

# 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 20<sup>th</sup> DAY  
OF AUGUST AD, 2004.

BY: GREGORY B. HAM, CHIEF OPERATING OFFICER

(PRINCIPALS OR OWNERS)

## NOTARIAL:

STATE OF COLORADO  
COUNTY OF ARAPAHOE

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

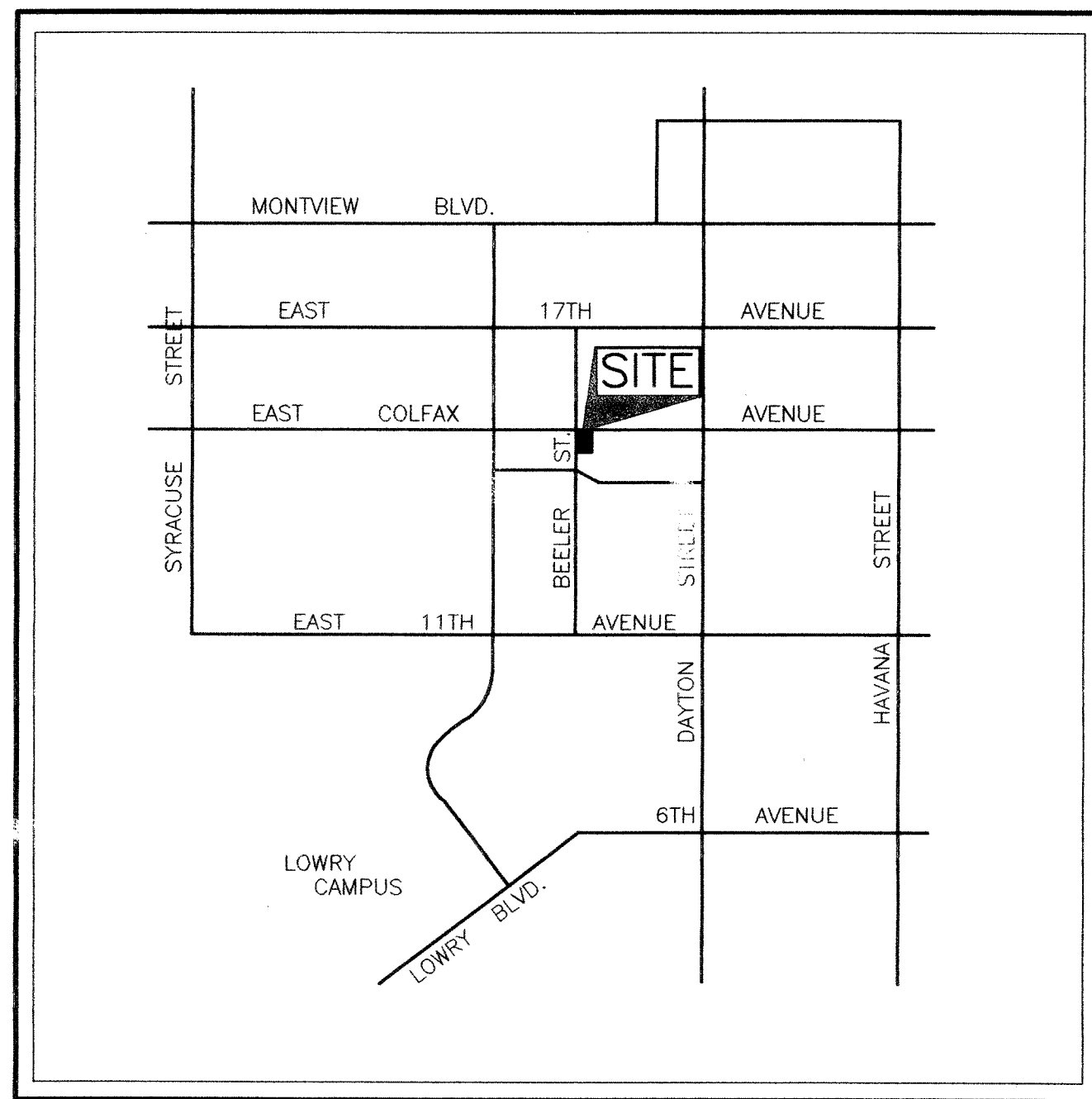
WITNESS MY HAND AND OFFICIAL SEAL

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

## SHEET INDEX

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

## AMENDMENTS

△ Add fencing around site

## CITY OF AURORA APPROVALS:

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

PLANNING DIRECTOR: Ally Watters DATE: 8/25/04

PLANNING COMMISSION: NA DATE: 6/23/04  
(CHAIRPERSON)

CITY COUNCIL: NA DATE: NA  
(MAYOR)

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CITY CLERK)

## RECORDER'S CERTIFICATE

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

CLERK AND RECORDER: \_\_\_\_\_

DEPUTY: \_\_\_\_\_

## CONTACTS:

### ENGINEER

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

### OWNER / DEVELOPER

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

### LANDSCAPE DESIGNER

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

### LIGHTING CONSULTANT

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

### TRAFFIC CONSULTANT

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

### ARCHITECT

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

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, ACCESSIBLE PASSENGER LOADING ZONES AND UBLIC 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.~~
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.

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

Added

Please replace note 4 with this wording:  
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.

Added as note 20

Add the Standard Notes: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, relocate, 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.

PROJECT: ADVANCE AUTO PARTS-9200 EAST COLFAX AVE.

DRAWING: GENERAL NOTES & DATA

CLIENT: CADENCE DEVELOPMENT, LLC

DESIGNED BY: KJC  
DRAWN BY: KJC  
CHECKED BY: TL

HORIZ. N/A  
VERT. N/A  
SCALE: N/A  
DATE: 3-18-04

REVISIONS

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

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DATE: 3-18-04

Engineering & Surveying, LLC

9570 KINGSTON COURT, SUITE 310  
ENGLEWOOD, CO. 80112

PHONE: (303) 773-1605  
FAX: (303) 773-3297

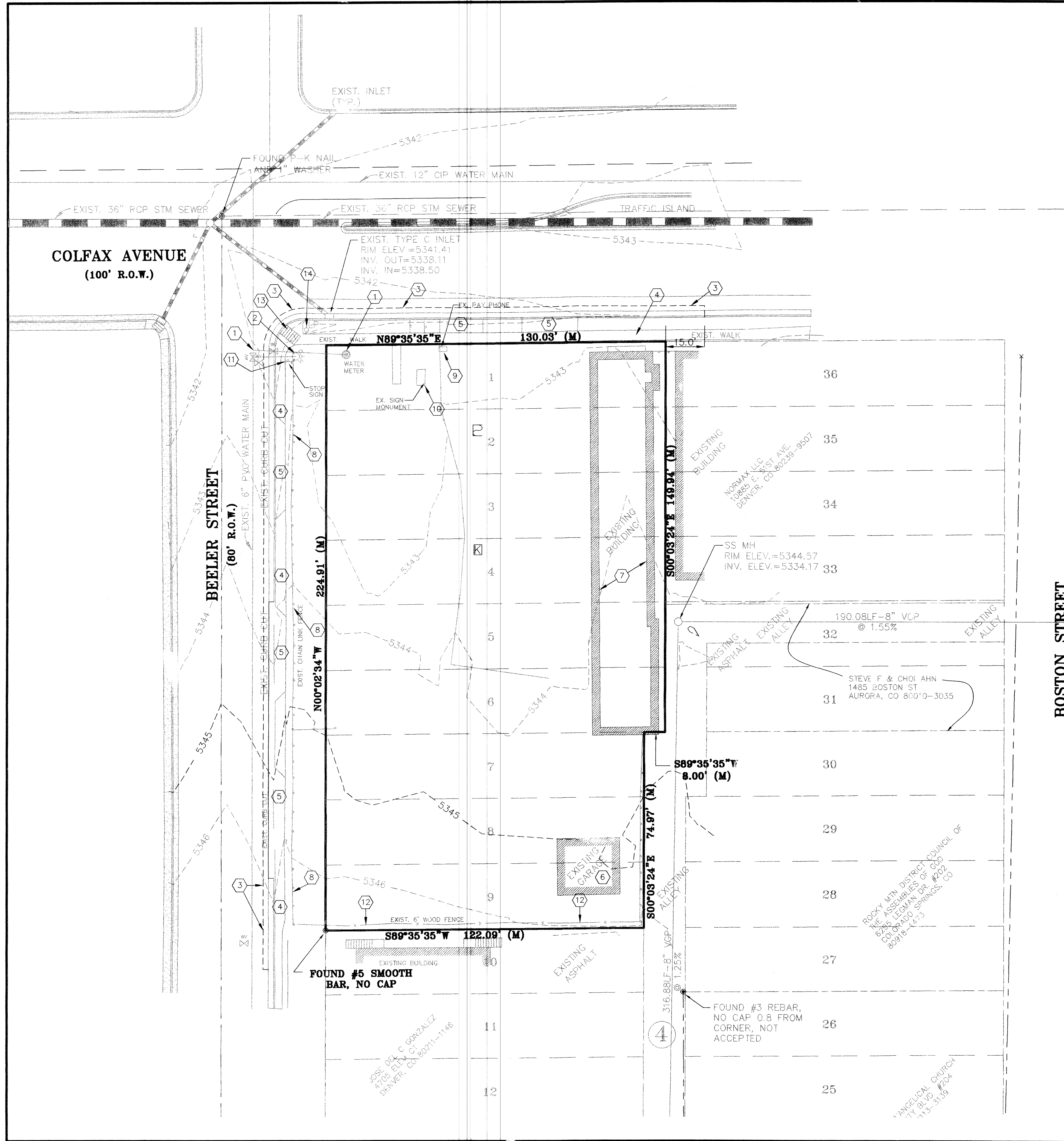
PROJECT No. 033034.55


SHEET NUMBER

2


ADVANCE AUTO PARTS 2004-6017-00







**NORTH**




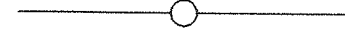




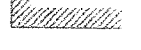



GRAPHIC SCALE

( IN FEET )

1 inch = 20 ft.

