

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.

Response: Signage on all amended sheets. Follow up with Dan to review comments indicated this approach was acceptable, Thanks

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 14TH 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. DeLos 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

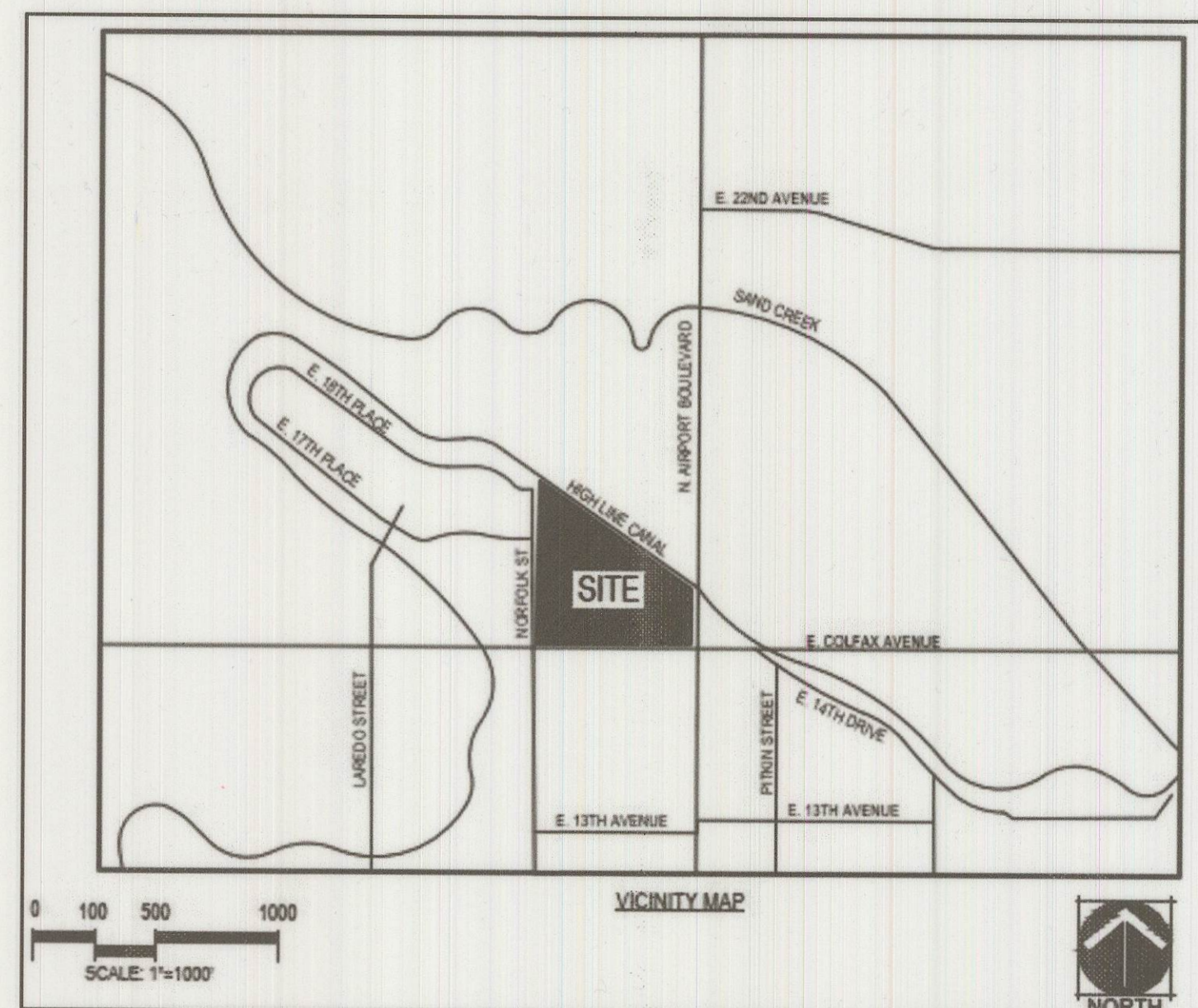
DATABASE APPROVAL: 4/27/22

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	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	OVERALL SITE PLAN
4	DETAILED SITE PLAN 1
5	DETAILED SITE PLAN 2
6	DETAILED SITE PLAN 3
7	DETAILED SITE PLAN 4
8	GRADING & UTILITY PLAN 1
9	GRADING & UTILITY PLAN 2
10	GRADING & UTILITY PLAN 3
11	SITE DETAILS SHEET
12	PHOTOMETRIC
13	SITE LIGHTING DETAILS
14	SITE LIGHTING DETAILS
L1.100	LANDSCAPE NOTES
L1.101	LANDSCAPE TABLES
L1.102	MATERIAL SCHEDULE
L1.103	PLANT SCHEDULE
L1.200	OVERALL LANDSCAPE PLAN
L1.201	LANDSCAPE PLAN ENLARGEMENT 1
L1.202	LANDSCAPE PLAN ENLARGEMENT 2
L1.203	LANDSCAPE PLAN ENLARGEMENT 3
L1.204	LANDSCAPE PLAN ENLARGEMENT 4
L1.205	LANDSCAPE PLAN ENLARGEMENT 5
L1.300	LANDSCAPE DETAILS
L1.301	LANDSCAPE DETAILS
L1.400	TREE PRESERVATION

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.

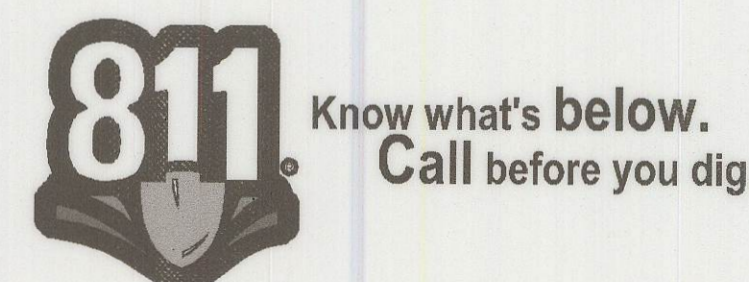
CONTACTS:

DEVELOPER:
QUIKTRIP CORPORATION
12000 WASHINGTON ST, SUITE 175
THORNTON, CO 80241
PHONE: (303) 248-0435
CONTACT: JESSICA GLAVAS

OWNER:
QUIKTRIP CORPORATION
12000 WASHINGTON ST, SUITE 175
THORNTON, CO 80241
PHONE: (303) 248-0435
CONTACT: JESSICA GLAVAS

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER ST, SUITE 1500
DENVER, CO 80237
PHONE: (303) 228-2327
CONTACT: SHELBY MADRID, P.E.

LANDSCAPE ARCHITECT:
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
PHONE: (520) 609-1466
CONTACT: STACEY WEAKS, PLA, LEED AP



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.
1

1

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.

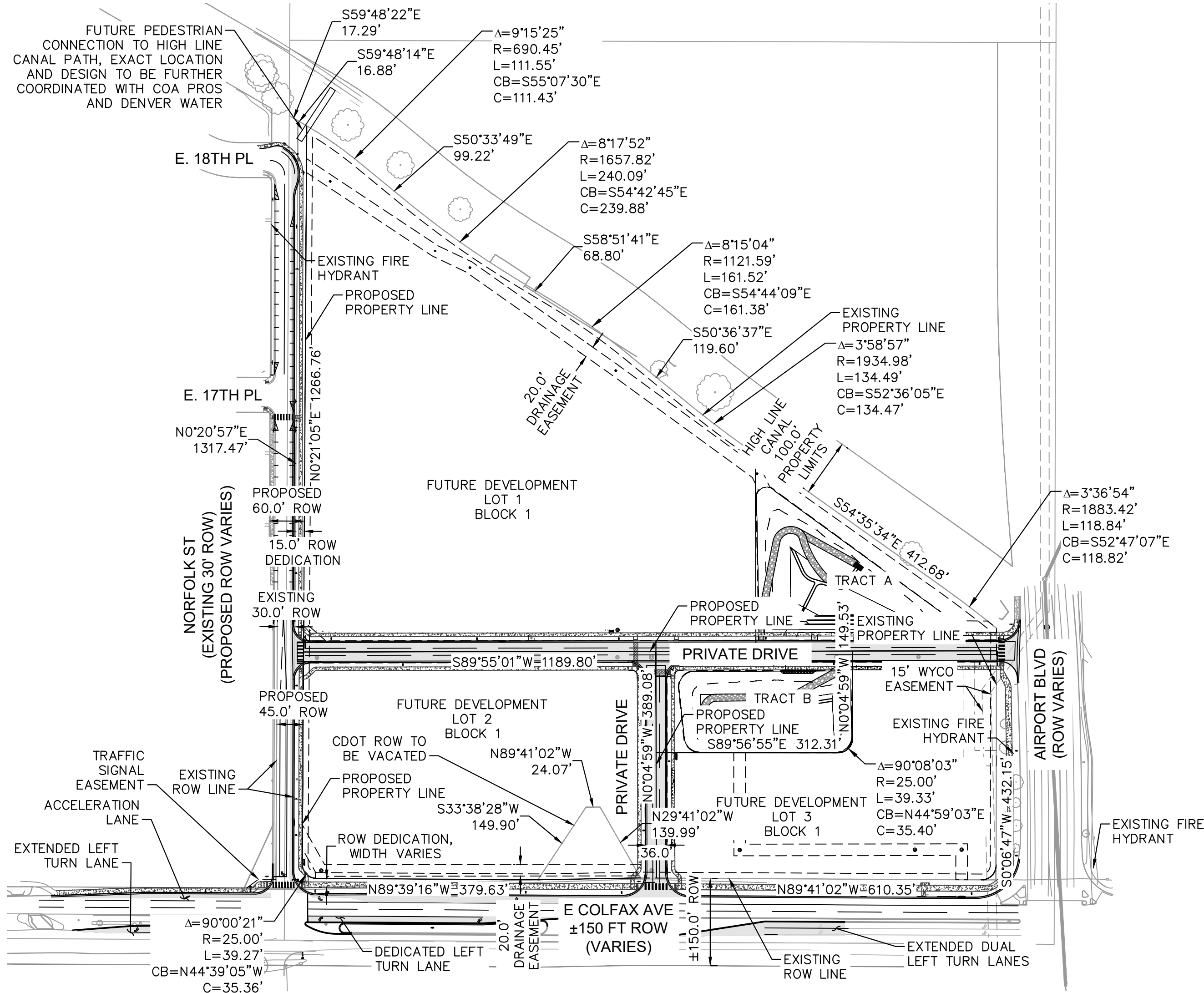
THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
22.

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.



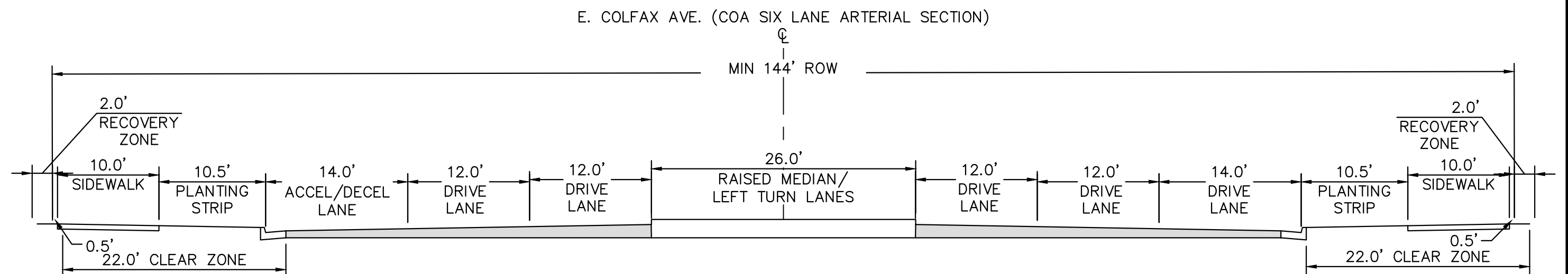
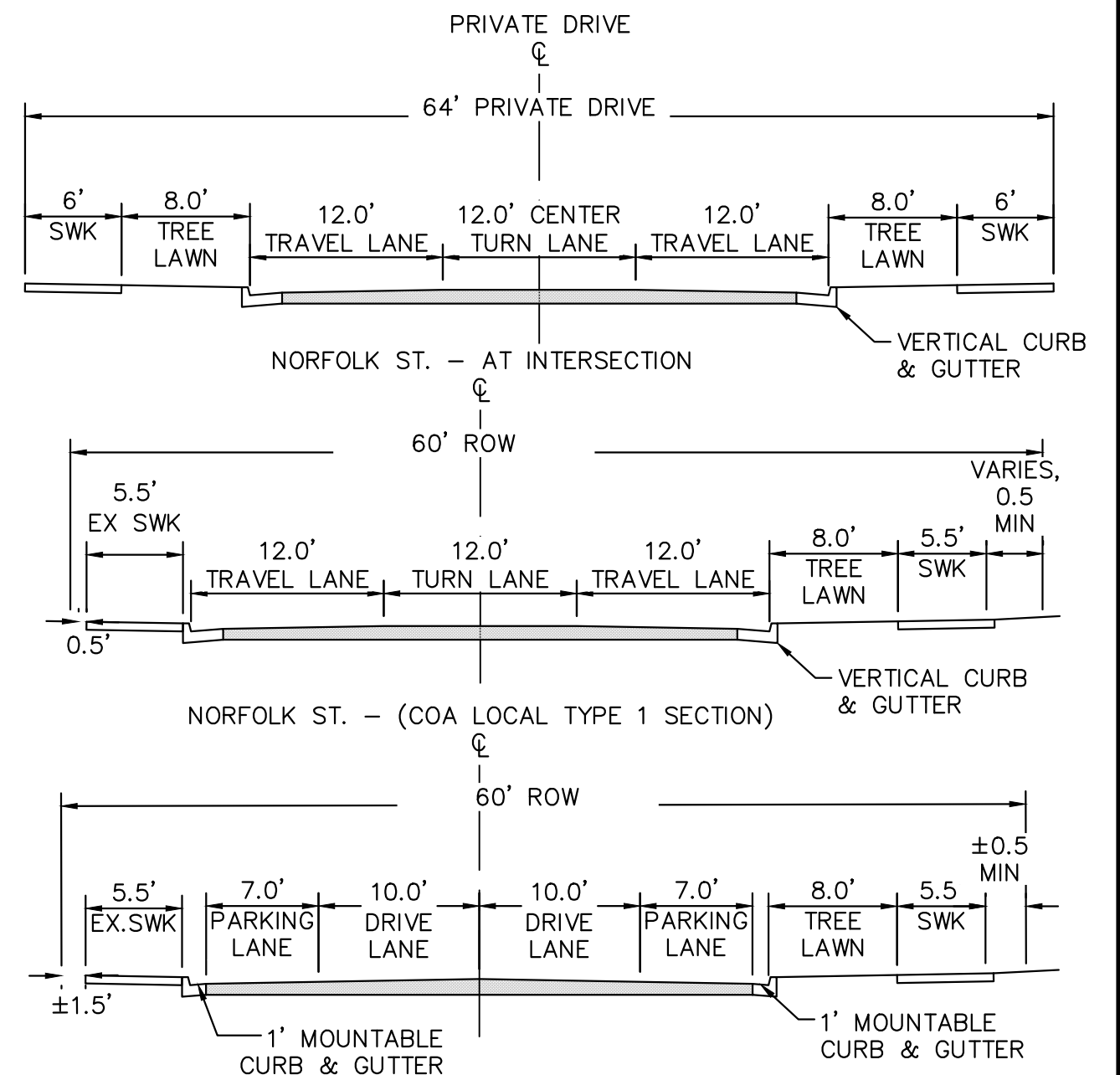
FILE NO.	096888020_CV	DATE:	09/30/2022	STATION 60 E. COLFAX AVE & N. AIRPORT BLVD INFRASTRUCTURE SITE PLAN	Kimley»Horn © KIMLEY-HORN AND ASSOCIATES, INC. 4480 South Smith Street, Suite 500 Denver, Colorado 80237 (303) 228-2300	GENERAL NOTES	NO.	REVISION	BY	DATE	APPR
PROJECT NO.	096888020	DESIGNED BY: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

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



NOTES

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



Kimley»Horn

© KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Broadway, Suite 500
Denver, Colorado 80237 (303) 228-2300

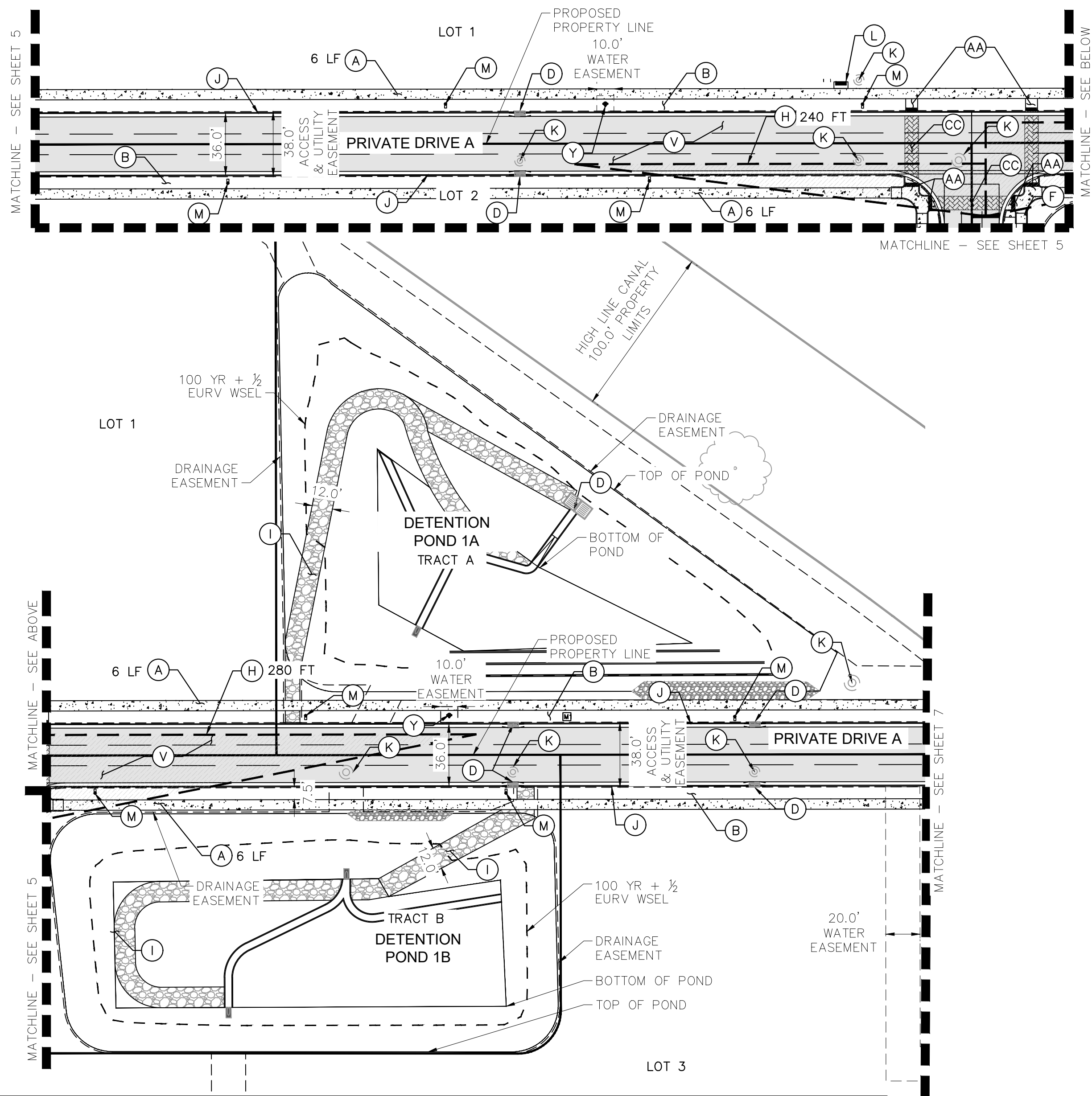
STATION 60
E. COLFAX AVE & N. AIRPORT BLVD
INFRASTRUCTURE SITE PLAN
OVERALL SITE PLAN

