

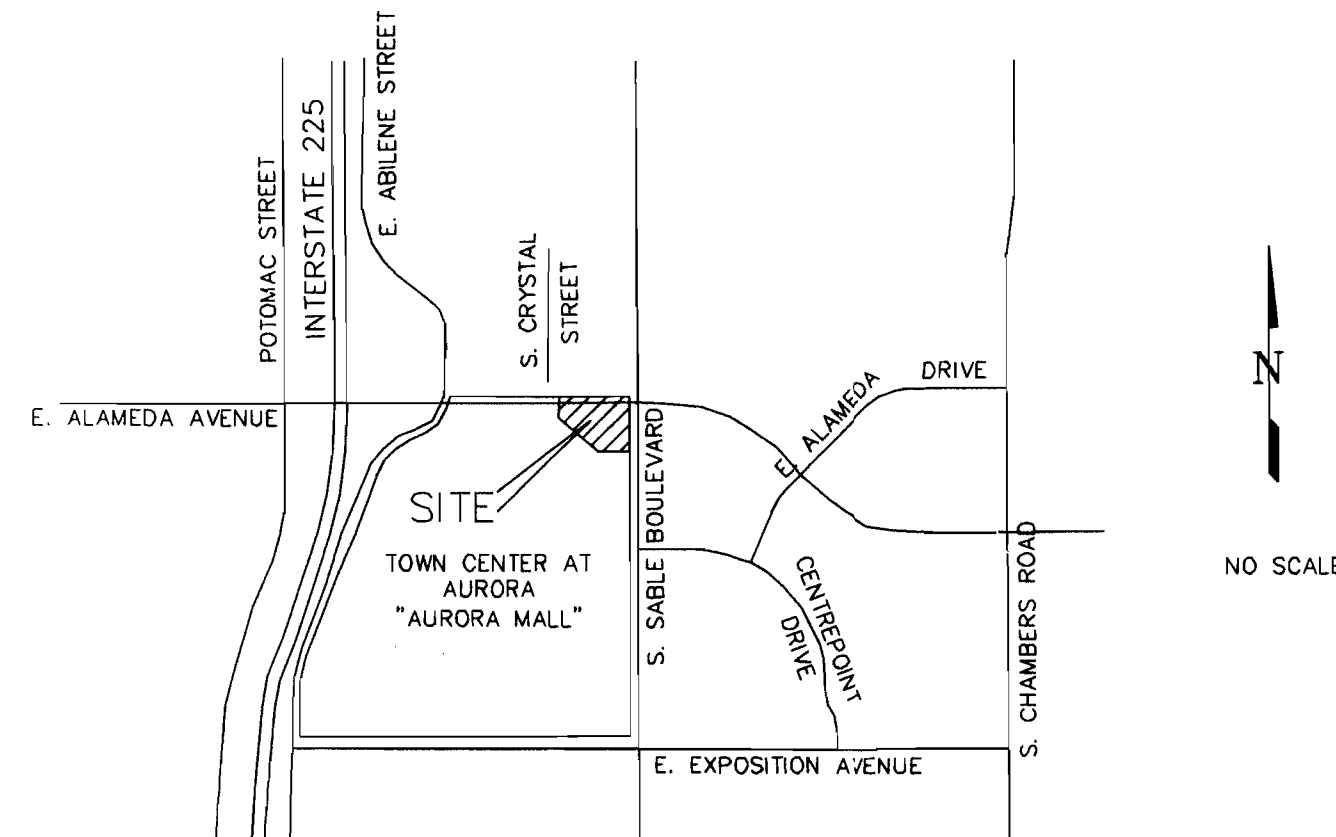
GENERAL NOTES

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 and accessible passenger loading zones and public sidewalks to all of the required accessible building entrances they serve and the required accessible exit doors. At least 60% of the building entrances must be accessible. The accessible route between accessible parking and accessible building entrances and exits 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 handicap accessibility requirements based on the 2008 International Building Code, Chapter 11, and the American National Standards Institute (ICC/ANSI) A117.1-2003.
5. The applicant has the obligation to comply with all applicable requirements of the American 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 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 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 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 freestanding 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 the surface, etc., 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 grade 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 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 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 its heirs, successors, and assigns.
16. Architectural features, such as bay windows, fireplaces, roof overhangs, gutters, eaves, foundations, footings, cantilevered walls, etc, are not allowed to encroach into any easement or fire lane.
17. Requested waiver of development standards to reduce the required parking by 35 stalls and a second waiver to reduce the length of 18 parking stalls to 18'-0".
18. Hours of lighting- All parking luminaires, except those required for security, shall be extinguished within one hour after the end of business hours and remain extinguished until one hour before the commencement of business hours. However, for reason of security, a maximum of 25 percent of the total luminaires used for parking lot illumination may remain in operation during such periods. Parking are lighting during off-business hours need not conform to the otherwise applicable average-to-minimum uniformity ratio.

CHICK-FIL-A at CITY CENTER- SITE PLAN AMENDMENT WITH WAIVERS AND TWO CONDITIONAL USES

LOT 3, BLOCK 1, AURORA MALL SUBDIVISION FILING NO. 1 LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6th P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
4.46 ACRES

VICINITY MAP



LEGAL DESCRIPTION

LOT 3, BLOCK 1, AURORA MALL SUBDIVISION FILING NO.1

TEAM DIRECTORY

DEVELOPER
S.V. COMMERCIAL PARTNERS
4643 S. ULSTER STREET, SUITE 1150
DENVER, CO 80237

TENANT
CHICK-FIL-A
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE 404-305-4549

PLANNER
CONCEPTS WEST ARCHITECTURE
 831 S. NEVADA AVE., SUITE 100
 COLORADO SPRINGS, COLORADO
 PHONE 719-576-1555
 FAX 719-576-1631

CHICK-FIL-A ARCHITECT
BBi ARCHITECTURAL SERVICES
5800 ONE PERKINS PLACE, SUITE 6B
BATON ROUGE, LA 70808
PHONE 225-761-5191
FAX 413-410-7730

LANDSCAPE ARCHITECT
NATURAL DESIGN SOLUTIONS
1470 MILLBROOK COURT
CASTLE ROCK, COLORADO 80105
PHONE 303-660-9984
FAX 720-733-0488

ELECTRICAL- SITE LIGHTING
R.J. McNUTT AND ASSOCIATES
 5587 W 19TH STREET
 GREELEY, COLORADO 80634
 PHONE 970-330-3266
 FAX 970-330-3667

CIVIL
MERRICK & COMPANY
2450 S PEORIA STREET
AURORA, COLORADO 80014
PHONE 303-353-3807
FAX 303-752-4451

INDEX OF DRAWINGS

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S-4	CHICK-FIL-A BUILDING ELEVATIONS

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AMENDMENTS

CITY OF AURORA APPROVALS

CITY ATTORNEY: Sob Repus DATE: September 27, 2010
PLANNING DIRECTOR: Rob Watten DATE: 9-27-2010
PLANNING COMMISSION: [Signature] DATE: 3/25/2009
(CHAIRPERSON)
CITY COUNCIL: Guaranda Paves DATE: 9/27/10
(MAYOR)
ATTEST: Dana Schuman DATE: 9/27/10

DATABASE APPROVAL DATE _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____
 COLORADO AT _____ O'CLOCK ____ M, THIS _____ DAY OF _____
 AD, _____.
 CLERK AND RECORDER: _____ DEPUTY: _____

SIGNATURE BLOCK

CHICK-FIL-A at CITY CENTER - SITE PLAN AMENDMENT WITH WAIVERS AND TWO CONDITIONAL USES

LEGAL DESCRIPTION: LOT 3, BLOCK 1, AURORA MALL SUBDIVISION, FILING 1, CITY OF AURORA,
COUNTY OF ARAPAHOE, STATE OF COLORADO

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, Alameda 1225 LLC HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS 12th DAY OF August AD. 2010

BY: ST. CRY CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF COLORADO)
COUNTY OF Denver) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
August AD, 2010 BY Brian Cui
 (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

Kenneth P. Muller
(NOTARY PUBLIC)

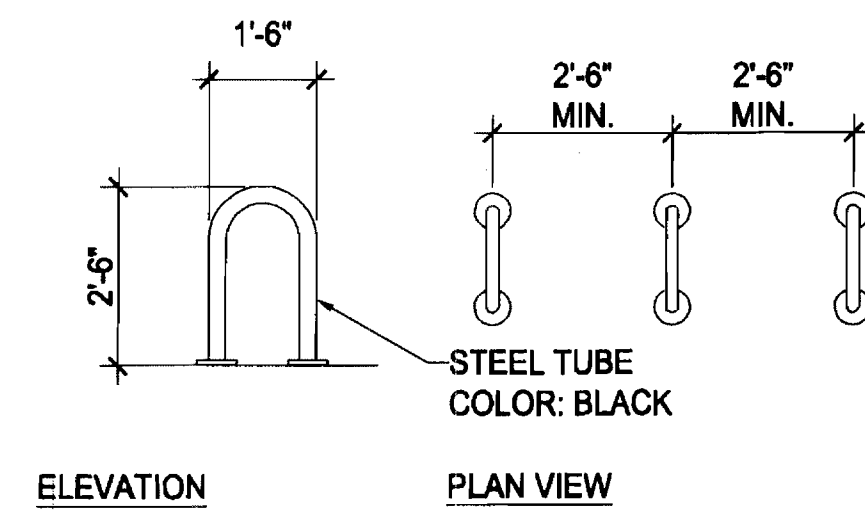
NOTARY SEAL

MY COMMISSION EXPIRES: 01-30-2012

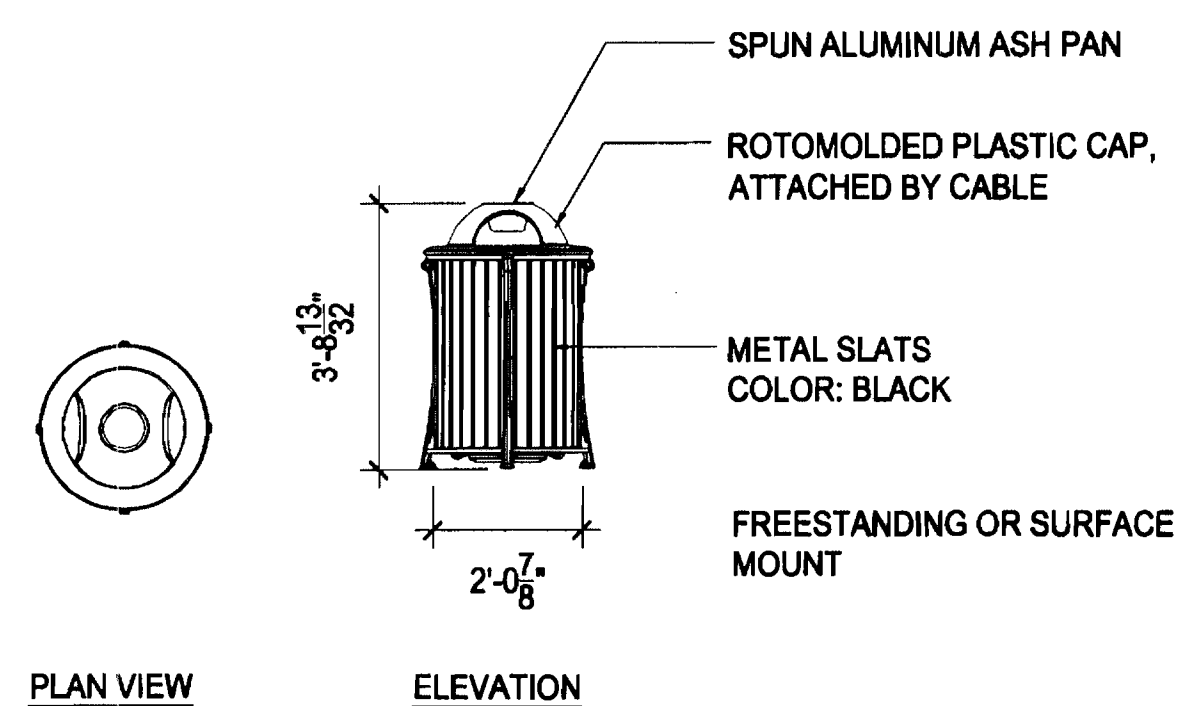
NOTARY BUSINESS ADDRESS: 5350 S. Poshon, Greenwood Vlg., Ct. 20111

CW		JOB NO.	0811
		SCALE	NONE
		DATE	AUGUST 9, 2010
		SHEET	T0.1
CONCEPTS WEST ARCHITECTURE, INC. 831 S Nevada Ave, Suite 100 Colorado Springs, CO 80903 719.576.1555		CHICK-FIL-A at CITY CENTER AURORA MALL, 14310 E ALAMEDA AVE AURORA, COLORADO 80012 COVER SHEET / SIGNATURE BLOCK	
REVISIONS		Date	Description
By		chk	8-9-10 8th Submittal — Final Myler's
DRAWN	JLB		
CHECKED	GH		
DESIGNED	XX		
FILENAME		QB11-SITE TO.1.DWG	

LOT 3, BLOCK 1, AURORA MALL SUBDIVISION FILING NO. 1 LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6th P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
1'-6" 4.46 ACRES

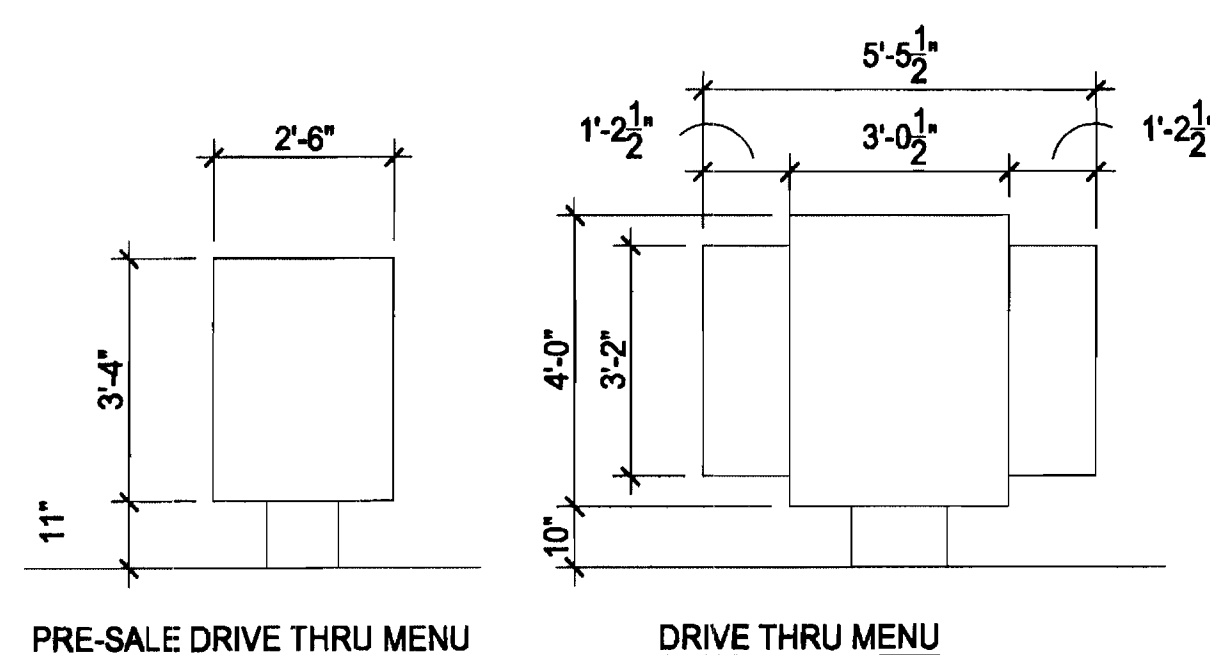


2 BIKE RACK
SCALE: 3/8"= 1'-0"

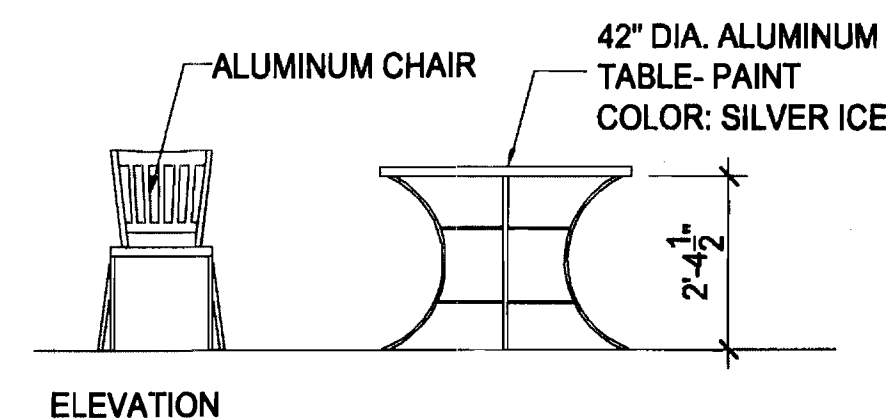


PLAN VIEW ELEVATION

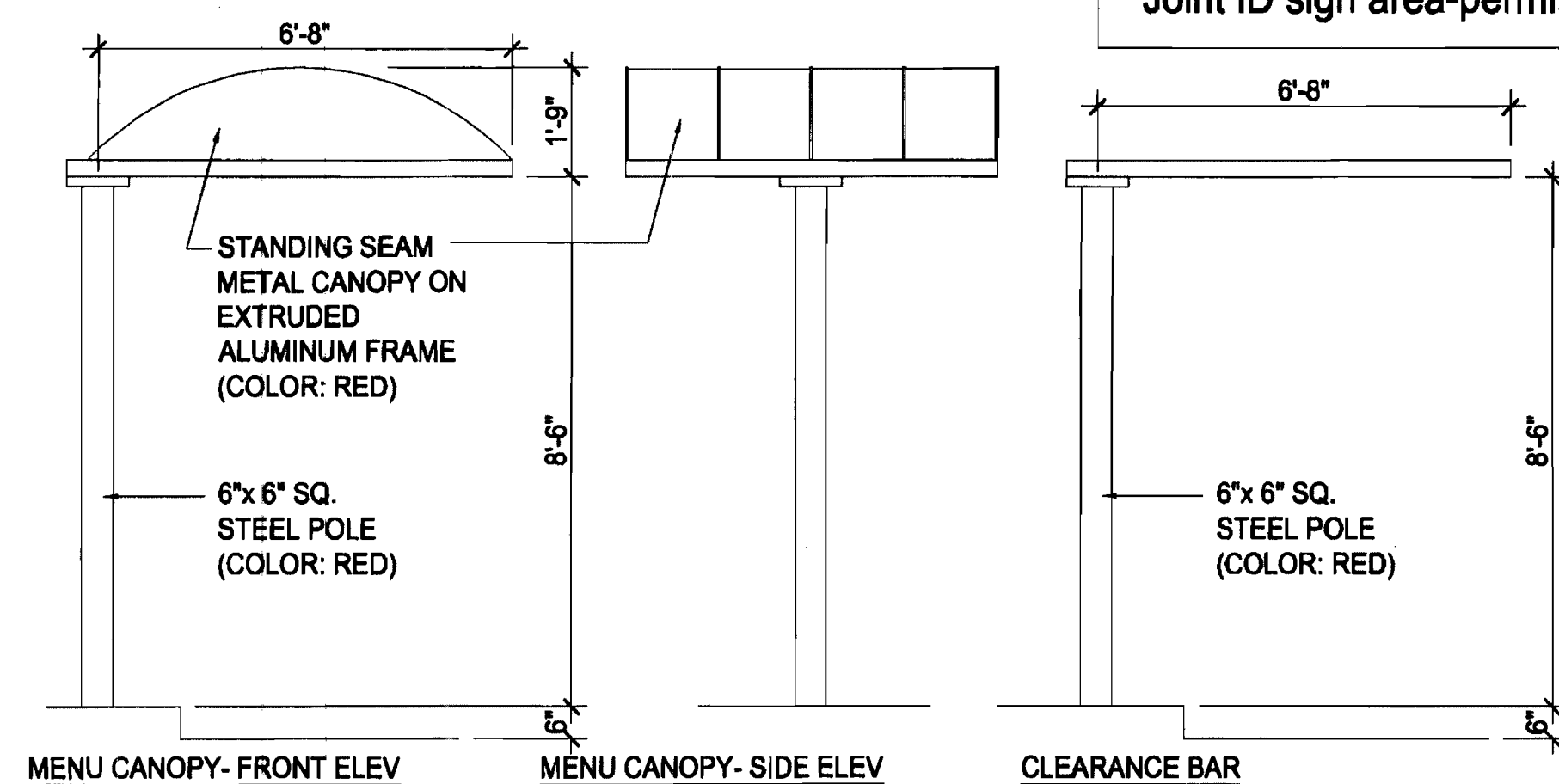
3 TRASH CAN
SCALE: 3/8"= 1'-0"



5 **SIGNAGE**
SCALE: 3/8"= 1'-0"



