL HINDER INTERIOR OF CAR WASH AND ASSOCIATED VACUUM BAYS.
MITIGATION METHOD: WITH SIMILAR USE TO THE WEST, AND THE REQUESTED BUFFER SETBACK, THE SITE COMPLES WITH NORMAL PLANTING QUANTITY REQUIREMENTS, PLACING CLUSTER OF TREES ON THE OPEN AREA TO THE NORTH, AND TO THE SOUTH. ELEVEN ADDITIONAL SHRUBS, BEYOND REQUIREMENT HAVE BEEN ADDED AGAINST THE BUILDING WEST FACING FACADE.
2. **EAST BOUNDARY JAMAICA STREET LANDSCAPE BUFFER SETBACK ADJUSTMENT REQUEST (UDO- SECTION 146-4.15D STREET LANDSCAPE BUFFER).** REDUCE LANDSCAPE BUFFER FROM 20FT. TO 6.5FT ON THE NORTH SECTION, AND 8.5 FT. ON THE SOUTH.
JUSTIFICATION: DUE TO WIDTH OF THE SITE, MEETING THE NORMAL SETBACK WOULD MAKE IT IMPOSSIBLE TO CREATE A FEASIBLE FLOW AND LAYOUT OF THE VACUUM BAYS AND DRIVE-IN LANES
MITIGATION METHOD: THE DENSE SHRUB MASSING, MEETING PARKING PERIMETER REQUIREMENTS, TOGETHER WITH LANDSCAPE BUFFER, PROVIDE A SOLID LANDSCAPE BUFFER BETWEEN JAMAICA STREET AND THE INTERIOR OF THE SITE. AND, TREES INCREASED TO 3' CALIFER.
2. **EAST BUILDING PERIMETER LANDSCAPE ADJUSTMENT REQUEST (UDO- SECTION 146-4.15/2a BUILDING PERIMETER LANDSCAPE).** REDUCE THE 'T's' REQUIRED FROM 3.75 (BLDG LENGTH 150 FT, DIVIDED BY 40= 3.75) TO 2.00 FT.
JUSTIFICATION: THE BUILDING LENGTH IS RELATIVELY NEAR TO BLDG., AND PLANTING RESTRAINTS WITH REDUCING NUMBER OF VACUUM STALLS. IT IS DIFFICULT TO ADD PLANT MATERIAL WITHIN 20' OF THE BUILDING FRONTSAGE.
MITIGATION METHOD: ALL STREET DECIDUOUS TREE SIZES HAVE BEEN INCREASED FROM THE REQUIRED 2-1/2' CALIFER SIZE TO 3' CALIFER, AND STREET FRONTAGE DECIDUOUS TREES HAVE BEEN INCREASED FROM 2' CALIFER TO 3' CALIFER

Figure 1 is a site plan showing a building layout. The building consists of a central rectangular section (10' x 20') and two side wings (each 20' x 10'). The total width is 40' and the total depth is 30'. A north arrow is shown in the top left corner. The scale is 1" = 20'.

CURBSIDE LANDSCAPE

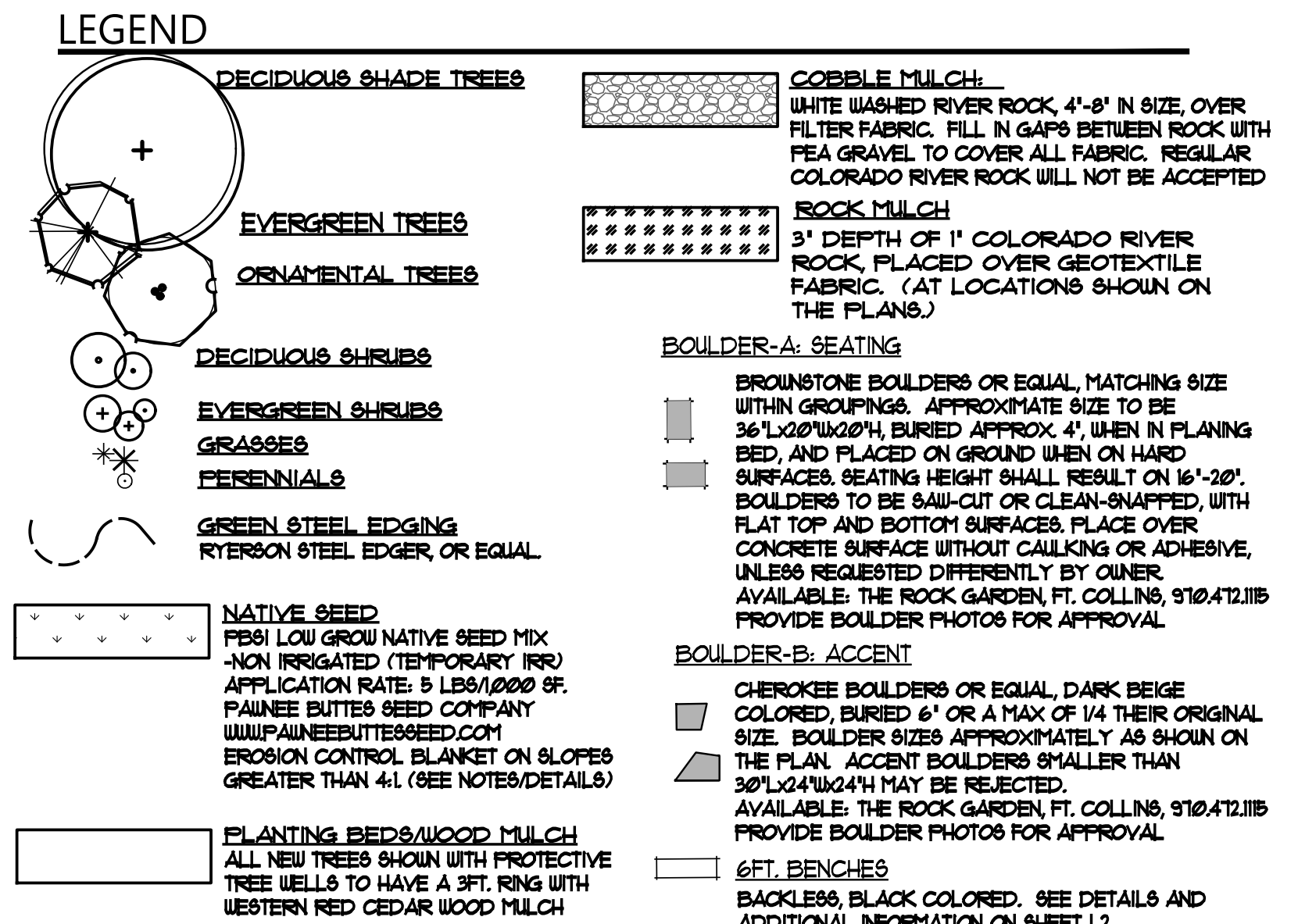
	LANDSCAPE DESCRIPTION	CURBSIDE LANDSCAPE	LANDSCAPE REQ.	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
A	EAST STREET FRONTAGE S. JAMAICA ST. (215 LF)	8 FT. CURBSIDE LANDSCAPE	1 TREE PER 40 L.F. 1 SHRUB PER 40 S.F. = (1,460 SF)	5	37	5	38 5GAL 3 1GAL
B	SOUTH STREET FRONTAGE E. MISSISSIPPI AVE. (114 LF)	10 FT. CURBSIDE LANDSCAPE	1 TREE PER 40 L.F. 1 SHRUB PER 40 S.F. = (1,090 SF)	3	28	3	31 5GAL 6 1GAL