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

FILE NO: 096888020_SP_OVERALL
PROJECT NO: 096888020
SHEET NO: 3

NO.	REVISION	BY	DATE	APPR

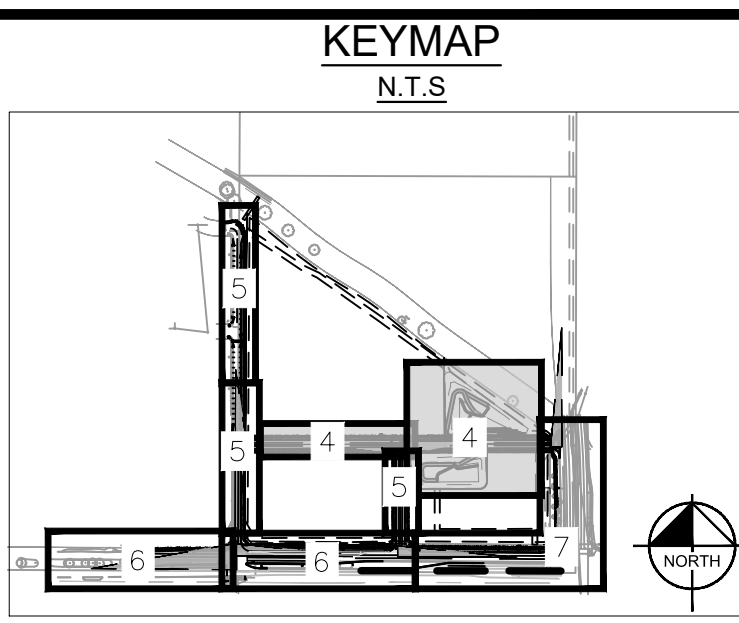
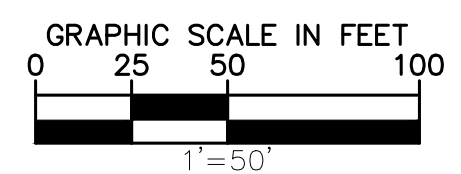
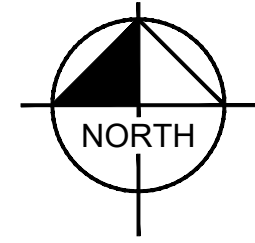
K:\DEN_civil\096888020_QuikTrip 4251 Aurora\CADD\PlanSheets\Infrastructure Site Plan\096888020_SP_DETAILED.dwg Koch, Danielle 9/28/2022 10:05 AM



- NOTE:**
1. THESE PLANS ARE NOT FOR CONSTRUCTION. REFER TO THE FINAL APPROVED CONSTRUCTION PLANS.
 2. THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION.
 3. THE ISP AND CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE SHALL BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON ISP AND CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE SHALL BE INITIALLY ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY PER THE APPROVED PUBLIC IMPROVEMENT PLAN.
 4. PROPOSED PUBLIC STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL PUBLIC STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH STREET LIGHTING PLANS IN THE CIVIL SUBMITTAL.
 5. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.
 6. STOP BARS ALONG INTERSECTION OF E COLFAX AVE AND NORFOLK ST SHALL BE DEFERRED UNTIL TRAFFIC SIGNAL IS INSTALLED.

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

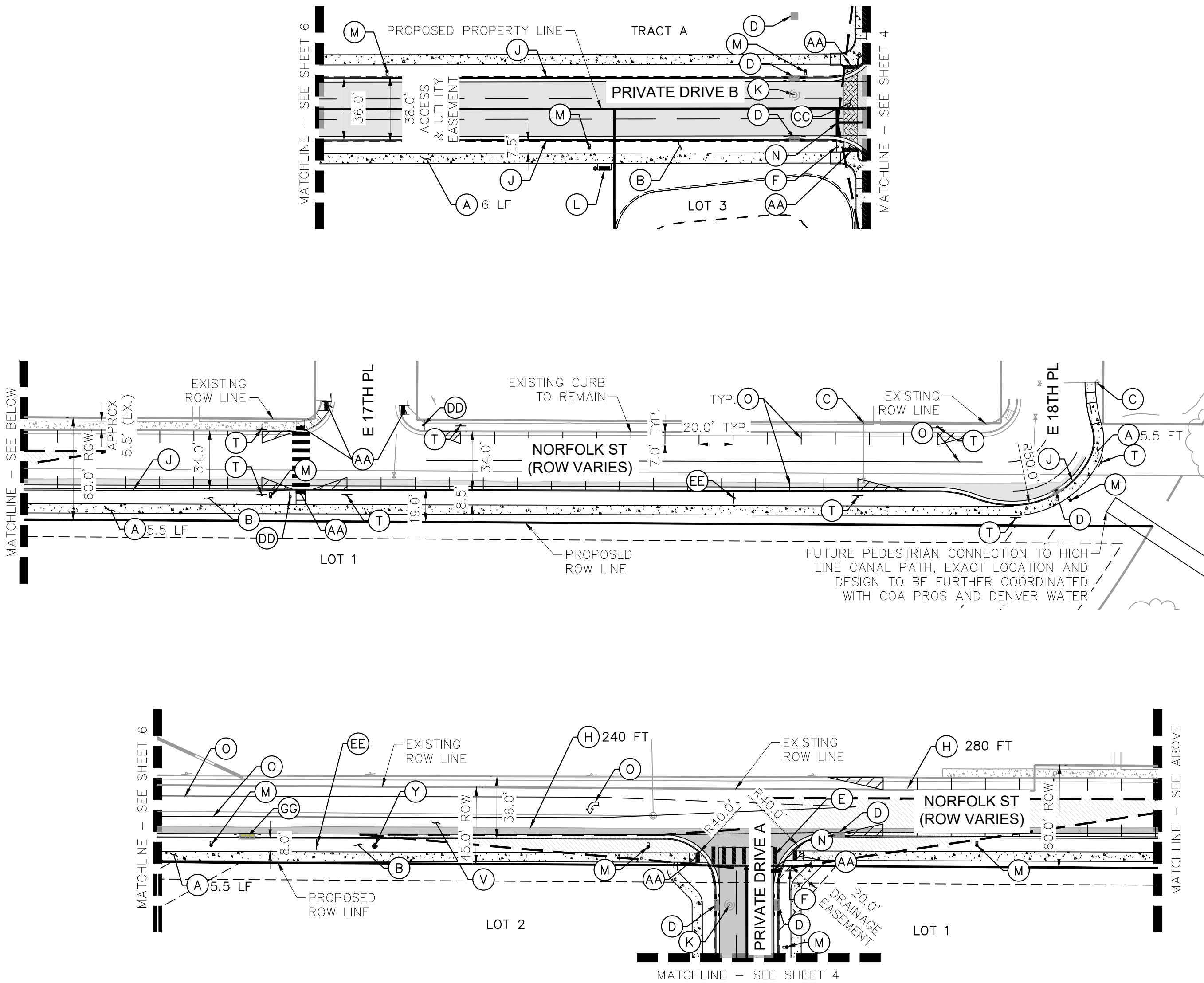


SITE KEYNOTES

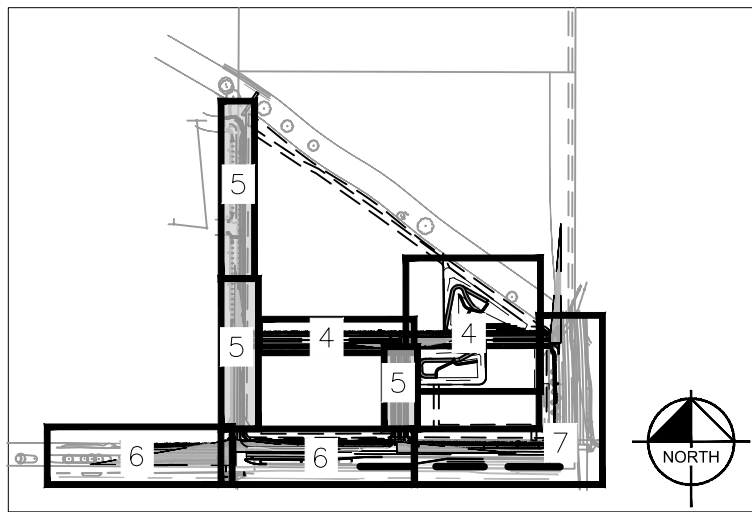
- (A) PROPOSED SIDEWALK, WIDTH PER PLAN
- (B) LANDSCAPE TREE LAWN (REFER TO LANDSCAPE PLANS)
- (C) EXISTING FIRE HYDRANT ASSEMBLY
- (D) STORM INLET (REFER TO GRADING PLAN)
- (E) CROSSWALK, PER COA STD DTL TE-12
- (F) STOP SIGN
- (H) SIGHT TRIANGLE PER COA STD DTL TE-13, LENGTH PER PLAN
- (I) POND MAINTENANCE ACCESS ROAD
- (J) CONCRETE CURB & GUTTER
- (K) STORM SEWER MANHOLE
- (L) PEDESTRIAN AMENITY (PER LANDSCAPE PLANS)
- (M) STREET LIGHT
- (N) STOP BAR, PER COA STD DTL 12.3 (SEE NOTE 6)
- (O) ROADWAY STRIPING
- (Q) RIGHT TURN ONLY SIGNAGE
- (T) NO PARKING SIGNAGE
- (V) PAVEMENT – MATERIAL TO BE DETERMINED IN FINAL CONSTRUCTION DOCUMENTS
- (W) ROADWAY MEDIAN WITH CONCRETE CURB AND GUTTER
- (Y) PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY
- (Z) PROPOSED SIGNAL POLE
- (AA) PROPOSED CURB RAMP
- (BB) OBJECT MARKER, KEEP RIGHT SIGN
- (CC) STAMPED AND COLORED ASPHALT PEDESTRIAN CROSSING
- (DD) RECTANGULAR RAPID FLASHING BEACON
- (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

DATE:	09/30/2022	DESIGNED BY:	SAM	FILE NO.	096888020_SP_DETAILED
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					
© KIMLEY-HORN AND ASSOCIATES, INC. 4582 South Smith Street, Suite 500 Denver, Colorado 80237 (303) 228-2300					
Kimley»Horn					
SHEET NO. 4					

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



KEYMAP
N.T.S



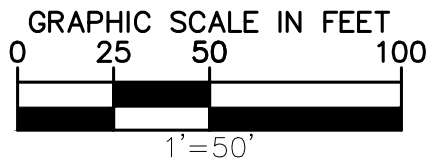
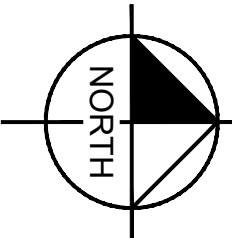
SITE KEYNOTES

- (A) PROPOSED SIDEWALK, WIDTH PER PLAN
- (B) LANDSCAPE TREE LAWN (REFER TO LANDSCAPE PLANS)
- (C) EXISTING FIRE HYDRANT ASSEMBLY
- (D) STORM INLET (REFER TO GRADING PLAN)
- (E) CROSSWALK, PER COA STD DTL TE-12
- (F) STOP SIGN
- (H) SIGHT TRIANGLE PER COA STD DTL TE-13, LENGTH PER PLAN
- (I) POND MAINTENANCE ACCESS ROAD
- (J) CONCRETE CURB & GUTTER
- (K) STORM SEWER MANHOLE
- (L) PEDESTRIAN AMENITY (PER LANDSCAPE PLANS)
- (M) STREET LIGHT
- (N) STOP BAR, PER COA STD DTL 12.3 (SEE NOTE 6)
- (O) ROADWAY STRIPING
- (Q) RIGHT TURN ONLY SIGNAGE
- (T) NO PARKING SIGNAGE
- (V) PAVEMENT – MATERIAL TO BE DETERMINED IN FINAL CONSTRUCTION DOCUMENTS
- (W) ROADWAY MEDIAN WITH CONCRETE CURB AND GUTTER
- (Y) PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY
- (Z) PROPOSED SIGNAL POLE
- (AA) PROPOSED CURB RAMP
- (BB) OBJECT MARKER, KEEP RIGHT SIGN
- (CC) STAMPED AND COLORED ASPHALT PEDESTRIAN CROSSING
- (DD) RECTANGULAR RAPID FLASHING BEACON
- (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

- NOTE:**
- THESE PLANS ARE NOT FOR CONSTRUCTION. REFER TO THE FINAL APPROVED CONSTRUCTION PLANS.
 - THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION.
 - THE ISP AND CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE SHALL BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON ISP AND CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE SHALL BE INITIALLY ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY PER THE APPROVED PUBLIC IMPROVEMENT PLAN.
 - PROPOSED PUBLIC STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL PUBLIC STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH STREET LIGHTING PLANS IN THE CIVIL SUBMITTAL.
 - DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.
 - STOP BARS ALONG INTERSECTION OF E COLFAX AVE AND NORFOLK ST SHALL BE DEFERRED UNTIL TRAFFIC SIGNAL IS INSTALLED.

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



Kimley»Horn

© KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Santa Fe
Denver, Colorado 80237 (303) 228-2300

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

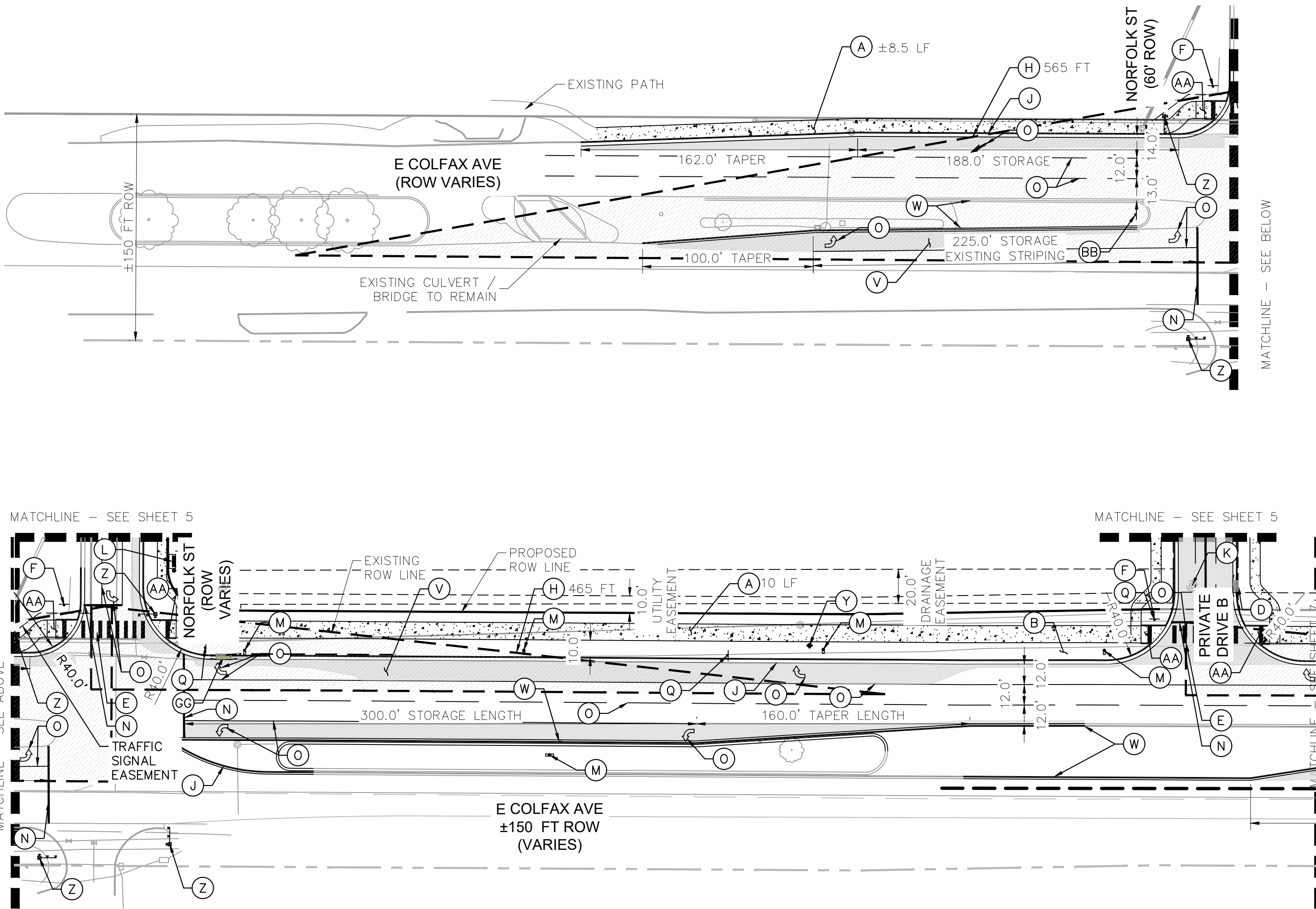
DETAILED SITE PLAN

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

FILE NO. 096888020_SP_DETAILED
PROJECT NO. 096888020
SHEET NO. 5

NO.	REVISION	BY	DATE	APPR

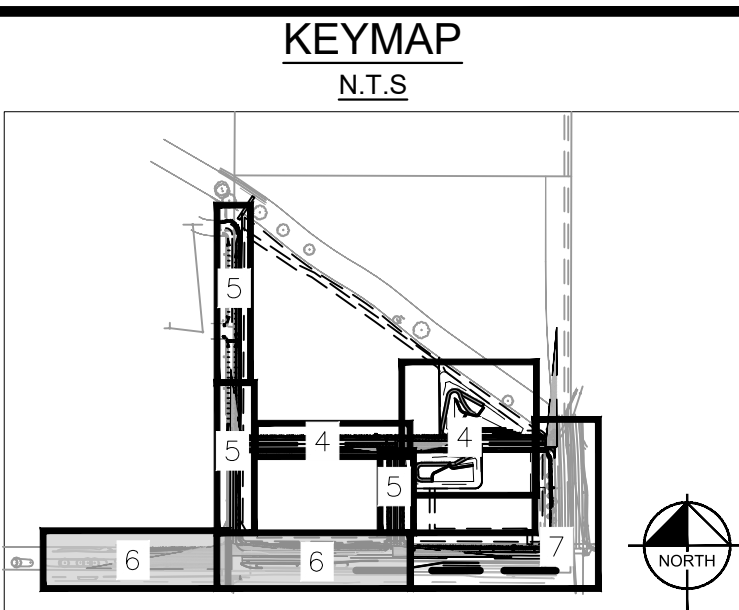
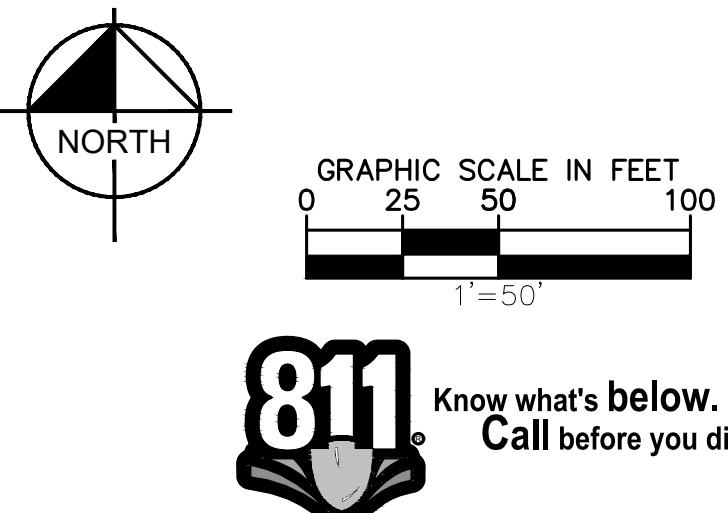
K:\DEN_civil\096888020_QuikTrip 4251 Aurora\CADD\PlanSheets\Infrastructure Site Plan\096888020_SP_DETAILED.dwg Koch, Danielle 9/28/2022 10:05 AM



- NOTE:**
1. THESE PLANS ARE NOT FOR CONSTRUCTION. REFER TO THE FINAL APPROVED CONSTRUCTION PLANS.
 2. THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION.
 3. THE ISP AND CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE SHALL BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON ISP AND CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE SHALL BE INITIALLY ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY PER THE APPROVED PUBLIC IMPROVEMENT PLAN.
 4. PROPOSED PUBLIC STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL PUBLIC STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH STREET LIGHTING PLANS IN THE CIVIL SUBMITTAL.
 5. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.
 6. STOP BARS ALONG INTERSECTION OF E COLFAX AVE AND NORFOLK ST SHALL BE DEFERRED UNTIL TRAFFIC SIGNAL IS INSTALLED.