**LEGEND**

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

**DEMOLITION NOTES:**

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

PROJECT: ADVANCE AUTO PARTS-9200 EAST COLFAX AVE.

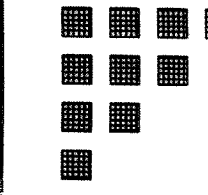
DRAWING: EXISTING SITE PLAN

CLIENT: CADENCE DEVELOPMENT, LLC

DESIGNED BY: KC

DRAWN BY: KC

CHECKED BY: TL



**HGL**

**Engineering & Surveying, LLC**

9570 KINGSTON COURT, SUITE 310  
ENGLEWOOD, CO. 80112

PHONE: (303) 773-1605  
FAX: (303) 773-3297

SHEET NUMBER

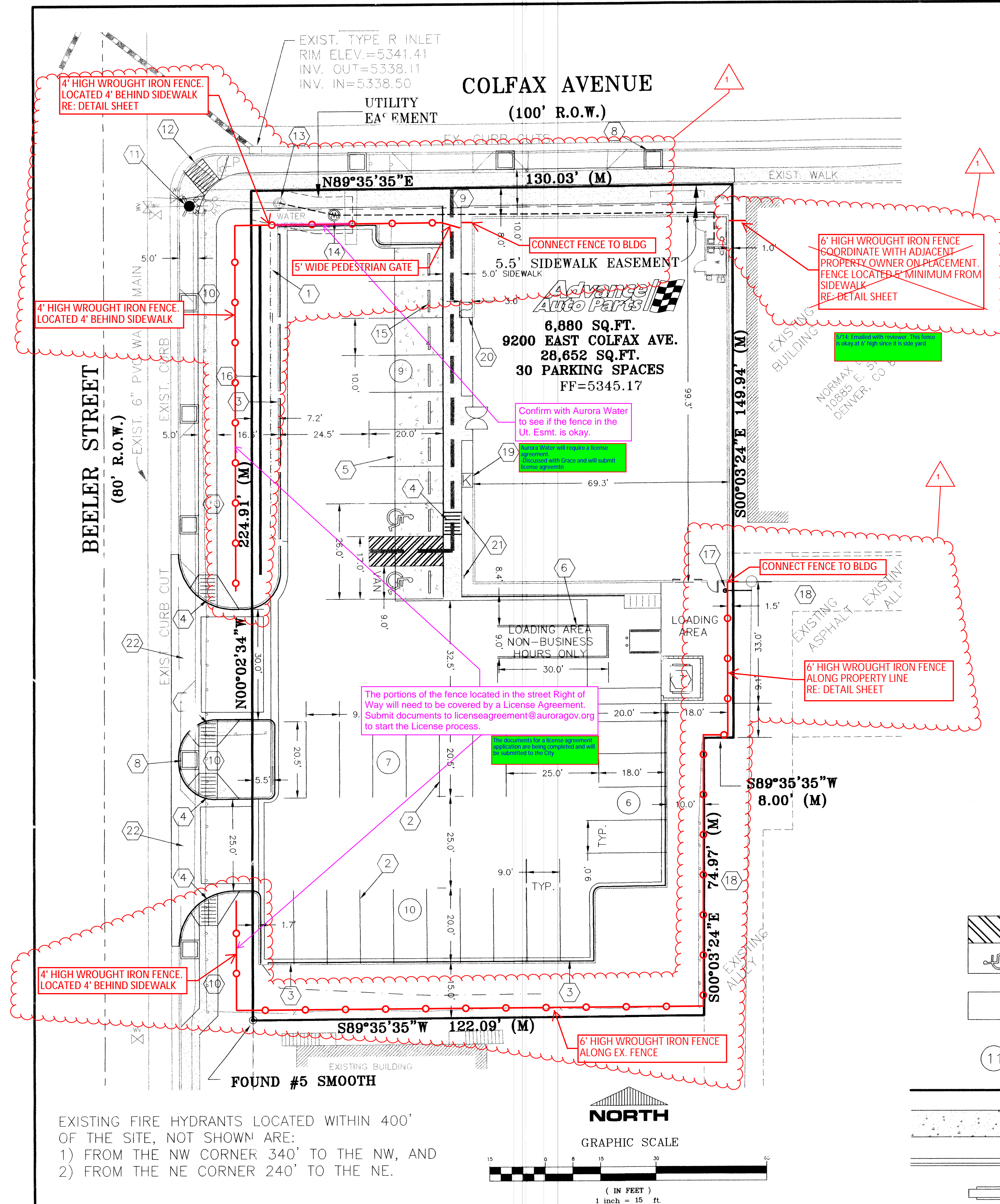
**3**

PROJECT No. 033034.55

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



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## KEY NOTES

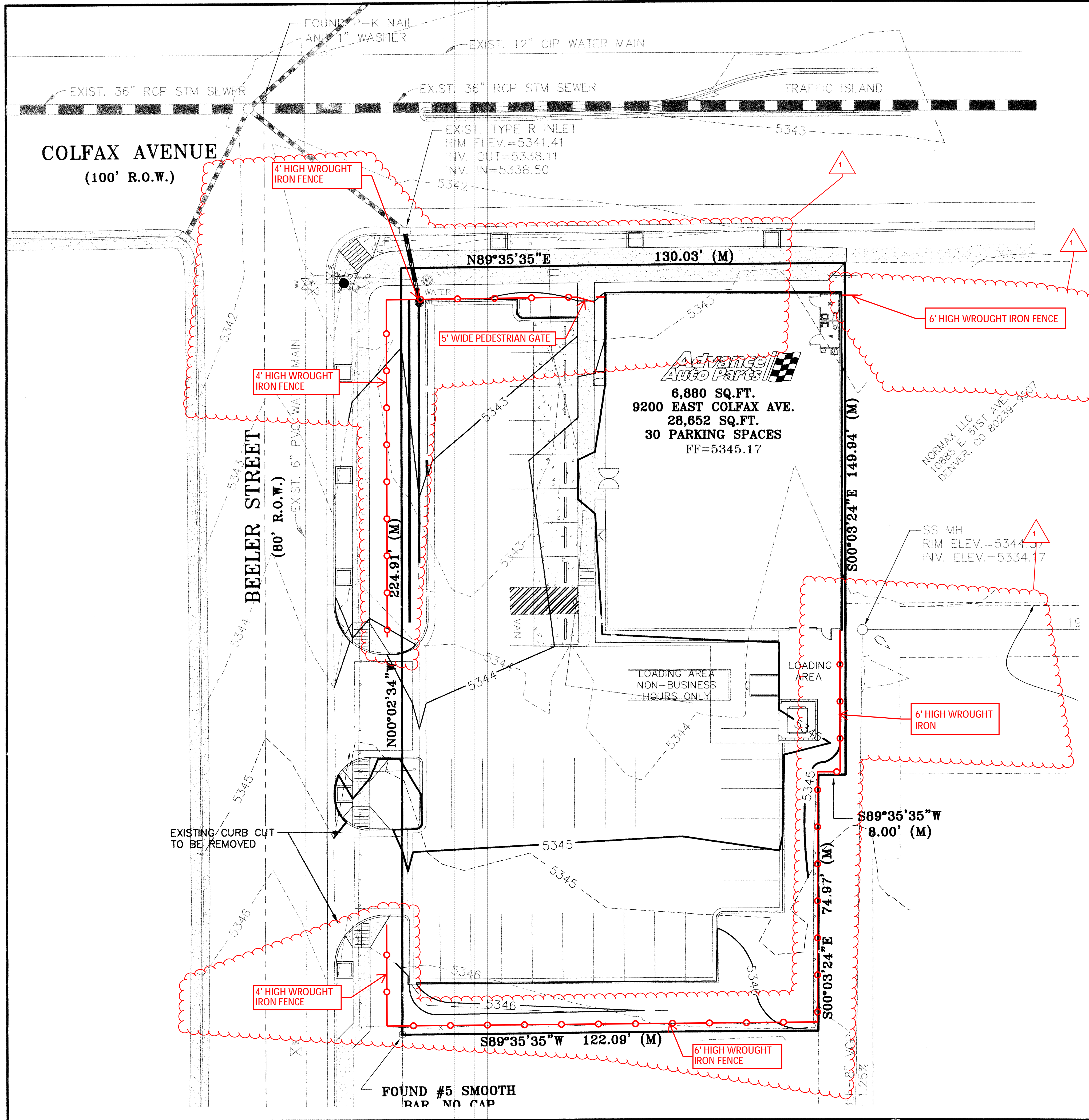
- 1 WATER QUALITY SWALE
- 2 PARKING LINES 4" WIDE PAINTED WHITE. (TWO COATS OF SHERWIN WILLIAMS TRAFFICE MARKING PAINT.)
- 3 6" VERTICAL CONCRETE CURB AND GUTTER.
- 4 HANDICAP RAMP TO MEET ALL ADA AND LOCAL REQUIREMENTS. SEE DETAIL SHEET.
- 5 12' CONCRETE APRON IS TO BE 6 INCHES THICK 4000 PSI CONCRETE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

