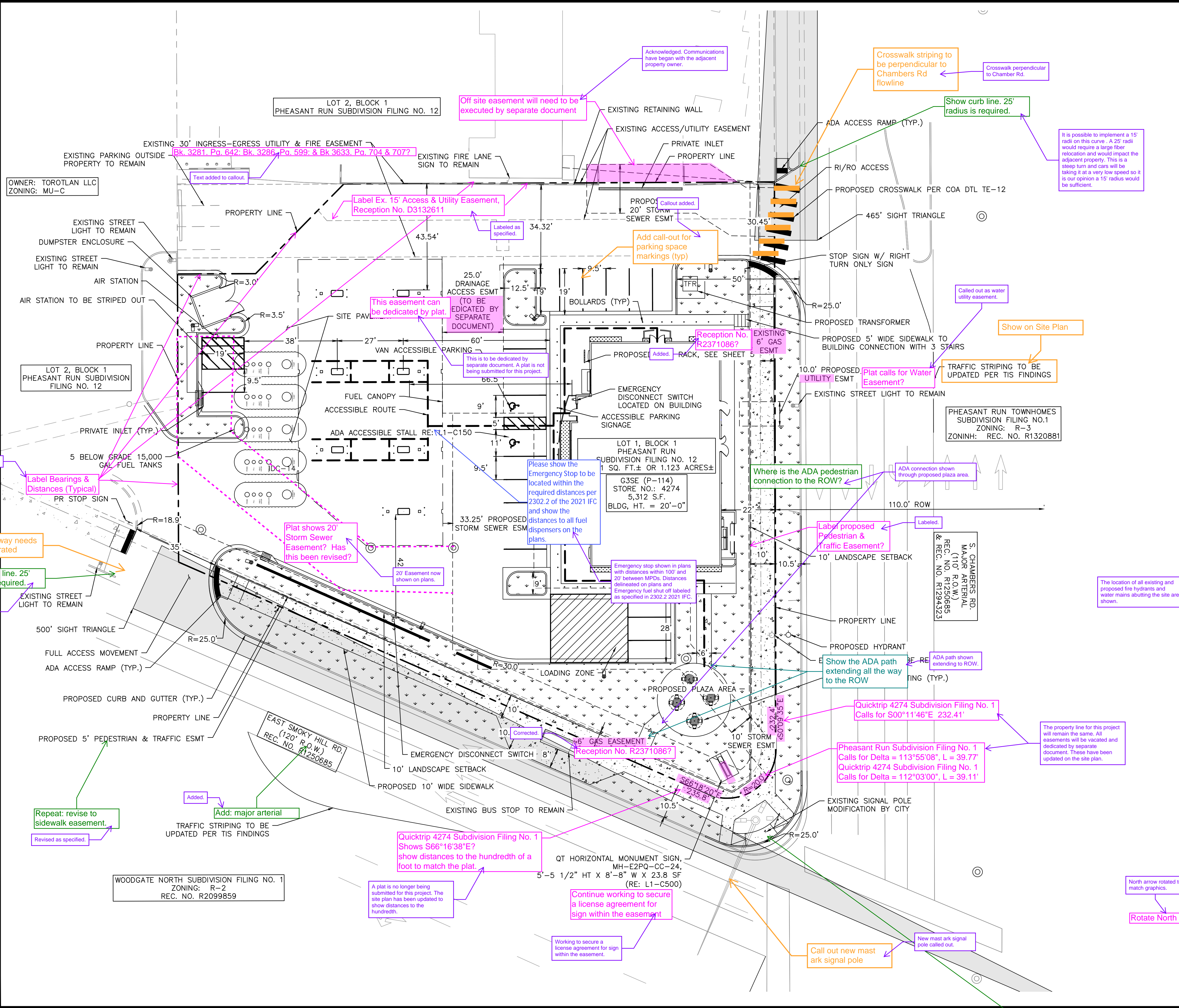


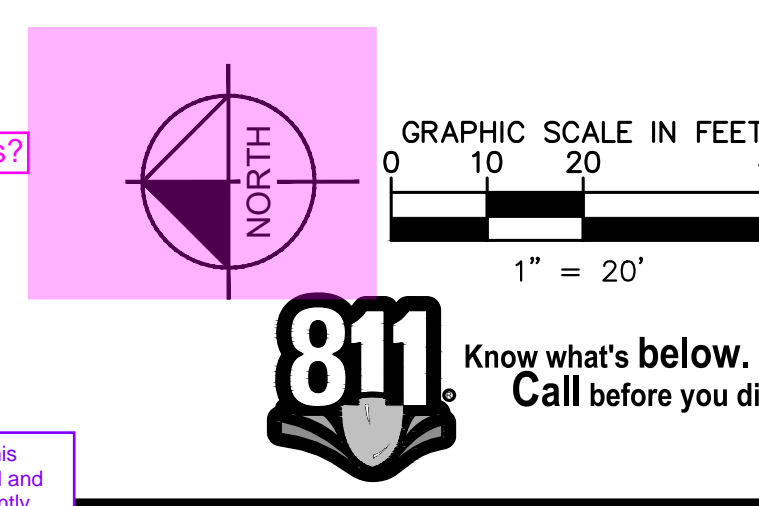
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- LEGEND**
- EXISTING PROPERTY LINE
 - EASEMENT LINE
 - PROPOSED SITE LIGHT
 - EXISTING SITE LIGHT
 - PROPOSED STORM DRAINAGE INLET
 - PROPOSED LANDSCAPE
 - PROPOSED SIDEWALK
 - EXISTING SIDEWALK
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - PROPOSED ACCESSIBLE ROUTE
 - STORM MANHOLE
 - SANITARY MANHOLE

Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400' or the next existing fire hydrant) outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.

- NOTES**
- THESE PLANS ARE NOT FOR CONSTRUCTION. PUBLIC IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED PRIOR TO THE COMMENCEMENT OF BUSINESS OPERATIONS.
 - THE EXISTING STREETLIGHTS ALONG BOTH SMOKY HILL ROAD AND CHAMBERS ROAD SHALL BE EVALUATED FOR CONFORMANCE WITH THE MOST CURRENT PHOTOMETRIC REQUIREMENTS FROM THE ROADWAY MANUAL WITH THE CIVIL PLANS. ADDITIONAL LIGHT MAY BE REQUIRED TO COMPLY WITH CURRENT PHOTOMETRIC REQUIREMENTS.



Kimley»Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, CO 80111 (303) 228-2300

DESIGNED BY: MGK
DRAWN BY: MGK
CHECKED BY: DNP
DATE: 5/1/2024

QUIKTRIP 4274
E SMOKY HILL RD & S CHAMBERS RD
SITE PLAN
COUNTY OF ARAPAHOE, STATE OF COLORADO
MASTER SITE PLAN

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

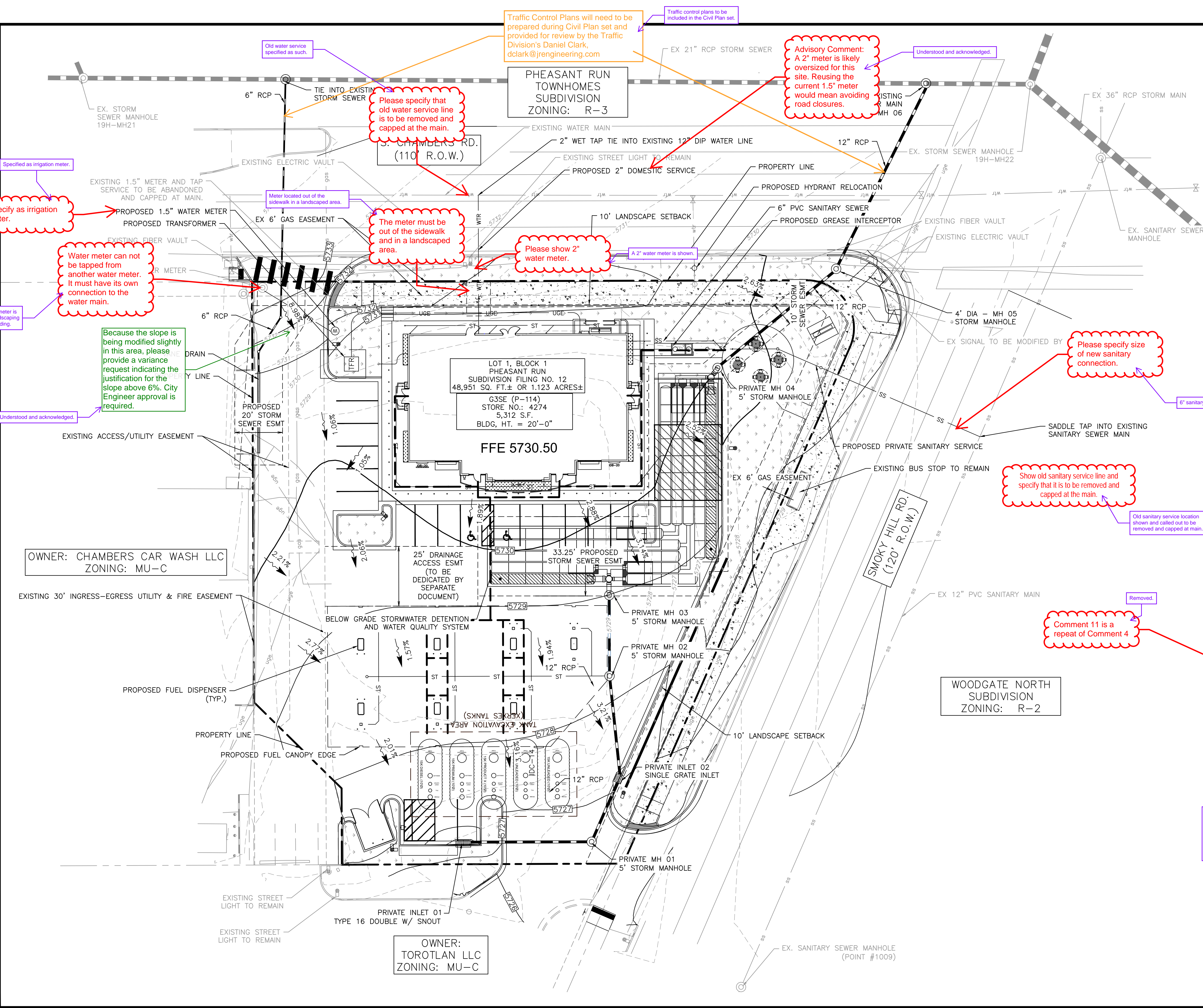
PROJECT NO.
096888040

DRAWING NAME

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Kimley-Horn and Associates, Inc.
4274 Quiktrip Rd., Suite 100, Arapahoe, CO 80007
Tel: 303.440.8800
Fax: 303.440.8801
www.kimley-horn.com