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



SITE KEYNOTES

- (A) PROPOSED SIDEWALK, WIDTH PER PLAN
- (B) LANDSCAPE TREE LAWN (REFER TO LANDSCAPE PLANS)
- (C) EXISTING FIRE HYDRANT ASSEMBLY
- (D) STORM INLET (REFER TO GRADING PLAN)
- (E) CROSSWALK, PER COA STD DTL TE-12
- (F) STOP SIGN
- (H) SIGHT TRIANGLE PER COA STD DTL TE-13, LENGTH PER PLAN
- (I) POND MAINTENANCE ACCESS ROAD
- (J) CONCRETE CURB & GUTTER
- (K) STORM SEWER MANHOLE
- (L) PEDESTRIAN AMENITY (PER LANDSCAPE PLANS)
- (M) STREET LIGHT
- (N) STOP BAR, PER COA STD DTL 12.3 (SEE NOTE 6)
- (O) ROADWAY STRIPING
- (Q) RIGHT TURN ONLY SIGNAGE
- (T) NO PARKING SIGNAGE
- (V) PAVEMENT – MATERIAL TO BE DETERMINED IN FINAL CONSTRUCTION DOCUMENTS
- (W) ROADWAY MEDIAN WITH CONCRETE CURB AND GUTTER
- (Y) PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY
- (Z) PROPOSED SIGNAL POLE
- (AA) PROPOSED CURB RAMP
- (BB) OBJECT MARKER, KEEP RIGHT SIGN
- (CC) STAMPED AND COLORED ASPHALT PEDESTRIAN CROSSING
- (DD) RECTANGULAR RAPID FLASHING BEACON
- (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

DATE:	09/30/2022	DESIGNED BY:	SAM	FILE NO.	096888020_SP_DETAILED
BY:		DRAWN BY:	DEK	PROJECT NO.	096888020
REVISION		CHECKED BY:	SAM	SHEET NO.	6
NO.					
DATE					
APPR					

Kimley»Horn

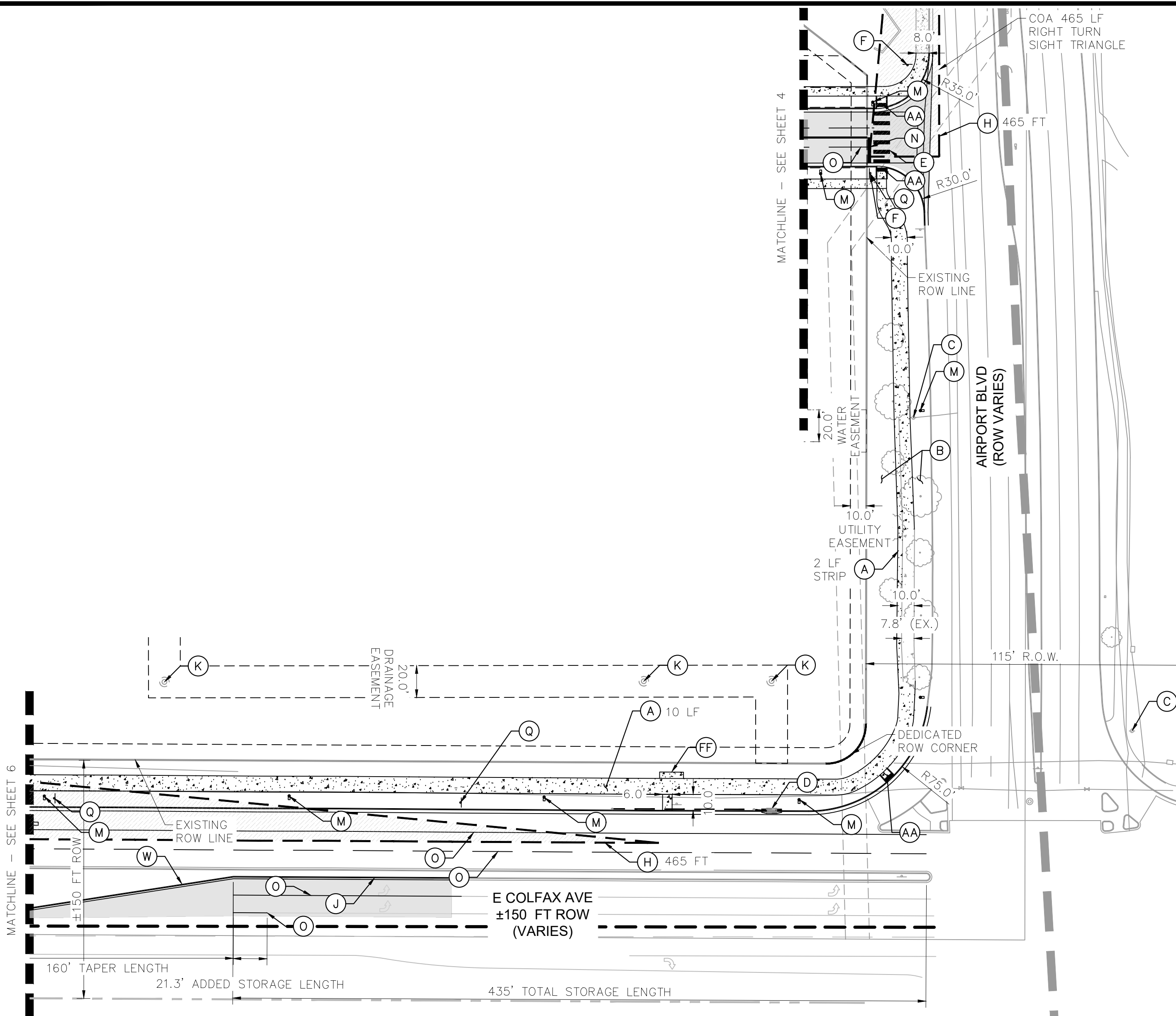
© KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Wadsworth Street, Suite 500
Denver, Colorado 80237 (303) 228-2300

STATION 60

E. COLFAX AVE & N. AIRPORT BLVD

INFRASTRUCTURE SITE PLAN










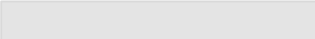
DETAILED SITE PLAN

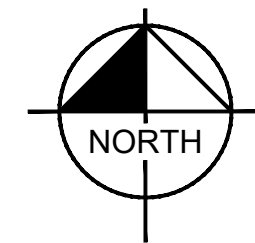


NOTE:

1. THESE PLANS ARE NOT FOR CONSTRUCTION. REFER TO THE FINAL APPROVED CONSTRUCTION PLANS.
2. THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION.
3. THE ISP AND CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE SHALL BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON ISP AND CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE SHALL BE INITIALLY ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY PER THE APPROVED PUBLIC IMPROVEMENT PLAN.
4. PROPOSED PUBLIC STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL PUBLIC STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH STREET LIGHTING PLANS IN THE CIVIL SUBMITTAL.
5. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.
6. STOP BARS ALONG INTERSECTION OF E COLFAX AVE AND NORFOLK ST SHALL BE DEFERRED UNTIL TRAFFIC SIGNAL IS INSTALLED.

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 |



GRAPHIC SCALE IN FEET

0 25 50 100

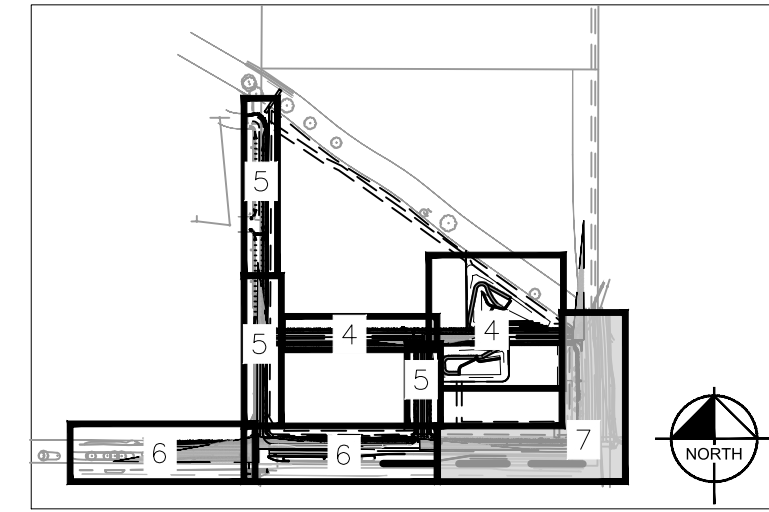
1" = 50'



Know what's **below**.
Call before you dig.


KEYMAP

N.T.S

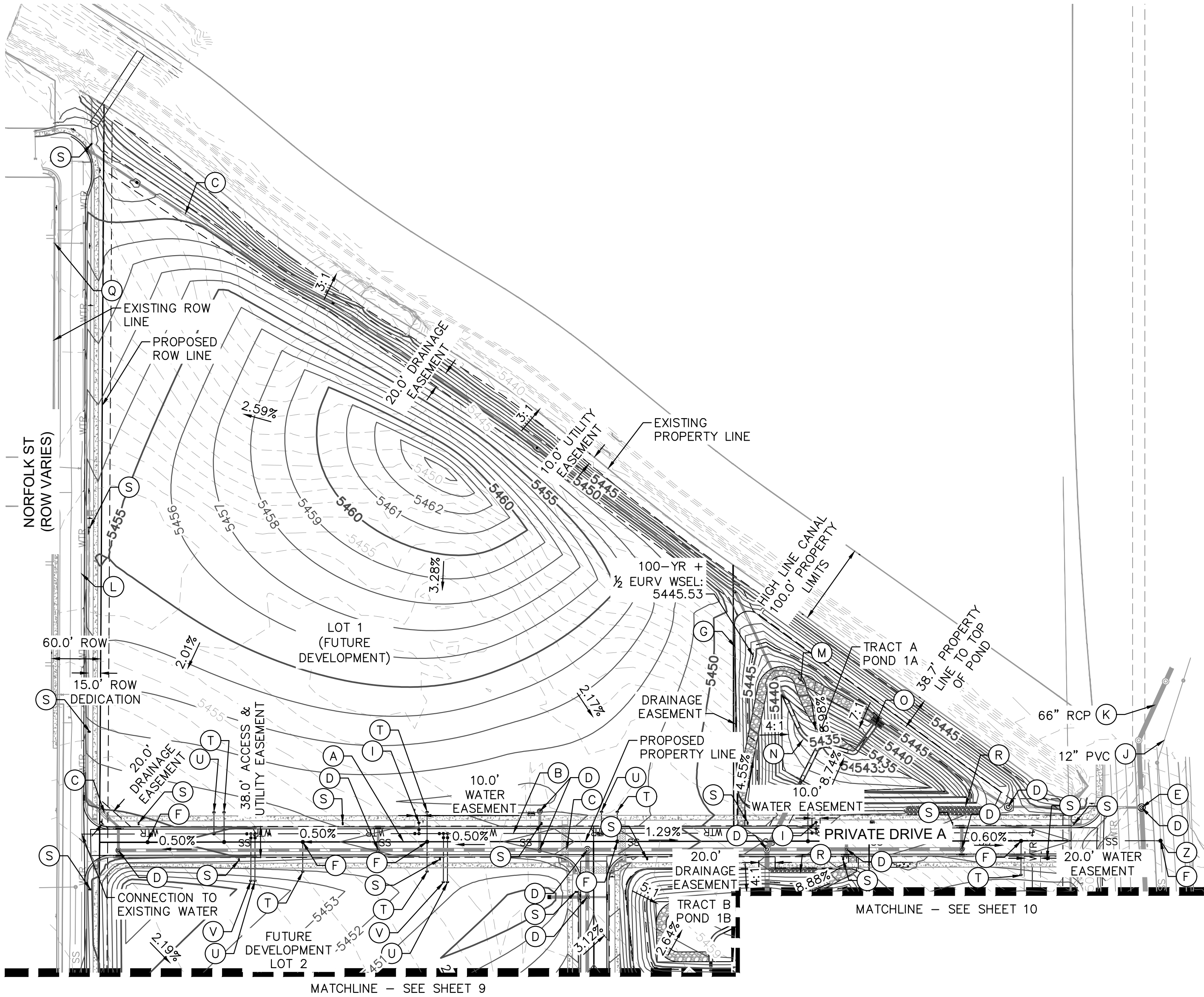


SITE KEYNOTES

- (A) PROPOSED SIDEWALK, WIDTH PER PLAN
- (B) LANDSCAPE TREE LAWN (REFER TO LANDSCAPE PLANS)
- (C) EXISTING FIRE HYDRANT ASSEMBLY
- (D) STORM INLET (REFER TO GRADING PLAN)
- (E) CROSSWALK, PER COA STD DTL TE-12
- (F) STOP SIGN
- (H) SIGHT TRIANGLE PER COA STD DTL TE-13, LENGTH PER PLAN
- (I) POND MAINTENANCE ACCESS ROAD
- (J) CONCRETE CURB & GUTTER
- (K) STORM SEWER MANHOLE
- (L) PEDESTRIAN AMENITY (PER LANDSCAPE PLANS)
- (M) STREET LIGHT
- (N) STOP BAR, PER COA STD DTL 12.3 (SEE NOTE 6)
- (O) ROADWAY STRIPING
- (Q) RIGHT TURN ONLY SIGNAGE
- (T) NO PARKING SIGNAGE
- (V) PAVEMENT – MATERIAL TO BE DETERMINED IN FINAL CONSTRUCTION DOCUMENTS
- (W) ROADWAY MEDIAN WITH CONCRETE CURB AND GUTTER
- (Y) PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY
- (Z) PROPOSED SIGNAL POLE
- (AA) PROPOSED CURB RAMP
- (BB) OBJECT MARKER, KEEP RIGHT SIGN
- (CC) STAMPED AND COLORED ASPHALT PEDESTRIAN CROSSING
- (DD) RECTANGULAR RAPID FLASHING BEACON
- (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

FILE NO. 09688020_SP_DETACHED		DATE: 09/30/2022	STATION 60 E. COLFAX AVE & N. AIRPORT BLVD INFRASTRUCTURE SITE PLAN DETAILED SITE PLAN	 <p>© KIMLEY-HORN AND ASSOCIATES, INC. 4582 South Ulster Street, Suite 1500 Denver, Colorado 80237 (303) 228-2300</p>						
PROJECT NO. 09688020		DESIGNED BY: SAM								
		DRAWN BY: DEK								
		CHECKED BY: SAM								
SHEET NO. 7					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



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

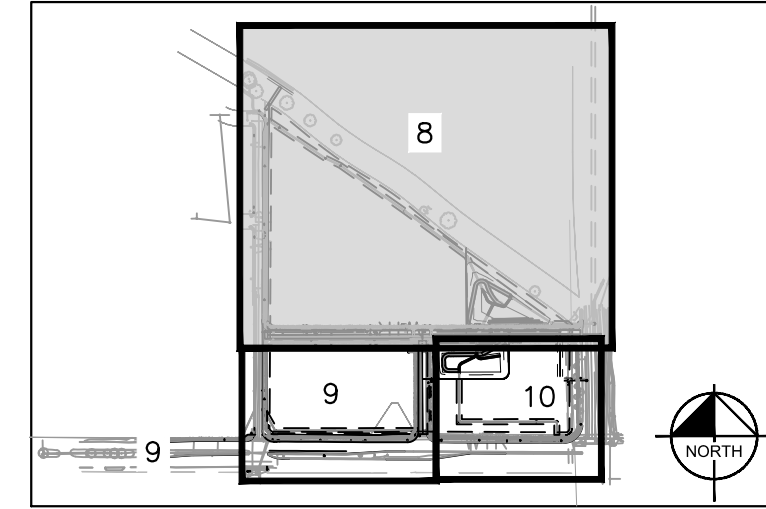
LEGEND

---	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

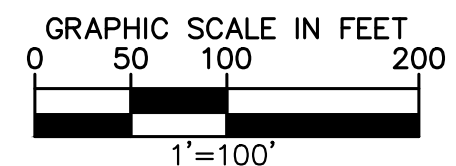
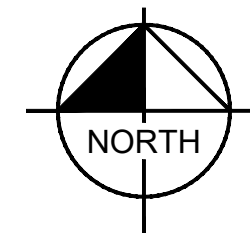
KEYMAP

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



Kimley»Horn

© KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Broadway, Suite 500
Denver, Colorado 80237 (303) 228-2300