## LEGEND

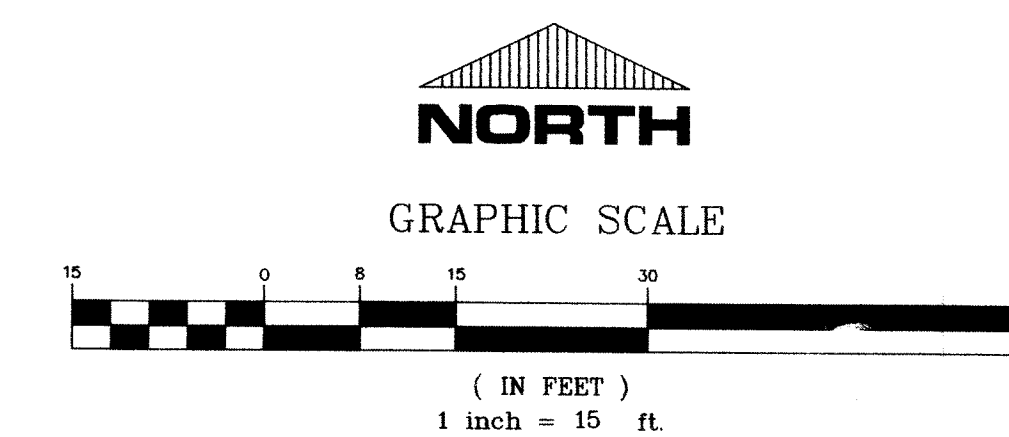
	HANDICAP PARKING SPACES (17'-0" x 20'-0")		EXISTING STORM SEWER & INLET
	STANDARD PARKING SPACE (10'-0" x 20'-0") UNLESS OTHERWISE NOTED.		EXISTING SAN SEWER & MANHOLE
	PARKING COUNT		EXISTING LIGHT POLE
	PROPERTY LINE		EXISTING FIRE HYDRANT
	PROPOSED SIDEWALK		EXISTING GATE VALVE
	PROPOSED 1' CURB &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

REVISIONS			
DATE	BY	REVISIONS	
05-06-04		CITY OF AURORA COMMENTS	
06-03-04		CITY OF AURORA COMMENTS	
08-05-04		CITY OF AURORA COMMENTS	
PROJECT: ADVANCE AUTO PARTS-9200 EAST COLFAX AVE.			
DRAWING: SITE PLAN			
CLIENT: CADENCE DEVELOPMENT, LLC			
DESIGNED BY: KC			
DRAWN BY: KC			
CHECKED BY: TL			
SCALE: HORIZ. 1"=20'			
DATE: 3-19-04			
PROJECT No.033034.55			





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



REVISIONS	
DATE	CITY OF AURORA COMMENTS
05-06-04	
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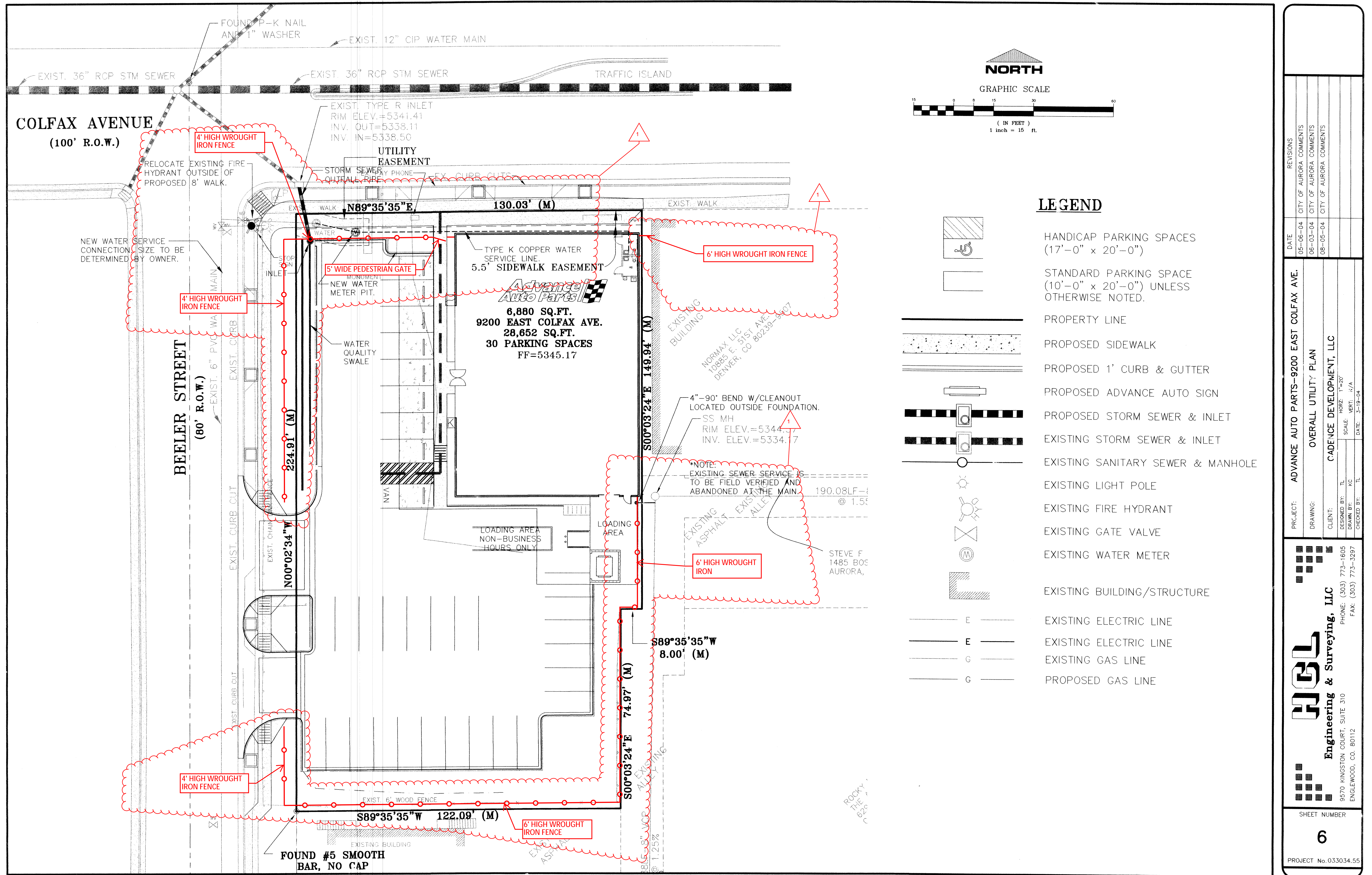
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DRAWING: GRADING PLAN	
CLIENT: CADENCE DEVELOPMENT, LLC	
DESIGNED BY: KC	SCALE: 1"=20'
DRAWN BY: KC	HORIZ: 1"=20'
CHECKED BY: RG	VERT: N/A
DATE: 3-19-04	

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5	
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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

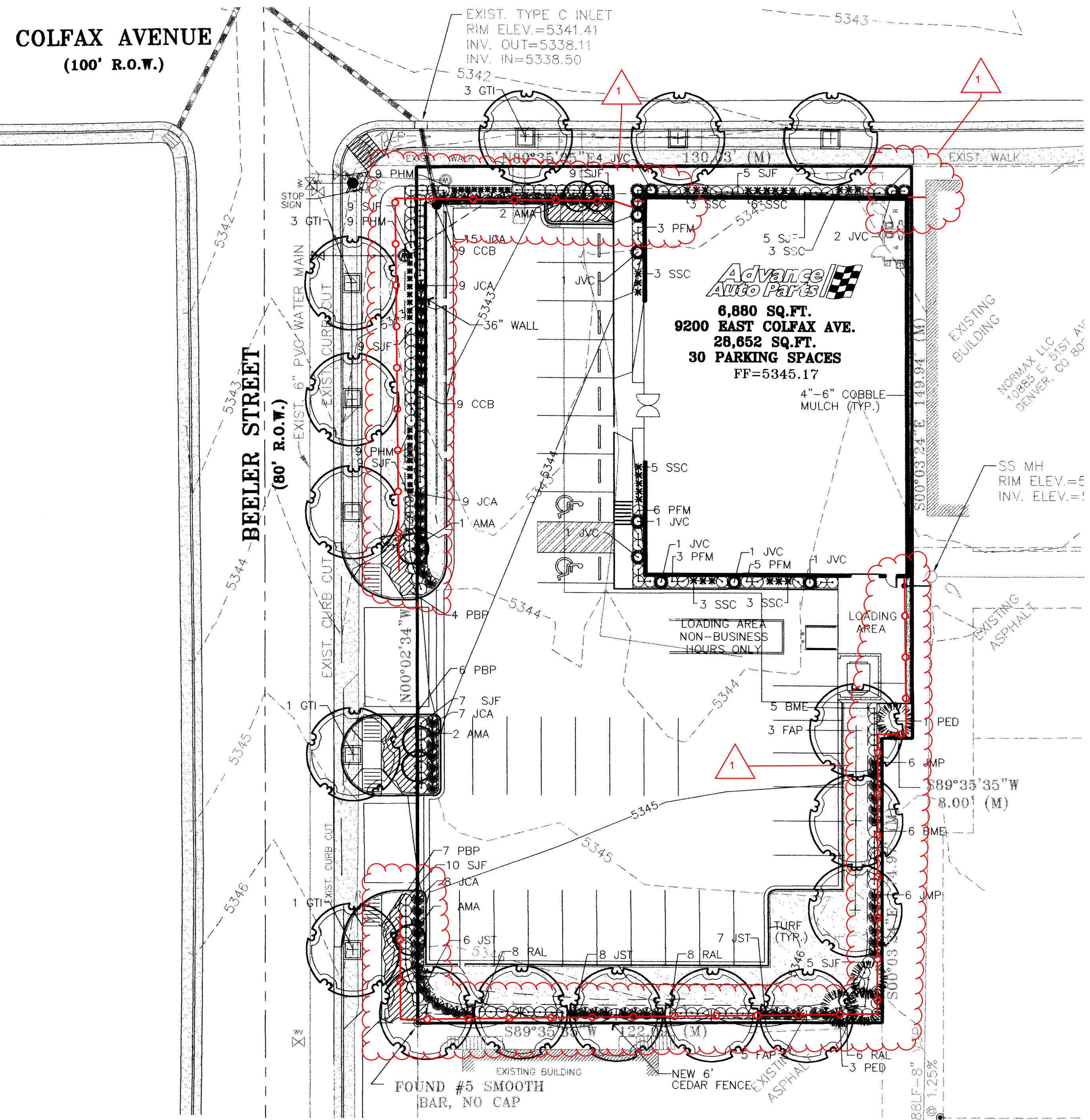
NON-RESIDENTIAL BUILDING ELEVATION LANDSCAPING INFORMATION - ADVANCE AUTO PARTS STORE

