

CHAMBERS ROAD EXCHANGE SUBDIVISION

INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO

2nd Submittal

Comments in green were made by Development Services reviewer Sara Siggue. Please reach out to her at ssiggue@auroragov.org for any comments or questions.

Acknowledged.

2nd Review
Ashley Duncan
Aurora Water Utilities
aduncan@auroragov.org

Acknowledged.

ADVISORY:
The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved

Text has been revised to match the plat.

Match the plat exterior boundary description.

SIGNATURE BLOCK

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, HAS CAUSED THESE PRESENTS TO BE EXECUTED

THIS _____ DAY OF _____ AD. _____

BY: _____ CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF COLORADO)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____ AD. _____ BY
QUIKTRIP CORPORATION,

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC) NOTARY SEAL

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

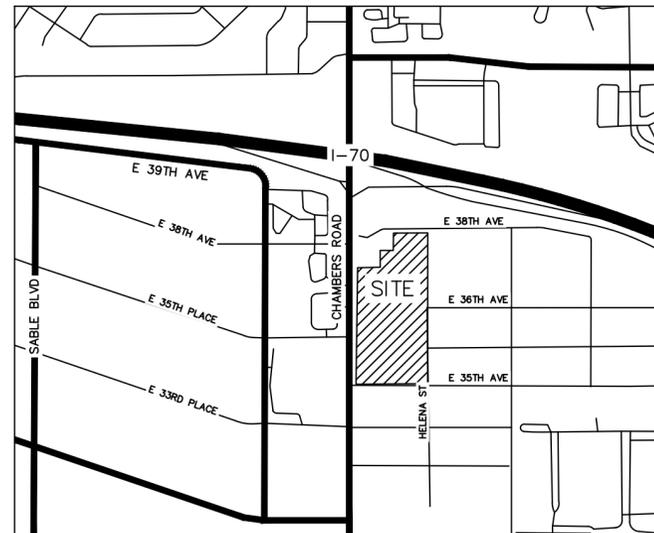
DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COLORADO AT _____ M, THIS _____ DAY OF _____ AD, _____

CLERK RECORDER: _____ DEPUTY: _____

AMENDMENTS



VICINITY MAP
SCALE: 1"=1,000'

SHEET LIST TABLE

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1	COVER SHEET
2	GENERAL NOTES
3	OVERALL SITE PLAN
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8	GRADING & UTILITY PLAN
9	GRADING & UTILITY PLAN
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12	LANDSCAPE PLAN 1
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19	PHOTOMETRIC PLAN
20	SITE LIGHTING DETAILS

LEGAL DESCRIPTION:

PARCEL 1:
LOT 1, BLOCK 1, ROLLINS SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL 2:
A PARCEL OF LAND LOCATED IN THE NW QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NW QUARTER OF SECTION 29;
THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 29 A DISTANCE OF 471.00 FEET;
THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES 56 MINUTES 00 SECONDS AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 29 A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE EAST RIGHT OF WAY LINE OF CHAMBERS ROAD;
THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 600.00 FEET;
THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 56 MINUTES 00 SECONDS AND PARALLEL WITH THE WEST LINE OF SAID SECTION 29 A DISTANCE OF 522.52 FEET;
THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 89 DEGREES 05 MINUTES 38 SECONDS A DISTANCE OF 600.00 FEET TO THE POINT LYING ON THE EAST RIGHT OF WAY LINE OF CHAMBERS ROAD;
THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 54 MINUTES 22 SECONDS AND ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 522.24 FEET TO THE POINT OF BEGINNING,
EXCEPTING THEREFROM, ANY PORTION CONTAINED THEREIN AS CONVEYED TO THE CITY OF AURORA IN DEED RECORDED FEBRUARY 18, 1981 IN BOOK 2532 AT PAGE 45, AND
EXCEPT THAT PORTION CONVEYED TO THE CITY OF AURORA IN DEED RECORDED FEBRUARY 18, 1981 IN BOOK 2532 AT PAGE 47, AND
EXCEPT THAT PORTION CONVEYED TO ROLLINS LEASING CORP. IN DEED RECORDED MAY 1, 1989 IN BOOK 3559 AT PAGE 440, AND
EXCEPTING THEREFROM, ANY PORTION LYING WITHIN ROLLINS SUBDIVISION FILING NO. 4 RECORDED MARCH 29, 1999 AT RECEPTION NO. C0920870, COUNTY OF ADAMS, STATE OF COLORADO. LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE COLORADO CENTRAL ZONE 0502, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GROUND UNITS. BEING THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 29, BEARING N00°30'25"E, BETWEEN MONUMENTS SHOWN HEREON.

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.
6200 SOUTH SYRACUSE WAY, SUITE 300
DENVER, CO 80237
PHONE: (303) 228-2300
CONTACT: COY WILLIAMS, P.E.

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
DENVER, CO 80237
PHONE: (303) 228-2300
CONTACT: CHRISTOPHER HEPLER, PLA

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CHAMBERS ROAD EXCHANGE SUBDIVISION
CHAMBERS ROAD & 38TH AVE.
INFRASTRUCTURE SITE PLAN
COVER SHEET

DATE: 10/18/2024
DESIGNED BY: MAM
DRAWN BY: CR
CHECKED BY: CMW

FILE NO.
096888048_CV
PROJECT NO.
096888048

SHEET NO.
1

NO.	REVISION	BY	DATE	APPR



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CITY OF AURORA SITE PLAN NOTES:

- THE DEVELOPER, SUCCESSORS OR 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.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES EASEMENTS OR FIRE LANE CORRIDORS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. WHERE DEDICATED AS A FIRE LANE EASEMENT OR DESIGNATED AS A FIRE LANE CORRIDOR, THE ROADWAY SHALL BE POSTED "NO PARKING - FIRE LANE".
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. 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. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH IBC CHAPTER 11, AND ICC A117.1.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, SUCCESSORS OR 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 AND DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
- 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.
- 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 PHOTOMETRICS 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. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED: ONE FOR PUBLIC IMPROVEMENTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL ONE LINE AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
- 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 SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.

- 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 AND DEVELOPMENT SERVICES 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 UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- 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 AND DEVELOPMENT SERVICES DEPARTMENT. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE OBTAINED 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 PERMIT. 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 VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- 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, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
- FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.
- THIS SITE HAS THE FOLLOWING CONDITIONAL USE APPROVAL(S): (LIST ANY/ALL APPLICABLE USES AND THE DATE OF PLANNING COMMISSION APPROVAL - MULTITENANT BUILDINGS SHOULD LEAVE ROOM FOR MODIFICATIONS OR FUTURE ADDITIONS)
- THE DEVELOPER IS RESPONSIBLE FOR TRAFFIC SIGNAL UPGRADES AT THE INTERSECTION OF CHAMBERS ROAD AND 35TH PLACE. A TRAFFIC SIGNAL PLAN IDENTIFYING UPGRADES TO THE INTERSECTION MUST BE INCLUDED IN THE CIVIL PLAN REVIEW PROCESS AND REVIEWED AND APPROVED BEFORE THE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING, AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.

PARKS, RECREATION & OPEN SPACE:

PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.

Please correct the code reference in not number 3 (previously #4) to the 2021 IBC and the 2017 A117.1 ANSI Standard.

Note 3 has been revised as requested.

Add the following required Real Property Note:
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.

The above note has been added as requested.

Please correct note number 11 (previously #2) to read as follows: ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.

Note 11 has been revised as requested.

Kimley»Horn

© KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Central
Denver, Colorado 80237 (303) 228-2300

CHAMBERS ROAD EXCHANGE SUBDIVISION
CHAMBERS ROAD & 38TH AVE.
INFRASTRUCTURE SITE PLAN

DATE: 10/18/2024
DESIGNED BY: MAM
DRAWN BY: CR
CHECKED BY: CMW

FILE NO. 096888048_CV
PROJECT NO. 096888048
SHEET NO.

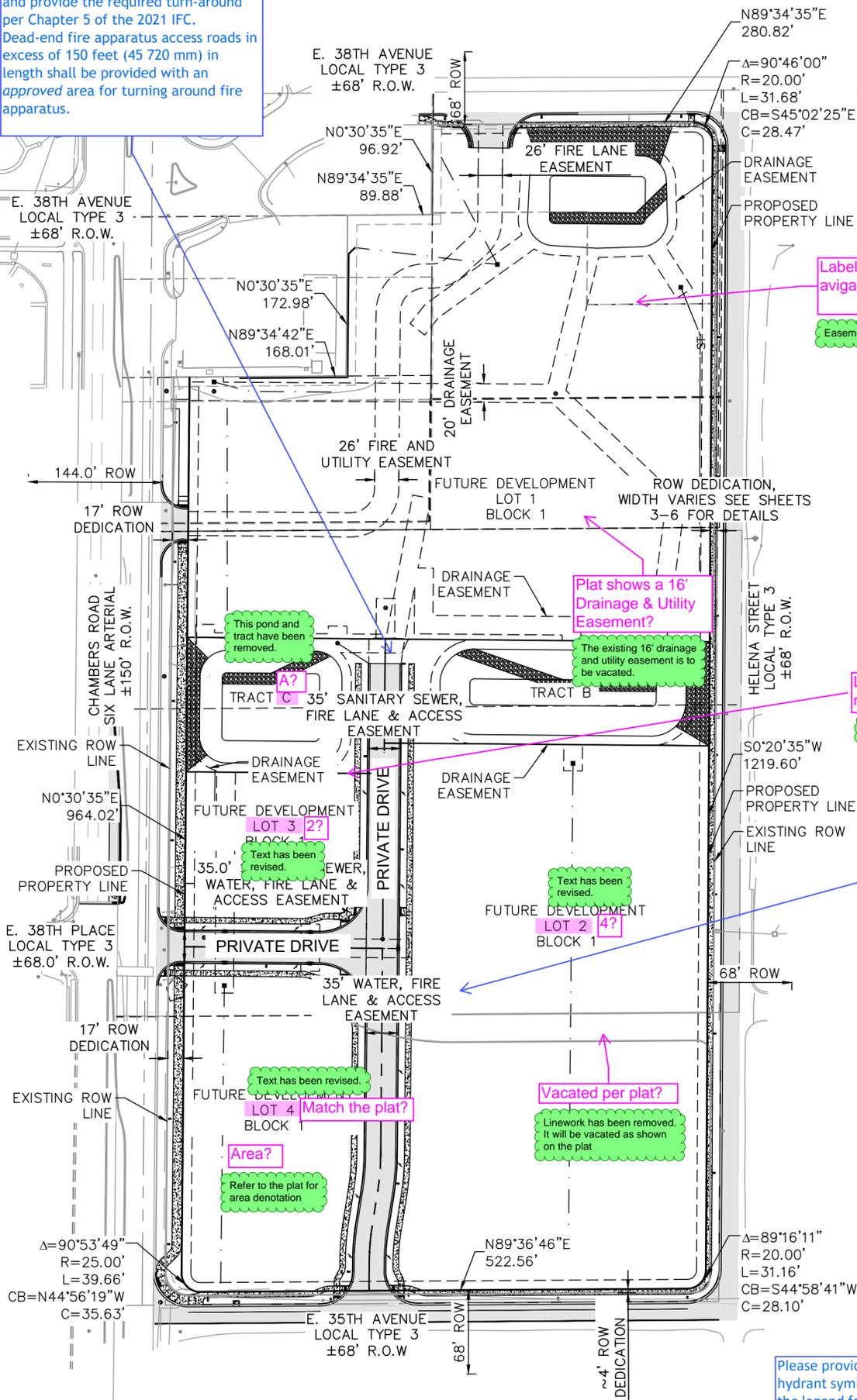
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NO.	REVISION	BY	DATE	APPR

Acknowledged, the Fire and Utility Easement has been extended through Lot 1 and will be stabilized with roadway base in accordance with COA standards to provide access to 38th Avenue.