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

GRADING & UTILITY PLAN

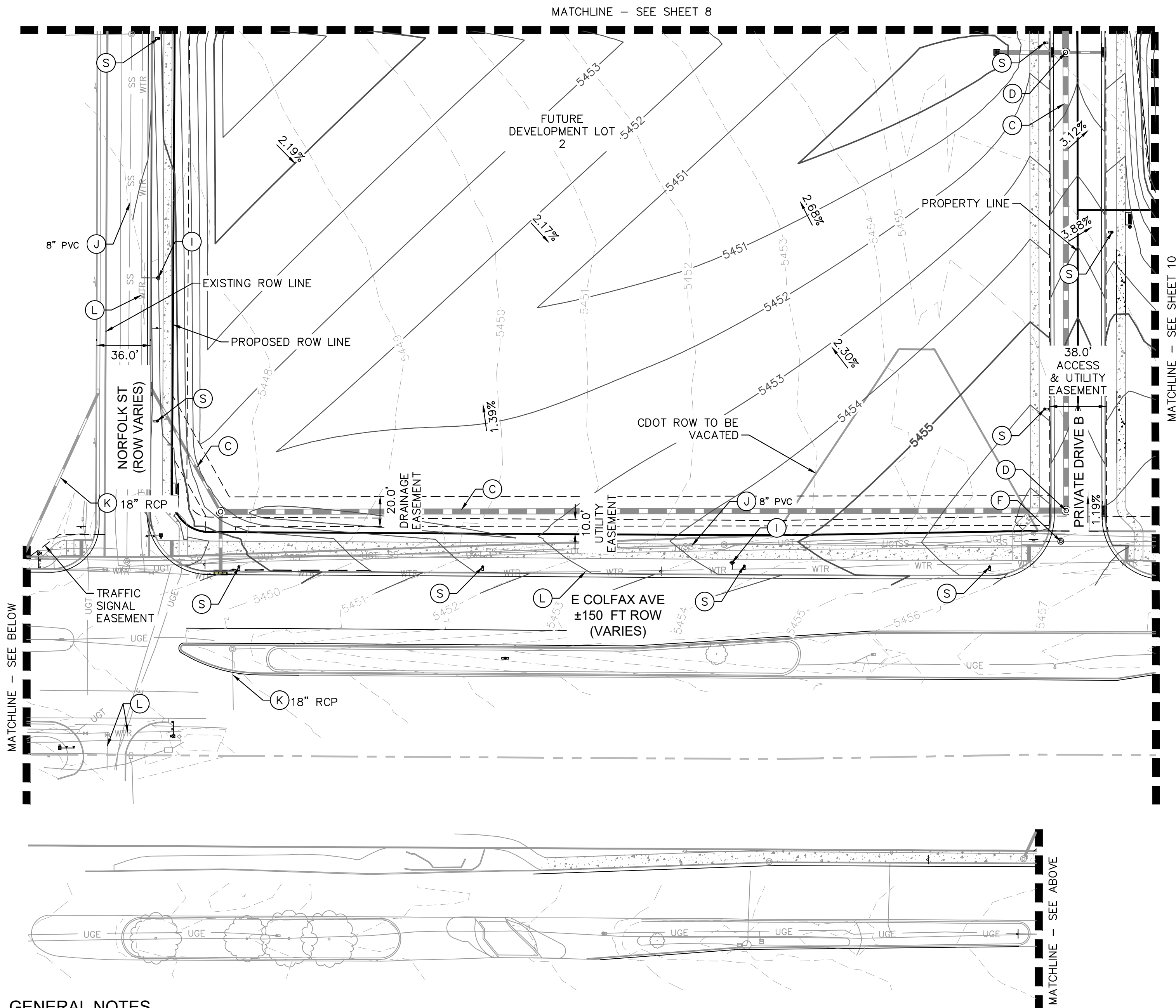
DATE: 09/30/2022
DESIGNED BY: SAM
DRAWN BY: DEK
CHECKED BY: SAM

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

8

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



GENERAL NOTES

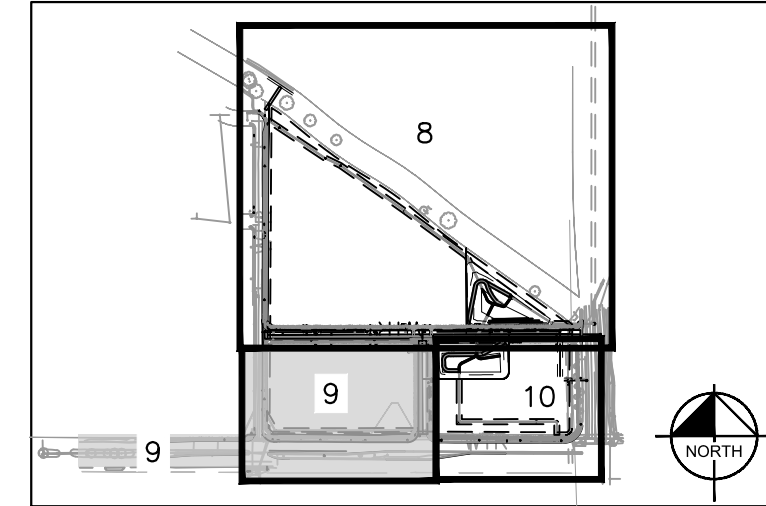
1. THESE PLANS ARE NOT FOR CONSTRUCTION. REFER TO THE FINAL APPROVED CONSTRUCTION PLANS.
2. ALL GRADE ELEVATIONS ARE TOP OF PAVEMENT ELEVATIONS UNLESS INDICATED OTHERWISE.
3. ALL SANITARY SEWER PIPES AND STRUCTURES TO BE INSTALLED WILL BE PRIVATE FACILITIES.
4. DETENTION FACILITIES ARE PRIVATE UNLESS 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 |

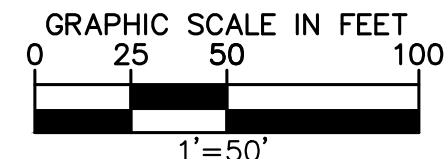
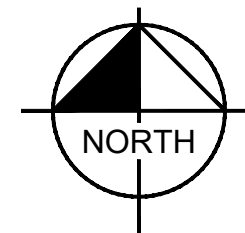
- | | |
|--|-------------------------------|
| | PROPOSED SITE LIGHT |
| | PROPOSED STORM DRAINAGE INLET |
| | PROPOSED STORM OUTLET |
| | PROPOSED FIRE HYDRANT |

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 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

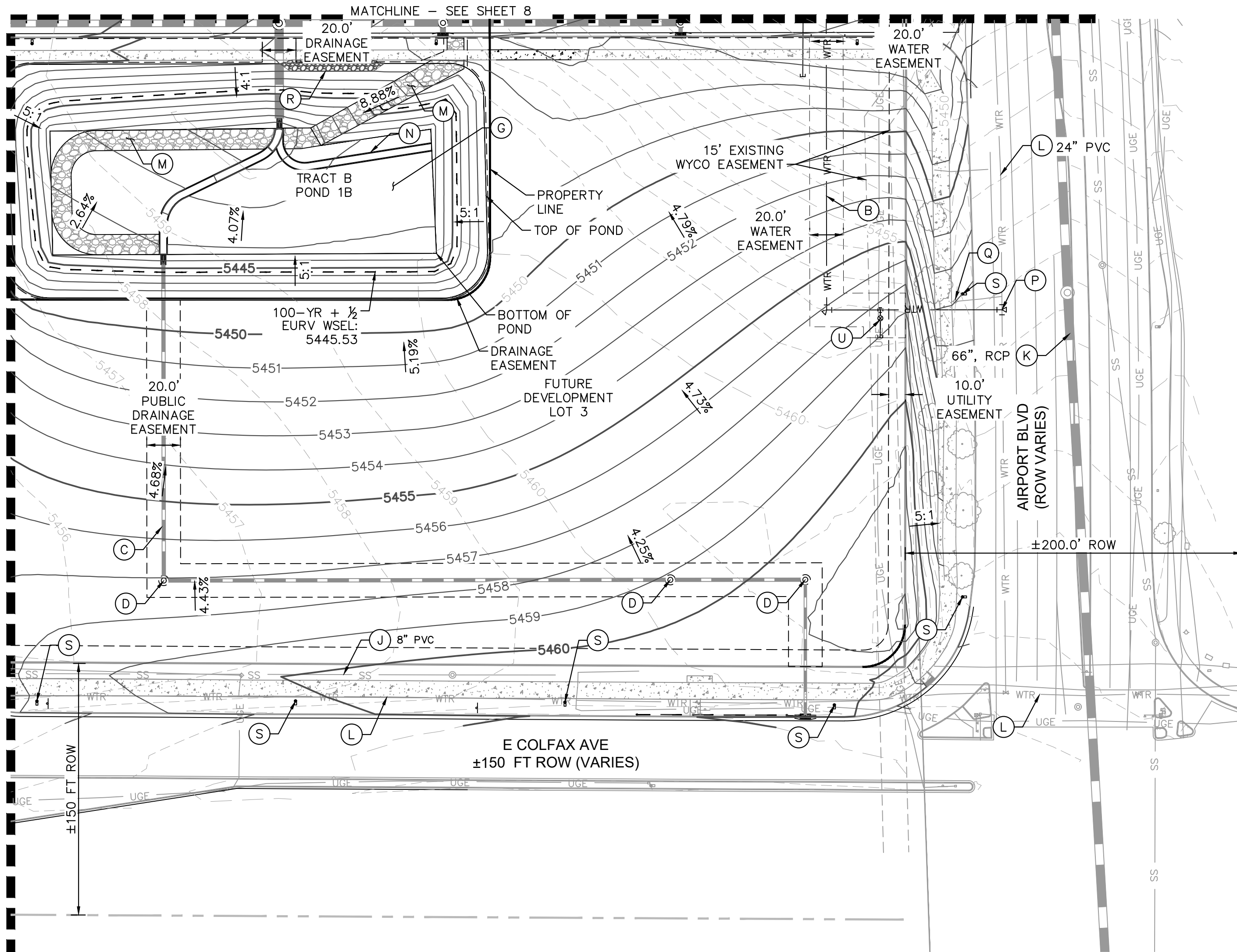
DATE:	09/30/2022
DESIGNED BY:	SAM
DRAWN BY:	DEK
CHECKED BY:	SAM

Kimley»Horn
© KIMLEY-HORN AND ASSOCIATES, INC.
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

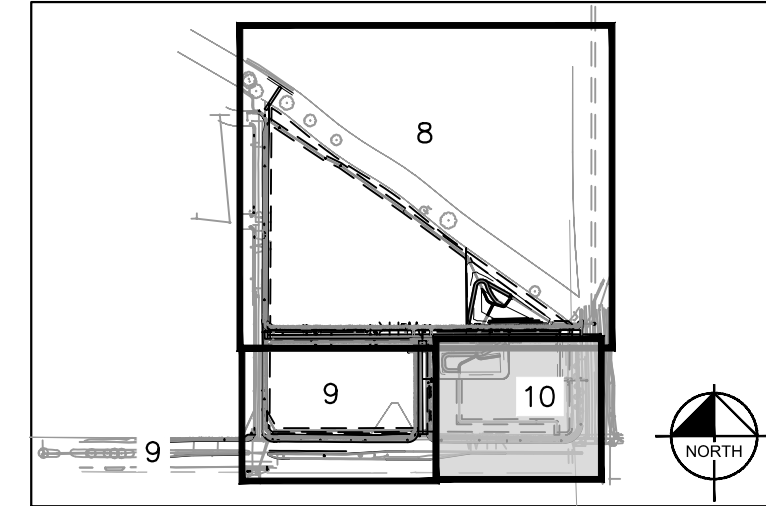
LEGEND

---	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

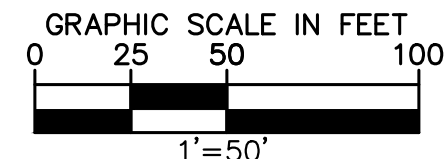
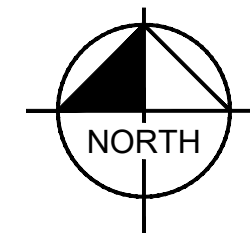
KEYMAP

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



Kimley»Horn

© KIMLEY-HORN AND ASSOCIATES, INC.
4480 South Smith Street, Suite 500
Denver, Colorado 80237 (303) 228-2300

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

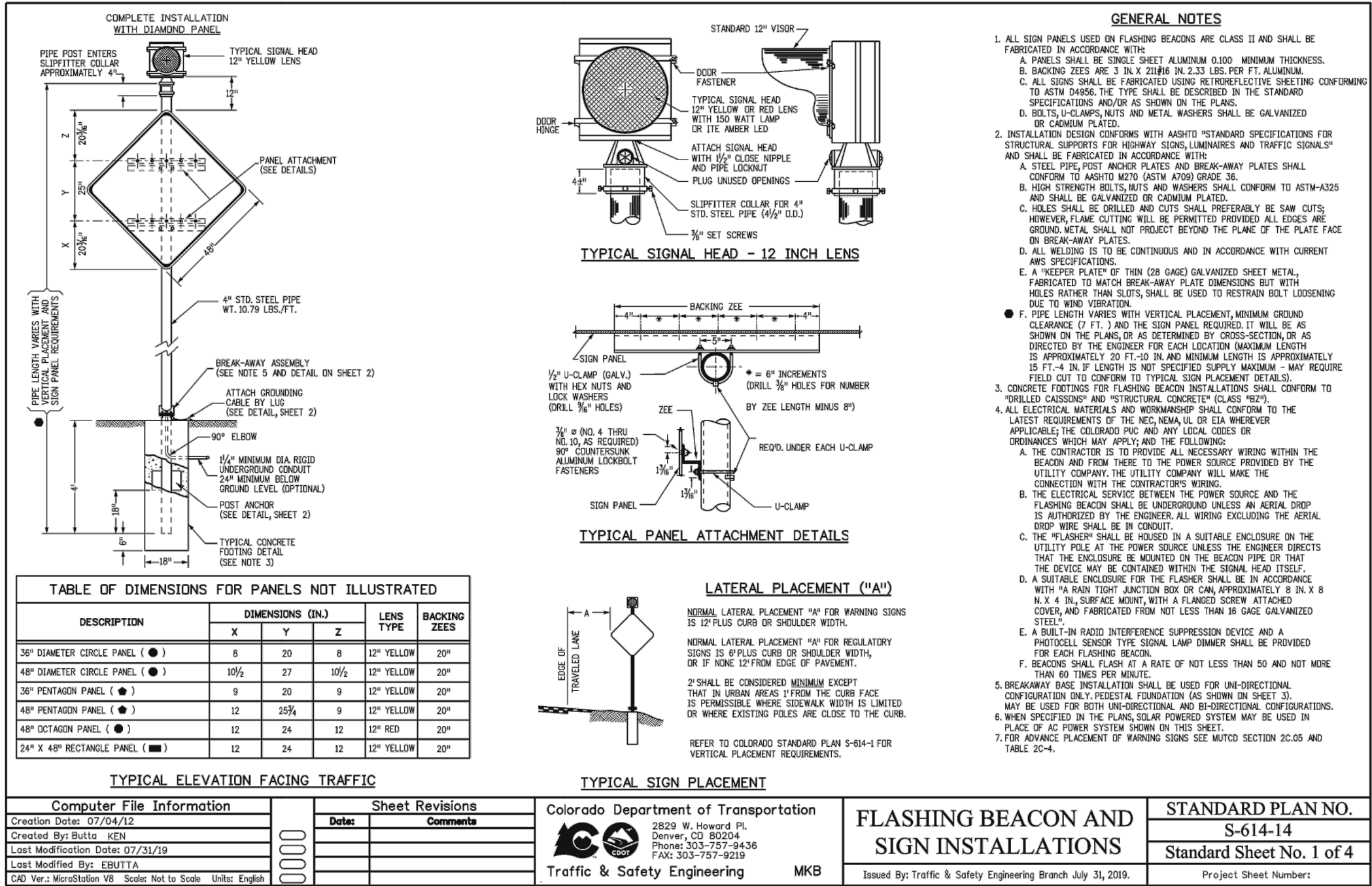
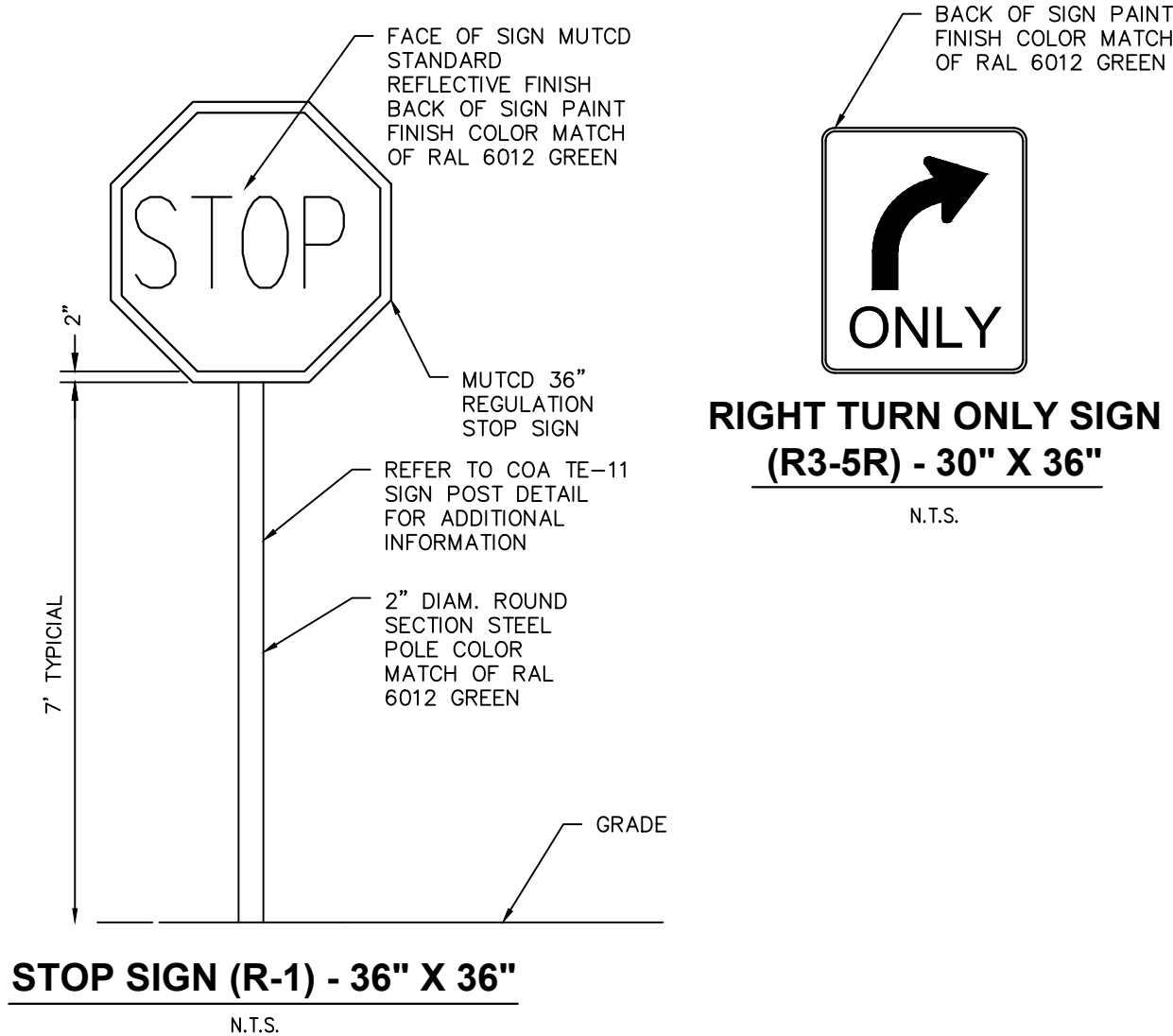
GRADING & UTILITY PLAN