BUFFER DESCRIPTION/ LENGTH/ADJ. LAND USE	STANDARD BUFFER WIDTH/ BUFFER WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
NORTH PERIMETER BUFFER USE: MULTI FAMILY RESIDENTIAL LENGTH: 119 LF.	STANDARD BUFFER: 25 FT. BUFFER PROVIDED: 25 FT. 1 TREE & 5 SHRUBS PER 25 LF. (50% TREES EVERGREEN)	STANDARD DESIGN	5	24	5 (3 EVER=60%)	25 5GAL
EAST PERIMETER BUFFER USE: S. JAMAICA ST. LENGTH: 215 LF.	STANDARD BUFFER: 20 FT. BUFFER PROVIDED: 6.5-8.5 FT. 1 TREE & 10 SHRUBS PER 40 LF.	STANDARD DESIGN	6	54	8	54 5GAL
SOUTH PERIMETER BUFFER USE: E. MISSISSIPPI AVE. LENGTH: 114 LF.	STANDARD BUFFER: 20 FT. BUFFER PROVIDED: 20 FT. 1 TREE & 10 SHRUBS PER 40 LF.	STANDARD DESIGN	3	29	4	36 5GAL
WEST PERIMETER BUFFER USE: COMMERCIAL LENGTH: 270 LF.	STANDARD BUFFER: 10 FT. BUFFER PROVIDED: 5 FT. 1 TREE & 5 SHRUBS PER 40 LF. (30% TREES EVERGREEN)	STANDARD DESIGN	7	34	7 (4 EVER=57%)	45 5GAL

	LANDSCAPE DESCRIPTION	LANDSCAPE REQ.	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
A	PARKING PERIMETER S. JAMAICA ST. (203 LF)	CONTINUOUS DOUBLE ROW HEDGE, 3-4 FT. HEIGHT, 3-4 FT. O.C. (50% FLOWERING SHRUBS).	-	-	5	53 5GAL
B	INTERIOR ISLANDS	1 TREE PER /6 SHRUBS PER 1 FTT. ISLAND	1	6	1	6 5GAL

	ELEVATION (DIRECTION FACING)	BUILDING ELEVATION LENGTH	LANDSCAPE REQ.	# T.E'S REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
A	NORTH- MULTI-FAMILY	34 LF.	1 TE EQUIVALENT/40 LF OF BUILDING ELEVATION	0.4	1	2 5GAL.
B	EAST- S. JAMAICA ST.	150 LF	1 TE EQUIVALENT/40 LF OF BUILDING ELEVATION	3.75	1	10 5GAL.
C	SOUTH- E. MISSISSIPPI AVE.	72 LF.	1 TE EQUIVALENT/40 LF OF BUILDING ELEVATION	1.8	3	13 5GAL.
D	WEST- COMMERCIAL	N/A	N/A	--	--	--

NOT FOR CONSTRUCTION

[illegible]

WASH N GO OF COLORADO, LLC
WASH 'N GO CARWASH
LANDSCAPE PLAN
10797 E MISSISSIPPI AVENUE
AURORA, CO

PROJ NO: 00-610

ENG : JCJ

DATE : 08/31/2023

SHEET DESCRIPTION

L1

SHEET 5

JIMENEZ DESIGN GROUP, L.L.C.
314 Rosemont Circle
Highlands Ranch, CO 80129
Phone: 303.736.8636 Fax: 720.944.0394

Site Planning | Landscape Architecture | Urban Design

Recipient of these plans understand that the graphics contained within have been prepared by the Jimenez Design Group, LLC and can not be modified or changed in any way without prior approval from JDG.

The diagram illustrates the correct method for staking a tree. It includes a plan view at the top showing a tree with three or fewer leaders, and a cross-section view below showing the tree in a pit. The cross-section view shows the tree trunk wrapped in a white PVC pipe, secured with nylon straps and galvanized wire. The pit is lined with a saucer of mulch, and the sides are sloped and backfilled with a mixture of soil and amendment. The diagram also shows the removal of burlap and wire from the rootball and the use of a steel T-post to secure the wrap.

TREE STAKING PLAN VIEW

MORE THAN 3'

DO NOT CUT SINGLE LEADER, PRUNE DAMAGED OR DEAD WOOD AND CO-DOMINANT LEADERS AT LANDSCAPE ARCHITECT'S DIRECTION ONLY.

3' OR LESS

12" NYLON TREE STRAP ON GUY WIRE AND AROUND TREE TRUNK.

1/2" DIAM. WHITE PVC PIPE SECTION ON ENTIRE LENGTH OF EACH WIRE.

14 GAUGE GALVANIZED WIRE, DOUBLE STRAND TWISTED.

6" STEEL T-POST (2 MIN.) (4' EXPOSED) INSTALL PROTECTION CAP TO TOP OF POST

WRAP ENTIRE SURFACE OF TRUNK TO SECOND BRANCH WITH SPECIFIED TREE WRAP MATERIAL IF PLANTED IN THE FALL. DO NOT WRAP IF PLANTED IN THE SPRING.

SET TOP OF ROOTBALL 2' ABOVE ADJACENT GRADE

48" CIRCLE OF SHREDDED BARK MULCH (3 DEEP) AROUND BASE OF TREES IN GRASS AREAS.

FORM SAUCER AROUND EDGE OF TREE PIT

FINISH GRADE

REMOVE BURLAP FROM TOP 2/3 OF ROOTBALL REMOVE WIRE BASKET AND TWINE COMPLETELY.

SLOPE SIDES OF PIT AS SHOWN. ROUGHEN SIDES AND BOTTOM PRIOR TO BACKFILLING.

BACKFILL MIXTURE OF 2/3 EXISTING SOIL AND 1/3 APPROVED AMENDMENT.

UNDISTURBED SUBGRADE

ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

2 x ROOTBALL D.I.A.