If the Private drive is to be a Fire Lane Easement, please address the Dead End and provide the required turn-around per Chapter 5 of the 2021 IFC. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.



Label the existing avigation easement?
Easement has been labeled.

Plat shows a 16' Drainage & Utility Easement?
The existing 16' drainage and utility easement is to be vacated.

Lot & Tract lines must match the plat
Acknowledged.

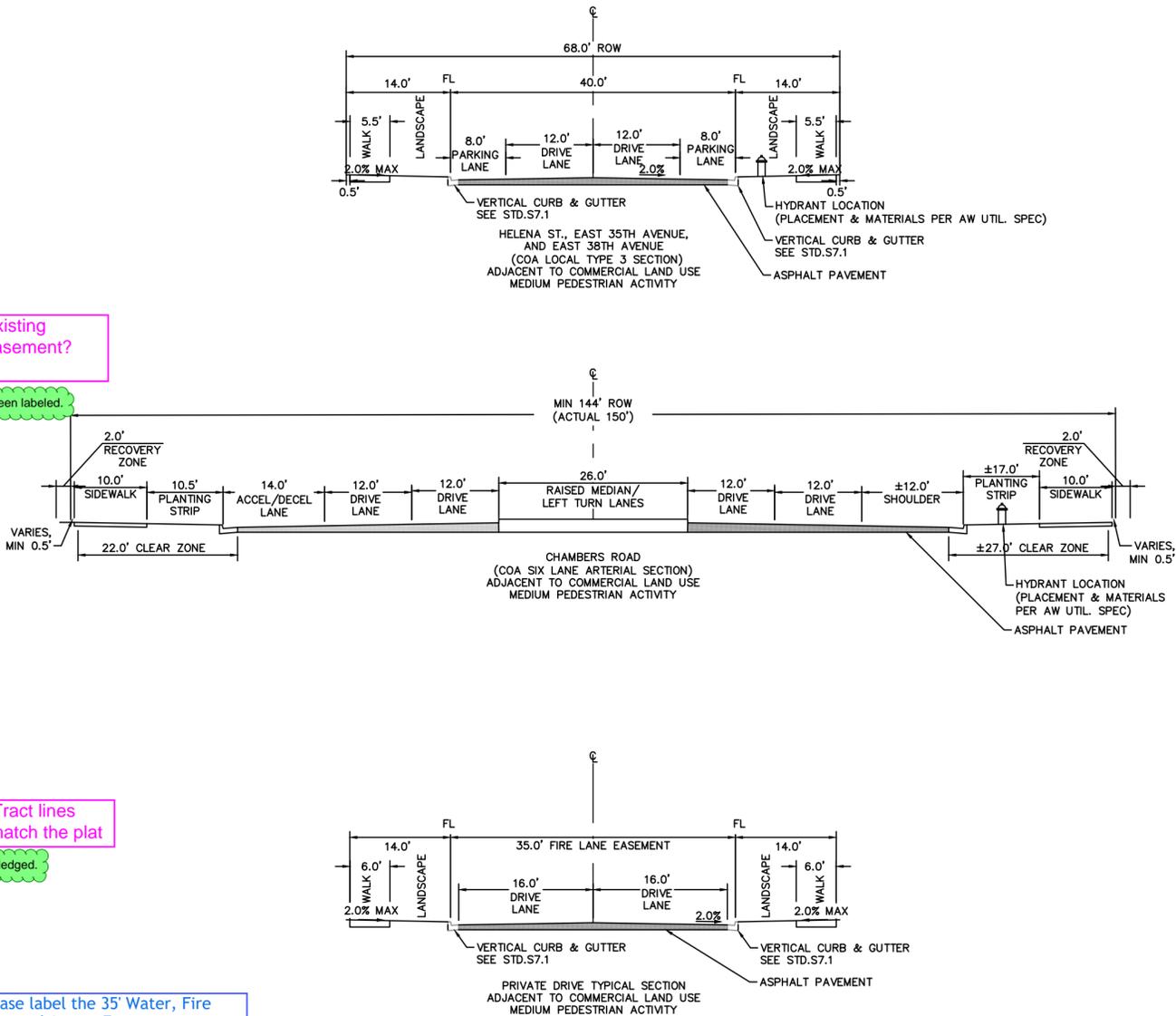
Please label the 35' Water, Fire Lane and Access Easement to Please label "35' Fire Lane and Utility Easement" TYP

Easements have been updated based on the email direction from Ashley Duncan on 2/18/25

Vacated per plat?
Linework has been removed. It will be vacated as shown on the plat

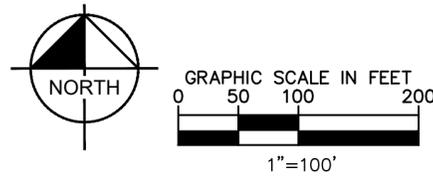
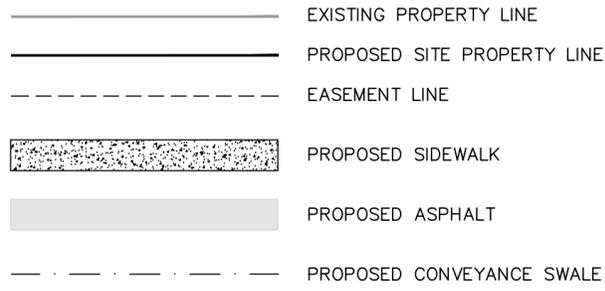
Area?
Refer to the plat for area denotation

Please provide a fire hydrant symbol in the legend for both proposed and existing fire hydrants.
Fire hydrant symbols have been added.



NOTES

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



FILE NO.	10/18/2024	DATE	DESIGNED BY:	MAM	
PROJECT NO.	09688048	DRAWN BY:	CR	CHECKED BY:	CMW
SHEET NO.	3	NO.	REVISION	BY	DATE
CHAMBERS ROAD EXCHANGE SUBDIVISION CHAMBERS ROAD & 38TH AVE. INFRASTRUCTURE SITE PLAN OVERALL SITE PLAN					

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Know what's below.
Call before you dig.

Easement labels should consistently match the plat.

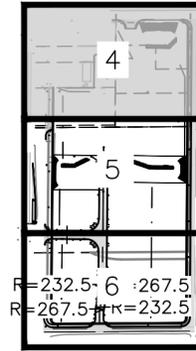
Easement labels have been coordinated with the plat

Sidewalk easement has been added and dimensions have been added

Please label and dimension the sidewalk easement.

Note has been added to this sheet as requested.

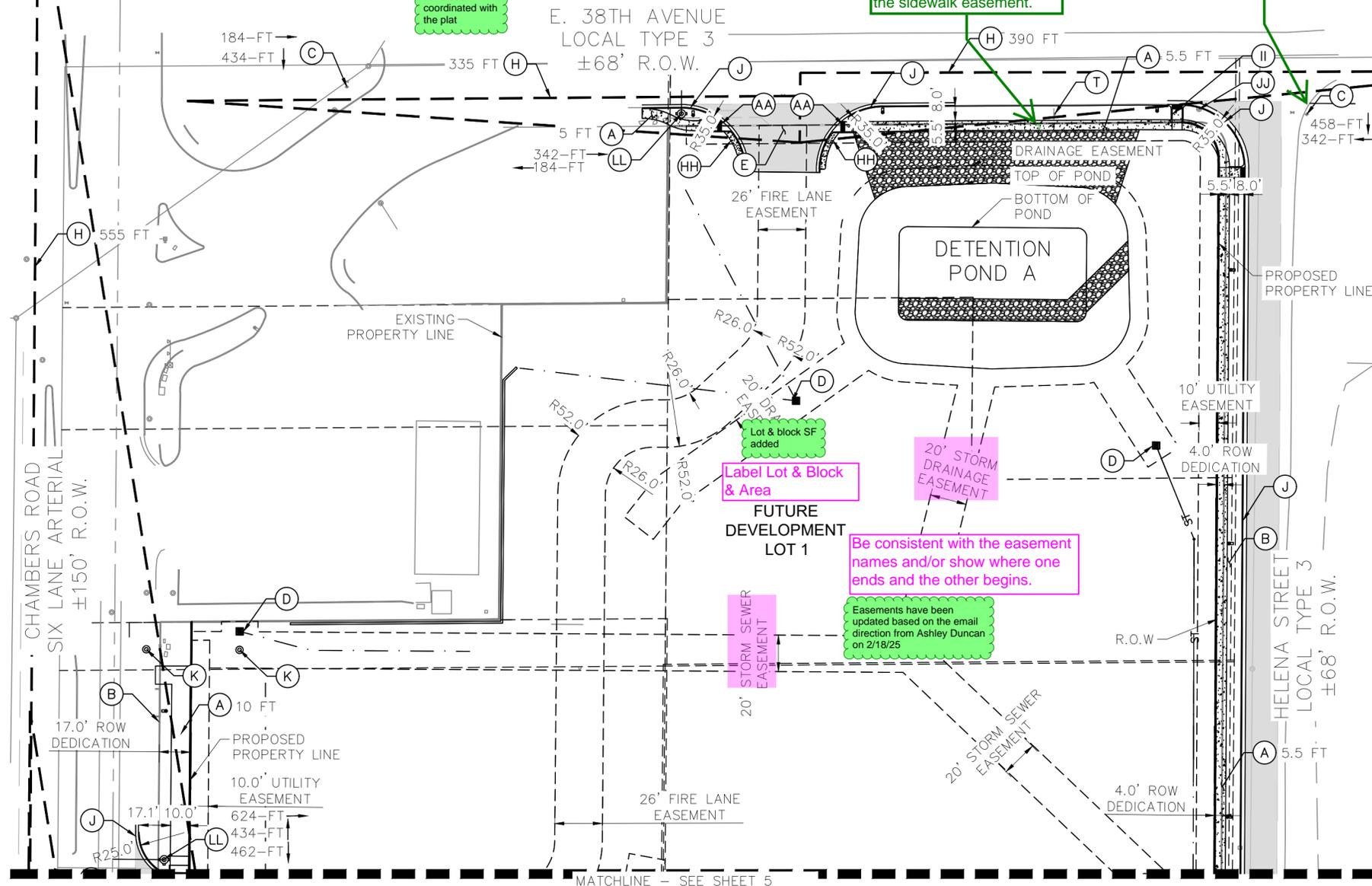
Please add a note regarding the receiving ramps at the northeast corner of the property, stating that it is the project's responsibility and will be considered for deferral as cash in lieu until further sidewalk construction takes place.



KEYMAP
N.T.S.

SITE KEYNOTES

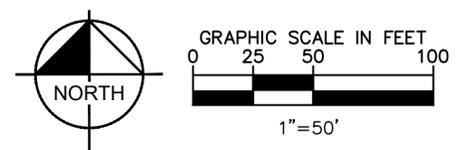
- (A) PROPOSED SIDEWALK, WIDTH PER PLAN
- (B) LANDSCAPE TREE LAWN (REFER TO LANDSCAPE PLANS)
- (C) EXISTING FIRE HYDRANT ASSEMBLY; DISTANCE AND DIRECTION TO NEAREST FIRE HYDRANT PER PLAN
- (D) STORM INLET (REFER TO GRADING PLAN)
- (E) CROSSWALK, PER COA STD DTL TE-12
- (F) STOP SIGN
- (H) SIGHT TRIANGLE 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) EXISTING 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; DISTANCE AND DIRECTION TO NEAREST FIRE HYDRANT PER PLAN
- (Z) PROPOSED IMPROVEMENTS TO SIGNAL MAST ARM FOR FULL SIGNALIZED INTERSECTION
- (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
- (HH) PROPOSED 5-FT CONCRETE RADIUS PROTECTOR
- (II) SPEED LIMIT SIGNAGE
- (JJ) EXISTING STORM SEWER INLET
- (KK) SANITARY SEWER MANHOLE
- (LL) PROPOSED RELOCATED FIRE HYDRANT ASSEMBLY; DISTANCE AND DIRECTION TO NEAREST FIRE HYDRANT PER PLAN



MATCHLINE - SEE SHEET 5

LEGEND

- PROPOSED SITE PROPERTY LINE
- EXISTING PROPERTY LINE
- - - EASEMENT LINE
- [Pattern] PROPOSED SIDEWALK
- [Symbol] SIGHT TRIANGLES
- [Pattern] PROPOSED ASPHALT
- - - PROPOSED CONVEYANCE SWALE



NOTES:

- 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.
- SIGNALIZATION UPGRADES WILL BE PREPARED AND PRESENTED BY APPLICANT FOR THE INTERSECTION UPGRADE AT THE EXISTING SIGNALIZED INTERSECTION OF CHAMBERS ROAD AND THE PROPOSED PRIVATE DRIVE.

