

# SITE DATA BLOCK

2015 IBC OCCUPANCY CLASSIFICATION	A-2
2015 IBC CONSTRUCTION TYPE	VB-SPK
SPRINKLED	YES
LAND AREA WITHIN PROPERTY LINES	1.125 ACRES
GROSS FLOOR AREA	4,227 SQ. FT.
NUMBER OF BUILDINGS	1
MAXIMUM HEIGHT OF BUILDINGS	25'-0"
TOTAL BUILDING COVERAGE	9.9% AND 4,850 SQ. FT.
HARD SURFACE AREA	62.5% AND 30,715 SQ.FT.
LANDSCAPE AREA	27.6% AND 13,573 SQ.FT.
PRESENT ZONING CLASSIFICATION	E470 MEDIUM DENSITY RESIDENTIAL
PERMITTED MAXIMUM SIGN AREA	406 SQ. FT.
PROPOSED TOTAL SIGN AREA	107 SQ. FT.
PROPOSED NUMBER OF SIGNS	5 - 4 WALL, 1 MONUMENT
PARKING SPACES REQUIRED	42
ON SITE PARKING SPACES PROVIDED	36
SPACES PROVIDED PER PARKING AGREEMENT	10
TOTAL PARKING SPACES PROVIDED	46
HANDICAP SPACES REQUIRED	2 (1 + 1 VAN)
HANDICAP SPACES PROVIDED	2
BICYCLE PARKING SPACES REQUIRED	2
BICYCLE PARKING SPACES PROVIDED	2
LOADING SPACES REQUIRED	1
LOADING SPACES PROVIDED	0

LOT 4

## SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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."
- "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 ENTRANCES 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 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE ORDINANCE, CHAPTER 126 - ARTICLE VII - NUMBERING OF BUILDINGS
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.

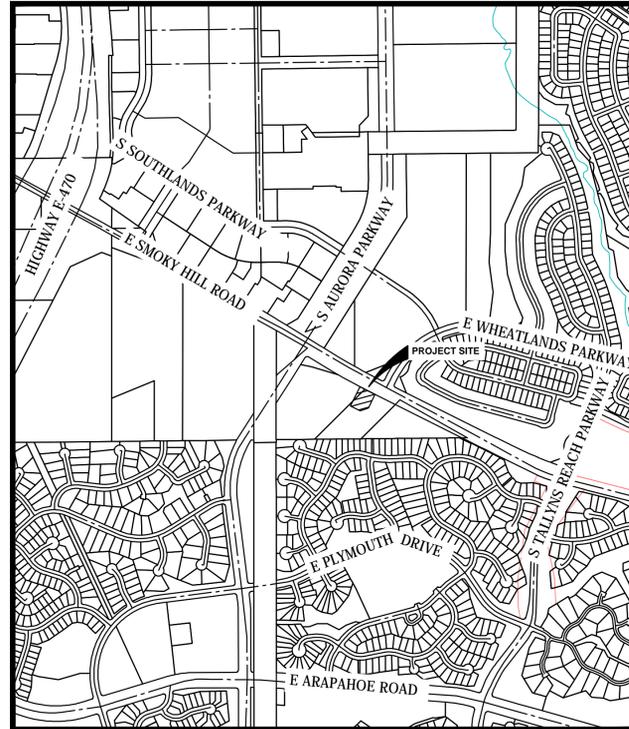
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER, RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- 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. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE 2015 INTERNATIONAL FIRE CODE (IFC), SECTIONS 510.2 AND 1103.2, REQUIRE EXISTING BUILDINGS, AND ANY ADDITIONS, TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE 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 A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER'S OR DEVELOPER'S EXPENSE. FUTURE OCCUPANCY ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- THE 2015 IFC, CHAPTER 33, SHALL BE UTILIZED FOR REQUIREMENTS ASSOCIATED TO BOTH CONSTRUCTION AND DEMOLITION OF ANY STRUCTURE WITHIN THE SITE. A DEMOLITION PERMIT IS REQUIRED TO BE OBTAINED THROUGH THE CITY OF AURORA BUILDING DIVISION PRIOR TO THE REMOVAL OF ANY STRUCTURE WITHIN YOUR SITE.

# CHICK-FIL-A FSU #1579

## CONTEXTUAL SITE PLAN, CSP 3RD AMENDMENT

### EAGLE'S NEST VILLAGE CENTER

LOT 4, BLOCK 1  
EAGLE'S NEST VILLAGE CENTER SUBDIVISION FILING No. 1  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP  
N.T.S.

#### PARKING CALCULATIONS:

PARKING SPACES REQUIRED: 1 SPACE PER 3 SEATS W/ 126 SEATS TOTAL  
126/3 = 42 SPACES

HANDICAP SPACES REQUIRED: 2, INCLUDING 1 VAN STALL, BASED ON TABLE 15.4 OF CITY OF AURORA PARKING ORDINANCE

BICYCLE PARKING SPACES REQUIRED: 3% OF REQUIRED VEHICLE PARKING  
0.03 \* 46 = 1.38 = 2 SPACES

#### CHICK-FIL-A CONTACTS

OWNER:  
CHICK-FIL-A, INC.  
5200 BUFFINGTON ROAD  
ATLANTA, GA 30349-2998  
PHONE: (404) 765-6000  
FAX: (404) 684-8550  
CONTACT: TODD WILLIAMS

ENGINEER:  
MERRICK & COMPANY  
5970 GREENWOOD PLAZA BLVD.  
GREENWOOD VILLAGE, CO 80111  
PHONE: (303) 751-0741  
FAX: (303) 752-4451  
CONTACT: KRISTOFER K. WEIST, PE

ARCHITECT:  
MAYSE & ASSOCIATES, INC.  
14881 QUORUM DRIVE - SUITE 800  
DALLAS, TX 75254-7510  
PHONE: (972) 386-0338  
FAX: (972) 386-0578  
CONTACT: CHRISTOPHER STRONG

LANDSCAPE ARCHITECT:  
NATURAL DESIGN SOLUTIONS, INC.  
5539 COLT DRIVE  
LONGMONT, CO 80503  
CONTACT: NEIL MCLANE

#### SHEET INDEX

C1.0	(1)	COVER SHEET
C2.0	(2)	SITE PLAN
C3.0	(3)	GRADING PLAN
C4.0	(4)	HORIZONTAL CONTROL PLAN
C5.0	(5)	UTILITY PLAN
A2-1	(6)	EXTERIOR ELEVATIONS
A2-2	(7)	EXTERIOR ELEVATIONS
ES1.1	(8)	PHOTOMETRIC PLAN
L1.0	(9)	FINAL LANDSCAPE PLAN
L2.0	(10)	FINAL LANDSCAPE PLAN DETAILS & NOTES

#### LEGAL DESCRIPTION:

LOT 4, BLOCK 1, EAGLE'S NEST VILLAGE CENTER SUBDIVISION FILING No. 1, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

#### BENCHMARK:

ELEVATIONS ARE BASED UPON THE CITY OF AURORA BENCHMARK 5S6519SE003. A 3" BRASS CAP SET IN CONCRETE IN NORTHEASTERLY RIGHT-OF-WAY FENCE FOR SMOKEY HILL ROAD APPROXIMATELY 3/4 MILE EAST OF GUN CLUB ROAD ON THE WESTERLY SIDE OF A CUT FOR SAID SMOKEY HILL ROAD AND 38 FEET NORTHEAST OF SAID ASPHALT CENTERLINE. ELEVATION = 6134.55 SURVEY FEET NAVD 88.

#### BASIS OF BEARINGS:

THE SOUTH QUARTER CORNER OF SAID SECTION 19, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 19 BEARS NORTH 89°26'27" EAST.

#### OWNER'S CERTIFICATE:

EAGLE'S NEST VILLAGE CENTER FILING No. 1

LOT 4, BLOCK 1, EAGLE'S NEST VILLAGE CENTER SUBDIVISION FILING NO. 1.

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 WHEREOF, \_\_\_\_\_ HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

BY: \_\_\_\_\_

#### NOTARIAL:

STATE OF COLORADO

COUNTY OF \_\_\_\_\_ JSS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ BY

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

NOTARY SEAL

BY COMMISSION EXPIRES \_\_\_\_\_ NOTARY BUSINESS ADDRESS \_\_\_\_\_

#### CITY OF AURORA APPROVALS:

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CITY CLERK)

#### RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_

COLORADO AT \_\_\_\_ O'CLOCK \_\_\_\_ M. THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. \_\_\_\_.

CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_



5200 Buffington Rd.  
Atlanta, Georgia  
30349-2998

Revisions:

Mark Date By

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Seal



STORE  
CHICK-FIL-A FSU #01579  
LOT 4, BLOCK 1  
EAGLE'S NEST VILLAGE  
CENTER SUB FILING NO 1

24400 E. SMOKEY HILL  
ROAD  
AURORA, CO 80016

SHEET TITLE

COVER SHEET

DWG EDITION ---

Job No. : 65119777

Store : 01579

Date : 05/11/18

Drawn By : LV

Checked By : KW

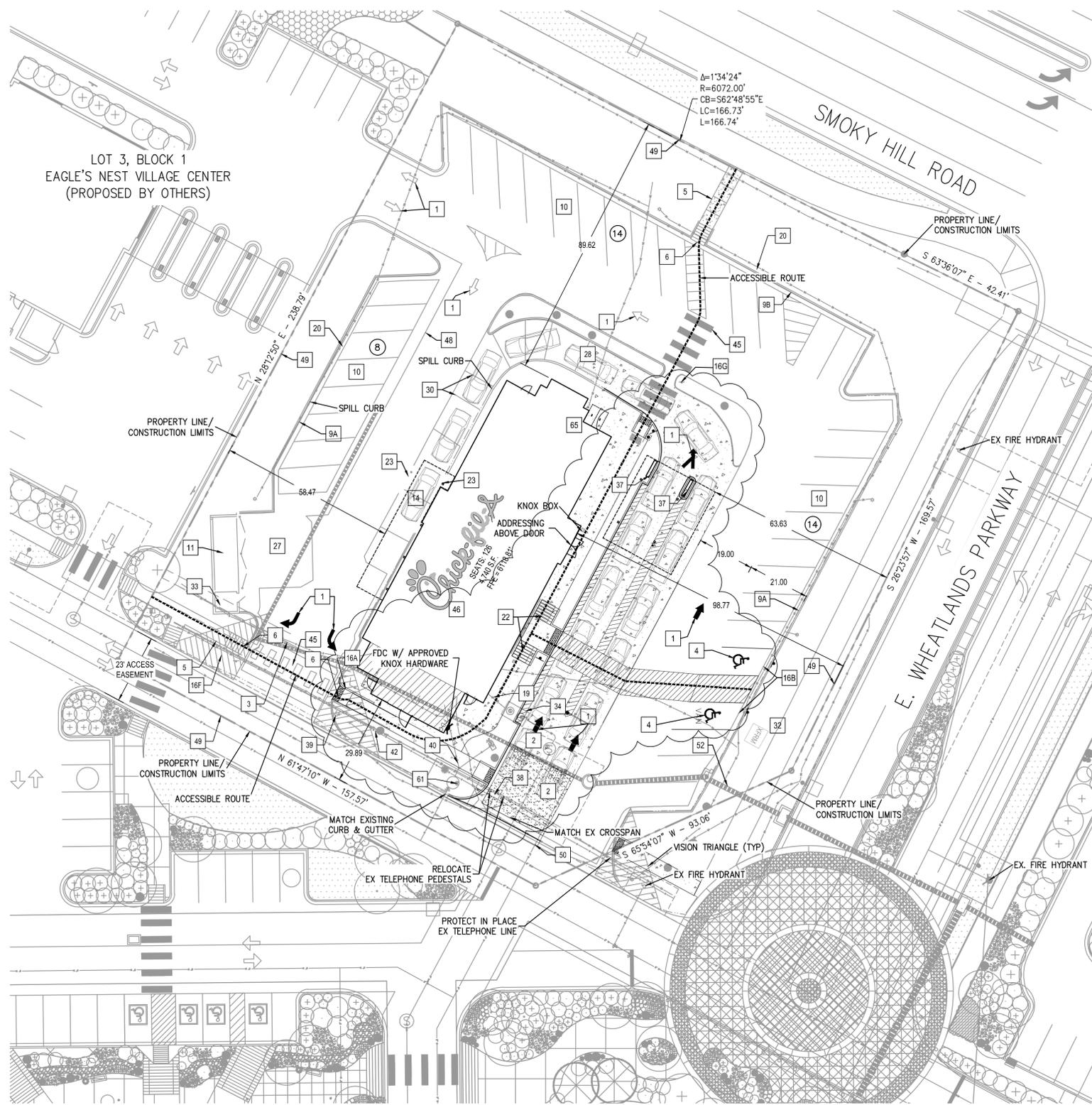
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Know what's below.  
Call before you dig.



**SITE PLAN DESIGN NOTES & KEY PLAN**

- 1 DIRECTIONAL ARROW
- 2 DRIVE-THRU GRAPHICS
- 3 STOP LINE GRAPHIC
- 4 PRINTED HANDICAP PARKING SYMBOL
- 5 CONCRETE SIDEWALK
- 6 CURBED HANDICAP RAMP
- 7 SIDEWALK HANDICAP RAMP
- 7A HANDICAP RAMP W/ FLARED SIDES
- 8 SIDEWALK WITH CURB & GUTTER
- 9 12" CONCRETE CURB AND GUTTER
- 9A SPILLING SECTION
- 9B CATCHING SECTION
- 10 STANDARD PARKING STALL (9'x21')
- 11 REFUSE ENCLOSURE FOUNDATION
- 12 REFUSE ENCLOSURE ALT DRAINAGE
- 13 REFUSE ENCLOSURE FOUNDATION (ALT)
- 14 DRIVE-THRU PLAN
- 15 DRIVE-THRU ISOMETRIC
- 16 DIRECTIONAL SIGNAGE
- 16A STOP SIGN
- 16B HANDICAP SIGN
- 16C "CIRCLE BUILDING FOR DRIVE THRU SERVICE"
- 16D "RIGHT TURN ONLY" SIGN
- 16E "ONE WAY" SIGN (USE APPLICABLE DIRECTION)
- 16F "EXIT ONLY" SIGN
- 16G PEDESTRIAN CROSSING (PER C.F.A DETAILS)
- 17 LANDSCAPE AND IRRIGATION PROTECTOR
- 18 CONCRETE WHEEL STOP
- 19 SERVICE LINE CLEANOUT
- 20 DRIVE THROUGH CANOPY
- 22 TYPICAL ACCESSIBLE RAMP AND HANDRAIL
- 23 PIPE BUMPER POST
- 24 TYPICAL PAVEMENT SECTION
- 25 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT
- 26 TRANSVERSE & LONGITUDINAL DOWELED CONST JOINT
- 27 CONCRETE APRON @ TRASH ENCLOSURE
- 28 CONCRETE PAVING @ DRIVE THRU LANE
- 29 EXPANSION JOINT
- 30 CONTRACTION JOINT
- 31 FLAGPOLE (ECX SERIES, 50 FOOT, FLAG POLE PACKAGE BY APPROVED VENDORS -THE FLAG COMPANY OR ATLAS FLAGS)
- 32 TRANSFORMER
- 33 REFUSE/STORAGE BUILDING (SEE ARCHITECT PLANS)
- 34 GREASE TRAP (1,000 GALLON)
- 35 CHICK-FIL-A PRIME SIGN
- 36 PRE-SELL MENU BOARD
- 37 MENU BOARD & CANOPY ORDERING STATION
- 38 CHICK-FIL-A "ENTER" SIGN
- 39 CHICK-FIL-A "EXIT" SIGN
- 40 WATER SERVICE

- 41 SANITARY SEWER SERVICE
- 42 GAS SERVICE
- 43 TYPE 'C' INLET PR CDOT STM M-604-10
- 45 SIDEWALK CROSSING - STRIPING PER MUTCD.
- 46 CHICK-FIL-A BUILDING
- 47 SIDEWALK CHASE
- 48 4' WIDE VALLEY PAN
- 49 PROPERTY BOUNDARY LINE
- 50 EXISTING WATER MAIN TO BE REMOVED
- 51 EXISTING SANITARY SEWER TO BE REMOVED
- 52 EXISTING STORM SEWER TO REMAIN IN PLACE
- 53 EXISTING CURB AND GUTTER TO REMAIN IN PLACE
- 54 EXISTING ASPHALT TO REMAIN IN PLACE
- 55 EXISTING GAS TO REMAIN IN PLACE
- 56 EXISTING FIRE HYDRANT TO REMAIN IN PLACE
- 57 EXISTING ELECTRIC LINE TO REMAIN IN PLACE
- 58 EXISTING TELEPHONE LINE TO REMAIN IN PLACE
- 60 EXISTING 30' WIDE JOINT ACCESS EASEMENT
- 61 1.5" WATER METER (DOMESTIC)
- 64 CLEARANCE BAR
- 65 BICYCLE RACK (4 SPACES)

