

PROJECT DATA

LAND AREA WITHIN PROPERTY LINES:	101,325.5 S.F. ± (2.32 ACRES ±)
DEDICATED R.O.W.	12,366.85 S.F. ± (.29 ACRES ±)
GROSS FLOOR AREA:	20,512 S.F.
NUMBER OF BUILDINGS:	1
MAXIMUM HEIGHT OF BUILDING:	45'
HEIGHT OF TOWER:	43'
TOTAL BUILDING COVERAGE:	21,512 S.F. 21%
HARD SURFACE AREA (ASPHALT & WALKS)	66,067 S.F. 65%
LANDSCAPE AREA:	13,746 S.F. 14%
PHASE NATIVE GRASS AREA:	N/A
PRESENT ZONING CLASSIFICATION:	FBAD SUBAREA 4
PROPOSED USES:	RETAIL, OFFICE, RESTAURANT
PERMITTED MAXIMUM SIGNAGE AREA:	200 S.F.
MONUMENT SIGNAGE - 122 S.F. (WILL NEED VARIANCE)	

TYPES OF SIGNS:

BUILDING SIGNAGE - 1 @ 40 S.F. = ONE WALL SIGN PER TENANT PER STREET/HIGHWAY
& ONE BLADE SIGN PER TENANT (6 S.F. MAX. AREA) WILL NEED VARIANCE
DIRECTIONAL - 4 @ 6 S.F. = 24 S.F.

LOADING AREA DESIGNATED:

PARKING SPACES PROVIDED:

BUILDING USES:

RESTAURANT (SIT DOWN)-13661 S.F. @ 1 SEAT/35 S.F.=390 STS./3 = 130 SP.	100%	130 CARS
RETAIL - 1851 S.F. @ 1 SEAT/250 S.F. = 8 SP.	80% (8)	16 CARS
OFFICE/SERVICE - 5000 S.F. @ 1 SEAT/300 S.F. = 17 SP.	5% (17)	1 CAR
TOTAL -	155 SP.	137 CARS

PARKING SPACES PROVIDED:

HANDICAP SPACES PROVIDED:

HANDICAP SPACES REQUIRED:

PARKING RATIO:

TYPICAL PARKING SPACE - 9'-0" WIDE x 17'-0" WITH 2'-0" OVERHANG AT CURB
9'-0" WIDE x 19'-0" WHERE NO OVERHANG OCCURS
TYPICAL HANDICAP PARKING SPACE - 8'-0" WIDE x 17'-0" WITH 2'-0" OVERHANG
AT CURB AND 5'-0" WIDE ADJACENT SPACE AT STANDARD AND
8'-0" AT VAN SPACE

GENERAL NOTES:

1. 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 DO NOT MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
2. NO ARCHITECTURAL FEATURE (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, FOUNDATION, FOOTERS, CANTILEVERED WALLS, ETC.) IS ALLOWED TO ENCRACH INTO ANY EASEMENTS.
3. LOADING IS RESTRICTED TO HOURS WHEN TENANT SPACES ARE NOT OPEN TO PUBLIC.

SYMBOL	DESCRIPTION
5392	EXISTING CONTOUR
5392	PROPOSED CONTOUR
→	ACCESSIBLE ROUTE OF TRAVEL
WLT	15' HIGH TYPICAL
LT	25' HIGH W/ 2' BASE, TYPICAL
MB	MAIL BOXES
CS	COLORLED/SCORED CONC.
BR	BIKE RACK
BL	BUILDING AREA
CR	CONCRETE CURB
HP	HANDICAP PARKING SPACE W/ SIGN
HR	HANDICAP RAMP
DT	DIRECTION OF TRAVEL
EF	EXISTING FENCE
FH	FIRE HYDRANT
EL	EASEMENT
FL	FIRE LANE EASEMENT
HC	HANDICAP SIGN
S	STOP SIGN
RT	RIGHT TURN SIGN
SL	STREET LIGHT

FBAD SUBAREA 5

Joint Tenant Sign

FBAD SUBAREA 4

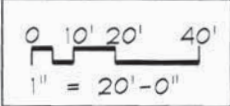
FBAD SUBAREA 4

SITE PLAN

SCALE: 1" = 20'-0"



FBAD SUBAREA 4



DO NOT SCALE THE DRAWINGS

Request a copy of drawings for the project at the following address:

1771 Madison Ave.
Denver, Colorado 80202
(303) 371-7178

George E. Smith Jr.
architect

THE SHOPS @ FITZSIMONS
A COMMERCIAL DEVELOPMENT

THE SE CORNER OF E. COLFAX AVE. & POTOMAC STREET
AT SAND CREEK PARKWAY
AURORA, COLORADO 80011

SHEET DESCRIPTION
SITE PLAN
PROJ. #
REVISIONS
Oct. 23, 2006 CD Photo Mylars
March 2, 2007 CD Photo Mylars

DATE Bank Minor Site
Oct. 3, 2005 Plan Amendment
Nov. 1, 2005 Photo Mylars

DRAWN BY
KAW

SHEET NUMBER
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