4 TABLE AND CHAIR
SCALE: 3/8" = 1'-0"

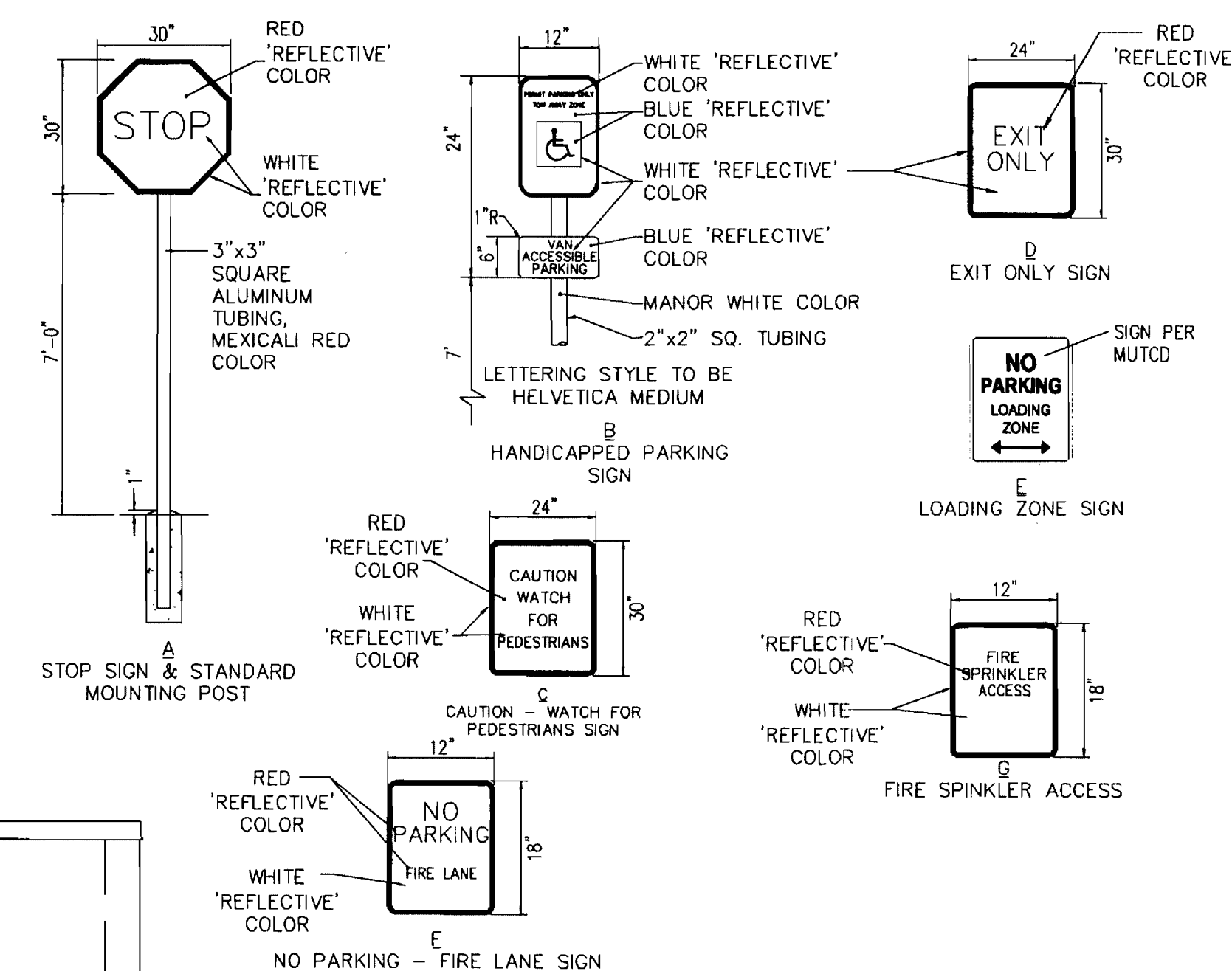


MENU CANOPY- FRONT ELEV

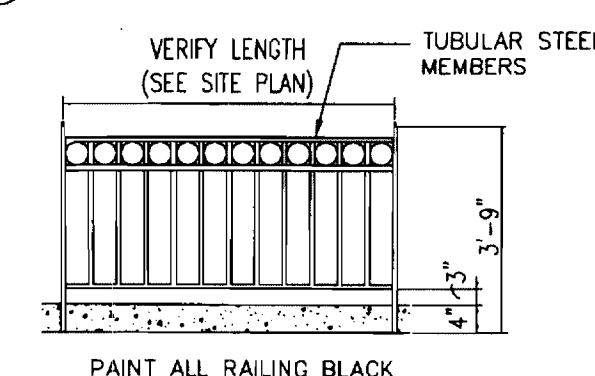
MENU CANOPY- SIDE ELEV

CLEARANCE BAR

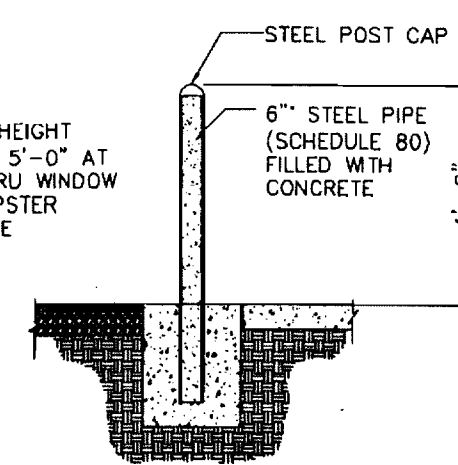
GORDMANS (EXISTING)	
OCCUPANCY CLASSIFICATION:	M
CONSTRUCTION TYPE:	III-B
SQUARE FOOTAGE:	55,366 S.F.
FIRE SPRINKLED	YES
CHICK-FIL-A	
OCCUPANCY CLASSIFICATION:	A-2
CONSTRUCTION TYPE:	V-B
SQUARE FOOTAGE:	4,195 S.F.
FIRE SPRINKLED	YES
2006 INTERNATIONAL BUILDING CODE	



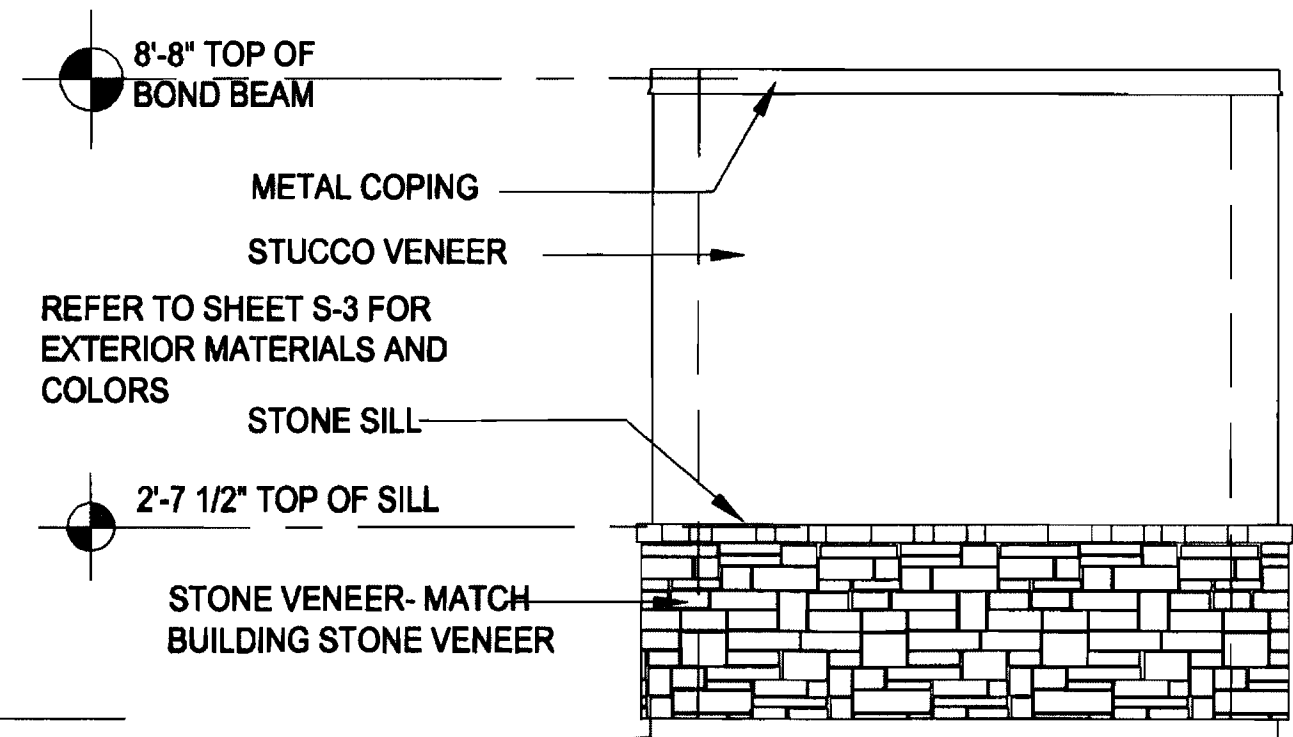
8 DIRECTIONAL SIGNAGE
SCALE: NONE



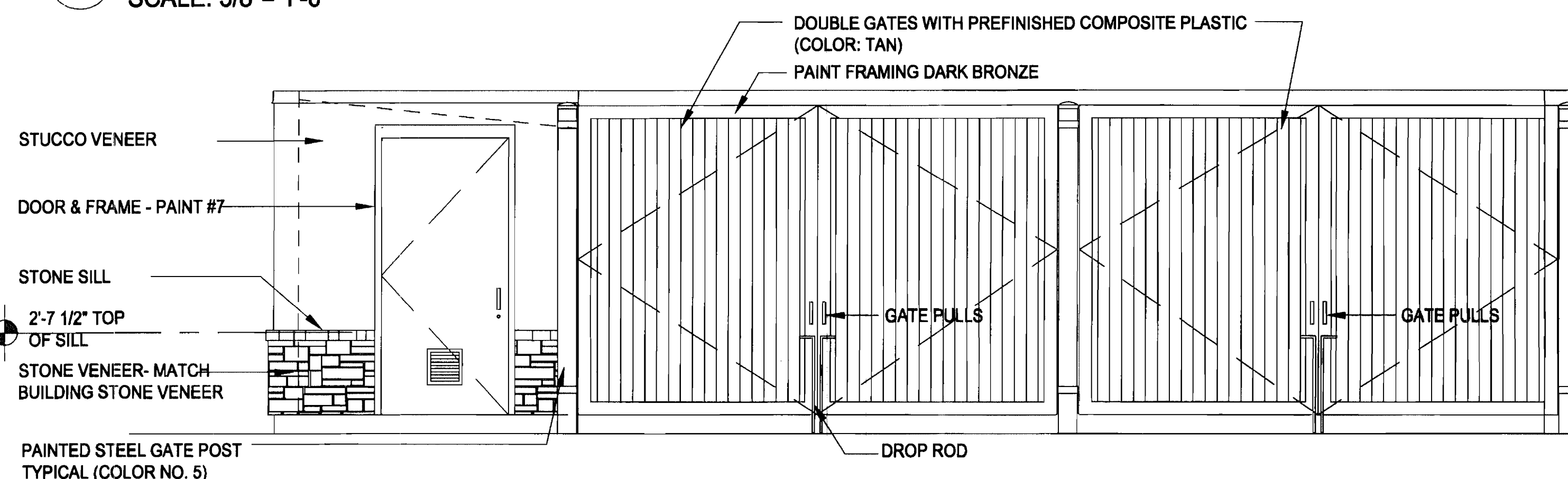
9 GUARDRAIL ELEV.
SCALE: NONE



10 BOLLARD
SCALE: NONE



7 TRASH ENCLOSURE- SIDE ELEV.
SCALE: 3/8"= 1'-0"



6 TRASH ENCLOSURE- FRONT ELEVATION
SCALE: 3/8"= 1'-0"

	EXISTING (Gordmans)	Chick-Fil-A Restaurant	PROPOSED Combined
Current zoning classification	City Center Zone District - Fringe	City Center Zone District - Fringe	City Center Zone District - Fringe
Land area within property lines	4.46 acres lease parcel	.82 acres lease parcel	4.46 acres
Number of buildings	One	One	Two
Maximum height of buildings	No Limit	No Limit	No Limit
Building Height	24 ft		25 ft.
Total building coverage	55,366 sf 28%	4,195 sf 12% of lease parcel	59,561 sq. ft 31%
Hard surface area	111,933 sf 58%	25,013 sf 69% of lease parcel	107,817 sq. ft. 55%
Landscape area	27,190 sf 14%	6,723 sf 19% of lease parcel	26,675 sq. ft. 14%
Parking Calculations- based on Shopping Center Criteria: (1 space / 250 gfa) 55,366 / 250 = 222 stalls Fast Food = (1 space/ 250 gfa) 4195/250 = 17 stalls total = 239 stalls			
Parking required	222 stalls	17 stalls	239 stalls
Parking provided	235 stalls [171 proposed]	33 stalls	206 stalls
Handicap spaces required	5	2 (1 stall van accessible)	7 stalls
Handicap spaces provided	5	2 (1 stall van accessible)	7 stalls
Loading spaces required	3 spaces	1 space @ 200 sf.	4 spaces
Loading spaces provided	3 spaces	1 loading space	4 spaces
Building signage- permitted	5 max, 268 s.f.	5 max. 196 s.f.	
Joint ID sign area-permitted			1 @100 sq. ft. per face

**CHICK-FIL-A at CITY CENTER
AURORA MALL, 14310 E ALAMEDA AVE
AURORA, COLORADO 80012**

SITE DATA/DETAILS

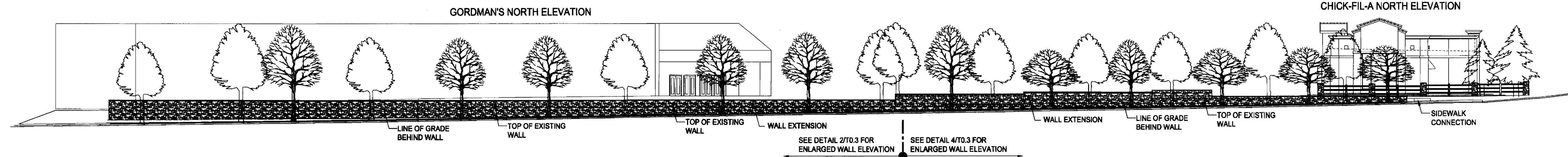
CWA
CONCEPTS WEST
ARCHITECTURE, INC.
831 S Nevada Ave, Suite 100
Colorado Springs, CO 80903 719.576.1555

JOB NO.	0811
SCALE	
DATE	AUGUST 9, 2010
SHEET	

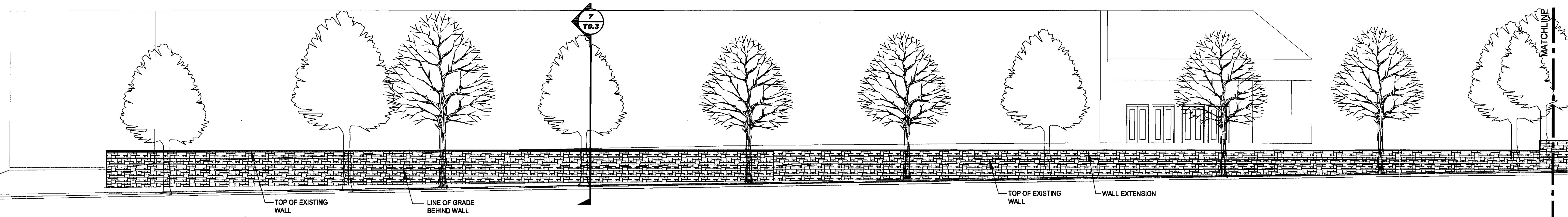
T0.2

CHICK-FIL-A at CITY CENTER- SITE PLAN AMENDMENT WITH WAIVERS AND TWO CONDITIONAL USES

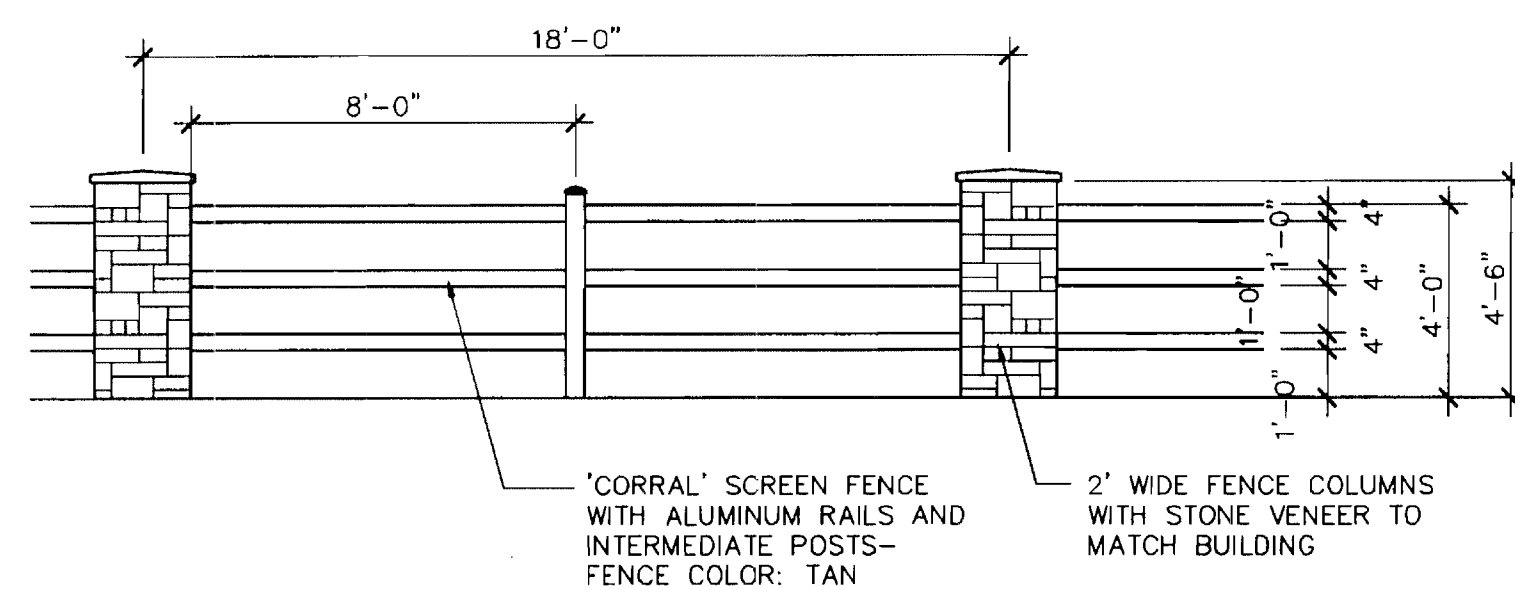
LOT 3, BLOCK 1, AURORA MALL SUBDIVISION FILING NO. 1 LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6th P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
4.46 ACRES



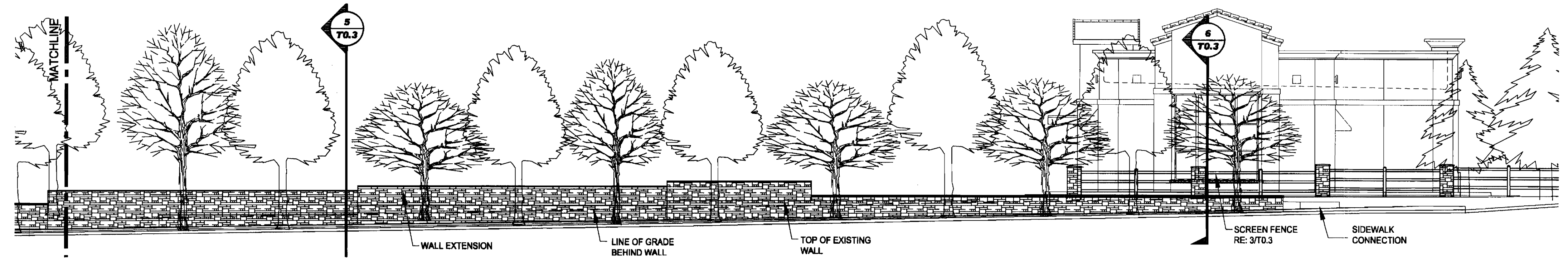
1 OVERALL WALL ELEVATION- ALAMEDA FRONTAGE
SCALE: 1" = 20'-0"



