

## AMENDMENTS

1 10/19/2023 - MA to add signage locations and elevations and update site furnishings

Show the location of the proposed signage on all sheets. The remainder of the original site plan sheets have been added to the set for your reference.

LEGAL DESCRIPTION: PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ADAMS COUNTY, 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, QUIKTRIP CORPORATION, AS ITS INTEREST MAY APPEAR OF RECORD HAS CAUSED THESE PRESENTS TO BE EXECUTED

THIS 14<sup>TH</sup> DAY OF NOVEMBER AD. 2022

BY: [Signature]  
TITLE: AUTHORIZED SIGNATORY

STATE OF COLORADO

COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO, ON November 14, 2022, BY Troy C. DeVos IN HIS CAPACITY AS AUTHORIZED SIGNATORY OF QUIKTRIP CORPORATION, WITNESS MY HAND AND OFFICIAL SEAL

[Signature] NOTARY SEAL  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES 12/06/2025

NOTARY BUSINESS ADDRESS:  
12000 Washington St. Ste 175  
Thornton, CO 80241

JESSICA GLAVAS  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20214047360  
MY COMMISSION EXPIRES DECEMBER 06, 2025

## CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M.

COUNTY CLERK AND RECORDER \_\_\_\_\_ DEPUTY

FILE: \_\_\_\_\_

PAGE NO.: \_\_\_\_\_

RECEPTION NO.: \_\_\_\_\_

## CITY OF AURORA APPROVALS

CITY ATTORNEY: [Signature]

DATE: 11/21/22

PLANNING DIRECTOR: [Signature]

DATE: 11/21/22

PLANNING COMMISSION: [Signature]

DATE: 11/22/22

ATTEST: N/A

DATE: N/A

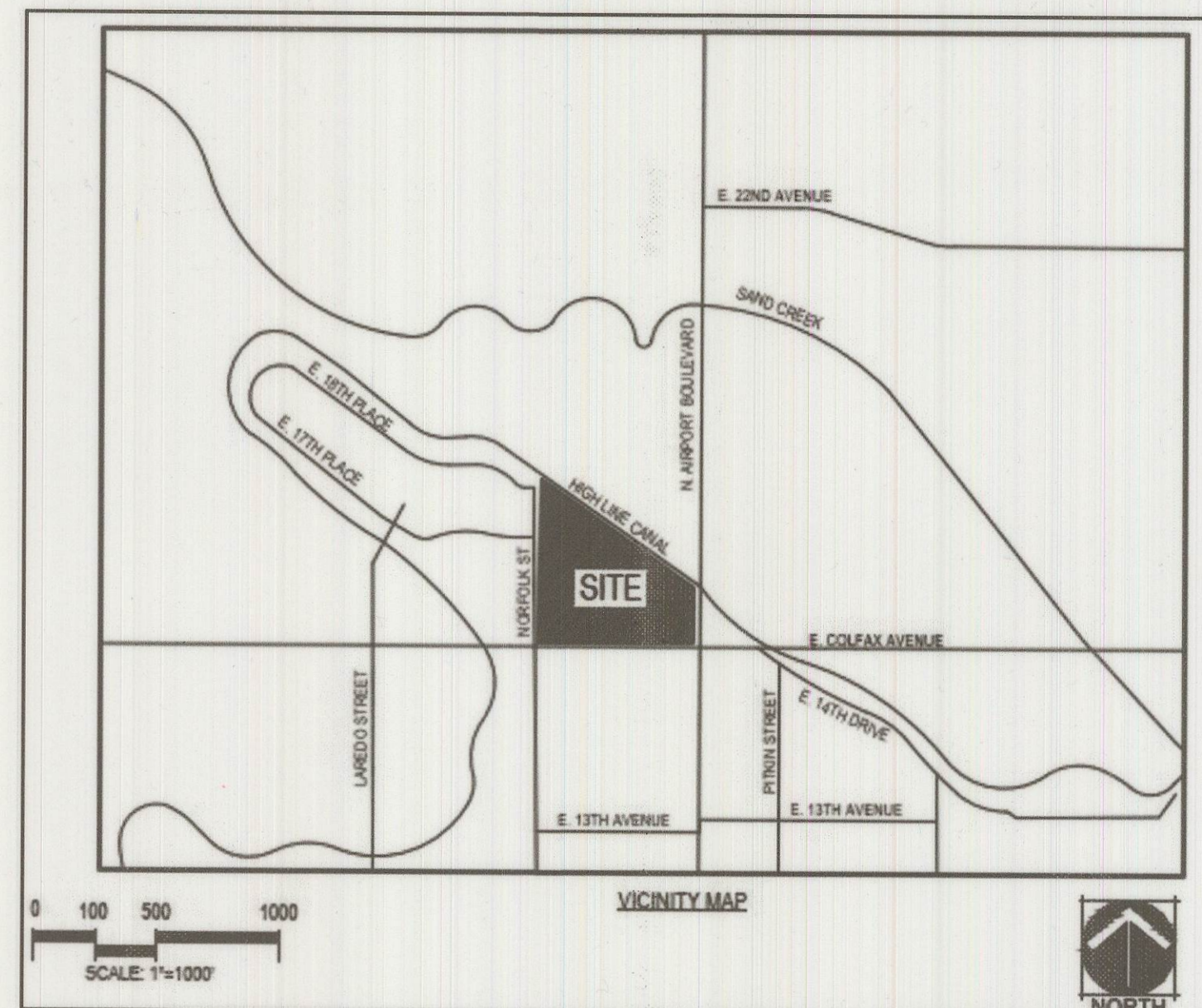
DATABASE APPROVAL: 4/27/22

DATE: 4/27/22

## STATION 60

## INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



## SHEET LIST TABLE

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## BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MONUMENTED AT THE NORTH END BY A 3 INCH BRASS CAP STAMPED "LS 16419 1989" IN A RANGE BOX, AND AT THE SOUTH END BY A 3 INCH BRASS CAP STAMPED "LS 16419 1991" IN A RANGE BOX AND BEING ASSUMED TO BEAR SOUTH 00°06'46" WEST.

## LEGAL DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE NORTH 00°06'47" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO SAID EAST LINE; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, NORTH 89°41'02" WEST, A DISTANCE OF 100.39 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°18'58" EAST, A DISTANCE OF 110.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST COLFAX AVENUE, AS DESCRIBED IN BOOK 475 AT PAGE 221, IN SAID OFFICE OF THE CLERK AND RECORDER AND THE POINT OF BEGINNING' THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. NORTH 89°41'02" WEST, A DISTANCE OF 610.35 FEET;
2. SOUTH 89°00'43" WEST, A DISTANCE OF 176.46 FEET;
3. SOUTH 88°00'58" WEST, A DISTANCE OF 419.99 FEET TO THE EASTERLY RIGHT-OF-WAY OF NORFOLK STREET, AS DESCRIBED IN BOOK 475, PAGE 345 IN SAID OFFICE OF THE CLERK AND RECORDER;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°20'57" EAST, A DISTANCE OF 1317.47 FEET TO THE SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TEN (10) COURSES:

- 1) SOUTH 59°48'22" EAST, AD DISTANCE OF 16.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 690.54 FEET, WHOSE CHORD BEARS SOUTH 55°07'29" EAST, A DISTANCE OF 111.43 FEET;
- 2) SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 09°15'21", AN ARC LENGTH OF 111.55 FEET;
- 3) SOUTH 50°33'49" EAST, A DISTANCE OF 99.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1657.82 FEET;
- 4) SOUTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 08°17'52", AN ARC LENGTH OF 240.09 FEET;
- 5) SOUTH 58°51'41" EAST, A DISTANCE OF 68.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1121.59 FEET;
- 6) SOUTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 08°15'04", AN ARC LENGTH OF 161.52 FEET;
- 7) SOUTH 50°36'37" EAST, A DISTANCE OF 119.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1934.98;
- 8) SOUTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°58'57", AN ARC LENGTH OF 134.49 FEET;
- 9) SOUTH 54°35'34" EAST, A DISTANCE OF 412.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1883.42 FEET;
- 10) SOUTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°36'54", AN ARC LENGTH OF 118.84 FEET TO THE WESTERLY RIGHT-OF-WAY OF AIRPORT BOULEVARD, AS DESCRIBED IN BOOK 2834, PAGE 215 IN THE OFFICE OF THE CLERK AND RECORDER;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°06'47" WEST, A DISTANCE OF 432.15 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST COLFAX AVENUE AD THE POINT OF BEGINNING.

CONTAINING 1,049,677 SQUARE FEET OR 24.097 ACRES, MORE OR LESS.

## CONTACTS:

DEVELOPER:  
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Kimley»Horn

© KIMLEY-HORN AND ASSOCIATES, INC.  
4582 South Ulster Street, Suite 1500  
Denver, Colorado 80237 (303) 228-2300

STATION 60  
E. COLFAX AVE & N. AIRPORT BLVD  
INFRASTRUCTURE SITE PLAN

COVER SHEET

DATE: 10/26/2022  
DESIGNED BY: SAM  
DRAWN BY: DEK  
CHECKED BY: SAM

FILE NO.  
096888020\_CV  
PROJECT NO.  
096888020  
SHEET NO.  
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Know what's below.  
Call before you dig.

K:\DEN\_Civil\096888020\_QuikTrip 4251 Aurora\CADD\PlanSheets\Infrastructure Site Plan\096888020\_CV.dwg Koch, Danielle 9/28/2022 10:05 AM

CITY OF AURORA SITE PLAN 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.
2.

ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII – NUMBERING OF BUILDINGS.
3.

THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
4.

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 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117–2003.
5.

PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTIONS 22–425 THROUGH 22–434, 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 55/65 (RESIDENTIAL/COMMERCIAL) (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE–CASE NOISE CONDITIONS.
6.

EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO; GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.
7.

EMERGENCY INGRESS AND EGRESS – 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".
8.

THE 2009 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66–38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS 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 AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.
9.

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 CORRIDORS, AS DESIGNATED 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, LANDSCAPING MATERIAL, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE CORRIDOR(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE CORRIDORS STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) ARE HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE CORRIDORS.

10.

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, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "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.
11.

THE FIRE LANE EASEMENT CANNOT BE OBSTRUCTED BY PARKED VEHICLES AT ANY TIME. THIS SITE HAS BEEN GIVEN APPROVAL TO CONDUCT THE LOADING AND UNLOADING OF STORE MERCHANDISE ONLY DURING THE HOURS THE STORE IS CLOSED AND ONLY IN THE PARKING AREAS LOCATED OUTSIDE OF THE FIRE LANE EASEMENTS WITHIN THIS SITE.
12.

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".
13.

THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO; GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.
14.

THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
15.

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.
16.

ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
17.

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.

18.

THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT–OF–WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
19.

OWNER SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF COLFAX AVENUE AND NORFOLK STREET, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT–TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147–37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
20.

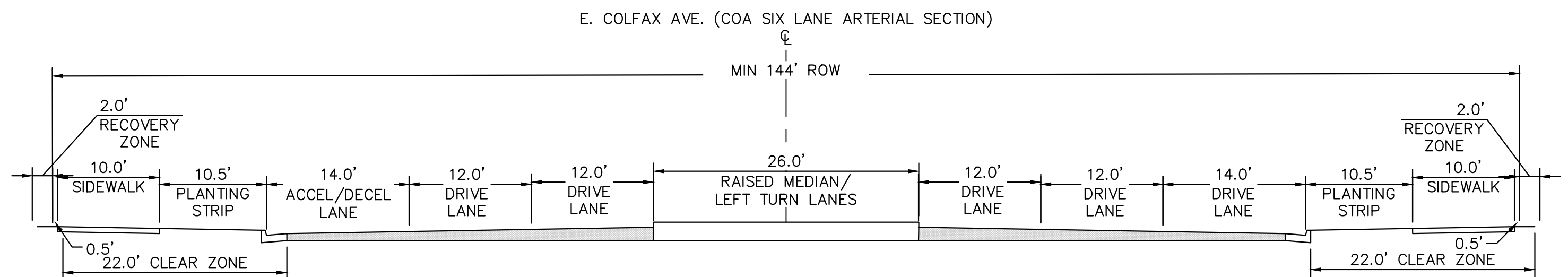
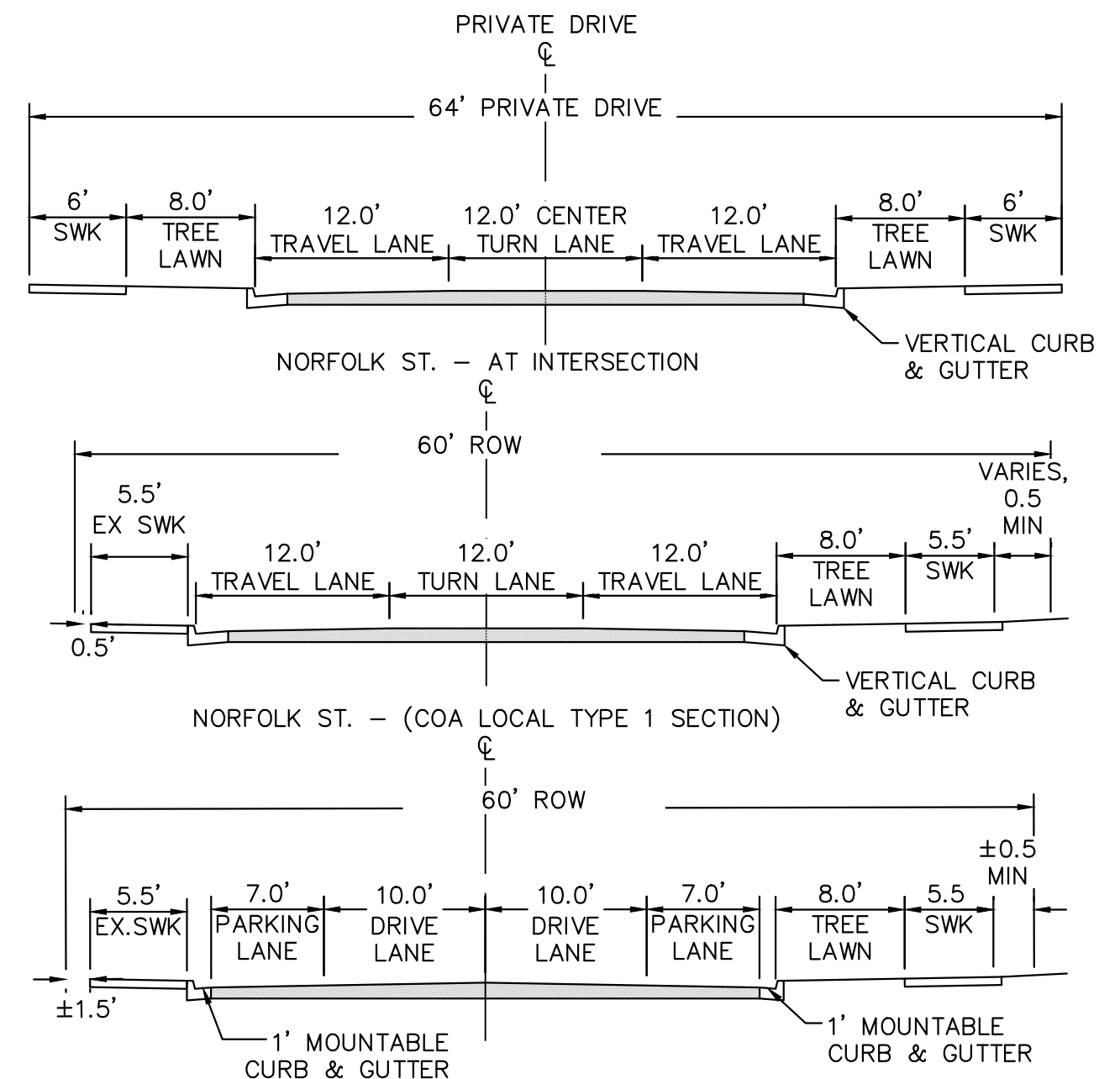
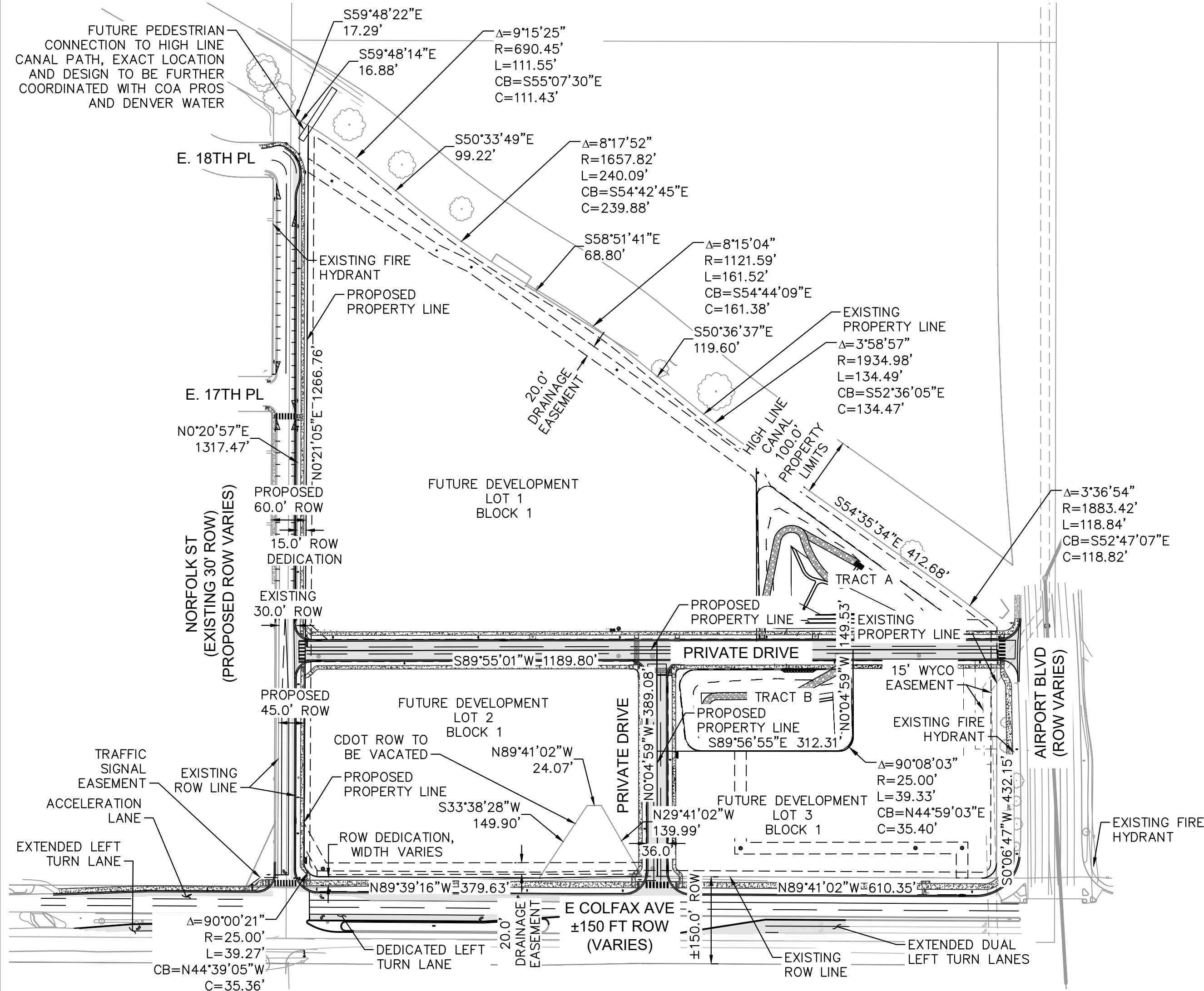
PEDESTRIAN CONNECTION WILL BE PROVIDED FROM THE STATION 60 DEVELOPMENT TO THE ADJACENT HIGH LINE CANAL TRAIL. THE CONNECTION DESIGN SHALL BE PROVIDED TO THE CITY OF AURORA FOR REVIEW AND APPROVAL AS A SEPARATE CONSTRUCTION DOCUMENT PACKAGE PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FIRST VERTICAL DEVELOPMENT ON THE STATION 60 SITE CONSISTENT WITH THE STATION 60 MASTER PLAN FORM J.
21.