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Denver, Colorado 80237 (303) 228-2300

CHAMBERS ROAD EXCHANGE SUBDIVISION
CHAMBERS ROAD & 38TH AVE.
INFRASTRUCTURE SITE PLAN
DETAILED SITE PLAN

FILE NO.	DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
096888048_SP_DETAILED	10/18/2024	MAM	CR	CMW
PROJECT NO.	SHEET NO.			
096888048	4			

NO. BY DATE APPR



Know what's Call before

A fire apparatus access path has been provided with a minimum width of 26' per IFC Code Section D103.

Provide required Dead-End Fire Lane Signage for Fire Lane Easement if Private Drive is not being built to a City Standard.

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

A fire apparatus access path has been provided with a minimum width of 26' per IFC Code Section D103.

- SEE SHEET 4

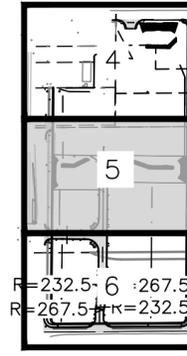
Label Easements? (Typical)

Easements have been updated to match the Plat

Label Lot & Block & Area

Plat shows 16' Drainage & Utility Easement?

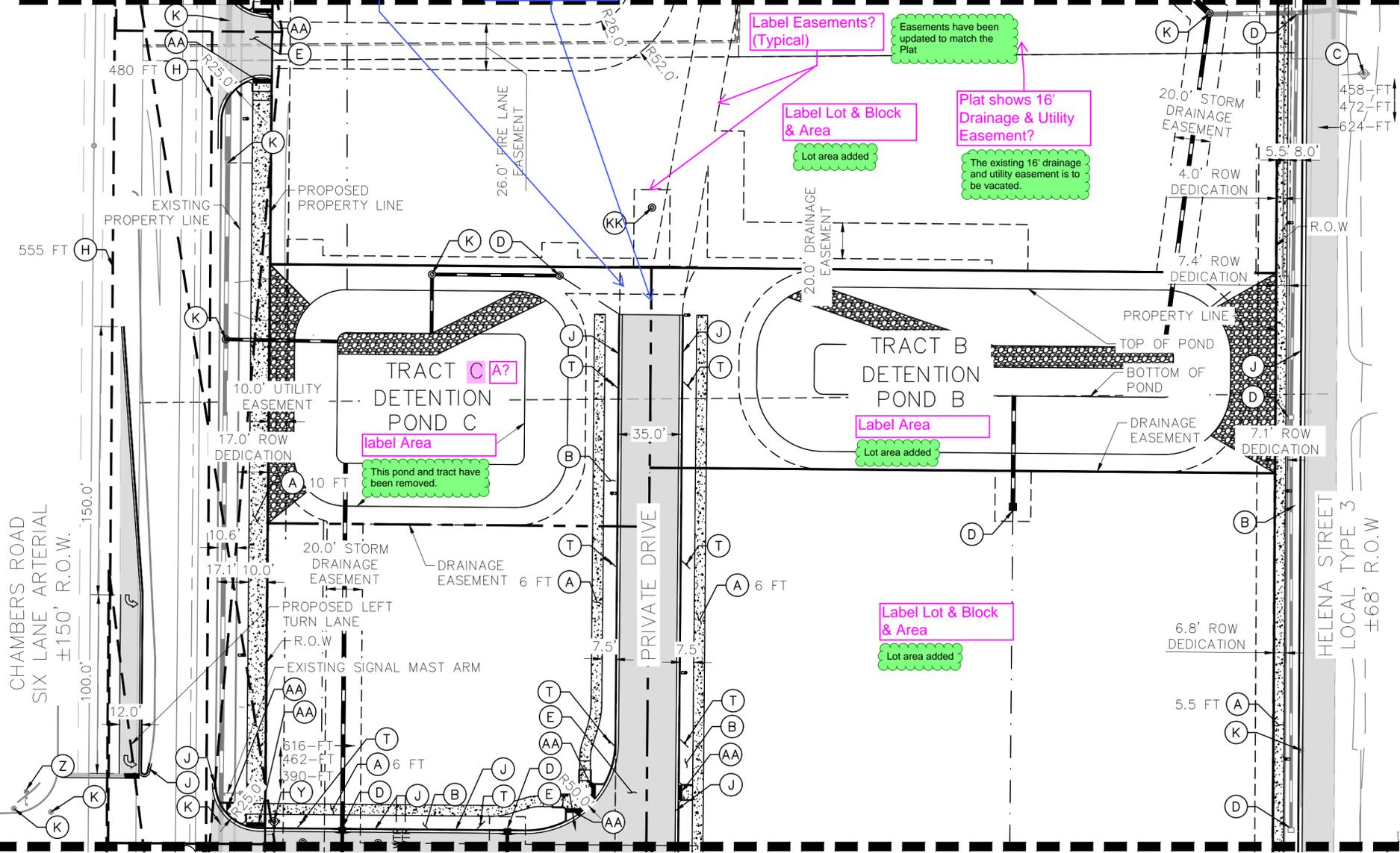
The existing 16' drainage and utility easement is to be vacated.



KEYMAP N.T.S.

SITE KEYNOTES

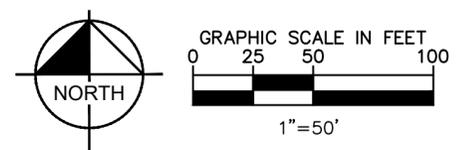
- (A) PROPOSED SIDEWALK, WIDTH PER PLAN
(B) LANDSCAPE TREE LAWN (REFER TO LANDSCAPE PLANS)
(C) EXISTING FIRE HYDRANT ASSEMBLY; DISTANCE AND DIRECTION TO NEAREST FIRE HYDRANT PER PLAN
(D) STORM INLET (REFER TO GRADING PLAN)
(E) CROSSWALK, PER COA STD DTL TE-12
(F) STOP SIGN
(H) SIGHT TRIANGLE PER COA 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) EXISTING 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; DISTANCE AND DIRECTION TO NEAREST FIRE HYDRANT PER PLAN
(Z) PROPOSED IMPROVEMENTS TO SIGNAL MAST ARM FOR FULL SIGNALIZED INTERSECTION
(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
(HH) PROPOSED 5-FT CONCRETE RADIUS PROTECTOR
(II) SPEED LIMIT SIGNAGE
(JJ) EXISTING STORM SEWER INLET
(KK) SANITARY SEWER MANHOLE
(LL) PROPOSED RELOCATED FIRE HYDRANT ASSEMBLY; DISTANCE AND DIRECTION TO NEAREST FIRE HYDRANT PER PLAN



MATCHLINE - SEE SHEET 6

LEGEND

- PROPOSED SITE PROPERTY LINE
EXISTING PROPERTY LINE
EASEMENT LINE
PROPOSED SIDEWALK
SIGHT TRIANGLES
PROPOSED ASPHALT
PROPOSED CONVEYANCE SWALE



NOTES:

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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.
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6200 South Smith Road
Denver, Colorado 80237 (303) 228-2300

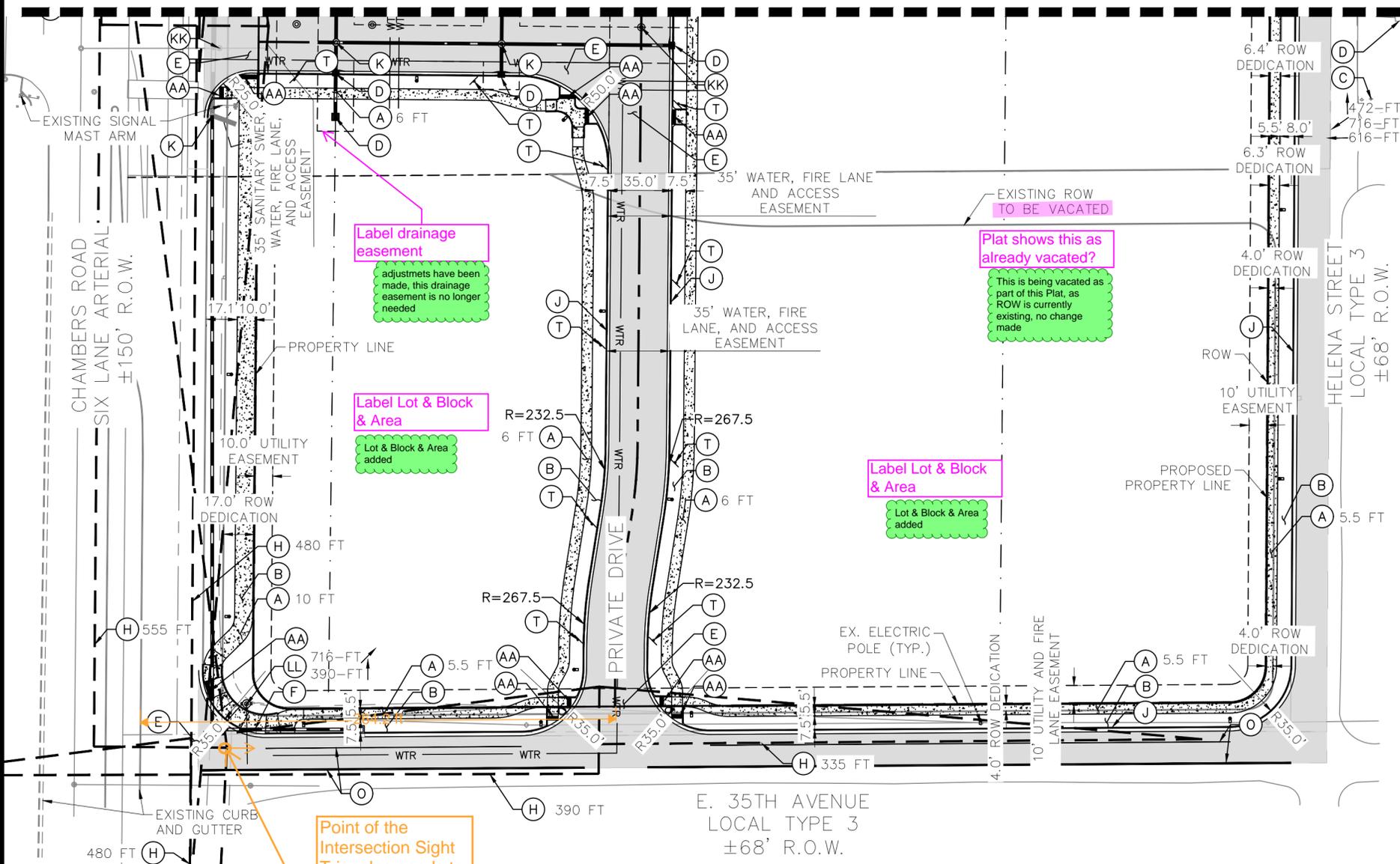
CHAMBERS ROAD EXCHANGE SUBDIVISION
CHAMBERS ROAD & 38TH AVE.
INFRASTRUCTURE SITE PLAN
DETAILED SITE PLAN

Table with columns: FILE NO., PROJECT NO., SHEET NO., DATE, DESIGNED BY, DRAWN BY, CHECKED BY, REVISION, NO., BY, DATE, APPR.