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**BASIS OF BEARINGS:**  
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5200 Buffington Rd.  
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 30349-2998

Revisions:

Mark	Date	By
△		
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Seal

**MERRICK & COMPANY**  
 5970 GREENWOOD PLAZA BLVD  
 GREENWOOD VILLAGE, CO 80111  
 303-751-0741

STORE  
 CHICK-FIL-A FSU #01579  
 LOT 4, BLOCK 1  
 EAGLES NEST VILLAGE  
 CENTER SUB FILING NO 1

24400 E. SMOKY HILL  
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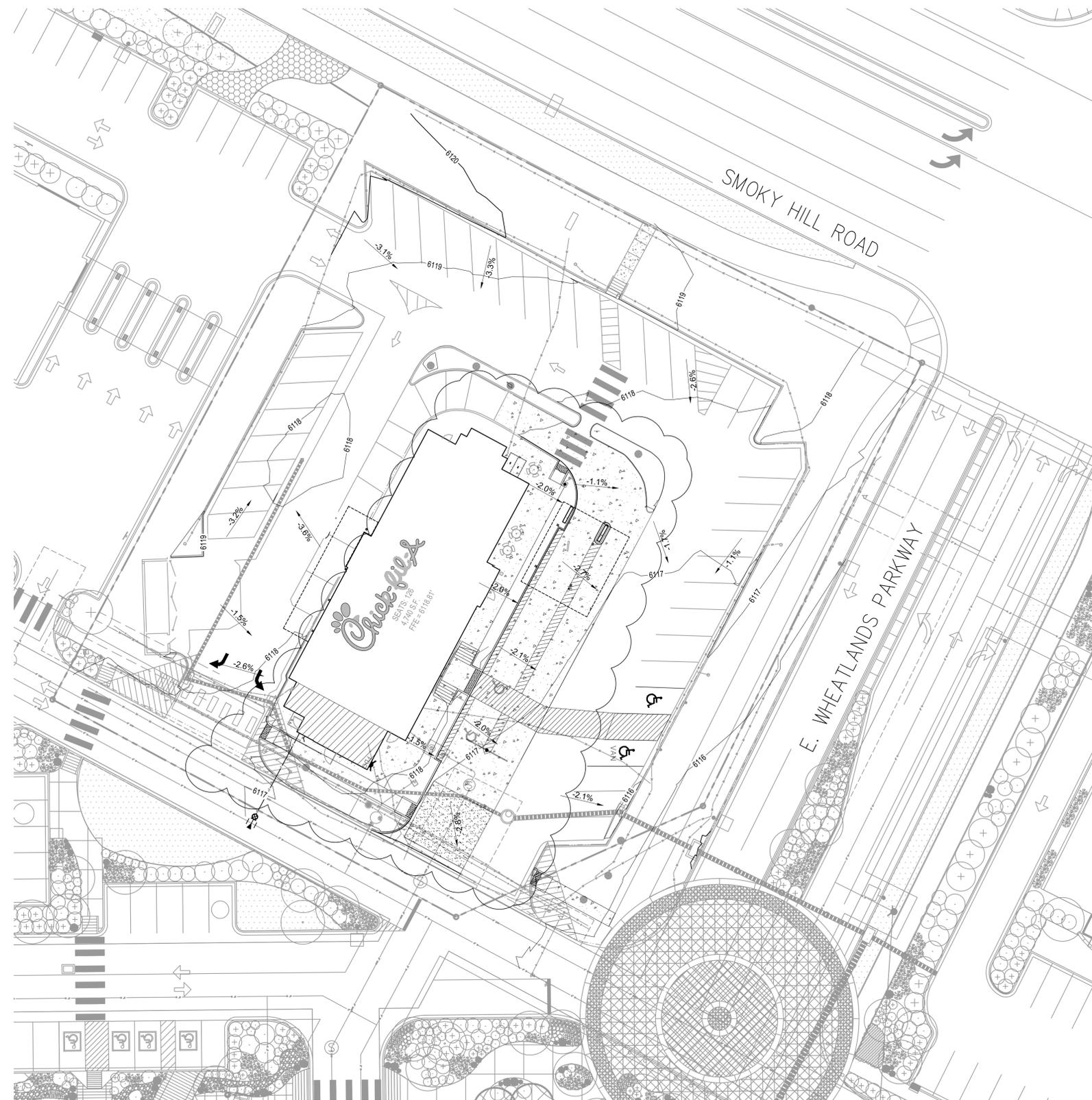
SHEET TITLE  
**SITE PLAN**

DWG EDITION ---

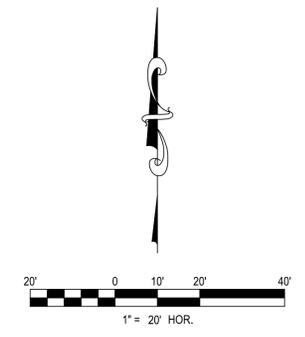
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**NOTES:**  
 1. ALL SPOT ELEVATIONS DENOTE FLOW LINE UNLESS OTHERWISE SPECIFIED.



- BMP LEGEND:**
- CF CONSTRUCTION FENCE
  - SF SILT FENCE
  - IP INLET PROTECTION
  - TP TREE PROTECTION

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 ELEVATIONS ARE BASED UPON THE CITY OF AURORA BENCHMARK ID NO. SH-095A, A 3" BRASS CAP ON CENTER OF THE NORTH SIDE OF AN INLET, NE COR OF SMOKEY HILL RD & AURORA PARKWAY, ON THE NORTH SIDE OF SMOKEY HILL RD. ELEVATION=6115.64 NAVD 88.

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**GRADING PLAN**

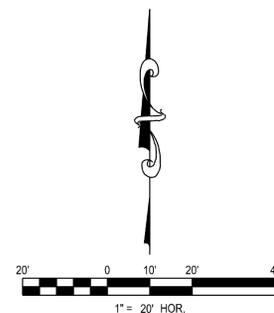
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**UTILITY PLAN**

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Sheet  
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**EXTERIOR FINISHES:**

STN-1	CULTURED STONE CHARDONAY COUNTRY LEDGSTONE BY OWENS CORNING WWW.OWENSCORNING.COM	EC-1	PARAPET WALL COPING BERRIDGE- (MATCH EXISTING) COLOR - DARK BRONZE
ST-1	STONE SILL WITH INTEGRAL COLOR TO MATCH BENJAMIN MOORE CREAM C-11 (BRADSTREET BEIGE #HC-48). PROFILE TO MATCH EXISTING	STUCCO #1	STUCCO #1 (PAINTED) TO MATCH SHERWIN WILLIAMS SW6114 BAGEL
CMU	CMU BLOCK BASALITE CONCRETE PRODUCTS LLC-DENVER COLOR: #638 WWW.BASALITE.COM	STUCCO #2	STUCCO #2 (PAINTED) TO MATCH SHERWIN WILLIAMS SW6089 GROUNDED
PT-4	SHERWIN WILLIAMS METALATEX COLOR B42R38/SAFETY RED, FINISH: SEMI-GLOSS	STUCCO #3	STUCCO #3 (PAINTED) TO MATCH SHERWIN WILLIAMS SW6116 TATAMI TAN WITH VARIANCE 2' SMOOTH FINISH SYSTEM
PT-5	METAL PAINT #5 SHERWIN WILLIAMS DARK BRONZE BRONZETONE #504-B54T104 INDUSTRIAL ENAMEL ULTRA DEEP BASE PRIME W/ PREP-RITE BONDING PRIMER #B51W50		

**STUCCO NOTES:**

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

**GENERAL NOTE:**

- ALL EXTERIOR GROUND, BUILDING, AND ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ON ALL SIDES. EQUIPMENT TO BE SCREENED INCLUDES, BUT NOT LIMITED TO: HEATING, AIR CONDITIONING, AND REFRIGERATION EQUIPMENT; PLUMBING LINES; DUCTWORK; TRANSFORMERS; AND METER BANKS.
- NOTE GC TO VERIFY ALL FINISHES TO MATCH EXISTING.
- PARAPET AND ROOF SLOPE TO MATCH EXISTING G.C. TO VERIFY.