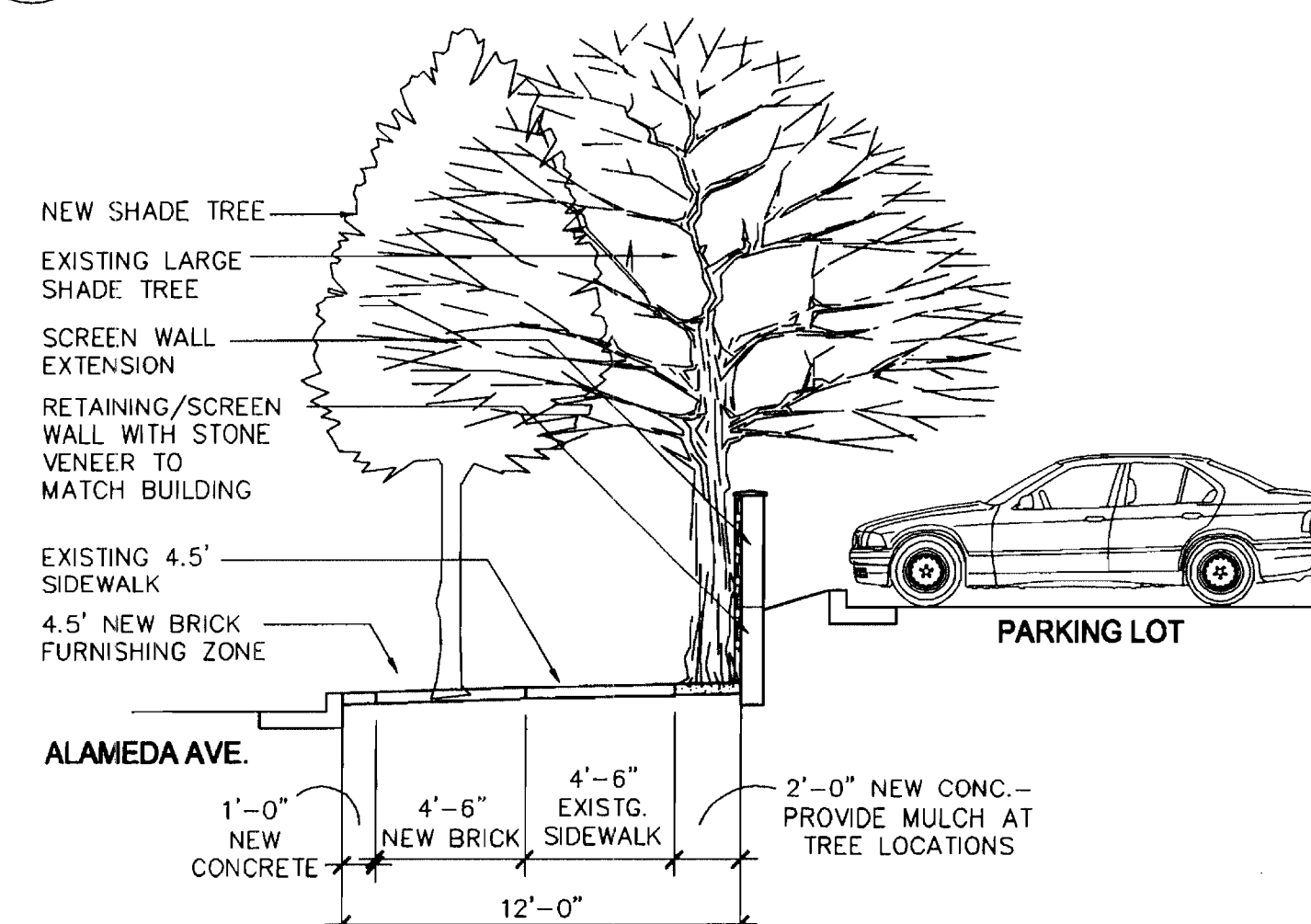
2 PARTIAL WALL ELEVATION- EAST SIDE- ALAMEDA FRONTAGE
SCALE: 1" = 10'-0"



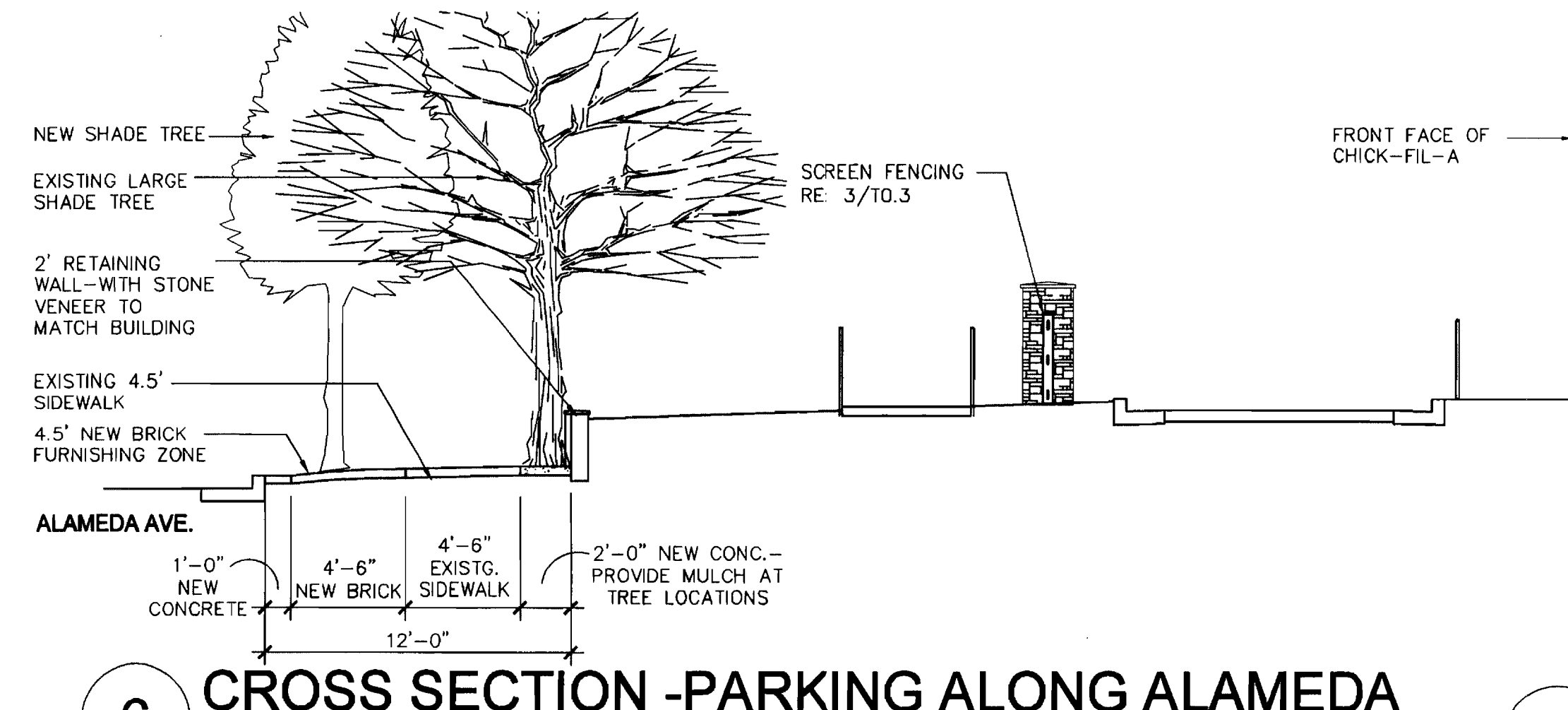
3 SCREEN FENCE
SCALE: 1/4" = 1'-0"



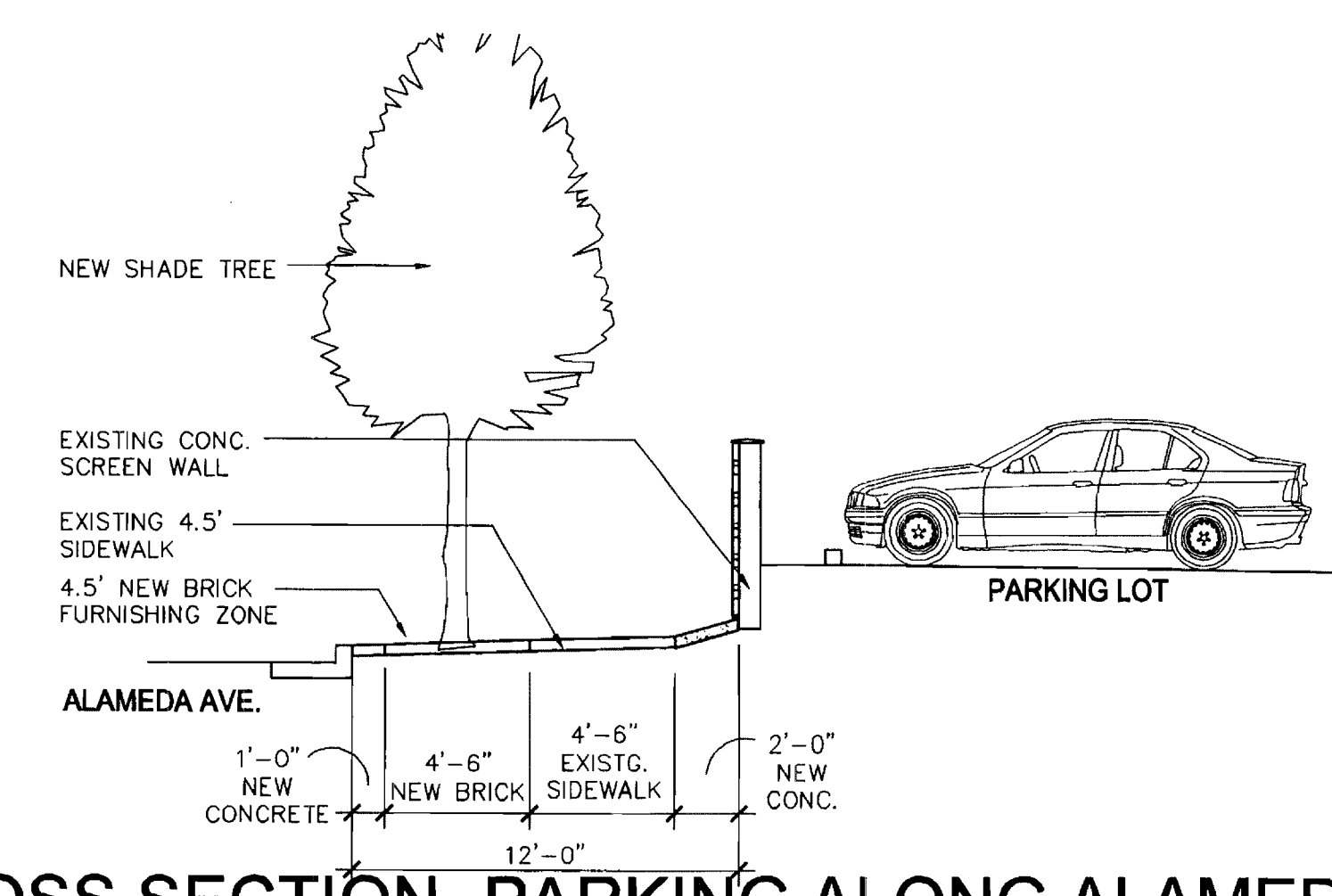
4 PARTIAL WALL ELEVATION- WEST SIDE- ALAMEDA FRONTAGE
SCALE: 1" = 10'-0"



5 CROSS SECTION -PARKING ALONG ALAMEDA
SCALE: 3/16" = 1'-0"



6 CROSS SECTION -PARKING ALONG ALAMEDA
SCALE: 3/16" = 1'-0"



7 CROSS SECTION -PARKING ALONG ALAMEDA
SCALE: 3/16" = 1'-0"

CHICK-FIL-A at CITY CENTER
AURORA MALL, 14310 E ALAMEDA AVE
AURORA, COLORADO 80012
WALL ELEVATIONS

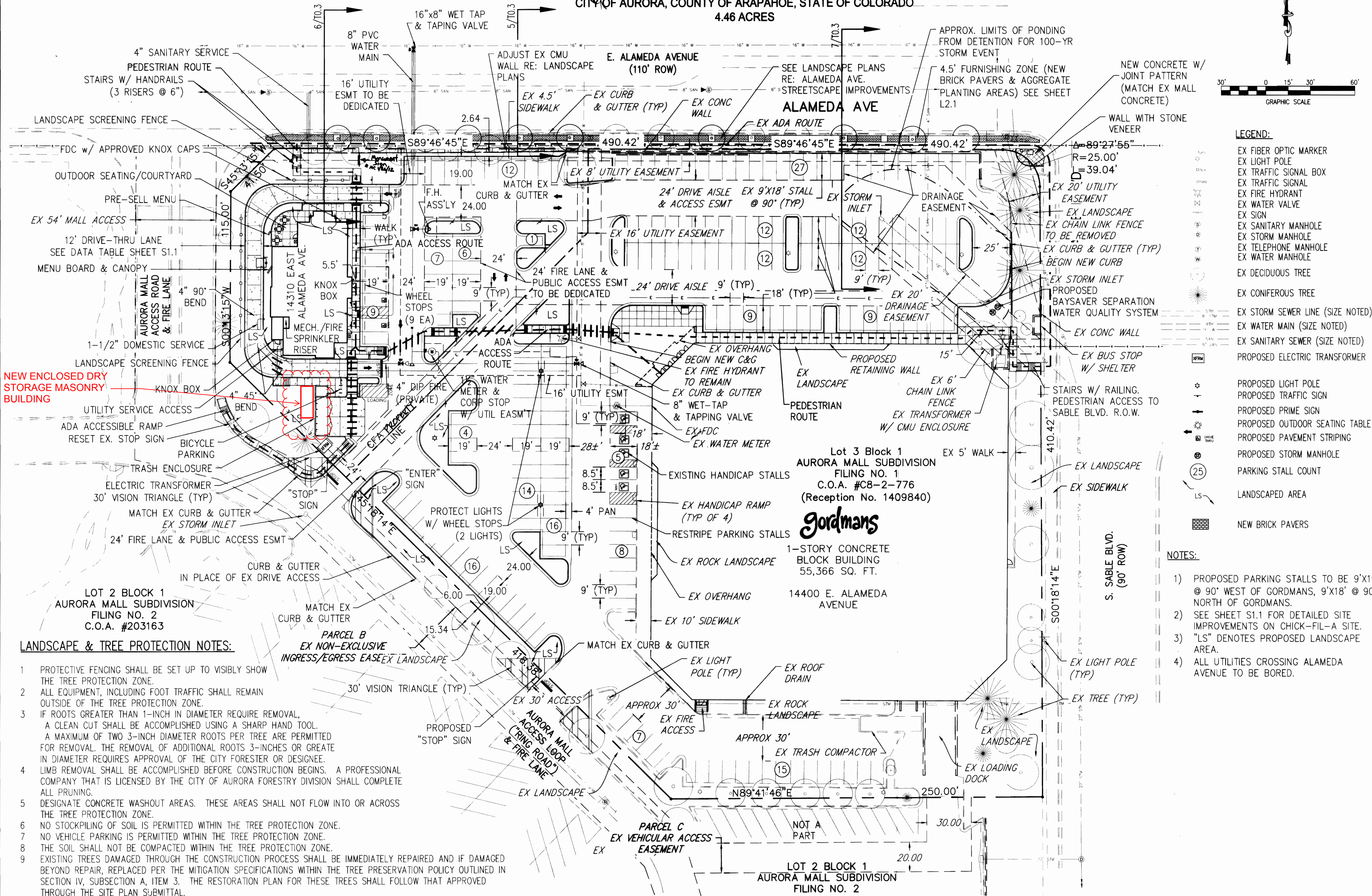
CONCEPTS WEST
ARCHITECTURE, INC.
831 S Nevada Ave, Suite 100
Colorado Springs, CO 80903 719.576.1555

JOB NO. 0811
SCALE AS NOTED
DATE AUGUST 9, 2010
SHEET

T0.3

CHICK-FIL-A at CITY CENTER- SITE PLAN AMENDMENT
WITH WAIVERS AND TWO CONDITIONAL USES

LOT 3, BLOCK 1, AURORA MALL SUBDIVISION FILING NO. 1 LOCATED IN THE NW 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6th P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
4.46 ACRES



- LEGEND:**
- EX FIBER OPTIC MARKER
 - EX LIGHT POLE
 - EX TRAFFIC SIGNAL BOX
 - EX TRAFFIC SIGNAL
 - EX FIRE HYDRANT
 - EX WATER VALVE
 - EX SIGN
 - EX SANITARY MANHOLE
 - EX STORM MANHOLE
 - EX TELEPHONE MANHOLE
 - EX WATER MANHOLE
 - EX DECIDUOUS TREE
 - EX CONIFEROUS TREE
 - EX STORM SEWER LINE (SIZE NOTED)
 - EX WATER MAIN (SIZE NOTED)
 - EX SANITARY SEWER (SIZE NOTED)
 - PROPOSED ELECTRIC TRANSFORMER
 - PROPOSED LIGHT POLE
 - PROPOSED TRAFFIC SIGN
 - PROPOSED PRIME SIGN
 - PROPOSED OUTDOOR SEATING TABLE
 - PROPOSED PAVEMENT STRIPING
 - PROPOSED STORM MANHOLE
 - PARKING STALL COUNT
 - LANDSCAPED AREA
 - NEW BRICK PAVERS
- NOTES:**
- PROPOSED PARKING STALLS TO BE 9'X19' @ 90° WEST OF GORDMANS, 9'X18' @ 90° NORTH OF GORDMANS.
 - SEE SHEET S1.1 FOR DETAILED SITE IMPROVEMENTS ON CHICK-FIL-A SITE.
 - "LS" DENOTES PROPOSED LANDSCAPE AREA.
 - ALL UTILITIES CROSSING ALAMEDA AVENUE TO BE BORED.

REVISIONS

NO.	DESCRIPTION	DATE
1	8th Submittal - Final W/vars	

DATE

8-9-10

FILENAME

5808-Overall Site.dwg

CHICK-FIL-A at CITY CENTER

AURORA MALL, 14310 E ALAMEDA AVE

AURORA, COLORADO 80012

OVERALL SITE PLAN

MERRICK

BUILDING QUALITY SOLUTIONS

JOB NO.

03015808

SCALE

AS NOTED

DATE

AUGUST 9, 2010

SHEET

S1.0

CHICK-FIL-A at CITY CENTER- SITE PLAN AMENDMENT
WITH WAIVERS AND TWO CONDITIONAL USES

LOT 3, BLOCK 1, AURORA MALL SUBDIVISION FILING NO. 1 LOCATED IN THE NW 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6th P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
4.46 ACRES

SITE PLAN TYPICAL DESIGN NOTES & KEY PLAN

- 1

PAINTED HANDICAP PARKING SYMBOL
- 2

DIRECTIONAL SIGNAGE. RE: 8/TO.2
- 2A

STOP SIGN
- 2B

HANDICAP SIGN
- 2C

"CAUTION - WATCH FOR PEDESTRIANS" SIGN
- 2D

"EXIT ONLY" SIGN
- 2E

"NO PARKING - LOADING ZONE" SIGN
- 2F

"NO PARKING - FIRE LANE" SIGN
- 2G

"FIRE SPRINKLER RISER ACCESS" SIGN
- 3A

STANDARD PARKING STALL (9'x19')
- 3B

HANDICAP PARKING STALL (9'x19')
- 4

TYPICAL CONCRETE SIDEWALK
- 5

SIDEWALK WITH CURB & GUTTER
- 6

CONCRETE WHEEL STOP
- 7

REFUSE ENCLOSURE FOUNDATION
- 8

PROTECTION BOLLARD RE: 10/TO.2
- 9A

ASPHALT PAVEMENT SECTION - AUTO PARKING
- 9B

ASPHALT PAVEMENT SECTION - FIRE LANE
- 10

TRANSFORMER
- 11

ROOF DOWNSPOUT TO EXIT AT FACE OF CURB
CONNECT @ BLDG RE: MECHANICAL PLANS
- 12

GREASE INTERCEPTOR
- 13

PROJECT MONUMENT SIGN
- 14

PRE-SELL MENU BOARD
- 15

MENU BOARD & CANOPY ORDERING STATION
- 16

DIRECTIONAL SIGN. RE: SIGNAGE PLANS
- 17

LANDSCAPED AREA
- 18

GUARDRAIL RE: 9/TO.2
- 19

PATIO AREA WITH OUTDOOR DINING
- 20

CLEARANCE BAR
- 21

DOUBLE INVERTED "U" BICYCLE RACKS - PROVIDE 3 EA.
FOR 6 SPACES TOTAL
- 22

LANDSCAPE SCREENING FENCE RE: 3/TO.3
- 23

3 STEPS AT 6" RISE EACH W/ HANDRAILS
(LOCATED AT PEDESTRIAN ACCESS TO ALAMEDA AVENUE)
- 24

TRASH RECEPTACLE

LEGEND:

- EX FIBER OPTIC MARKER

EX LIGHT POLE

EX TRAFFIC SIGNAL BOX

EX TRAFFIC SIGNAL

EX FIRE HYDRANT

EX WATER VALVE

EX SIGN

EX SANITARY MANHOLE

EX STORM MANHOLE

EX TELEPHONE MANHOLE

EX WATER MANHOLE

EX DECIDUOUS TREE

EX CONIFEROUS TREE

EX STORM SEWER LINE

EX WATER MAIN

EX SANITARY SEWER

ELECTRIC TRANSFORMER

GREASE TRAP

LIGHT POLE

TRAFFIC SIGN

PRIME SIGN

OUTDOOR SEATING TABLE

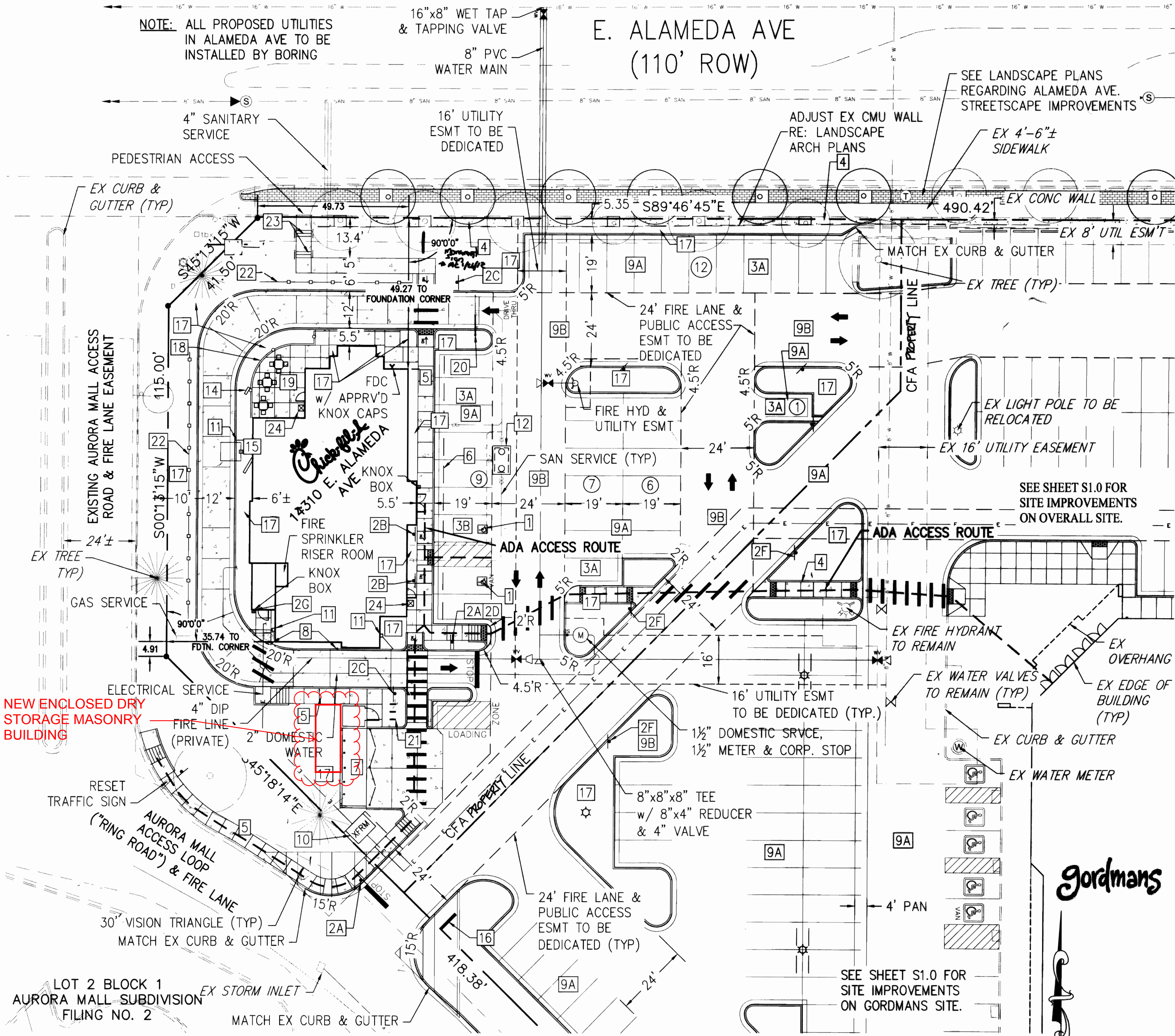
PAVEMENT STRIPING

STORM MANHOLE

PARKING STALL COUNT

ADA ACCESS ROUTE

NEW BRICK PAVERS



NOTES:

- 1) ALL DIMENSIONS AND RADII CALLOUTS REFER TO FLOWLINE UNLESS SPECIFIED OTHERWISE.
- 2) REFER TO APPROVED SIGNAGE PACKAGE FOR SIGN SPECIFICATIONS.
- 3) SEE LANDSCAPE PLANS REGARDING REQUIREMENTS FOR PROTECTING EX. TREES AND LANDSCAPING.

M.C. 1-26-12

REVISIONS

Description

8th Submittal - Final Myars

KKW 8-9-10

CHECKED

DESIGNED

FILENAME
5808-CFA Site.dwg

CHICK-FIL-A at CITY CENTER

AURORA MALL, 14310 E ALAMEDA AVE

AURORA, COLORADO 80012

CHICK-FIL-A SITE PLAN

MERRICK

BUILDING QUALITY SOLUTIONS

JOB NO.

03015808

SCALE

AS NOTED

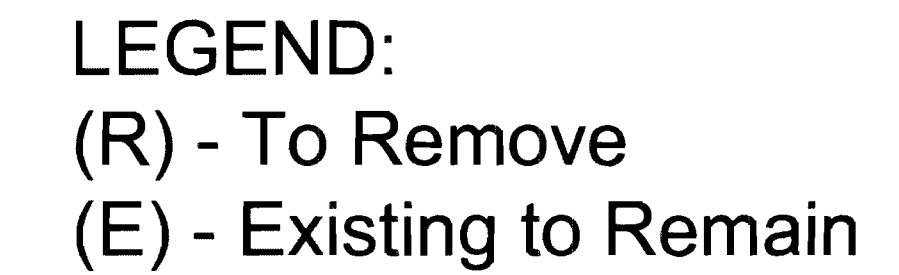
DATE

AUGUST 9, 2010

SHEET

S1.1

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THE 6th P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
4.46 ACRES



NOT FOR CONSTRUCTION

LOT 3, BLOCK 1, AURORA MALL SUBDIVISION FILING NO. 1 LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF
THE 6th P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
4.46 ACRES



FOUR FEET HEIGHT PROTECTIVE FENCING IS TO BE INSTALLED AROUND THE EXISTING PLANT MATERIAL TO REMAIN PRIOR TO CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO TAKE PRECAUTIONS TO ENSURE THAT EXISTING ROOTS AND LIMBS ARE NOT DAMAGED DURING EXCAVATION ADJACENT TO TREES. METAL T-POSTS ARE TO BE INSTALLED EVERY 10' TO SUPPORT PROTECTIVE FENCING. FENCING IS TO BE INSTALLED BELOW THE EDGE OF THE CANOPY OF THE EXISTING TREES TO REMAIN. FENCING IS TO REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.

ROOT PRUNING:

IF ROOT PRUNING IS NECESSARY FOR GRADING, EXCAVATING, OR INSTALLATION OF IRRIGATION SYSTEM, ALL ROOT PRUNING IS TO TAKE PLACE OUTSIDE OF THE PROTECTIVE FENCING AROUND EACH TREE. CONTRACTOR IS TO TRENCH 12" AWAY FROM PROTECTIVE FENCING. ANY ROOTS LARGER THAN 2" ARE TO BE SAW CUT. CONTRACTOR IS TO HAND DIG ANY TRENCHES AND SAW CUT ANY INTERFERING ROOTS INSIDE THE PROTECTIVE FENCE AREAS.

WATERING, MULCHING, AND FERTILIZATION:

PRIOR TO CONSTRUCTION CONTRACTOR IS TO PLACE A 4" DEPTH OF WOOD CHIPS OR MULCH INSIDE THE PROTECTIVE FENCING OF EXISTING TREES TO REMAIN. CONTRACTOR IS TO PROVIDE REGULAR DEEP WATERING TO ALL EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION. DURING CONSTRUCTION A SLOW-RELEASE NITROGEN FERTILIZER IS TO BE APPLIED AROUND THE BASE OF EACH TREE AT A RATE OF 2 LBS. PER 1000 S.F. (USE DRIP LINE OF TREE TO CALCULATE SQUARE FOOTAGE).

WATER ALL RELOCATED TREES WITH DEEP WATERING METHOD (12-24" DEPTH) ONCE A WEEK FOR 1ST MONTH AND 2 TIMES A MONTH FOR 1ST GROWING SEASON. PROVIDE DRIP IRRIGATION TO ALL RELOCATED TREES FOR CONTINUED WATERING.

TREE STOCKPILING

RELOCATED TREES MAY NEED TO BE STOCKPILED PRIOR TO REINSTALLATION. FOLLOW ALL MULCHING AND WATERING GUIDELINES NOTED ABOVE. TREE STOCKPILE YARD MUST BE SECURED WITH CONSTRUCTION FENCING UNTIL TREES ARE TRANSPLANTED.

TREE SPADE:

CONTRACTOR TO USE A MIN. 66" SPADE TO MOVE ALL RELOCATED TREES. DO NOT MOVE WHEN GROUND IS FROZEN. CONTRACTOR SHALL MOVE IN COOLER MONTHS IF POSSIBLE (SPRING/FALL). DO NOT MOVE EVERGREEN WHEN NEW GROWTH APPEARS. TREES SHOULD NOT BE MOVED ON HOT, WINDY DAYS. THE FOLIAGE SHOULD ALSO BE SPRAYED WITH ANTI-TRANSPARENT PRIOR TO TRANSPLANTING TO REDUCE WATER LOSS. FOLLOW PLANTING DETAIL FOR TRANSPLANTING. STAKE ALL RELOCATED TREES. WHEN POSSIBLE A MINIMUM 7' CLEAR ZONE AROUND TREE SHALL BE PROVIDED PRIOR TO REMOVAL.

TREES THAT CANNOT REMAIN/BE RELOCATED AS SHOWN SHALL BE REPLACED PER LOCAL JURISDICTION REQUIREMENTS.

FORESTRY DEPARTMENT:

Site construction shall take into account the life and good health of trees preserved on the site. The following guidelines shall be followed for tree protection. If these guidelines are not followed, the full value of the tree will be used in calculations to determine mitigation requirements.

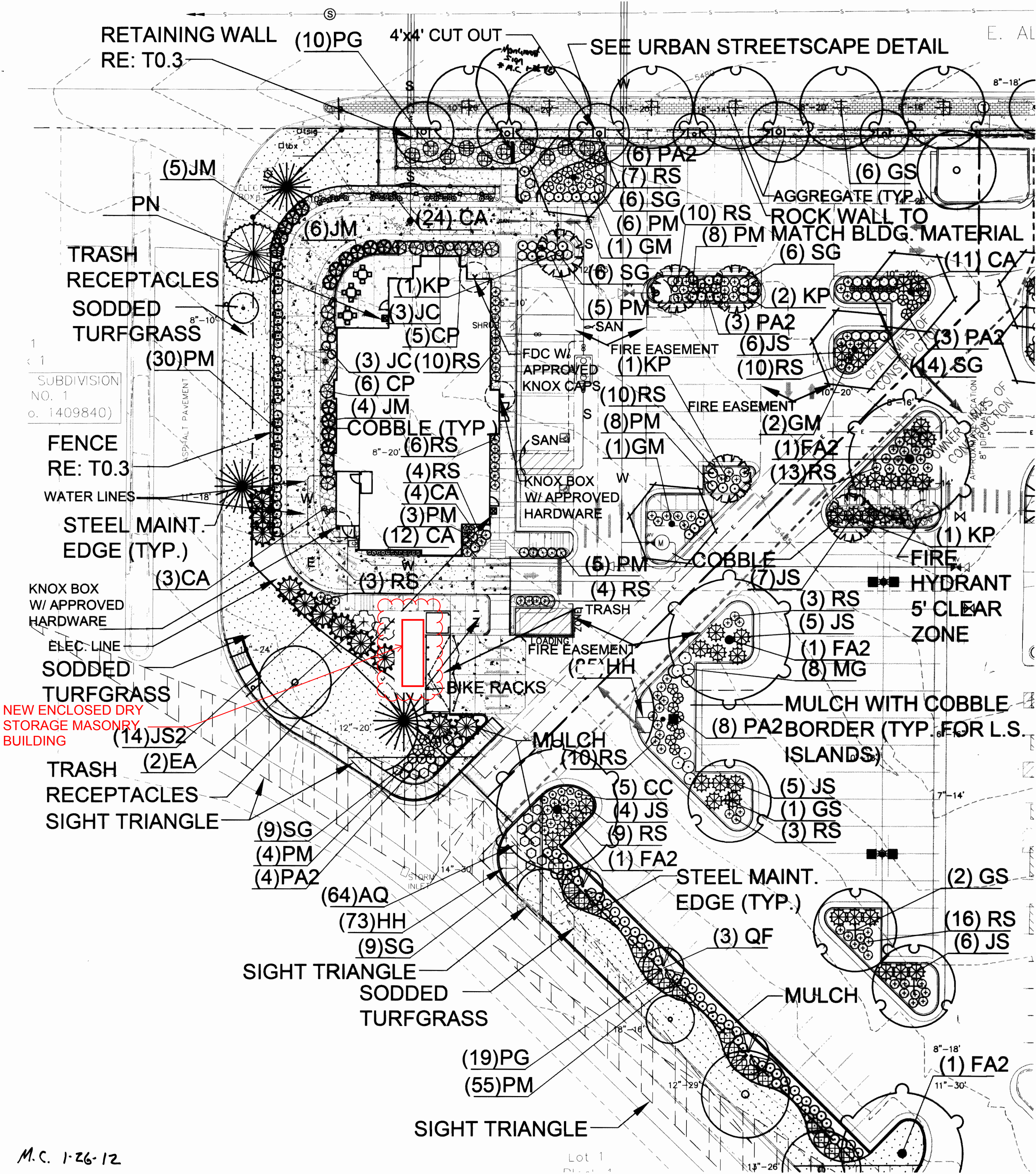
1. PROTECTIVE FENCING SHALL BE SET UP TO VISIBLY SHOW THE TREE PROTECTION ZONE.
2. ALL EQUIPMENT, INCLUDING FOOT TRAFFIC SHALL REMAIN OUTSIDE OF THE TREE PROTECTION ZONE.
3. IF ROOTS GREATER THAN 1-INCH IN DIAMETER REQUIRE REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO-3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR DESIGNEE.
4. LIMB REMOVAL SHALL BE ACCOMPLISHED BEFORE CONSTRUCTION BEGINS. A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION SHALL COMPLETE ALL PRUNING.
5. DESIGNATE CONCRETE WASHOUT AREAS. THESE AREAS SHALL NOT FLOW INTO OR ACROSS THE TREE PROTECTION ZONE.
6. NO STOCKPLING OF SOIL IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
7. NO VEHICLE PARKING IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
8. THE SOIL SHALL NOT BE COMPACTED WITHIN THE TREE PROTECTION ZONE.
9. EXISTING TREES DAMAGED THROUGH THE CONSTRUCTION PROCESS SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS WITHIN THE TREE PRESERVATION POLICY OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3. THE RESTORATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

NOT FOR CONSTRUCTION

CHICK-FIL-A AT CITY CENTER 2008-6046-00

CHICK-FIL-A at CITY CENTER- SITE PLAN AMENDMENT
WITH WAIVERS AND TWO CONDITIONAL USES

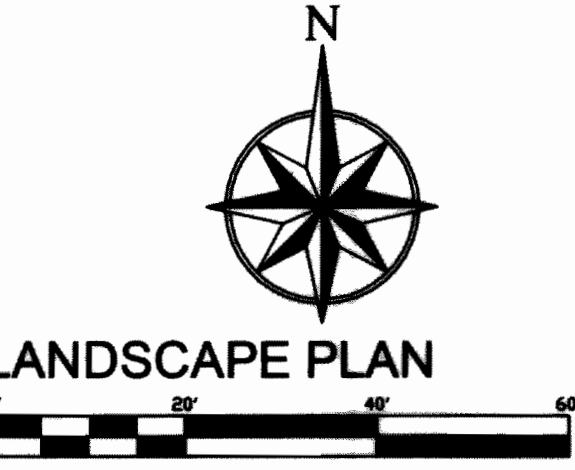
LOT 3, BLOCK 1, AURORA MALL SUBDIVISION FILING NO. 1 LOCATED IN THE NW 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6th P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
4.46 ACRES



PLANT SCHEDULE CHICK-FIL-A									
X-rated = Plants requiring 1" of water per week XX-rated = Plants requiring 1/2" of water per week XXX-rated = Plants requiring 1/2" of water every two weeks									
TREES	CODE	BOTANICAL/COMMON	CONT	CAL	SIZE	QTY	REMARKS		
	GM	GLEDITSIA TRIACANTHOS 'IMPERIAL' / IMPERIAL HONEYLOCUST	B & B	2.5" CAL	30-40'	4	X		
	JM	JUNIPERUS SCOPULORUM 'MEDORA' / MEDORA JUNIPER	15 GAL	6' HT.	15-20'	15	XX		
DECIDUOUS TREES	CODE	BOTANICAL/COMMON	CONT	CAL	SIZE	QTY	REMARKS		
	GS	GLEDITSIA TRIACANTHOS 'SHADEMASTER' TM / SHADEMASTER LOCUST	B & B	3" CAL	30-40'	6	X		
EVERGREEN TREES	CODE	BOTANICAL/COMMON	CONT	CAL	SIZE	QTY	REMARKS		
	JS2	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B & B	8' HT.	8-12'	14	XX		
	PN	PINUS NIGRA / AUSTRIAN PINE	B&B	8' HT.	25-30'	1	XX		
FLOWERING TREES	CODE	BOTANICAL/COMMON	CONT	CAL	SIZE	QTY	REMARKS		
	KP	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	B & B	2" CAL	20-30'	4	X		
SHRUBS	CODE	BOTANICAL/COMMON	CONT			QTY	REMARKS		
	CP	CYTISUS PURGANS SPANISH GOLD / SPANISH GOLD BROOM	5 GAL			11	XX		
	EA	EUONYMUS ALATUS 'COMPACTUS' / DWARF BURNING BUSH	5 GAL			2	XX		
	JC	JUNIPERUS CHINENSIS 'ARMSTONGII' / ARMSTONG JUNIPER	5 GAL			6	XX		
	JS	JUNIPERUS SABINA 'BROADMOOR' / BROADMOOR JUNIPER	5 GAL			6	XX		
	PA2	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL			16	XX		
	PG	PICEA PUNGENS 'GLOBOSA' / GLOBE SPRUCE	5 GAL			10	XX		
	PM	PINUS MUGO 'MOPS' / MINIATURE MUGO PINE	5 GAL			69	XXX		
	RS	ROSA X KNOCK OUT / SINGLE RED SHRUB ROSE	5 GAL			64	XX		
	SG	SPIRAEA X 'GOLDMOUND' / GOLDMOUND SPIREA	5 GAL			41	X		
GRASSES	CODE	BOTANICAL/COMMON	CONT			QTY	REMARKS		
	CA	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	2 GAL			54	X		

Symbol Key:

SYMBOL	DESCRIPTION/REMARKS
	SODDED TURFGRASS on a prepared soilbed. (1,226 Sq. Ft.)
	DECORATIVE COBBLE MULCH 2-4" Size to be uniformly placed on fabric underlayment to a 6" depth. (3,163 Sq. Ft.)