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.
22.








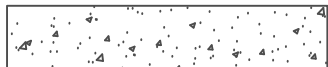
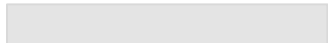
ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.



FILE NO.	096888020_CV	DATE:	09/30/2022	STATION 60 E. COLFAX AVE & N. AIRPORT BLVD INFRASTRUCTURE SITE PLAN	Kimley»Horn © KIMLEY-HORN AND ASSOCIATES, INC. 4480 South Smith Street, Suite 500 Denver, Colorado 80237 (303) 228-2300	NO.	REVISION	BY	DATE	APPR
PROJECT NO.	096888020	DESIGNED BY:	SAM							
SHEET NO.	2	DRAWN BY:	DEK							
		CHECKED BY:	SAM							



## LEGEND

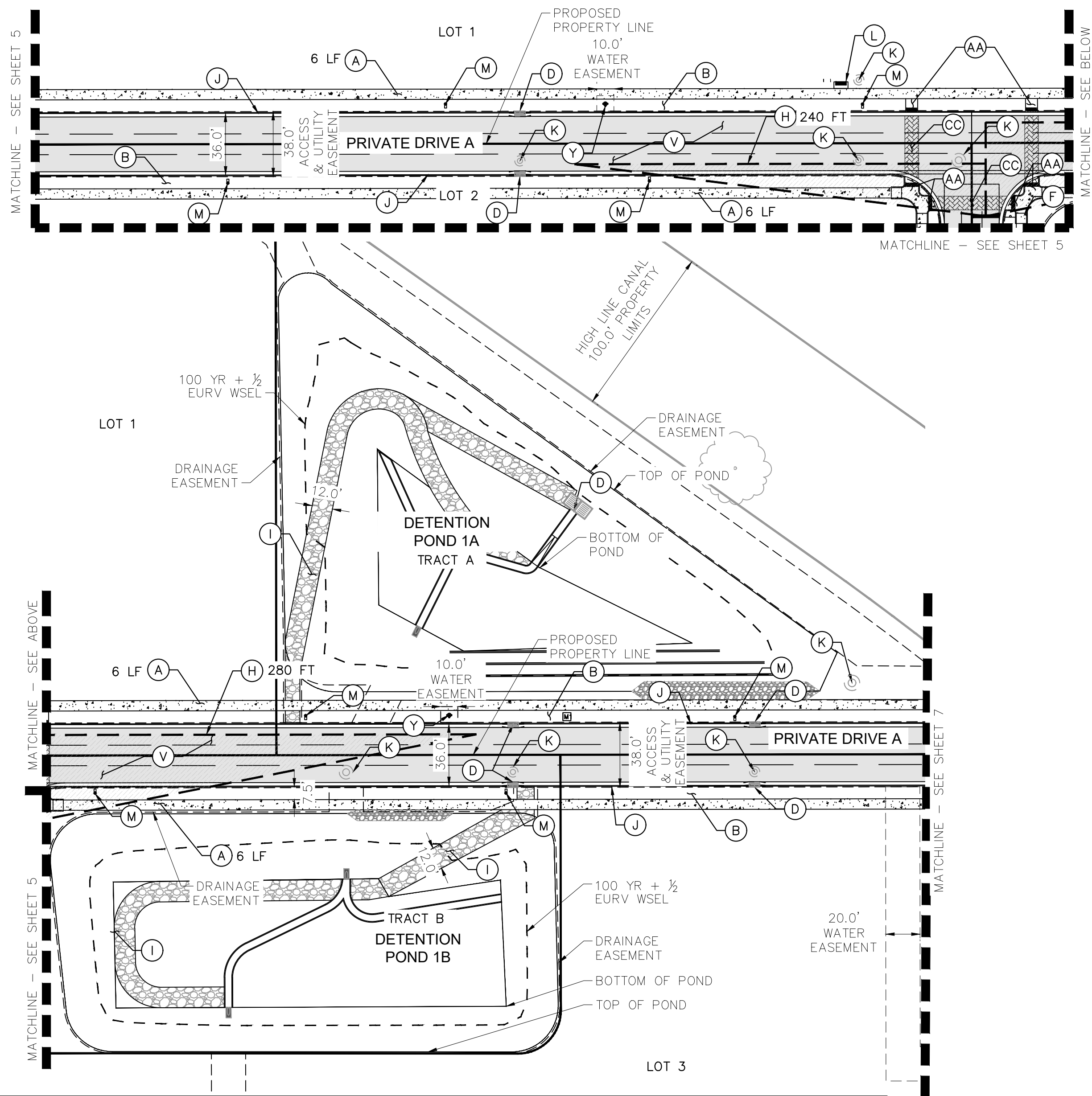
- |   |                               |
|---|-------------------------------|
|  | EXISTING PROPERTY LINE        |
|  | PROPOSED SITE PROPERTY LINE   |
|  | EASEMENT LINE                 |
|  | SITE LIGHT                    |
|  | PROPOSED FIRE HYDRANT         |
|  | PROPOSED STORM DRAINAGE INLET |
|  | PROPOSED STORM OUTLET         |
|  | PROPOSED SIDEWALK             |
|  | PROPOSED ASPHALT              |

## NOTES

1. PRIVATE STREETS TO BE MAINTAINED BY THE OWNER (OR METRO DISTRICT) IN PERPETUITY.



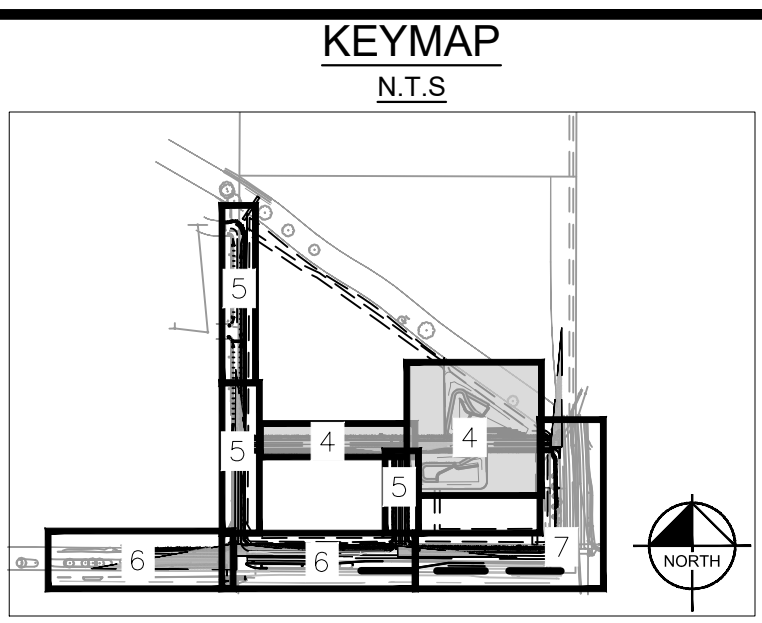
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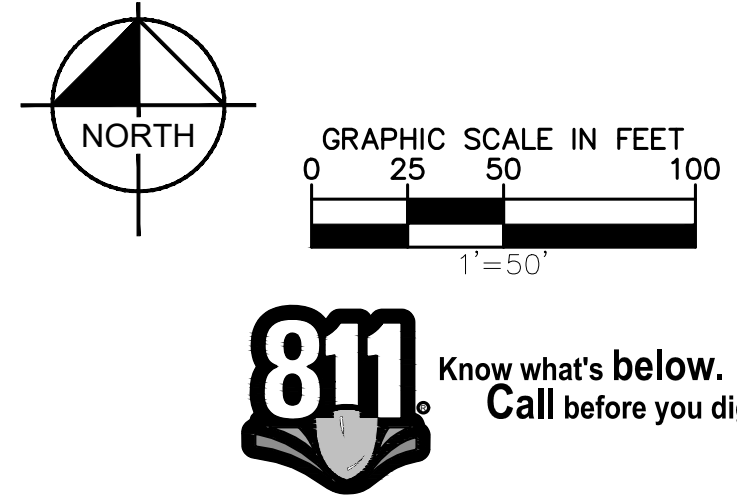
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- LEGEND**
- PROPOSED SITE PROPERTY LINE
  - EXISTING PROPERTY LINE
  - EASEMENT LINE
  - SITE LIGHT
  - PROPOSED FIRE HYDRANT
  - PROPOSED STORM DRAINAGE INLET
  - PROPOSED STORM OUTLET
  - PROPOSED SIDEWALK
  - SIGHT TRIANGLES
  - PROPOSED ASPHALT

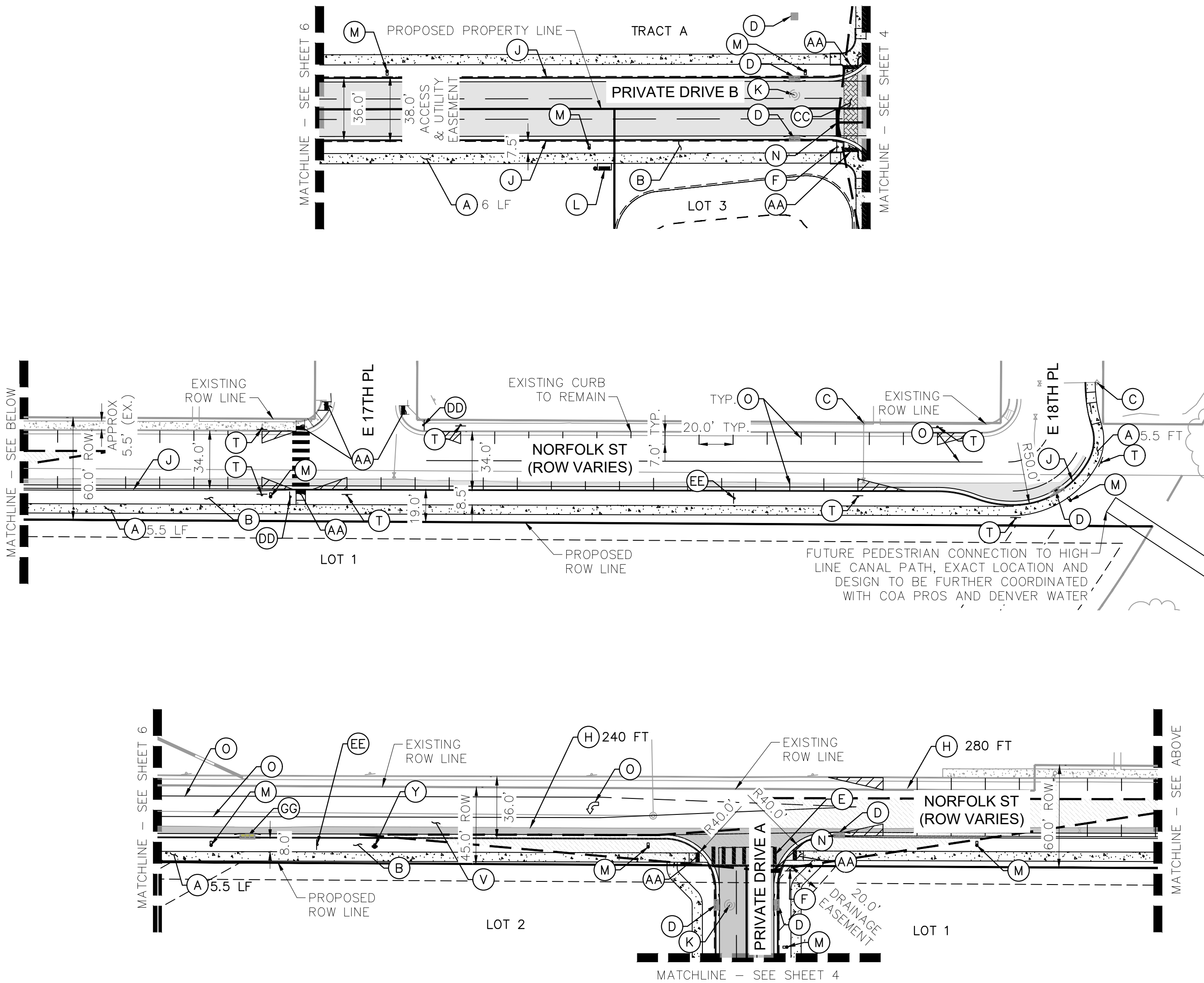


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  - (Z) PROPOSED SIGNAL POLE
  - (AA) PROPOSED CURB RAMP
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  - (CC) STAMPED AND COLORED ASPHALT PEDESTRIAN CROSSING
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  - (EE) RELOCATED SPEED LIMIT SIGNAGE
  - (FF) 15 FT X 8 FT BUS STOP PAD
  - (GG) STORM INLET WITH WATER QUALITY TREATMENT, REFER TO GRADING PLAN

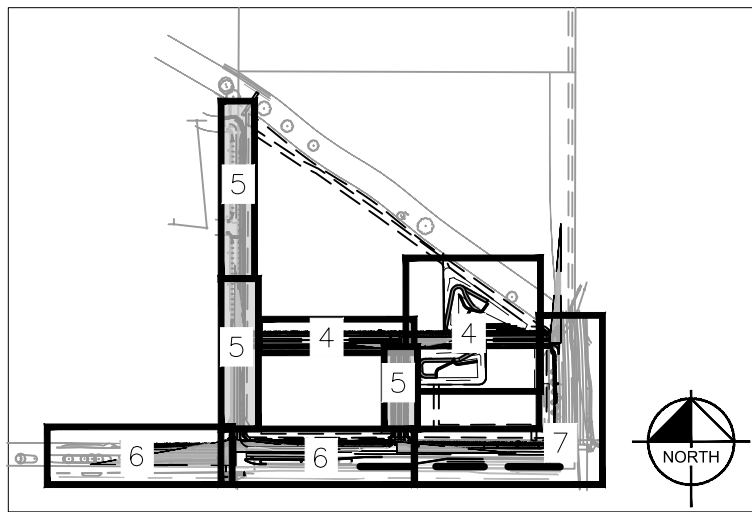


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BY:	DATE:	REVISION:	NO.	PROJECT NO.	096888020
APPR:				CHECKED BY:	SAM
STATION 60 E COLFAX AVE & N AIRPORT BLVD INFRASTRUCTURE SITE PLAN DETAILED SITE PLAN					SHEET NO. 4

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KEYMAP  
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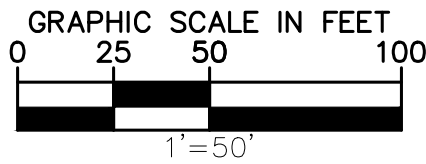
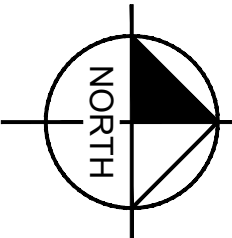
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- PROPOSED STORM OUTLET
- PROPOSED SIDEWALK
- SIGHT TRIANGLES
- PROPOSED ASPHALT



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STATION 60  
E COLFAX AVE & N AIRPORT BLVD  
INFRASTRUCTURE SITE PLAN

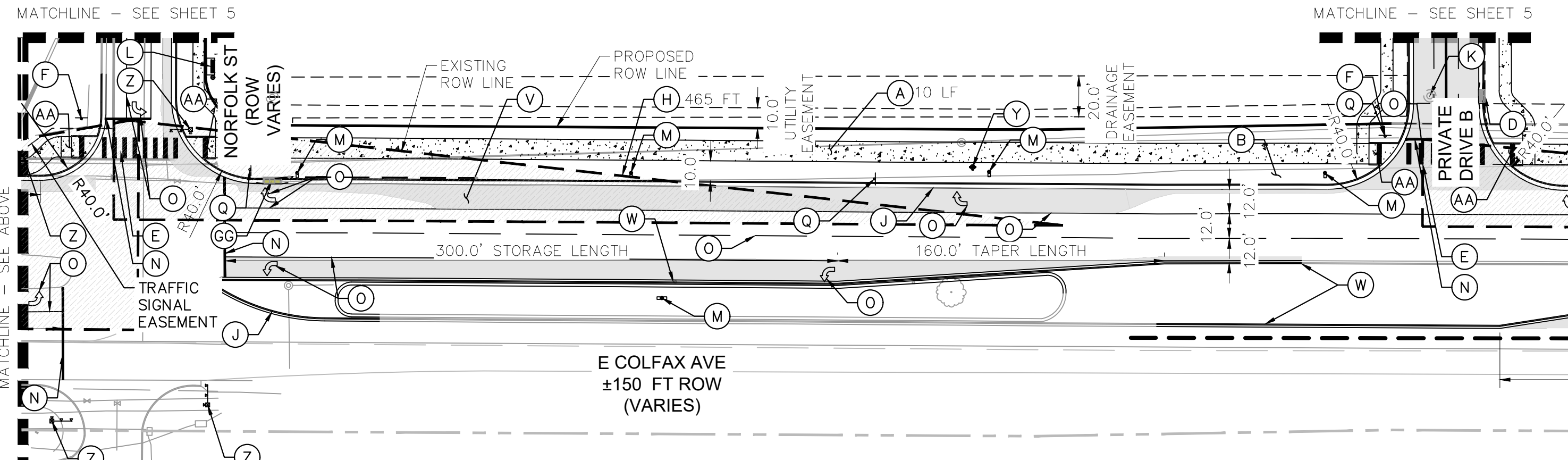
DETAILED SITE PLAN

DATE: 09/30/2022  
DESIGNED BY: SAM  
DRAWN BY: DEK  
CHECKED BY: SAM

FILE NO. 096888020\_SP\_DETAILED  
PROJECT NO. 096888020  
SHEET NO.