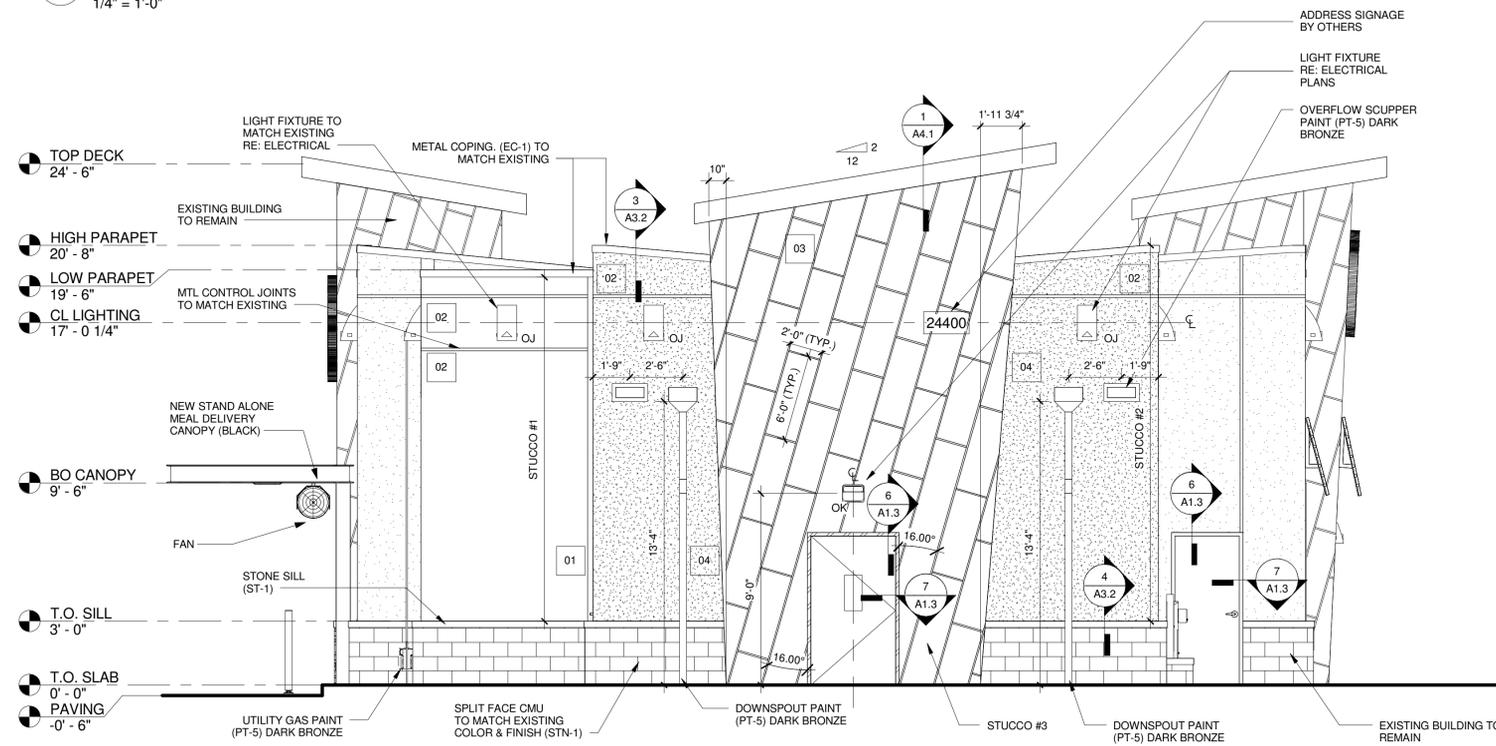
**STUCCO JOINT LEGEND**

SYM.	DESCRIPTION
01	3" REVEAL DCS-625-300 BY FRY REGLET
02	3/4" REVEAL DCS-625-75 BY FRY REGLET
03	3/4" REVEAL DCS-75-75 BY FRY REGLET
04	CORNER REVEAL PCM-75-75 BY FRY REGLET

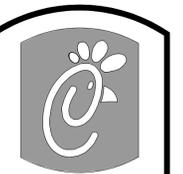
NOTES:  
1. CONTROL JOINTS DIMENSIONS AND HEIGHTS TO MATCH EXISTING



**1 NORTH (FRONT) ELEVATION**  
1/4" = 1'-0"



**2 SOUTH (REAR) ELEVATION**  
1/4" = 1'-0"



**Chick-fil-A**  
5200 Buffington Rd.  
Atlanta, GA  
30349-2998

Revisions:

Mark	Date	By
△		
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△		
△		



**MAYSE & ASSOCIATES, INC.**  
Architects • Planning • Construction Management  
16810 South Dr.  
Suite 203  
Dallas, Texas 75244  
Phone: (972) 386-0338  
Fax: (972) 386-0578

STORE  
CFA 01579  
Southlands FSU  
24400 East Smoky Hill Rd  
Aurora, CO 80016  
CL S06C-R

SHEET TITLE  
**EXTERIOR ELEVATIONS**

Job No. : 17137  
Store : 01579  
Date : 6/18/2018  
11:46:19 AM  
Drawn By : GW  
Checked By : CS

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**A2.1**  
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**EXTERIOR FINISHES:**

STN-1	CULTURED STONE CHARDONAY COUNTRY LEDGSTONE BY OWENS CORNING WWW.OWENSCORNING.COM	EC-1	PARAPET WALL COPING BERRIDGE - (MATCH EXISTING) COLOR - DARK BRONZE
ST-1	STONE SILL WITH INTEGRAL COLOR TO MATCH BENJAMIN MOORE CREAM C-11 (BRADSTREET BEIGE #HC-48). PROFILE TO MATCH EXISTING	STUCCO #1	STUCCO #1 (PAINTED) TO MATCH SHERWIN WILLIAMS SW6114 BAGEL
CMU	CMU BLOCK BASALITE CONCRETE PRODUCTS LLC-DENVER COLOR: #638 WWW.BASALITE.COM	STUCCO #2	STUCCO #2 (PAINTED) TO MATCH SHERWIN WILLIAMS SW6089 GROUNDED
PT-4	SHERWIN WILLIAMS METALATEX COLOR B42R38/SAFETY RED, FINISH: SEMI-GLOSS	STUCCO #3	STUCCO #3 (PAINTED) TO MATCH SHERWIN WILLIAMS SW6116 TATAMI TAN WITH VARIANCE 2' SMOOTH FINISH SYSTEM
PT-5	METAL PAINT #5 SHERWIN WILLIAMS DARK BRONZE BRONZETONE #504-B54T104 INDUSTRIAL ENAMEL ULTRA DEEP BASE PRIME W/ PREP-RITE BONDING PRIMER #B51W50		

**STUCCO NOTES:**

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

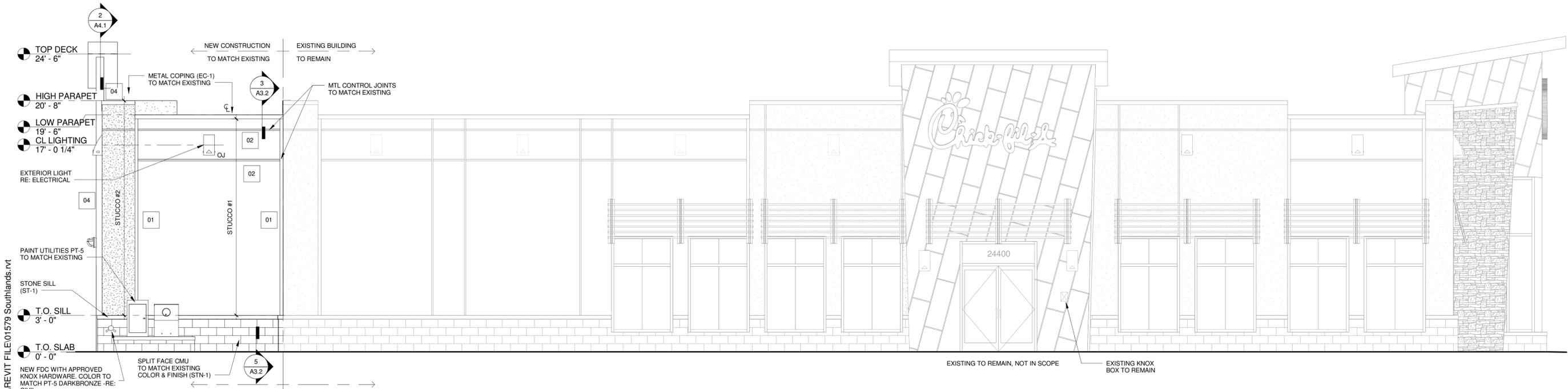
**GENERAL NOTE:**

1. ALL EXTERIOR GROUND, BUILDING, AND ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ON ALL SIDES. EQUIPMENT TO BE SCREENED INCLUDES, BUT NOT LIMITED TO: HEATING, AIR CONDITIONING, AND REFRIGERATION EQUIPMENT; PLUMBING LINES; DUCTWORK; TRANSFORMERS; AND METER BANKS.
2. NOTE GC TO VERIFY ALL FINISHES TO MATCH EXISTING.
3. PARAPET AND ROOF SLOPE TO MATCH EXISTING G.C. TO VERIFY.