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.)



REVISIONS	DATE	DESCRIPTION
1	3/17/04	REVISIONS DUE TO BASE CHANGE
2	5/3/04	REVISIONS DUE TO CITY COMMENT
3	6/3/04	REVISIONS DUE TO CITY COMMENT
4	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. 033034-55







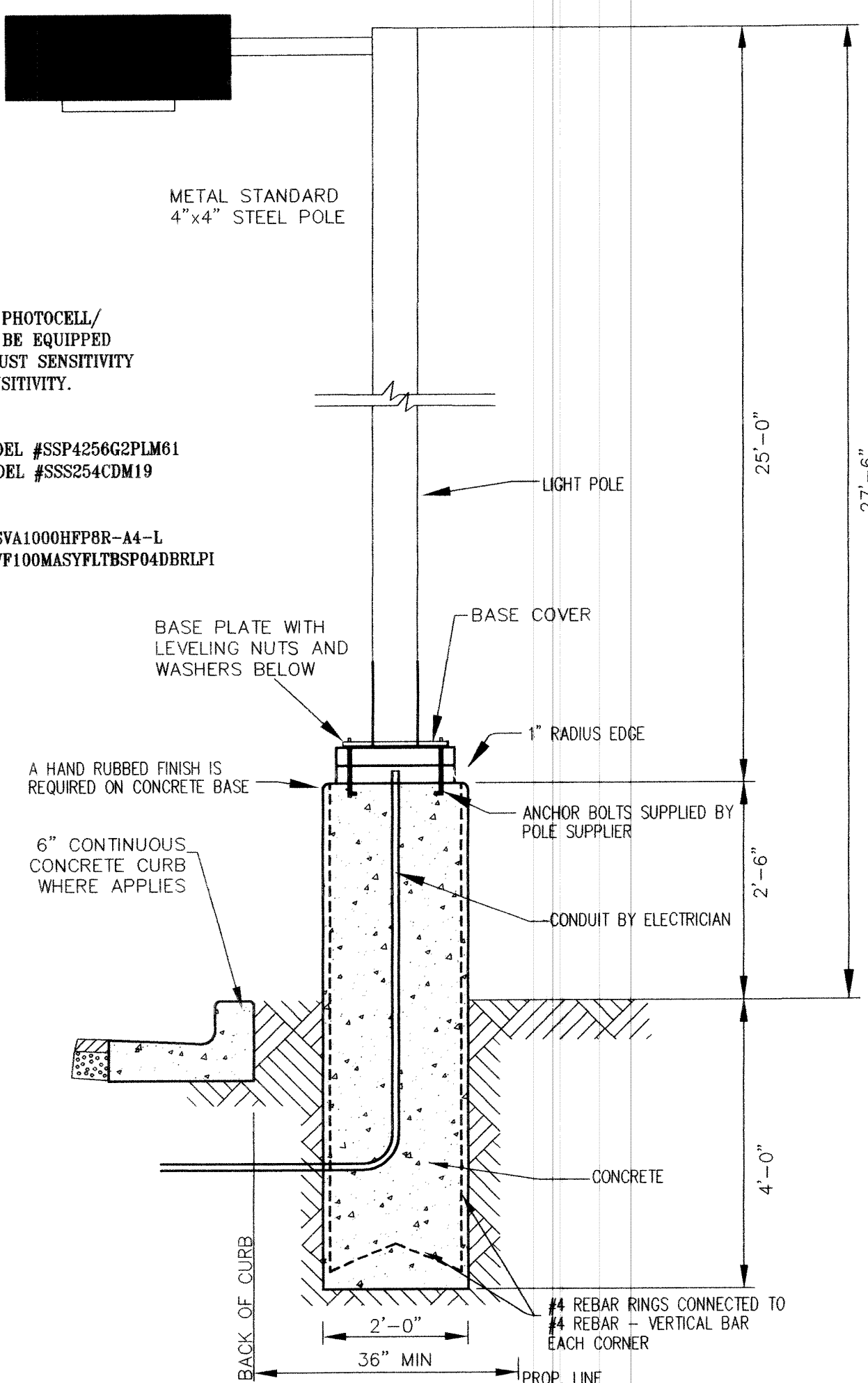




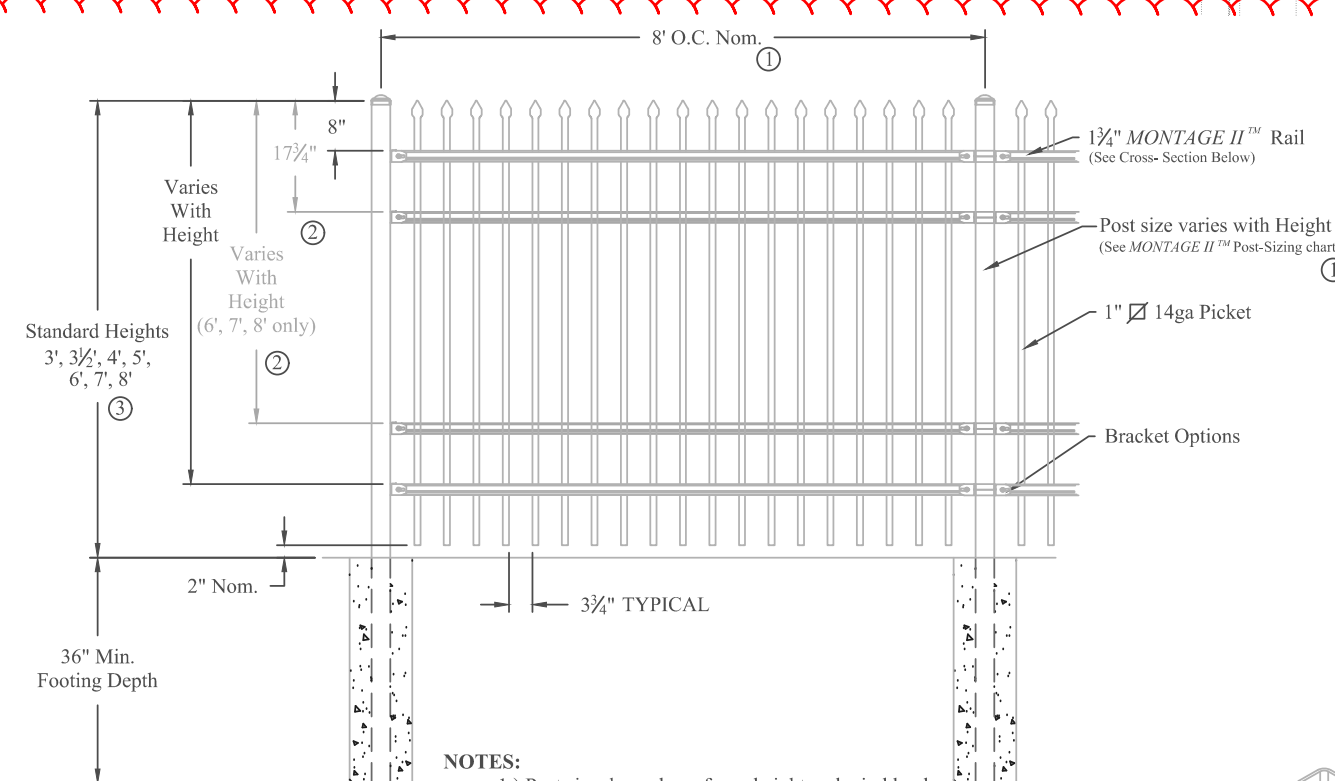
NOTES:  
ALL SITE LIGHTS ARE TO BE CONTROLLED BY A PHOTOCELL/  
TIMECLOCK COMBINATION. PHOTOCELLS ARE TO BE EQUIPPED  
WITH A LIGHT LEVEL SLIDE ADJUSTMENT TO ADJUST SENSITIVITY  
LIGHT LEVEL SLIDE ADJUSTMENT TO ADJUST SENSITIVITY.  
ORDERING INFORMATION:

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

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

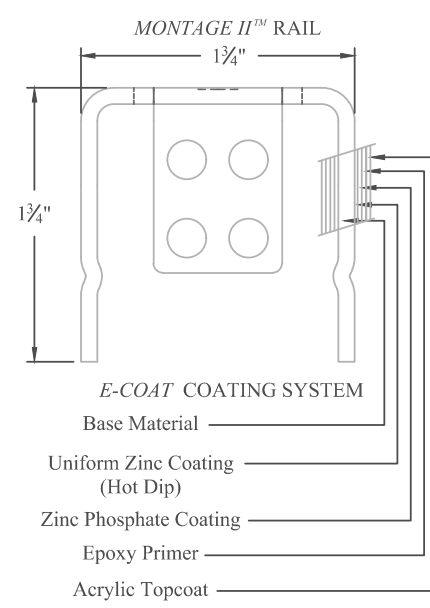


TYPICAL LIGHT STANDARD  
FOR PARKING LOT

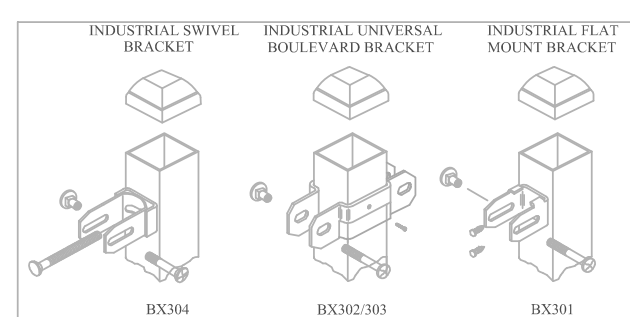


NOTES:  
1.) Post size depends on fence height and wind loads.  
See MONTAGE II™ specifications for post  
sizing chart and setting dimensions.  
2.) Third & Fourth rail optional.  
3.) Available in Flush Bottom.

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.



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

HEAVY INDUSTRIAL STRENGTH WELDED STEEL PANEL

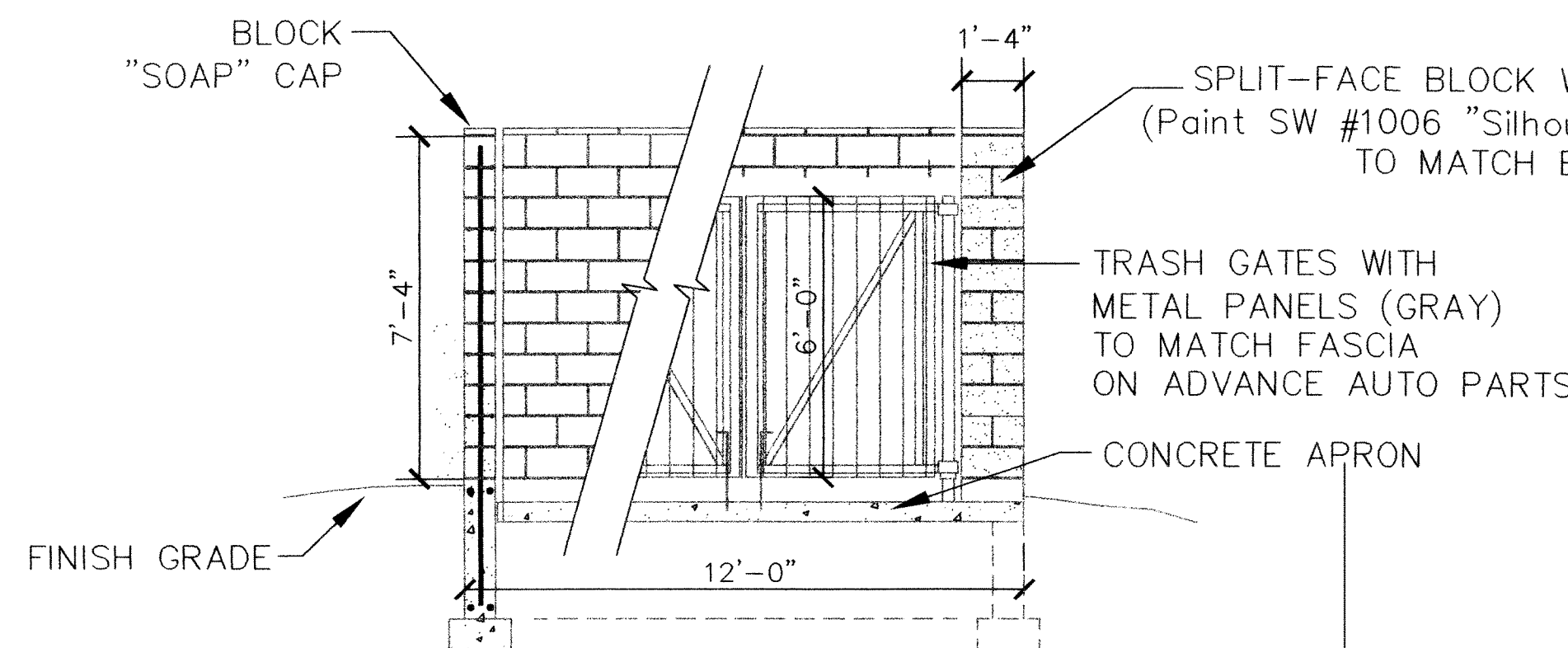
PRE-ASSEMBLED

MONTAGE II CLASSIC 23/4-RAIL

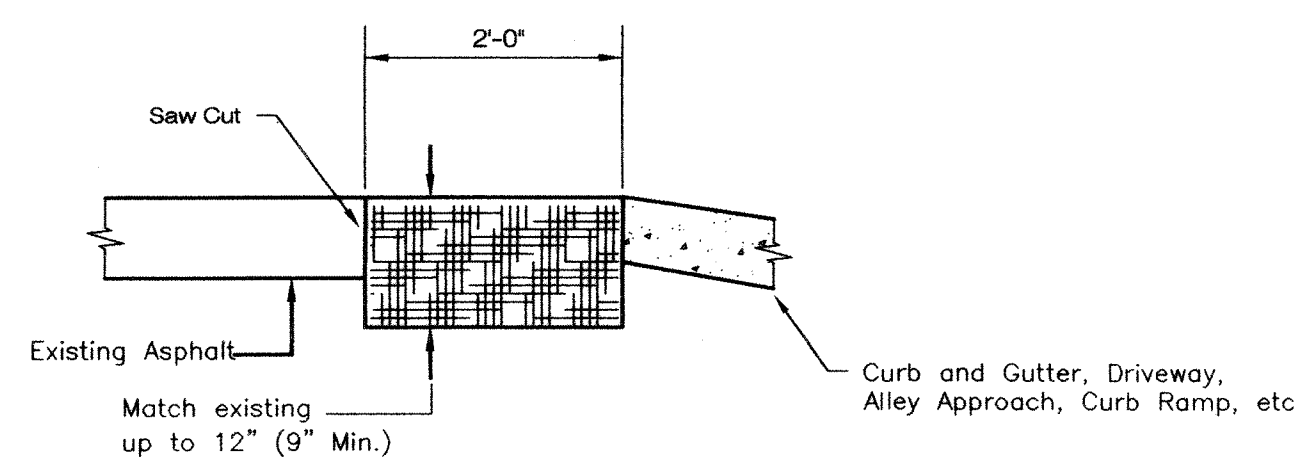
DR: RTM SH: 1of1 SCALE: DO NOT SCALE  
CK: ME Date: 6/28/10 REV: b