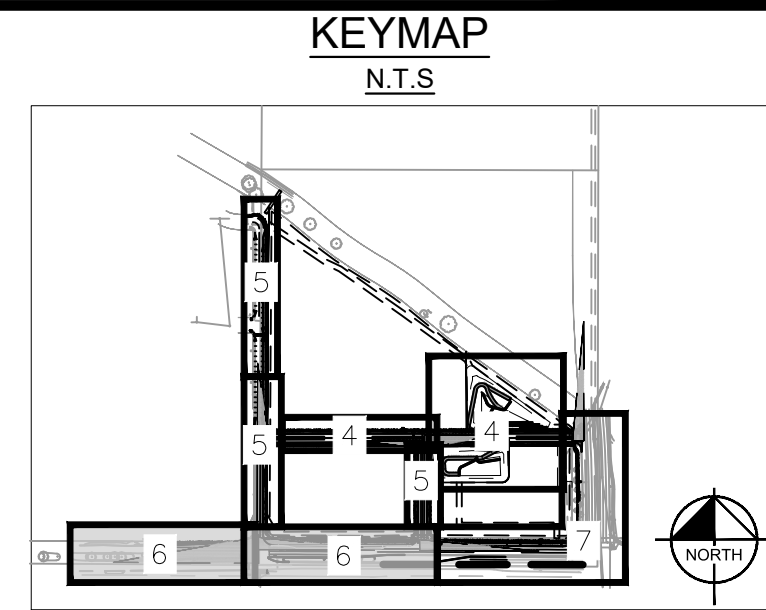
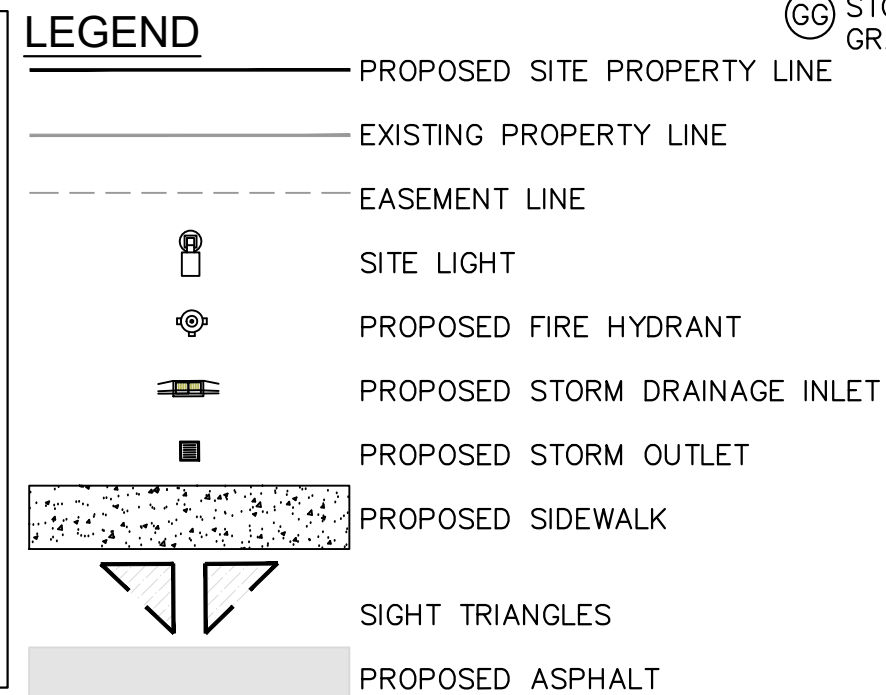
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NO. REVISION BY DATE APPR



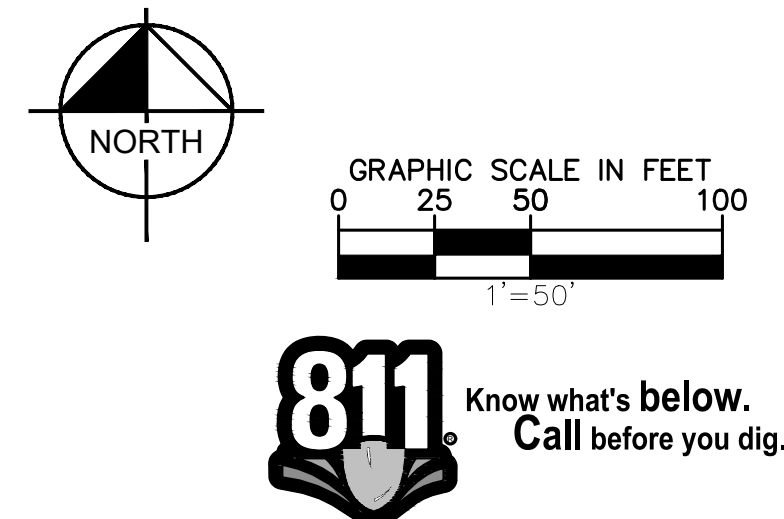
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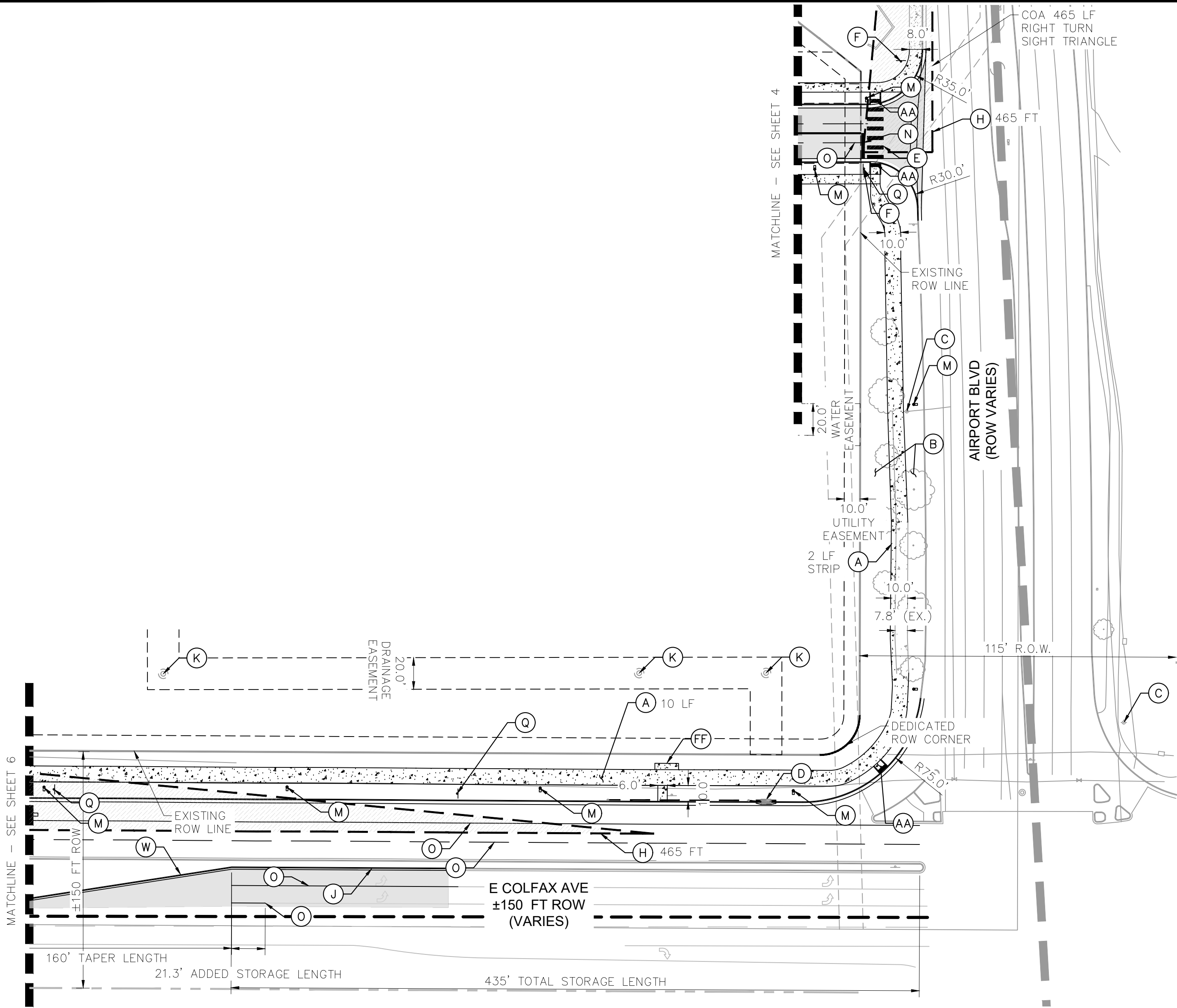


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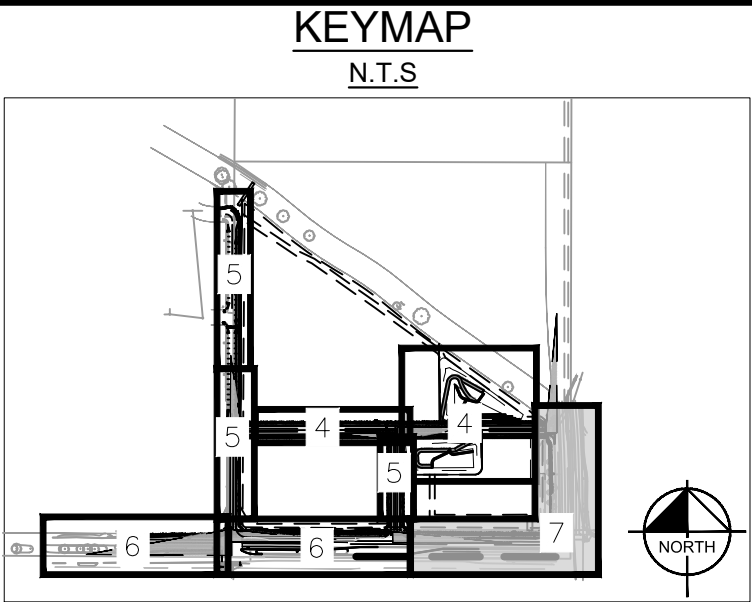
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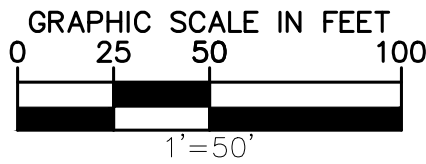
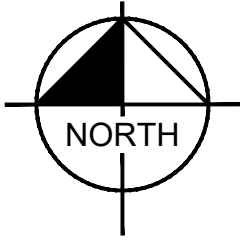
**LEGEND**

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BY:		DRAWN BY:	DEK	PROJECT NO.	096888020
REVISION		CHECKED BY:	SAM	SHEET NO.	7
NO.					
DATE					
APPR					

**STATION 60**

**E. COLFAX AVE & N. AIRPORT BLVD**

**INFRASTRUCTURE SITE PLAN**

DETAILED SITE PLAN

**Kimley»Horn**

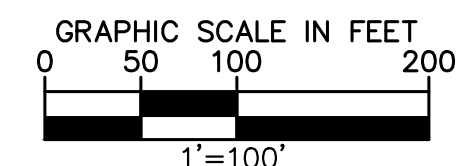
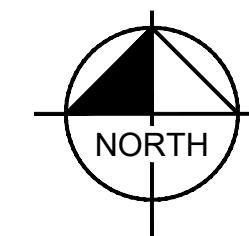
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Denver, Colorado 80237 (303) 228-2300

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4. DETENTION FACILITIES ARE PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY PROPERTY OWNER.
5. ENCLOSED STORAGE BUILDINGS WILL CONSIST OF SLOPING CANOPY STRUCTURES CAPABLE OF ACCOMMODATING GARAGE DOORS ON STEPPED CONCRETE LIP/SILL. INTERIOR PORTIONS MAY BE CONSTRUCTED WITHIN. FLOOR TO CONSIST OF SLOPING GRAVEL OR CONCRETE.
6. ALL PUBLIC STORM DRAINS ARE TO BE ENCOMPASSED IN PUBLIC DRAINAGE EASEMENTS UNLESS OTHERWISE INDICATED AS PRIVATE
7. ALL WATER SERVICES, FIRE SUPPRESSION LINES, AND IRRIGATION LINES REQUIRE BACKFLOW PREVENTERS

	SITE PROPERTY LINE
 WTR	PROPOSED WATER LINE
 SS	PROPOSED SSWR LINE
	PROPOSED STORM SEWER
 5500	PROPOSED CONTOUR
 5501	EXISTING CONTOUR

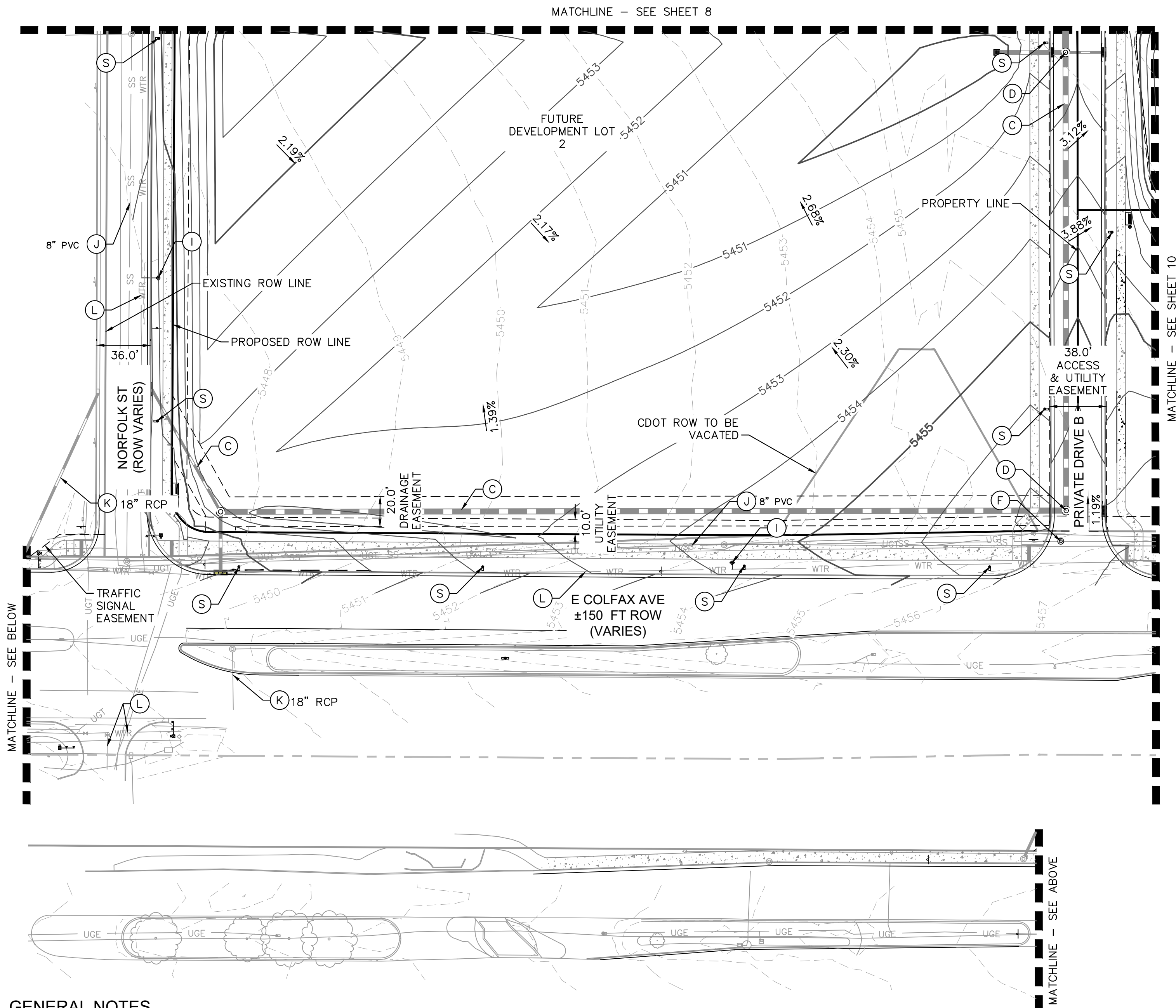
- (A) PROPOSED SANITARY SEWER MAIN
- (B) PROPOSED WATER MAIN
- (C) PROPOSED PUBLIC STORM LINE
- (D) PROPOSED PUBLIC STORM SEWER MANHOLE
- (E) PROPOSED STORM CONNECTION POINT
- (F) PROPOSED SANITARY SEWER MANHOLE
- (G) PRIVATE DETENTION POND, SEE NOTE 4
- (H) NOT USED
- (I) PROPOSED FIRE HYDRANT
- (J) EXISTING SANITARY SEWER LINE, SIZE PER PLAN
- (K) EXISTING STORM LINE, SIZE PER PLAN
- (L) EXISTING WATER LINE, SIZE PER PLAN
- (M) POND MAINTENANCE ACCESS
- (N) TRICKLE CHANNEL
- (O) POND OUTLET STRUCTURE
- (P) CONNECTION TO EXISTING WATER MAIN
- (Q) EXISTING FIRE HYDRANT
- (R) POND EMERGENCY SPILLWAY
- (S) PROPOSED SITE LIGHT
- (T) PROPOSED SANITARY SEWER SERVICE STUB
- (U) PROPOSED WATER SERVICE STUB, VALVE, AND TEMP BLOW OFF PER AURORA WATER STANDARDS
- (V) PROPOSED PRIVATE FIRE SERVICE STUB AND TEMPORARY BLOW OFF VALVE
- (Z) PROPOSED SANITARY SEWER CONNECTION TO EXISTING SANITARY MAIN

This architectural section drawing illustrates the internal structure of a building. The upper portion, labeled '8', shows a sloped roof or upper floor structure with a series of circular elements, possibly representing a vaulted ceiling or a series of columns. Below this, the drawing is divided into two main horizontal sections. The lower-left section, labeled '9', represents a basement or subterranean level, showing a foundation and internal walls. The lower-right section, labeled '10', represents the ground floor, showing a room with a sloped floor and a series of columns. A north arrow is located in the bottom right corner, indicating the orientation of the drawing.



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<b>STATION 60</b>		<b>GRADING &amp; UTILITY PLAN</b>	
<b>E. COLFAX AVE &amp; N. AIRPORT BLVD</b>		<b>INFRASTRUCTURE SITE PLAN</b>	
SHEET NO.	096888020	CHECKED BY:	SAM
FILE NO.	096888020_GD&UT	DESIGNED BY:	SAM
PROJECT NO.		DRAWN BY:	DEK
096888020		DATE:	09/30/2022

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GENERAL NOTES

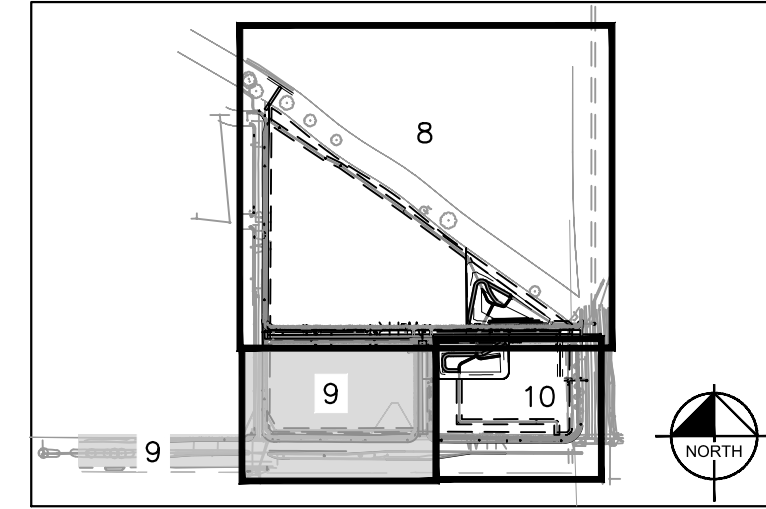
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LEGEND

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| SS   | PROPOSED SSWR LINE   |
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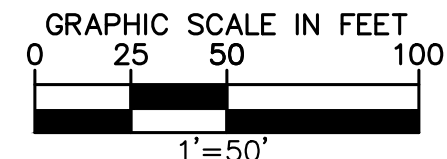
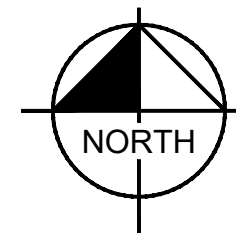
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|  | PROPOSED SITE LIGHT           |
|  | PROPOSED STORM DRAINAGE INLET |
|  | PROPOSED STORM OUTLET         |
|  | PROPOSED FIRE HYDRANT         |

KEYMAP  
N.T.S



SITE IMPROVEMENTS

- |     |   |
|-----|---|
| (A) | PROPOSED SANITARY SEWER MAIN  |
| (B) | PROPOSED WATER MAIN   |
| (C) | PROPOSED PUBLIC STORM LINE  |
| (D) | PROPOSED PUBLIC STORM SEWER MANHOLE   |
| (E) | PROPOSED STORM CONNECTION POINT   |
| (F) | PROPOSED SANITARY SEWER MANHOLE   |
| (G) | PRIVATE DETENTION POND, SEE NOTE 4  |
| (H) | NOT USED  |
| (I) | PROPOSED FIRE HYDRANT   |
| (J) | EXISTING SANITARY SEWER LINE, SIZE PER PLAN                                   |
| (K) | EXISTING STORM LINE, SIZE PER PLAN  |
| (L) | EXISTING WATER LINE, SIZE PER PLAN  |
| (M) | POND MAINTENANCE ACCESS   |
| (N) | TRICKLE CHANNEL   |
| (O) | POND OUTLET STRUCTURE   |
| (P) | CONNECTION TO EXISTING WATER MAIN   |
| (Q) | EXISTING FIRE HYDRANT   |
| (R) | POND EMERGENCY SPILLWAY   |
| (S) | PROPOSED SITE LIGHT   |
| (T) | PROPOSED SANITARY SEWER SERVICE STUB  |
| (U) | PROPOSED WATER SERVICE STUB, VALVE, AND T BLOW OFF PER AURORA WATER STANDARDS |
| (V) | PROPOSED PRIVATE FIRE SERVICE STUB AND TEMPORARY BLOW OFF VALVE               |
| (Z) | PROPOSED SANITARY SEWER CONNECTION TO EXISTING SANITARY MAIN                  |