NOT FOR CONSTRUCTION

REVISIONS

By	Date	Description
JMS	8-9-10	8th Submittal: Final Mylars

DESIGNED
JMS

CHECKED
JMS

DATE
AUGUST 9, 2010

SCALE
PER PLAN

JOB NO.
0811

LANDSCAPE PLAN

CHICK-FIL-A at CITY CENTER
AURORA MALL, 14310 E ALAMEDA AVE
AURORA, COLORADO 80012

PROPOSED LANDSCAPE PLAN

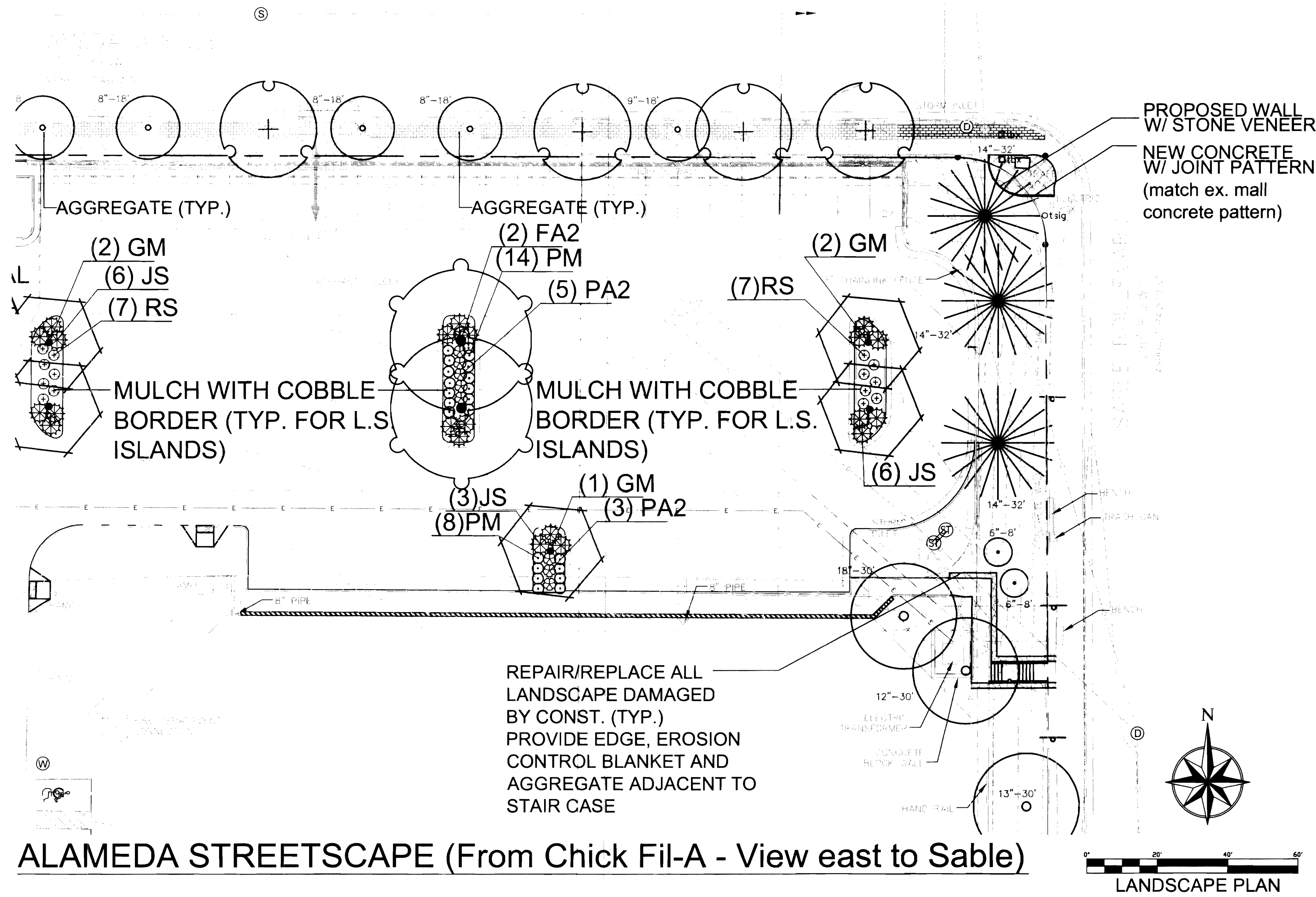
Natural
Design Solutions

4750 Mariposa Blvd., Suite 100, Aurora, CO 80019
(303) 665-1111














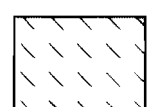

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CHICK-FIL-A at CITY CENTER- SITE PLAN AMENDMENT WITH WAIVERS AND TWO CONDITIONAL USES

LOT 3, BLOCK 1, AURORA MALL SUBDIVISION FILING NO. 1 LOCATED IN THE NW 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6th P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
4.46 ACRES

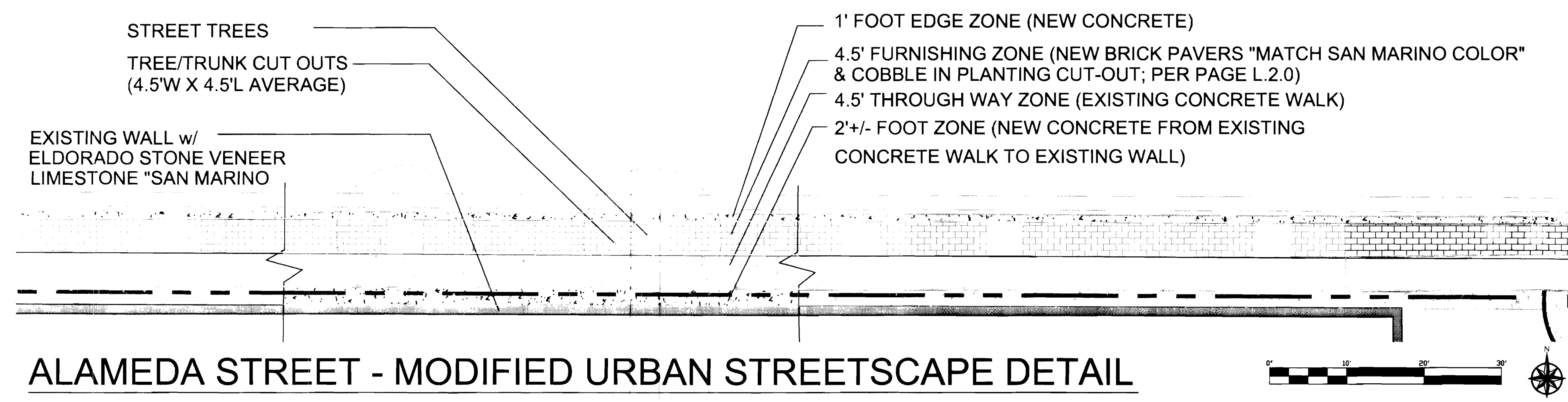


PLANT SCHEDULE GORDMAN'S

TREES	CODE	BOTANICAL/COMMON	CONT	CAL	SIZE	QTY	REMARKS
	GM	GLEDTISIA TRIACANTHOS 'IMPERIAL' / IMPERIAL HONEYLOCUST	B & B	2.5" CAL	30-40'	5	X
DECIDUOUS TREES	CODE	BOTANICAL/COMMON	CONT	CAL	SIZE	QTY	REMARKS
	FA2	FRAXINUS AMERICANA 'AUTUMN PURPLE' / AUTUMN PURPLE ASH	B & B	3" CAL	30-40'	6	X
	GS	GLEDTISIA TRIACANTHOS 'SHADEMASTER'™ / SHADEMASTER LOCUST	B & B	3" CAL	30-40'	7	X
	QF	QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK	B & B	3" CAL	15-20'	3	XX
FLOWERING TREES	CODE	BOTANICAL/COMMON	CONT	CAL	SIZE	QTY	REMARKS
	KP	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	B & B	2" CAL	20-30'	1	X
SHRUBS	CODE	BOTANICAL/COMMON	CONT			QTY	REMARKS
	CC	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SPIREA	5 GAL			5	XXX
	JS	JUNIPERUS SABINA 'BROADMOOR' / BROADMOOR JUNIPER	5 GAL			54	XX
	PA2	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL			16	XX
	PG	PICEA PUNGENS 'GLOBOSA' / GLOBE SPRUCE	5 GAL			19	XX
	PM	PINUS MUGO 'MOPS' / MINIATURE MUGO PINE	5 GAL			77	XXX
	RS	ROSA X KNOCK OUT / SINGLE RED SHRUB ROSE	5 GAL			68	XX
	SG	SPIRAEA x 'GOLDMOUND' / GOLDMOUND SPIREA	5 GAL			9	X
GRASSES	CODE	BOTANICAL/COMMON	CONT			QTY	REMARKS
	MG	MISCANTHUS SINENSIS 'GRACILLIMUS' / MAIDEN GRASS	5 GAL			8	X
GROUND COVERS	CODE	BOTANICAL/COMMON	CONT			QTY	REMARKS
	AQ	AQUILEGIA CAERULEA / ROCKY MOUNTAIN COLUMBINE	FLAT @ 12" OC			64	
	HH	HEMEROCALLIS HYBRID 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	FLAT @ 12" OC			158	

ALAMEDA STREETSCAPE (From Chick Fil-A - View east to Sable)

NOT FOR CONSTRUCTION



REVISIONS

Rev	Date	Description
1	8-9-10	8th Submittal- Final Mylars

DRAWN: MS, JMS
CHECKED: JMS
DESIGNED: JMS
FILENAME: N/A

CHICK-FIL-A at CITY CENTER
AURORA MALL, 14310 E ALAMEDA AVE
AURORA, COLORADO 80012

PROPOSED LANDSCAPE PLAN

Natural Design Solutions
Landscape Architecture
Land Planning
Hardscape Design
Irrigation System Design

JOB NO. 0811
SCALE PER PLAN
DATE AUGUST 9, 2010
SHEET L.2.1

CHICK-FIL-A at CITY CENTER- SITE PLAN AMENDMENT
WITH WAIVERS AND TWO CONDITIONAL USES

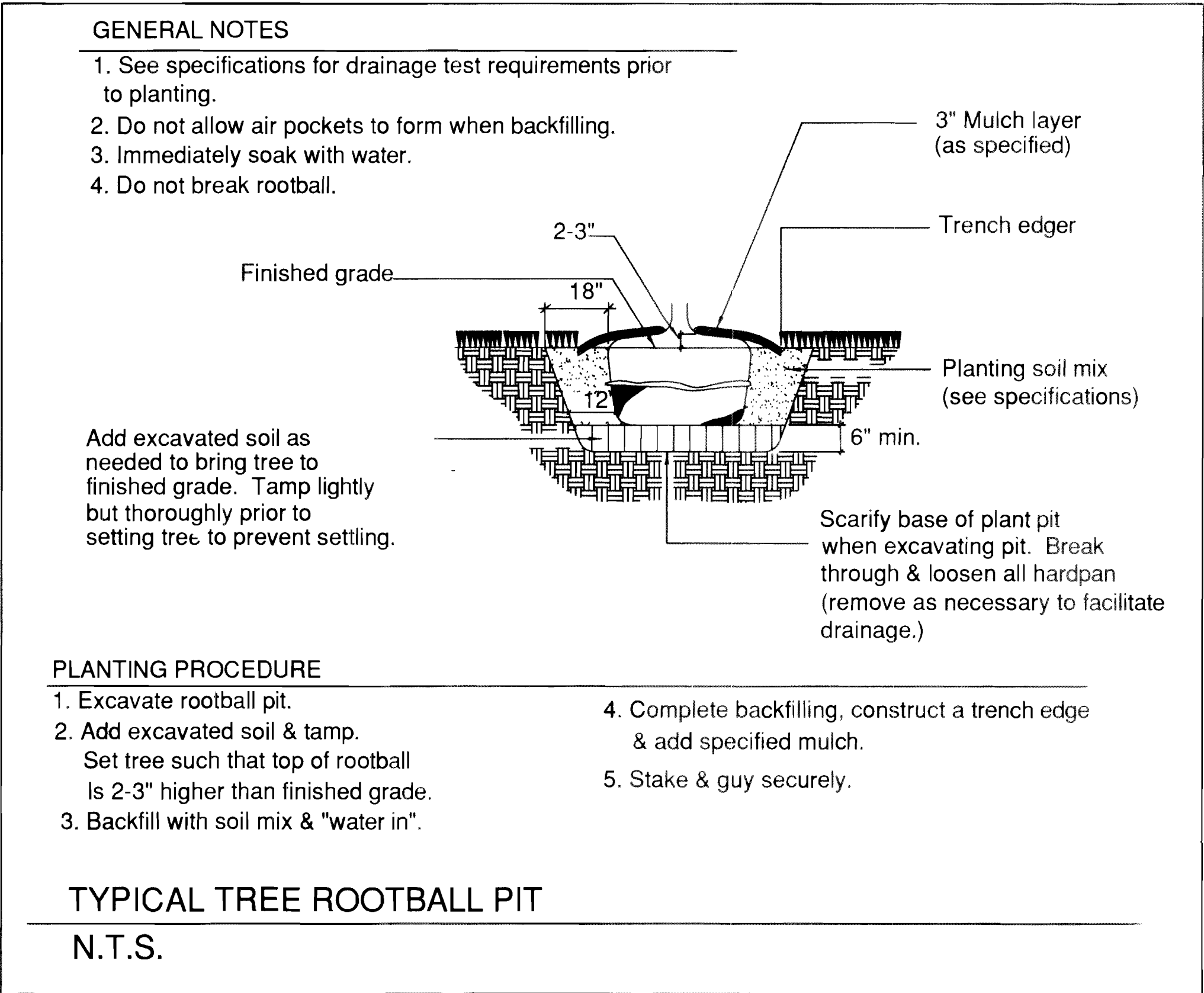
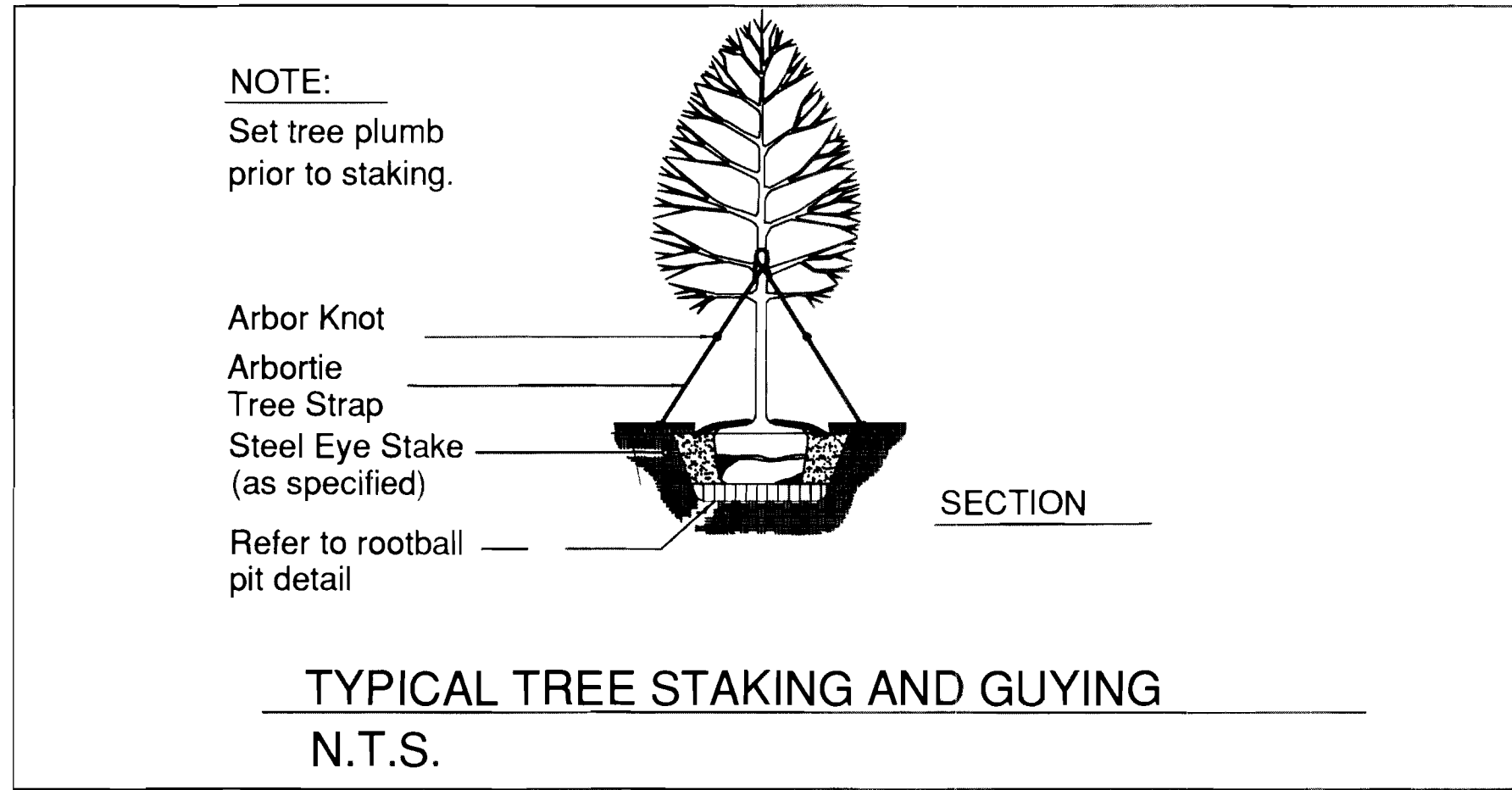
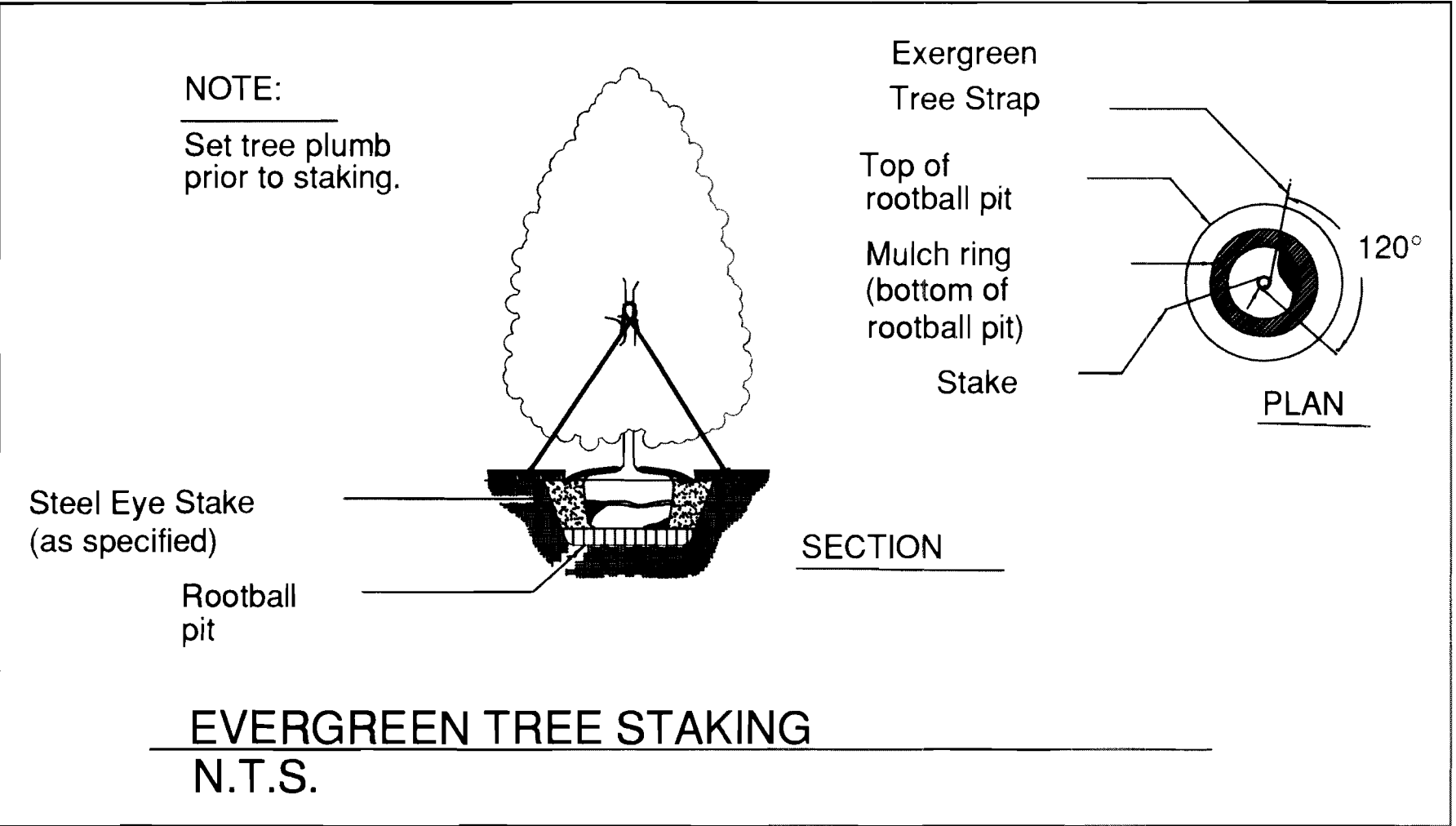
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EXISTING LANDSCAPING (Total Site: 27,190 sf)
PROPOSED LANDSCAPING (Total Site: 26,675 sf) - (Gordmans - 19,952 sf / Chick-Fil-A - 6,723 sf)