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



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

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

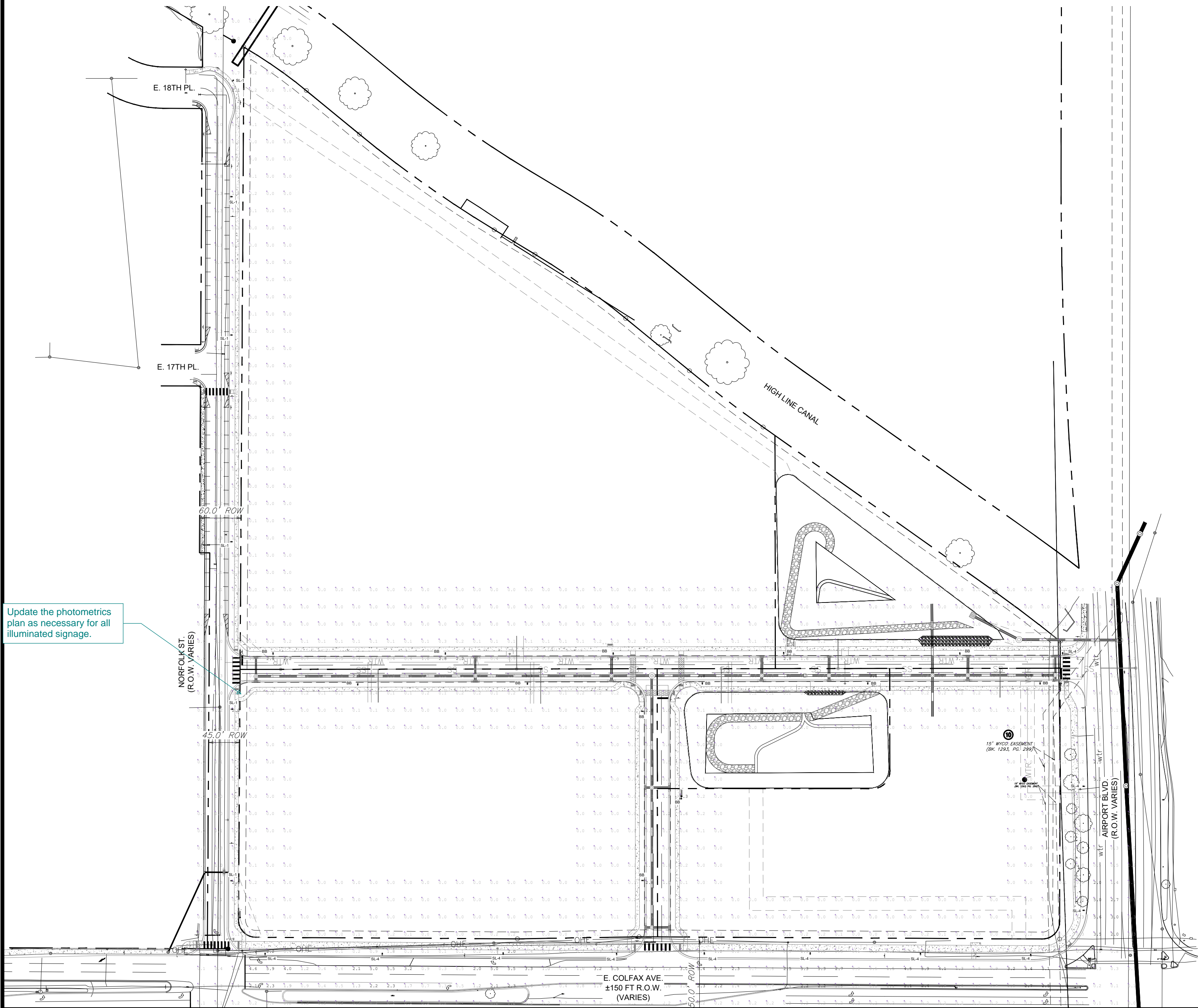
FILE NO. 096888020_DT
PROJECT NO. 096888020
SHEET NO. 11

Kimley»Horn
© KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Smith Street, Suite 500
Denver, Colorado 80237 (303) 228-2300

NO. REVISION BY DATE APPR



C:\Vault_QT\83 Denver\83-4251\01 Civil\01 Lighting\Station 60 Photometric.dwg Meadows, Grey 7/13/2022 10:46 AM



Update the photometrics plan as necessary for all illuminated signage.

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

Kimley»Horn
© KIMLEY-HORN AND ASSOCIATES, INC.
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

Streetworks

DESCRIPTION

The Archcon™ Large LED roadway luminaire delivers all the performance benefits of the latest Cooper Lighting Solutions LED platform and technologies with a modern, yet familiar cobrahead form factor. This directed LED solution with the patented, high-efficiency AccuLED Optics™ system, provides uniform and energy conscious illumination for municipal streets and highways. Our customer focused features include single hutch tool-less entry, industry leading surge protection options and superior lumens maintenance and performance, all in an economical design. Available in 30 standard lumen packages per foot.

SPECIFICATION FEATURES

Construction

Heavy-duty die-cast aluminum housing and door. Tool-less entry, hinged removable door for easy access to terminal block, mounting bolts, and optional surge module. 3G vibration rating.

Optics

Choice of four patented, high-efficiency AccuLED Optics. Available in Type III, III+ and V square wide beam optics are precisely designed to shape the directed beam maximizing efficiency and application scope. Offered standard in 3000K (4000K, 5000K and 6000K) 70 CRI. Optional 3000K, 5000K CCT. For the ultimate level of spill light control, an outdoor hose side shield accessory is available and can be designed to fit or factory installed. The standard hose shield is designed to be seamlessly integrated with the TOL.

T3, and T4W optics. Optics are IP66 enclosure rated.

Electrical

120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Standard 0-10V dimming and 10W/10A common and differential mode surge protection available. Thermal management transfers heat away from the LED source for optimal efficiency, light output and lumen maintenance. Ambient operating temperature from -40°C to +40°C, 50°C Max. No high ambient capability available. Standard with three-thermal protection lumen maintenance expected at 60,000 hours.

Mounting

Four-bolt-toe bracket splitter with one-in-place step and 2.0" leveling steps. Fixed in-place bird guard

Catalog

Project

Comments

Drawings

Approved by

Prepared by

Type

Date

seals around 1.14" to 2" (1.6" to 2.38" O.D.) mounting arms. Optional 15" pole mount arm available with round pole adapter and mounting hardware included.

Finish

Housing and cast parts finished in five-step paint TGIC polyester powder coat, 2.5 mil nominal thickness for superior protection against fade and wear. Consult your lighting representative at Cooper Lighting Solutions for a complete selection of standard colors.

Warranty

Standard five-year warranty. Optional ten-year warranty. Please see your Cooper Lighting Solutions Streetworks sales representative for more information.

ARCH-LL
ARCHEON LARGE

LED

ROADWAY LUMINARE

DIMENSIONS

Front View Dimensions: 19" (483mm) wide, 152mm high, 35-1/2" (892mm) wide, 112mm high.

Side View Dimensions: 19" (483mm) wide, 152mm high, 35-1/2" (892mm) wide, 112mm high.

Bottom View Dimensions: 19" (483mm) wide, 152mm high, 35-1/2" (892mm) wide, 112mm high.

Top View Dimensions: 19" (483mm) wide, 152mm high, 35-1/2" (892mm) wide, 112mm high.

Mounting Dimensions: 19" (483mm) wide, 152mm high, 35-1/2" (892mm) wide, 112mm high.

Bracket Dimensions: 19" (483mm) wide, 152mm high, 35-1/2" (892mm) wide, 112mm high.

Splitter Dimensions: 19" (483mm) wide, 152mm high, 35-1/2" (892mm) wide, 112mm high.

Leveling Steps: 19" (483mm) wide, 152mm high, 35-1/2" (892mm) wide, 112mm high.

Bird Guard Dimensions: 19" (483mm) wide, 152mm high, 35-1/2" (892mm) wide, 112mm high.

OPTIONAL ARM

TYPE III+ - Offset Arm

Offset Arm Dimensions: 3.4" (86mm) wide, 2.4" (61mm) high, 3.7" (94mm) wide, 4.7" (120mm) high, 2.1" (53mm) high, Dia. Holes.

Strap Mount Dimensions: 1.7" (43mm) wide, 2.3" (58mm) high, 3.4" (86mm) wide, 14-13/16" (377mm) wide.

CERTIFICATION DATA
UL and cUL, per Location Label
V-Surge Rating: Class 1
V-Flicker Rating: Class 1
3G Vibration Rating
UL 94 V-0

Design Lights Consortium® "Qualifier"
Dark Sky Approved (2006/05 CCT and warmer only)

ENERGY DATA
Electronic LED Driver
5.0 Power Factor
20-25% Total Harmonic Distortion
120-277V 50/60Hz
40°C Minimum Temperature Rating
+40°C Ambient Temperature Rating

EPA
Effective Projected Area (Eq. PL.3) 0.66
SHIPPING DATA
Approximate Net Weight:
27 lbs. (12.2 kg)

*www.designlights.org

T0201047M
September 30, 2017 8:17 AM

 COOPER
Lighting Solutions

 TD621624EN
 September 30, 2020 8:17 AM

COOPER
Lighting Solutions
Toll-free: 1-800-4-A-STAR
Piedmont City, GA 30069
P: 770-486-4600
www.astron.com/lighting

Specifications and dimensions subject to change without notice.

TD521024EN
September 30, 2020 8:17 AM

SL-1, BB TYPE FIXTURES

Project	Catalog #	Type
Prepared by	Notes	Date



Streetworks

GAN Galleon

Area / Roadway Luminaire

Product Features



Product Certifications



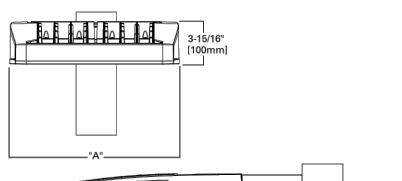
Connected Systems

- WaveLix
- Enlighted

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt

Dimensional Details



Number of Light Squares	1/4"	1/2"	3/4"	1"	1 1/4"	1 1/2"	1 3/4"	2"	2 1/4"	2 1/2"	2 3/4"	3"	3 1/4"	3 1/2"	3 3/4"	4"
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"											
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"											
7-8	27-5/8"	7"	13"	10-5/8"												
9-10	33-3/4"	7"	16"													

NOTES:
1. See fixture dimensions and additional line art, see Mounting Details section.
2. All dimensions are in inches unless otherwise noted.

COOPER Lighting Solutions P550000601 page 1 April 13, 2021 6:27 PM

Streetworks

Ordering Information

SAMPLE NUMBER: GAN-S44C-74D-U-T47-GM

Product Family	Light Engine	Color Temperature	Color	Voltage	Distribution	Mounting	Finish
GAN-S44C	S44-1 Square	A-4000K	7200K	120V	T2 (Type I)	Black	AP-Drive
GAN-S44C	S44-2 Square	B-4000K	7200K	120V	T2 (Type II)	Black	BC-Drive
GAN-S44C	S44-3 Square	C-4000K	7200K	120V	T2 (Type III)	Black	BC-Drive
GAN-S44C	S44-4 Square	D-4000K	7200K	120V	T2 (Type IV)	Black	BC-Drive
GAN-S44C	S44-5 Square	E-4000K	7200K	120V	T2 (Type V)	Black	BC-Drive
GAN-S44C	S44-6 Square	F-4000K	7200K	120V	T2 (Type VI)	Black	BC-Drive
GAN-S44C	S44-7 Square	G-4000K	7200K	120V	T2 (Type VII)	Black	BC-Drive
GAN-S44C	S44-8 Square	H-4000K	7200K	120V	T2 (Type VIII)	Black	BC-Drive
GAN-S44C	S44-9 Square	I-4000K	7200K	120V	T2 (Type IX)	Black	BC-Drive
GAN-S44C	S44-10 Square	J-4000K	7200K	120V	T2 (Type X)	Black	BC-Drive

Options (Add as Suffix)	Options and System Options (Add as Suffix)	Options (Add as Suffix)
GAN-S44C-74D-U-T47-GM	GAN-S44C-74D-U-T47-GM	GAN-S44C-74D-U-T47-GM
GAN-S44C-74D-U-T47-GM	GAN-S44C-74D-U-T47-GM	GAN-S44C-74D-U-T47-GM
GAN-S44C-74D-U-T47-GM	GAN-S44C-74D-U-T47-GM	GAN-S44C-74D-U-T47-GM
GAN-S44C-74D-U-T47-GM	GAN-S44C-74D-U-T47-GM	GAN-S44C-74D-U-T47-GM
GAN-S44C-74D-U-T47-GM	GAN-S44C-74D-U-T47-GM	GAN-S44C-74D-U-T47-GM
GAN-S44C-74D-U-T47-GM	GAN-S44C-74D-U-T47-GM	GAN-S44C-74D-U-T47-GM
GAN-S44C-74D-U-T47-GM	GAN-S44C-74D-U-T47-GM	GAN-S44C-74D-U-T47-GM
GAN-S44C-74D-U-T47-GM	GAN-S44C-74D-U-T47-GM	GAN-S44C-74D-U-T47-GM
GAN-S44C-74D-U-T47-GM	GAN-S44C-74D-U-T47-GM	GAN-S44C-74D-U-T47-GM
GAN-S44C-74D-U-T47-GM	GAN-S44C-74D-U-T47-GM	GAN-S44C-74D-U-T47-GM

NOTES:
1. See fixture dimensions and additional line art, see Mounting Details section.
2. All dimensions are in inches unless otherwise noted.

COOPER Lighting Solutions P550000601 page 2 April 13, 2021 6:27 PM

COOPER Lighting Solutions P550000601 page 2 April 13, 2021 6:27 PM

Streetworks

3000K CCT, 70 CRI

Drive Current	1000mA	1200mA	1000mA	1000mA	1000mA	1000mA	1000mA	1000mA	1000mA	1000mA
Optics										
Lumens	6,818	12,933	19,399	25,498	31,993	37,887	44,711	50,660	56,510	62,587
Beam Rating	81-U-02	82-U-03	83-U-03	83-U-04	84-U-05	85-U-05	85-U-05	84-U-05	84-U-05	84-U-05
Lumens per Watt	112	112	116	113	113	114	114	114	113	117
Beam Rating	70-T	70-T	70-T	70-T	70-T	70-T	70-T	70-T	70-T	70-T
Lumens	7,037	13,730	20,396	27,069	33,840	40,337	47,467	53,783	59,843	66,003
Beam Rating	81-U-01	82-U-03	82-U-03	83-U-03	83-U-04	83-U-04	83-U-04	84-U-05	84-U-05	84-U-05
Lumens per Watt	119	122	123	120	120	121	121	121	120	119
Lumens	6,766	13,182	19,669	25,991	32,200	38,524	45,571	51,524	57,596	63,737
Beam Rating	81-U-02	82-U-02	82-U-03	83-U-04	84-U-05	85-U-05	85-U-05	84-U-05	84-U-05	84-U-05
Lumens per Watt	114	117	118	118	118	118	117	118	117	114
Lumens	6,895	13,476	20,306	26,567	32,917	39,389	46,584	52,783	58,879	65,087
Beam Rating	81-U-02	82-U-03	82-U-03	83-U-04	83-U-05	83-U-05	84-U-05	84-U-05	84-U-05	84-U-05
Lumens per Watt	117	119	121	118	118	118	118	119	119	118
Lumens	6,785	13,268	19,763	26,141	32,387	38,756	45,839	51,935	57,931	64,140
Beam Rating	81-U-02	82-U-03	82-U-03	83-U-05	83-U-05	83-U-05	83-U-05	84-U-05	84-U-05	84-U-05
Lumens per Watt	115	117	119	117	117	117	117	117	115	119
Lumens	6,668	13,088	19,527	25,803	31,969	38,237	45,243	51,264	57,184	63,312
Beam Rating	81-U-02	82-U-03	82-U-04	83-U-04	84-U-05	84-U-05	84-U-05	84-U-05	84-U-05	84-U-05
Lumens per Watt	112	114	116	113	113	113	114	114	113	114
Lumens	6,406	12,911	19,265	25,485	31,598	37,742	44,634	50,973	56,472	62,408
Beam Rating	81-U-02	82-U-03	82-U-03	83-U-04	83-U-04	83-U-04	83-U-04	83-U-04	83-U-04	83-U-04
Lumens per Watt	112	114	116	113	113	113	114	114	113	112
Lumens	6,745	13,180	19,668	25,985	32,197	38,529	45,564	51,727	57,990	63,761
Beam Rating	81-U-02	82-U-03	82-U-04	83-U-05	83-U-05	83-U-05	83-U-05	84-U-05	84-U-05	84-U-05
Lumens per Watt	114	117	118	118	118	118	117	118	115	114
Lumens	6,468	13,234	19,546	25,840	32,109	38,368	45,293	51,425	57,427	63,635
Beam Rating	81-U-03	81-U-03	81-U-03	82-U-05	83-U-05	83-U-05	83-U-05	83-U-05	83-U-05	83-U-05
Lumens per Watt	109	111	113	110	110	110	111	110	109	109
Lumens	6,357	13,096	20,285	26,803	32,209	37,740	44,997	53,250	59,451	65,767
Beam Rating	81-U-01	83-U-02	84-U-02	84-U-02	84-U-02	84-U-03	85-U-03	85-U-04	85-U-04	85-U-04
Lumens per Watt	111	113	115	112	112	112	113	113	112	111
Lumens	7,085	13,845	20,686	27,295	33,821	40,471	47,861	54,231	60,494	66,978
Beam Rating	81-U-01	84-U-02	84-U-02	85-U-03	85-U-04	85-U-04	85-U-04	85-U-05	85-U-05	85-U-05
Lumens per Watt	120	123	124	121	121	122	122	122	121	120
Lumens	7,023	13,881	20,714	27,349	33,910	40,580	47,990	54,377	60,655	67,156
Beam Rating	81-U-02	84-U-02	85-U-03	85-U-04	85-U-04	85-U-04	85-U-04	85-U-05	85-U-05	85-U-05
Lumens per Watt	120	123	124	122	122	122	122	122	120	120
Lumens	5,928	11,882	17,282	22,835	28,293	33,853	40,548	46,836	52,606	58,550
Beam Rating	81-U-02	82-U-03	82-U-04	83-U-05	83-U-05	83-U-05	83-U-05	83-U-05	83-U-05	84-U-05
Lumens per Watt	100	102	104	101	101	102	102	102	101	100
Lumens	6,895	13,471	20,302	26,560	32,910	39,381	46,571	52,770	58,864	65,172
Beam Rating	81-U-01	83-U-02	83-U-02	84-U-02	84-U-02	84-U-02	84-U-02	84-U-02	84-U-02	84-U-02
Lumens per Watt	117	119	121	118	118	118	119	119	119	117
Lumens	6,919	13,321	20,376	26,657	33,028	39,525	46,741	52,961	59,078	65,409
Beam Rating	81-U-01	82-U-02	82-U-02	83-U-03	83-U-03	83-U-03	83-U-03	84-U-04	84-U-04	84-U-04
Lumens per Watt	117	120	122	118	118	119	119	119	118	117

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 BE 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
L-2.00	OVERALL LANDSCAPE PLAN
L-2.01	LANDSCAPE PLAN ENLARGEMENT 1
L-2.02	LANDSCAPE PLAN ENLARGEMENT 2
L-2.03	LANDSCAPE PLAN ENLARGEMENT 3
L-2.04	LANDSCAPE PLAN ENLARGEMENT 4
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

Response: Revcloud added to all amended sheets.