**STUCCO JOINT LEGEND**

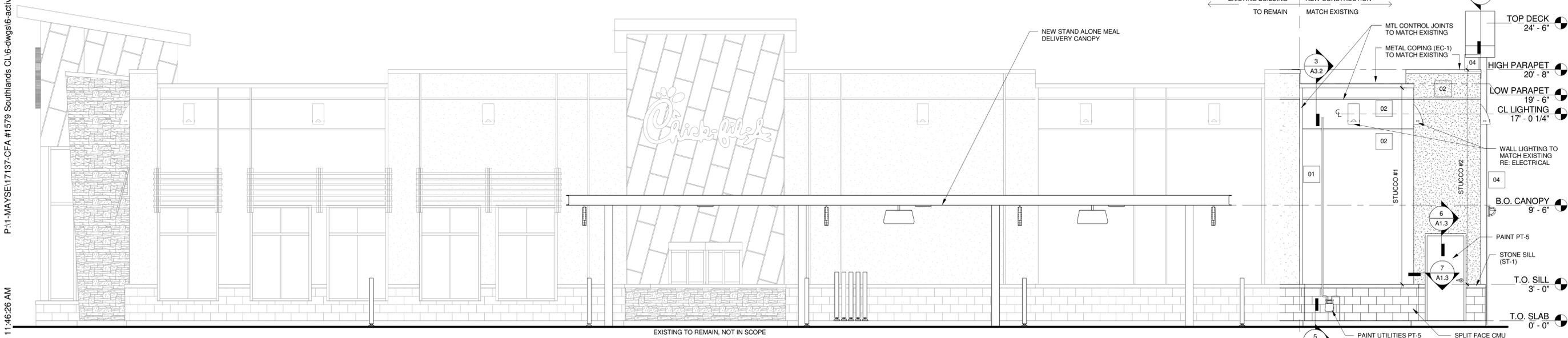
SYM.	DESCRIPTION
01	3" REVEAL DCS-625-300 BY FRY REGLET
02	3/4" REVEAL DCS-625-75 BY FRY REGLET
03	3/4" REVEAL DCS-75-75 BY FRY REGLET
04	CORNER REVEAL PCM-75-75 BY FRY REGLET

NOTES:  
1. CONTROL JOINTS DIMENSIONS AND HEIGHTS TO MATCH EXISTING



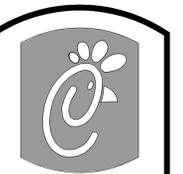
**1 EAST (MAIN ENTRY) ELEVATION**

1/4" = 1'-0"



**2 WEST (DRIVE THRU) ELEVATION**

1/4" = 1'-0"



5200 Buffington Rd.  
Atlanta, GA  
30349-2998

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Phone: (703) 386-0338  
Fax: (703) 386-0338

STORE  
CFA 01579  
Southlands FSU  
24400 East Smoky Hill Rd  
Aurora, CO 80016  
CL S06C-R

SHEET TITLE  
**EXTERIOR ELEVATIONS**

Job No. : 17137  
Store : 01579  
Date : 6/18/2018  
11:46:26 AM  
Drawn By : GW  
Checked By : CS

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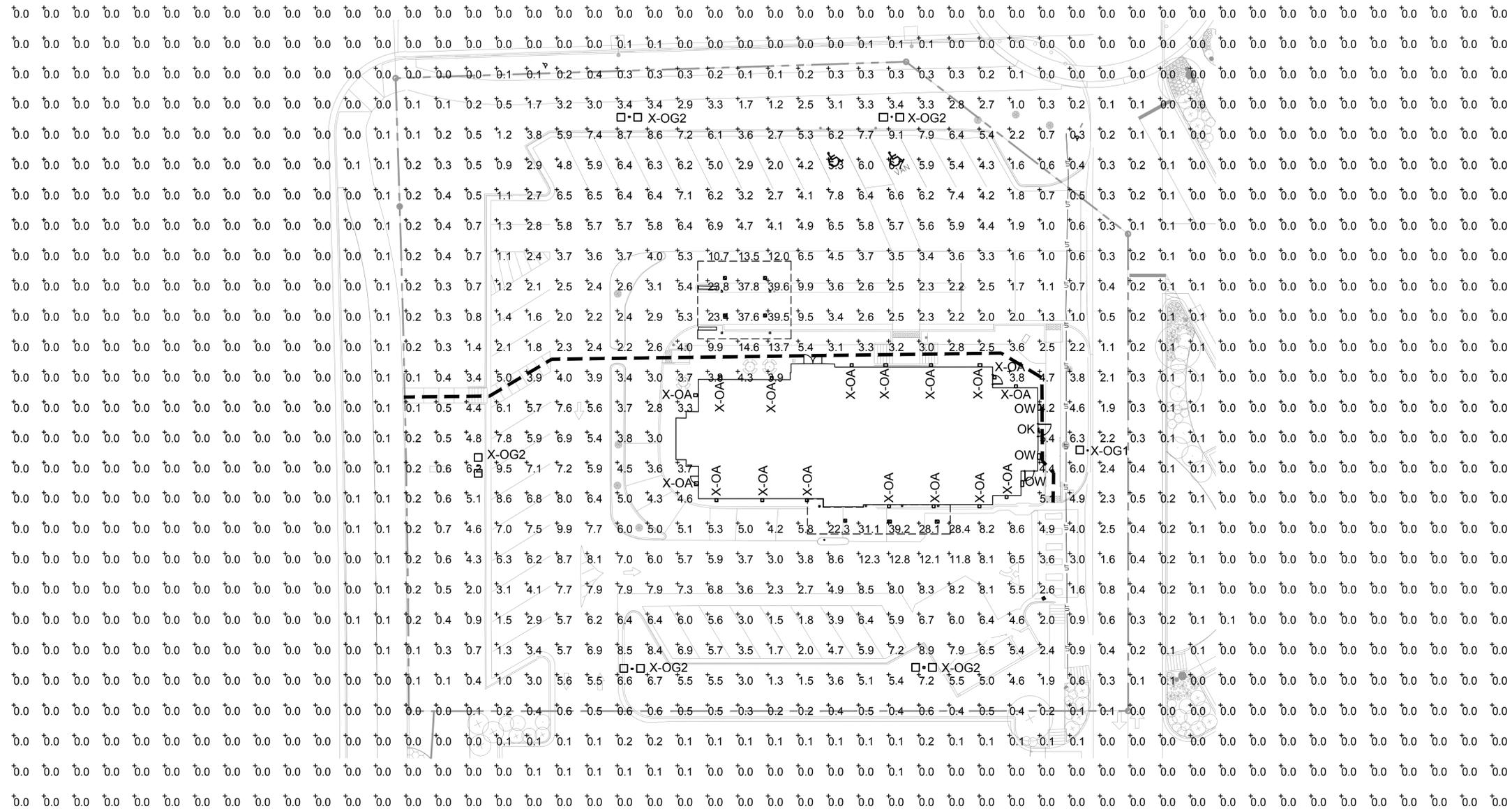
P:\11-MAYSE\17137-CFA #1579 Southlands CL16-dwgs\6-active\10-Architectural\REVIT FILE\01579 Southlands.rvt  
6/18/2018 11:46:26 AM

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Ground	+	1.3 fc	39.6 fc	0.0 fc	N/A	N/A