LEGEND

- SITE PROPERTY LINE
- WTR — PROPOSED WATER LINE
- SS — PROPOSED SSWR LINE
- PROPOSED STORM SEWER
- PROPOSED CONTOUR
- - - EXISTING CONTOUR
- ⬤ PROPOSED SITE LIGHT
- ⬤ PROPOSED STORM DRAINAGE INLET
- ⊙ PROPOSED STORM MANHOLE
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ PROPOSED WATER METER
- ⊙ EX. GATE VALVE
- - - ACCESSIBLE ROUTE

- ### 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. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY PROPERTY OWNER.
 5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN POSSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
 6. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF THE PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
 7. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
 8. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
 9. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
 10. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
 11. ~~ALL PROPOSED STORM INFRASTRUCTURE IS PRIVATE UNLESS STATED OTHERWISE.~~
 12. ~~ALL PROPOSED PAVEMENT MATERIAL IS TO BE DETERMINED DURING THE TIME OF CONSTRUCTION BY THE CONTRACTOR.~~

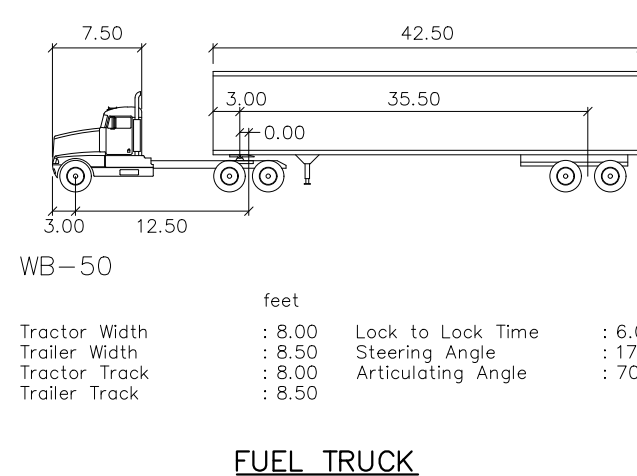
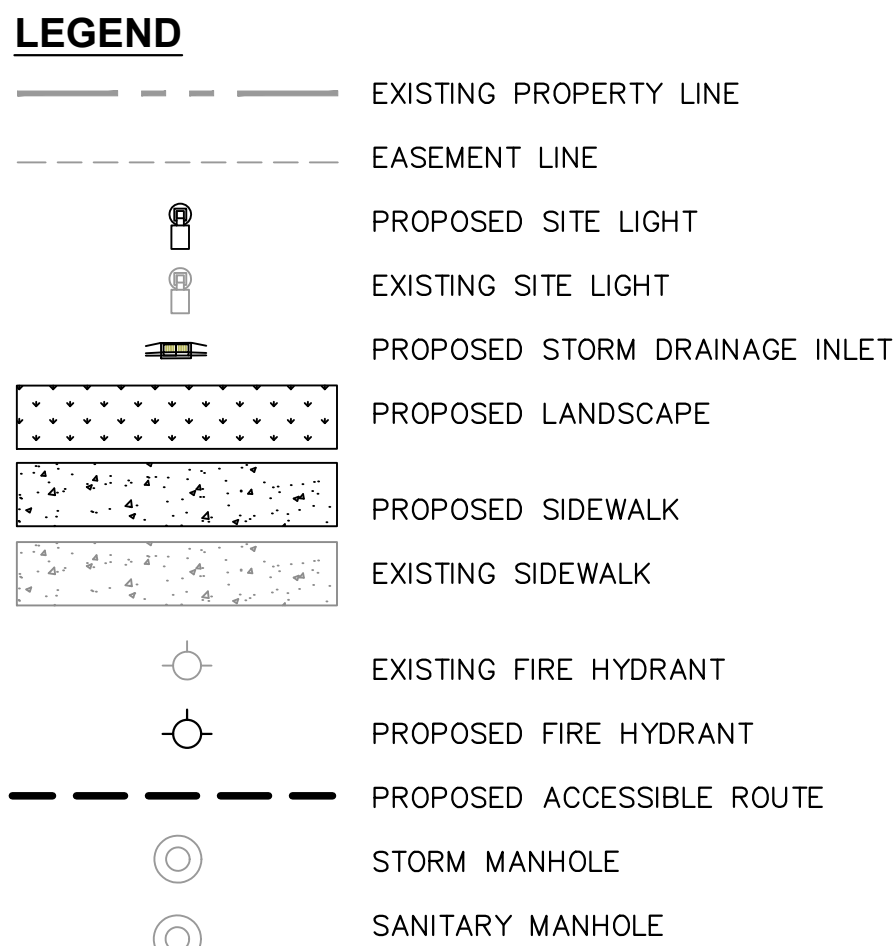
The determination between areas that will be asphalt or concrete is required with the site plan. Please identify the types on the plans. Detailed information regarding the depths, etc. will be reviewed/approved on the civil plans.

Detailed information including pavement type is to be determined during the time of final construction documents. Minimum slopes as required for concrete and asphalt will be demonstrated in final construction documents.

GRAPHIC SCALE IN FEET
0 10 20 40
1" = 20'

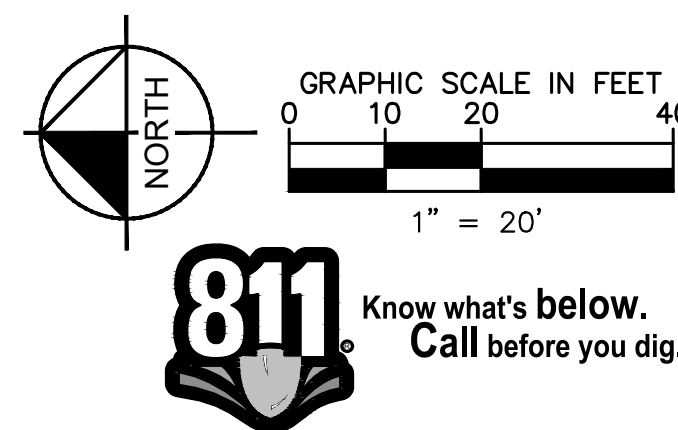
811 Know what's below. Call before you dig.

Kimley»Horn 2023 KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, CO 80111 (303) 228-2300	
DESIGNED BY: MGK DRAWN BY: MGK CHECKED BY: DNP DATE: 5/1/2024	QUIKTRIP 4274 E. SMOKY HILL RD & S. CHAMBERS RD SITE PLAN COUNTY OF ARAPAHOE, STATE OF COLORADO GRADING & UTILITY PLAN
FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley»Horn Kimley-Horn and Associates, Inc.	
PROJECT NO. 096888040	DRAWING NAME
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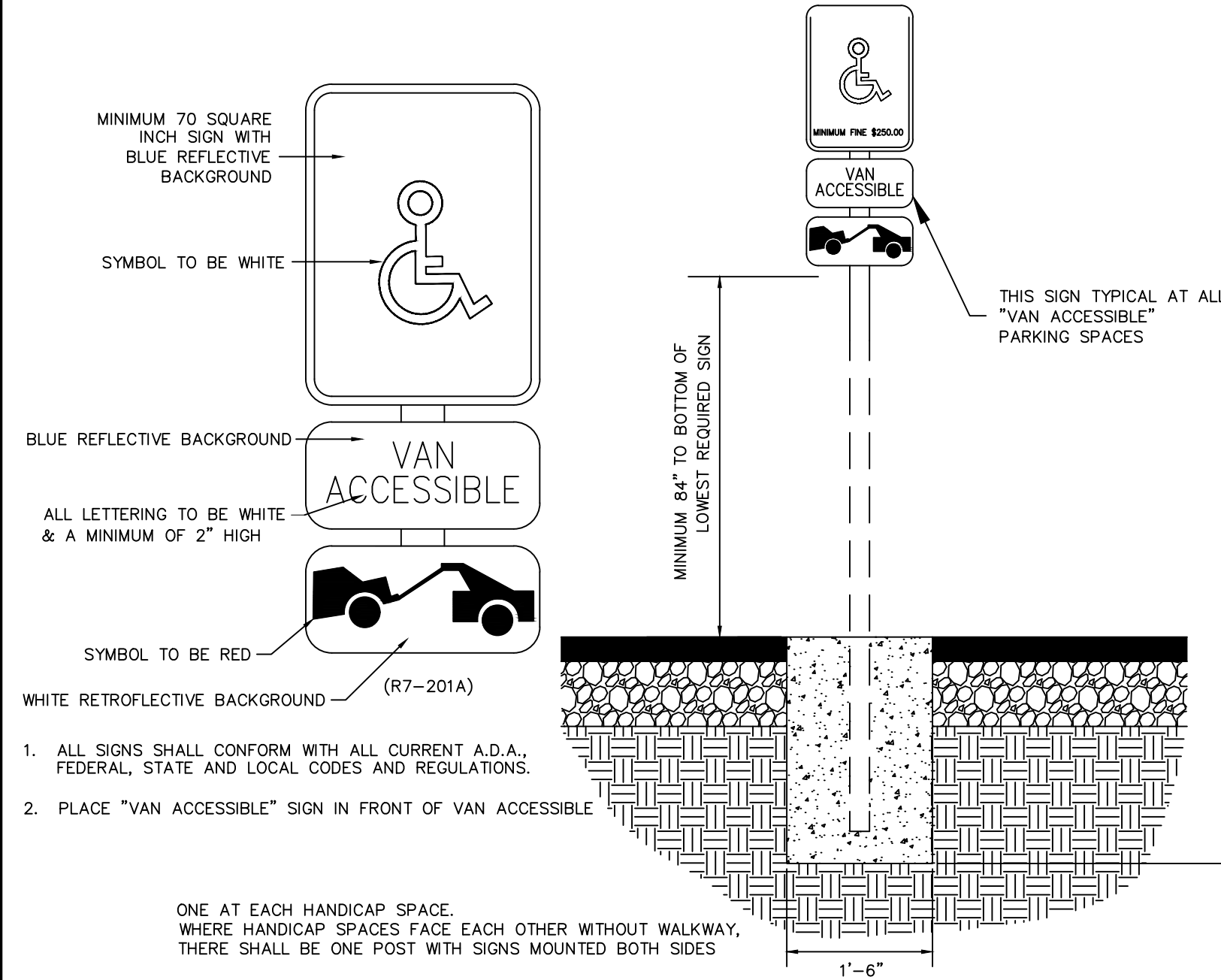
THE CONVENIENCE STORE WITH FUEL SALES WILL BE OPEN 24 HOURS PER DAY. EACH LOCATION EMPLOYS AN AVERAGE OF 22 PEOPLE, 4 EMPLOYEES PER SHIFT, 3 SHIFTS PER DAY. THE PEAK VISITATION TO THE SITE CORRELATES WITH NORMAL BUSINESS TRAVEL HOURS. IN THE MORNING FROM 6AM - 9AM AS PEOPLE ARE HEADING OUT TO WORK, FROM 11AM TO 1PM AS PEOPLE ARE SEARCHING OUT LUNCH OPTIONS, THEN FROM 4PM TO 6PM WHEN PEOPLE ARE ON THEIR WAY HOME FROM WORK. CURRENTLY, THE ONLY TRAFFIC ROUTES TO THE SITE ARE DIRECTLY DEPENDENT ON THE NUMBER OF RESIDENTS WITHIN THE IMMEDIATE AREA AND TRAFFIC THAT CURRENTLY USES THE ADJACENT ROADWAY SYSTEM.