Know what's below.
Call before you dig.

MATCHLINE - SEE SHEET 5



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; DISTANCE AND DIRECTION TO NEAREST FIRE HYDRANT PER PLAN
- (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
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- (J) CONCRETE CURB & GUTTER
- (K) STORM SEWER MANHOLE
- (L) PEDESTRIAN AMENITY (PER LANDSCAPE PLANS)
- (M) EXISTING 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; DISTANCE AND DIRECTION TO NEAREST FIRE HYDRANT PER PLAN
- (Z) PROPOSED IMPROVEMENTS TO SIGNAL MAST ARM FOR FULL SIGNALIZED INTERSECTION
- (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
- (HH) PROPOSED 5-FT CONCRETE RADIUS PROTECTOR
- (II) SPEED LIMIT SIGNAGE
- (JJ) EXISTING STORM SEWER INLET
- (KK) SANITARY SEWER MANHOLE
- (LL) PROPOSED RELOCATED FIRE HYDRANT ASSEMBLY; DISTANCE AND DIRECTION TO NEAREST FIRE HYDRANT PER PLAN

Label drainage easement
adjustments have been made, this drainage easement is no longer needed

Label Lot & Block & Area
Lot & Block & Area added

Label Lot & Block & Area
Lot & Block & Area added

Plat shows this as already vacated?
This is being vacated as part of this Plat, as ROW is currently existing, no change made

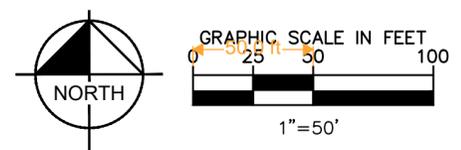
Point of the Intersection Sight Triangles needs to be adjacent to the STOP sign
Acknowledged, this point of intersection has been moved to the proposed stop sign

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LEGEND

- PROPOSED SITE PROPERTY LINE
- EXISTING PROPERTY LINE
- - - EASEMENT LINE
- [Pattern] PROPOSED SIDEWALK
- [Symbol] SIGHT TRIANGLES
- [Pattern] PROPOSED ASPHALT
- - - PROPOSED CONVEYANCE SWALE

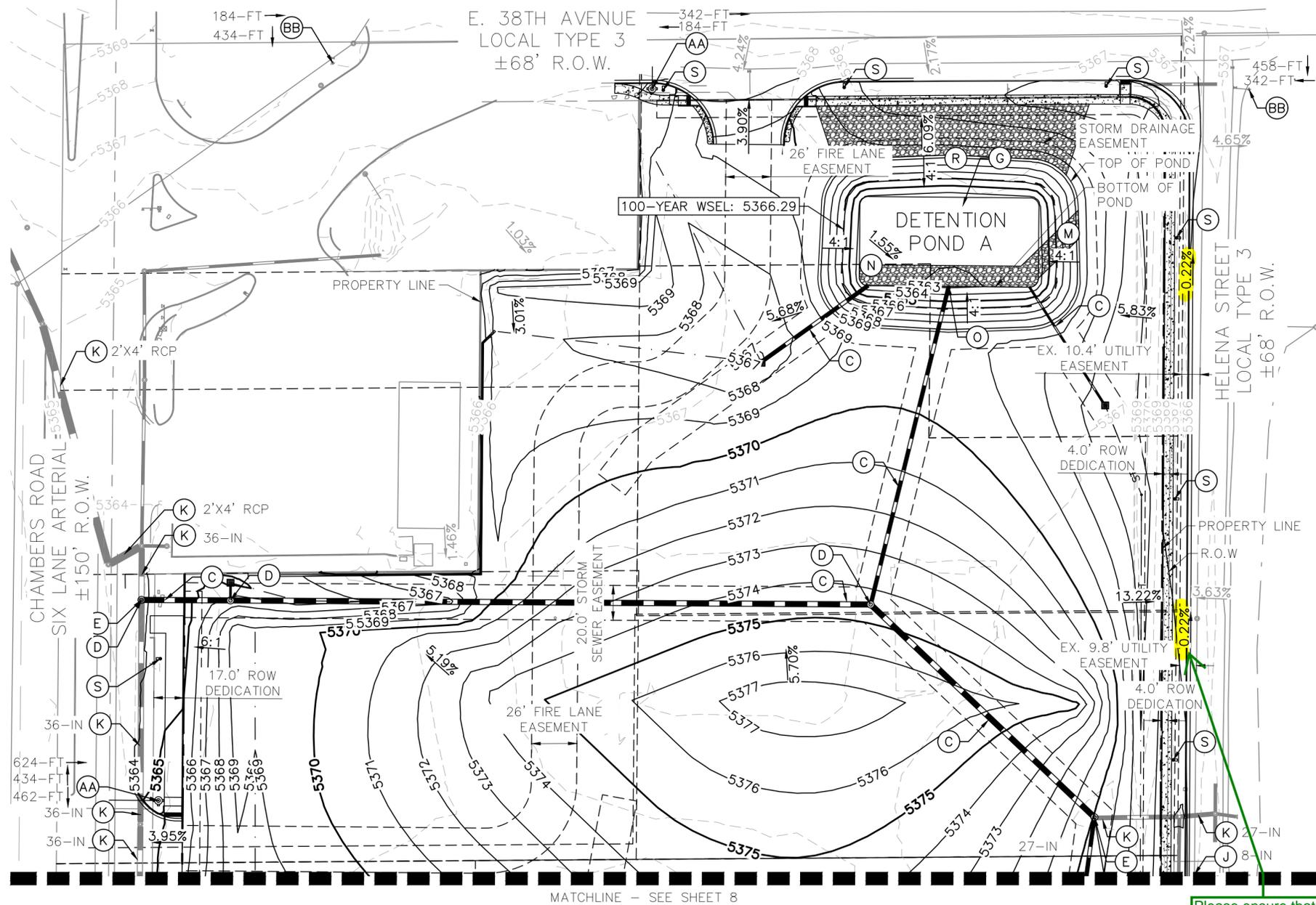


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FILE NO.	09688048_SP_DETAILED	DATE:	10/18/2024
PROJECT NO.	09688048	DESIGNED BY:	MAM
SHEET NO.	6	DRAWN BY:	CR
		CHECKED BY:	CMW
CHAMBERS ROAD EXCHANGE SUBDIVISION			
CHAMBERS ROAD & 38TH AVE.			
INFRASTRUCTURE SITE PLAN			
DETAILED SITE PLAN			
		REVISION	BY
		NO.	DATE
		APPR	

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GENERAL NOTES

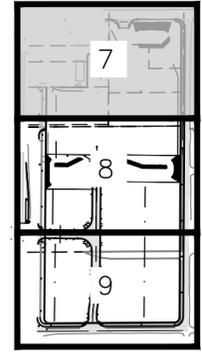
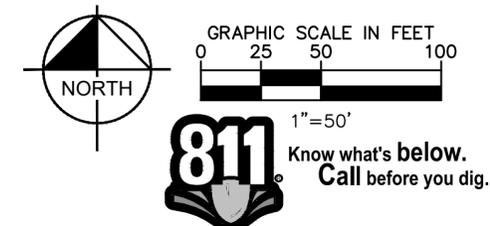
1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE 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 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.
4. 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.
5. 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.
6. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
7. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.

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
- PROPOSED CONVEYANCE SWALE

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; DISTANCE AND DIRECTION TO NEAREST FIRE HYDRANT PER PLAN
- (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 STREET 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
- (AA) PROPOSED RELOCATED FIRE HYDRANT; DISTANCE AND DIRECTION TO NEAREST FIRE HYDRANT PER PLAN
- (BB) EXISTING FIRE HYDRANT TO REMAIN; DISTANCE AND DIRECTION TO NEAREST FIRE HYDRANT PER PLAN



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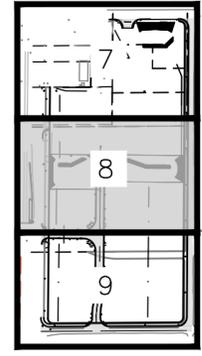
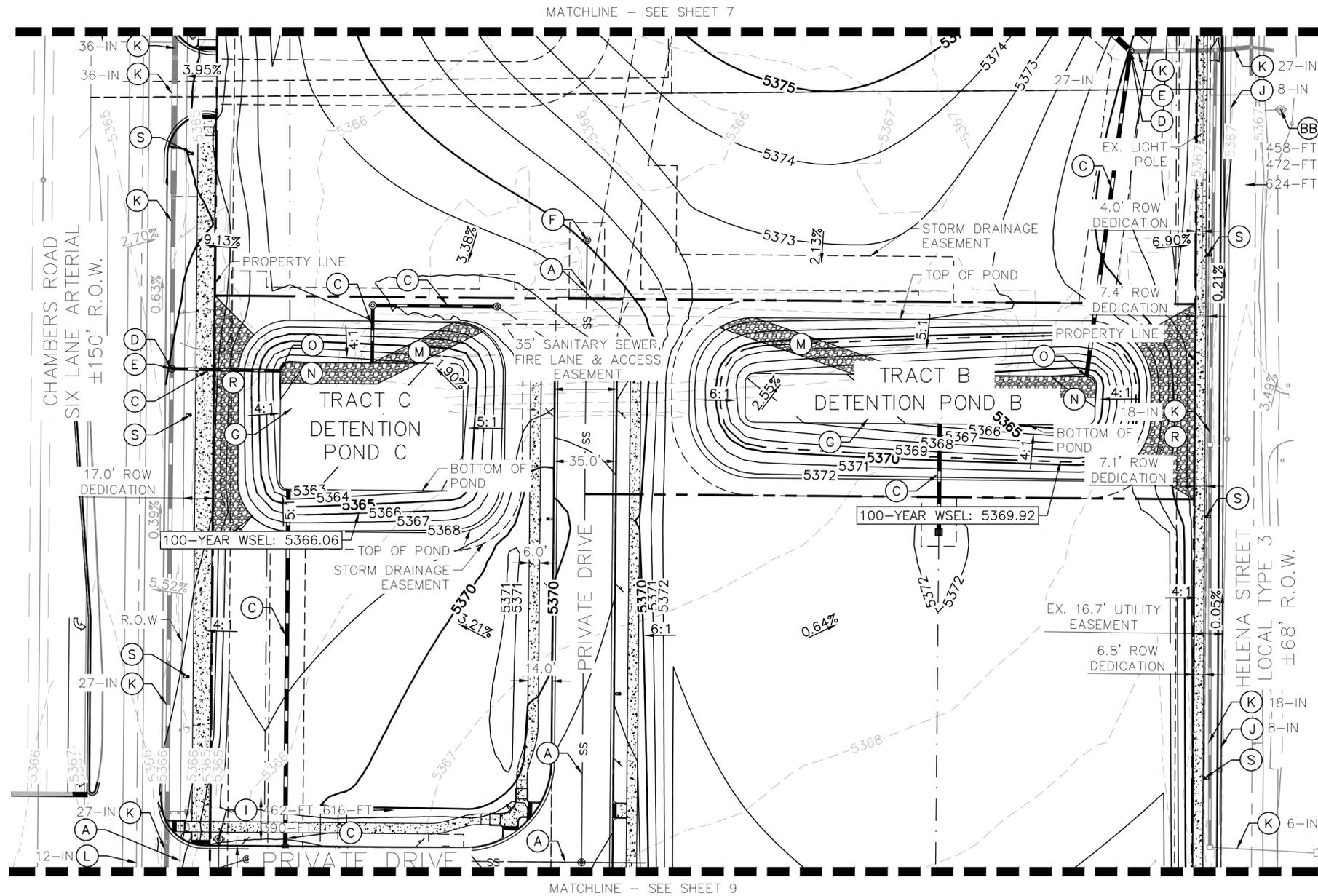
CHAMBERS ROAD EXCHANGE SUBDIVISION
 CHAMBERS ROAD & 38TH AVE.
 INFRASTRUCTURE SITE PLAN
 GRADING & UTILITY PLAN

DATE: 10/18/2024
 DESIGNED BY: MAM
 DRAWN BY: CR
 CHECKED BY: CMW

FILE NO. 09688048_GD&UT
 PROJECT NO. 09688048
 SHEET NO. 7

NO.	REVISION	BY	DATE	APPR

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KEYMAP
N.T.S.