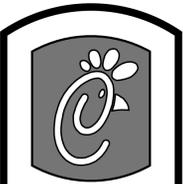
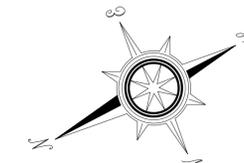
ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

Lighting Fixture Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
☑	CANOPY	7	LSI INDUSTRIES, INC	CRUS-SC-LED-LW-50	Low Watt Recessed LED	3000 Degree K	1	CRUS-SC-LED-LW-50.IES	8800	0.95	73.5
□	X-OA	17	VISA LIGHTING	OW1202 (AIMED DOWN)	FORMED ALUMINUM HOUSING FORMED WHITE ENAMEL ALUMINUM REFLECTOR, CLEAR GLASS ENCLOSURE BELOW LAMP, SIDE AND FRONT OPENINGS WITH TRANSLUCENT WHITE ACRYLIC INSERTS.	ONE COATED 70 WATT ED17 METAL HALIDE RATED AT 5000 LUMENS	1	OW1202-1PH70.IES	5000	0.72	70
□	X-OG1	1	Lithonia Lighting	AST2 400M SR4SC (PULSE START)	ARCHITECTURAL ARM-MOUNTED CUTOFF LUMINAIRE WITH SR4SC REFLECTOR. MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION	1	AST2_400M_SR4SC_(PULSE_START).ies	38000	0.72	456
□	X-OG2	5	Lithonia Lighting	AST2 400M SR4SC (PULSE START)	ARCHITECTURAL ARM-MOUNTED CUTOFF LUMINAIRE WITH SR4SC REFLECTOR. MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION	1	AST2_400M_SR4SC_(PULSE_START).ies	38000	0.72	912
□	OK	1	Hubbell Outdoor	LNC-SLU-3K-3-X	LED Wallpack with cutoff	5-NICHIA 3K LEADS	1	LNC-SLU-3K-3-X.ies	833	0.95	12.9
□	OW	3	VISA LIGHTING	OW1202	Wall Mount Up Light	LED 3500K 80CRI -H	1	OW1202-135K-H.ies	1285	0.95	27.7

NOTE: TYPES X-OA, X-OG1, AND X-OG2 ARE EXISTING. TWO EXISTING X-OA ON THE REAR OF THE EXISTING BUILDING WILL BE RELOCATED TO THE SIDE OF THE REAR ADDITION.



**PHOTOMETRIC PLAN**  
SCALE: 1"=20'-0"



**Chick-fil-C**

5200 Buffington Rd.  
Atlanta Georgia,  
30349-2998

Revisions:  
Mark Date By

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Mark Date By

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Mark Date By



**Kurzynski & Associates**  
CONSULTING ENGINEERS  
2900 Lebanon Pike, Ste. 201  
Nashville, Tennessee 37214  
Telephone: (615) 255-5203  
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Email: mail@kurzynski.com

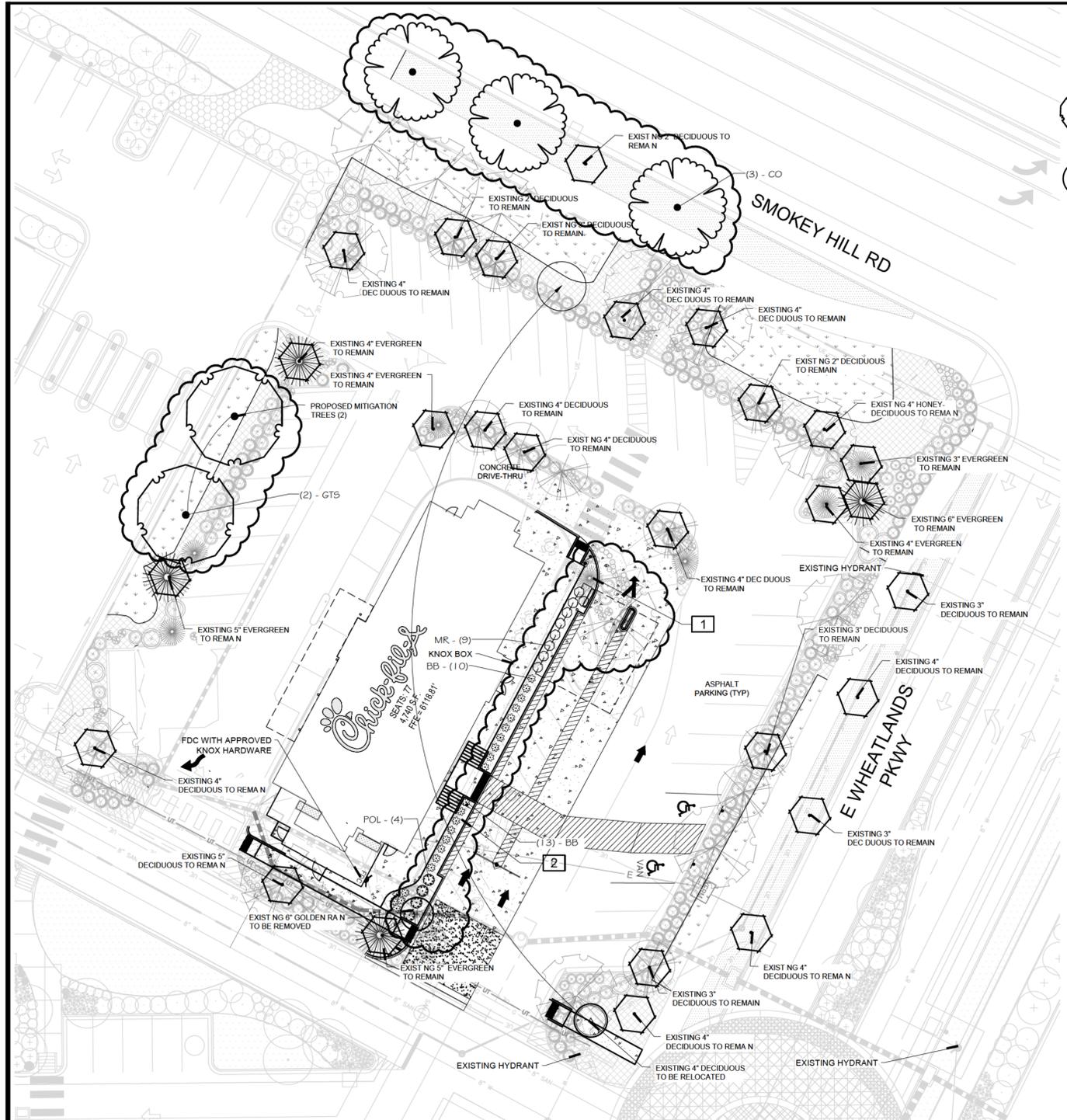
STORE  
CFA 01579  
Southlands FSU  
24400 East Smoky Hill Rd.  
Aurora, CO 80016

SHEET TITLE  
Photometric  
Plan

PROTOTYPE S06C-R

Job No. : 18031.MAR  
Store : 1579  
Date : 03.14.18  
Drawn By : DKB  
Checked By: MK

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**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
	CO	3	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL
	GTS	2	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	B & B	2.5" CAL
	EX REL	1	RELOCATE AS INDICATED EXISTING / EXISTING TREE ARROW INDICATES NEW LOCATION	EX	
	EX-REM	1	REMOVE AS INDICATED / EXISTING TREE TO BE REMOVED RECOMMENDATION	EX	
	EX-RET	27	TO REMAIN- PROTECT DURING CONSTRUCTION / EXISTING TREE TO REMAIN	EX	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2
	MR	9	MAHONIA REPENS / CREEPING MAHONIA	1 GAL	
	POL	4	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' / DWARF PURPLE NINEBARK	5 GAL	
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2
	BB	23	BOUTELLOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA	1 GAL	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	FIELD2
	EX-RS	8,577 SF	EX LANDSCAPE - SHRUB BED / TO REMAIN ADJUST FOR NEW LAYOUT. REPLACE ANY DEAD/DAMAGED MATERIALS AND PROTECT DURING CONSTRUCTION.	EX	
	TURF	3,169 SF	EX TURF - OFFSITE / OFFSITE TURF	SOD	
	EX-RE	4,005 SF	EX TURF TO REMAIN / ON-SITE, EXISTING TURF PROTECT IN PLACE, REPAIR/REPLACE ANY DAMAGED MATERIALS. TURF ON SEPARATE, EXISTING IRRIGATION SYSTEM FOR OVERALL DEVELOPMENT. ADJUST FOR NEW LAYOUT.	EX	
MULCHES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	FIELD2
	AGG	292 SF	AGGREGATE / RIVER ROCK MIXTURE MATCH ADJACENT SITES AND PLACE TO A UNIFORM DEPTH OF 3" OVER PERMEABLE WEED BARRIER FABRIC.	MULCH	