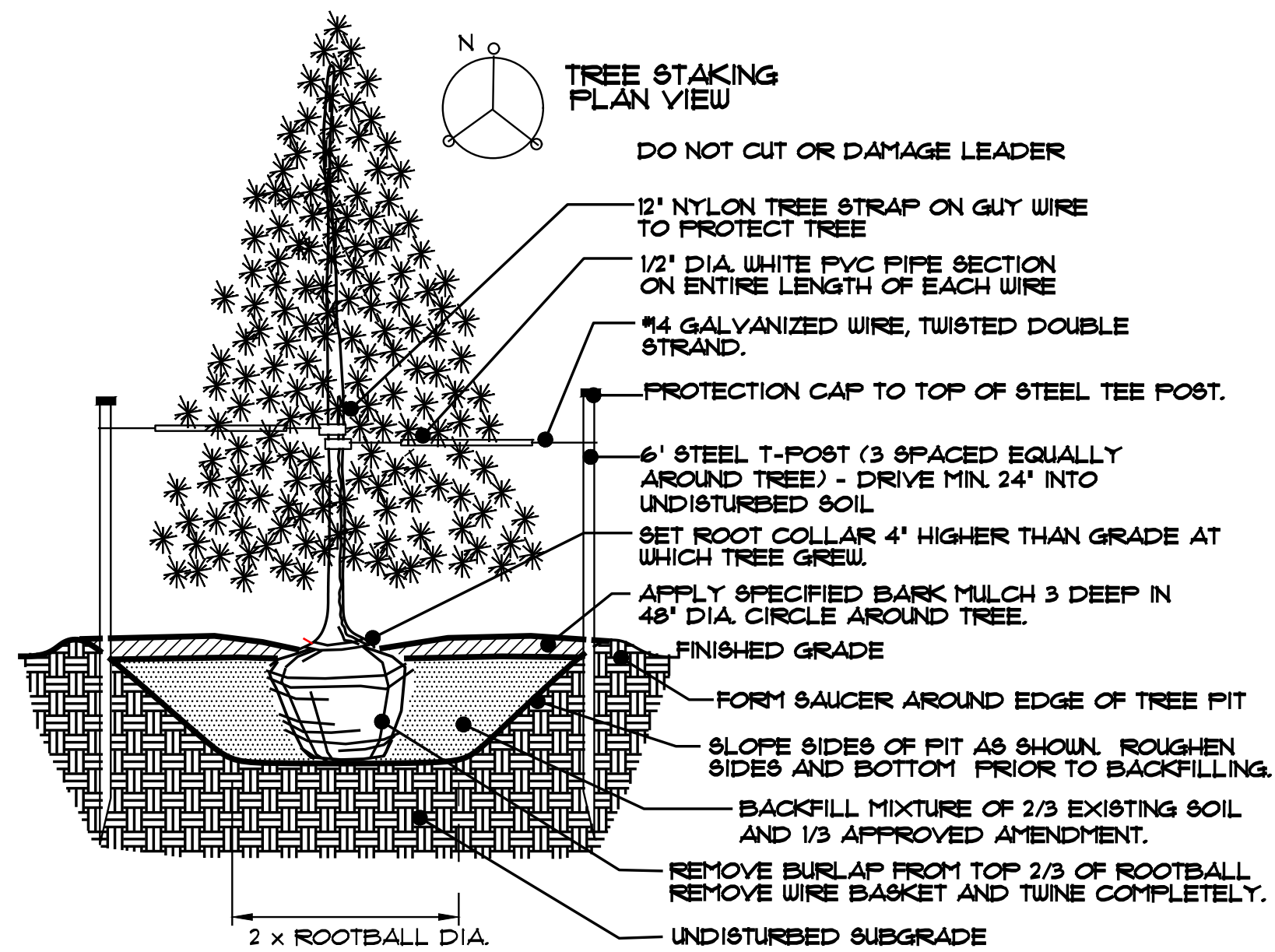


Diagram illustrating the planting pit structure for a shrub, showing the following components and instructions:

- CONCRETE CURBS OR SIDEWALK HOLD GRADE 1 IN. BELOW EDGE
- SET SHRUB 1 IN. HIGHER THAN THE GRADE AT WHICH IT GREW
- DIG PLANT PIT TWICE AS WIDE AS THE CONTAINER
- SPECIFIED MULCH 3" DEEP
- FINISHED GRADE (ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER)
- LOOSEN SIDES OF PLANT PIT AND ROOTBALL REMOVE CONTAINER
- BACKFILL MIXTURE OF 2/3 EXISTING SOIL AND 1/3 APPROVED AMENDMENT.

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NOT FOR CONSTRUCTION

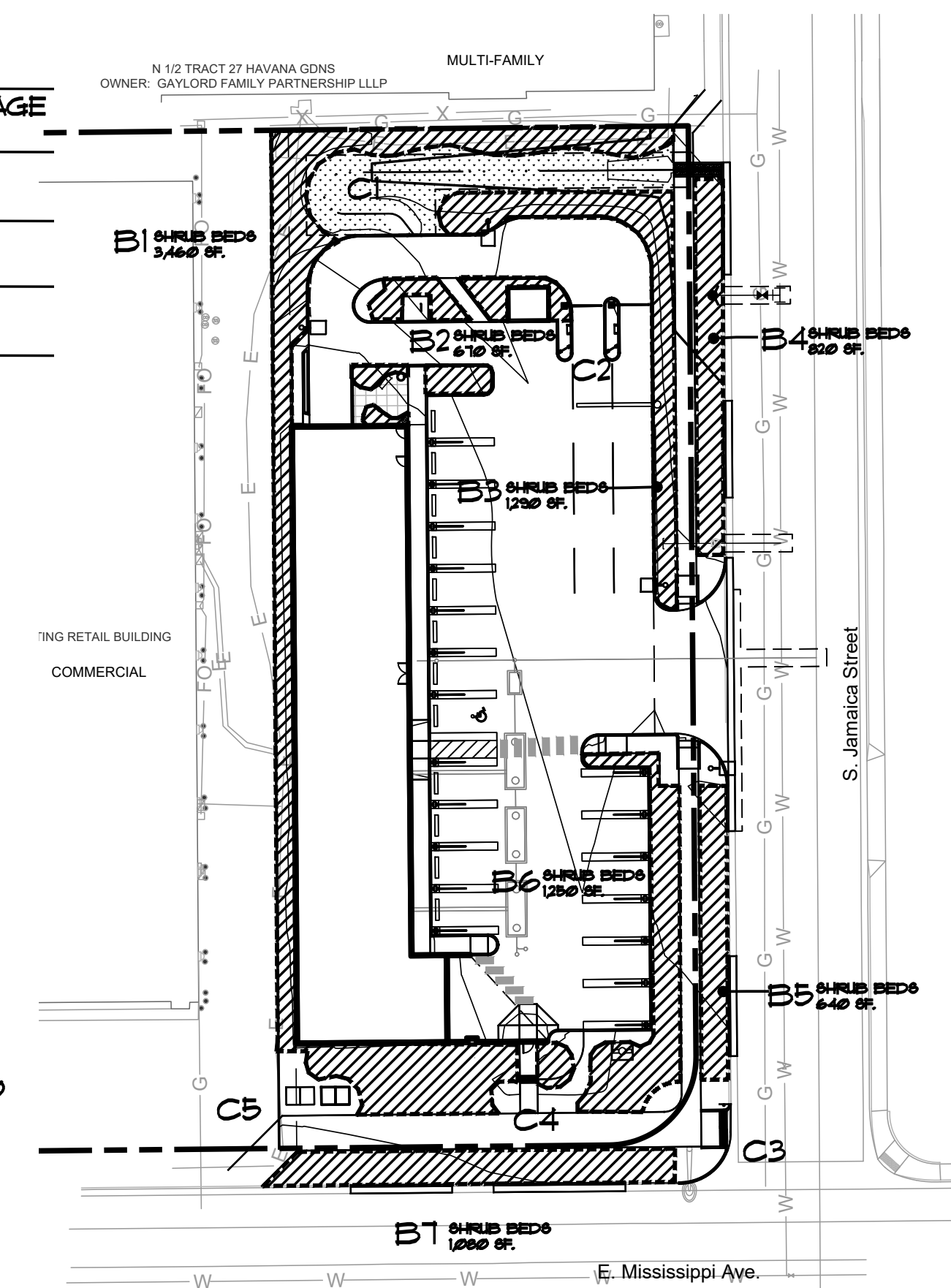
AREA	SYMBOL	NON CONSERVING	WATER CONSERVING	NON IRRIGATED	PERCENTAGE
A (PRIVATE)		N/A			0%
B (PRIVATE)			8,210 SF		68%
C (PRIVATE)				3,888 SF	32%
SUBTOTALS		0 SF	8,210 SF	3,888 SF	
TOTAL = 8,210 + 3,888 = 12,098 SF.					