**STATION 60**  
**E. COLFAX AVE & N. AIRPORT BLVD**  
**INFRASTRUCTURE SITE PLAN**

FILE NO.	096888020_GD&UT
PROJECT NO.	096888020
SHEET NO.	9

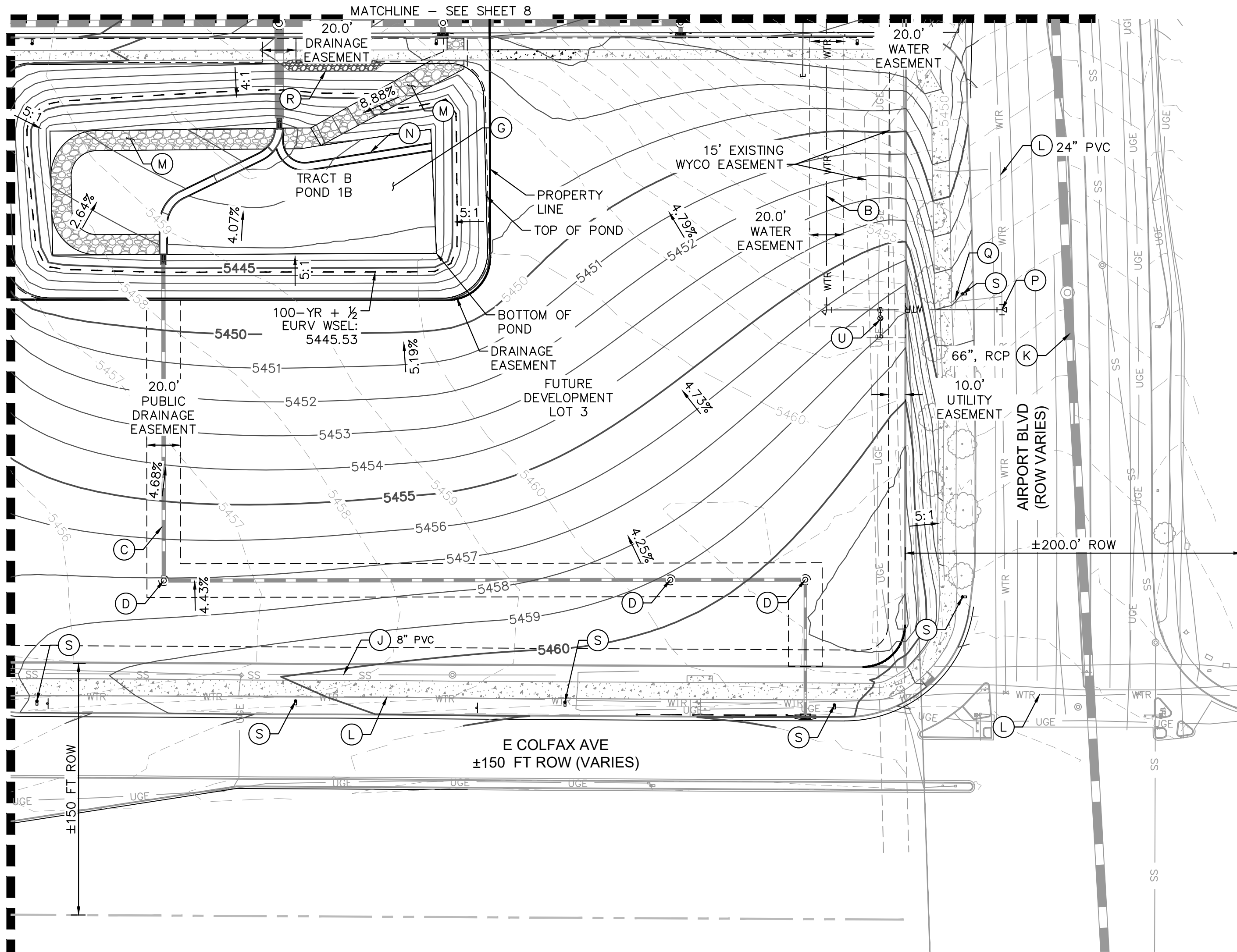
DATE:	09/30/2022
DESIGNED BY:	SAM
DRAWN BY:	DEK
CHECKED BY:	SAM

**Kimley»Horn**  
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4480 South Smith Street, Suite 500  
Denver, Colorado 80237 (303) 228-2300

NO.	REVISION	BY	DATE	APPR

K:\DEN\_Civil\096888020\_QuikTrip 4251 Aurora\CADD\PlanSheets\Infrastructure Site Plan\096888020\_GD&UT.dwg Koch, Danielle 9/28/2022 10:05 AM

MATCHLINE - SEE SHEET 9



### GENERAL NOTES

1. THESE PLANS ARE NOT FOR CONSTRUCTION. REFER TO THE FINAL APPROVED CONSTRUCTION PLANS.
2. ALL GRADE ELEVATIONS ARE TOP OF PAVEMENT ELEVATIONS UNLESS INDICATED OTHERWISE.
3. ALL SANITARY SEWER PIPES AND STRUCTURES TO BE INSTALLED WILL BE PRIVATE FACILITIES.
4. DETENTION FACILITIES ARE PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY PROPERTY OWNER.
5. ENCLOSED STORAGE BUILDINGS WILL CONSIST OF SLOPING CANOPY STRUCTURES CAPABLE OF ACCOMMODATING GARAGE DOORS ON STEPPED CONCRETE LIP/SILL. INTERIOR PORTIONS MAY BE CONSTRUCTED WITHIN. FLOOR TO CONSIST OF SLOPING GRAVEL OR CONCRETE.
6. ALL PUBLIC STORM DRAINS ARE TO BE ENCOMPASSED IN PUBLIC DRAINAGE EASEMENTS UNLESS OTHERWISE INDICATED AS PRIVATE
7. ALL WATER SERVICES, FIRE SUPPRESSION LINES, AND IRRIGATION LINES REQUIRE BACKFLOW PREVENTERS

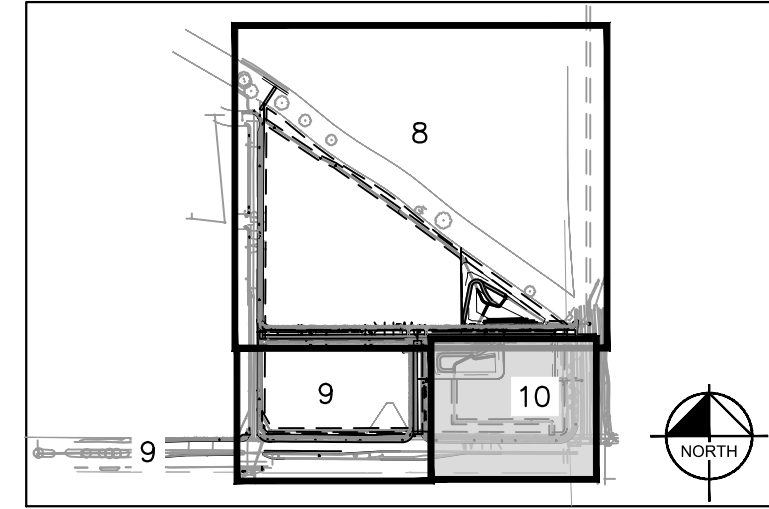
### LEGEND

---	SITE PROPERTY LINE
WTR	PROPOSED WATER LINE
SS	PROPOSED SSWR LINE
---	PROPOSED STORM SEWER
5500	PROPOSED CONTOUR
5501	EXISTING CONTOUR

	PROPOSED SITE LIGHT
	PROPOSED STORM DRAINAGE INLET
	PROPOSED STORM OUTLET
	PROPOSED FIRE HYDRANT

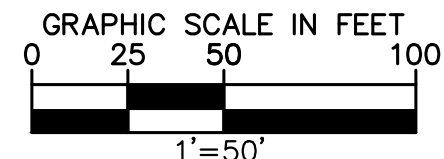
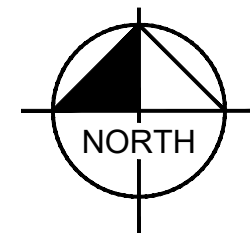
### KEYMAP

N.T.S



### SITE IMPROVEMENTS

- (A) PROPOSED SANITARY SEWER MAIN
- (B) PROPOSED WATER MAIN
- (C) PROPOSED PUBLIC STORM LINE
- (D) PROPOSED PUBLIC STORM SEWER MANHOLE
- (E) PROPOSED STORM CONNECTION POINT
- (F) PROPOSED SANITARY SEWER MANHOLE
- (G) PRIVATE DETENTION POND, SEE NOTE 4
- (H) NOT USED
- (I) PROPOSED FIRE HYDRANT
- (J) EXISTING SANITARY SEWER LINE, SIZE PER PLAN
- (K) EXISTING STORM LINE, SIZE PER PLAN
- (L) EXISTING WATER LINE, SIZE PER PLAN
- (M) POND MAINTENANCE ACCESS
- (N) TRICKLE CHANNEL
- (O) POND OUTLET STRUCTURE
- (P) CONNECTION TO EXISTING WATER MAIN
- (Q) EXISTING FIRE HYDRANT
- (R) POND EMERGENCY SPILLWAY
- (S) PROPOSED SITE LIGHT
- (T) PROPOSED SANITARY SEWER SERVICE STUB
- (U) PROPOSED WATER SERVICE STUB, VALVE, AND TEMP BLOW OFF PER AURORA WATER STANDARDS
- (V) PROPOSED PRIVATE FIRE SERVICE STUB AND TEMPORARY BLOW OFF VALVE
- (Z) PROPOSED SANITARY SEWER CONNECTION TO EXISTING SANITARY MAIN



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**STATION 60**  
**E. COLFAX AVE & N. AIRPORT BLVD**  
**INFRASTRUCTURE SITE PLAN**

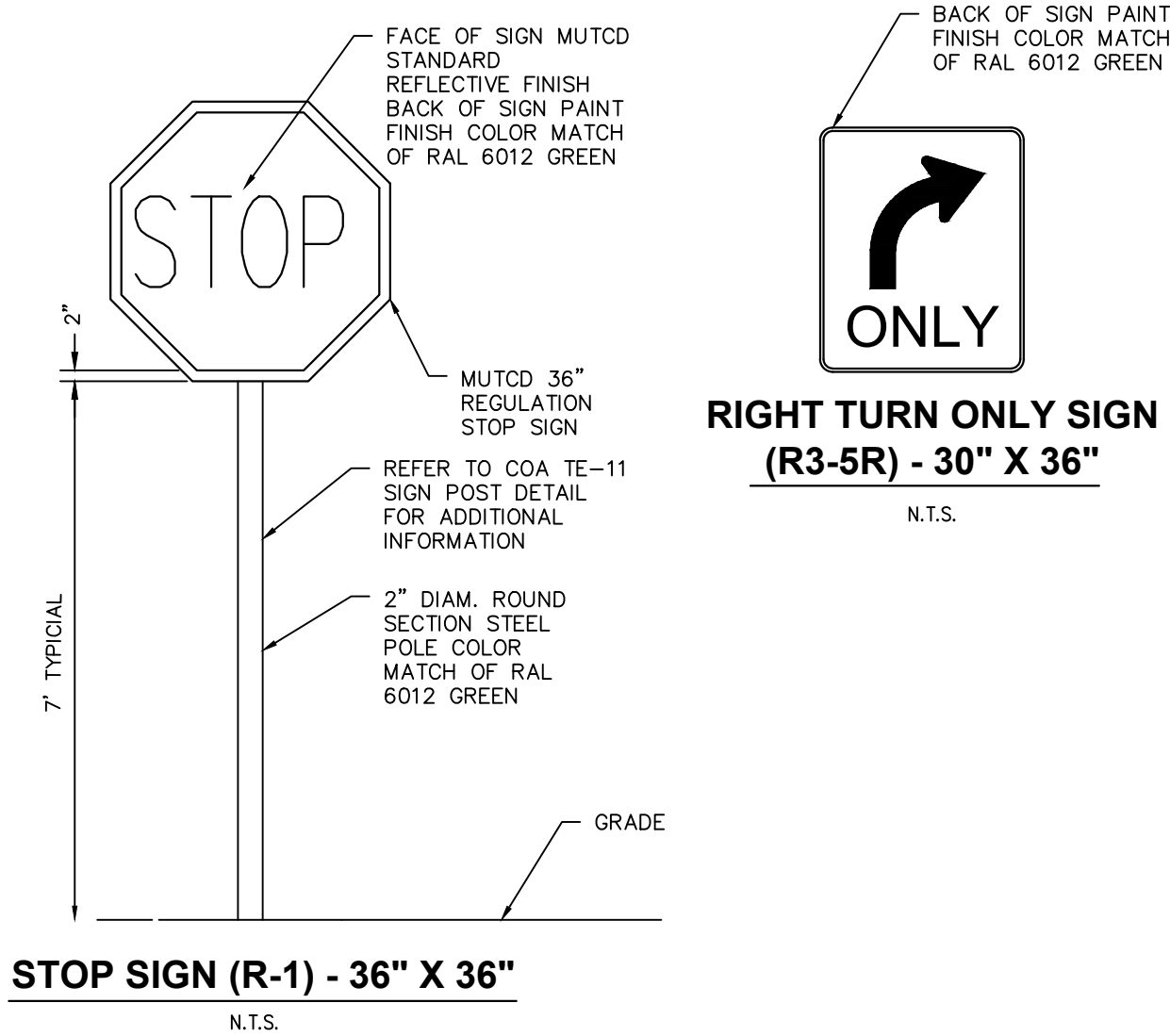
GRADING & UTILITY PLAN

DATE: 09/30/2022  
DESIGNED BY: SAM  
DRAWN BY: DEK  
CHECKED BY: SAM

FILE NO.  
096888020\_GD&UT  
PROJECT NO.  
096888020

SHEET NO.  
10

NO. REVISION BY DATE APPR



COMPLETE INSTALLATION WITH DIAMOND PANEL

PIPE POST ENTERS SLEEFITTER COLLAR APPROXIMATELY 4"

TYPICAL SIGNAL HEAD 12" YELLOW LENS

PANEL ATTACHMENT (SEE DETAILS)

4" STD. STEEL PIPE WT. 30.79 LBS./FT.

BREAK-AWAY ASSEMBLY (SEE NOTE 5 AND DETAIL ON SHEET 2)

ATTACH GROUNDING CABLE BY LUG (SEE DETAIL, SHEET 2)

90° ELBOW

1/4" MINIMUM DIA. RIGID UNDERGROUND CONDUIT 24" MINIMUM BELOW GROUND LEVEL (OPTIONAL)

POST ANCHOR (SEE DETAIL, SHEET 2)

TYPICAL CONCRETE FOOTING DETAIL (SEE NOTE 3)

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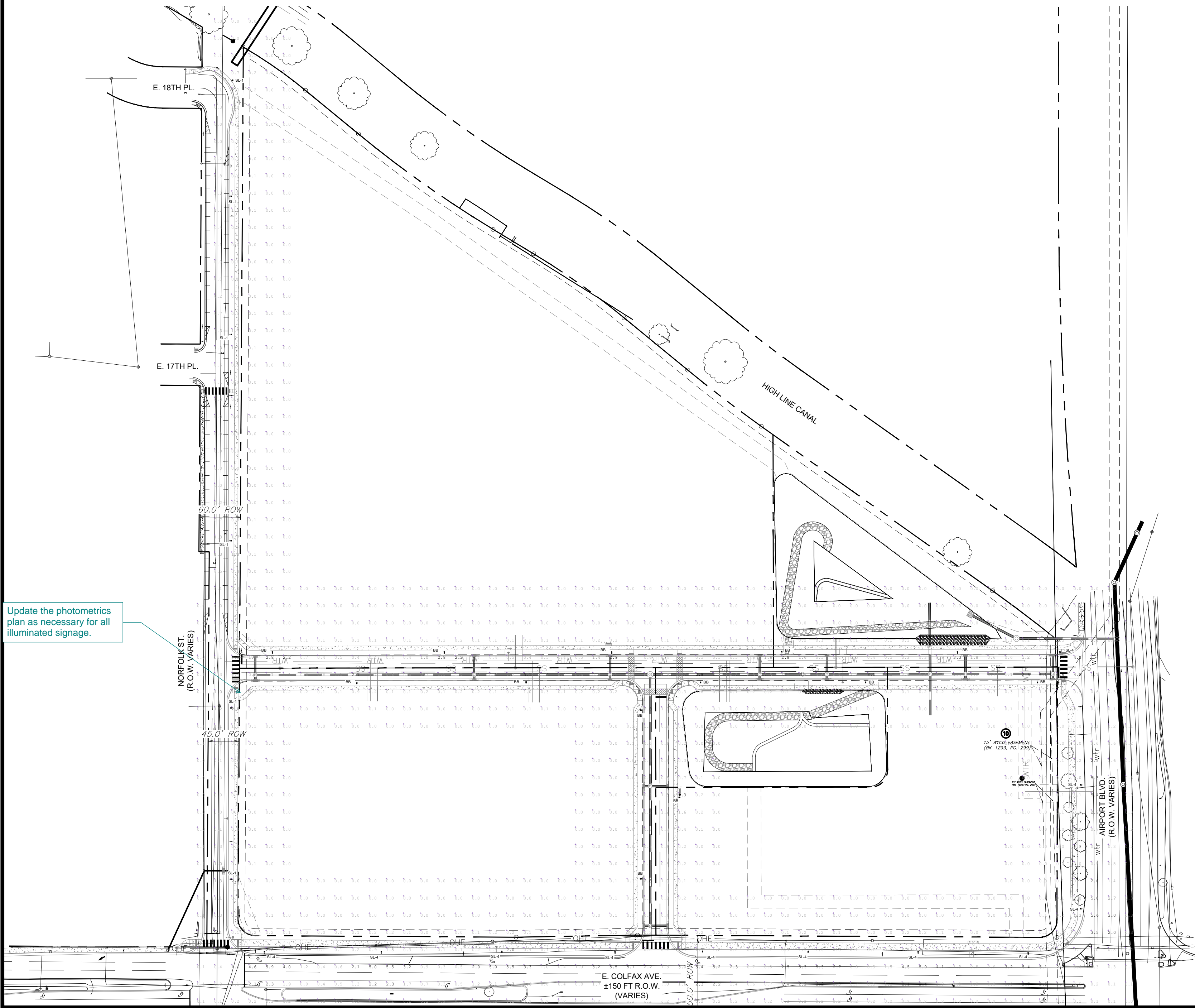
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LUMINAIRE SCHEDULE								
SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	LLF	DESCRIPTION	TOTAL WATTS
	SL-1	06	SINGLE	20'	6,425	0.90	GLAN-SA1C-730-U-T3-BK-4N7	57.0
	SL-4	11	SINGLE	30'	24,998	0.90	ARCH-L-AF72-250-D-U-T3-7030-4N7	251.0
	BB	13	SINGLE	16'	8,306	0.90	GAN-SA1D-730-U-T3R	67

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4582 South Ulster Street, Suite 1500  
Denver, Colorado 80237 (303) 728-2300

STATION 60

E. COLFAX AVE & N. AIRPORT BLVD

INFRASTRUCTURE SITE PLAN

DATE: 09/30/2022

DESIGNED BY: SAM

DRAWN BY: DEK

CHECKED BY: SAM

FILE NO. Station 60 Photometric

PROJECT NO. 09688020

SHEET NO. 12

NO.