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.



Know what's **below**.
Call before you dig.

FILE NO. PLAN-STATION 60-SP-LAND		DATE: 10/26/2022	STATION 60		Kimley»Horn	
PROJECT NO. 096888020		DESIGNED BY: CR	E. COLFAX AVE & N. AIRPORT BLVD INFRASTRUCTURE SITE PLAN LANDSCAPE NOTES & TABLES			△
		DRAWN BY: CR				
		CHECKED BY: SW				
SHEET NO.						
L-1.00						

P:\Trolley Station - 0690-01-2388\Drawings\Submittals\ISP\PLAN-STATION 60-ISP-LAND.dwg Chris Rink 7/28/2023 1:17 PM

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.
096888020

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

© KIMLEY-HORN AND ASSOCIATES, INC.
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 https://www.peml.com 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 https://www.keystoneridgedesigns.com/ 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 https://www.belson.com/ 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-SP-LAND		DATE: 10/26/2022		STATION 60 E. COLFAX AVE & N. AIRPORT BLVD INFRASTRUCTURE SITE PLAN MATERIAL SCHEDULE				<div>Kimley»Horn</div> <div>© KIMLEY-HORN AND ASSOCIATES, INC. 1001 EAST 10TH AVENUE, SUITE 200 DENVER, COLORADO 80202 (303) 733-6300</div> <div>△</div>								
PROJECT NO. 096888020	DESIGNED BY: CR											SIGNAGE ADDED, AMENITIES REVISED				
	DRAWN BY: CR											1 MYLAR AMENDMENT NO.1				
SHEET NO. L-1.02		CHECKED BY: SW			NO.			REVISION			BY			DATE		

P:\Trolley Station - 0690-01-2388\Drawings\Submittals\ISP\PLAN-STATION 60-ISP-LAND.dwg Chris Rink 7/28/2023 1:17 PM

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	GLEDTISIA 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.
GL SH	9	GLEDTISIA 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.



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) 733-2200

SIGNAGE ADDED, AMENITIES REVISED

MYLAR AMENDMENT NO.1

REVISION

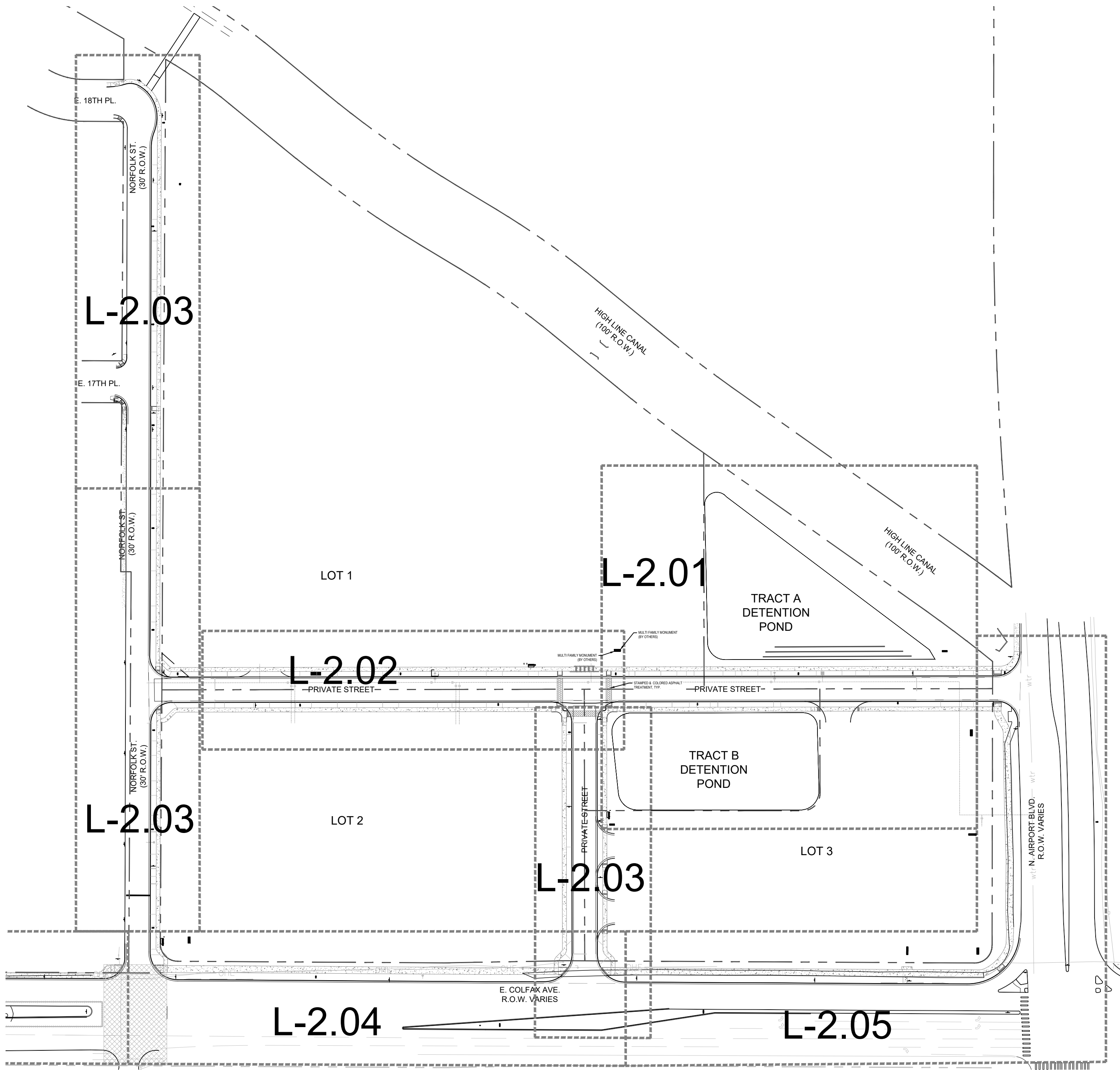
NO.

BY


DATE

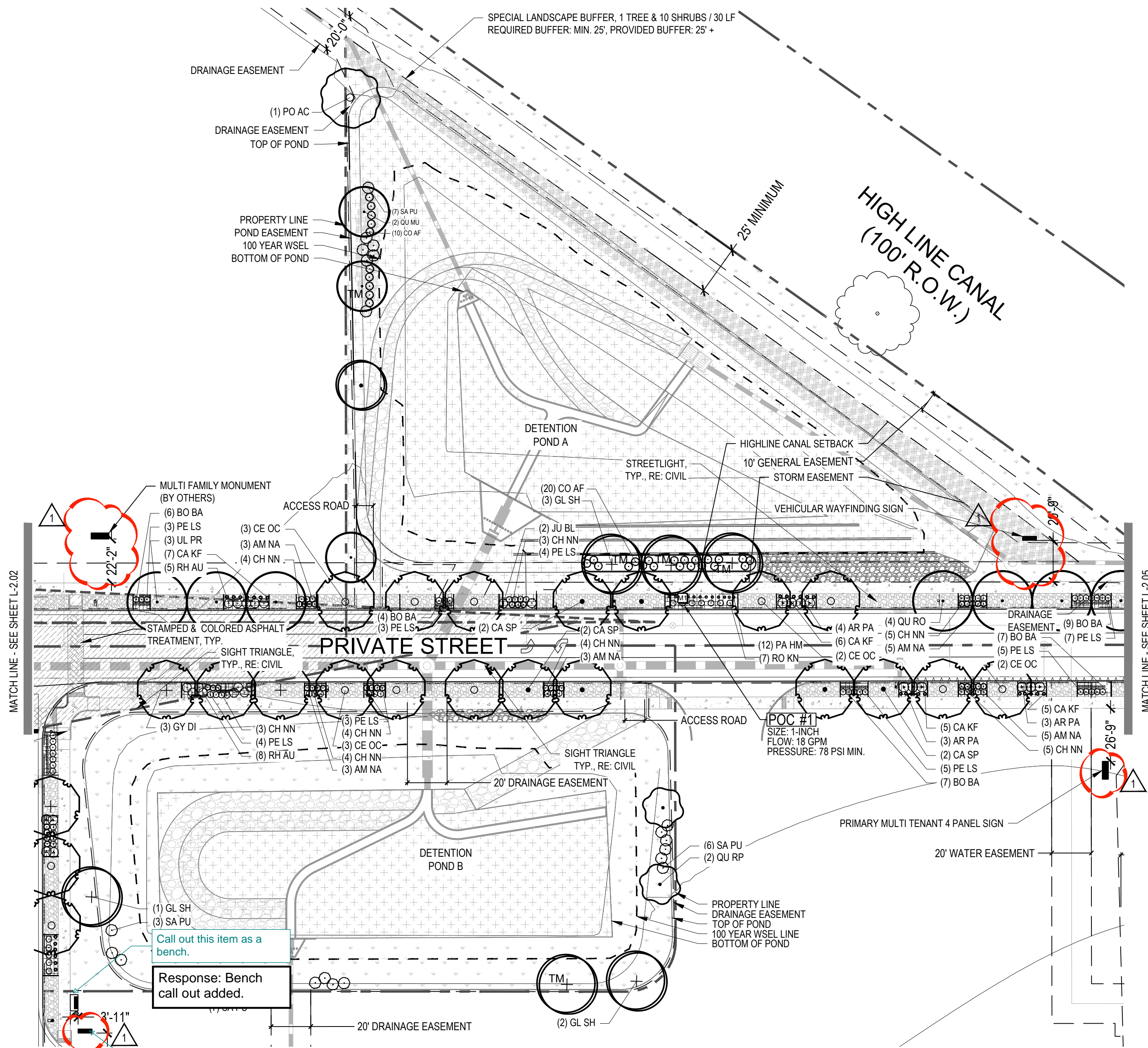
SAM

APPR

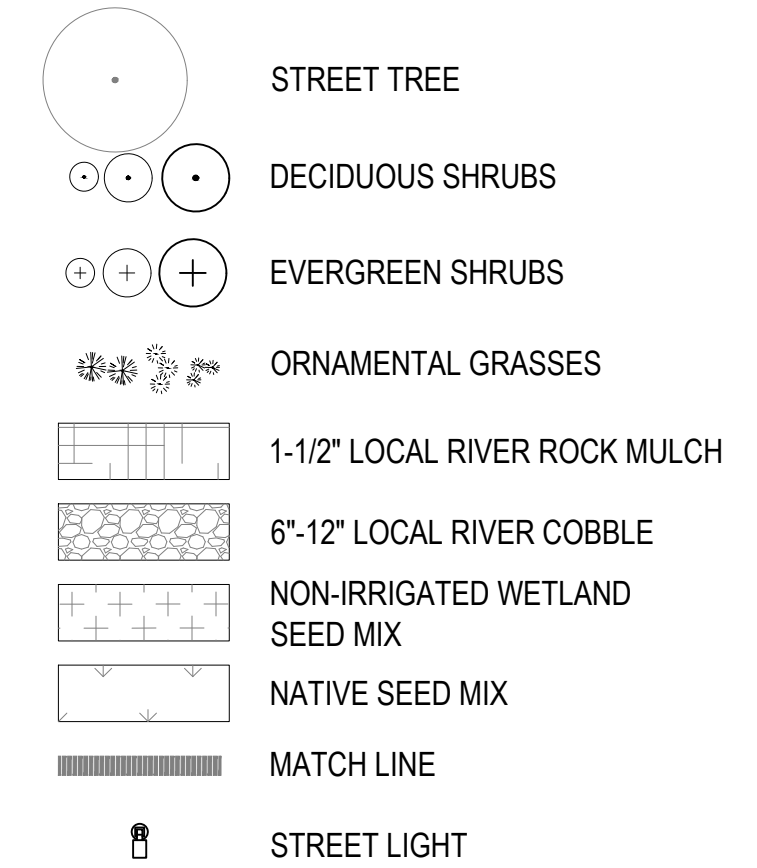


Know what's below.
Call before you dig.

FILE NO. PLAN-STATION 60-ISP-LAND		DATE: 10/26/2022	STATION 60 E. COLFAX AVE & N. AIRPORT BLVD INFRASTRUCTURE SITE PLAN		 Kimley»Horn © KIMLEY-HORN AND ASSOCIATES, INC. 1000 N. AIRPORT BLVD., SUITE 200 DENVER, COLORADO 80202 (303) 733-2888				
PROJECT NO. 09688020		DESIGNED BY: CR		2		SIGNAGE ADDED, AMENITIES REVISED	CR	07/26/23	
		DRAWN BY: CR		1		MYLAR AMENDMENT NO.1	SAM	01/20/23	SAM
SHEET NO. L-2.00		CHECKED BY: SW	OVERALL LANDSCAPE PLAN		NO.	REVISION	BY	DATE	APPR



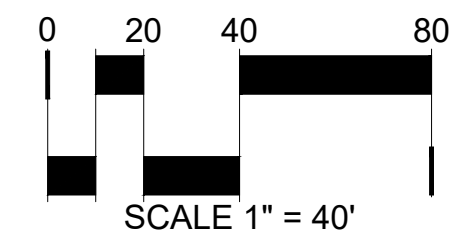
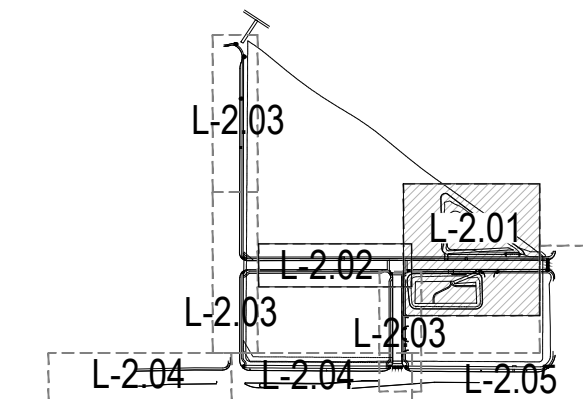
LEGEND



NOTES:

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

KEY MAP



Kimley»Horn
CONSULTING ENGINEERS
1000 N. GARDEN AVENUE, SUITE 200
DENVER, COLORADO 80202 (303) 733-4200

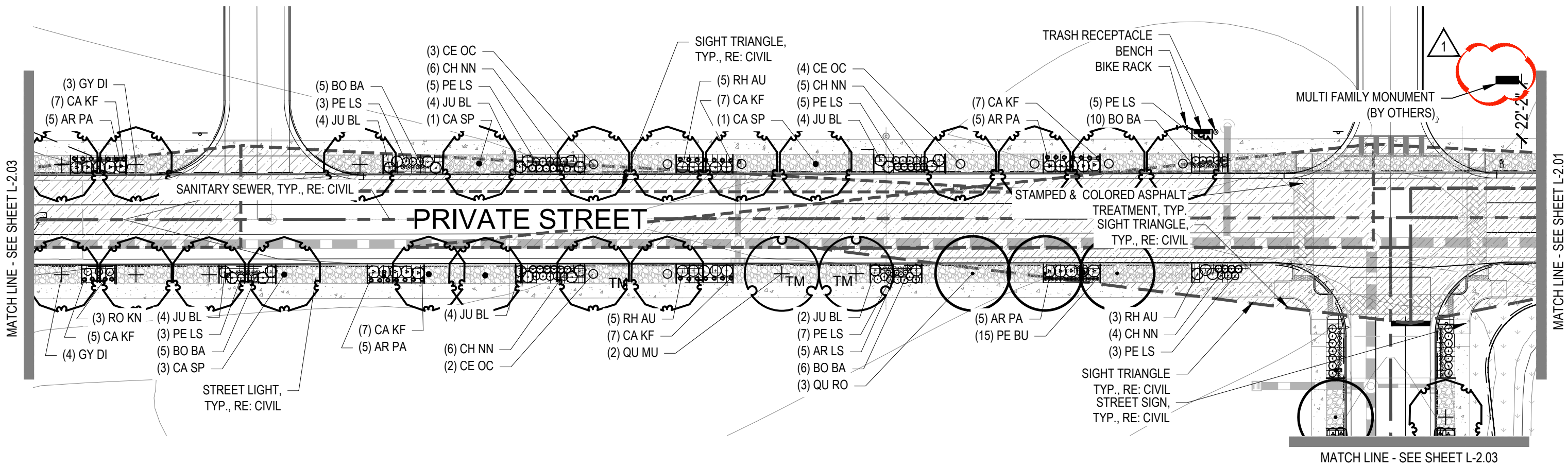
STATION 60
E. COLFAX AVE & N. AIRPORT BLVD
INFRASTRUCTURE SITE PLAN
LANDSCAPE ENLARGEMENT 1

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
1	NO.	01/20/23	SAM
2	CR	07/26/23	SAM
SIGNAGE ADDED, AMENITIES REVISED			

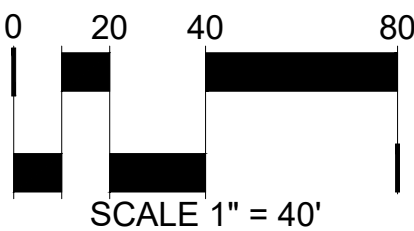
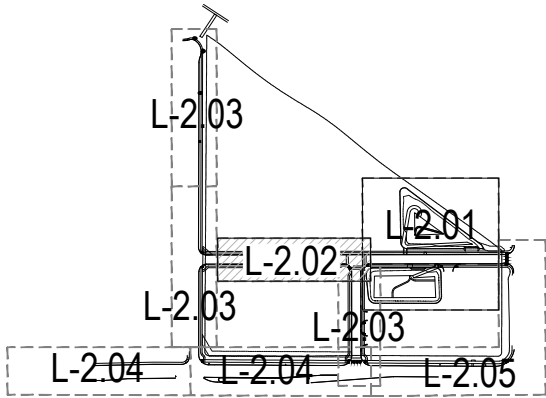


LEGEND

- 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
- MATCH LINE
- STREET LIGHT