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	MATURE SIZE Height x spread	WATER REQ
DECIDUOUS TREES						
GRT	2	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2 1/2' CAL.	30 x 20	MOD
SHL	3	GLEDITSIA TRIA 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	3' CAL.	35 x 30	LOW
COA	6	QUERCUS MEHLENBERGII	CHINKAPIN OAK	3' CAL.	50 x 35	MOD
NBP	5	PYRUS CALLERYANA 'HOLMFORD'	NEW BRADFORD PEAR	3' CAL.	25 x 20	MOD
ORNAMENTAL TREES						
WHT	4	CRATAEGUS MORDENENSIS 'TOBA'	WASHINGTON HAWTHORN TOBA	8 FT. CLUMP	20 x 15	MOD
NFP	4	FRUNUS CERASIFERA 'NEUFORT'	NEUFORT PURPLELEAF PLUM	2' CAL.	20 x 15	LOW
HUM	2	ACER TATARICUM 'GARANN'	HOT WINGS TARTARIAN MAPLE	8 FT. CLUMP	20 x 18	MOD
EVERGREEN TREES						
API-A	3	PINUS NIGRA	AUSTRIAN FINE	6 FT., B4B	60 x 40	MOD
API-B	1	PINUS NIGRA	AUSTRIAN FINE	8 FT., B4B	60 x 40	MOD
PBP-B	2	PICEA PUNGENS 'ISLEI FASTIGATE'	FASTIGATA SPRUCE	8 FT., B4B	40 x 30	MOD
DECIDUOUS SHRUBS						
GDP	30	POTENTILLA FRUTICOSA 'GOLD DROP'	GOLD DROP POTENTILLA	5 GAL.	3 x 3	LOW
TLG	3	RHUS TRILOBA	THREE LEAF SUMAC	5 GAL.	6 x 6	LOW
RLC	22	RIBES ODORATUM 'RED LAKE'	RED LAKE CURRANT	5 GAL.	4 x 4	LOW
NFS	34	SPIRAEA JAPONICA 'NEON FLASH'	NEON FLASH SPIREA	5 GAL.	3 x 4	MOD
MTS	12	RIBES ALPINUM 'GREENMOUND'	MELLOW YELLOW SPIREA	5 GAL.	4 x 4	LOW
THB	14	FRANGULA ALNUS 'COLUMNARIS'	TALL HEDGE BUCKTHORN	5 GAL.	12 x 4	LOW
EVERGREEN SHRUBS/GRASSES/PERENNIALS						
CPJ	30	JUNIPERUS x MEDIA 'PFITZERIANA COMPACT'	COMPACT PFITZER JUNIPER	5 GAL.	4 x 6	MOD
SCJ	18	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	5 GAL.	3 x 6	MOD
BRJ	32	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5 GAL.	2 x 6	MOD
YJG	23	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA MAIDEN GRASS	5 GAL.	8 x 4	MOD
KFG	22	CALAMAGROSTIS ACUT. 'KARL FORESTER'	FEATHER REED GRASS	5 GAL.	4 x 2	LOW
OFG	13	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	5 GAL.	3 x 2	LOW
DAY-A	23	HEMEROCALLIS x 'AUTUMN RED'	RED DAYLILY	1 GAL.	2 x 2	LOW
MNS	19	Salvia x STYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	1 GAL.	2 x 2	LOW

1. CONTRACTOR RESPONSIBLE FOR CONDUCTION HIS/HER OWN PLANT COUNTS AND MATERIAL CALCULATIONS.
2. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND THE LANDSCAPE SCHEDULE, THE PLANT MATERIAL QUANTITY, AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.

1. LANDSCAPE DESIGN COMPLIES WITH THE CITY OF AURORA'S DESIGN STANDARDS AND REGULATIONS.
2. ALL EXISTING TREES AND SHRUBS TO REMAIN, UNLESS NOTED DIFFERENTLY ON THE PLANS.
3. COBBLE IS GRASS SHALL BE 4" WASHED RIVER ROCK, PLACED TIGHTLY AND EVENLY. USE 1-1/4" PEA GRAVEL AS A BASE. ALL ROCK MULCHED BEDS SHALL HAVE GEOTEXTILE WEED BARRIER INSTALLED PRIOR TO PLACEMENT. NO WEED BARRIER IS TO BE VISIBLE.
4. WHENEVER POSSIBLE, EXISTING TOPSOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF FOUR(4') INCHES AND STOCKPILED FOR FUTURE USE. UPON COMPLETION OF SITEWORK, ADD PRIOR TO PLACEMENT OF COMPOST, THE TOPSOIL SHALL BE SPREAD OVER ALL AREAS BEING LANDSCAPED.
5. AREAS THAT ARE TO BE SODDED SHALL RECEIVE A MINIMUM OF 4 CUBIC YARDS OF 'BLACK TEA' COMPOST, AS DISTRIBUTED BY BOSS COMPOST, BRIGHTON, COLORADO OR APPROVED EQUAL COMPOST TO BE SPREAD EVENLY AND ROTOTILLED TO A DEPTH OF EIGHT(8') INCHES.
6. LIGHTING WILL BE POLE MOUNTED LIGHTS LOCATED AT THE PERIMETER OF THE PARKING LOT. ALL SITE AND BUILDING LIGHTING TO BE METAL HALIDE.
7. ALL SIDEWALKS, ENTRYWAYS AND CURB/GUTTER SHALL BE CONCRETE. DRIVE LANES AND PARKING LOT SURFACING WILL BE ASPHALT.
8. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
9. THE DEVELOPER, HIS SUCCESSOR AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPE 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.
10. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH THE UDO (UNIFIED DEVELOPMENT STANDARDS), AND MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO THE REQUIREMENTS FOUND IN THE CITY OF AURORA'S IRRIGATION ORDINANCE.
11. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