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



TRASH SECTION/FRONT ELEVATION  
NOT TO SCALE

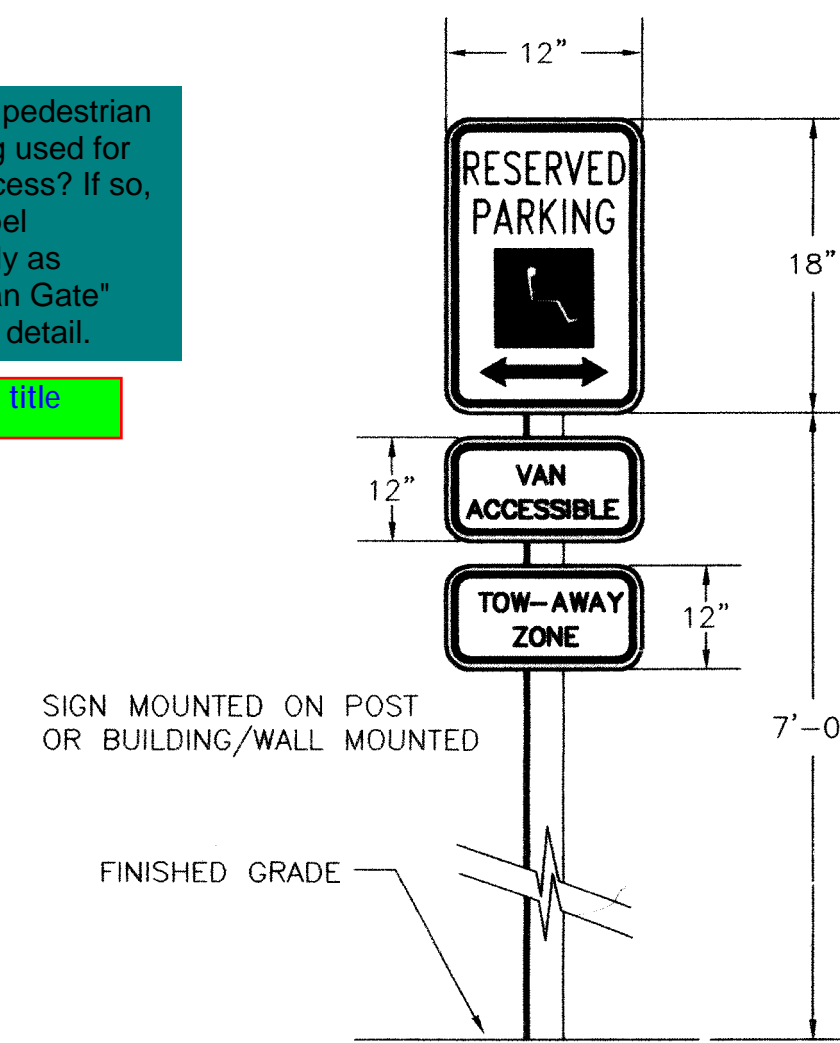


ASPHALT PATCH EXISTING ROADWAY  
NOT TO SCALE

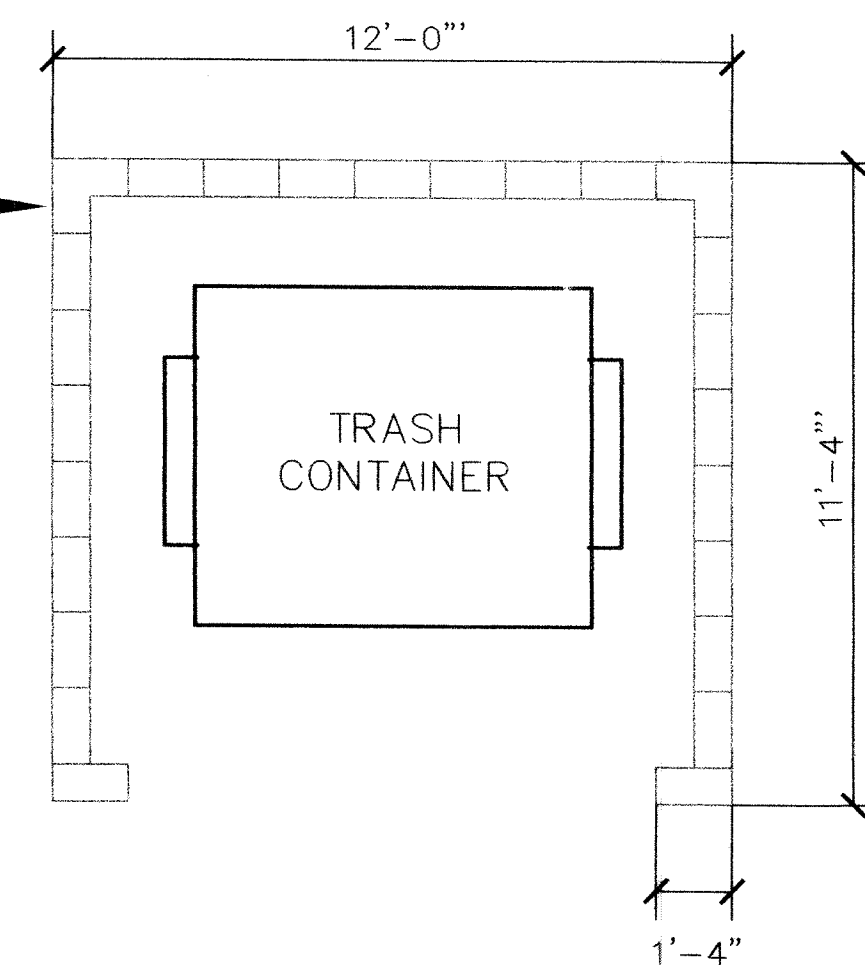
Will this gate be  
locked? Provide any  
details for the crash  
hardware since this  
gate is located in the  
accessible route.

No lock for later. It will include a  
spring to close automatically.

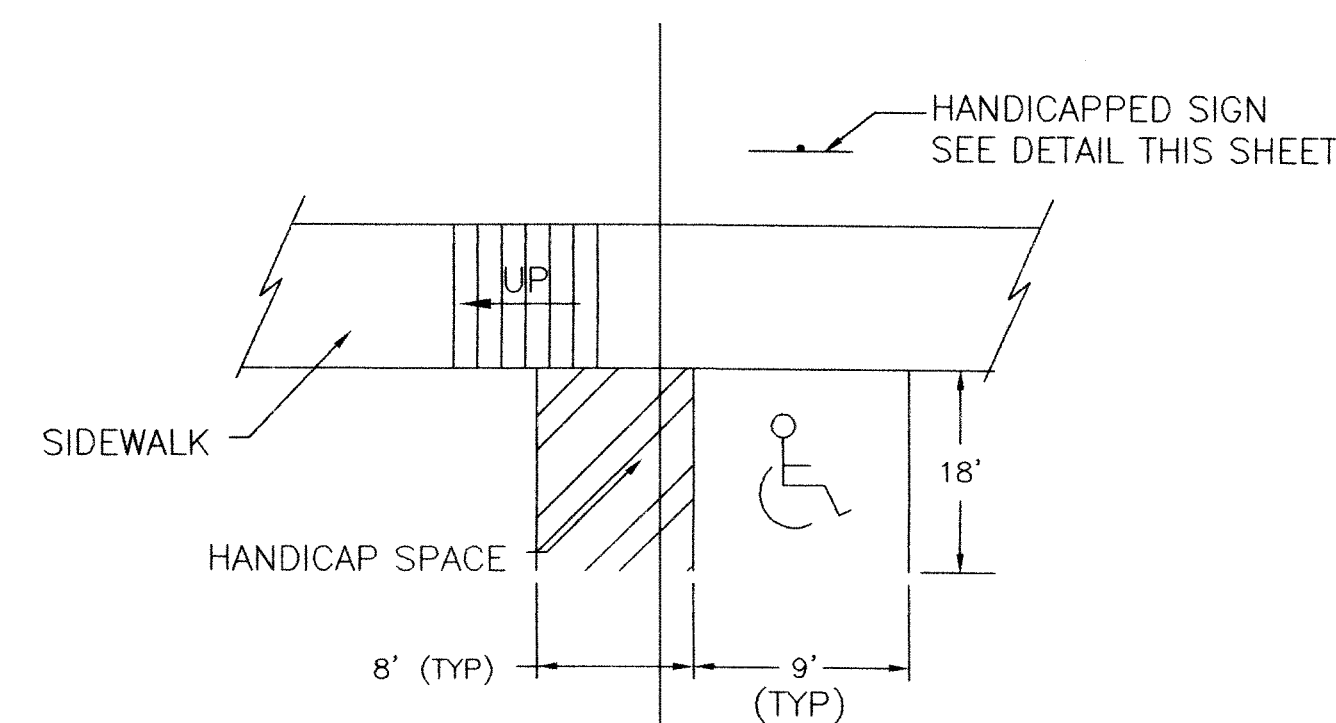
Is this the pedestrian  
gate being used for  
Colfax access? If so,  
please label  
accordingly as  
"Pedestrian Gate"  
above the detail.  
Yes, Added this



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.