SITE IMPROVEMENTS

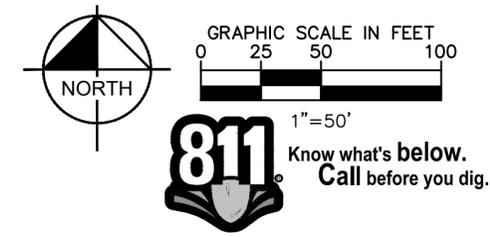
- (A) PROPOSED SANITARY SEWER MAIN
- (B) PROPOSED WATER MAIN
- (C) PROPOSED PUBLIC STORM LINE
- (D) PROPOSED PUBLIC STORM SEWER MANHOLE
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- (F) PROPOSED SANITARY SEWER MANHOLE
- (G) PRIVATE DETENTION POND, SEE NOTE 4
- (H) NOT USED
- (I) PROPOSED FIRE HYDRANT; DISTANCE AND DIRECTION TO NEAREST FIRE HYDRANT PER PLAN
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- (K) EXISTING STORM LINE, SIZE PER PLAN
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- (M) POND MAINTENANCE ACCESS
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- (P) CONNECTION TO EXISTING WATER MAIN
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- (BB) EXISTING FIRE HYDRANT TO REMAIN; DISTANCE AND DIRECTION TO NEAREST FIRE HYDRANT PER PLAN

GENERAL NOTES

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. 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 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.
4. 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.
5. 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.
6. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
7. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.

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
- PROPOSED CONVEYANCE SWALE

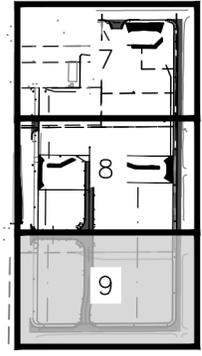
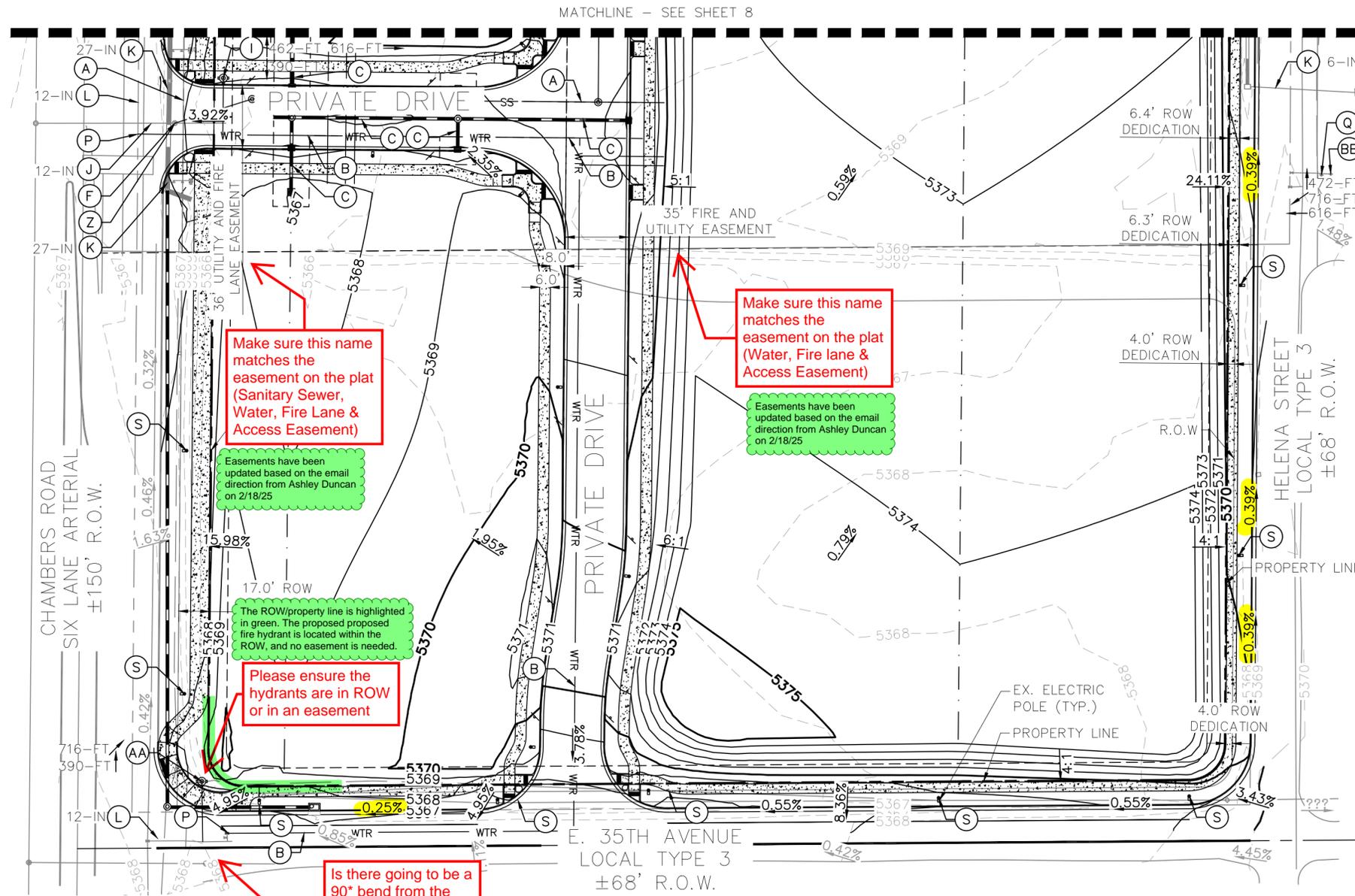


FILE NO. 096888048_GD&UT	DATE: 10/18/2024	DESIGNED BY: MAM	NO.	BY	DATE	APPR
PROJECT NO. 096888048		DRAWN BY: CR	REVISION			
SHEET NO. 8		CHECKED BY: CMW				

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KIMLEY-HORN AND ASSOCIATES, INC.
6200 South
Denver, Colorado 80237 (303) 228-2300

CHAMBERS ROAD EXCHANGE SUBDIVISION
CHAMBERS ROAD & 38TH AVE.
INFRASTRUCTURE SITE PLAN
GRADING & UTILITY PLAN

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KEYMAP
N.T.S.

SITE IMPROVEMENTS

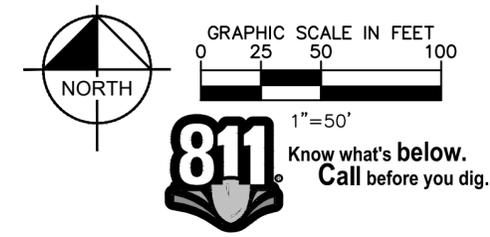
- (A) PROPOSED SANITARY SEWER MAIN
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- (K) EXISTING STORM LINE, SIZE PER PLAN
- (L) EXISTING WATER LINE, SIZE PER PLAN
- (M) POND MAINTENANCE ACCESS
- (N) TRICKLE CHANNEL
- (O) POND OUTLET STRUCTURE
- (P) CONNECTION TO EXISTING WATER MAIN
- (Q) EXISTING FIRE HYDRANT
- (R) POND EMERGENCY SPILLWAY
- (S) PROPOSED STREET 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
- (AA) PROPOSED RELOCATED FIRE HYDRANT; DISTANCE AND DIRECTION TO NEAREST FIRE HYDRANT PER PLAN
- (BB) EXISTING FIRE HYDRANT TO REMAIN; DISTANCE AND DIRECTION TO NEAREST FIRE HYDRANT PER PLAN

GENERAL NOTES

1. MINIMUM SLOPE ON UNPAVED AREAS SHALL BE 3% AND MINIMUM SLOPE ON CONCRETE IS 2%. SLOPE FOR PROPERTY
2. THE MAXIMUM SLOPE WITHIN ROW IS 5% AND SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. 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 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.
4. 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.
5. 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.
6. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
7. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.

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
- PROPOSED CONVEYANCE SWALE



Make sure this name matches the easement on the plat (Sanitary Sewer, Water, Fire Lane & Access Easement)

Make sure this name matches the easement on the plat (Water, Fire lane & Access Easement)

Easements have been updated based on the email direction from Ashley Duncan on 2/18/25

Easements have been updated based on the email direction from Ashley Duncan on 2/18/25

The ROW/property line is highlighted in green. The proposed fire hydrant is located within the ROW, and no easement is needed.

Please ensure the hydrants are in ROW or in an easement

Is there going to be a 90° bend from the existing water line to the new one? If no, please make sure the two water lines match up

Proposed water line has been revised to align with the existing main

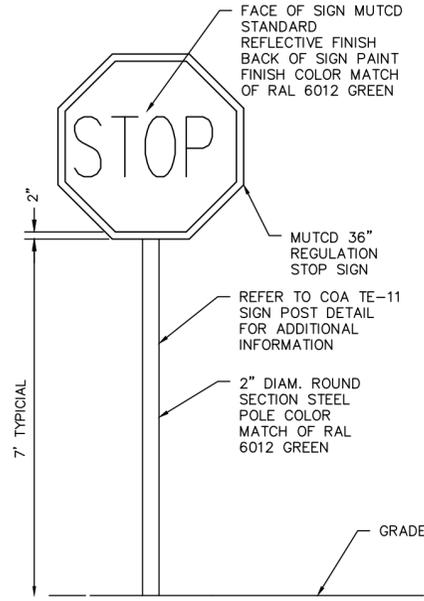
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CHAMBERS ROAD EXCHANGE SUBDIVISION
 CHAMBERS ROAD & 38TH AVE.
 INFRASTRUCTURE SITE PLAN
 GRADING & UTILITY PLAN

DATE: 10/18/2024
 DESIGNED BY: MAM
 DRAWN BY: CR
 CHECKED BY: CMW

FILE NO. 096888048_GD&UT
 PROJECT NO. 096888048
 SHEET NO. 9

NO.	REVISION	BY	DATE	APPR



STOP SIGN (R-1) - 36" X 36"
N.T.S.

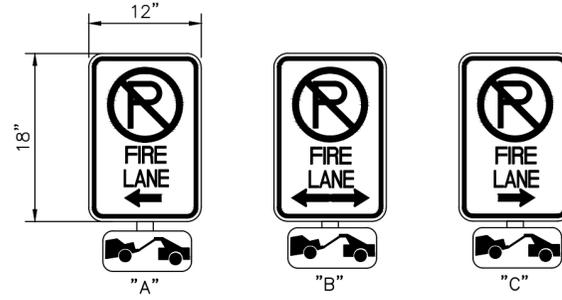


RIGHT TURN ONLY SIGN (R3-5R) - 30" X 36"
N.T.S.



Please provide a Dead End Fire Lane Ends in 150 Feet Sign as shown with your sign package.