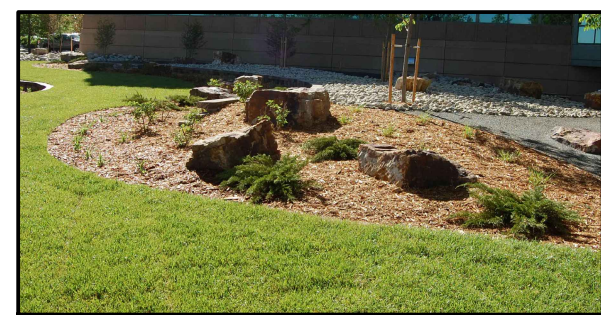
1. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS, OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
2. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS
3. LANDSCAPE MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRUCH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

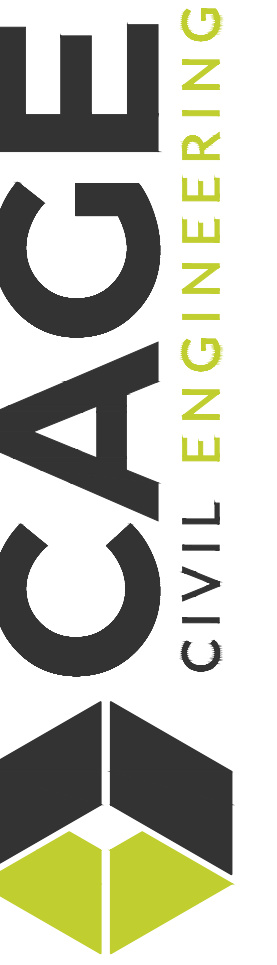


MANUFACTURER: FROG FURNISHINGS
FROG FURNISHINGS ASPEN BACKLESS
BENCH, 6FT., BLACK
- BLACK STEEL STRAPS AND ENDS
- ALL STAINLESS STEEL FASTENERS
- SURFACE WEDGE ANCHOR MOUNTING
OPTION
- NO ASSEMBLY REQUIRED



MANUFACTURER: GLOBAL INDUSTRIAL
GLOBAL INDUSTRIAL 36 GALLON OUTDOOR METAL
WASTE RECEPTACLE, BLACK
- FLAT BAR STEEL AND POLYESTER POWDER
COATED FINISH
- GRAFFITI AND VANDALISM RESISTANT
- 36 GALLON CAPACITY
- 28" DIAMETER X 36" HEIGHT
- BLACK PLASTIC LINER
- ANCHOR KIT INCLUDED