QTY FOR REFERENCE ONLY. GRAPHICS  
SUPERCEDED ALL SCHEDULE INFO

**TREE PROTECTION NOTES**

- PRIOR TO THE BEGINNING OF CONSTRUCTION, INSTALL BARRICADE FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT OR OUTSIDE OF THE DRIP LINE OF THE TREES. BARRICADE FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO "T" POSTS.
- FENCING SHALL BE MAINTAINED DAILY. TRESPASS BEYOND ESTABLISHED CONSTRUCTION LIMITS SHALL RESULT IN A FINE OF \$100. IF NOT PAID WITHIN 30 DAYS, THE FINE SHALL BE DEDUCTED FROM MONIES DUE TO CONTRACTOR. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. NO VEHICLE PARKING IS ALLOWED BEYOND CONSTRUCTION LIMITS.
- CONSTRUCTION WITHIN THE ROOT ZONE OF TREES TO REMAIN SHALL BE RESTRICTED TO AGREED-UPON LIMITS WITH REGARD TO EXCAVATION, ACCESS, DIRT STOCKPILING, AND BACKFILL. VIOLATION OF SET LIMITS SHALL RESULT IN A FINE OF \$100 PER INCIDENT AND MAY BE INCREASED BASED ON THE PERCENTAGE OF ROOT ZONE AFFECTED. TIMES THE VALUE OF THE TREE ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE ROOT ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE TREE.
- DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY APPROVED 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 APPRAISED VALUE OF THE TREE.
- LEAD DAMAGE IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DIVISION. PRUNING OF AFFECTED BRANCHES SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. UNAUTHORIZED BRANCH DAMAGE OR LOSS CAN RESULT IN A FINE OF \$100 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT.
- CONCRETE TRUCK WASHOUT AREAS SHALL BE IN DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONES OF TREES.
- TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.

City of Aurora  
PARKS & OPEN SPACE DEPARTMENT  
Date: August 1, 2006

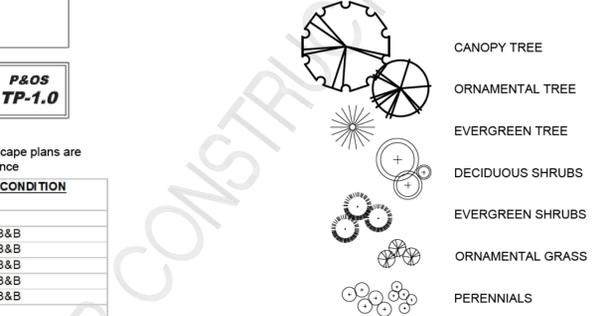
**TREE PROTECTION NOTES**

**P&OS TP-1.0**

**EXISTING PLANT SCHEDULE** Previously approved landscape plans are indicated in gray for reference

SYM	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE & CONDITION
<b>DECIDUOUS TREES</b>				
APA	3	Autumn Purple Ash	<i>Fraxinus americana</i> 'Autumn Purple'	2" cal. B&B
GRT	5	Golden Rain Tree	<i>Koelreuteria paniculata</i>	2" cal. B&B
JPT	4	Japanese Pagoda Tree	<i>Sophora japonica</i>	2" cal. B&B
JTL	6	Japanese Tree Lilac	<i>Syringa reticulata</i>	2" cal. B&B
SHL	5	Shademaster Honey Locust	<i>Gleditsia tr. Inermis</i> 'Shademaster'	2" cal. B&B
<b>EVERGREEN TREES</b>				
API	4	Austrian Pine	<i>Pinus nigra</i>	6" min. ht., B&B
VLP	7	Vanderwolfs Limber Pine	<i>Pinus flexilis</i> 'Vanderwolfs Limber'	6" min. ht., B&B
<b>EVERGREEN SHRUBS</b>				
AYJ	64	Andorra Youngstown Juniper	<i>Juniperus horizontalis</i> 'Youngstown'	5 gal. cont., 18" sprd. min.
OGJ	75	Old Gold Juniper	<i>Juniperus x media</i> 'Old Gold'	5 gal. cont., 18" sprd. min.
SMM	11	Slowmound Mugo Pine	<i>Pinus mugo</i> 'Slowmound'	5 gal. cont., 24" sprd. min.
<b>DECIDUOUS SHRUBS</b>				
AWS	35	Anthony Waterer Spirea	<i>Spiraea japonica</i> 'Anthony Waterer'	5 gal. cont., 18" ht. min.
BMS	50	Blue Mist Spirea	<i>Caryopteris x cladonensis</i> 'Blue Mist'	5 gal. cont., 18" ht. min.
DWS	32	Double White Shrub Rose	<i>Rosa x 'Sir Thomas Lipton'</i>	5 gal. cont., 24" ht. min.
SWN	98	Summer Wine Ninebark	<i>Physocarpus opulifolius</i> 'Summer Wine'	5 gal. cont., 24" ht. min.
VHS	12	Vanhoutte Spirea	<i>Spiraea x vanhouttei</i>	5 gal. cont., 24" ht. min.
<b>PERENNIALS</b>				
FRS	27	Fringed Sage	<i>Artemisia frigida</i>	1 gal. cont.
GFG	44	Goldenrod, Golden Fleece	<i>Solidago sphacelata</i>	1 gal. cont.
KGF	25	Kobold Gayfeather	<i>Liatris spicata</i> 'Kobold'	1 gal. cont.
<b>ORNAMENTAL GRASSES</b>				
FRG	27	Feather Reed Grass	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	1 gal. cont.
ZEB	33	Zebra Maiden Grass	<i>Miscanthus sinensis</i> 'Zebinus'	1 gal. cont.

**EXISTING LANDSCAPE LEGEND:**  
Previously approved landscape plans are indicated in gray for reference



**LANDSCAPE PLAN**  
SCALE: 1" = 20'

**REFERENCE NOTES SCHEDULE**

SYMBOL	DESCRIPTION	QTY	DETAIL
[1]	PLACE SHREDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP). WOOD MULCH NOT REQUIRED AROUND BASE OF PLANTS LOCATED IN PEA GRAVEL.		
[2]	MIN MUM 3 ROOTBALL OFFSET FROM BUILDING, TYP.		
[3]	PLACE PLANTS TO PROV DE MIN 2 CLEARANCE FROM BACK OF CURB AT MATURE SPREAD.		
SYMBOL	DESCRIPTION	QTY	DETAIL
[52-01]	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX. GREEN IN COLOR.	1,304 LF	

QTY FOR REFERENCE ONLY. GRAPHICS SUPERCEDED ALL SCHEDULE INFO

**TREE MITIGATION:**

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Golden Raintree	6"	\$272.32		2"

MITIGATION INCHES PROVIDED WITH ON-SITE TREE REPLACEMENTS  
NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.



5200 Buffington Rd.  
Atlanta, Georgia  
30349-2998

Revisions:  
Mark Date By

Mark Date By

Mark Date By

Seal

**MERRICK & COMPANY**  
5970 GREENWOOD PLAZA BLVD  
GREENWOOD VILLAGE, CO 80111  
303-751-0741

**STORE**  
CHICK-FIL-A  
FSU #01579  
SOUTHLANDS  
24400 E. SMOKEY HILL ROAD  
AURORA, CO 80016

**SHEET TITLE**  
FINAL LANDSCAPE PLAN

**Licensure Notes:**

This document is for City review and approval only.

This document is not a construction drawing unless stamped by the Landscape Architect of record. Projects require a stamped set of construction documents for landscape improvement installation.