Please refer to previous comment responses regarding fire access roadway



FIRE LANE NOTES:

- 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.
- 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.
- 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.
- FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
- THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR POST.
- PLACEMENT OF THESE SIGNS CANNOT ENCROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.
- SIGNS SHALL BE INSTALLED PER COA DETAIL TE-11
- SIGNS SHALL BE SPACED 50- FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2015-IFC
- FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR) IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS
- LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE

FIRE LANE SIGN

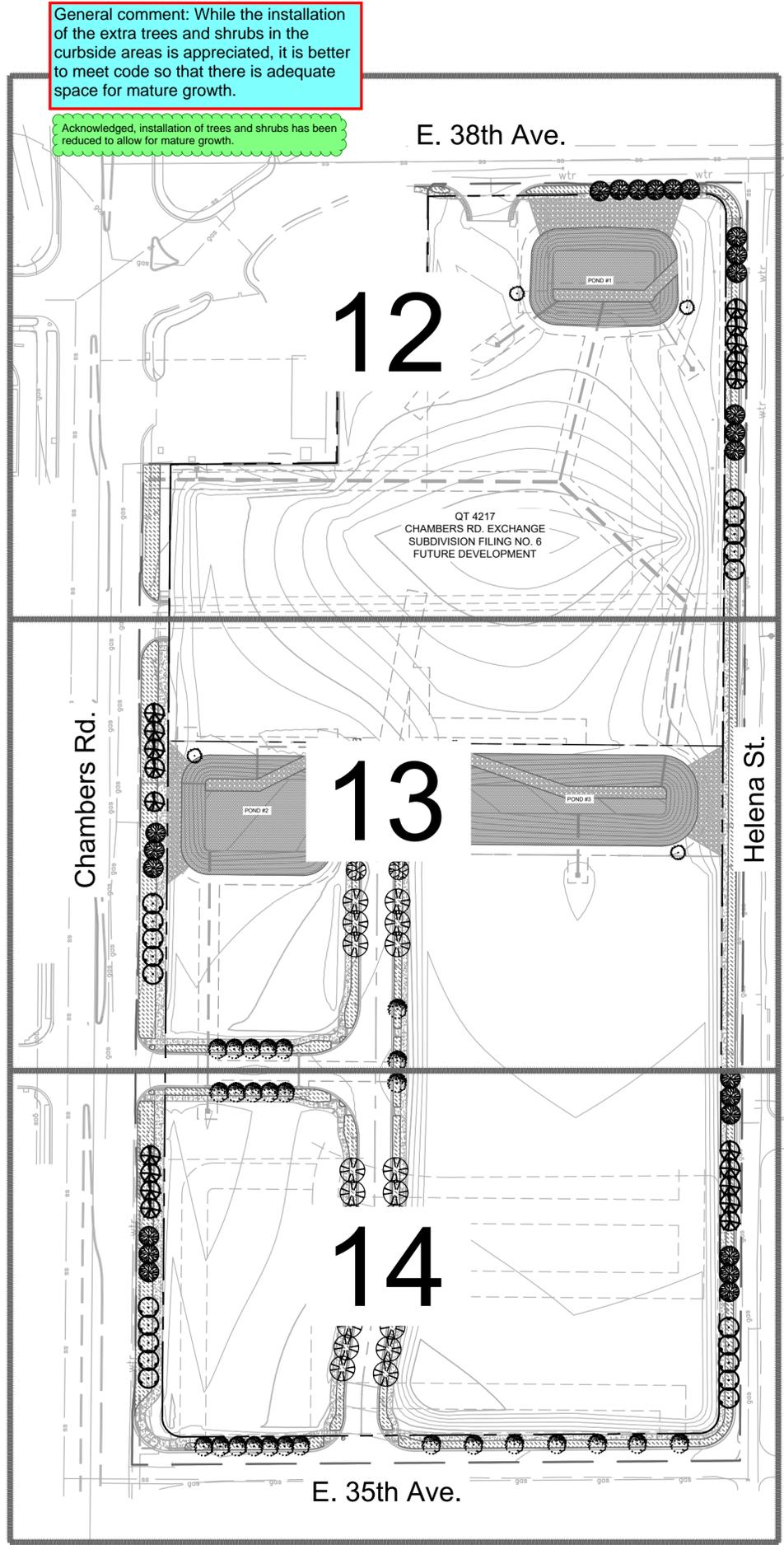
N.T.S.



FILE NO. 096888020_DT	DATE: 10/18/2024	DESIGNED BY: MAM	APPR
PROJECT NO. 096888048	DRAWN BY: CR	CHECKED BY: CMW	DATE
SHEET NO. 10	CHAMBERS ROAD EXCHANGE SUBDIVISION CHAMBERS ROAD & 38TH AVE. INFRASTRUCTURE SITE PLAN	NO.	BY
	SITE DETAILS SHEET	REVISION	DATE

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LANDSCAPE REQUIREMENTS

North frontage calculation has been updated due to sidewalk connection.

Because of the sidewalk connection that has been added this can be reduced to 145.

Code table has been updated

Trees have been removed from north frontage ROW due to utility constraints and substituted for 12 five gallon shrubs in order to maintain code requirements.

Street scape landscaping has been updated to reflect the new calculations

Code table and street scape has been updated to reflect the new calculations and tree requirements.

Reduce any overages.

Update.

Update per comment on landscape plan sheet.

Please only provide the required 4. They are not being spaced accordingly with 6.

Please only provide the required. There are 7 additional trees that should be removed.

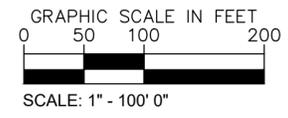
Update.

AMOUNT	REQUIRED	PROVIDED
CURBSIDE TREES - 4.7.5.C.2 1 TREE/40 LF		
EXTERIOR STREETS		
- E. 38TH AVE (NORTH FRONTAGE)	175 LF	4 TREES
- E. 35TH AVE (SOUTH FRONTAGE)	502 LF	14 TREES
- HELENA ST (EAST FRONTAGE)	1,209 LF	30 TREES
- CHAMBERS RD (WEST FRONTAGE)	748 LF	18 TREES
INTERIOR STREETS		
- NORTH SIDE OF EAST-WEST PRIVATE STREET	212 LF	5 TREES
- SOUTH SIDE OF EAST-WEST PRIVATE STREET	212 LF	5 TREES
- EAST SIDE OF NORTH-WEST PRIVATE STREET	702 LF	18 TREES
- WEST SIDE OF NORTH-WEST PRIVATE STREET	702 LF	18 TREES
CURBSIDE SHRUBS - 4.7.5.C.2 1 SHRUB/40 SF		
EXTERIOR STREETS		
- E. 38TH AVE (NORTH FRONTAGE)		JBS
- E. 35TH AVE (SOUTH FRONTAGE)		JBS
- HELENA ST (EAST FRONTAGE)		JBS
- CHAMBERS RD (WEST FRONTAGE)		JBS
INTERIOR STREETS		
- NORTH SIDE OF EAST-WEST PRIVATE STREET	1,359 SF	34 SHRUBS
- SOUTH SIDE OF EAST-WEST PRIVATE STREET	1,364 SF	34 SHRUBS
- EAST SIDE OF NORTH-WEST PRIVATE STREET	5,024 SF	126 SHRUBS
- WEST SIDE OF NORTH-WEST PRIVATE STREET	4,908 SF	123 SHRUBS
DETENTION POND - 4.7.5.M 1 TREE AND 10 SHRUBS PER 4,000 SF ABOVE 100-YEAR FLOOD LINE		
POND #1	6,096 SF	2 TREE & 20 SHRUBS
POND #2	9,785 SF	3 TREES & 24 SHRUBS
POND #3	17,536 SF	4 TREES & 40 SHRUBS

PLANT SCHEDULE

SYMBOL	CODE	COMMON / BOTANICAL NAME
TREES		
	PA	ARISTOCRAT CALLERY PEAR PYRUS CALLERYANA 'ARISTOCRAT' TM
	UP	LACEBARK ELM ULMUS PARVIFOLIA
	TC	LITTLELEAF LINDEN TILIA CORDATA
	QR	NORTHERN RED OAK QUERCUS RUBRA
	GD	STREET KEEPER® HONEY LOCUST GLEDTISIA TRIACANTHOS INERMIS 'DRAVES'
	ZV	VILLAGE GREEN JAPANESE ZELKOVA ZELKOVA SERRATA 'VILLAGE GREEN'
EVERGREEN TREES		
	PB2	BLACK HILLS SPRUCE PICEA GLAUCA DENSATA

SYMBOL	CODE	COMMON / BOTANICAL NAME
DECIDUOUS SHRUBS		
	EC	COMPACT BURNING BUSH EUONYMUS ALATUS 'COMPACTUS'
	SM	DWARF KOREAN LILAC SYRINGA MEYERI 'PALIBIN'
	BA	DWARF RED LEAF JAPANESE BARBERRY BERBERIS THUNBERGII 'ATROPURPUREA NANA'
	PP2	PAWNEE BUTTES SAND CHERRY PRUNUS BESSEYI 'P011S' TM
	PA2	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA
	RB	WHITE MEIDLAND® SHRUB ROSE ROSA X 'MEILLANDECOR'
EVERGREEN SHRUBS		
	JB	BLUE CHIP CREEPING JUNIPER JUNIPERUS HORIZONTALIS 'BLUE CHIP'
	DB	CAROL MACKIE DAPHNE DAPHNE X BURKWOODII 'CAROL MACKIE'
	CS2	SPANISH GOLD BROOM CYTISUS PURGANS 'SPANISH GOLD'
ORNAMENTAL GRASSES		
	PH	HAMELN FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'HAMELN'
	CA	REEDGRASS CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
GROUND COVERS		
	R	2"-3" ROCK GOBBLE MULCH RIVER ROCK MULCH
	DD	DETENTION BASIN MIX BY APPLEWOOD SEED CO DETENTION SEED POND MIX



NOTE: SEE FULL PLANT SCHEDULE ON SHEET 15

Sheet number has been updated

PRELIMINARY SITE PLAN.
NOT FOR CONSTRUCTION.

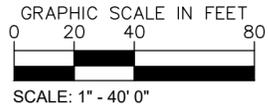
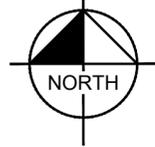
DATE: 10/18/2024
DESIGNED BY: AMC
DRAWN BY: AMC
CHECKED BY: CPH

FILE NO. 09688048_ISP_LA
PROJECT NO. 09688048
SHEET NO. 11

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CHAMBERS ROAD EXCHANGE SUBDIVISION
CHAMBERS ROAD & 38TH AVE.
INFRASTRUCTURE SITE PLAN
OVERALL LANDSCAPE PLAN