SITE CATEGORY CALCULATION FORMATS: Gordmans

Chick-Fil-A

SITE DATA TABLE		AREA IN SF		%	AREA IN SF		%
TOTAL SITE AREA: 194,277 SF		158,558 SF		82 %	35,719 SF		18 %
BUILDING COVERAGE: 59,561 SF		55,366 SF		93 %	4,195 SF		7 %
HARDSCAPE AREA: 107,817 SF		82,804 SF		77 %	25,013 SF		23 %
LANDSCAPE AREA: 26,675 SF		19,952 SF		75 %	6,723 SF		25 %
Maximum % of cool season grasses allowed:		N/A: No new cool season			3,025 SF		45 %
% of cool season grasses provided:		grasses added to Gordmans			1,226 SF		18 %
BUFFER DESCRIPTION							
LENGTH/ ADJACENT LAND USE		STANDARD BUFFER/ REDUCED BUFFER/ PROVIDED BUFFER	BUFFER INCENTIVE FEATURES	TREES REQ'D.	SHRUBS REQ'D.	TREES PROV.	SHRUBS PROV.
North - Alameda Ave. 208'-Com. (1 Tree/40' = 6)		20'/9'/6**	32" WALL - Plus Xeriscape	6	60	13	60
W. Bound Pl. - 156'-Com. (1 Tree/40' = 4)		12'/6'/10'	Std. Design - Plus Xeriscape	4	40	4	40
S. Bound. Pl. - 274'-Com. (1 Tree/40' = 7)		12'/6'/6'	Low Evg. Hedge	7	70	7	70
* Existing Conditions (see pre-application notes & LS waiver)							
ELEVATION (direction facing)	ELEVATION LENGTH	TREE EQUIVALENT REQ'D (1 TREE EQUIVALENT PER 40 LF)	TREES PROVIDED	SHRUBS PROVIDED (10 SHRUBS PER TREE EQUIVALENT/ TOTAL TE PROVIDED)			
(N) Alameda	50'	1.25 TE	0	13/13			
(W) Alameda	98'	2.5 TE	0	25/25			
(E) Frontage	98'	2.5 TE	0	25/25			
IRRIGATION WATER USE TABLE							
Water Conserving (Non-Turf Area)		Non Water Conserving (Turf Area)		* Additional shrubs added to south side of building (similar to Sonic plan)			
10,259 SF		9,597 SF					
IRRIGATION: All landscaped areas and plant materials areas to 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.							
WALLS: Wall detail location per plan set (see detail)							
TREE PRESERVATION - TREE MITIGATION TABLE							
TOTAL TREE CALIPER REQ'D:		TREE MITIGATION PROVIDED:		TREE MITIGATION INCHES/FEE TO BE PROVIDED:			
58.25" Mitigation Required		17.5" Mitigation Provided		40.75 " = \$8,606.00 Mitigation Provided			
NOTES:							
*Plants located in site triangles are smaller than 26" at maximum height.							
*Parking lot screening requirements consist of 100% to 50% evergreen plant material.							
*All utility easements shall remain unobstructed and fully accessible along their entire length for maintenance equipment entry.							
*All mulch areas must be landscaped to provide minimum coverage at the time of installation as stated in the Landscape Design Guidelines. At least 50% of the area must be landscaped with living plant materials which include ground covers, shrubs, evergreen trees, and annual/perennial flowers. Deciduous trees are not counted.							
STANDARD NOTES:							
1. Soil Note: Add "Eco Grow" or equal pre-blended mixture compost (for all sodded and plant areas). Add 4 cu/yards of organic matter, 0.5 Fe, 102 lbs. K2 O, 4 lbs. of P2 O5, 1 lb. N for turfgrass, and 3lbs. N for trees per 1000 square feet.							
2. Free standing parking lot lights are a max. 30' height, full cut-off light fixture (RE: E1.0)							
3. Materials: Driveways and Parking Spaces (Asphalt), Patios and Sidewalks (Concrete)							
4. All utility easements shall remain unobstructed and fully accessible along their entire length for maintenance							
5. 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 on file in the planning department							
All landscaping will be installed as delineated on the plan, prior to issuance of certificate of occupancy.							
6. All landscaped areas and plant material, except for non-irrigated native, restorative, and dryland grass areas shall 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's Irrigation Ordinance.							
7. Landscape contractor shall not make substitutions and field changes without prior city approval.							
8. Landscape material placement shall not be placed or kept near Fire Hydrants, Knox boxes, 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.							
9. A 5-foot clear space shall be maintained around the circumference of Fire Hydrants.							
Symbol Key:							
SYMBOL	DESCRIPTION/REMARKS						
	SODDED TURFGRASS on a prepared soilbed. (1,226 Sq. Ft.)						
All Planting Bed	DECORATIVE CEDAR BARK MULCH shredded bark to be uniformly placed on fabric underlayment to a 3" depth in areas w/o plants & to a 3" depth in areas w/plants (2,334 Sq. Ft.)						
V	GALVANIZED STEEL TRIM EDGE 4"x14g. pinned at 24" intervals to separate all turfgrass from mulched shrub beds.						
	CONCRETE PAVEMENT - sidewalks, patios, asphalt (not in landscape contract)						
	DECORATIVE COBBLE MULCH 2-4" Size to be uniformly placed on fabric underlayment to a 6" depth. (3,163 Sq. Ft.)						
THIS PLAN IS FOR DEVELOPMENT PURPOSES ONLY -							



NOT FOR CONSTRUCTION

REVISIONS

Rev	Date	Description
1	8-9-10	8th Submittal - Final Mylars

DRAWN
MS, JMS

CHECKED
JMS

DESIGNED
JMS

FILENAME

CHICK-FIL-A at CITY CENTER
AURORA MALL, 14310 E ALAMEDA AVE
AURORA, COLORADO 80012

PROPOSED LANDSCAPE DETAILS

Landscaping Architecture
Landscape Planning
Irrigation System Design

Natura

Design Solutions

4274 Millington Court, Suite 200, Aurora, CO 80015
303.681.1000 • 303.681.0001 • natura@natura.com

JOB NO. 0811

SCALE PER PLAN

DATE AUGUST 9, 2010

SHEET

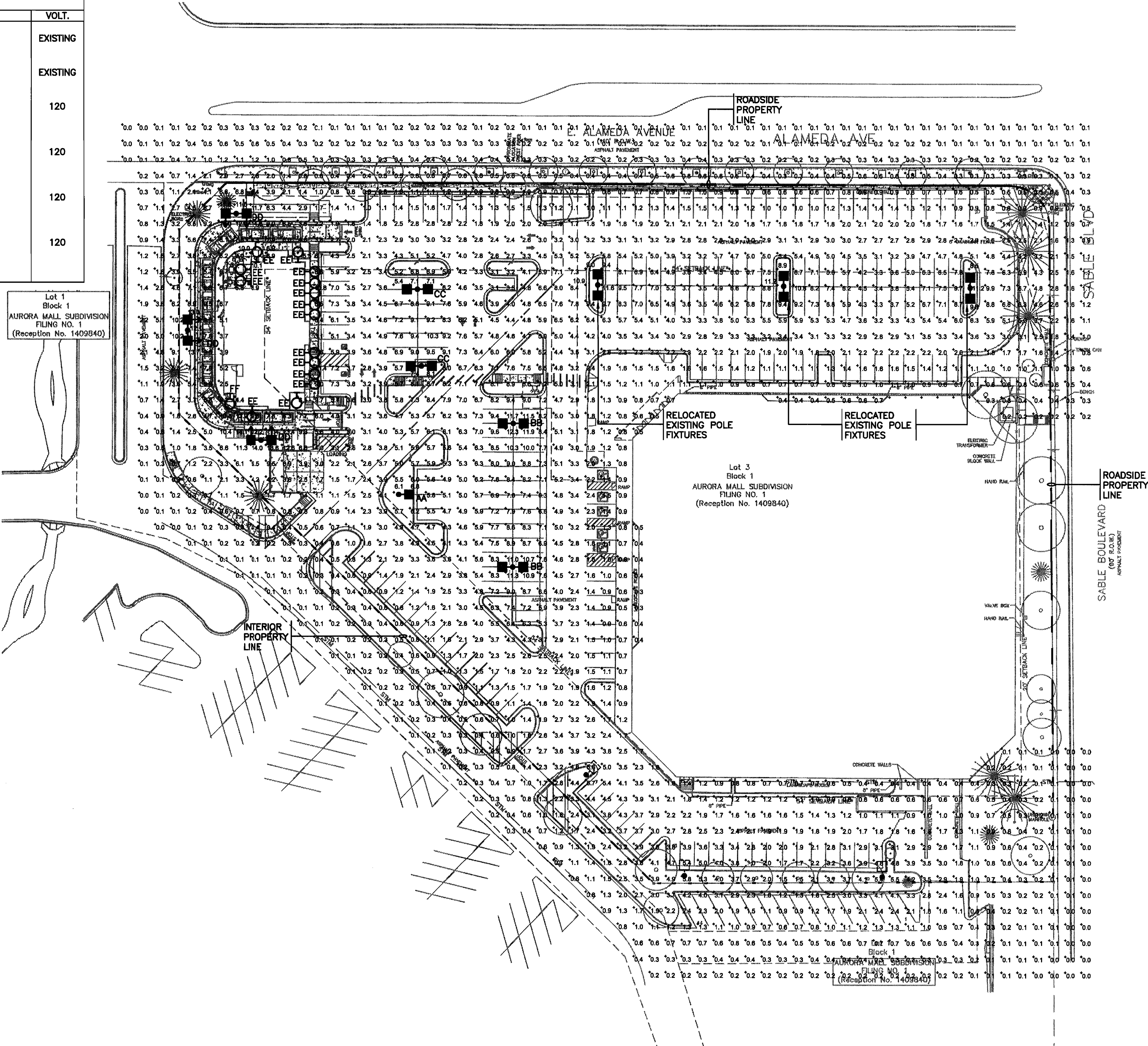
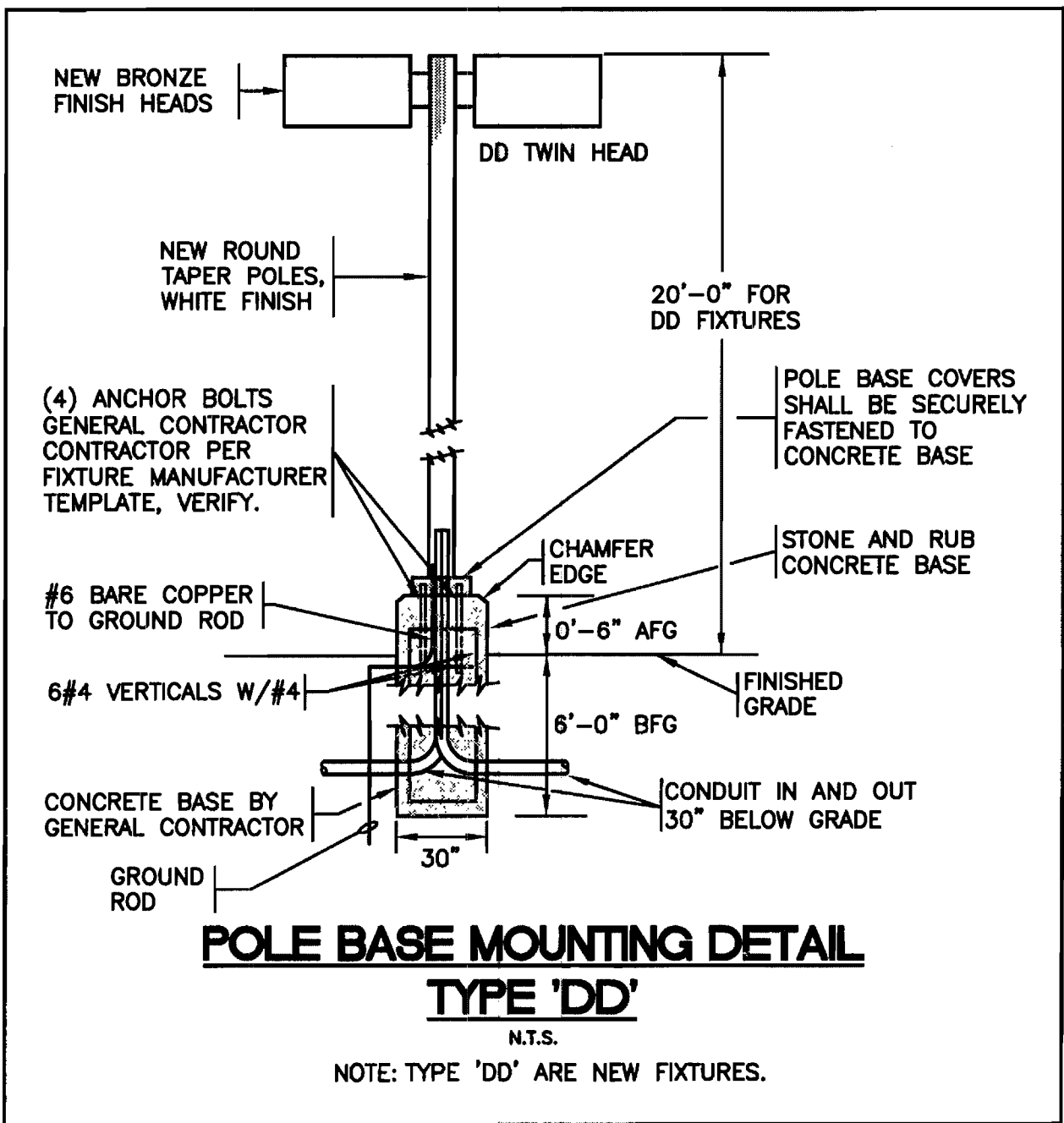
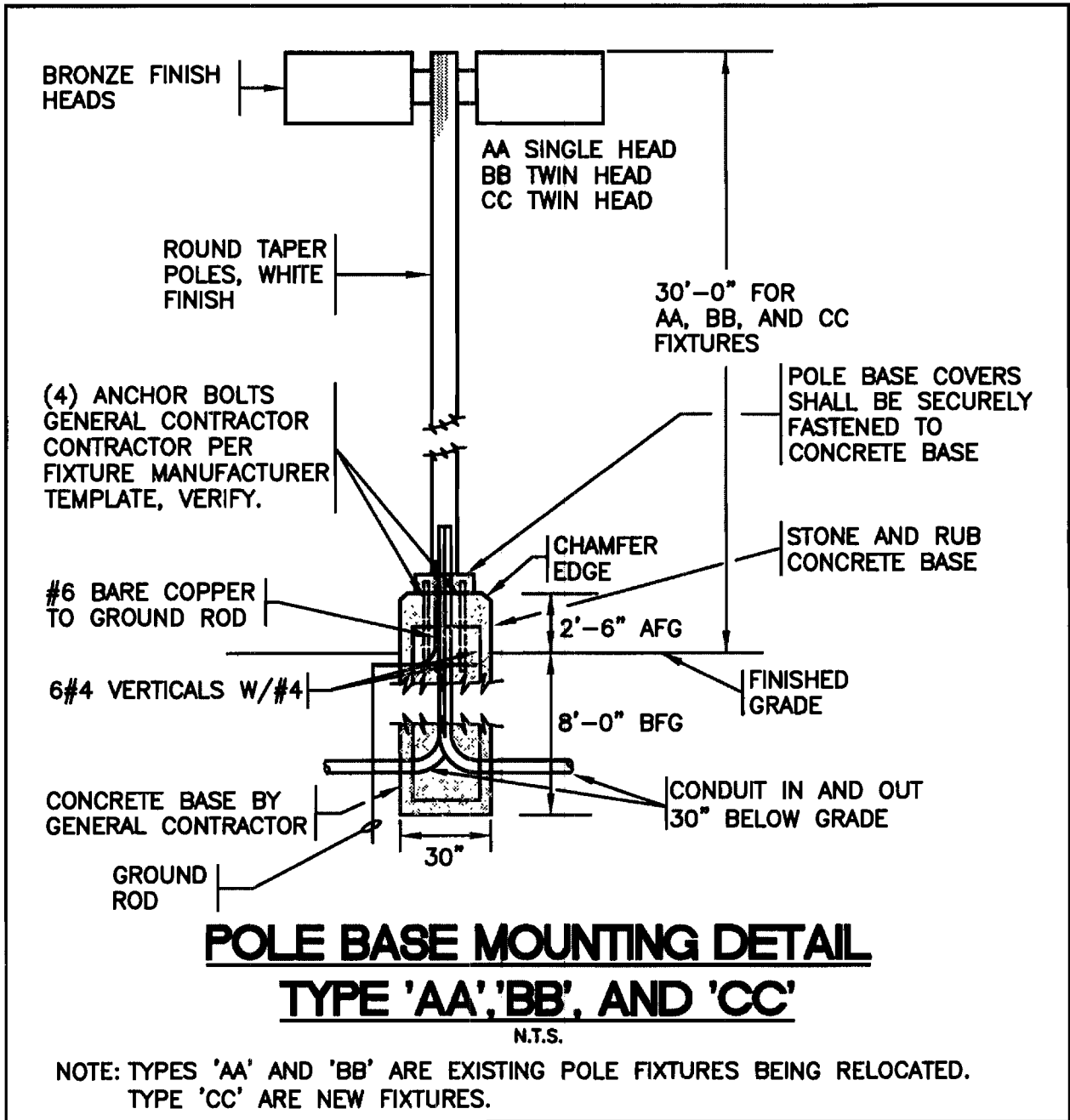
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CHICK-FIL-A AT CITY CENTER 2008-6046-00

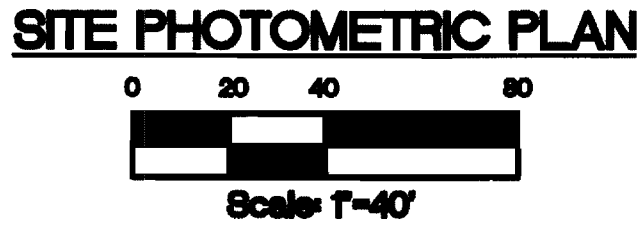
CHICK-FIL-A at CITY CENTER- SITE PLAN AMENDMENT
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
4.46 ACRES

LIGHTING FIXTURE SCHEDULE						
TYPE	LAMPS	DESCRIPTION	FINISH	MOUNTING	MANUFACT.	CATALOG #
AA	1-400W HPS	EXISTING SINGLE HEAD 400 WATT HIGH PRESSURE SODIUM LUMINAIRE WITH TYPE III DISTRIBUTION.	BRONZE	TOP OF POLE 30'-0"	EXISTING	EXISTING TO BE RELOCATED
BB	1-400W HPS	SAME AS TYPE 'AA' EXCEPT TWIN HEADS.	BRONZE	TOP OF POLE 30'-0"	EXISTING	EXISTING TO BE RELOCATED
CC	2-250W HPS	TWIN HEAD 250 WATT HIGH PRESSURE SODIUM LUMINAIRE WITH TYPE IV DISTRIBUTION WIDE REFLECTOR WITH FULL CUTOFF.	BRONZE	TOP OF POLE 30'-0"	LITHONIA	KSF2-250S-R4W
DD	2-250W HPS	SAME AS TYPE 'CC' EXCEPT FOR OPTICAL SPIN OF 90 DEGREES AS SHOWN ON DRAWINGS, AND MOUNTING HEIGHT AT 20'-0".	BRONZE	TOP OF POLE 20'-0"	LITHONIA	KSF2-250S-R4W
EE	1-70W MH	70 WATT METAL HALIDE MOUNTED FIXTURE WITH FLAT TEMPERED GLASS LENS. WET LOCATION.	DARK BRONZE	WALL MOUNTED PER ARCH. ELEVATIONS	SECURITY LIGHTING	RWSC-70MH-FT-DB-120
FF	1-100W MH	100 WATT TRAPEZOID WALL MOUNTED FIXTURE WITH FORWARD THROW DISTRIBUTION AND DIE-CAST HOUSING.	CASA	WALL MOUNTED PER ARCH. ELEVATIONS	LITHONIA	WST-100M-FT-120



STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	2.7	14.6	0.0 fc	N / A	N / A



CHICK-FIL-A at CITY CENTER
AURORA MALL, 14310 E ALAMEDA AVE
AURORA, COLORADO 80012
SITE PHOTOMETRIC PLAN

R&N Associates, Inc.
140 SOUTH CALIFORNIA BOULEVARD
SUITE 200
AURORA, CO 80012
TEL: (303) 250-0000
FAX: (303) 250-0001

JOB NO. 0811
SCALE
DATE AUGUST 9, 2010
SHEET **E1.0**

5. GENERAL NOTES:

- 1. REFER TO CIVIL DRAWINGS FOR FINISH GRADES AND LOCATION OF WALKS.
- 2. PROVIDE BLOCKING FOR ALL EXTERIOR WALL MOUNTED LIGHT FIXTURES, AWNINGS & SIGNS AS REQUIRED.
- 3. PAINT ALL WOOD AND METALS EXPOSED TO THE EXTERIOR.

6. DRIVE - THRU WINDOW:

QUIKSERV FULLY AUTOMATIC BI-PARTING MODEL BP-724IE - DARK BRONZE FINISH (MATTE)
CONTACT: JACKIE SLIGH • (800) 388-8307

7. STOREFRONT NOTES:

ALL STOREFRONT TO HAVE 1/4" RADIUS SILL ON INSIDE FRAME, PRODUCT: YKK - YES 45, TO OBTAIN A LIST OF QUALIFIED GLAZING CONTRACTORS CONTACT: CFA CONSTRUCTION MANAGER

SUPPLIER
YKK- BART HARRINGTON
7680 THE BLUFFS, STE. 100
AUSTELL, GA 30168
1-678-838-6000
1-678-838-6012 (DIRECT)
EMAIL: BARTHARRINGTON@YKK-API.COM

8. STUCCO:

3 COAT EXTERIOR PORTLAND CEMENT PLASTER STUCCO (5/8") SCRATCH COAT, BROWN COAT AND EIFS TOP COAT. TOP FINISH SHALL BE 100% ACRYLIC BASED FINISH UTILIZING AN ELASTOMERIC BINDER AND DIRT PICKUP (DRP) TECHNOLOGY. FINISH SHOULD USE INTEGRAL COLOR TO MATCH PAINT COLORS SPECIFIED AND HAVE A QUARTZPUTZ TEXTURE. PROVIDE ACCESSORIES AS SHOWN OR REQUIRED INCLUDING CASING BEADS, 1/4" DEEP "V" DRIP SCREEDS, EXPANSION JOINTS CORNER BEADS, CONTROL JOINTS, ETC.