ALL DELIVERIES WILL BE SCHEDULED DURING DAYTIME HOURS SO AS TO NOT HAVE AN ADVERSE EFFECT ON THE NEIGHBORING PROPERTIES, THERE WILL NOT BE ANY OUTDOOR STORAGE OF MATERIALS, AND THERE ARE NO HAZARDOUS MATERIALS STORED ON SITE.



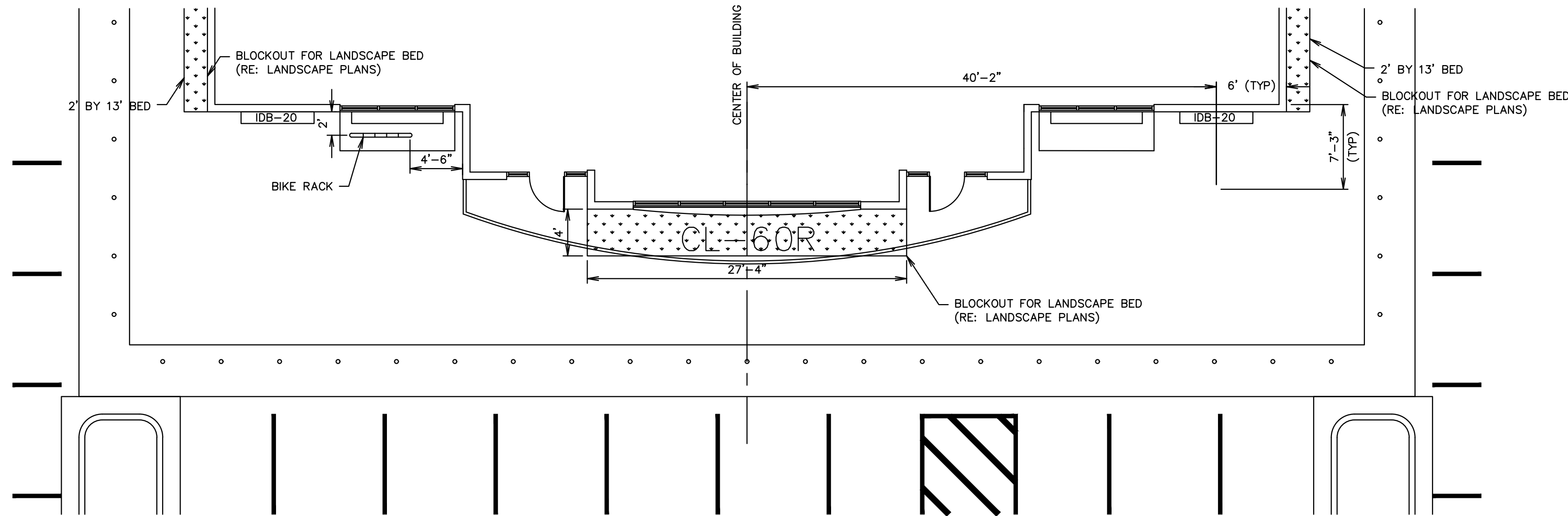
QUICKTRIP 4274 E. SMOKEY HILL RD & S. CHAMBERS RD SITE PLAN COUNTY OF ARAPAHOE, STATE OF COLORADO OPERATIONS PLAN	Kimley»Horn 2023 KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, CO 80111 (303) 228-2300		NO.	REVISION	BY	DATE	APPROVED
	DESIGNED BY: MGK DRAWN BY: MGK CHECKED BY: DNP DATE: 5/1/2024						
TERMINALITY FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley»Horn Kimley-Horn and Associates, Inc.		PROJECT NO. 096888040		DRAWING NAME			
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ACCESSIBLE PARKING SIGN

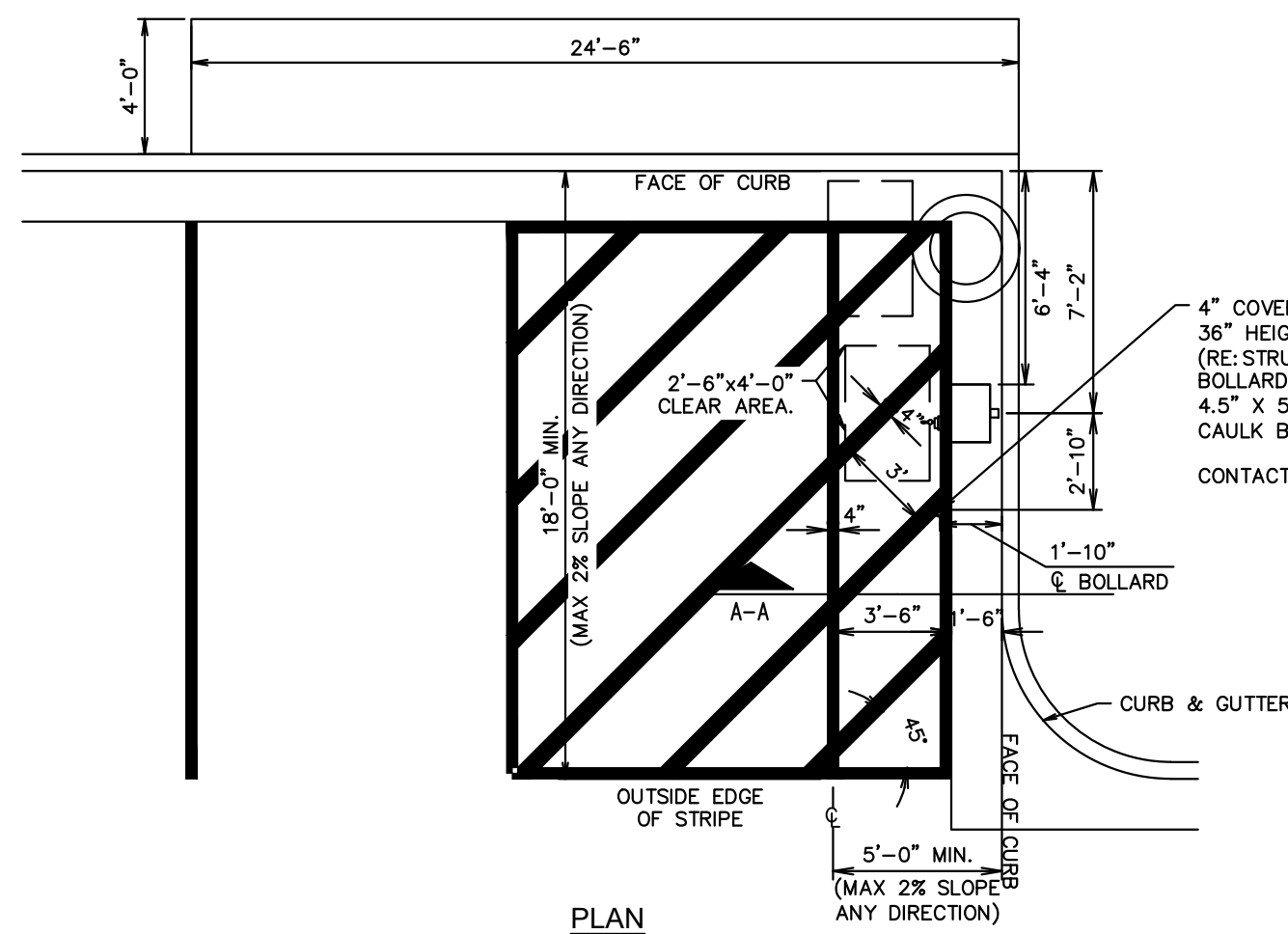
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OUTSIDE TABLE PLACEMENT (MOD) (G3SE)