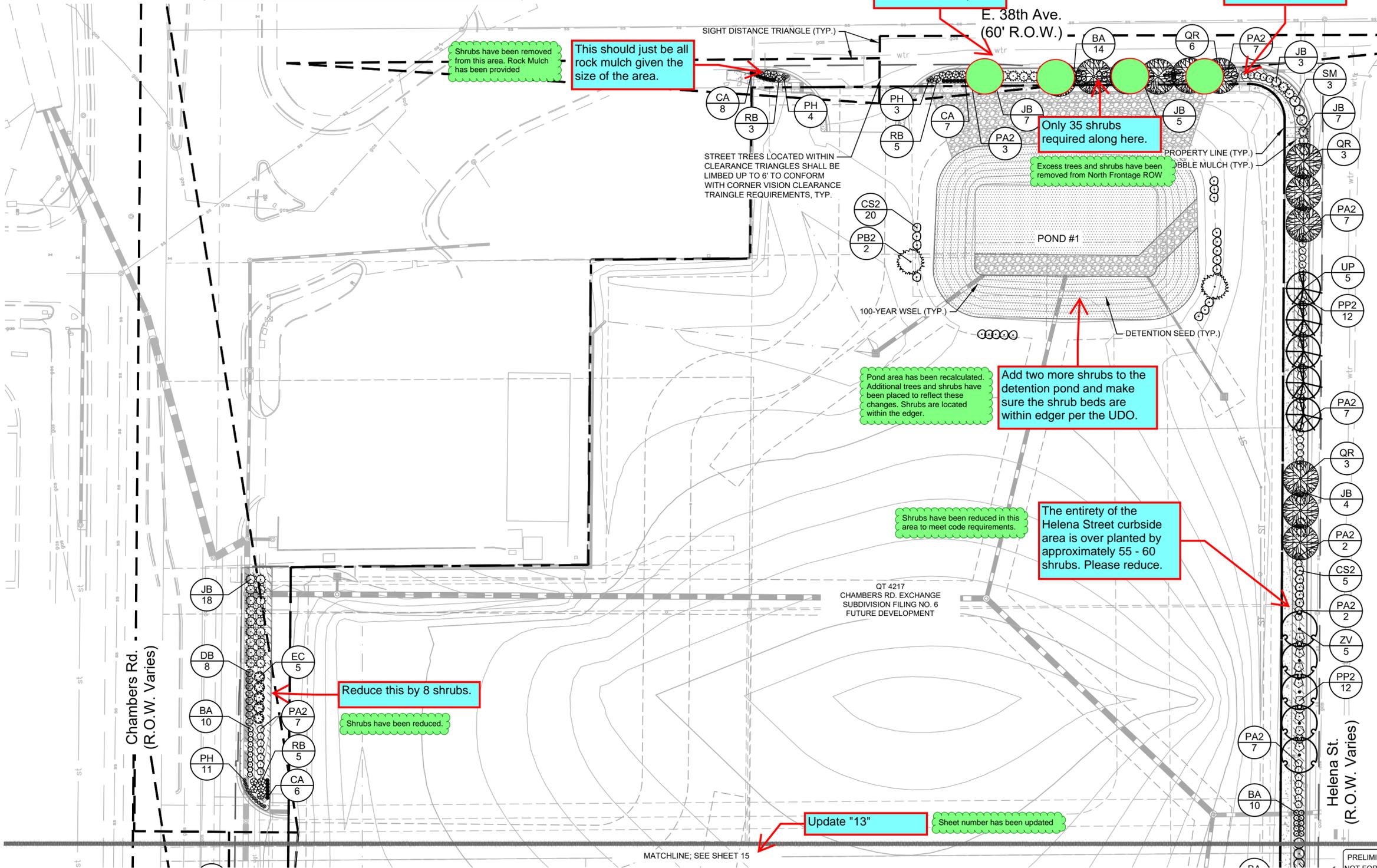
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SYMBOL	CODE	COMMON / BOTANICAL NAME
TREES		
	PA	ARISTOCRAT CALLERY PEAR PYRUS CALLERYANA 'ARISTOCRAT'™
	UP	LACEBARK ELM ULMUS PARVIFOLIA
	TC	LITTLELEAF LINDEN TILIA CORDATA
	QR	NORTHERN RED OAK QUERCUS RUBRA
	GD	STREET KEEPER® HONEY LOCUST GLEDTISIA TRIACANTHOS INERMIS 'DRAVES'
	ZV	VILLAGE GREEN JAPANESE ZELKOVA ZELKOVA SERRATA 'VILLAGE GREEN'

EVERGREEN TREES		
	PB2	BLACK HILLS SPRUCE PICEA GLAUCA DENSATA
DECIDUOUS SHRUBS		
	EC	COMPACT BURNING BUSH EUONYMUS ALATUS 'COMPACTUS'
	SM	DWARF KOREAN LILAC SYRINGA MEYERI 'PALIBIN'
	BA	DWARF RED LEAF JAPANESE BARBERRY BERBERIS THUNBERGII 'ATROPURPUREA NANA'
	PP2	PAWNEE BUTTES SAND CHERRY PRUNUS BESSEYI 'P011S'™
	PA2	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA
	RB	WHITE MEIDLAND® SHRUB ROSE ROSA X 'MEILLANDECOR'

EVERGREEN SHRUBS		
	JB	BLUE CHIP CREEPING JUNIPER JUNIPERUS HORIZONTALIS 'BLUE CHIP'
	DB	CAROL MACKIE DAPHNE DAPHNE X BURKWOODII 'CAROL MACKIE'
	CS2	SPANISH GOLD BROOM CYTISUS PURGANS 'SPANISH GOLD'
ORNAMENTAL GRASSES		
	PH	HAMELN FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'HAMELN'
	CA	REEDGRASS CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
GROUND COVERS		
	R	2"-3" ROCK COBBLE MULCH RIVER ROCK MULCH
		ATTENTION BASIN MIX BY APPLEWOOD SEED CO ATTENTION SEED POND MIX



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CHAMBERS ROAD EXCHANGE SUBDIVISION
 CHAMBERS ROAD & 38TH AVE.
 INFRASTRUCTURE SITE PLAN
 LANDSCAPE PLAN 1

DATE: 10/18/2024
 DESIGNED BY: AMC
 DRAWN BY: AMC
 CHECKED BY: CPH

FILE NO. 09688048_ISP_LA
 PROJECT NO. 09688048
 SHEET NO. 12

REVISION BY DATE APPR

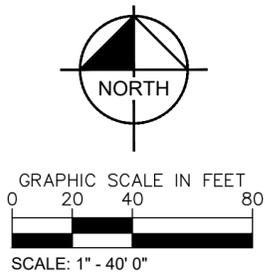
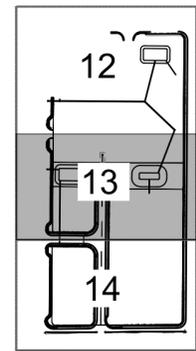
PRELIMINARY SITE PLAN.
 NOT FOR CONSTRUCTION.

SYMBOL	CODE	COMMON / BOTANICAL NAME
TREES		
	PA	ARISTOCRAT CALLERY PEAR PYRUS CALLERYANA 'ARISTOCRAT' TM
	UP	LACEBARK ELM ULMUS PARVIFOLIA
	TC	LITTLELEAF LINDEN TILIA CORDATA
	QR	NORTHERN RED OAK QUERCUS RUBRA
	GD	STREET KEEPER® HONEY LOCUST GLEDTISIA TRIACANTHOS INERMIS 'DRAVES'
	ZV	VILLAGE GREEN JAPANESE ZELKOVA ZELKOVA SERRATA 'VILLAGE GREEN'

EVERGREEN TREES		
	PB2	BLACK HILLS SPRUCE PICEA GLAUCA DENSATA
DECIDUOUS SHRUBS		
	EC	COMPACT BURNING BUSH EUONYMUS ALATUS 'COMPACTUS'
	SM	DWARF KOREAN LILAC SYRINGA MEYERI 'PALIBIN'
	BA	DWARF RED LEAF JAPANESE BARBERRY BERBERIS THUNBERGII 'ATROPURPUREA NANA'
	PP2	PAWNEE BUTTES SAND CHERRY PRUNUS BESSEYI 'P011S' TM
	PA2	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA
	RB	WHITE MEIDLAND® SHRUB ROSE ROSA X 'MEILLANDECOR'

EVERGREEN SHRUBS		
	JB	BLUE CHIP CREEPING JUNIPER JUNIPERUS HORIZONTALIS 'BLUE CHIP'
	DB	CAROL MACKIE DAPHNE DAPHNE X BURKWOODII 'CAROL MACKIE'
	CS2	SPANISH GOLD BROOM CYTISUS PURGANS 'SPANISH GOLD'
ORNAMENTAL GRASSES		
	PH	HAMELN FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'HAMELN'
	CA	REEDGRASS CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
GROUND COVERS		
	R	2"-3" ROCK COBBLE MULCH RIVER ROCK MULCH
	DD	DETENTION BASIN MIX BY APPLEWOOD SEED CO DETENTION SEED POND MIX

NOTE: SEE FULL PLANT SCHEDULE ON SHEET 15



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CHAMBERS ROAD EXCHANGE SUBDIVISION
 CHAMBERS ROAD & 38TH AVE.
 INFRASTRUCTURE SITE PLAN
 LANDSCAPE PLAN 2

DATE: 10/18/2024
 DESIGNED BY: AMC
 DRAWN BY: AMC
 CHECKED BY: CPH

FILE NO: 09688048_ISP_LA
 PROJECT NO: 09688048
 SHEET NO.

13

PRELIMINARY SITE PLAN.
 NOT FOR CONSTRUCTION.

Double check all the plant material being provided in the curbside areas that are within the sight triangles as 26" is the max height at maturity and there appear to be several species of plants that will exceed those heights.

Large shrubs located within the Sight Triangles have been replaced with Species that have a max height of 26" to provide visual clearance.

Make sure the shrub beds are within edger per the UDO.

Pond #2 has been removed from the site. Shrubs located along Pond #1 & #3 have been placed within the edger.

Shrubs have been reduced in this area to meet code requirements.
 Reduce the curbside area of Chambers Road in this area by 59 shrubs.

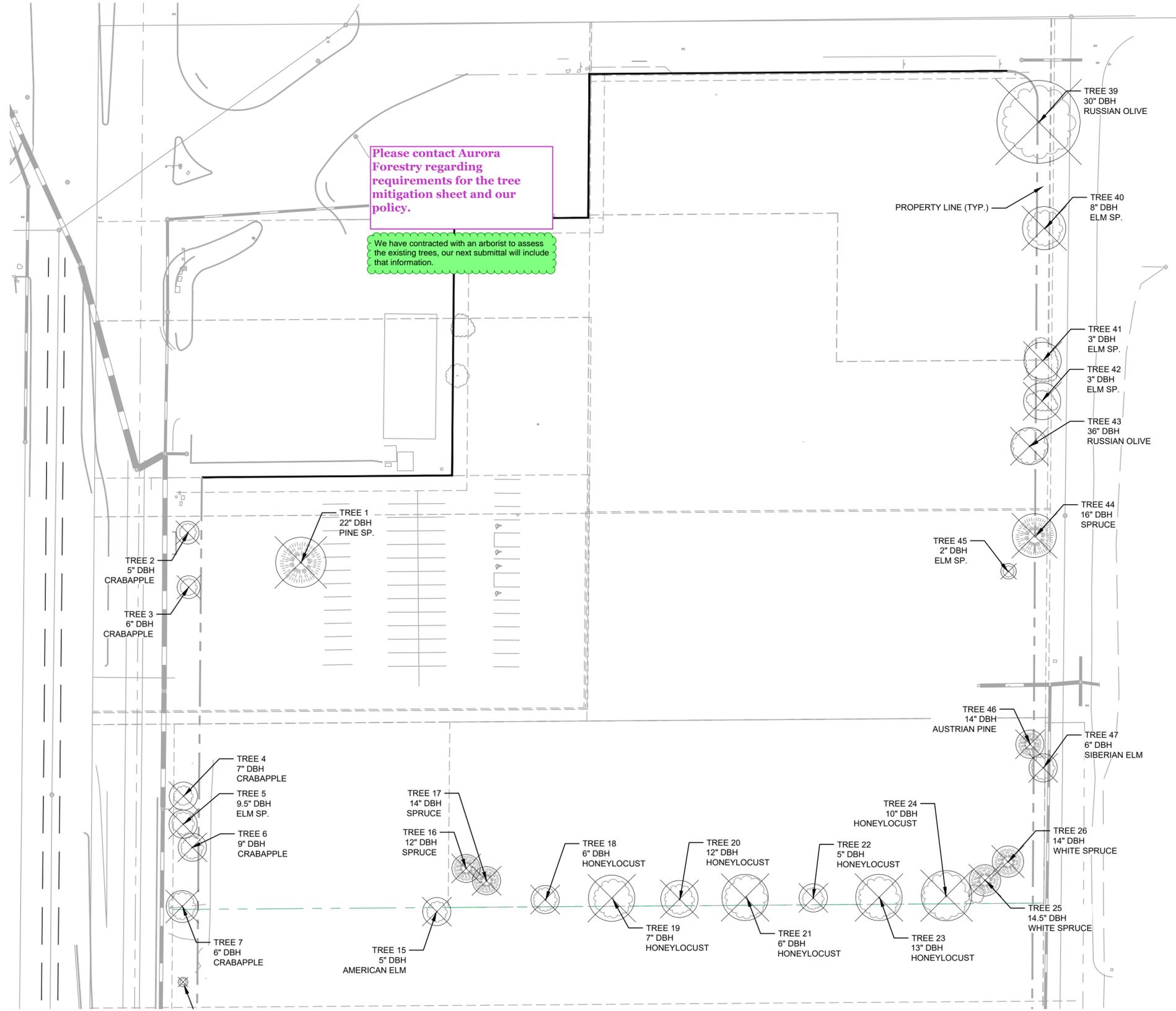
Ornamental trees have been removed from the ROW and replaced with Deciduous Canopy Trees.
 Ornamental trees may be used as accents, but can not be the primary street tree. Code requires deciduous canopy trees and the Pear trees are considered ornamentals.