9. STUCCO COLORS:

STUCCO #1
TO MATCH SHERWIN WILLIAMS #SW6108, LATTE

STUCCO #2
TO MATCH SHERWIN WILLIAMS #SW6089, GROUNDED

STUCCO #3 (PAINTED)
TO MATCH SHERWIN WILLIAMS METALTEX #B42R38, SAFETY RED

10. STONE:

ELDORADO STONE VENEER LIMESTONE "SAN MARINO"

NOTES:
STAGGER ALL VERTICAL JOINTS
CORNER PIECES ARE TO BE USED AT ALL OUTSIDE CORNERS
BUTTER ALL CUT EDGES WITH COLOR TO MATCH MORTAR

MORTAR:
USE TYPE S MORTAR AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS.

INSTALLATION:
USING A MASON'S TROWEL APPLY 1/2" THICK EVEN LAYER OF MORTAR TO ENTIRE BACK OF STONE. IF STONE IS BEING INSTALLED ONTO A VERY HOT/DRY SURFACE OR IN A HOT/DRY CLIMATE THE STONE AND WALL SURFACE SHOULD BE WET TO PREVENT EXCESSIVE ABSORPTION OF MOISTURE FROM THE MORTAR.

11. AWNING:

FLAT SEAMLESS PREFINISHED ALUMINIUM AWNING COLOR - CARDINAL RED WITH APPLIED VINYL STRIPES BY SIGN MANUFACTURER. STRIPES TO BE 3M VINYL COLORS - "TAN" (7725-39) & "BURGUNDY" (7725-58).

SECURE AWNING BRACKET TO 2X6 BLOCKING WITH 3/8" LAG BOLTS (2 TOP AND 2 BOTTOM OF EACH BRACKET) AND NEOPRENE WASHER. LIGHT FIXTURE IS INSTALLED ON 3" WIDE BRACKET AFFIXED TO AWNING FRAME. MOUNT PERFORATED SCREEN BELOW LIGHT FIXTURE WITH 1/2" BOLTS TO WELDED NUTS ON FRAME.

AWNING SCHEDULE:
8' 5'-4" LONG
11' 11'-0" LONG

12. HARDI SOFFITS:

NON-COMBUSTIBLE FIBER-CEMENT PANELS AS MANUFACTURED BY JAMES HARDI BUILDING PRODUCTS INC.. PANELS SHALL BE SECURED WITH STAINLESS STEEL FASTENERS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

13. ROOFING TILES:

CONCRETE ROOF TILES BY MONIER LIFETILE (NO SUBSTITUTIONS)- SAXONY SHAKE STANDARD WEIGHT, COLOR TO BE SHAKE HICKORY BLEND OR EQUAL. INSTALL ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

CONTACT:
MONIER LIFE TILE - WHATLEY BUSH
4555 MANSELL RD, SUITE 300
ALPHARETTA, GA 30022
TELE: 404-661-4700 FAX: 404-585-8933 EMAIL: WBUSH@MONIERLIFETILE.COM

14. SELF ADHERING MEMBRANE FLASHING:

20-25 MIL "WINDOW FLASHING TAPE" CONSISTING OF A SELF ADHESIVE BUTYL RUBBER MATERIAL INTERGRATED ON ONE SIDE WITH A UV RESISTANT POLYETHELENE FILM AND AN AGGRESSIVE BUTYL ON THE REVERSE SIDE.
CAUTION: VERIFY COMPATIBILITY OF SEALANTS WITH FLASHING TAPE

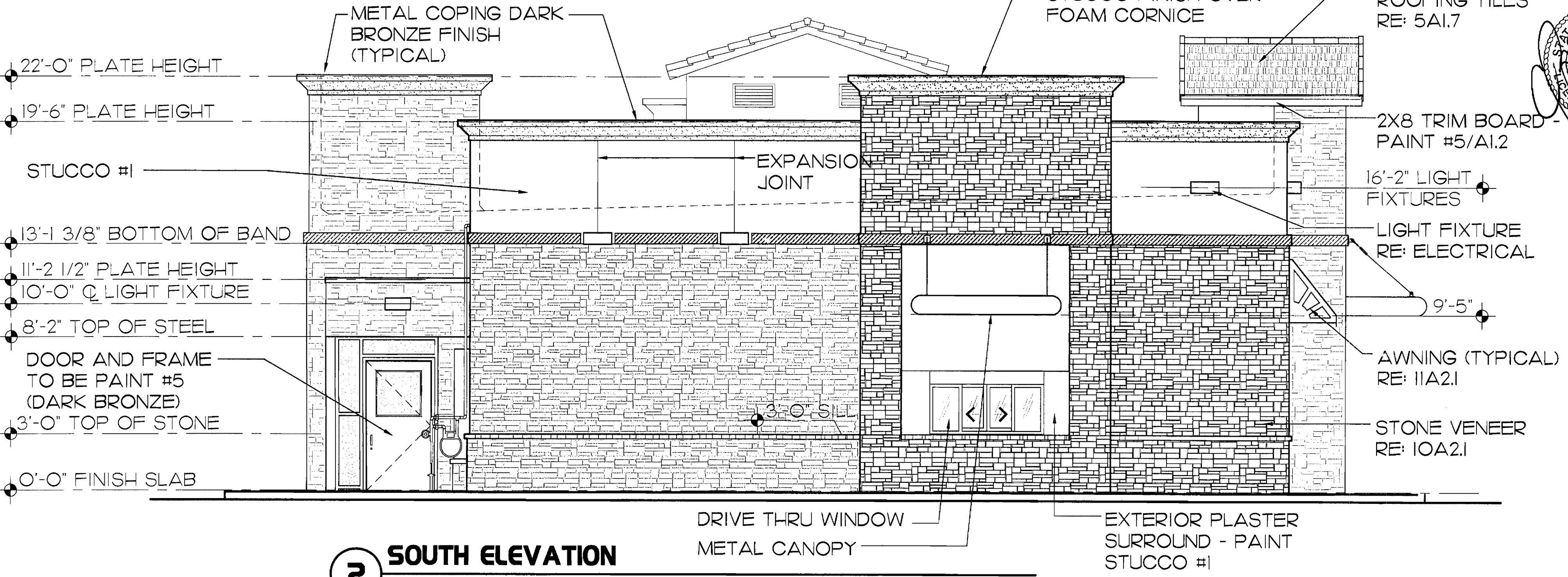
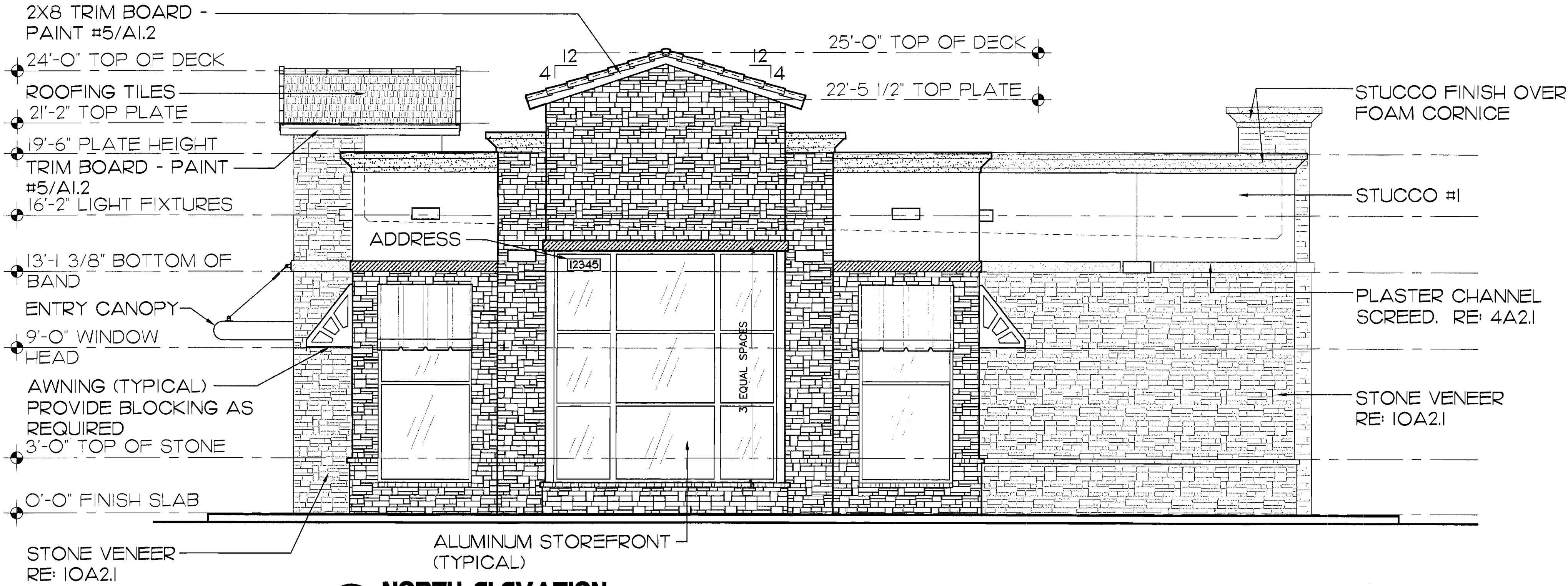
15. FOLDING LADDER

PREFINISHED ALUMINIUM LADDER WITH EXTENDED HANDRAILS AND 3"X 24" ABRASIVE TREADS. SECURE TO STRUCTURE WITH MANUFACTURER SUPPLIED MOUNTING BRACKETS.

AS MANUFACTURED BY COTTERMAN - MODEL 485
(800) 552-3337

CHICK-FIL-A at CITY CENTER- SITE PLAN AMENDMENT
WITH WAIVERS AND TWO CONDITIONAL USES

LOT 3, BLOCK 1, AURORA MALL SUBDIVISION FILING NO. 1 LOCATED IN THE NW 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6th P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
4.46 ACRES



CHICK-FIL-A at CITY CENTER
AURORA MALL, 14310 E ALAMEDA AVE
AURORA, COLORADO 80012

COVER SHEET / SIGNATURE BLOCK

bbi
ARCHITECTURAL SERVICES

An Architectural Corporation
5800 One Perkins Place Suite 618
Baton Rouge, LA 70808
T (225) 761-5191
F (413) 410-7730

JOB NO. 0811

SCALE

DATE AUGUST 9, 2010

SHEET

S-3

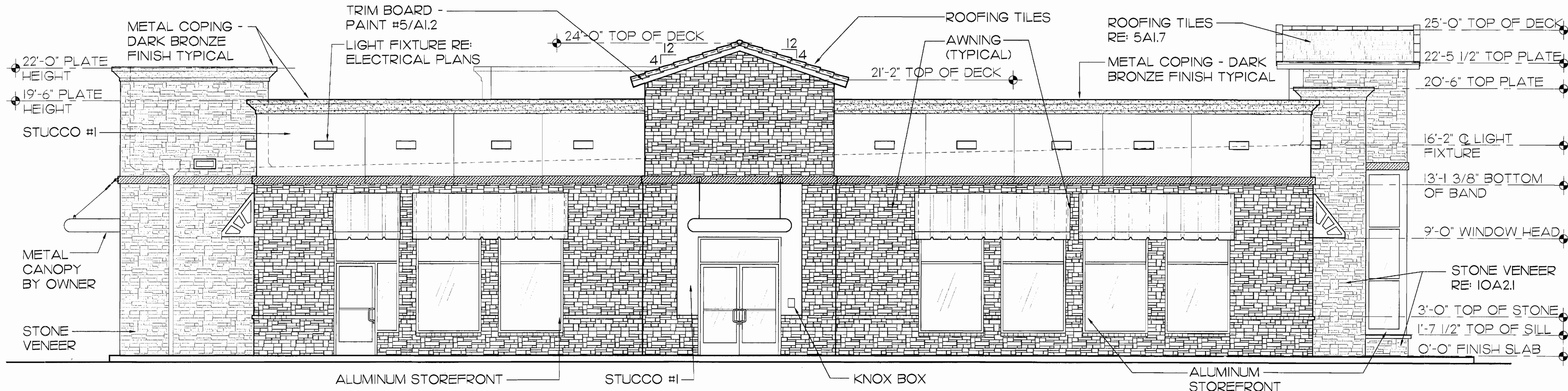
CHICK-FIL-A at CITY CENTER- SITE PLAN AMENDMENT WITH WAIVERS AND TWO CONDITIONAL USES

LOT 3, BLOCK 1, AURORA MALL SUBDIVISION FILING NO. 1 LOCATED IN THE NW 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6th P.M.
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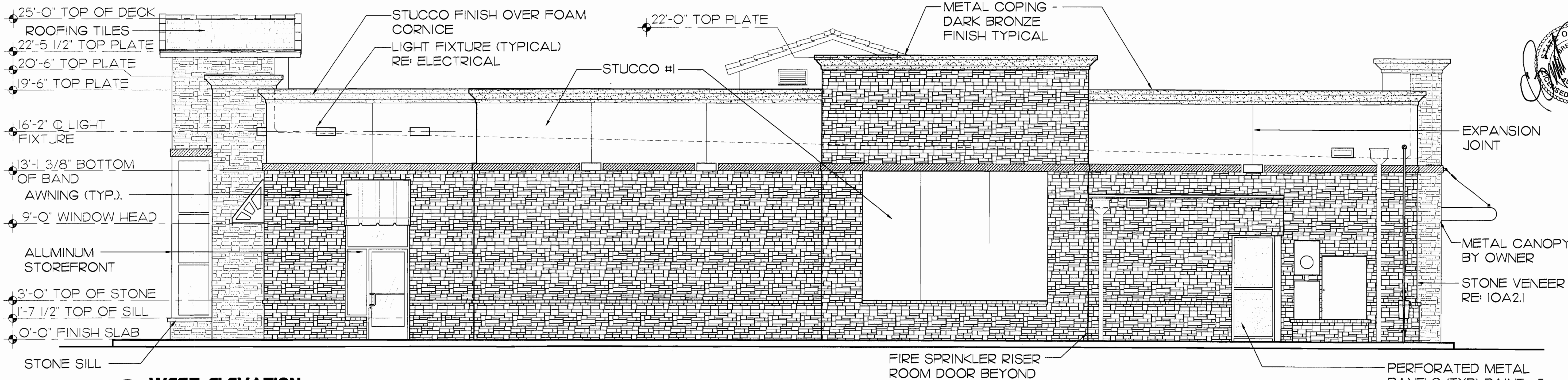
3 SPRINKLER RISER ROOM DOOR

1/4" = 1'-0"



1 EAST ELEVATION

1/4" = 1'-0"

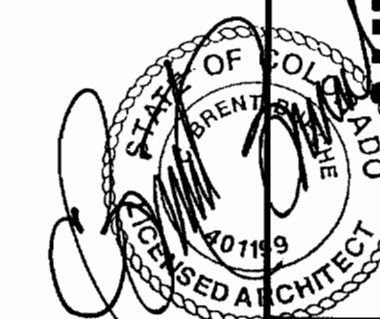


2 WEST ELEVATION

1/4" = 1'-0"

CHICK-FIL-A at CITY CENTER
AURORA MALL, 14310 E ALAMEDA AVE
AURORA, COLORADO 80012

COVER SHEET / SIGNATURE BLOCK



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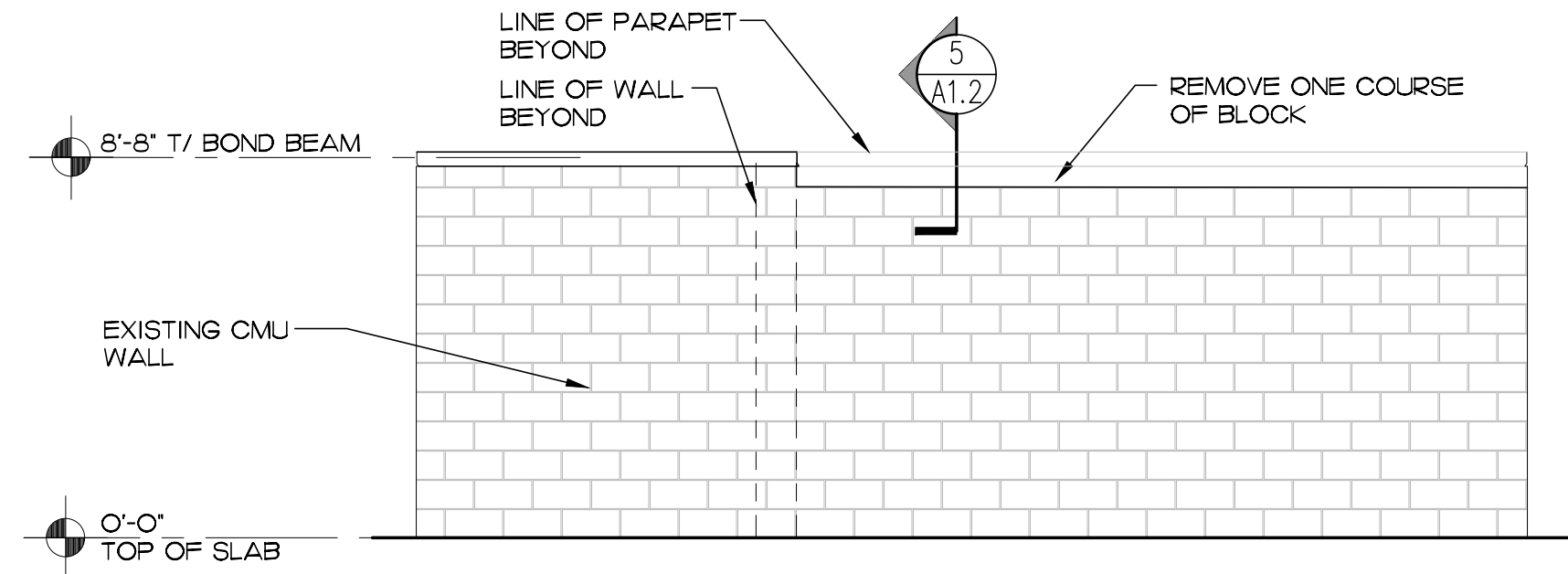
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SCALE