WASH 'N GO CARWASH
SITE LIGHTING PHOTOMETRIC
10797 E MISSISSIPPI AVENUE
AURORA, CO



OBJ NO: 220136

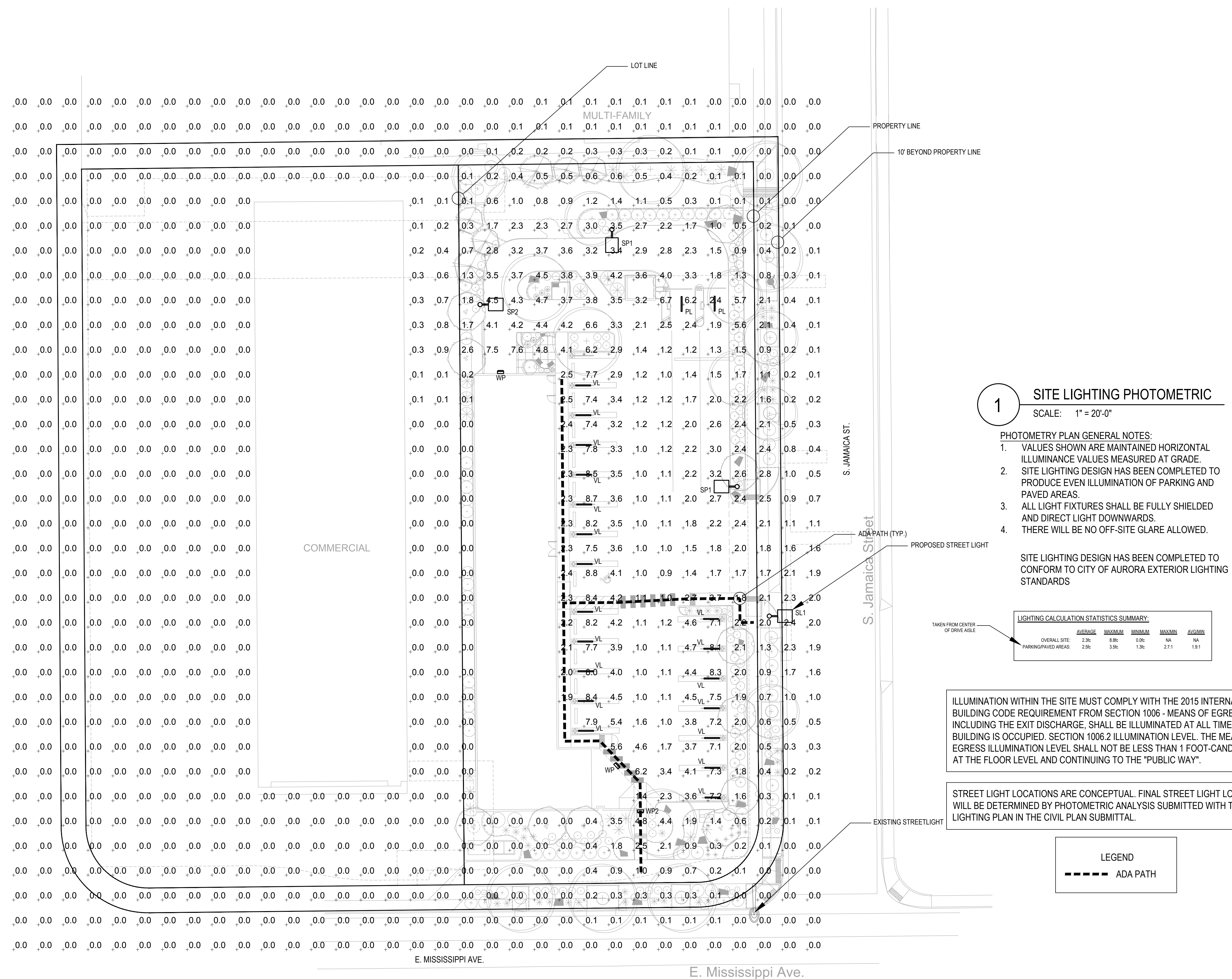
G : JMB

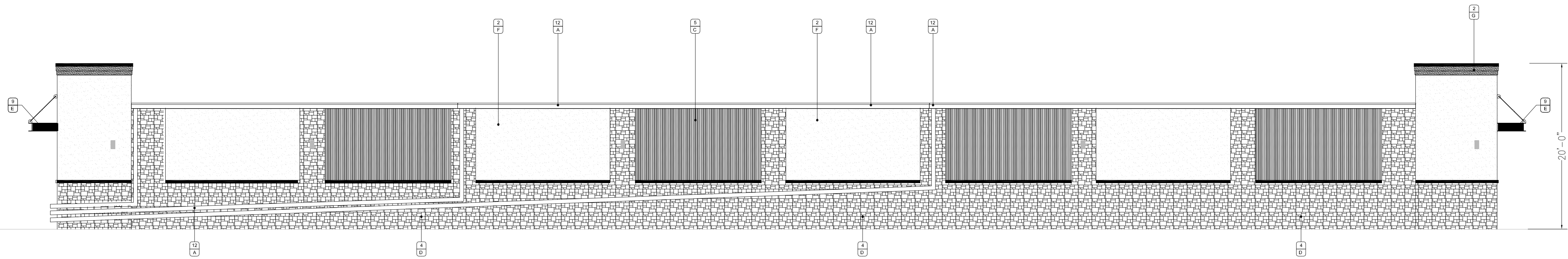
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EET DESCRIPTION

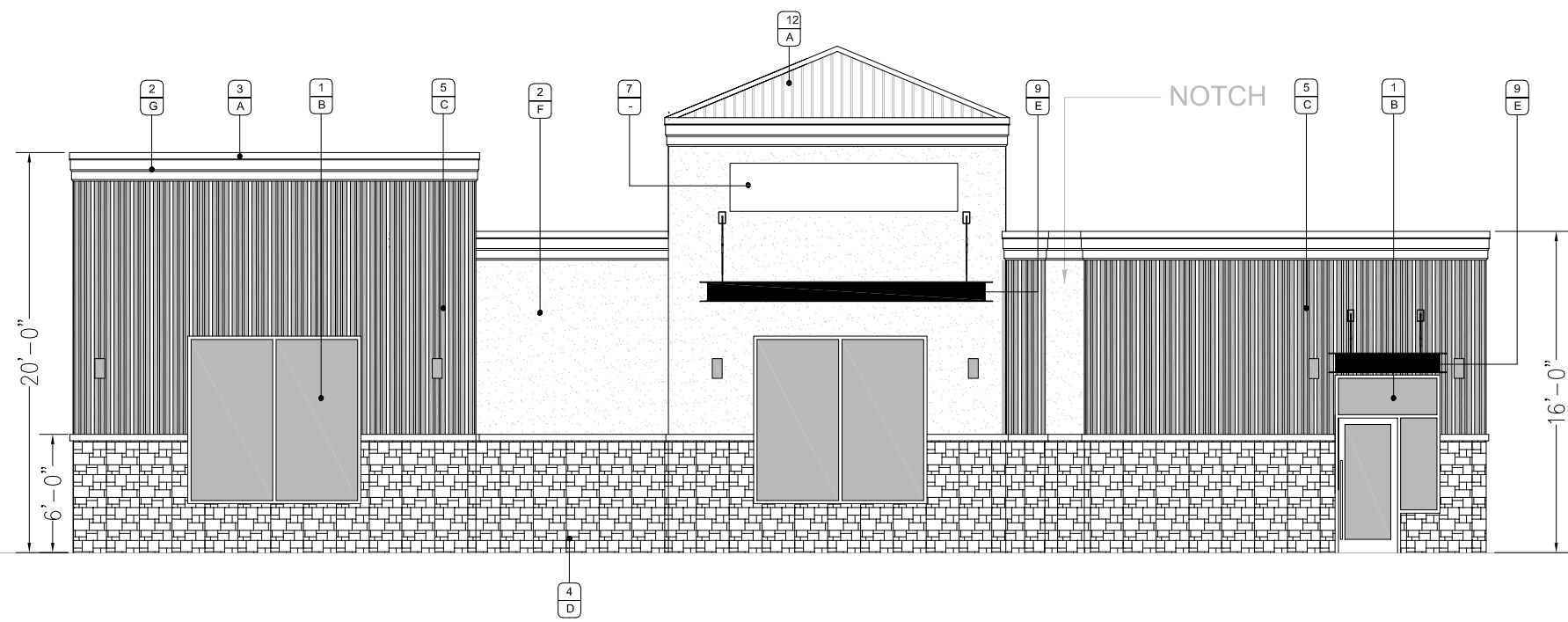
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SHEET 7

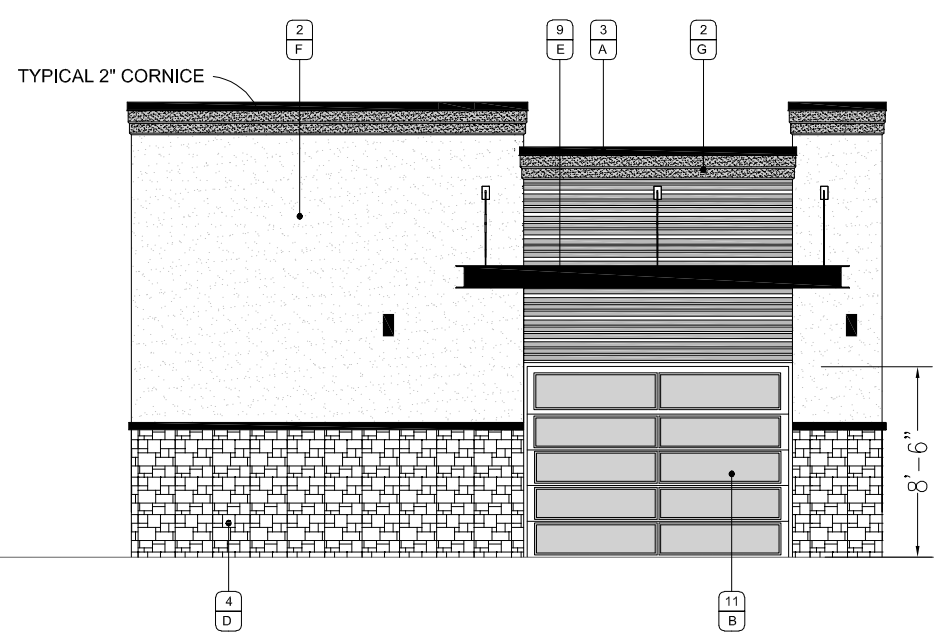




WEST ELEVATION
1/8"=1'-0"