REVISION

BY

DATE

APPR

STATION 60 INFRASTRUCTURE SITE PLAN 2021-6057-00





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CITY OF AURORA NOTES

- 1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU.YRDS/1,000SF.
- 2. REFER TO CIVIL PLAN FOR LIGHTING TYPES.
- 3. THE SURFACE MATERIAL OF WALKS ARE TO BE BRUSHED, GREY CONCRETE.
- 4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- 5. THE OWNER/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. LANDSCAPING WILL INSTALLED ONCE THE INFRASTRUCTURE AS APPROVED WITHIN THIS PLAN SET IS COMPLETED/BUILT.
- 6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-4.7.3.C 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.
- 7. 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 DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- 8. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- 9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- 10. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
- 11. SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1.5" MULTI-COLOR LOCAL RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 4-6" MULTI-COLOR LOCAL RIVER ROCK COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH.
- 12. OBJECTS AND STRUCTURES SHALL NOT IMPEDE VISION WITHIN THESE SIGHT TRIANGLES. LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN THE SIGHT TRIANGLES. SHOW SIGHT TRIANGLES ON THE SITE PLAN AND LANDSCAPING PLAN AT ALL ACCESS POINTS IN ACCORDANCE WITH CITY OF AURORA STANDARD TRAFFIC DETAIL TE-13 IN ADDITION, STREET TREES SHALL BE SET BACK FROM STOP SIGNS AND OTHER REGULATORY SIGNS AS DETAILED IN CITY OF AURORA STANDARD TRAFFIC DETAIL TE-13.3. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10'
- 13. 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.
- 14. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- 15. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

SHEET INDEX

L-1.00	LANDSCAPE NOTES
L-1.01	LANDSCAPE TABLES
L-1.02	MATERIAL SCHEDULE
L-1.03	PLANT SCHEDULE
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L-2.01	LANDSCAPE PLAN ENLARGEMENT 1
L-2.02	LANDSCAPE PLAN ENLARGEMENT 2
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L-2.05	LANDSCAPE PLAN ENLARGEMENT 5
L-3.00	LANDSCAPE DETAILS
L-3.01	LANDSCAPE DETAILS
L-3.02	LANDSCAPE DETAILS
L-4.00	TREE PRESERVATION

These sheets are being amended

CITY OF AURORA PARKS, RECREATION & OPENS SPACE NOTES

- 1. PRIOR TO COMMENCING WORK WITHIN PARKS, RECREATION & OPEN SPACE (PROS) PROPERTIES OR LANDSCAPED MEDIANS OR UPON LAND, INCLUDING RIGHTS-OF-WAY, ADJACENT TO PROS PROPERTIES OR MEDIANS, CONTACT A PROS DEPARTMENT CONSTRUCTION INSPECTOR AT 303-39 6-3936 OR 303-739-7160 TO FULLY REVIEW EXISTING CONDITIONS, REQUIREMENTS, AND PROCEDURES.
- 2. ALL WORK WITHIN PROS PROPERTIES OR LANDSCAPED MEDIANS OR UPON LAND, INCLUDING RIGHTS-OF-WAY, ADJACENT TO PROS PROPERTIES OR MEDIANS SHALL COMPLY WITH REQUIREMENTS IN THE PROS DEDICATION AND DEVELOPMENT CRITERIA MANUAL.
- 3. ALL REPAIRS TO TRAILS, TURF, NATIVE GRASS, LANDSCAPING, IRRIGATION, SIGNAGE, ETC. WITHIN PROS PROPERTIES OR LANDSCAPED MEDIANS OR UPON LAND, INCLUDING RIGHTS-OF-WAY, ADJACENT TO PROS PROPERTIES OR MEDIANS SHALL BE ACCOMPLISHED IN A MANNER COMPLYING WITH THE STANDARD DETAILS AND SPECIFICATIONS IN THE PROS DEDICATION AND DEVELOPMENT CRITERIA MANUAL.
- 4. APPROVAL FROM OR ACCEPTANCE BY THE PUBLIC IMPROVEMENTS INSPECTOR DOES NOT CONSTITUTE APPROVAL OR ACCEPTANCE BY THE PROS DEPARTMENT. CONTRACTOR SHALL HAVE ALL WORK WITHIN PROS PROPERTIES OR LANDSCAPED MEDIANS OR UPON LAND, INCLUDING RIGHTS-OF-WAY, ADJACENT TO PROS PROPERTIES OR MEDIANS INSPECTED BY THE PROS DEPARTMENT CONSTRUCTION INSPECTORS FOR COMPLIANCE WITH APPLICABLE DEPARTMENT REQUIREMENTS. WRITTEN APPROVAL AND ACCEPTANCE FROM THE PROS DEPARTMENT WILL BE REQUIRED TO VERIFY COMPLIANCE.

MAINTENANCE NOTES

- 1. THE METRO DISTRICT SHALL MAINTAIN THE MEDIANS FOR A 3-YEAR WARRANTY AND MAINTENANCE PERIOD FOLLOWING ISSUANCE OF THE NOTICE OF SUBSTANTIAL COMPLETION. FINAL MAINTENANCE RESPONSIBILITY WILL BE ASSUMED BY CITY OF AURORA, PARKS, RECREATION & OPEN SPACE AFTER THE WARRANTY AND MAINTENANCE PERIOD AND THE ISSUANCE OF A CERTIFICATE OF FINAL ACCEPTANCE.
- 2. THE MEDIANS WILL BE IRRIGATED BY WATER TRUCK FOR THREE (3) YEARS FOR ESTABLISHMENT.



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Denver, Colorado 80237 (303) 228-2300

STATION 60  
E. COLFAX AVE & N. AIRPORT BLVD  
INFRASTRUCTURE SITE PLAN  
LANDSCAPE NOTES & TABLES

DATE: 10/26/2022  
DESIGNED BY: CR  
DRAWN BY: CR  
CHECKED BY: SW

FILE NO. PLAN-STATION 60-ISP-LAND  
PROJECT NO. 096888020

SHEET NO. L-1.00

SIGNAGE ADDED, AMENITIES REVISED  
MYLAR AMENDMENT NO.1  
2 1 NO.  
CR SAM BY DATE  
07/26/23 01/20/23  
APPR

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STANDARD RIGHTS-OF-WAY STREET TREE TABLE

Street Tree Description	Length (LF)	Trees Required	Trees Provided
NORTH SIDE OF EAST/WEST PRIVATE STREET (1 Tree / 35 LF)	941	27	27
SOUTH SIDE OF EAST/WEST PRIVATE STREET (1 Tree / 35 LF)	855	24	26
WEST SIDE OF NORTH/SOUTH PRIVATE STREET (1 Tree / 35 LF)	331	9	9
EAST SIDE OF NORTH/SOUTH PRIVATE STREET (1 Tree / 35 LF)	108	3	3
NORFOLK STREET (EAST SIDE ONLY) (1 Tree / 35 LF)	1,139	33	33
EAST COLFAX STREET (NORTH SIDE ONLY) * (1 Tree / 35 LF)	978	28	0
Totals:		124	98
NOTES:			
1.) Distances measured between tangent points, intersecting drives, sidewalk, and utilities are			
2.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size.			
3.) Multiple utilities in the Right of Way prevent the insatllation of trees along East Colfax Street. To			
meet the requirement, the tree equivelant for shrubs in this area (28 trees=280 shrubs)			

CURBSIDE LANDSCAPE DATA TABLE

Street Tree Description	Square Feet	Shrubs Required	Shrubs Provided
NORTH SIDE OF EAST/WEST PRIVATE STREET (0.025 Shrubs / 1 Square Foot of Tree Lawn)	7,058	176	198
SOUTH SIDE OF EAST/WEST PRIVATE STREET (0.025 Shrubs / 1 Square Foot of Tree Lawn)	6,413	160	221
WEST SIDE OF NORTH/SOUTH PRIVATE STREET (0.025 Shrubs / 1 Square Foot of Tree Lawn)	2,141	54	81
EAST SIDE OF NORTH/SOUTH PRIVATE STREET (0.025 Shrubs / 1 Square Foot of Tree Lawn)	810	20	66
NORFOLK STREET (EAST SIDE ONLY) (0.025 Shrubs / 1 Square Foot of Tree Lawn)	8,540	214	272
EAST COLFAX STREET (NORTH SIDE ONLY) (0.025 Shrubs / 1 Square Foot of Tree Lawn)	9,343	234	518
Totals:		858	1356
NOTES:			
1.) Distances measured between tangent points, intersecting drives, sidewalk, and utilities are excluded.			
2.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size			
3.) Additional shrubs provided along East Colfax to meet the tree equivelant requirement.			

DETENTION POND LANDSCAPE TABLE

Area (POND)	Description	Area (SF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
A	DETENTION POND (1 Tree and 10 shrubs per 4,000 SF)	12,986	3	7	13	34
B	DETENTION POND (1 Tree and 10 shrubs per 4,000 SF)	13,885	4	5	16	16
	Totals:	26,871	7	12	29	50
NOTES:						
1.) Calculated to reflect 1 tree and 10 shrubs per 4,000 SF above the 100 year water surface elevation of the ponds.						
2.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per						

SPECIAL LANDSCAPE BUFFER

Direction	Site Perimeter Description	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
North-East	Site Perimeter Buffer: HIGH LINE CANAL (1 Tree and 10 Shrubs per 30 LF)	411 LF	14	14	137	139
	Totals:		14	14	137	139
NOTES:						
1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.						



Know what's below.  
Call before you dig.

FILE NO. PLAN-STATION  
60-ISP-LAND

PROJECT NO.  
09688020

SHEET NO.  
L-1.01

DATE: 10/26/2022

DESIGNED BY: CR

DRAWN BY: CR

CHECKED BY: SW

STATION 60

E. COLFAX AVE & N. AIRPORT BLVD

INFRASTRUCTURE SITE PLAN

LANDSCAPE NOTES & TABLES

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4582 South Arapahoe Street, Suite 500  
Denver, Colorado 80237 (303) 228-2300

SIGNAGE ADDED, AMENITIES REVISED

MYLAR AMENDMENT NO.1

NO.

2

1

CR

SAM

BY

DATE



07/26/23

01/20/23

SAM

APPR

## MATERIAL SCHEDULE

QTY.	ITEM	DESCRIPTION	PROVIDER	SIZE / DIMENSIONS	COLOR / FINISH / MODEL	NOTES
		ROCK MULCH	PIONEER SAND AND GRAVEL www.pioneersand.com OR APPROVED EQUAL	3" DEPTH	1.5" MULTI-COLOR LOCAL RIVER ROCK	INSTALL AT 3" DEPTH PER GENERAL LANDSCAPE NOTES. SEE PLANS FOR LOCATION.
		COBBLE	PIONEER SAND AND GRAVEL www.pioneersand.com OR APPROVED EQUAL	3" DEPTH	4-6" MULTI-COLOR LOCAL RIVER ROCK	INSTALL AT 3" DEPTH PER GENERAL LANDSCAPE NOTES. INSTALL TO ENSURE COMPLETE COVERAGE OF WEED FABRIC BELOW, DO NOT UNNECESSARILY MOUND. SEE PLANS FOR LOCATION.

 AMENITY SCHEDULE

QTY.	ITEM	DESCRIPTION	PROVIDER	SIZE / DIMENSIONS	COLOR / FINISH / MODEL	NOTES
3		BENCH	PARIS SITE FURNISHINGS <a href="https://www.peml.com">https://www.peml.com</a> OR APPROVED EQUAL	73" LENGTH X 27.8" WIDTH X 33.5" HEIGHT	PARKVIEW 6' BENCH WITH CENTER ARMREST / FINISH GLOSS BLACK	INSTALL PER MANUFACTURERS SPECIFICATIONS. SEE PLANS FOR LOCATION.
4		BIKE RACK	KEYSTONE RIDGE <a href="https://www.keystoneridgedesigns.com/">https://www.keystoneridgedesigns.com/</a> OR APPROVED EQUAL	29" BASE X 5" WIDTH X 42" HEIGHT	SONANCE ONE LOOP BIKE RACK / FINISH BLACK / SNO 1-3	INSTALL PER MANUFACTURERS SPECIFICATIONS. SEE PLANS FOR LOCATION.
3		TRASH RECEPTACLE	BELSON OUTDOORS <a href="https://www.belson.com/">https://www.belson.com/</a> OR APPROVED EQUAL	31.25" DIAMETER X 32.5-33.5" HEIGHT (32 GAL)	TRASH RECEPTACLE / FINISH GLOSS BLACK / PSFT34	INSTALL PER MANUFACTURERS SPECIFICATIONS. SEE PLANS FOR LOCATION.

NATIVE SEED MIX

COMMON NAME	BOTANICAL NAME	% OF TOTAL	PLS/ACRE
WESTERN WHEATGRASS	AGROPYRON CRISTATUM	25%	6.25
MOUNTAIN BROME	BROMUS MARGINATUS	20%	5.00
HARD FESCUE, DURAR	FESTUCA TRACHYPHYLLA/LONGIFOLIA	15%	3.75
ANNUAL RYEGRASS	LOLIUM PERENNE SSP. MULTIFLORUM	15%	3.75
CANADA BLUEGRASS	POA COMPRESSA	10%	2.50
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	5%	1.25
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	5%	1.25
BLUE GRAMA	BOUTELOUA GRACILIS	4%	1.00
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	1%	.25
	TOTAL	100%	25 LBS.

NOTE:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NATIVE SEED ESTABLISHMENT UNTIL STORM WATER PERMITTING SIGN OFF BY THE CITY OF AURORA.

## WETLANDS SEED MIX

COMMON NAME	BOTANICAL NAME	% OF TOTAL	PLS/ACRE
CANADA RYE	(Elymus canadensis)	21%	3.0 LBS
SLENDER WHEATGRASS	(Elymus trachycaulus ssp. trachycaulus)	14%	2.0 LBS
SAND BLUESTEM	(Andropogon hallii)	21%	3.0 LBS
SIDEOATS GRAMA	(Bouteloua curtipendula)	14%	2.0 LBS
PRAIRIE SANDREED	(Calamovilfa longifolia)	7%	1.0 LBS
SWITCHGRASS	(Panicum virgatum)	6%	0.75 LBS
SAND DROPSEED	(Sporobolus cryptandrus)	1%	0.05 LBS
ANALOG SEDGE	(Carex simulata)	1%	0.10 LBS
AWLFRUIT SEDGE	(Carex stipata)	1%	0.10 LBS
INLAND SALTGRASS	(Distichlis spicata)	7%	1 LB
CALIFORNIA POPPY	(Eschscholzia californica)	7%	1 LB
	TOTAL	100%	14 LBS/ACRE

NOTE:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NATIVE SEED ESTABLISHMENT UNTIL STORM WATER PERMITTING SIGN OFF BY THE CITY OF AURORA.
2. CONTRACTOR SHALL HAND WATER OR TRUCK WATER NON-IRRIGATED NATIVE SEED AS NEEDED FOR ESTABLISHMENT.



FILE NO. PLAN-STATION 60-1SP-LAND		DATE: 10/26/2022		<div>STATION 60</div> <div>E. COLFAX AVE &amp; N. AIRPORT BLVD</div> <div>INFRASTRUCTURE SITE PLAN</div> <div>MATERIAL SCHEDULE</div> <div><div>Kimley»Horn</div><div>© KIMLEY-HORN AND ASSOCIATES, INC.</div><div>1001 SOUTH COLFAX AVENUE</div><div>DENVER, COLORADO 80202 (303) 733-2800</div></div> <div>△</div>									
PROJECT NO. 096888020		DESIGNED BY: CR							2	SIGNAGE ADDED, AMENITIES REVISED		CR	07/26/23
		DRAWN BY: CR							1	MYLAR AMENDMENT NO.1		SAM	01/20/23
		CHECKED BY: SW							NO.	REVISION		BY	DATE
SHEET NO.													
L-1.02													

PLANT SCHEDULE

DECIDUOUS TREES					
CA SP	20	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2.5" CAL.
CE OC	26	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL.
GL SH	9	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2.5" CAL.
GY DI	21	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2.5" CAL.
PO AC	2	POPULUS X ACUMINATA	LANCELEAF POPLAR	B & B	2.5" CAL.
QU MA	4	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL.
QU MU	10	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5" CAL.
QU RO	9	QUERCUS ROBUR	ENGLISH OAK	B & B	2.5" CAL.
QU RP	2	QUERCUS ROBUR 'REGAL PRINCE'	REGAL PRINCE ENGLISH OAK	B & B	2.5" CAL.
UL PR	9	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	B & B	2.5" CAL.
DECIDUOUS SHRUBS					
AM NA	27	AMORPHA NANA	FALSE INDIGO	CONT.	5 GAL.
AR LS	106	ARONIA MELANOCARPA 'UCONNAM165' TM	LOW SCAPE MOUND BLACK CHOKEBERRY	CONT.	5 GAL.
CH NN	110	CHRYSOTHAMNUS NAUSEOSUS NAUCEOSUS	BABY BLUE RABBITBRUSH	CONT.	5 GAL.
CO AF	30	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	CONT.	5 GAL.
PE LS	205	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' TM	LITTLE SPIRE RUSSIAN SAGE	CONT.	5 GAL.
PR PB	107	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT.	5 GAL.
RH AU	50	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	5 GAL.
RO KN	56	ROSA X 'RADRAZZ' TM	KNOCK OUT SHRUB ROSE	CONT.	5 GAL.
SA PU	20	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	CONT.	5 GAL.
SP GM	94	SPIRAEA X BUMALDA 'GOLDMOUND'	GOLD MOUND SPIREA	CONT.	5 GAL.
EVERGREEN SHRUBS					
AR PA	58	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	5 GAL.
JU BL	80	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	CONT.	5 GAL.
ORNAMENTAL GRASSES					
BO BA	188	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	5 GAL.
CA KF	134	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	5 GAL.
PA HM	22	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	CONT.	5 GAL.
PE HA	108	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	CONT.	5 GAL.
PE BU	15	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	CONT.	5 GAL.
SOD/SEED					
NA SE	41,787 SF	NATIVE SEED	NATIVE PRAIRE MIX	SEED	
NW SE	36,159 SF	WETLAND SEED	NATIVE WETLAND MIX	SEED	

SPECIAL LANDSCAPE BUFFER PLANT SCHEDULE

DECIDUOUS TREES					
CA SP	20	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2.5" CAL.
CE OC	26	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL.
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GY DI	21	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2.5" CAL.
PO AC	2	POPULUS X ACUMINATA	LANCELEAF POPLAR	B & B	2.5" CAL.
QU MA	4	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL.
QU MU	10	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5" CAL.
QU RO	9	QUERCUS ROBUR	ENGLISH OAK	B & B	2.5" CAL.
QU RP	2	QUERCUS ROBUR 'REGAL PRINCE'	REGAL PRINCE ENGLISH OAK	B & B	2.5" CAL.
UL PR	9	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	B & B	2.5" CAL.
DECIDUOUS SHRUBS					
AM NA	27	AMORPHA NANA	FALSE INDIGO	CONT.	5 GAL.
AR LS	106	ARONIA MELANOCARPA 'UCONNAM165' TM	LOW SCAPE MOUND BLACK CHOKEBERRY	CONT.	5 GAL.
CH NN	110	CHRYSOTHAMNUS NAUSEOSUS NAUCEOSUS	BABY BLUE RABBITBRUSH	CONT.	5 GAL.
CO AF	30	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	CONT.	5 GAL.
PE LS	205	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' TM	LITTLE SPIRE RUSSIAN SAGE	CONT.	5 GAL.
PR PB	107	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT.	5 GAL.
RH AU	50	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	5 GAL.
RO KN	56	ROSA X 'RADRAZZ' TM	KNOCK OUT SHRUB ROSE	CONT.	5 GAL.
SA PU	20	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	CONT.	5 GAL.
SP GM	94	SPIRAEA X BUMALDA 'GOLDMOUND'	GOLD MOUND SPIREA	CONT.	5 GAL.
EVERGREEN SHRUBS					
AR PA	58	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	5 GAL.
JU BL	80	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	CONT.	5 GAL.
ORNAMENTAL GRASSES					
BO BA	188	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	5 GAL.
CA KF	134	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	5 GAL.
PA HM	22	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	CONT.	5 GAL.
PE HA	108	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	CONT.	5 GAL.
PE BU	15	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	CONT.	5 GAL.