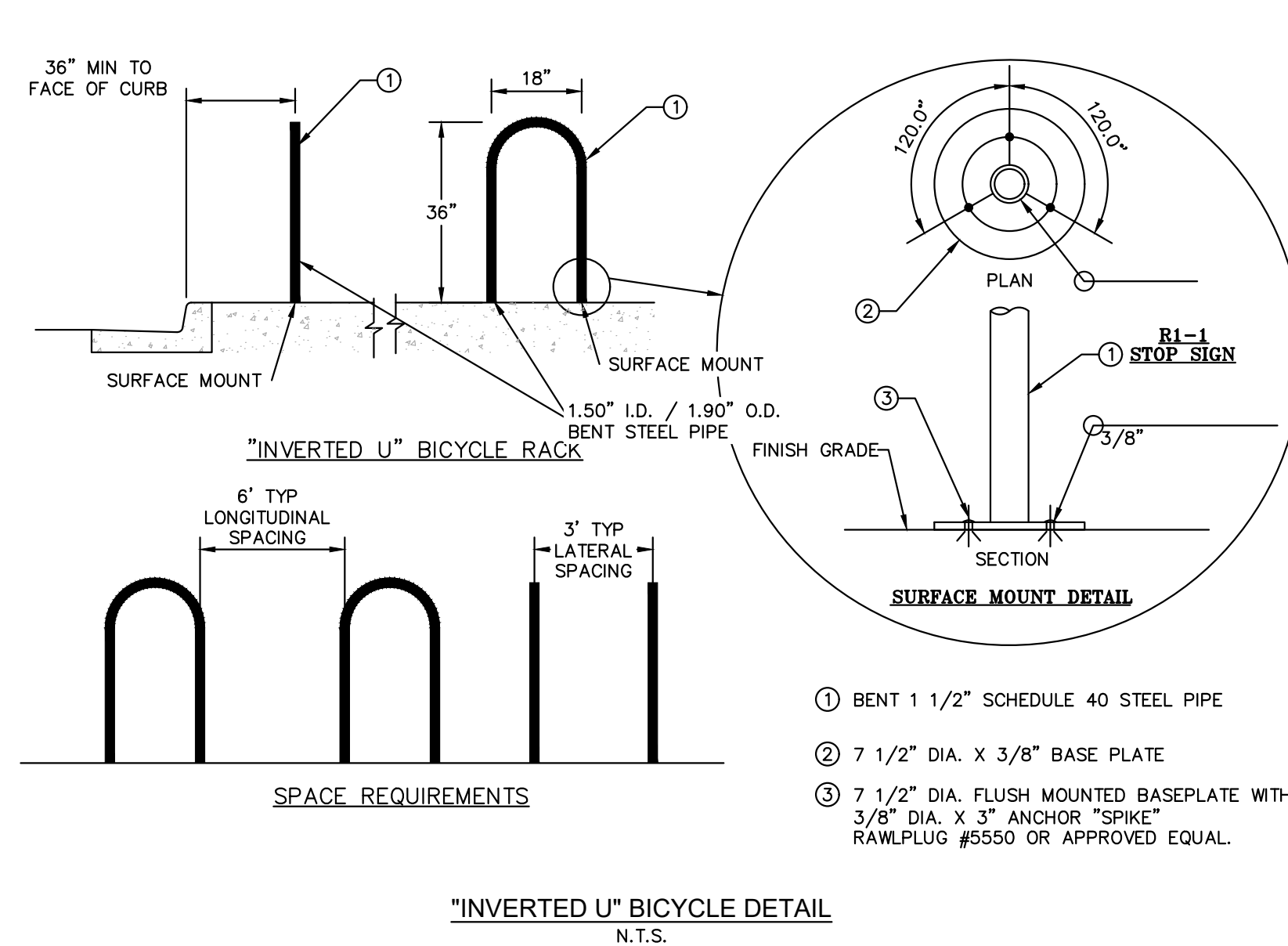
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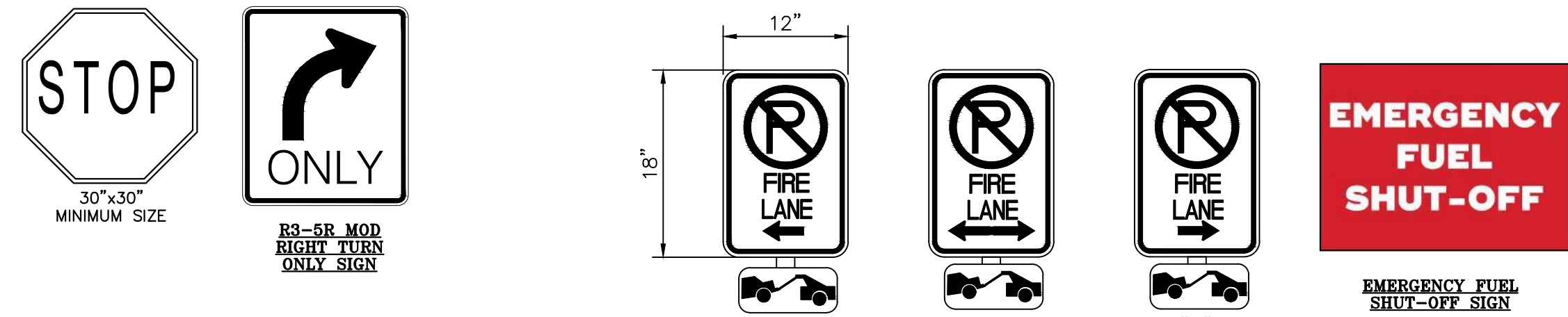


AIR SERVICE INSTALL PLAN (RIGHT HAND INSTALL)

N.T.S.



SIGN LEGEND:

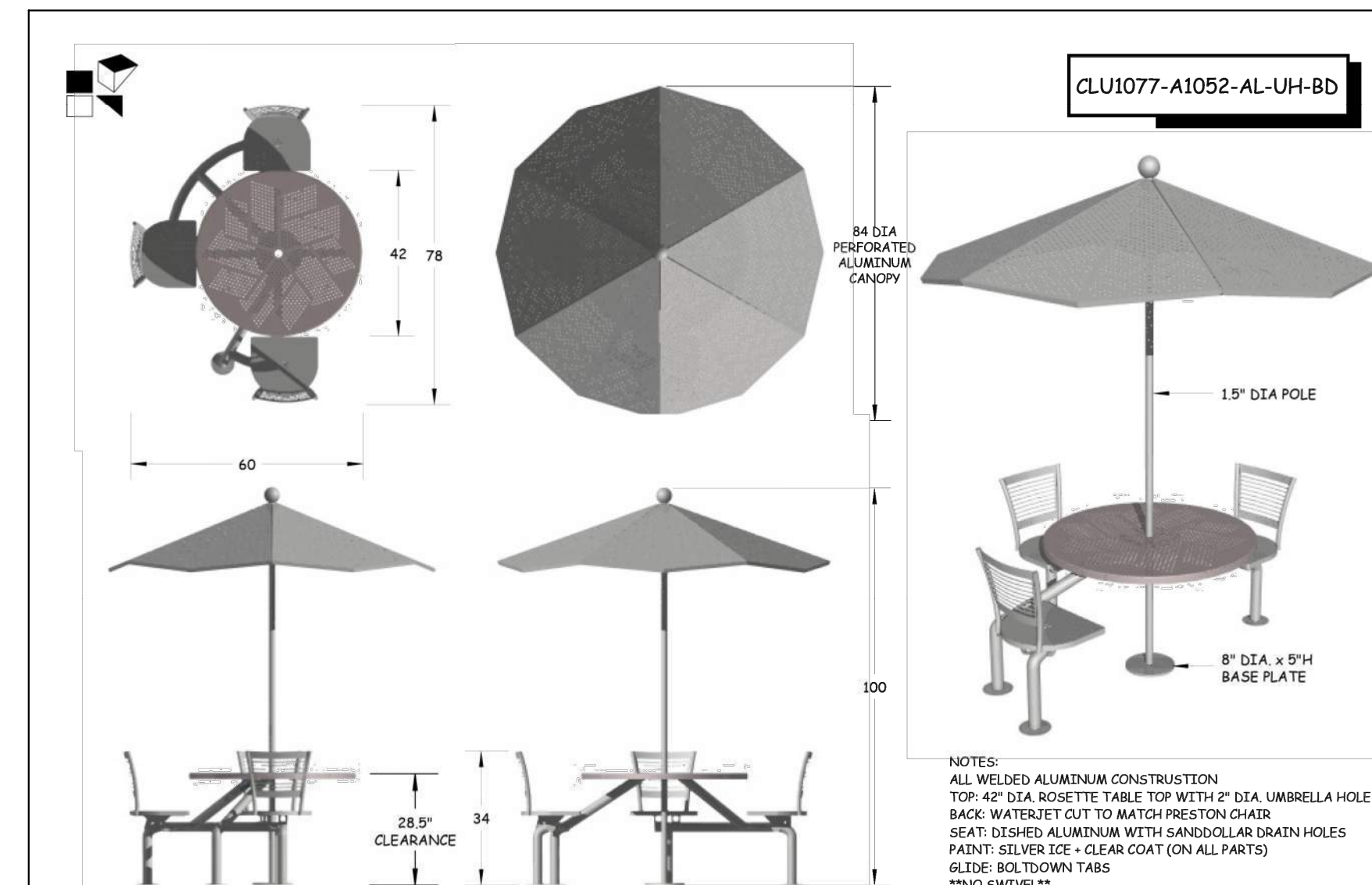


FIRE LANE NOTES:

1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT. WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
3. THE SIGNS SHALL BE SET AT ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR POST.
6. PLACEMENT OF THESE SIGNS CANNOT ENCR OACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCR OACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.
7. SIGNS SHALL BE INSTALLED PER COA DETAIL TE-11
8. SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
9. SIGNS SHALL BE SPACED 50- FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2021-IFC
10. SIGNS SHALL BE INSTALLED 2 FEET BEHIND CURB OR SIDEWALK
11. FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR) IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS
12. LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE

FIRE LANE SIGN

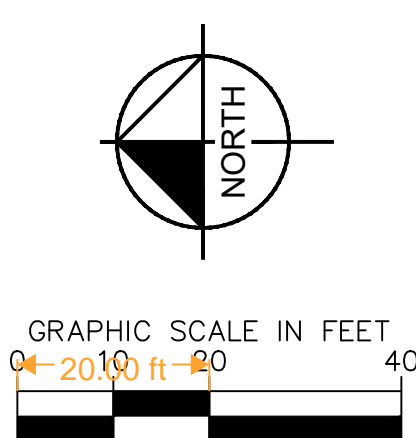
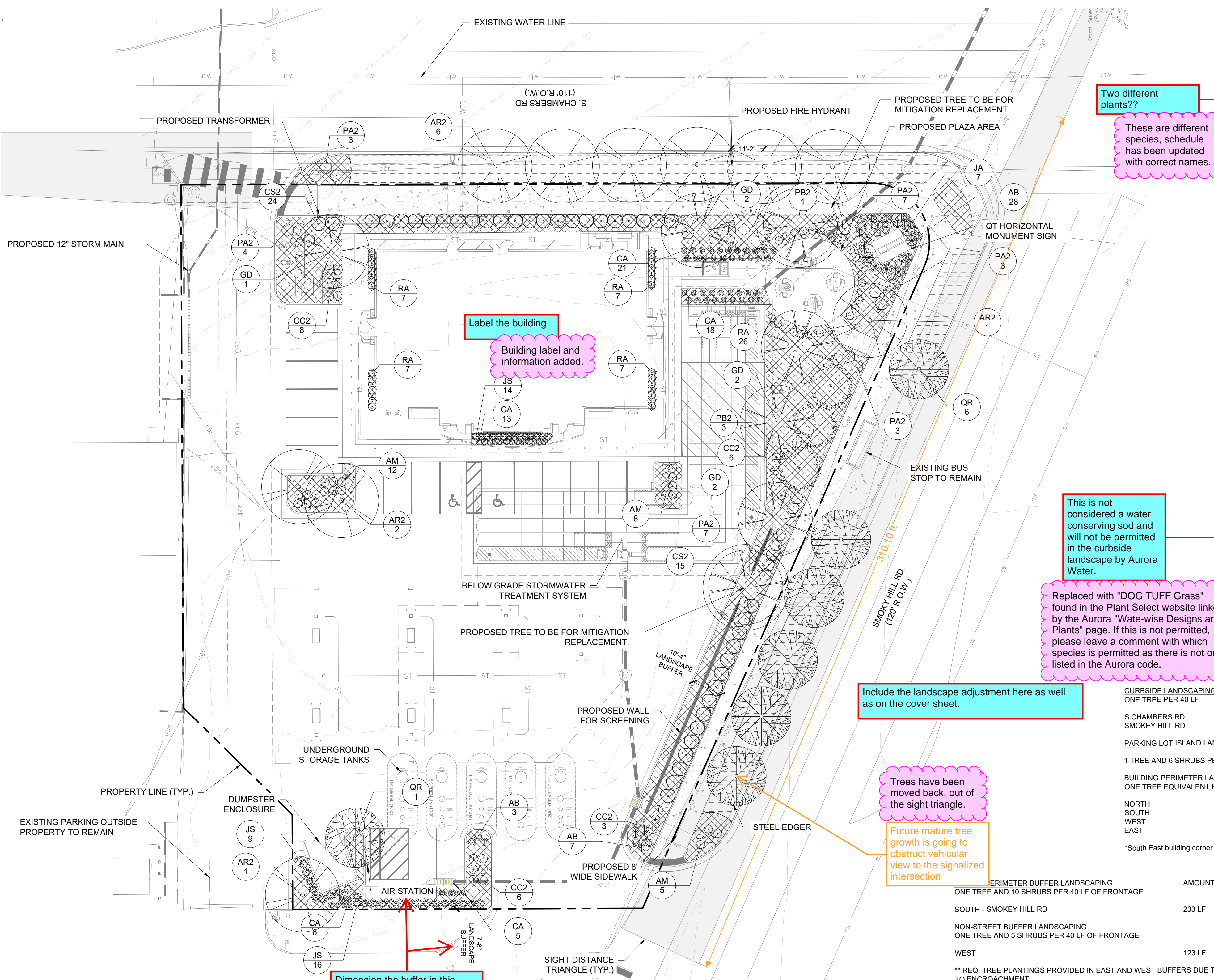
N.T.S.



DESIGNED BY: MGK DRAWN BY: MGK CHECKED BY: DNP DATE: 5/1/2024	REVISION NO. BY DATE
Kimley»Horn 2023 KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, CO 80111 (303) 228-2500	
QUICKTRIP 4274 E. SMOKY HILL RD & S. CHAMBERS RD SITE PLAN COUNTY OF ARAPAHOE, STATE OF COLORADO SITE DETAILS	
FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley»Horn Kimley-Horn and Associates, Inc.	
PROJECT NO. 09688040	
DRAWING NAME	
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NOT FOR CONSTRUCTION

AURORA STANDARD LANDSCAPE NOTES

- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS, 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.

LANDSCAPE NOTES

- FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF LANDSCAPE AREA IS REQUIRED FOR SOIL AMENDMENT.
- THE PROPOSED FREE STANDING LIGHTS ARE THE EVOLVE-LED SCALABLE AREA LIGHT (EASC SERIES). THE EVOLVE-EASC IS AN LED SQUARE FIXTURE MOUNTED TO A SQUARE POLE AT 25' TYPE 4 LIGHTING DISTRIBUTION IS PROPOSED THROUGHOUT THE PROPERTY AREA, WHILE TYPE 3 LIGHTING DISTRIBUTION IS PROPOSED AT THE PERIMETER OF THE PROPERTY. LIGHTING DISTRIBUTION SHIELDS ARE USED AT SPECIFIC POLE LOCATIONS TO INHIBIT LIGHTING SPILL-OVER TO ADJACENT PROPERTIES
- SIDEWALKS WILL BE A CONCRETE SLAB. VEHICULAR DRIVES AND PARKING LOTS WILL BE ASPHALT.
- ALL PLANTING BEDS TO HAVE 3/4" THICK RIVER ROCK MULCH PLACED AT A DEPTH OF 3", INCLUDING AROUND TREES AND SHRUBS
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

Landscape Schedule						
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	WATER USE	QUANTITIES	COMMENTS
SHRUBS	RA	ALPINE CURRANT <i>Berberis thunbergii</i>	HEIGHT/SPREAD 60"ø X 60" HT MIN 5 GAL.	L	54	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
	CC2	BLUE MIST SPIREA 'DARK KNIGHT' <i>Corydalis clandonensis</i>	HEIGHT/SPREAD 24"ø X 36" HT MIN 5 GAL.	L	23	
	PA2	RUSSIAN SAGE <i>Perovskia atriplicifolia</i>	HEIGHT/SPREAD 48"ø X 48" HT MIN 5 GAL.	VL	27	
	CS2	SPANISH GOLD BROOM <i>Gytisus purgon 'Spanish Gold'</i>	HEIGHT/SPREAD 48"ø X 72" HT MIN 5 GAL.	VL	39	
	AM	MANZANITA 'PANCHITO' <i>Arctostaphylos Manzanita</i>	HEIGHT/SPREAD 6"ø X 24" HT MIN 5 GAL.	L	25	
ORN. GRASSES	JS	SKYROCKET JUNIPER <i>Juniperus Scapularum 'Skyrocket'</i>	HEIGHT/SPREAD 72"ø X 24" HT MIN 5 GAL.	L	39	LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR PLACEMENT, AND PLANTING SPECIFICATIONS
	JA	ARCADIA JUNIPER <i>Juniperus sabina 'Arcadia'</i>	HEIGHT/SPREAD 24"ø X 48" HT MIN 5 GAL.	VL	7	
	CA	FEATHER REED <i>Calamagrostis Acutiflora 'Karl F.'</i>	HEIGHT/SPREAD 32"ø X 24" HT MIN 5 GAL.	L	63	
	AB	BLUE AVENA <i>Helictotrichon sempervirens</i>	HEIGHT/SPREAD 30"ø X 30" HT MIN 5 GAL.	VL	38	
	GD	STREET KEEPER HONEYLOCUST <i>Gleditsia tricanthos 'Draves'</i>	2" CALIPER 45'X20'			
DECIDUOUS TREES	AR2	RED MAPLE <i>Acer rubrum</i>	2" CALIPER 40'X30'			O VERIFY LOCATION AND SPREAD WITH CITY REPRESENTATIVE PRIOR TO INSTALLATION
	QR	NORTHERN RED OAK <i>Quercus Rubra</i>	2" CALIPER 40'X30'	L	7	
	PA2	BLACK HILLS SPRUCE <i>Picea glauca 'Densata'</i>	6" MINIMUM HT 20'X10'	M	4	
EVERGRN		RTF WATER SAVER SOD GREEN VALLEY TURF CO.			4,090 S.F.	
MISC		2"-3" ROCK COBBLE MULCH			7,847 S.F.	

NTS:	AMOUNT	REQUIRED	PROVIDED
CURBSIDE LANDSCAPING: ONE TREE PER 40 LF			
S CHAMBERS RD SMOKEY HILL RD	218 LF 233 LF	6 TREES 6 TREES	6 TREES 6 TREES
PARKING LOT ISLAND LANDSCAPE: 1 TREE AND 6 SHRUBS PER 9'X19' ISLAND	4 ISLANDS		4 TREES* AND 27 SHRUBS
BUILDING PERIMETER LANDSCAPING: ONE TREE EQUIVALENT PER 40 LF			
NORTH SOUTH WEST EAST	53' 8" 53' 8" 92' 4" 92' 4"	1.3 1.3 2.3 2.3	1.4 T.E. 1.4 T.E. 2.7 T.E. 2.3 T.E.
*South East building corner parking island tree placed in North island due to below grade stormwater treatment system.			

	AMOUNT	BUFFER REQUIRED	BUFFER PROVIDED	PLANTING REQUIRED	PLANTING PROVIDED
PERIMETER BUFFER LANDSCAPING ONE TREE AND 10 SHRUBS PER 40 LF OF FRONTAGE					
SOUTH - SMOKEY HILL RD	233 LF	20' WIDTH	10' WIDTH	6 TREES & 58 SHRUBS	8 PROPOSED & 79 SHRUBS & 76 GRASSES
NON-STREET BUFFER LANDSCAPING ONE TREE AND 5 SHRUBS PER 40 LF OF FRONTAGE					
WEST	123 LF	10' WIDTH	5'-7" WIDTH	4 TREES AND 16 SHRUBS	4 PROPOSED AND 16 SHRUBS**
** REQ. TREE PLANTINGS PROVIDED IN EAST AND WEST BUFFERS DUE TO SITE LIMITATIONS. ADDITIONAL LANDSCAPING HAS BEEN PROVIDED ALONG THE EAST AND SOUTH BUFFERS FOR ADJUSTMENT REQUEST DUE TO ENCROACHMENT.					