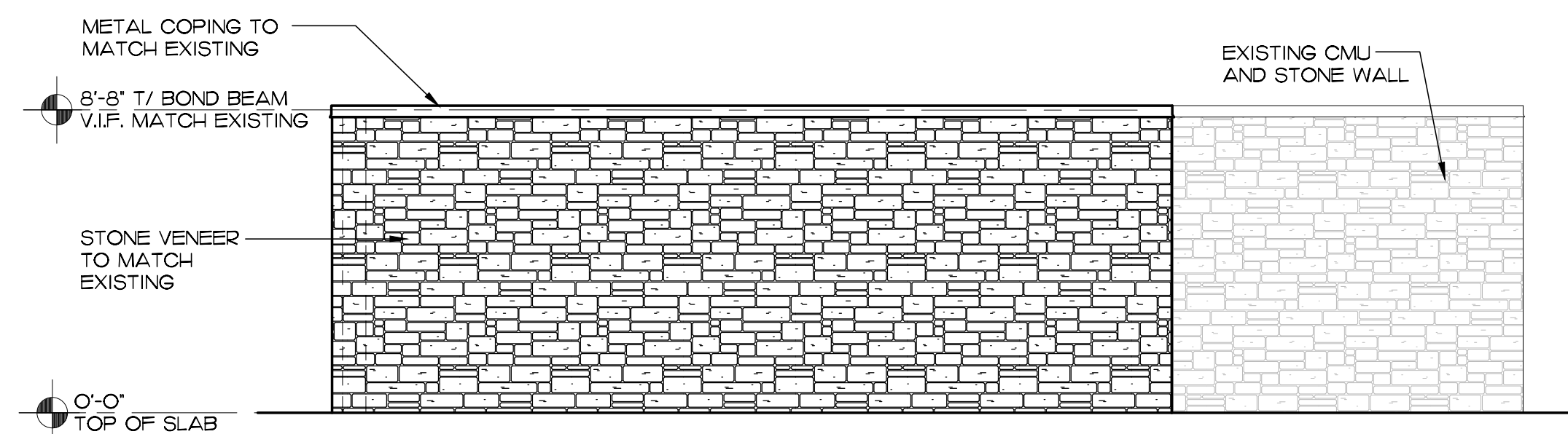
DATE AUGUST 9, 2010

SHEET

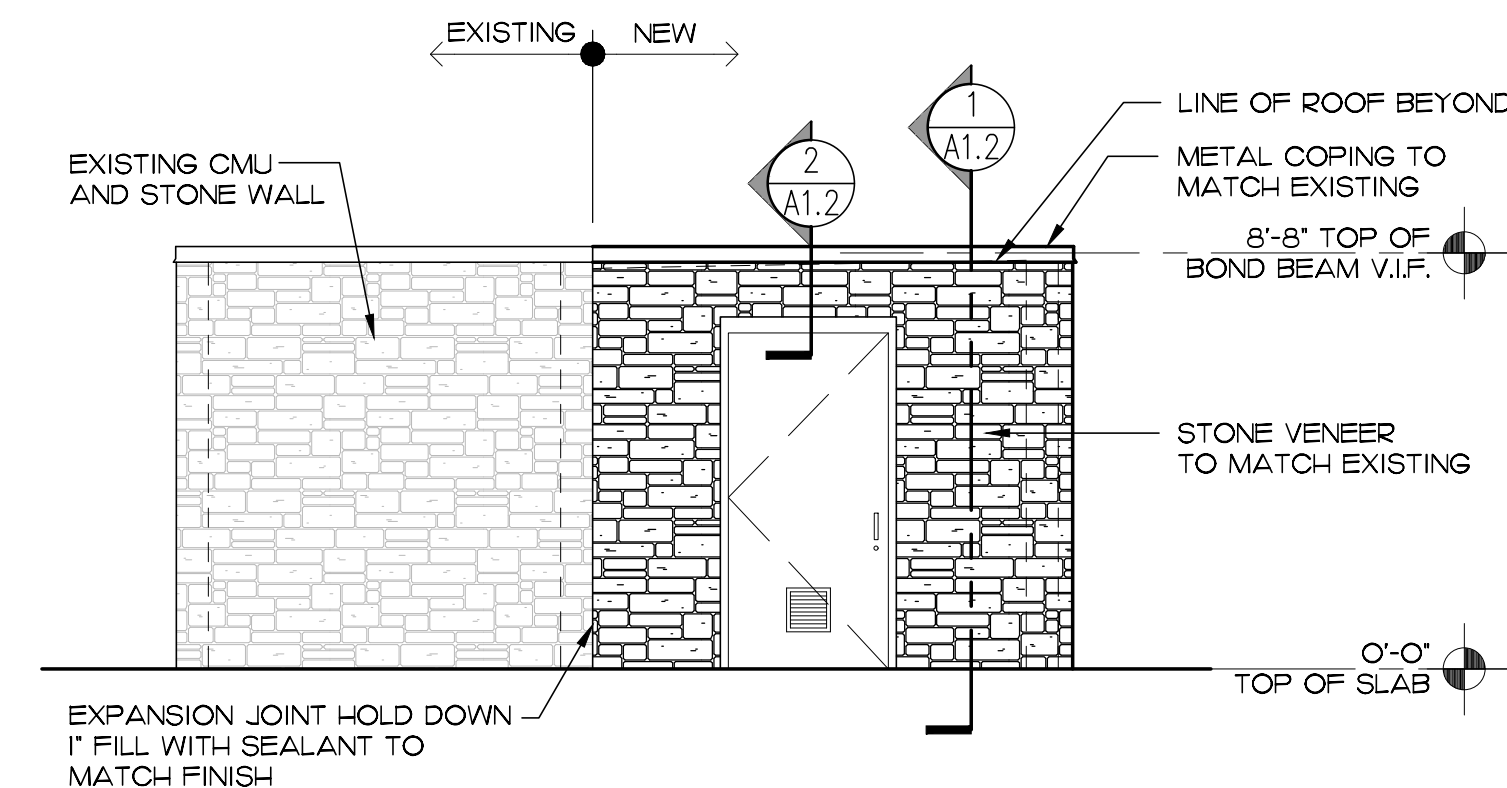
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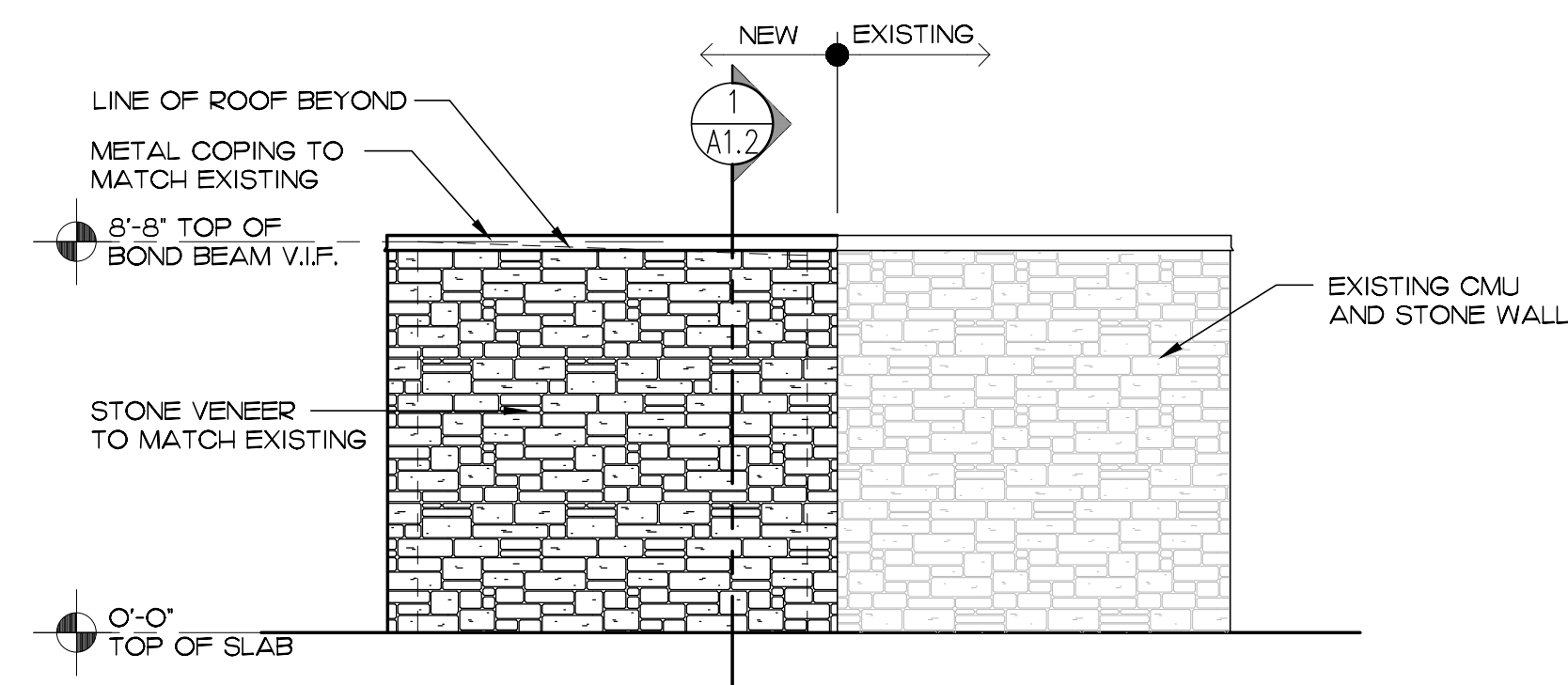
7 INTERIOR ELEVATION
1/4" = 1'-0"



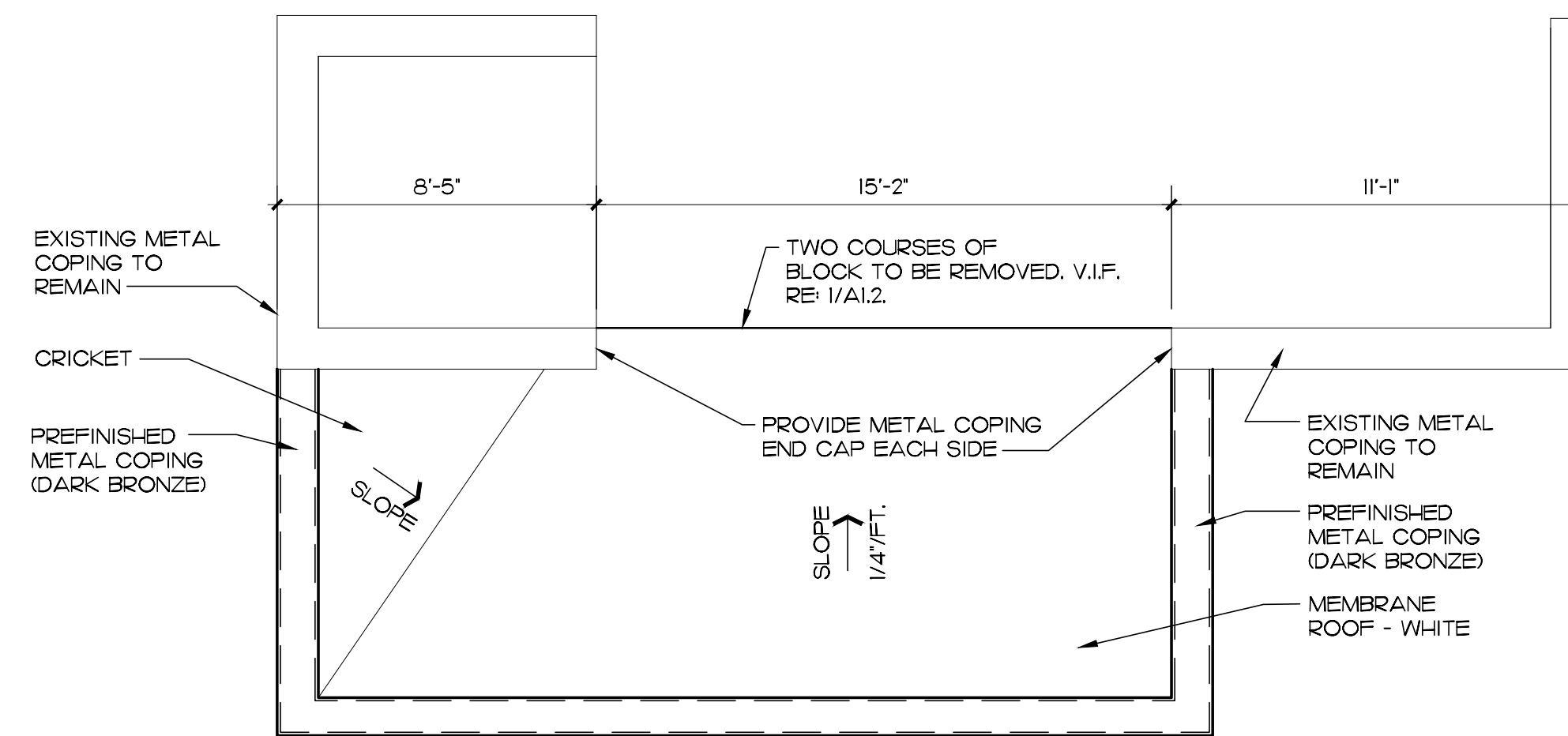
6 REAR ELEVATION
1/4" = 1'-0"



5 SIDE ELEVATION
1/4" = 1'-0"

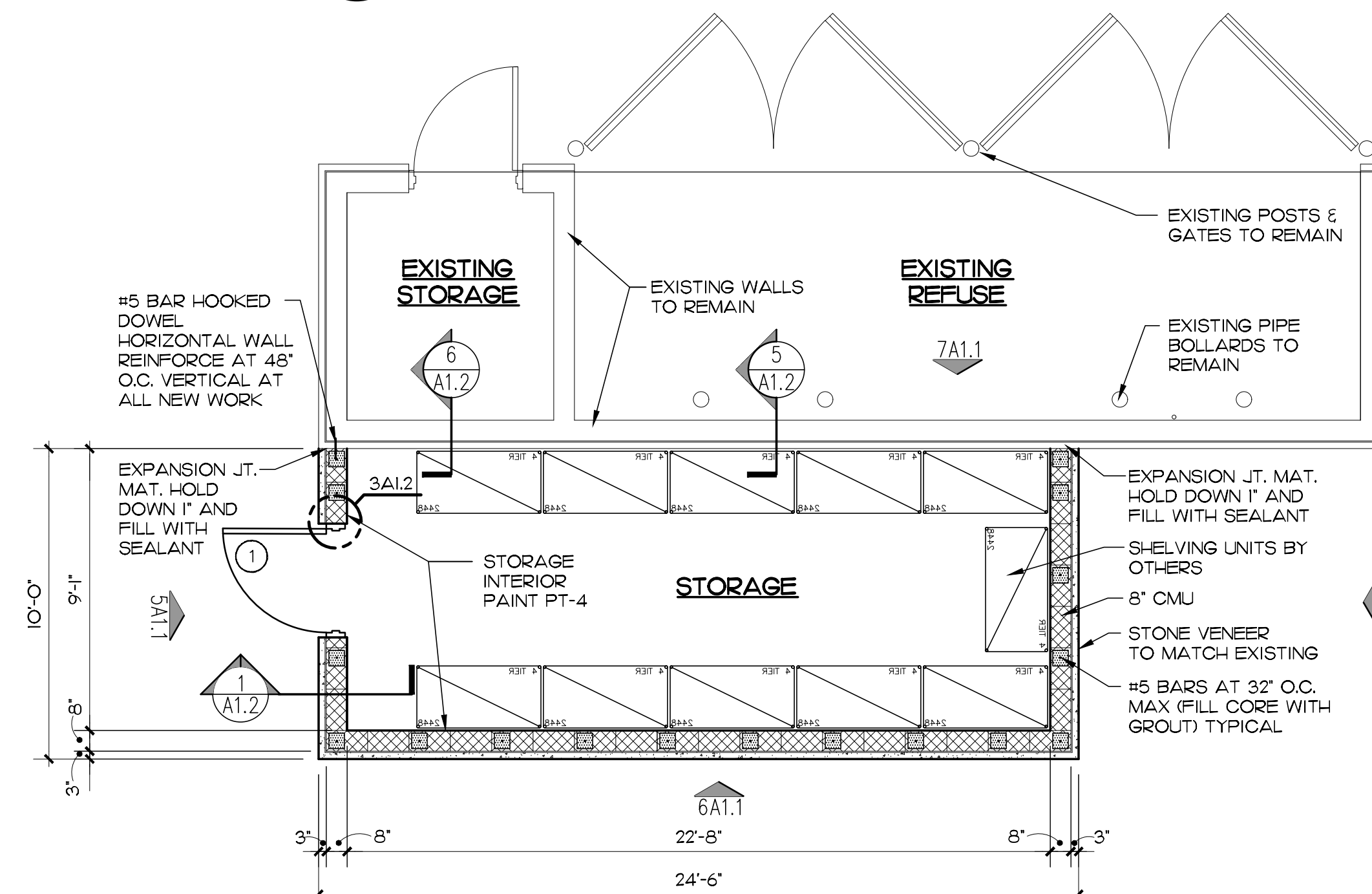
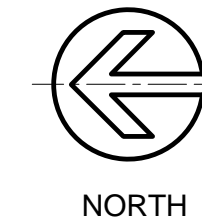


4 SIDE ELEVATION
1/4" = 1'-0"

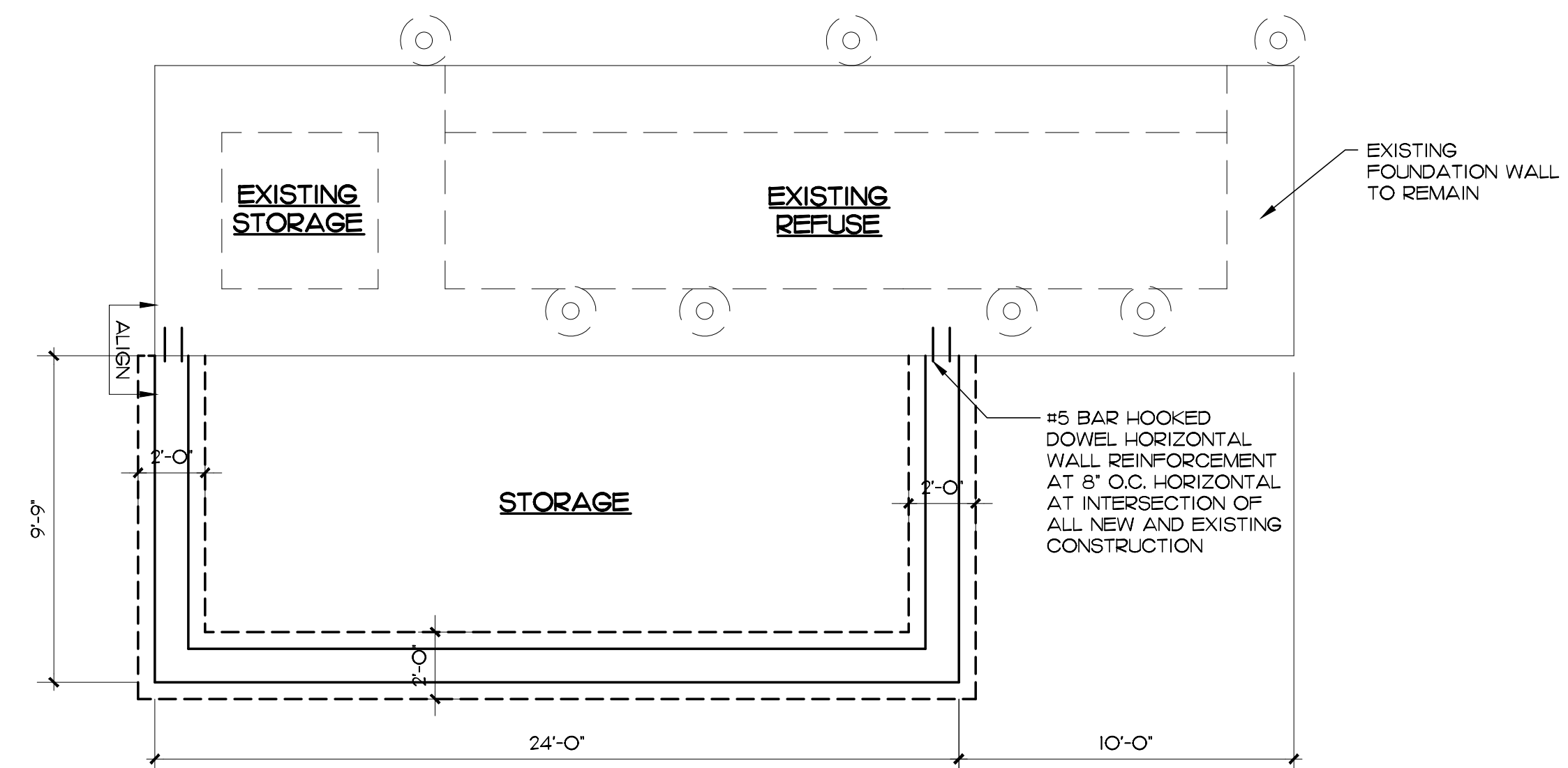
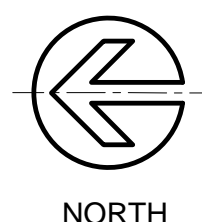


3 ROOF PLAN
1/4" = 1'-0"

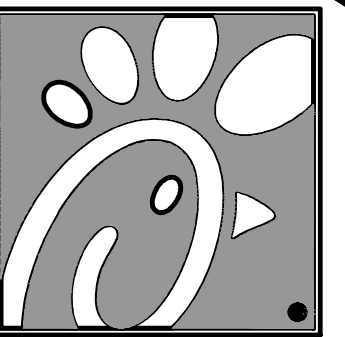
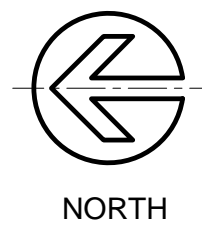
CONSTRUCTION NOTES:
1. PROVIDE CRICKETS AS REQUIRED FOR ROOF DRAINAGE



2 FLOOR PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"



Chick-fil-A

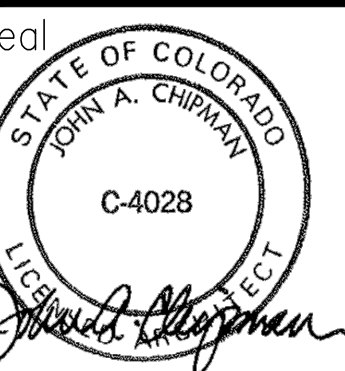
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark Date By
△ 03.23.2018
ISSUED FOR
PERMIT

Mark Date By
△ 04.03.2018
CITY COMMENTS

Mark Date By
△ 05.13.2018
CITY COMMENTS



I HEREBY CERTIFY THAT THESE PLANS
HAVE BEEN PREPARED UNDER MY
SUPERVISION AND THAT TO THE BEST
OF MY KNOWLEDGE, THE SAME
COMPLY WITH ALL RULES,
REGULATIONS AND ORDINANCES OF
THE BOARD OF ARCHITECTS AND BUILDERS.



STORE #2347
ALAMEDA AVENUE
FSU

14310 E ALAMEDA
AVE.
AURORA, CO 80012

SHEET TITLE
PLANS AND
ELEVATIONS

VERSION:
ISSUE DATE:

Job No. : 18-1984x7

Store : 2347

Date : 02.26.18

Drawn By : TS

Checked By : MS

Sheet

A-1.1