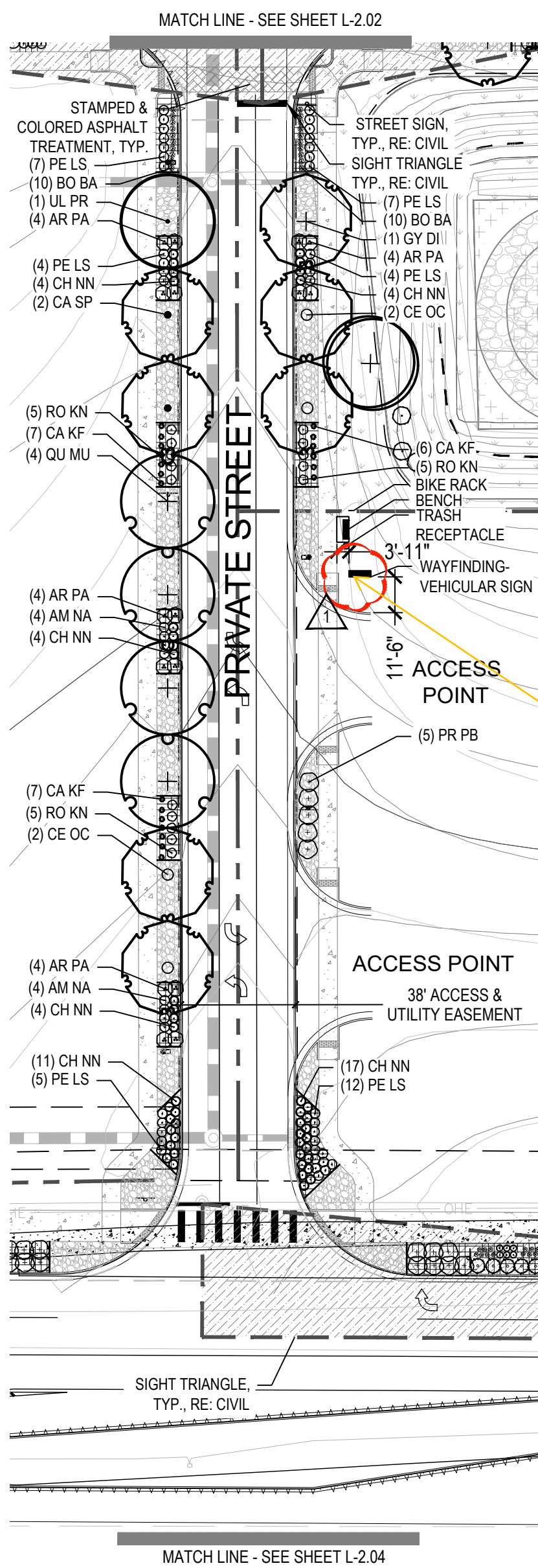
NOTES:
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

KEY MAP



STATION 60		DATE: 10/26/2022																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				</	
------------	--	------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----	--

Kimley»Horn
© 2023 KIMLEY-HORN, INC. ALL RIGHTS RESERVED.
KIMLEY-HORN, INC. 1000 N. 10TH AVE., SUITE 200
DENVER, COLORADO 80202 (303) 733-2300



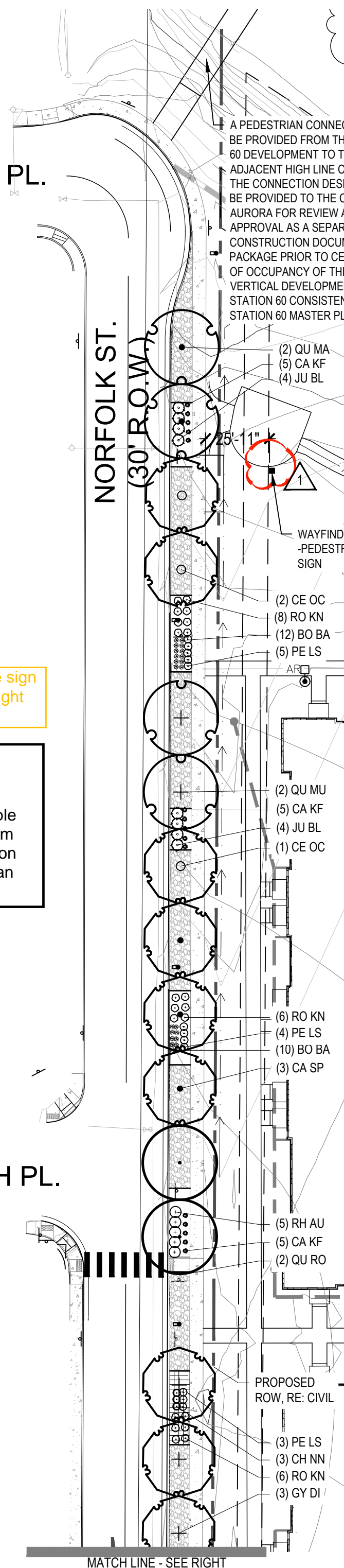
E. 18TH PL.

Verify that the sign is not in the sight triangle

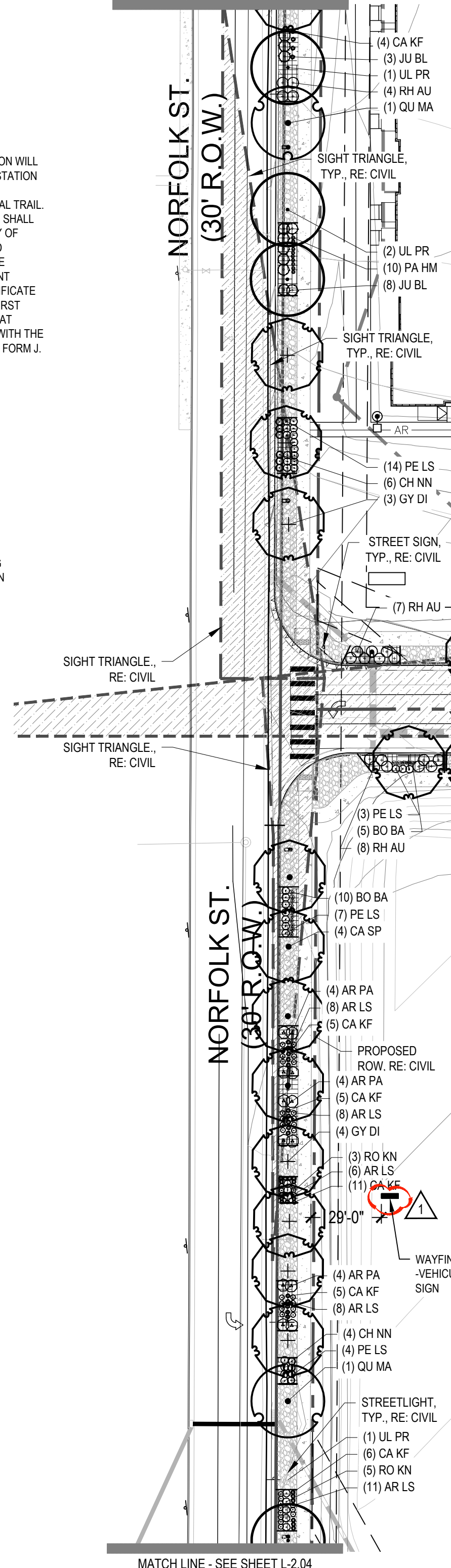
Response:
Location is adjusted to maintain ample clearance from the intersection and pedestrian sight triangle.

E. 17TH PL.

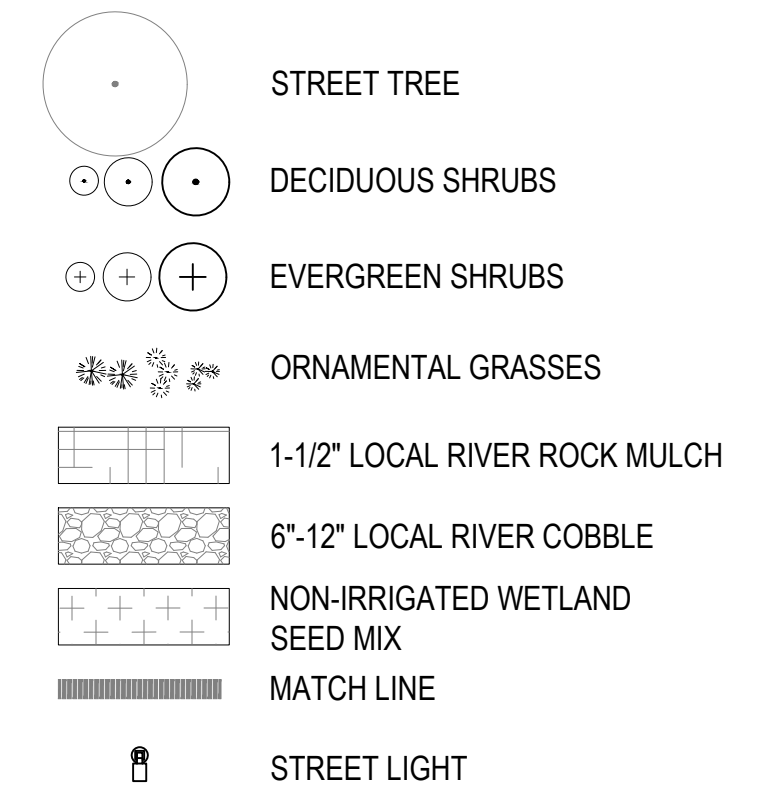
A PEDESTRIAN CONNECTION WILL BE PROVIDED FROM THE STATION 60 DEVELOPMENT TO THE ADJACENT HIGH LINE CANAL TRAIL. THE CONNECTION DESIGN SHALL BE PROVIDED TO THE CITY OF AURORA FOR REVIEW AND APPROVAL AS A SEPARATE CONSTRUCTION DOCUMENT PACKAGE PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FIRST VERTICAL DEVELOPMENT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



MATCH LINE - SEE LEFT



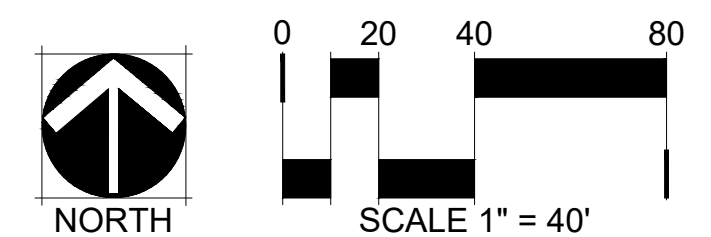
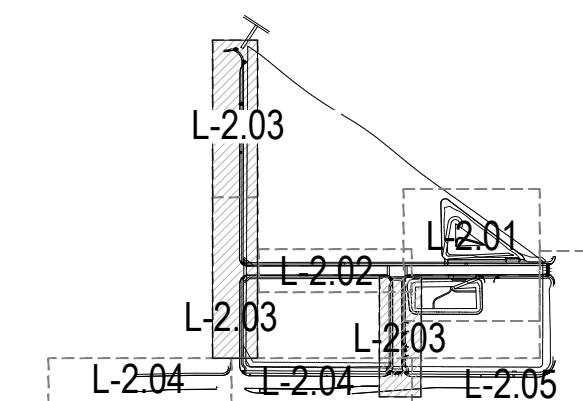
LEGEND




NOTES:

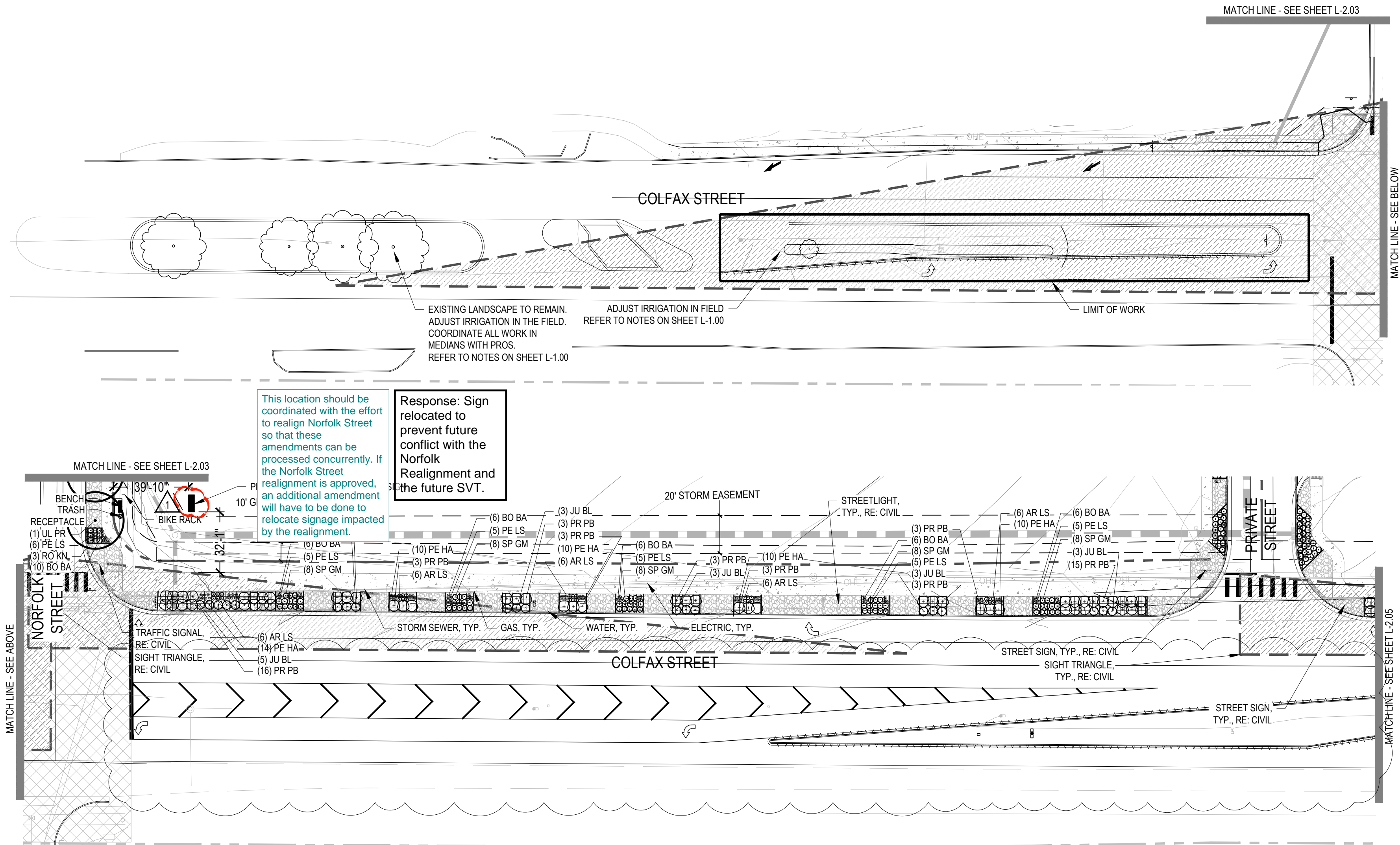
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

KEY MAP



FILE NO. 60-ISP-LAND		DATE: 10/26/2022	DESIGNED BY: CR	
PROJECT NO. 096888020			DRAWN BY: CR	
SHEET NO. L-2.03			CHECKED BY: SW	
STATION 60 E. COLFAX AVE & N. AIRPORT BLVD INFRASTRUCTURE SITE PLAN LANDSCAPE ENLARGEMENT 3				
 © KIMLEY-HORN AND ASSOCIATES, INC. 4005 South Taylor Street, Suite 1000 Denver, Colorado 80237 (303) 755-1300				
			2	SIGNAGE ADDED, AMENITIES REVISED
			1	MYLAR AMENDMENT NO.1
			NO.	REVISION
			BY	DATE
				07/26/23
				01/20/23
				SAM
				APPR

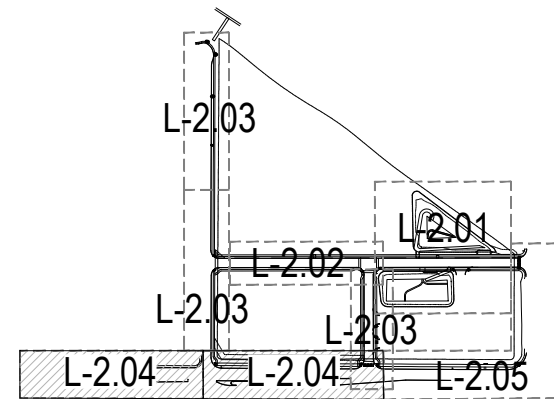
P:\Trolley Station - 0690-01-2388\Drawings\Submittals\ISP\PLAN-STATION 60-ISP-LAND.dwg Chris Rink 7/28/2023 1:17 PM



LEGEND

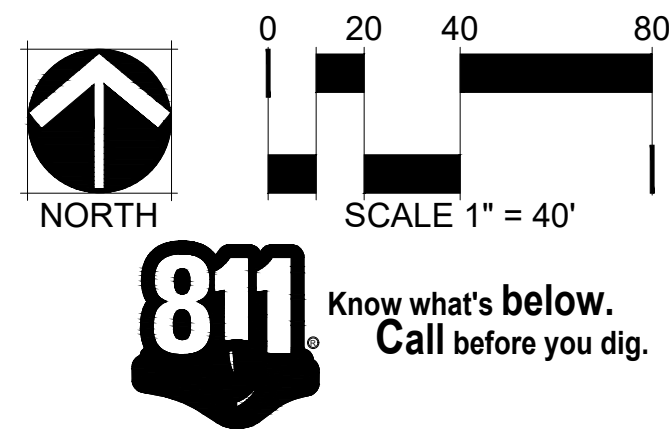
- STREET TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- 1-1/2" LOCAL RIVER ROCK MULCH
- 6"-12" LOCAL RIVER COBBLE
- MATCH LINE

KEY MAP



NOTES:

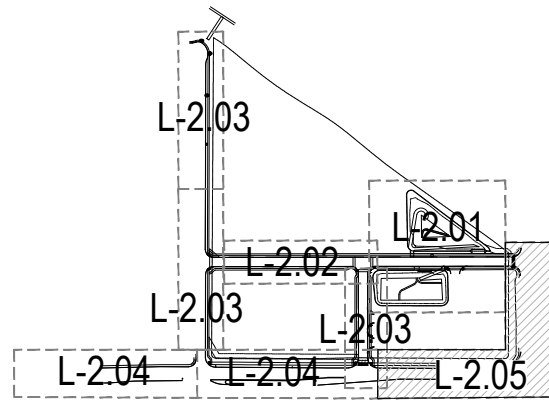
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10



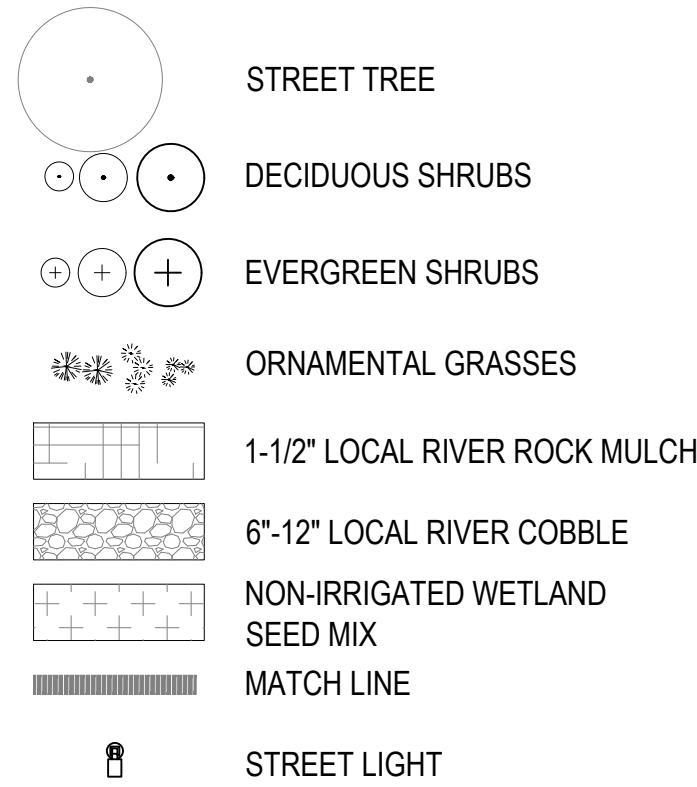
FILE NO. PLAN-STATION 60-ISP-LAND	DATE: 10/26/2022	DESIGNED BY: CR	10/26/23	CR	07/26/23	SAM
PROJECT NO. 09688020	DRAWN BY: CR	CHECKED BY: SW	01/20/23	BY	DATE	APPR
SHEET NO. L-2.04	STATION 60 E. COLFAX AVE & N. AIRPORT BLVD INFRASTRUCTURE SITE PLAN LANDSCAPE ENLARGEMENT 4					
SIGNAGE ADDED, AMENITIES REVISED			2	1	NO.	REVISION
MYLAR AMENDMENT NO.1			1	1	NO.	REVISION