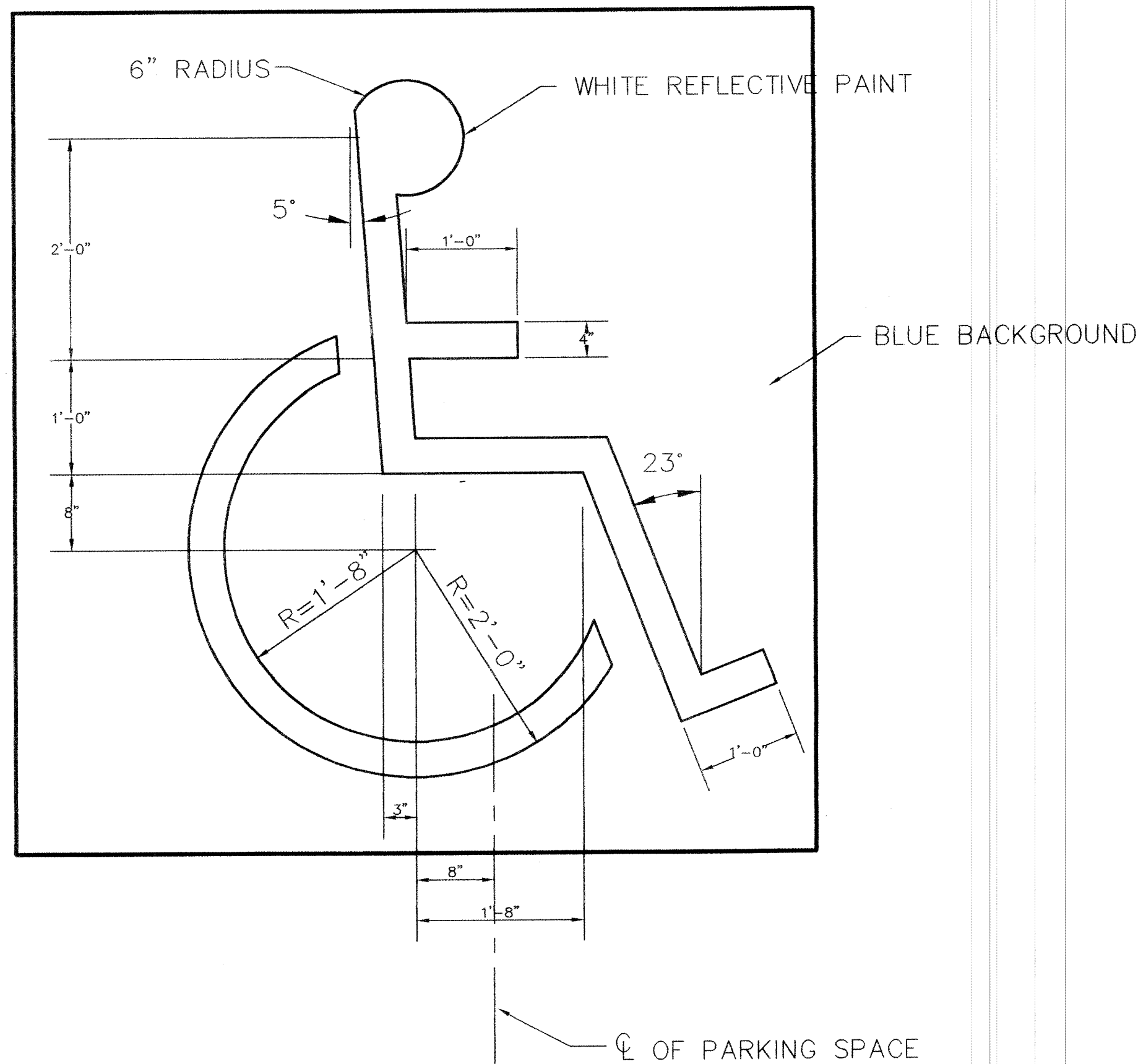
DATE	REVISIONS
05-06-04	CITY OF AURORA COMMENTS
06-03-04	CITY OF AURORA COMMENTS

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

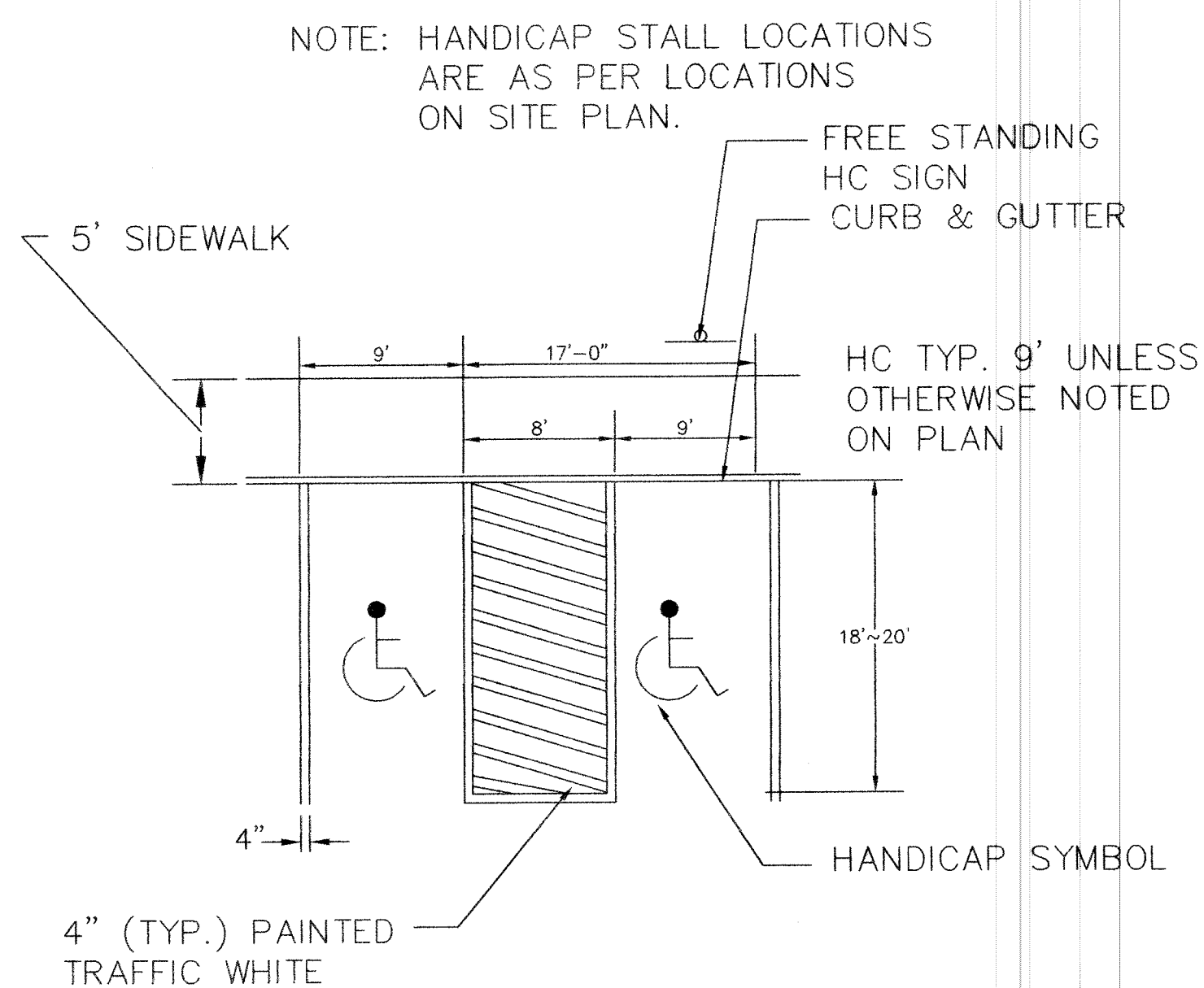
**HGL**  
**Engineering & Surveying, LLC**  
PHONE: (303) 773-1605  
FAX: (303) 773-3297  
9570 KINGSTON COURT, SUITE 310  
ENGLEWOOD, CO. 80112

SHEET NUMBER
10
PROJECT No. 03-034.55

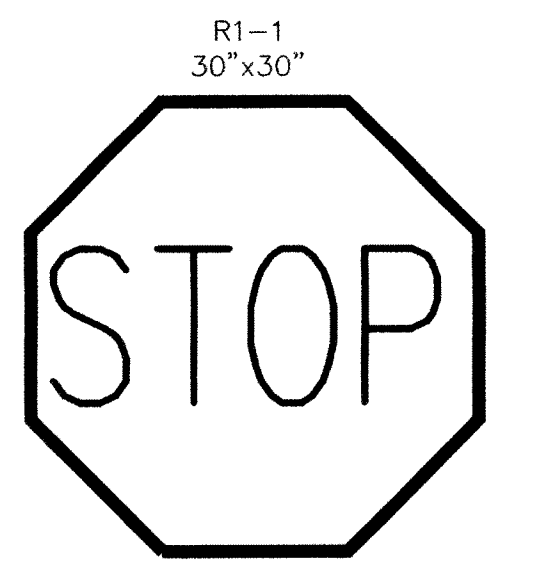




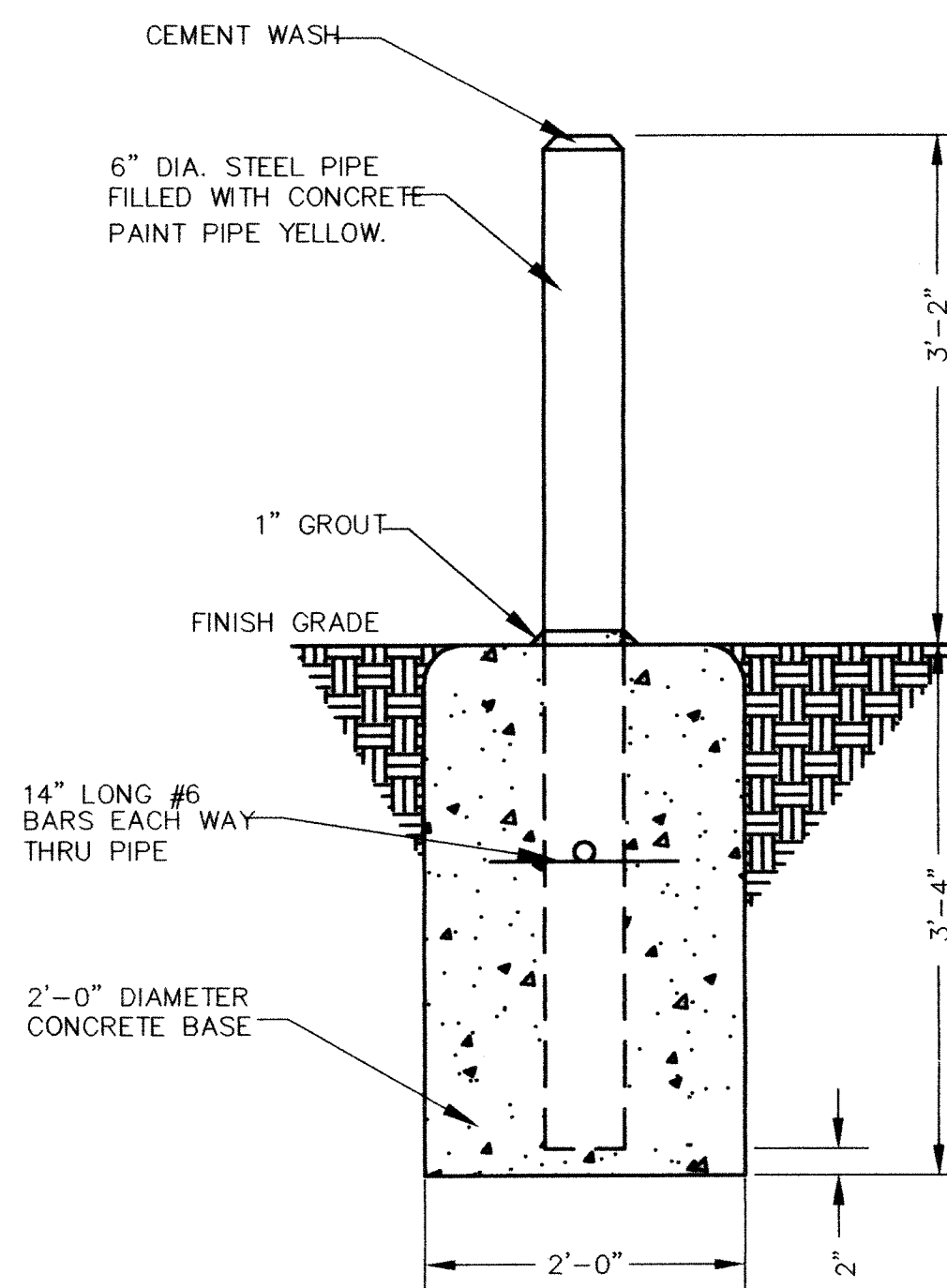
**HANDICAP SYMBOL DETAIL**  
NOT TO SCALE