FIRE SAFETY LANDSCAPE NOTES

- 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 DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRATCH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

QUICKTRIP 4274
E SMOKEY HILL RD & S CHAMBERS RD
SITE PLAN
COUNTY OF ARAPAHOE, STATE OF COLORADO
LANDSCAPE PLAN

PRELIMINARY
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Kimley»Horn
Kimley-Horn and Associates, Inc.
PROJECT NO.
09688040
DRAWING NAME

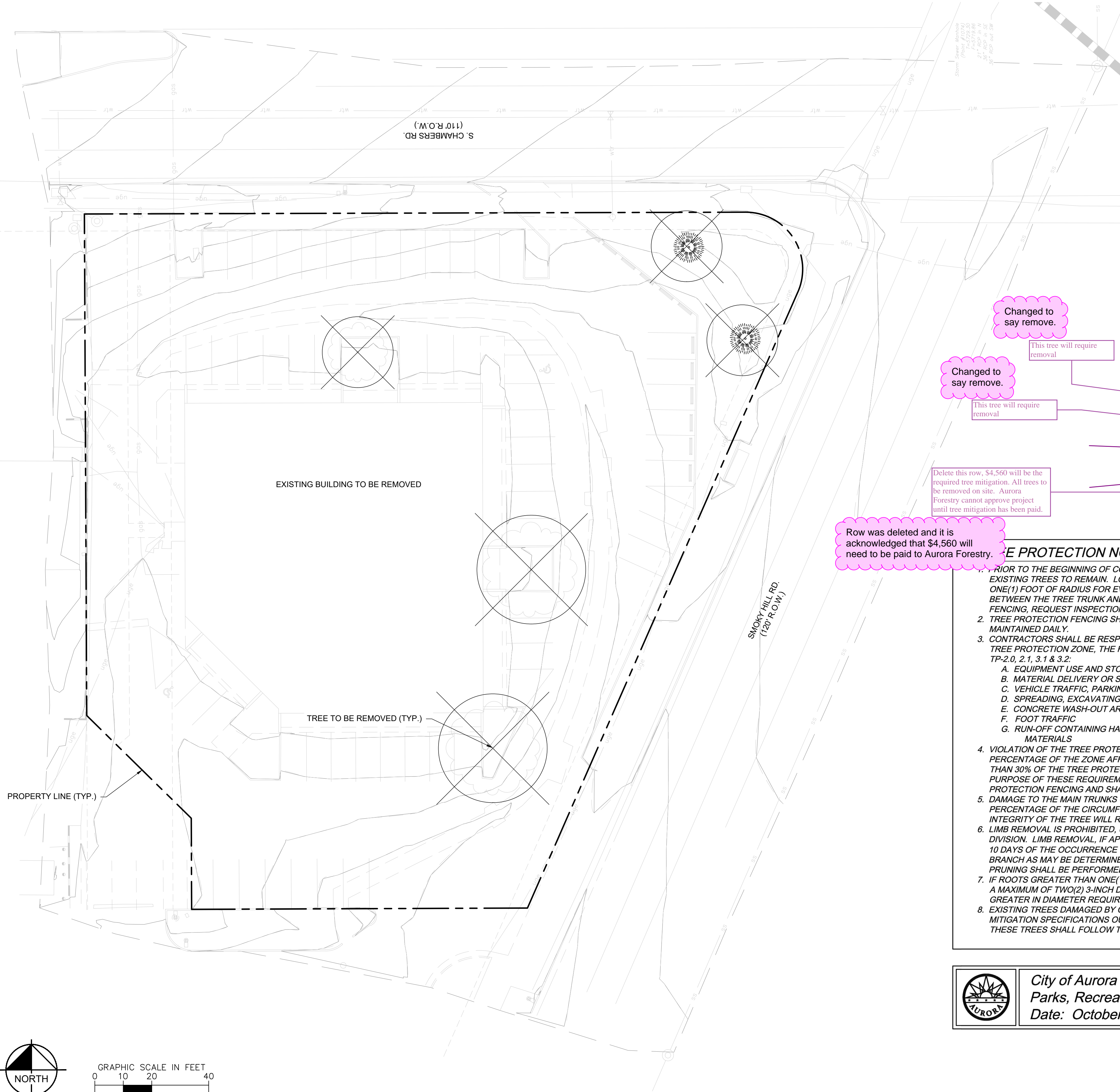
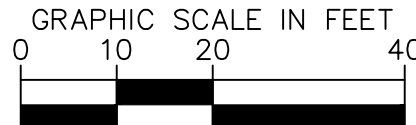
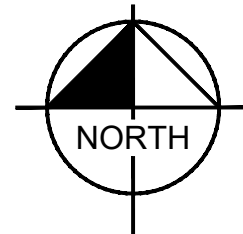
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DESIGNED BY: AMC
DRAWN BY: AMC
CHECKED BY: CPH
DATE: 5/1/2024

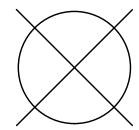
2023 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, CO 80111 (303) 228-2300

BY: DATE: IAPPR: REVISION: NO.

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SYMBOL KEY



TREE TO BE REMOVED

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES	MITIGATED INCHES TO BE REPLACED ON SITE	TO BE PAID FOR AT TIME OF SDP APPROVAL
1	HONEYLOCUST	14	\$ 1,219.87		6		X
2	HONEYLOCUST	16	\$ 1,587.44		6		X
3	HONEYLOCUST	18	\$ 1,002.01		4		X
4	COLORADO SPRUCE	6	\$ 229.90	POSSIBLE REMOVAL DUE TO WALKWAY	2	X	
5	COLORADO SPRUCE	9	\$ 518.30	POSSIBLE REMOVAL DUE TO WALKWAY	4	X	
TOTAL MITIGATED			63 \$ 4,557.52		22	6	16
TOTAL TO BE PAID UPON SDP APPROVAL FOR EXISTING TREE REMOVALS			\$ 3,809.32				

Changed to say remove.

This tree will require removal

Changed to say remove.

This tree will require removal

Delete this row, \$4,560 will be the required tree mitigation. All trees to be removed on site. Aurora Forestry cannot approve project until tree mitigation has been paid.

Row was deleted and it is acknowledged that \$4,560 will need to be paid to Aurora Forestry.

TREE PROTECTION NOTES

- PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE(1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN THE TREE TRUNK AND THE FENCING SHALL BE ONE(1) FOOT FOR EACH INCH OF TRUNK DIAMETER. FOLLOWING INSTALLATION OF FENCING, REQUEST INSPECTION BY THE CITY OF AURORA PARKS & FORESTRY DIVISION (303-739-7177) OR AUTHORIZED DESIGNEE.
- TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO T' POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS TP-2.0, 2.1, 3.1 & 3.2:
 - EQUIPMENT USE AND STORAGE
 - MATERIAL DELIVERY OR STORAGE
 - VEHICLE TRAFFIC, PARKING, USE OR STORAGE
 - SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
 - CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
 - FOOT TRAFFIC
 - RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR MATERIALS
- VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF \$500 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES). FOR THE PURPOSE OF THESE REQUIREMENTS, CONSTRUCTION FENCING (LOCATED AT THE LIMITS OF CONSTRUCTION) SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
- DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.
- LIMB REMOVAL IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA PARKS & FORESTRY DIVISION. LIMB REMOVAL, IF APPROVED, SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING ANSI A300 STANDARDS. UNAUTHORIZED LIMB DAMAGE OR REMOVAL CAN RESULT IN A FINE OF \$500 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT. LIMB REMOVAL AND ALL OTHER APPROVED PRUNING SHALL BE PERFORMED BY A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION.
- IF ROOTS GREATER THAN ONE(1) INCH DIAMETER REQUIRE CUTTING/REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO(2) 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR AUTHORIZED DESIGNEE.
- EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3 OF THE TREE PRESERVATION POLICY. THE MITIGATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.



City of Aurora
Parks, Recreation & Open Space Dept.
Date: October 2020

TREE PROTECTION
NOTES

PROS
TP-1.0

NOT FOR CONSTRUCTION



Know what's below.
Call before you dig.

Kimley»Horn

2023 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, CO 80111 (303) 228-2500

DESIGNED BY: AMC
DRAWN BY: AMC
CHECKED BY: CPH
DATE: 5/1/2024

QUICKTRIP 4274
E. SMOKY HILL RD & S. CHAMBERS RD
SITE PLAN
COUNTY OF ARAPAHOE, STATE OF COLORADO
TREE MITIGATION PLAN

PRELIMINARY

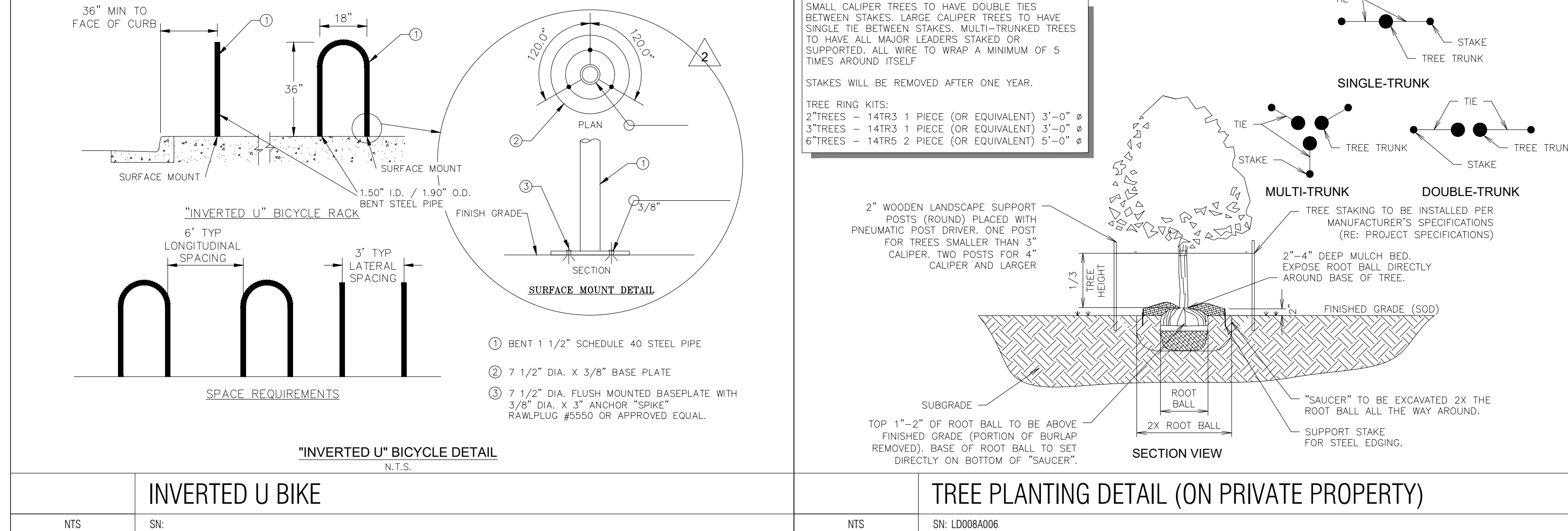
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
09688040