FILE NO. PLAN-STATION 60-ISP-LAND

PROJECT NO. 09688020

SHEET NO. L-1.03

DATE: 10/26/2022

DESIGNED BY: CR

DRAWN BY: CR

CHECKED BY: SW

STATION 60

E. COLFAX AVE & N. AIRPORT BLVD

INFRASTRUCTURE SITE PLAN

PLANT SCHEDULE

© KIMLEY-HORN, INC. 2022  
KIMLEY-HORN, INC.  
1000 N. GARDEN AVENUE, SUITE 200  
DENVER, COLORADO 80202 (303) 733-2888

SIGNAGE ADDED, AMENITIES REVISED

MYLAR AMENDMENT NO.1

REVISION

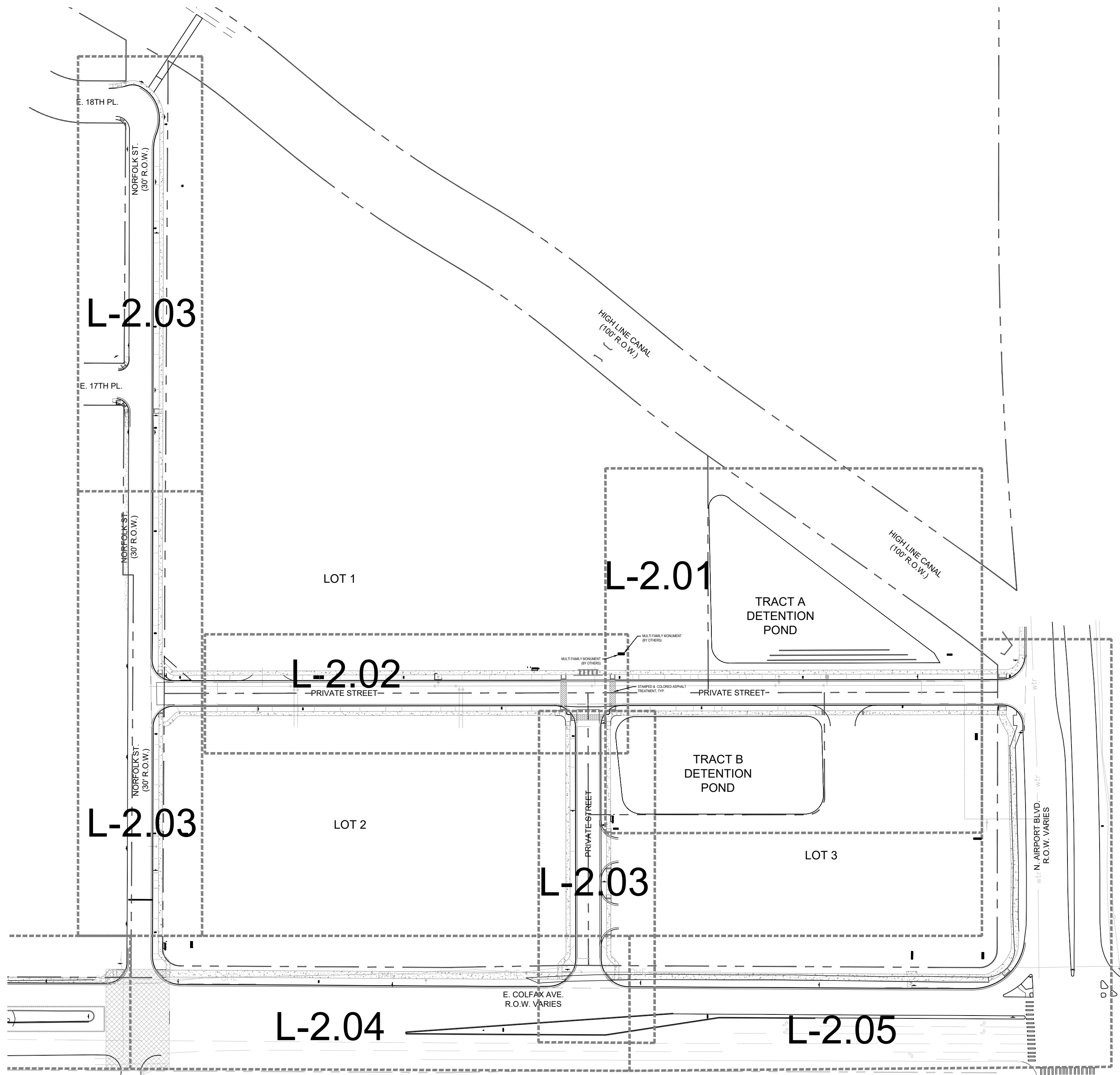
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BY

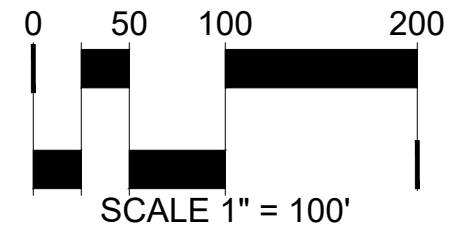
DATE

SAM



APPR

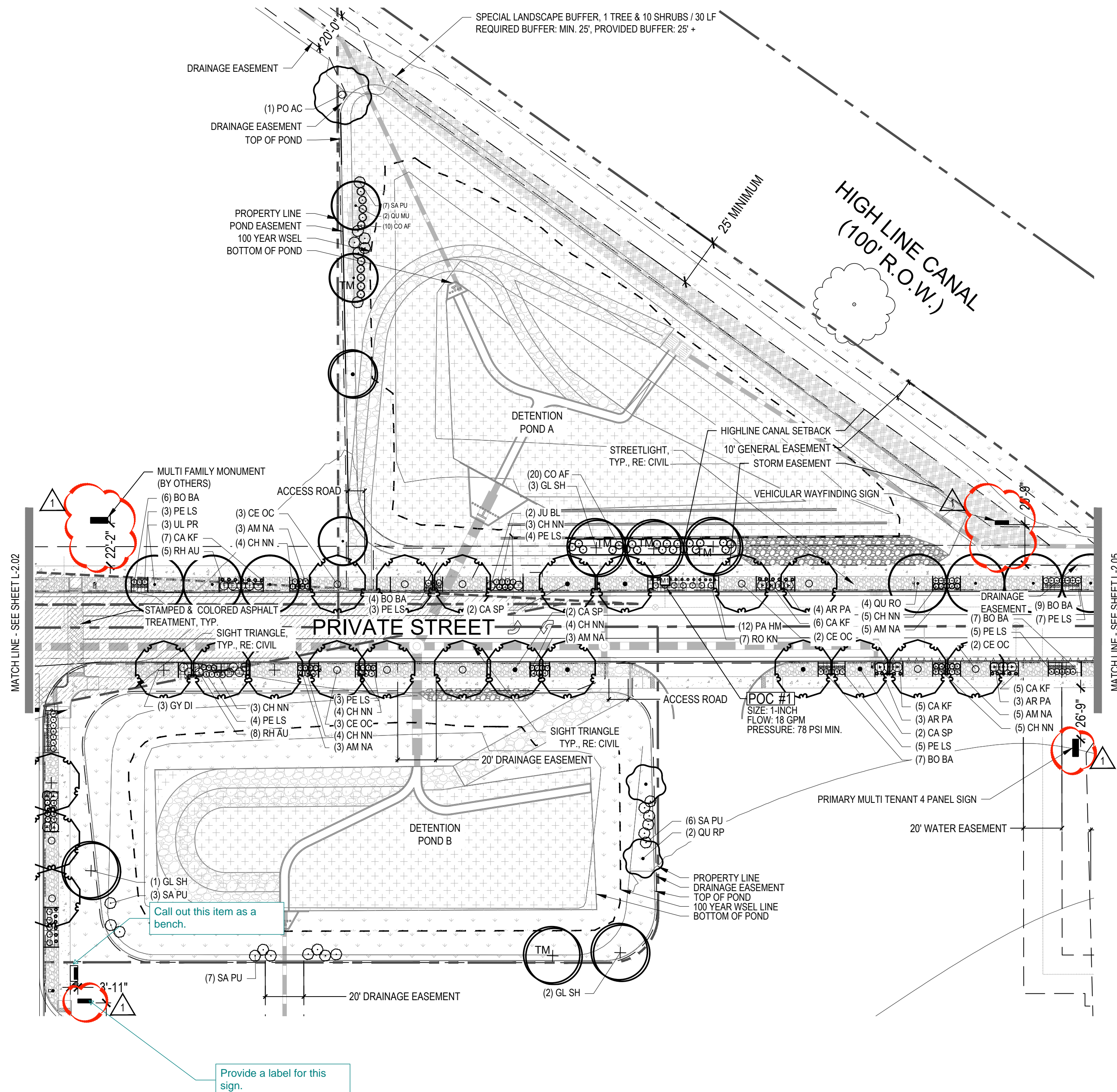


NORTH



Know what's below.  
Call before you dig.

SHEET NO.		L-2.00				
FILE NO. PLAN-STATION 60-ISP-LAND		DATE: 10/26/2022				
PROJECT NO. 096888020	DESIGNED BY:	CR	<b>STATION 60</b> <b>E. COLFAX AVE &amp; N. AIRPORT BLVD</b> <b>INFRASTRUCTURE SITE PLAN</b>  <b>OVERALL LANDSCAPE PLAN</b>			
	DRAWN BY:	CR				
	CHECKED BY:	SW				
<div><div><b>Kimley»Horn</b></div><div>© KIMLEY-HORN AND ASSOCIATES, INC. 4001 West Chester Street, Suite 200 Denver, Colorado 80202 (303) 733-4300</div></div>						
		NO.	REVISION	BY	DATE	APPR
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		2	SIGNAGE ADDED, AMENITIES REVISED	CR	07/26/23	



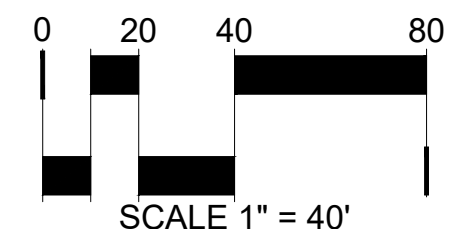
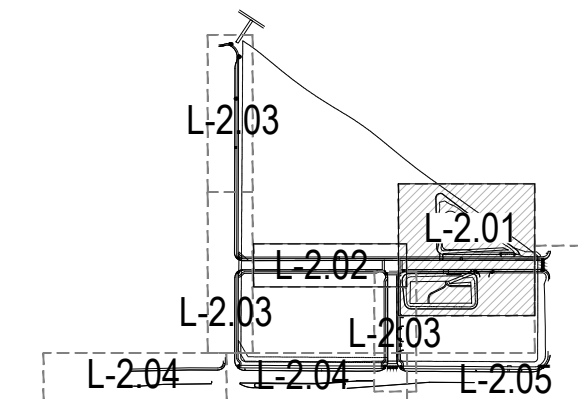
## LEGEND

- STREET TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- 1-1/2" LOCAL RIVER ROCK MULCH
- 6"-12" LOCAL RIVER COBBLE
- NON-IRRIGATED WETLAND SEED MIX
- NATIVE SEED MIX
- MATCH LINE
- STREET LIGHT

## NOTES:

- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

## KEY MAP



**Kimley»Horn**

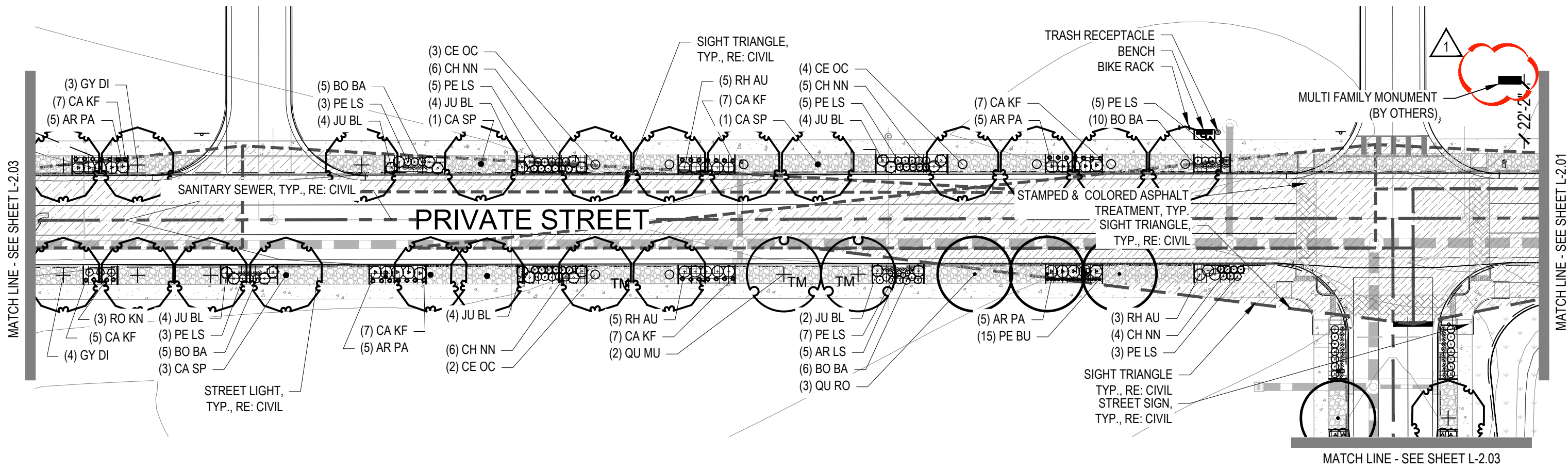
**STATION 60**  
E. COLFAX AVE & N. AIRPORT BLVD  
INFRASTRUCTURE SITE PLAN  
LANDSCAPE ENLARGEMENT 1

DATE: 10/26/2022  
DESIGNED BY: CR  
DRAWN BY: CR  
CHECKED BY: SW

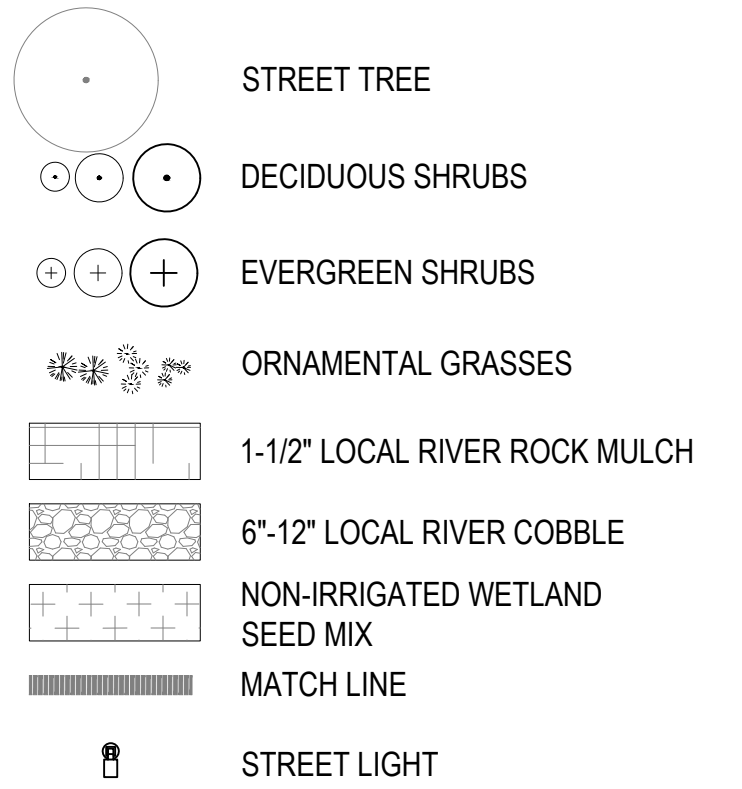
FILE NO. PLAN-STATION  
60-ISP-LAND  
PROJECT NO.  
09688020

SHEET NO.  
L-2.01

REVISION	BY	DATE	APPR
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2	CR	07/26/23	SAM
SIGNAGE ADDED, AMENITIES REVISED			



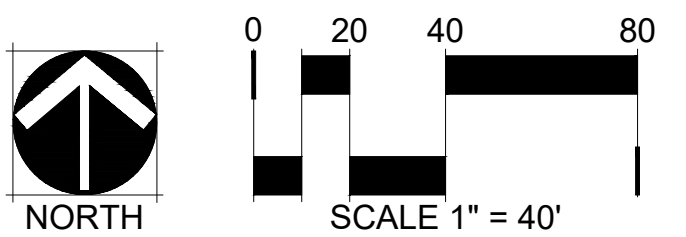
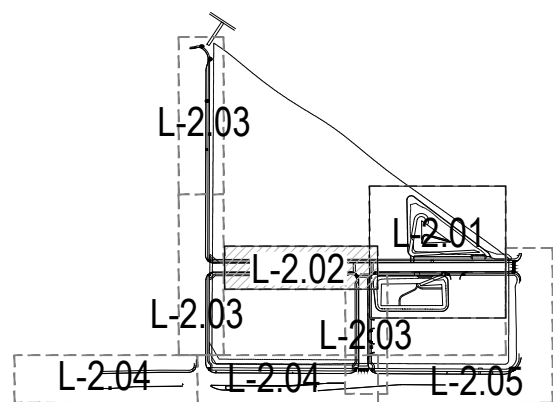
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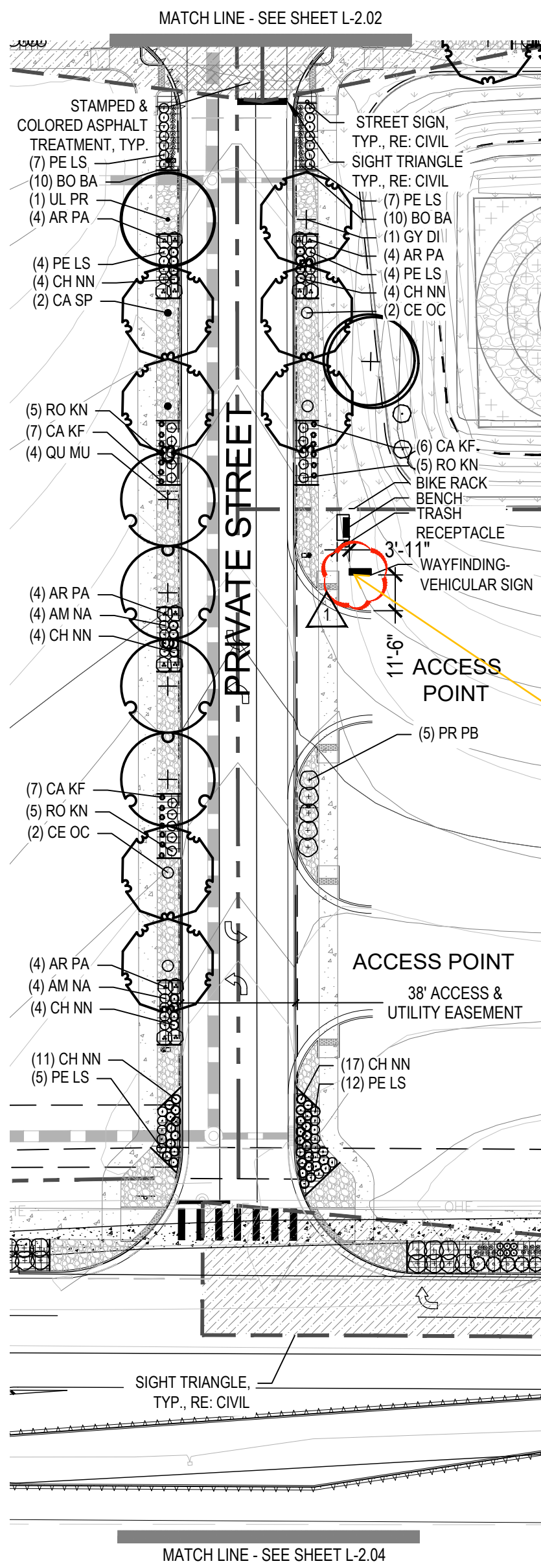