Kimley»Horn
© 2023 KIMLEY-HORN, INC.
ALL RIGHTS RESERVED
KIMLEY-HORN, INC.
1000 N. GARDEN AVENUE, SUITE 200
DENVER, COLORADO 80202 (303) 733-2200

KEY MAP



LEGEND



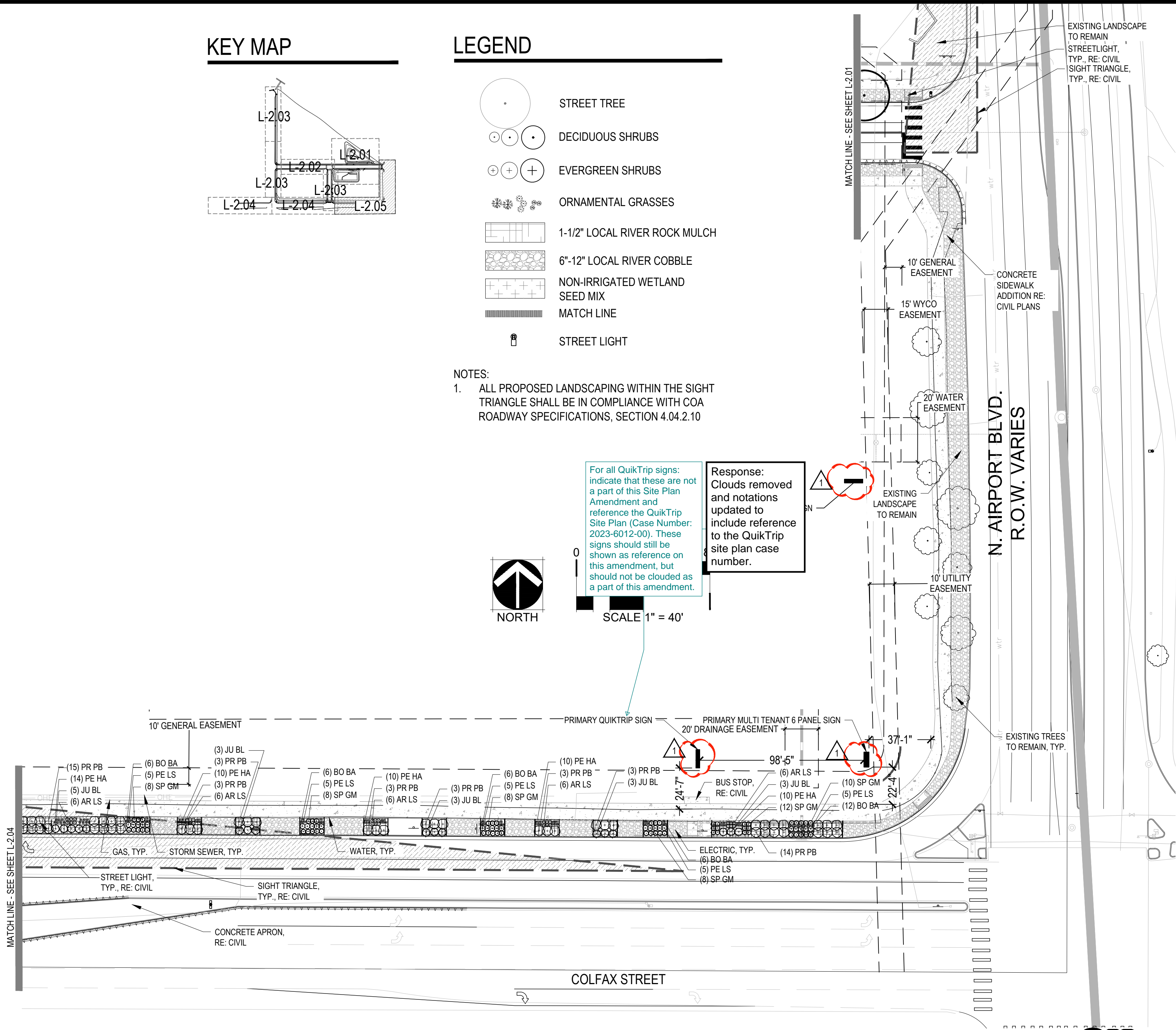
- NOTES:
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10



SCALE 1" = 40'

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.

Response:
Clouds removed
and notations
updated to
include reference
to the QuikTrip
site plan case
number.



Kimley»Horn
© 2023 KIMLEY-HORN, INC.
ALL RIGHTS RESERVED
KIMLEY-HORN, INC.
1000 N. GARDEN AVENUE, SUITE 200
DENVER, COLORADO 80202 (303) 733-2200

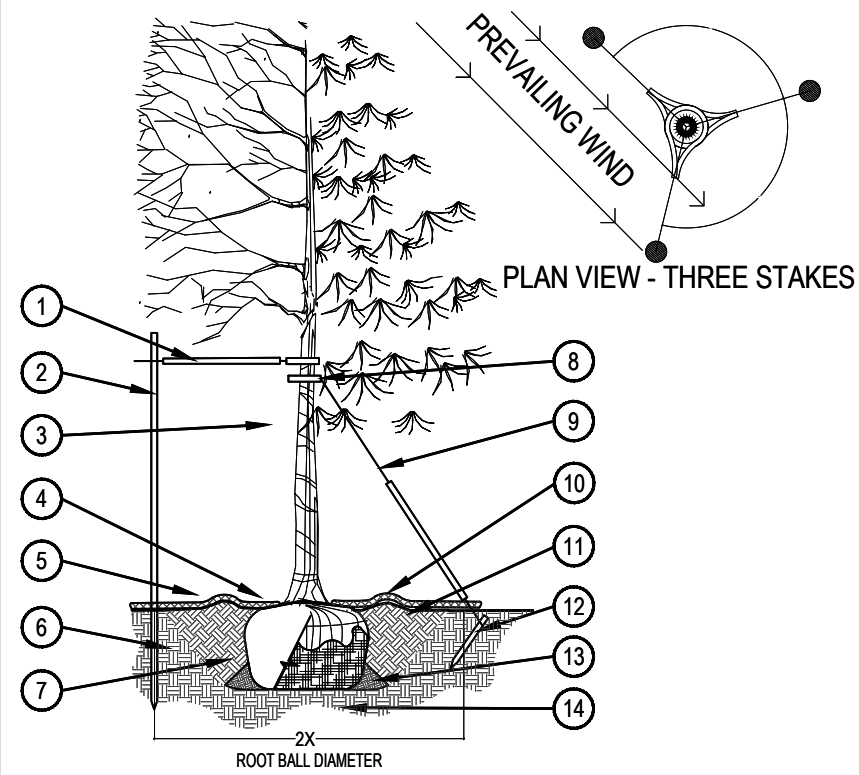
STATION 60
E. COLFAX AVE & N. AIRPORT BLVD
INFRASTRUCTURE SITE PLAN
LANDSCAPE ENLARGEMENT 5

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-2.05

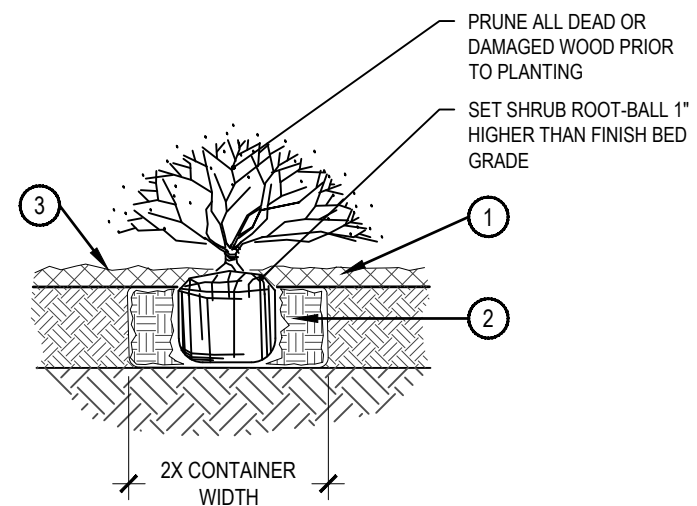
2	SIGNAGE ADDED, AMENITIES REVISED	CR	07/26/23		
1	MYLAR AMENDMENT NO.1	SAM	01/20/23	BY	DATE
NO.	REVISION				APPR



1 TREE PLANTING DETAIL

- PRUNING NOTES:**
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 2. 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:**
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1.1 1- $\frac{1}{2}$ " CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 1.2 1- $\frac{1}{2}$ " - 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)
 - 1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
 2. 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- $\frac{1}{2}$ " OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

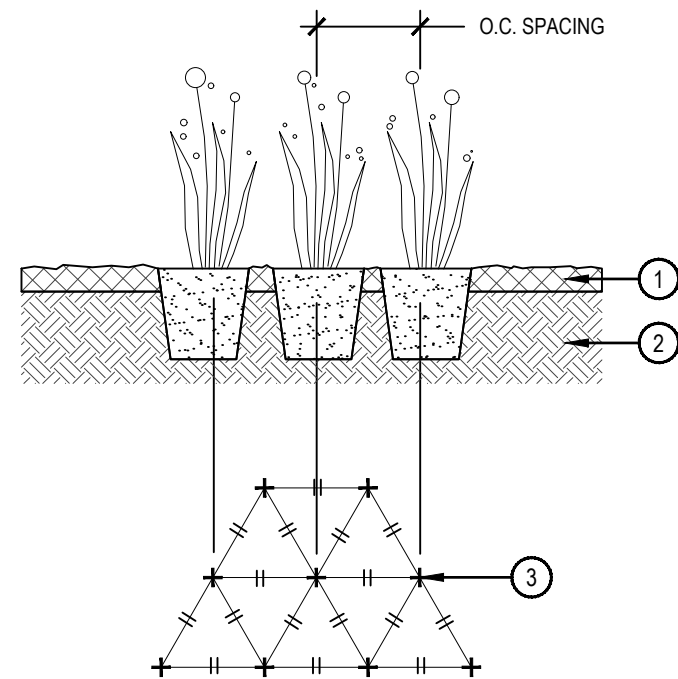
1. PLACE MIN. 2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
2. 6 IN. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, (DECIDUOUS ONLY)
4. PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
5. 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).
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE.
7. REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
12. 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.



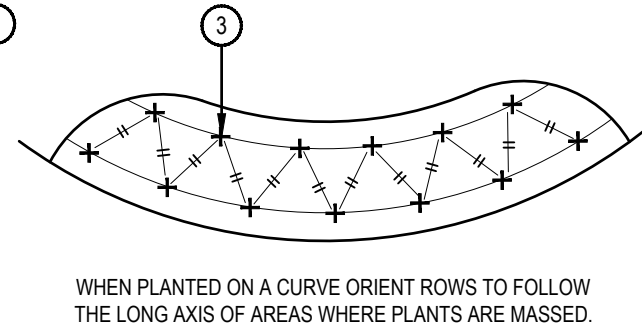
- ① SPECIFIED MULCH
- ② AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
- ③ FINISH GRADE (TOP OF MULCH)

NOTE:

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

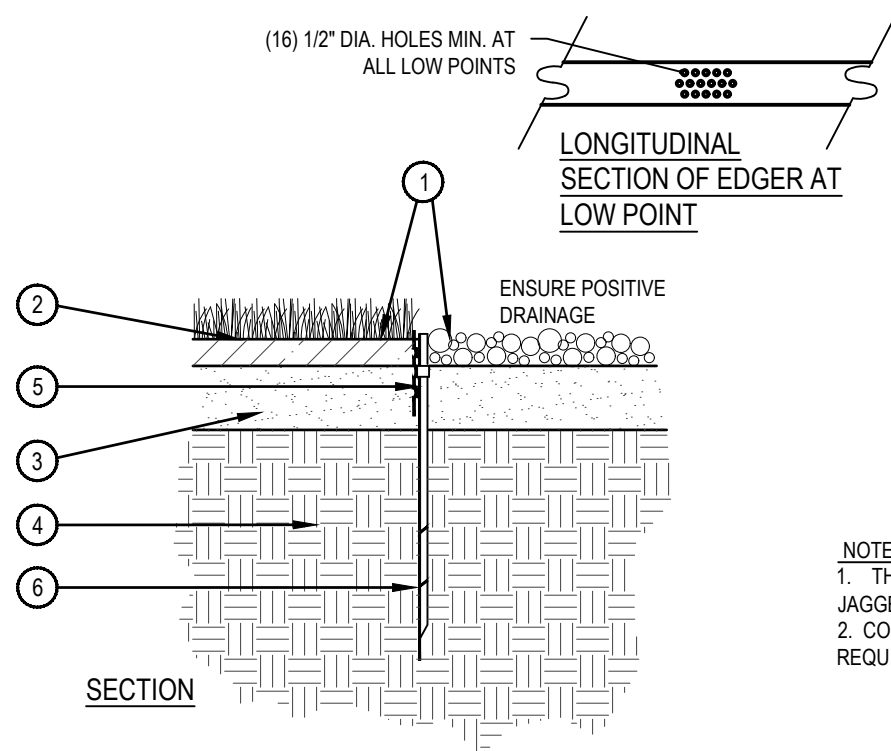


- ① SPECIFIED MULCH
- ② AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- ③ CENTER OF PLANT



2 SHRUB PLANTING

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



- ① FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
- ② TURF THATCH
- ③ AMENDED SOIL PER SPECIFICATIONS
- ④ SUBGRADE
- ⑤ 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
- ⑥ EDGER STAKE

NOTES:


1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

4 STEEL EDGER DETAIL

SCALE: 1" = 1'-0"

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

FILE NO. PLAN-STATION 60-ISP-LAND		DATE: 10/26/2022	STATION 60 E. COLFAX AVE & N. AIRPORT BLVD INFRASTRUCTURE SITE PLAN LANDSCAPE DETAILS					<div><p>© KIMLEY-HORN AND ASSOCIATES, INC. 4001 West Valley Street, Suite 100 Durham, Colorado 80027 (303) 232-2200</p></div>									
PROJECT NO. 096888020			DESIGNED BY: CR	CR				2		SIGNAGE ADDED, AMENITIES REVISED		CR	07/26/23				
			DRAWN BY: CR					1		MYLAR AMENDMENT NO.1		SAM	01/20/23		SAM		
SHEET NO. L-3.00			CHECKED BY: SW					NO.		REVISION		BY	DATE		APPR		



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



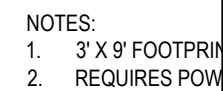
NOTE:
MOUNT AND INSTALL PER
MANUFACTURER'S SPECIFICATIONS

NTS

SCALE: N.T.S.

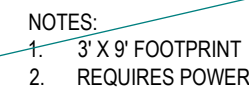
NTS

SCALE: N.T.S.



Response: Table added to include maximum sign area for each sign type, and the total area covered. Additional information has been included to note the materials, illumination, and sidedness.

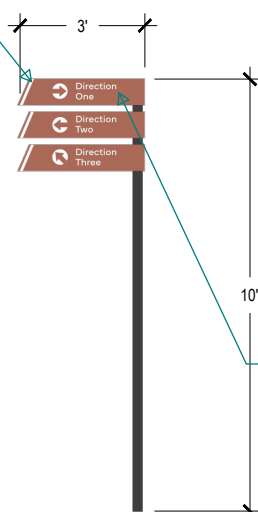
SCALE: N.T.S.



Response: Note added stating "Monochromatic branding is permitted."

Response: The proposed signs are designed to align with the approved branding package and remain consistent with the intent of the master plan. As such, masonry is not intended to be utilized.

SCALE: N.T.S

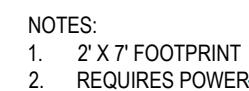


Response: Note added.

Response: All signs have been updated so the base matches the width of the monument.

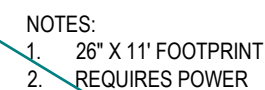
Response: The proposed signs are designed to align with the approved branding package. The wayfinding panels match the intent of the overall approved brand.

: N.T.S.



Response: Note added.

SCALE: N.T.S



Response: QT sign removed from set.

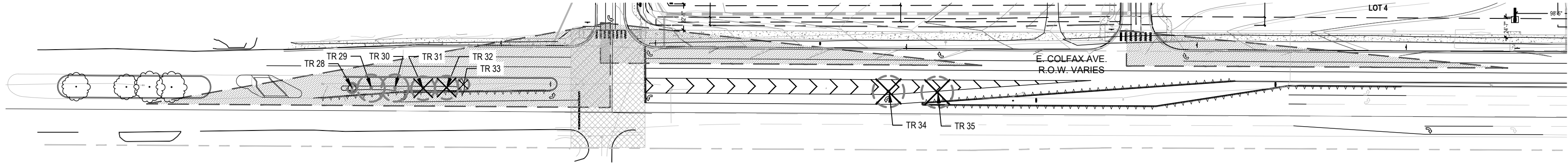
SCALE: N.T.S.

Response: Note added where applicable. The vehicular wayfinding sign shall include reflective paneling and will not require illumination.



Kimley»Horn
© KIMLEY-HORN AND ASSOCIATES, INC.

P:\Trolley Station - 0690-01-2388\Drawings\Submittals\ISP\PLAN-STATION 60-ISP-LAND.dwg 7/28/2023 1:18 PM Chris Rink



TREE INVENTORY

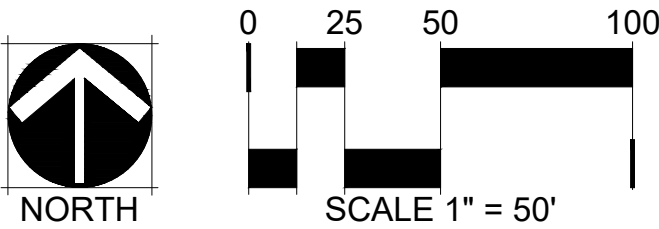
Species	Size dbh in.	sq. in.	unit cost	BTC *	species rating	condition points	condition rating	location rating	Mitigation inches	Appraised value	Issues, concerns and comments
East Colfax from West to East.											
Norway maple	6.0	28.26	78.41	2216	75%	20	63%	60%	3.8	\$ 623	Major sunscald wound ground 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

© 2022 KIMLEY-HORN, INC. ALL RIGHTS RESERVED. 1001 E. COLFAX AVE., SUITE 200, DENVER, CO 80202 (303) 733-8800

SIGNAGE ADDED, AMENITIES REVISED

CR

07/26/23

MYLAR AMENDMENT NO.1

SAM

01/20/23

REVISION

BY

DATE

NO.

APPR