DRAWING NAME



<u>WATER USAGE</u>	<u>SQUARE FOOTAGE</u>	<u>% OF TOTAL LA AREA</u>
LOW	4,764 SF	42%
MEDIUM	6,539 SF	58%
HIGH	0 SF	0%
TOTAL	11,303 SF	100%



\\s:\dev\civil\09688040_s\1415_4274\cadd\plansheets\CDP\09688040_P14.dwg Kish, Mody
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, AND IS ISSUED ONLY FOR THE PROJECT, SITE AND CONDITIONS SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, REUSED, OR ADAPTED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC.

OWNER: CHAMBERS CAR WASH LLC
ZONING: MU-C

No more than 0.1
footcandles of light
generated on this site
may spillover into
adjacent properties to
a distance of 10 ft.

Understood and acknowledged.

OWNER:
TOROTLAN LLC
ZONING: MU-C

PHEASANT RUN
TOWNHOMES
SUBDIVISION
ZONING: R-3

S. CHAMBERS RD.
(110' R.O.W.)

G3SE (P-114)
STORE NO.: 4274
5,312 S.F.
BLDG. HT. = 20'-0"

LOT 1, BLOCK 1
PHEASANT RUN
SUBDIVISION FILING NO. 12
48,951 SQ. FT. ± OR 1.123 ACRES ±

SMOKEY HILL RD.
(120' R.O.W.)

WOODGATE NORTH
SUBDIVISION
ZONING: R-2

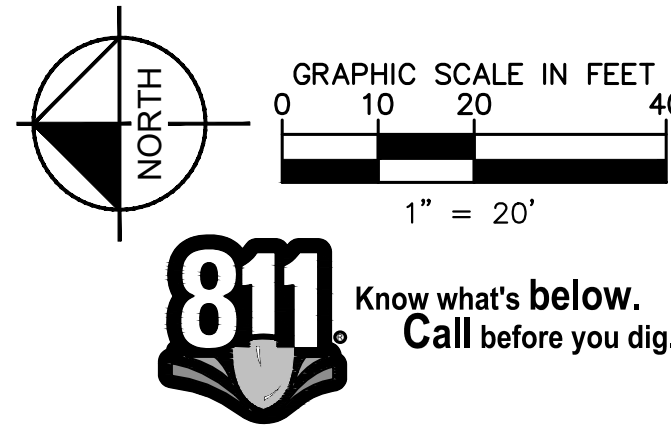
- LEGEND**
- PROPERTY LINE
 - PROPOSED ADA ROUTE
 - AREA LIGHT
 - CANOPY LIGHT
 - WALL SCONCE
 - SOFFIT LIGHT
 - EXISTING STREET LIGHT

Please label the ADA Route
to Accessible Route on the
Photometric Plan

Route labeled on
photometric plan.

NOTES

- THESE PLANS ARE NOT FOR CONSTRUCTION.
- PUBLIC IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED PRIOR TO THE COMMENCEMENT OF BUSINESS OPERATIONS.
- PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY.
- EVALUATION OF EXISTING STREET LIGHTS ON SMOKEY HILL AND CHAMBERS ROAD WILL BE COMPLETED DURING THE CIVIL CONSTRUCTION PLAN REVIEW.



Kimley»Horn

2023 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, CO 80111 (303) 228-2300

DESIGNED BY: WRP
DRAWN BY: WRP
CHECKED BY: DJC
DATE: 5/1/2024

QUICKTRIP 4274
E SMOKEY HILL RD & S CHAMBERS RD
SITE PLAN
COUNTY OF ARAPAHOE, STATE OF COLORADO
PHOTOMETRIC PLAN

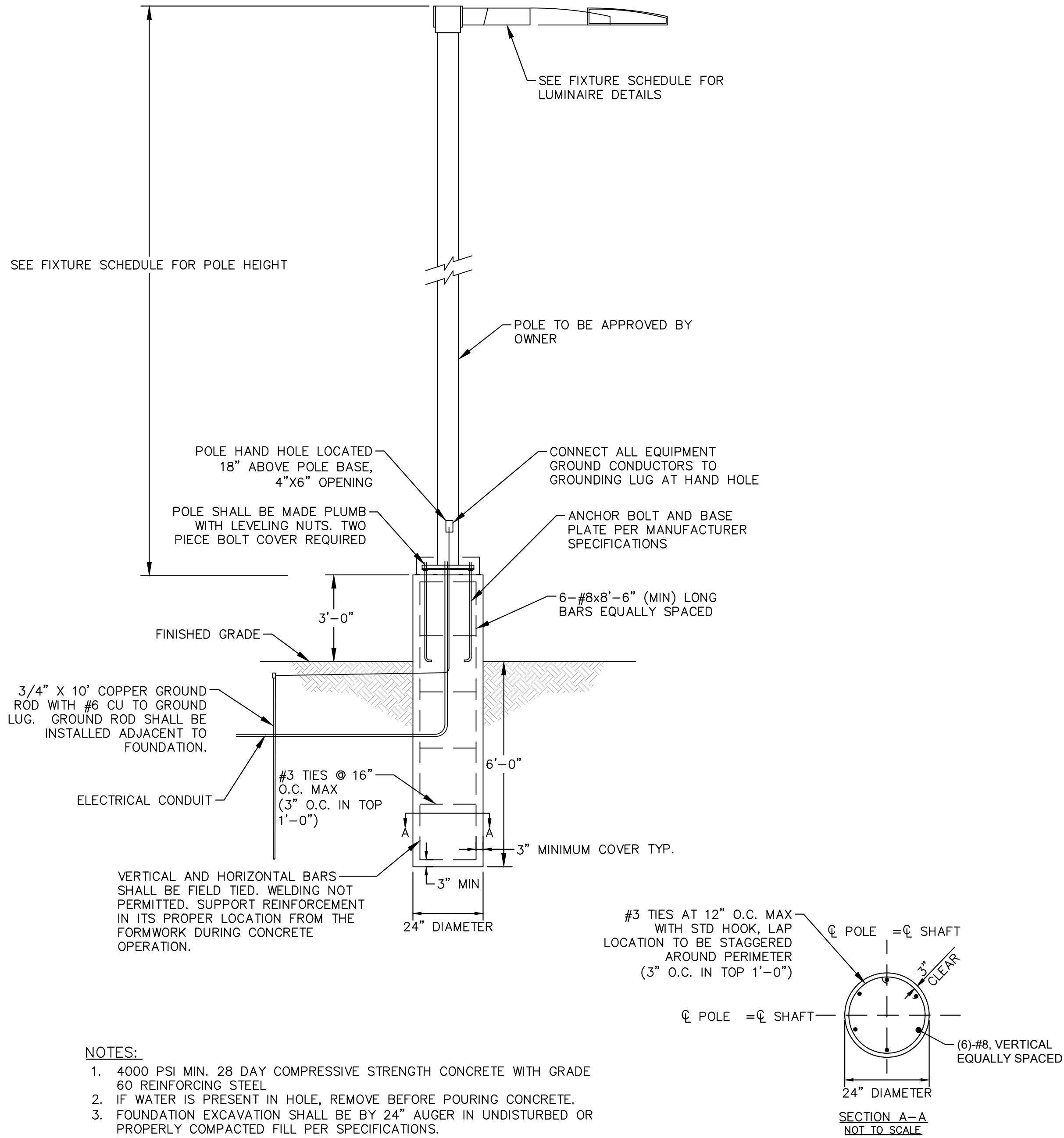
FOR REVIEW ONLY
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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
09688040
DRAWING NAME

L:\dev_civil\09688040_s\11415_4274_civil\09688040_Phot\09688040_Phot.dwg Kish, Mody
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LUMINAIRE SCHEDULE								
SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	LLF	DESCRIPTION	TOTAL WATTS
	A	4	SINGLE	22'-0"	12861	0.90	SLM-LED-12L-SIL-FT-40-70CRI	85
	B	2	2 @ 90°	22'-0"	12861	0.90	SLM-LED-12L-SIL-FT-40-70CRI	85
	C	28	SINGLE	15'-0"	12927	0.90	SCV-LED-13L-SC-40	90
	D	9	SINGLE	12'-0"	6041	0.90	XSPS-S-LED-VHO-NW-DFL	48.70
	E	3	SINGLE	12'-0"	6800	0.90	XWM-3-LED-06L-40	47

CALCULATION SUMMARY	
ASPHALT	SIDEWALK
ILLUMINANCE (FC)	ILLUMINANCE (FC)
MINIMUM = 1.20	MINIMUM = 1.60
MAXIMUM = 20.20	MAXIMUM = 18.30
AVERAGE = 5.33	AVERAGE = 8.84
AVG/MIN = 4.44	AVG/MIN = 5.53
CANOPY	ADA ROUTE
ILLUMINANCE (FC)	ILLUMINANCE (FC)
MINIMUM = 13.60	MINIMUM = 1.10
MAXIMUM = 51.50	MAXIMUM = 43.60
AVERAGE = 36.35	AVERAGE = 22.80
AVG/MIN = 2.67	AVG/MIN = 20.73



- NOTES:
- 4000 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL
 - IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
 - FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
 - FOUNDATION HAS BEEN DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 1500 PSF.
 - FOUNDATION HAS BEEN DESIGNED FOR A MINIMUM ALLOWABLE LATERAL SOIL PRESSURE OF 100 PCF.