NOTES:

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

## KEY MAP

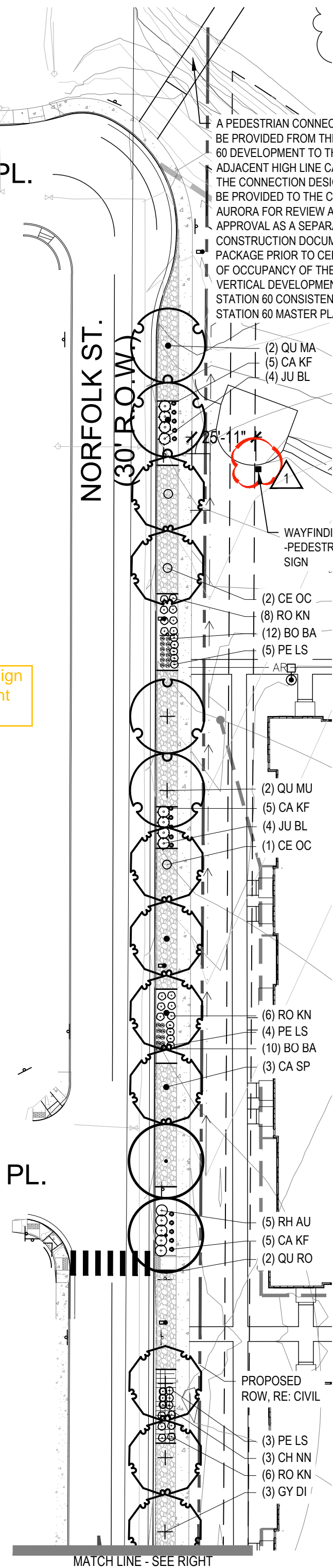
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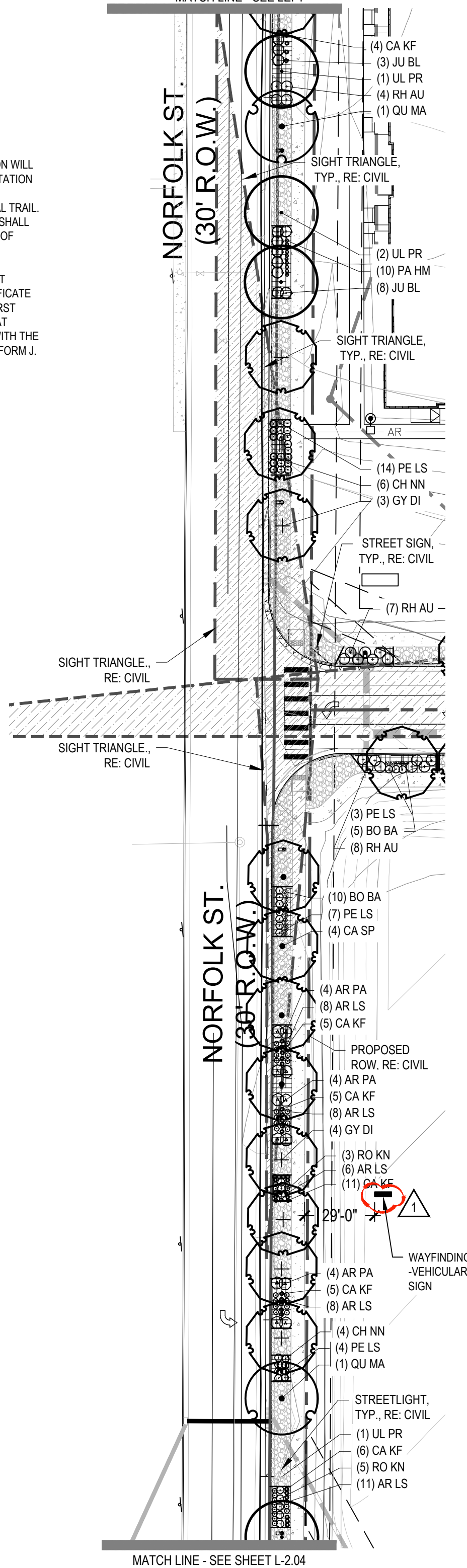
Verify that the sign is not in the sight triangle



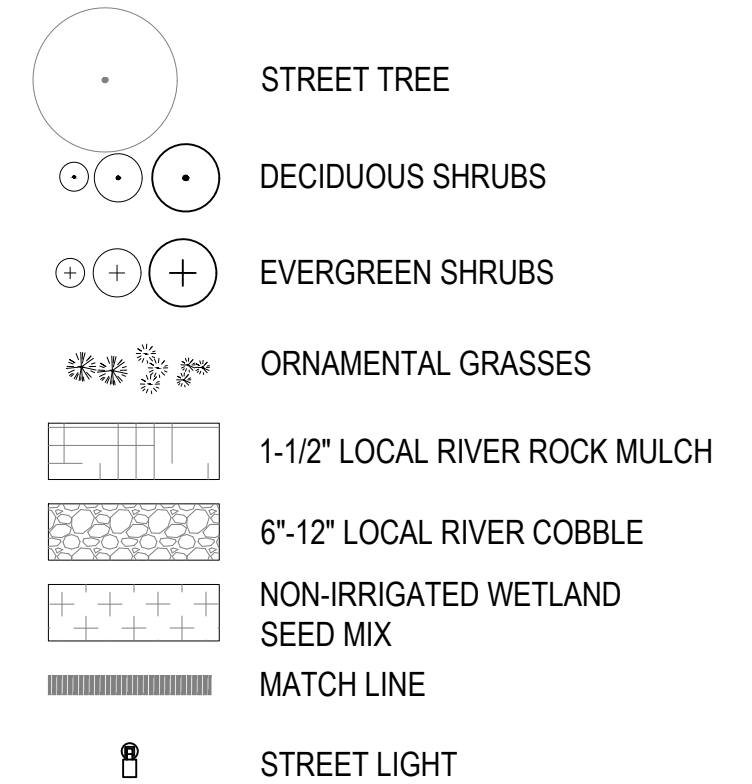
A PEDESTRIAN CONNECTION WILL BE PROVIDED FROM THE STATION 60 DEVELOPMENT TO THE ADJACENT HIGH LINE CANAL TRAIL. THE CONNECTION DESIGN SHALL BE PROVIDED TO THE CITY OF AURORA FOR REVIEW AND APPROVAL AS A SEPARATE CONSTRUCTION DOCUMENT PACKAGE PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FIRST VERTICAL DEVELOPMENT AT STATION 60 CONSISTENT WITH THE STATION 60 MASTER PLAN FORM J.



MATCH LINE - SEE LEFT



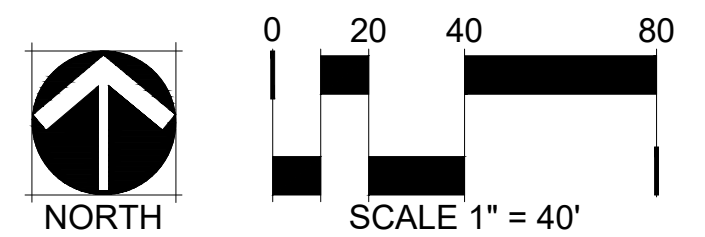
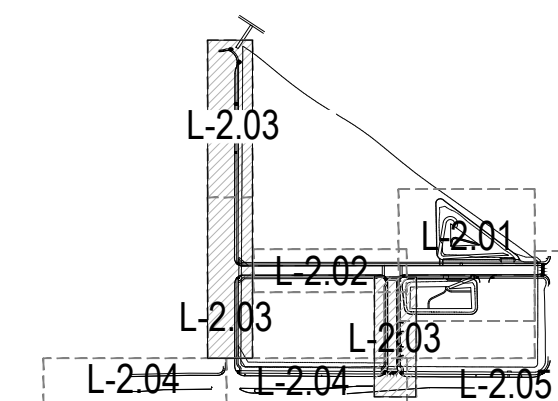
## LEGEND



NOTES:

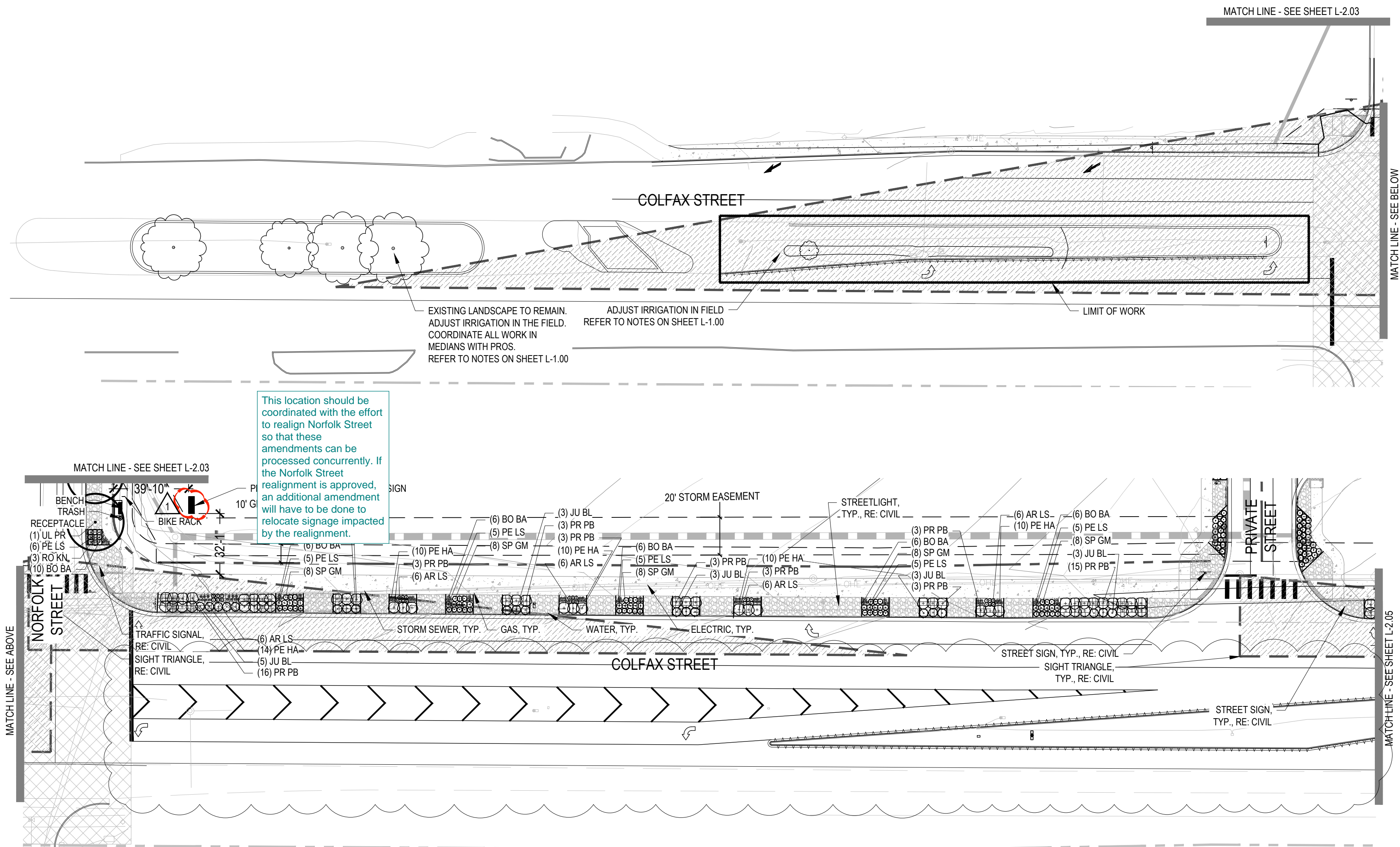
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

## KEY MAP



<div style="display: flex; justify-content: space-between;"> <div> <p><b>STATION 60</b></p> <p><b>E. COLFAX AVE &amp; N. AIRPORT BLVD</b></p> <p><b>INFRASTRUCTURE SITE PLAN</b></p> <p><b>LANDSCAPE ENLARGEMENT 3</b></p> </div> <div style="text-align: right;"> <p><b>DATE:</b> 10/26/2022</p> <p><b>DESIGNED BY:</b> CR</p> <p><b>DRAWN BY:</b> CR</p> <p><b>CHECKED BY:</b> SW</p> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <p><b>FILE NO.</b> PLAN-STATION 60-1-SP-LAND</p> <p><b>PROJECT NO.</b> 096888020</p> </div> <div> <p><b>DATE:</b> 10/26/2022</p> <p><b>DESIGNED BY:</b> CR</p> <p><b>DRAWN BY:</b> CR</p> <p><b>CHECKED BY:</b> SW</p> </div> </div>	
<p><b>SHEET NO.</b></p> <p><b>L-2.03</b></p>		<div style="display: flex; justify-content: space-between;"> <div> <p><b>DATE:</b> 10/26/2022</p> <p><b>DESIGNED BY:</b> CR</p> <p><b>DRAWN BY:</b> CR</p> <p><b>CHECKED BY:</b> SW</p> </div> <div> <p><b>FILE NO.</b> PLAN-STATION 60-1-SP-LAND</p> <p><b>PROJECT NO.</b> 096888020</p> </div> </div>	

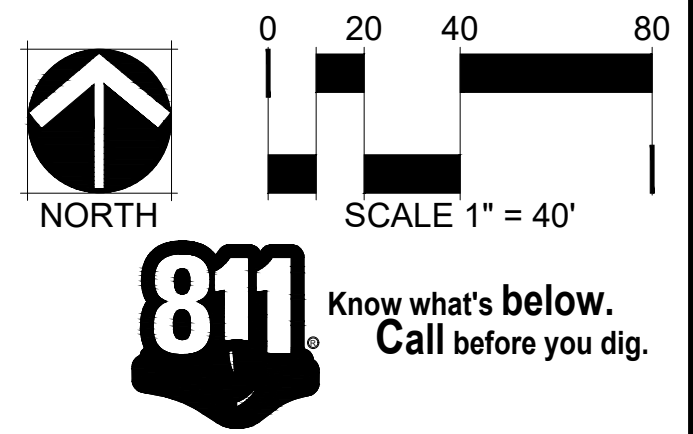
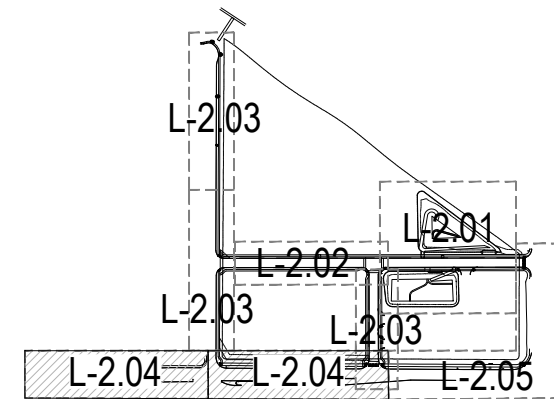
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## LEGEND

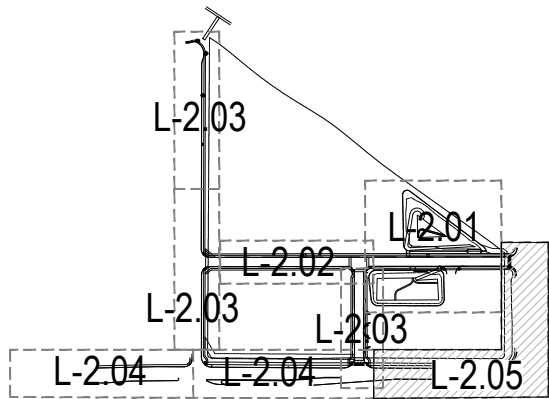
- STREET TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- 1-1/2" LOCAL RIVER ROCK MULCH
- 6"-12" LOCAL RIVER COBBLE
- MATCH LINE

## KEY MAP



FILE NO. PLAN-STATION 60-ISP-LAND	DATE: 10/26/2022	DESIGNED BY: CR	PROJECT NO. 09688020	SHEET NO. L-2.04
PROJECT NO. 09688020	DESIGNED BY: CR	DRAWN BY: CR	CHECKED BY: SW	
STATION 60 E. COLFAX AVE & N. AIRPORT BLVD INFRASTRUCTURE SITE PLAN LANDSCAPE ENLARGEMENT 4	Kimley»Horn © KIMLEY-HORN, INC. 2022 1000 N. AIRPORT BLVD., SUITE 200 DENVER, COLORADO 80202 (303) 733-2200			
2	SIGNAGE ADDED, AMENITIES REVISED	CR	07/26/23	SAM
1	MYLAR AMENDMENT NO.1	SAM	01/20/23	SAM
NO.	REVISION	BY	DATE	APPR