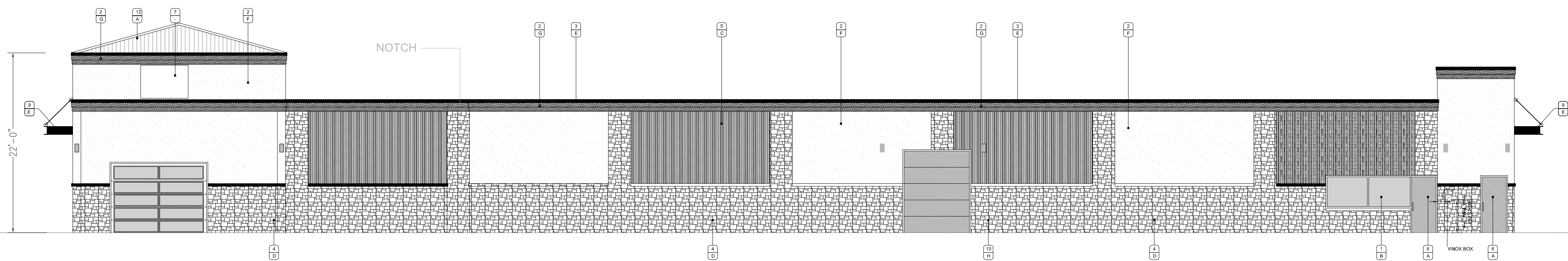
SOUTH ELEVATION
1/8"=1'-0"



NORTH ELEVATION
1/8"=1'-0"

MATERIAL/COLOR SCHEDULE

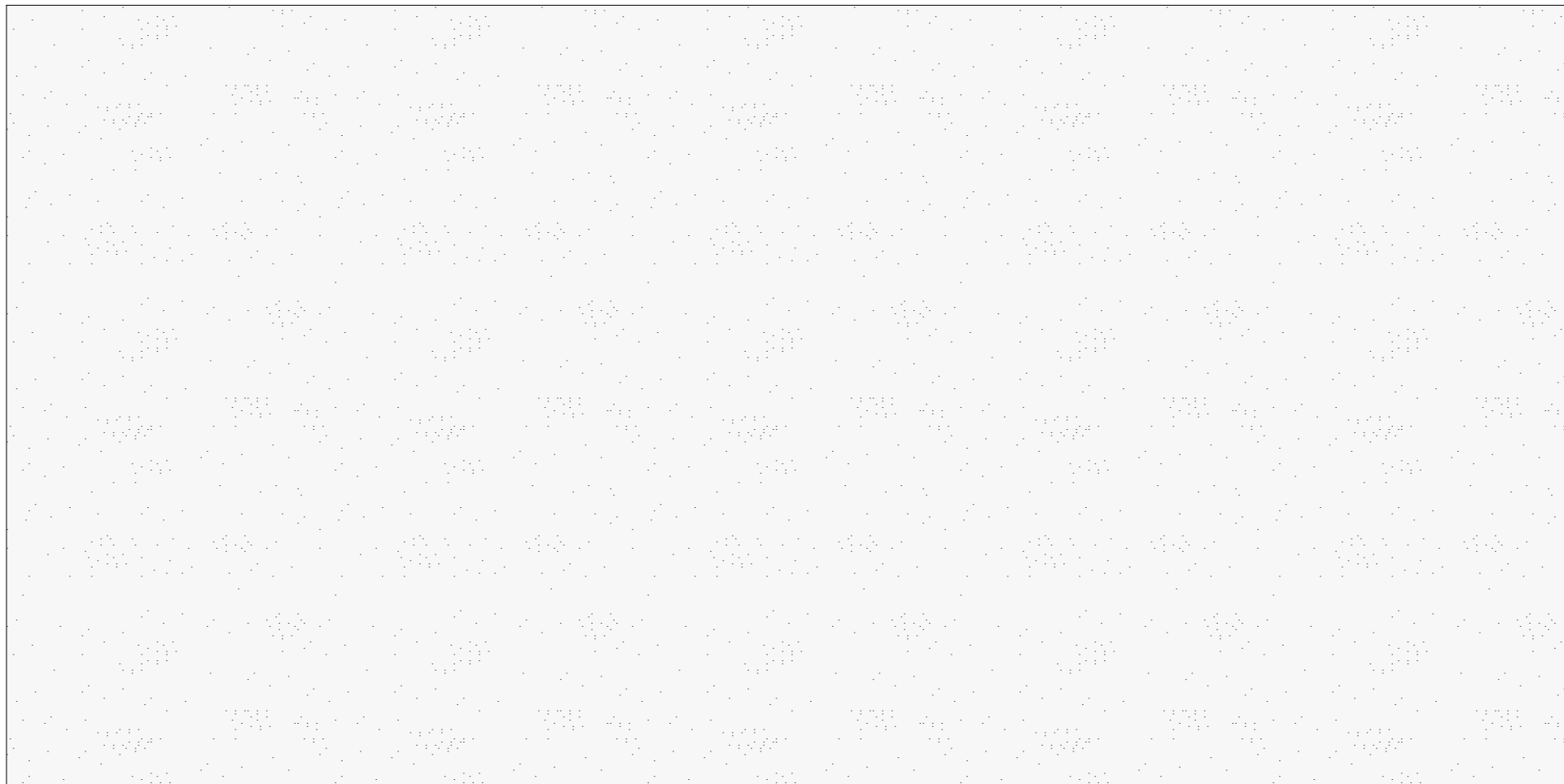
MATERIALS		MATERIAL	#
		FINISH	X
1.	ALUMINUM STOREFRONT W/ 1" INSULATED GLAZING		
2.	HARD COAT STUCCO		
3.	PREFINISHED METAL PARAPET CAP FLASHING		
4.	STONE FACING ON DIAMOND LATH OVER TYVEK		
5.	CORRUGATED METAL		
6.	HOLLOW METAL DOOR AND FRAME		
7.	FUTURE SIGNAGE - UNDER SEPARATE PERMIT		
8.	STUCCO CORNICE		
9.	STEEL CANOPY		
10.	OVERHEAD STEEL DOOR		
11.	TRANSLUCENT ROLL UP DOOR		
12.	STANDING SEAM ROOF, GUTTERS AND DOWNSPOUTS.		
COLORS			
CAP FLASHING - GUTTERS & DOWNSPOUTS:		STONE FACING:	
A.	BLACK	D.	ELDORADO STONE, LEDGECUT 33
			COLOR "BIRCH"
STOREFRONT SYSTEM:		STEEL FINISH:	
B.	BLACK	E.	BLACK
CORRUGATED METAL		STUCCO	
C.	METAL SALES, T2 PANELS, 24 GA; EXPOSED FASTENERS, COLORED "MISTIQUE PLUS", PDVF FINISH	F.	COLOR TO MATCH, BEHR, "STERLING", 780E-3
		STUCCO CORNICE	
		G.	COLOR TO MATCH, BEHR, N450-6
		OVERHEAD DOOR	
		H.	SILVER POWDER COAT



EAST ELEVATION'
1/8"=1'-0"