1 POLE FOUNDATION DETAIL
SCALE: NTS

Kimley»Horn
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6200 South Syracuse Way, Suite 300
Greenwood Village, CO 80111 (303) 228-2300

DESIGNED BY: WRP
DRAWN BY: WRP
CHECKED BY: DJC
DATE: 5/1/2024

QUICKTRIP 4274
E. SMOKY HILL RD & S. CHAMBERS RD
SITE PLAN
COUNTY OF ARAPAHOE, STATE OF COLORADO
PHOTOMETRIC DETAILS

FOR REVIEW ONLY
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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
09688040

DRAWING NAME



1. Only available in US Current Version. Contact factory for location and availability.
2. Not available in H/E.
3. Consult factory for CEI Label.
4. MPST is field configurable via the GS app that can be downloaded from your smartphone's native app store.
5. Factory must be located in a host building for power in the application box.
6. Custom lenses and retrofit packages available on most factory models. While all units comply standard licensing but not FCC listed.
7. Accessories are shipped separately and field installed.

 **LSI Industries Inc.** 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsicorp.com
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Page 2/4 Rev. 08/22/22
SPEC 2016.A.032

8) to 8) Adapter	BROOKLYN
<ul style="list-style-type: none"> 1. Custom feature for 4-way adapter including: custom factors, Mass and white-tissue density standards but not 821 factors 2. Not available for "821" detection 3. Custom for 821 only 4. Mass correction is not dependent on age but is on chronological age and patient's urine age, see comments under new results 5. Mass correction is not dependent on age but is on chronological age and patient's urine age, see comments under new results 6. Custom on 821 only and not to be selected; specify: See Accuracy Statement information 7. Accuracy is not dependent on age but is on chronological age and patient's urine age, see comments under new results 	<ul style="list-style-type: none"> 1. Is aging not to be looked in term of peak 2. "821" factors from: See last column 3. Custom with 821/822 control orders 4. Custom on 821 only 5. Custom on 821 only 6. Custom on 821 only 7. Custom on 821 only 8. Custom on 821 only 9. Custom on 821 only 10. Custom on 821 only 11. Custom on 821 only 12. Custom on 821 only 13. Custom on 821 only 14. Custom on 821 only 15. Custom on 821 only 16. Custom on 821 only 17. Custom on 821 only 18. Custom on 821 only 19. Custom on 821 only 20. Custom on 821 only 21. Custom on 821 only 22. Custom on 821 only 23. Custom on 821 only 24. Custom on 821 only 25. Custom on 821 only 26. Custom on 821 only 27. Custom on 821 only 28. Custom on 821 only 29. Custom on 821 only 30. Custom on 821 only 31. Custom on 821 only 32. Custom on 821 only 33. Custom on 821 only 34. Custom on 821 only 35. Custom on 821 only 36. Custom on 821 only 37. Custom on 821 only 38. Custom on 821 only 39. Custom on 821 only 40. Custom on 821 only 41. Custom on 821 only 42. Custom on 821 only 43. Custom on 821 only 44. Custom on 821 only 45. Custom on 821 only 46. Custom on 821 only 47. Custom on 821 only 48. Custom on 821 only 49. Custom on 821 only 50. Custom on 821 only 51. Custom on 821 only 52. Custom on 821 only 53. Custom on 821 only 54. Custom on 821 only 55. Custom on 821 only 56. Custom on 821 only 57. Custom on 821 only 58. Custom on 821 only 59. Custom on 821 only 60. Custom on 821 only 61. Custom on 821 only 62. Custom on 821 only 63. Custom on 821 only 64. Custom on 821 only 65. Custom on 821 only 66. Custom on 821 only 67. Custom on 821 only 68. Custom on 821 only 69. Custom on 821 only 70. Custom on 821 only 71. Custom on 821 only 72. Custom on 821 only 73. Custom on 821 only 74. Custom on 821 only 75. Custom on 821 only 76. Custom on 821 only 77. Custom on 821 only 78. Custom on 821 only 79. Custom on 821 only 80. Custom on 821 only 81. Custom on 821 only 82. Custom on 821 only 83. Custom on 821 only 84. Custom on 821 only 85. Custom on 821 only 86. Custom on 821 only 87. Custom on 821 only 88. Custom on 821 only 89. Custom on 821 only 90. Custom on 821 only 91. Custom on 821 only 92. Custom on 821 only 93. Custom on 821 only 94. Custom on 821 only 95. Custom on 821 only 96. Custom on 821 only 97. Custom on 821 only 98. Custom on 821 only 99. Custom on 821 only 100. Custom on 821 only

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The image displays four architectural elevation drawings of a building facade, labeled West Elevation, South Elevation, East Elevation, and North Elevation. The drawings are rendered in a 3D perspective style, showing the building's structure, windows, and various lighting fixtures.

West Elevation: This elevation shows the building's profile with a central entrance area. Key features include a red illuminated band under the canopy, a Verizon Antenna on the roof, and a Knox Box. Dimensions are provided for the canopy height (20'-0" AFF Top of Cornice, 16'-0" AFF Top of Masonry, 10'-0" AFF Bottom of Canopy) and the building width (92'-4").

South Elevation: This elevation shows the building's profile from the south. Key features include a Knox Box and an Emergency Shutoff. Dimensions are provided for the building width (8'-11 1/2" and 53'-0").

East Elevation: This elevation shows the building's profile from the east. Key features include under canopy illumination and exterior wall lighting. Dimensions are provided for the building width (92'-4").

North Elevation: This elevation shows the building's profile from the north. Key features include under canopy illumination and exterior wall lighting. Dimensions are provided for the building width (53'-0" and 8'-11 1/2").

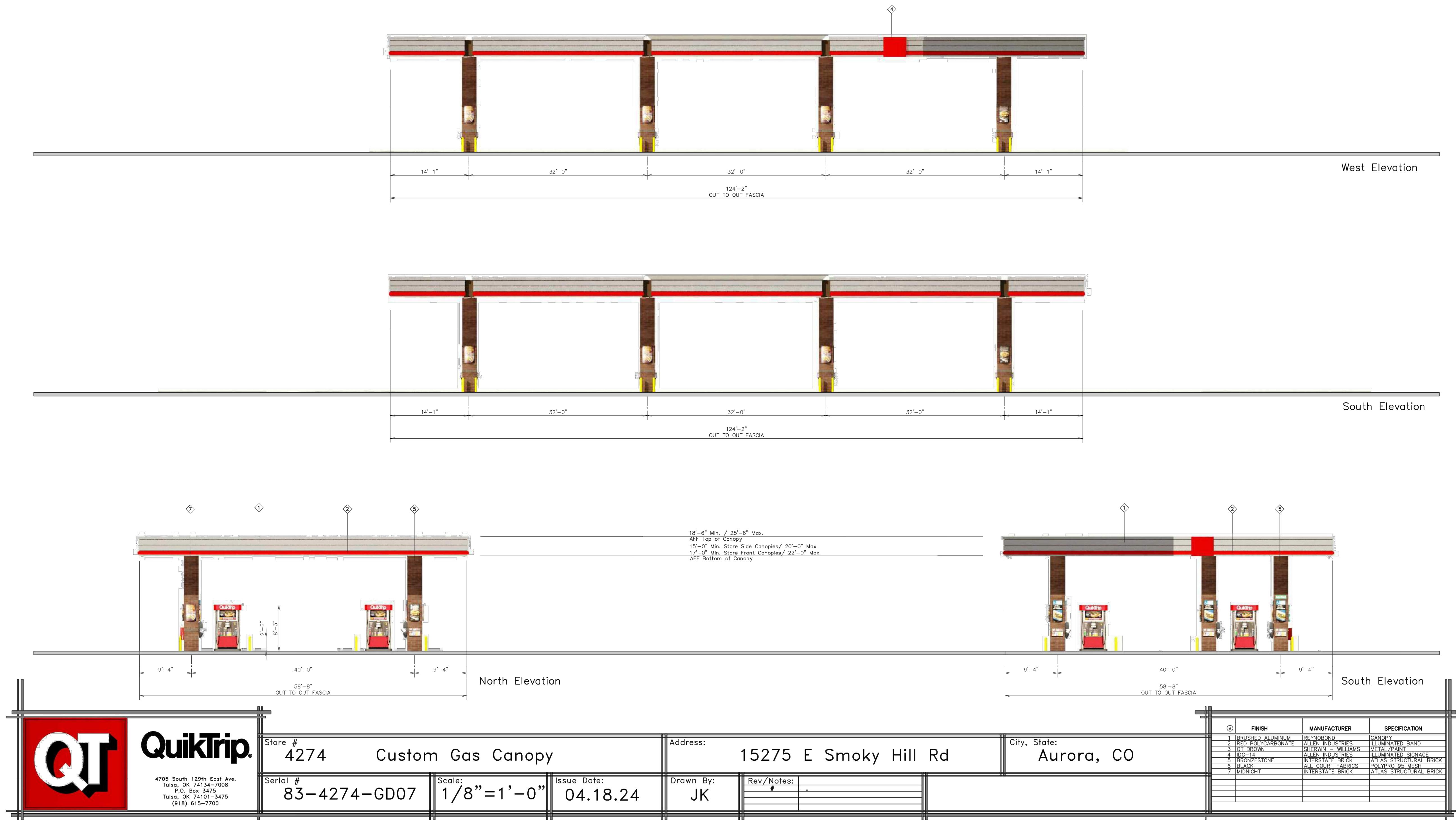
Annotations and callouts include:

- Under canopy illumination and illuminated red band, TYP
- Verizon Antenna
- Knox Box
- 20'-0" AFF Top of Cornice
- 16'-0" AFF Top of Masonry
- 10'-0" AFF Bottom of Canopy
- Finish Floor
- 8'-11 1/2"
- 53'-0"
- 92'-4"
- West Elevation
- South Elevation
- East Elevation
- North Elevation
- Please show the Emergency Stop location at the building exterior on the elevation plans.
- Emergency stop shown on building exterior.

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