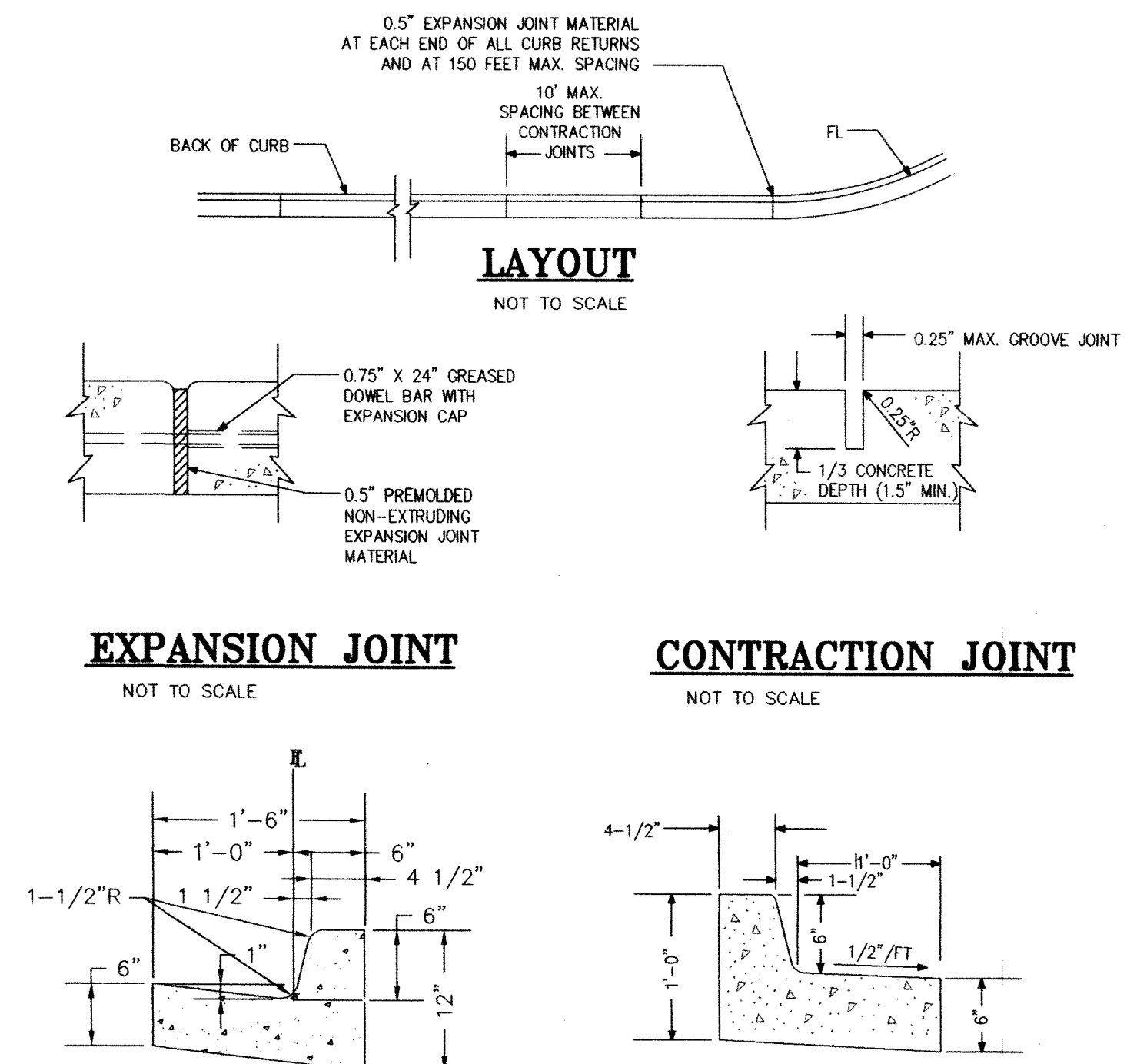
**TYPICAL STRIPING DETAILS**  
NOT TO SCALE



**STOP SIGN SYMBOL**  
NOT TO SCALE

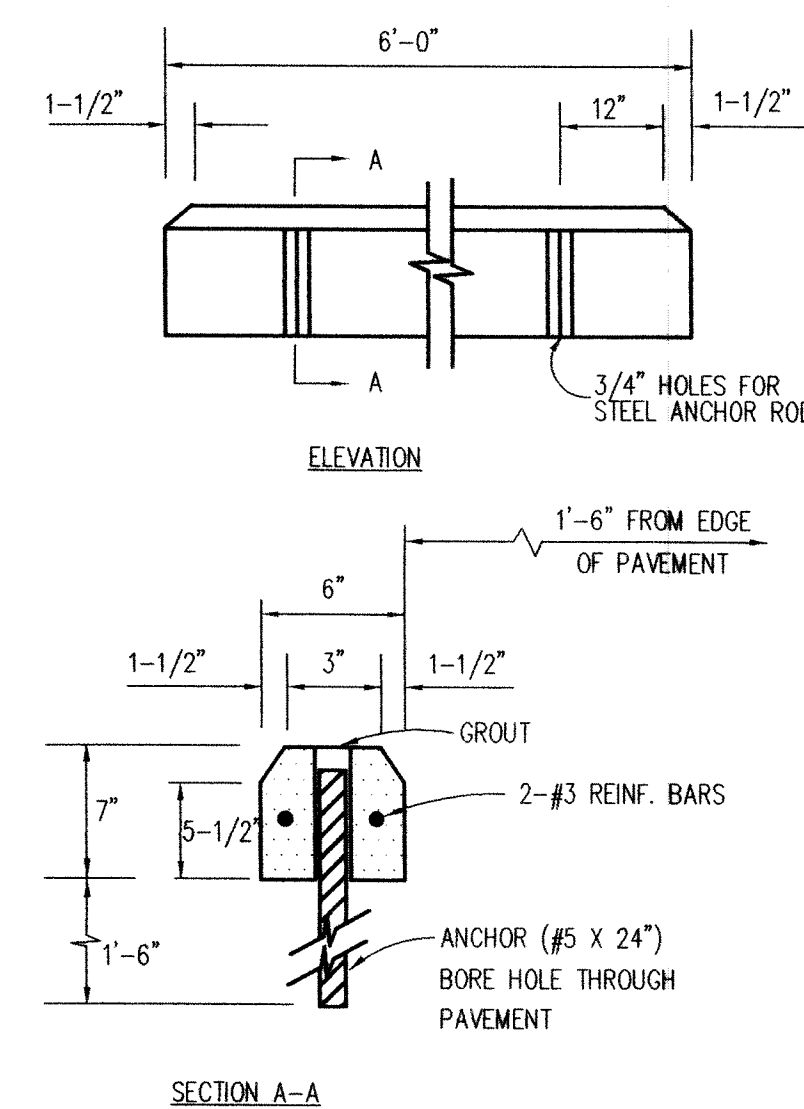


**BOLLARD DETAIL**  
NOT TO SCALE



**1-FOOT CATCH CURB & GUTTER**  
NOT TO SCALE

**TYPE 1 MEDIAN CURB & GUTTER**  
NOT TO SCALE



**PRECAST CONCRETE WHEEL STOP**  
NOT TO SCALE

**UNCC CALL BEFORE YOU DIG**  
**1-800-922-1987**  
Utility Notification  
Center of Colorado  
Administrative Office 303-252-1991  
12600 W. Colfax Ave., Suite B-310  
Lakewood, CO 80215  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
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PROJECT: ADVANCE AUTO PARTS-9200 EAST COLFAX AVE.  
DRAWING: SITE DETAILS

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

SHEET NUMBER

11

PROJECT No. 033034.55