KEY MAP



LEGEND

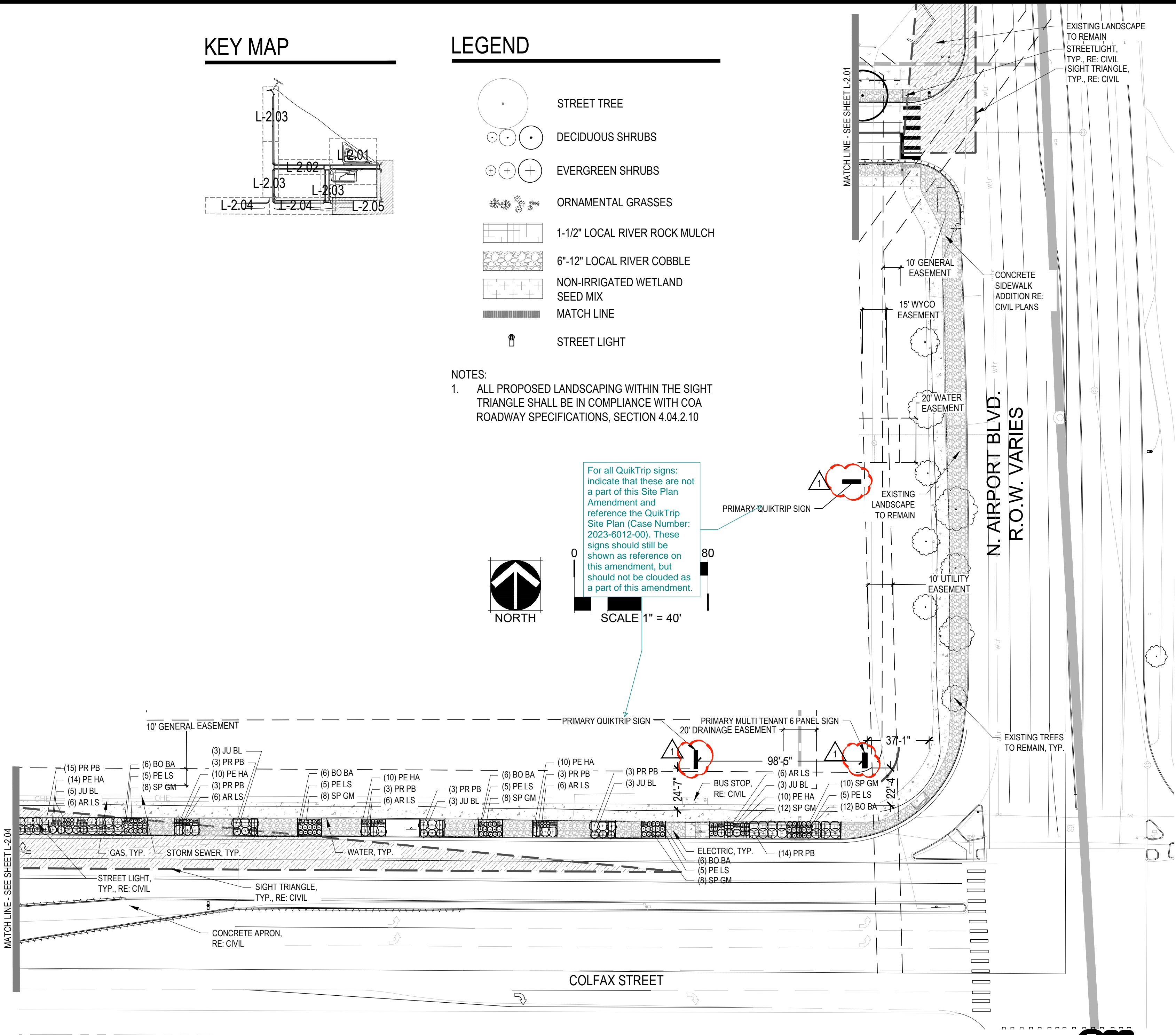
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NOTES:  
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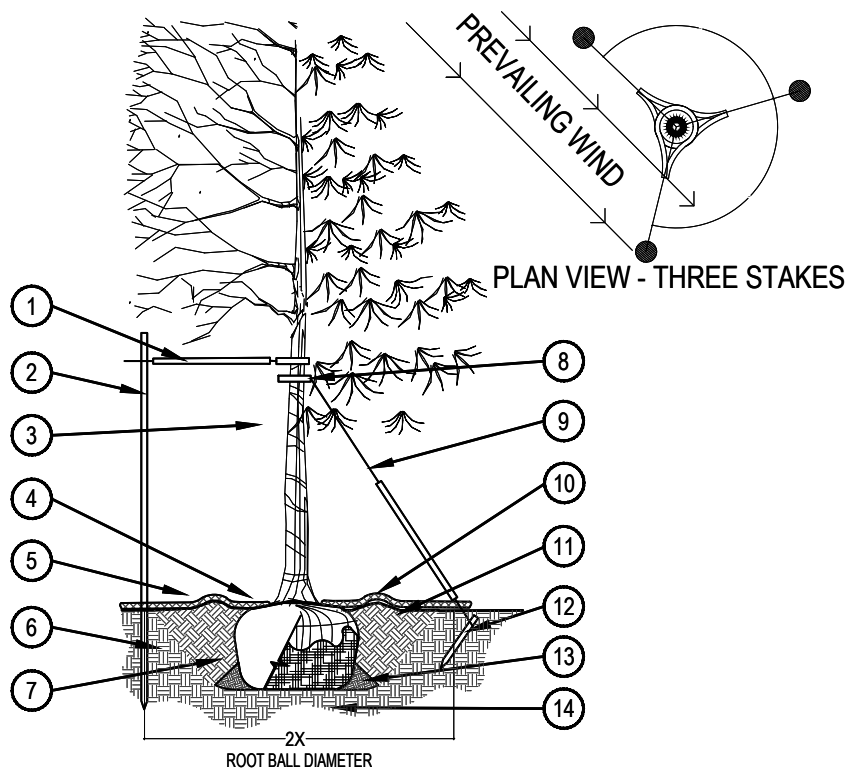
For all QuikTrip signs: indicate that these are not a part of this Site Plan Amendment and reference the QuikTrip Site Plan (Case Number: 2023-6012-00). These signs should still be shown as reference on this amendment, but should not be clouded as a part of this amendment.

SCALE 1" = 40'



FILE NO. PLAN-STATION 60-ISP-LAND	DATE: 10/26/2022	DESIGNED BY: CR	PROJECT NO. 09688020	SHEET NO. L-2.05
PROJECT NO. 09688020	DESIGNED BY: CR	DRAWN BY: CR	CHECKED BY: SW	
STATION 60 E. COLFAX AVE & N. AIRPORT BLVD INFRASTRUCTURE SITE PLAN LANDSCAPE ENLARGEMENT 5	Kimley»Horn © 2023 KIMLEY-HORN, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM KIMLEY-HORN, INC.			
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			2	07/26/23
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			CR	07/26/23
			REVISION	DATE
			NO.	DATE
			1	01/20/23
			MYLAR AMENDMENT NO.1	
			SAM	
			BY	DATE
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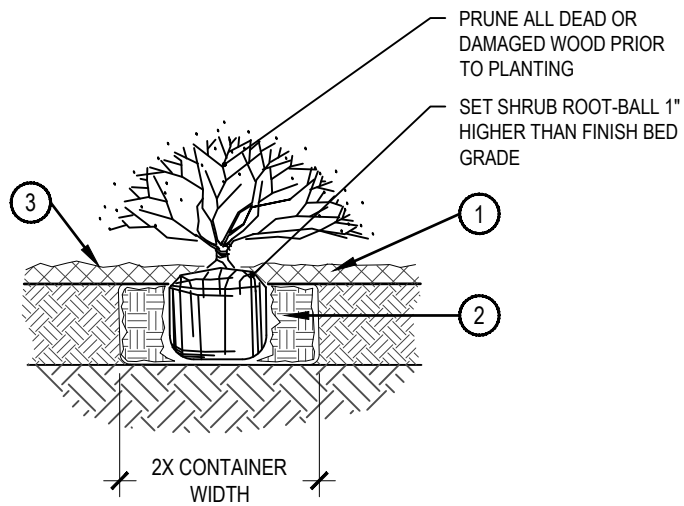


1 TREE PLANTING DETAIL

- PRUNING NOTES:**
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
  - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:**
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
    - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
    - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
    - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
  - WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

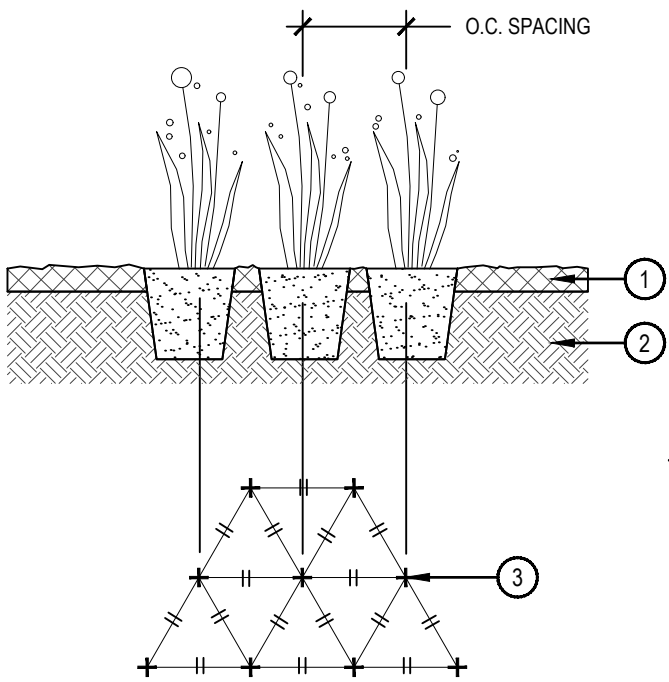
- PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
- PLACE SOIL AROUND ROOT BALL FIRMLY. DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

SCALE: 3/16" = 1'-0"



- SPECIFIED MULCH
- AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
- FINISH GRADE (TOP OF MULCH)

- NOTE:**
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
  - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
  - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
  - DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER



- SPECIFIED MULCH
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT

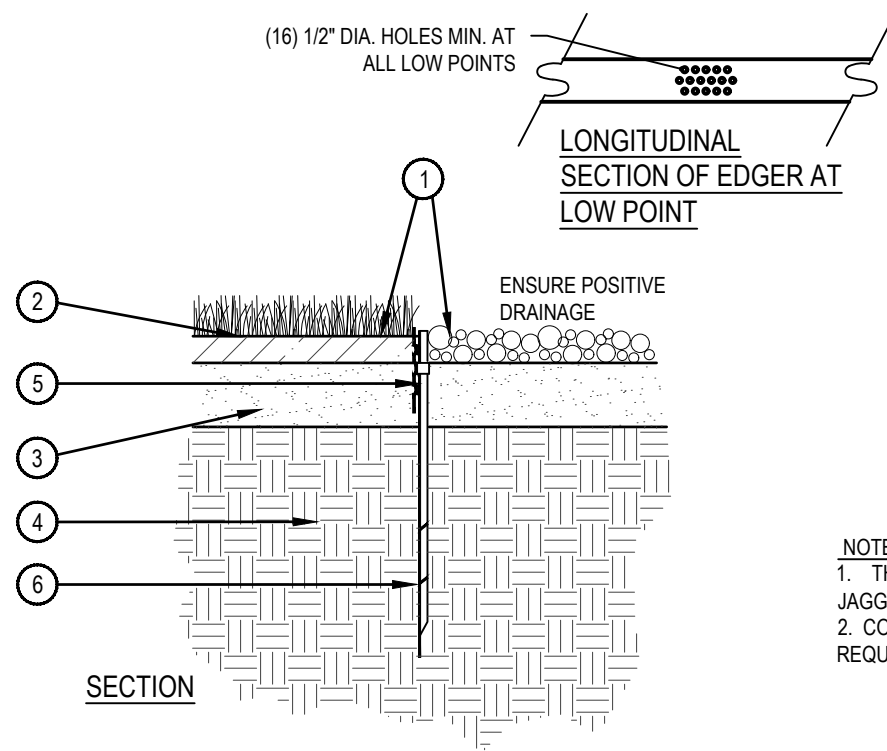
WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

SCALE: 1" = 1'-0"

2 SHRUB PLANTING

SCALE: 1'-1/2" = 1'-0"

3 PERENNIAL PLANT LAYOUT



- FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
- TURF THATCH
- AMENDED SOIL PER SPECIFICATIONS
- SUBGRADE
- ROLLED TOP STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
- EDGER STAKE

- NOTES:**
- THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
  - CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

4 STEEL EDGER DETAIL

SCALE: 1" = 1'-0"



Know what's below.  
Call before you dig.

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(803) 732-2200

**STATION 60**  
E. COLFAX AVE & N. AIRPORT BLVD  
INFRASTRUCTURE SITE PLAN  
LANDSCAPE DETAILS

DATE: 10/26/2022  
DESIGNED BY: CR  
DRAWN BY: CR  
CHECKED BY: SW

FILE NO. PLAN-STATION  
60-ISP-LAND  
PROJECT NO.  
096888020

SHEET NO.  
L-3.00

2 SIGNAGE ADDED, AMENITIES REVISED  
1 MYLAR AMENDMENT NO.1  
NO. REVISION  
CR SAM  
07/26/23 01/20/23  
DATE BY DATE APPR



- ① MANUFACTURER: BELSON OUTDOORS
- ② MODEL: STANDARD 34 GALLON RECEPTACLE, PSFT34
- ③ MOUNT: SURFACE
- ④ FINISH: BLACK



CONTACT OWNER'S REP. FOR FINAL  
PLACEMENTS PRIOR TO SECURING

SCALE: N.T.S.

NTS

### 3 TRASH AND RECYCLING

SCALE: N.T.S.

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Chicago, Illinois 60607 (312) 235-6000

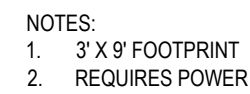
**STATION 60**  
**E. COLFAX AVE & N. AIRPORT BLVD**  
**INFRASTRUCTURE SITE PLAN**  
 LANDSCAPE DETAILS

**FILE NO. PLAN-STATION  
60-ISP-LAND**

**PROJECT NO.  
096888020**

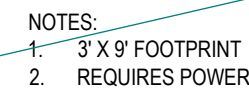
SHEET NO.  
L-3.01

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1 PRIMARY MULTI TENANT MONUMENT - 4 TENANTS

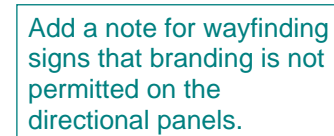
SCALE: N.T.S.



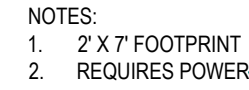
Monument signs should utilize masonry per the master plan design examples. The sign doesn't need to match, but it needs to be consistent with the intent of the master plan, typical for all monument signage.

2 PRIMARY MULTI TENANT MONUMENT - 6 TENANTS

SCALE: N.T.S



Consider using a consistent or compatible color for tenant panels and wayfinding.



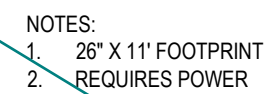
### 3 WAYFINDING - PEDESTRIAN

SCALE: N.T.S.

## 4 WAYFINDING - VEHICULAR

SCALE: N.T.S

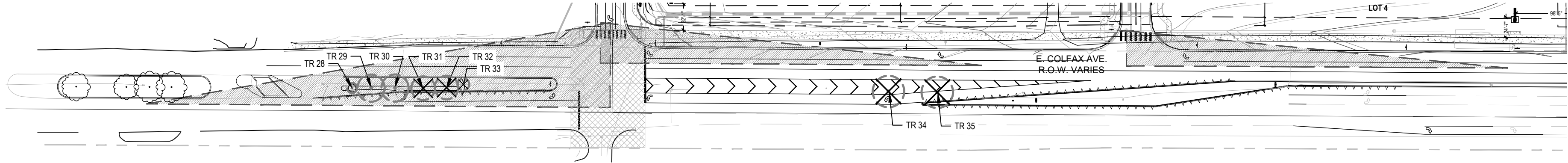
Typical for all illumination: signs that include illumination shall be designed to reduce glare onto adjacent properties and rights-of-way.



### 5 QUIKTRIP WITH FUEL

SCALE: N.T.S.

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TREE INVENTORY

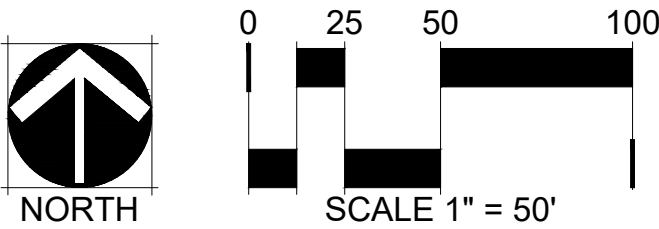
Species	Size dbh in.	sq. in.	unit cost	BTC *	species rating	condition points	condition rating	location rating	Mitigation inches	Appraised value	Issues, concerns and comments
East Colfax from West to East.											
Norway maple	6.0	28.26	78.41	2216	75%	20	63%	60%	3.8	\$ 623	Major sunscald wound ground to first branch @ 6'. Fair vigor, ,5% crown dieback. TO REMAIN/NO MITIGATION
Green Ash	13.0	132.67	67.21	8916	35%	23	72%	60%	9.3	\$ 1,346	Trunk wound SE side Lilac/zah borer in trunk and branches. 5% dieback, good vigor. TO REMAIN/NO MITIGATION
Green Ash	13.0	132.67	67.21	8916	35%	23	72%	60%	9.3	\$ 1,346	Solid trunk, Lilac/ash borer. Crowded canopy, suckers on stems, 10% dieback. TO REMAIN/NO MITIGATION
Green Ash	13.0	132.67	67.21	8916	35%	20	63%	60%	8.1	\$ 1,170	Big trunk wound, sunscald, Lilac/ash borer. Co-dominant top, crowded canopy, low vigor.
Green Ash	14.0	153.86	67.21	10341	35%	20	63%	60%	8.8	\$ 1,357	Trunk sound south side, ground to 6' about 3" wide. Lilac/ash borer, crowded canopy.
Green Ash	13.0	132.67	67.21	8916	35%	0	0%	60%	0.0	\$ -	Stump
Green Ash	13.0	132.67	67.21	8916	35%	23	72%	60%	9.3	\$ 1,346	Surface roots with mechanical damage. Solid trunk, low branching, multi-stem at 8'.
Freeman maple	8.0	50.24	78.41	3939	70%	12	38%	60%	3.0	\$ 620	Split trunk, 1/2 of bark lost south side. Wood borers, > 50% dieback.
- Basic Tree Cost = Unit cost * Sq. inches											
Mitigation Inches Provided Onsite									17.5		
Total Mitigation Required									11.7	\$ 4,494	
Inches Required										Value	

- NOTES:
- 1. THE ABOVE TREES REQUIRING MITIGATION ARE 4-INCHES IN CALIPER OR LARGER MEASURED AT BREAST HEIGHT.
  - 2. TREE INVENTORY AND ASSESSMENT PREPARED BY SCOTT GRIMES, CONSULTING ARBORIST, WITH COLORADO TREE CONSULTANTS ON FEBRUARY 2, 2022.
  - 3. MITIGATED TREES ARE LOCATED ON THE SOUTH SIDE OF EAST/WEST PRIVATE STREET AND THE DETENTION BASINS. THE MITIGATED TREES ARE INDICATED WITH A "TM"
  - 4. THE MEDIAN TREE MITIGATION TO BE SATISFIED BY THE MITIGATION VALUE NOTED ABOVE TO BE APPLIED TO THE COMMUNITY TREE FUND.

TREE MITIGATION LEGEND

- EXISTING EVERGREEN TREE TO BE REMOVED
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING EVERGREEN TREE TO BE REMAIN
- EXISTING DECIDUOUS TREE TO BE REMAIN
- PROPERTY LINE
- LIMIT-OF-WORK
- 50' BUFFER LINE
- TREE PROTECTION FENCE
- PROPOSED CONTOURS
- EXISTING CONTOURS

- NOTES:
- 1. IN AREAS WHERE GRADING IS SHOWN WITHIN TREE PROTECTION FENCING ALL GRADING SHALL BE PERFORMED BY HAND. NO GRADING IS ALLOWED IN THESE AREAS PRIOR TO AND ON-SITE PRE-CONSTRUCTION MEETING WITH AURORA FORESTRY.
  - 2. NO SITE IMPROVEMENTS ARE ALLOWED WITHIN THE LIMITS OF THE TREE PROTECTION FENCING OTHER THAN HAND GRADING.
  - 3. BURLAP, OR OTHER ACCEPTABLE WATER MOISTENED COVERINGS, NEEDS TO BE ADDED TO THE BASE OF ANY EXPOSED SOIL BELOW ANY TREE THAT IS WITHIN THE LIMITS OF WALL CONSTRUCTION. COVERING TO BE MOISTENED WITH WATER UNTIL GRADING IS COMPLETED BEHIND WALLS (TYP).



FILE NO. PLAN-STATION 60-ISP-LAND

PROJECT NO. 096888020

SHEET NO. L-4.00

DATE: 10/26/2022

DESIGNED BY: CR

DRAWN BY: CR

CHECKED BY: SW

STATION 60

E. COLFAX AVE & N. AIRPORT BLVD

INFRASTRUCTURE SITE PLAN

TREE PRESERVATION

**Kimley»Horn**

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SIGNAGE ADDED, AMENITIES REVISED

CR

07/26/23

MYLAR AMENDMENT NO.1

SAM

01/20/23

REVISION

BY

DATE

NO.

APPR