REV. NO.	DESCRIPTION	DATE
1	CITY COMMENTS	08/31/2023
2	CITY COMMENTS	08/31/2023

COLOR BOARD
WASH 'N GO EXPRESS CAR WASH
10797 EAST MISSISSIPPI



2. STUCCO, BEHR, 780E-U, STERLING
FINE SAND TEXTURED STUCCO



5. BOX RIB METAL PANEL
METAL SALES T-2 MISTIQUE PLUS FINISH

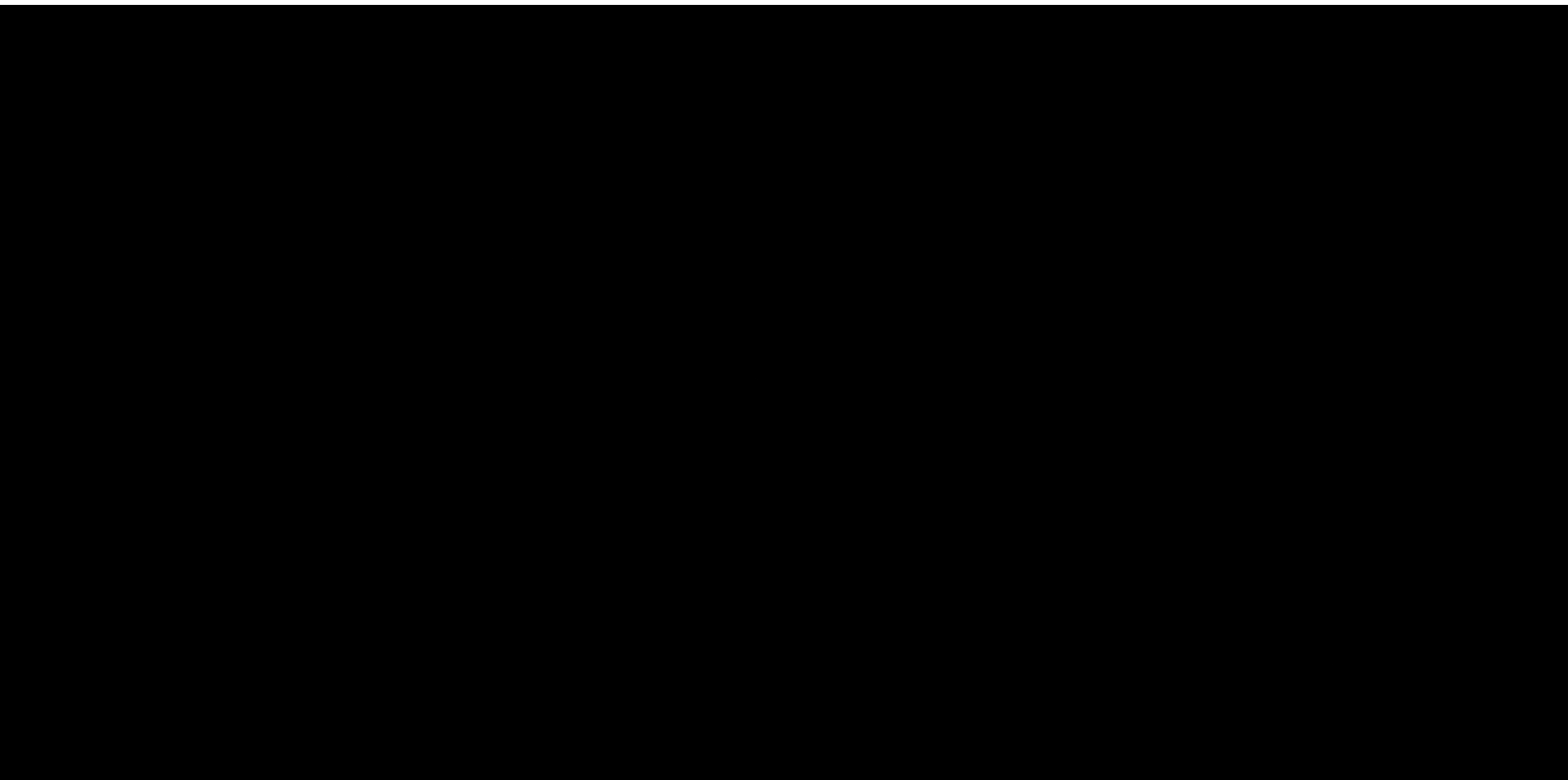


8. STUCCO FACIA, BEHR, MQ5-05
FINE SAND TEXTURED STUCCO

MATERIAL/COLOR SCHEDULE		MATERIAL	#
		FINISH	X
MATERIALS			
1.	ALUMINUM STOREFRONT W/ 1" INSULATED GLAZING		
2.	HARD COAT STUCCO		
3.	PREFINISHED METAL PARAPET CAP FLASHING		
4.	STONE FACING ON DIAMOND LATH OVER TYVEK		
5.	CORRUGATED METAL		
6.	HOLLOW METAL DOOR AND FRAME		
7.	FUTURE SIGNAGE – UNDER SEPARATE PERMIT		
8.	STUCCO CORNICE		
9.	STEEL CANOPY		
10.	OVERHEAD STEEL DOOR		
11.	TRANSLUCENT ROLL UP DOOR		
12.	STANDING SEAM ROOF, GUTTERS AND DOWNSPOUTS.		
COLORS			
CAP FLASHING – GUTTERS & DOWNSPOUTS:		STONE FACING:	
A.	BLACK	D.	ELDORADO STONE, LEDGECUT 33 COLOR "BIRCH"
STOREFRONT SYSTEM:		STEEL FINISH:	
B.	BLACK	E.	BLACK
CORRUGATED METAL		STUCCO	
C.	METAL SALES, T2 PANELS, 24 GA. EXPOSED FASTENERS, COLORED "MISTIQUE PLUS", PDVF FINISH	F.	COLOR TO MATCH, BEHR, "STERLING", 780E-3
		STUCCO CORNICE	
		G.	COLOR TO MATCH, BEHR, N450-6
		OVERHEAD DOOR	
		H.	SILVER POWDER COAT



4. STONE FACING, LEDGE CUT 33, BIRCH
BY ELDORADO STONE



3. FLASHING , GLOSS BLACK
GALVANIZE METAL

6. DOORS & TRIM ANODIZED BLACK
GALVANIZE METAL OR DARK BRONZE
9. CANOPIES & WINDOW TRIM ANODIZED BLACK
GALVANIZE METAL OR DARK BRONZE



1. GLAZING, SOLAR GREY

11. OH DOOR GLAZING, SOLAR GREY

C. PELL, ARCHITECT, LLC
cpell_architect@yahoo.com
6354 S. BLACKHAWK WAY, 303-718-1343

REV. NO.	DESCRIPTION	DATE

WASH N GO OF COLORADO, LLC
WASH 'N GO CARWASH
10797 E MISSISSIPPI AVENUE
AURORA, CO

PROJ NO: 220136
ARCH : CCP
DATE : 02/22/2023