DWG EDITION ---  
Job No. : 65119777  
Store : 01579  
Date : 02/19/18  
Drawn By : BH  
Checked By : KW



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## GENERAL NOTES

(Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")

- EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
- AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDING AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
- MULCHES: ALL PLANTING BEDS THAT CALL FOR WOOD/ORGANIC MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. TREES IN TURF AND NATIVE GRASS AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH, 3" DEPTH. SHRUBS AND GROUNDCOVERS IN NATIVE GRASS AREAS TO RECEIVE WOOD MULCH RING MINIMUM 6" LARGER RADIUS THAN ROOT BALL OR CONTAINER SIZE 3" DEEP. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.  
TREES IN COBBLE/ROCK MULCH TO RECEIVE 4" DIAMETER OF WOOD MULCH, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH AREAS TO RECEIVE WOOD MULCH RING MINIMUM 6" LARGER RADIUS THAN ROOT BALL OR CONTAINER SIZE, 3" DEEP. NO FABRIC UNDERLAYMENT IN WOOD MULCH AREAS.  
USE PERMEABLE FABRIC UNDERLAYMENT FOR ALL COBBLE/AGGREGATE AREAS WITH SLOPES 3:1 AND LESS. USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL/PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE).
- REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
- STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDING AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
- ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AND THE COLORADO NURSERY ACT.
- MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

### FIRE LIFE 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.
- FIRE HYDRANTS PLACED IN LANDSCAPE ISLANDS MUST MAINTAIN A 3' MINIMUM CLEARANCE TO THE FACE OF ALL ADJACENT CURBS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

## CITY OF AURORA NOTES

PROVIDE A MINIMUM OF FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA TO BE PLANTED.

SITE LIGHTING TO BE POLE MOUNTED, FULL CUTOFF AND NOT EXCEED 30' IN HEIGHT.

ALL SURFACE MATERIALS NOT CLEARLY CALLED OUT ON THIS PLAN WILL BE SHOWN ON THE SITE PLAN. REFERENCE SITE PLAN FOR THAT INFORMATION.

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 THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 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.

### IRRIGATION NOTES

ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP SPRINKLER SYSTEM. ALL SHRUBS BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF INDIVIDUAL PLANT MATERIAL.

IRRIGATION SYSTEM TO BE ADJUSTED AS NEEDED FOR PLANT ESTABLISHMENT FOR A PERIOD OF AT LEAST ONE (1) YEAR.

ADJUSTMENTS TO BE MADE AFTER ESTABLISHMENT BASED ON SPECIFIC PLANT REQUIREMENTS. SEE SUGGESTED RUN TIMES PROVIDED WITHIN THESE PLANS.

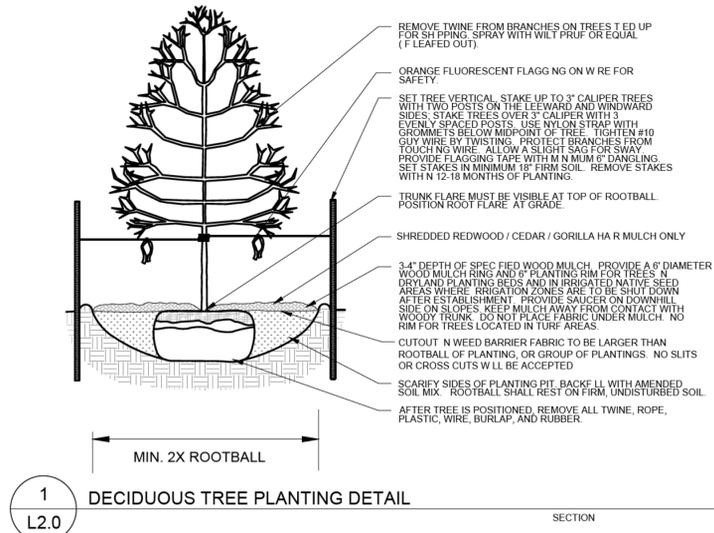
DESIGN OF IRRIGATION SYSTEMS TO MEET OR EXCEED LOCAL REQUIREMENTS AND INDUSTRY STANDARDS. CONSTRUCTION DOCUMENTS SUITABLE FOR DEVELOPMENT COORDINATION TO BE PROVIDED.

IRRIGATION SYSTEM TO BE DESIGNED USING APPROPRIATE COMPONENTS FOR PLANT MATERIAL, AND WILL INCLUDE A SMART ET CONTROLLER AND RAIN SENSOR.

ALL NATIVE SEED AREAS TO BE PERMANENTLY IRRIGATED.

### NOTES:

- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. 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.
- STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
- WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- DEEP WATER ALL PLANTS AT TIME OF PLANTING.



1 DECIDUOUS TREE PLANTING DETAIL  
L2.0 SECTION

## BUFFER INFORMATION CHART (FROM PREVIOUSLY APPROVED PLANS)

TABLE OF STREET FRONTAGE\*, STREET PERIMETER BUFFER\*\*, AND SPECIAL BUFFER AND NON-STREET\*\*\* FRONTAGE BUFFER LANDSCAPE REQUIREMENTS.

BUFFER DESCRIPTION/ LENGTH / ADJOINING LAND USE	STANDARD BUFFER WIDTH** / BUFFER WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
SMOKEY HILL ROAD (TREE LAWN) / 175 L.F.	N/A	NONE	4	N/A	4	N/A
SMOKEY HILL ROAD STREET PERIMETER BUFFER / 200 L.F.	20' / 30'	NONE	5	50	5	69
EAST SIDE NON-STREET FRONTAGE BUFFER / 140 L.F.	10' / 18'	NONE	4	20	5	32
ENTRANCE ROAD STREET PERIMETER BUFFER / 200 L.F.	12' / 9'-13'	STANDARD DESIGN PLUS A LOW HEDGE (REDUCES BUFFER TO 6')	5	50	6	76

## BUILDING LANDSCAPING TABLES (FROM PREVIOUSLY APPROVED PLANS)

NON-RESIDENTIAL BUILDING ELEVATION LANDSCAPING INFORMATION:

ELEVATION (DIRECTION FACING)	ELEVATION LENGTH	TREE EQUIVALENT REQUIRED (1 TREE EQUIVALENT PER 40 LINEAR FEET)	TREE PROVIDED	SHRUBS PROVIDED (10 SHRUBS PER TREE EQUIVALENT)
NORTH	38.75'	1	3	13

\* PLANT BEDS OR RAISED PLANTERS EQUAL IN LENGTH TO 20% OF BUILDING FRONTAGE FACING A PUBLIC STREET

## WATER USE TABLE (FROM PREVIOUSLY APPROVED PLANS)

NON-WATER CONSERVING IRRIGATED SOD	WATER CONSERVING IRRIGATED DROUGHT TOLERANT-TURF	WATER CONSERVING IRRIGATED DRYLAND SEED	WATER CONSERVING IRRIGATED SHRUB BED AREA	NON IRRIGATED WETLAND SEED	TOTAL LANDSCAPE AREA
2,940 SF	3,824 SF	0 SF	7,276 SF	0 SF	14,040 SF
20.94%	27.23%	0%	51.83%	0%	100%

## EXISTING TREE PROTECTION DIRECTIONS:

### PROTECTIVE FENCING:

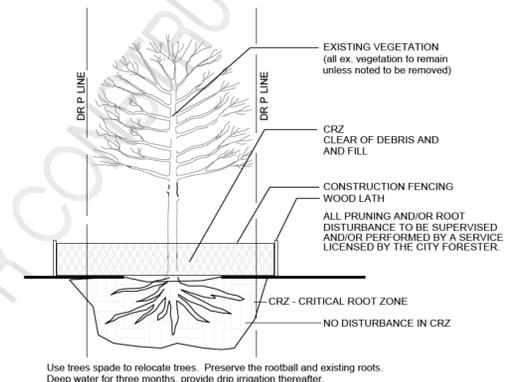
FOUR FEET HEIGHT PROTECTIVE FENCING IS TO BE INSTALLED AROUND THE EXISTING TREES TO REMAIN PRIOR TO CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO TAKE PRECAUTIONS TO ENSURE THAT EXISTING ROOTS AND LIMBS ARE NOT DAMAGED DURING EXCAVATION ADJACENT TO TREES. FENCING IS TO BE INSTALLED BELOW THE EDGE OF THE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

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

### WATERING, MULCHING, AND FERTILIZATION:

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

2 TREE PROTECTION DETAIL  
L2.0 NOT TO SCALE



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Revisions:

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Seal

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FSU #01579  
SOUTHLANDS

24400 E. SMOKY HILL ROAD  
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### SHEET TITLE

FINAL LANDSCAPE  
PLAN DETAILS &  
NOTES

### DWG EDITION

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Store : 01579

Date : 02/19/18

Drawn By : BH

Checked By : KW

Sheet

L-2.0  
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