Update "12" Sheet number has been updated

Update "14" Sheet number has been updated

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- SYMBOL KEY**
- TREE TO BE REMOVED
 - TPF
 - TREE PROTECTION FENCING
 - TREE EXISTING TO REMAIN
 - TREE EXISTING TO REMAIN

NORTH

GRAPHIC SCALE IN FEET
 0 25 50 100

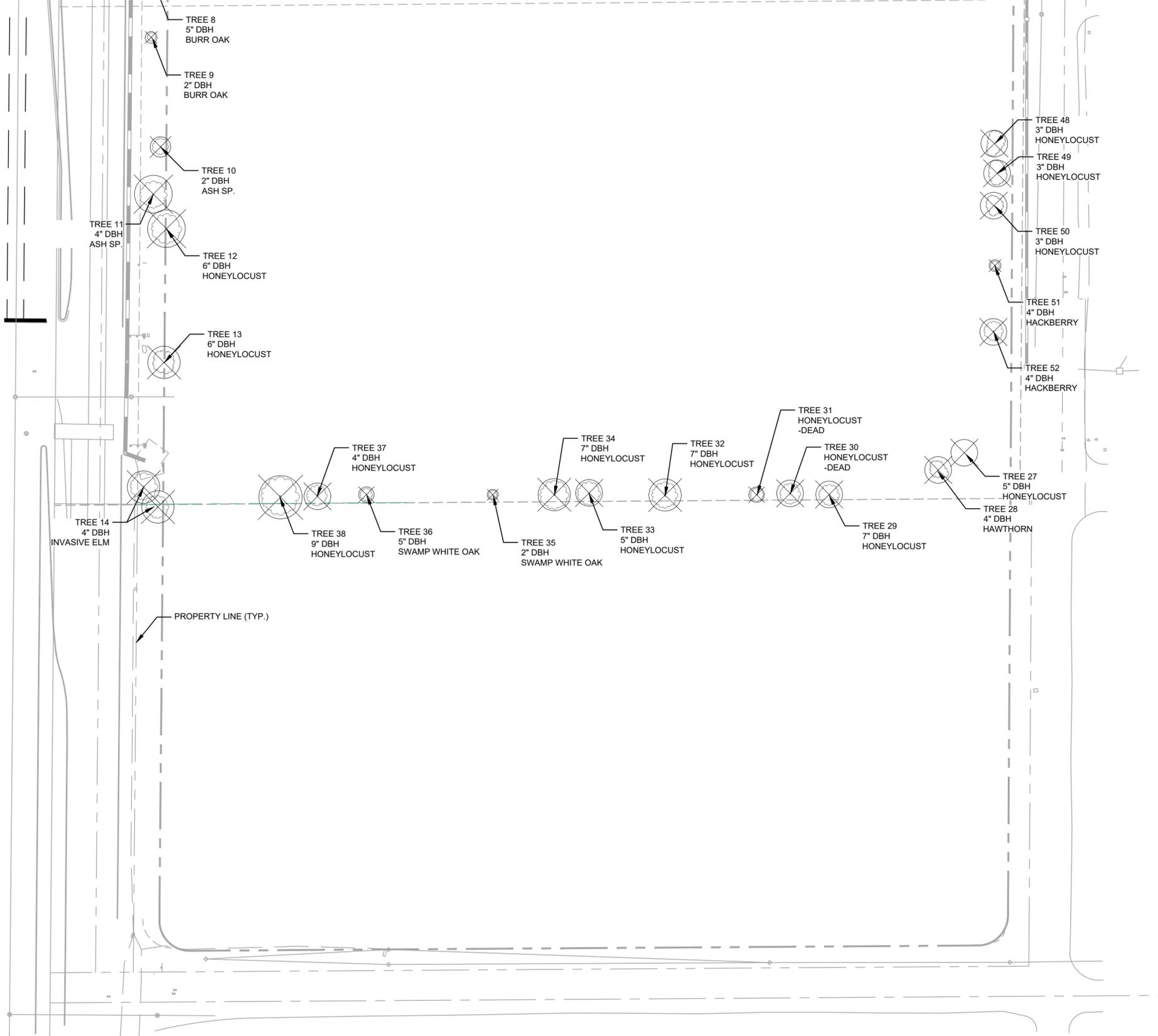
811 Know what's below.
 Call before you dig.

FILE NO. 096888048_SP_TM	DATE: 10/01/2024	DESIGNED BY: AMC
PROJECT NO. 096888048	DRAWN BY: AMC	CHECKED BY: CPH
SHEET NO. 16	NO.	REVISION
	BY	DATE
		APPR

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QUIKTRIP 4217 CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 6
 CHAMBERS ROAD & 38TH AVE.
 SITE PLAN
 TREE MITIGATION PLAN 1

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SYMBOL KEY

- TREE TO BE REMOVED
- TPF TREE PROTECTION FENCING
- TREE EXISTING TO REMAIN
- TREE EXISTING TO REMAIN

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

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

FILE NO. 096888048_SP_TM	DATE: 10/01/2024	DESIGNED BY: AMC	NO.	BY	DATE	APPR
PROJECT NO. 096888048	CHECKED BY: CPH	DRAWN BY: AMC	REVISION			
SHEET NO. 17	<p>QUIKTRIP 4217 CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 6 CHAMBERS ROAD & 38TH AVE. SITE PLAN TREE MITIGATION PLAN 2</p> <p>Kimley»Horn © KIMLEY-HORN AND ASSOCIATES, INC. 4580 South University Blvd., Suite 500 Denver, Colorado 80237 (303) 228-2300</p>					

TREE #	SPECIES	DBH	COMMENTS	ACTION	MITIGATION INCHES	MITIGATION VALUE	MITIGATED INCHES TO BE REPLACED ON SITE
1	PINE SP.	22		REMOVE			
2	CRAB APPLE	5	POOR CONDITION	REMOVE		580	116
3	CRAB APPLE	6		REMOVE		696	116
4	CRAB APPLE	4		REMOVE		464	116
5	ELM SP.	9.5		REMOVE		0	0
6	CRAB APPLE	9		REMOVE		1044	116
7	CRAB APPLE	6		REMOVE		696	116
8	BURR OAK	5		REMOVE		665	133
9	BURR OAK	2		REMOVE		0	
10	ASH SP.	2	DEAD	REMOVE		0	
11	ASH SP.	2		REMOVE		0	
12	HONEYLOCUST	6		REMOVE		0	
13	HONEYLOCUST	6		REMOVE		0	
14	ELM SP.	4	INVASIVE	REMOVE		0	
15	AMERICAN ELM	5		REMOVE		0	
16	SPRUCE SP.	12	POOR CONDITION	REMOVE		0	
17	SPRUCE SP.	14		REMOVE		0	
18	HONEYLOCUST	6	POOR CONDITION	REMOVE		0	
19	HONEYLOCUST	7		REMOVE		0	
20	HONEYLOCUST	12		REMOVE		0	
21	HONEYLOCUST	6		REMOVE		0	
22	HONEYLOCUST	5		REMOVE		0	
23	HONEYLOCUST	13		REMOVE		0	
24	HONEYLOCUST	10		REMOVE		0	
25	WHITE SPRUCE	14.5		REMOVE		0	
26	WHITE SPRUCE	14		REMOVE		0	
27	HONEYLOCUST	5		REMOVE		0	
28	HAWTHORN	4		REMOVE	500	0	
29	HONEYLOCUST	7		REMOVE		0	
30	HONEYLOCUST		DEAD	REMOVE		0	
31	HONEYLOCUST		DEAD	REMOVE		0	
32	HONEYLOCUST	7		REMOVE		0	
33	HONEYLOCUST	5		REMOVE		0	
34	HONEYLOCUST	7		REMOVE		0	
35	SWAMP WHITE OAK	2		REMOVE		0	
36	SWAMP WHITE OAK	5		REMOVE		0	
37	HONEYLOCUST	4		REMOVE		0	
38	HONEYLOCUST	9		REMOVE		0	
39	RUSSIAN OLIVE	30	INVASIVE	REMOVE		0	
40	SIBERIAN ELM	8	INVASIVE	REMOVE		0	
41	SIBERIAN ELM	3	INVASIVE	REMOVE		0	
42	SIBERIAN ELM	3	INVASIVE	REMOVE		0	
43	RUSSIAN OLIVE	36	INVASIVE	REMOVE		0	
44	SPRUCE SP.	16		REMOVE		0	
45	SIBERIAN ELM	2	INVASIVE	REMOVE		0	
46	AUSTRIAN PINE	14		REMOVE		0	
47	SIBERIAN ELM	6	INVASIVE	REMOVE		0	
48	HONEYLOCUST	3		REMOVE		0	
49	HONEYLOCUST	3		REMOVE		0	
50	HONEYLOCUST	3		REMOVE		0	
51	HONEYLOCUST	4		REMOVE		0	
52	HACKBERRY	4		REMOVE		0	
TOTAL MITIGATED							
TOTAL TO BE PAID UPON SDP							



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 Denver, Colorado 80237 (303) 228-2300

**QUIKTRIP 4217 CHAMBERS ROAD
 EXCHANGE SUBDIVISION FILING NO. 6
 CHAMBERS ROAD & 38TH AVE.
 SITE PLAN
 TREE MITIGATION CHART**

DATE: 10/01/2024
 DESIGNED BY: AMC
 DRAWN BY: AMC
 CHECKED BY: CPH

FILE NO.
096888048_SP_TM
 PROJECT NO.
096888048

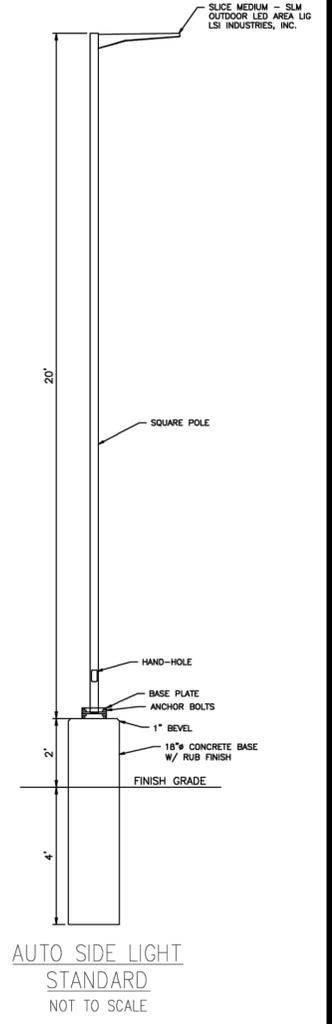
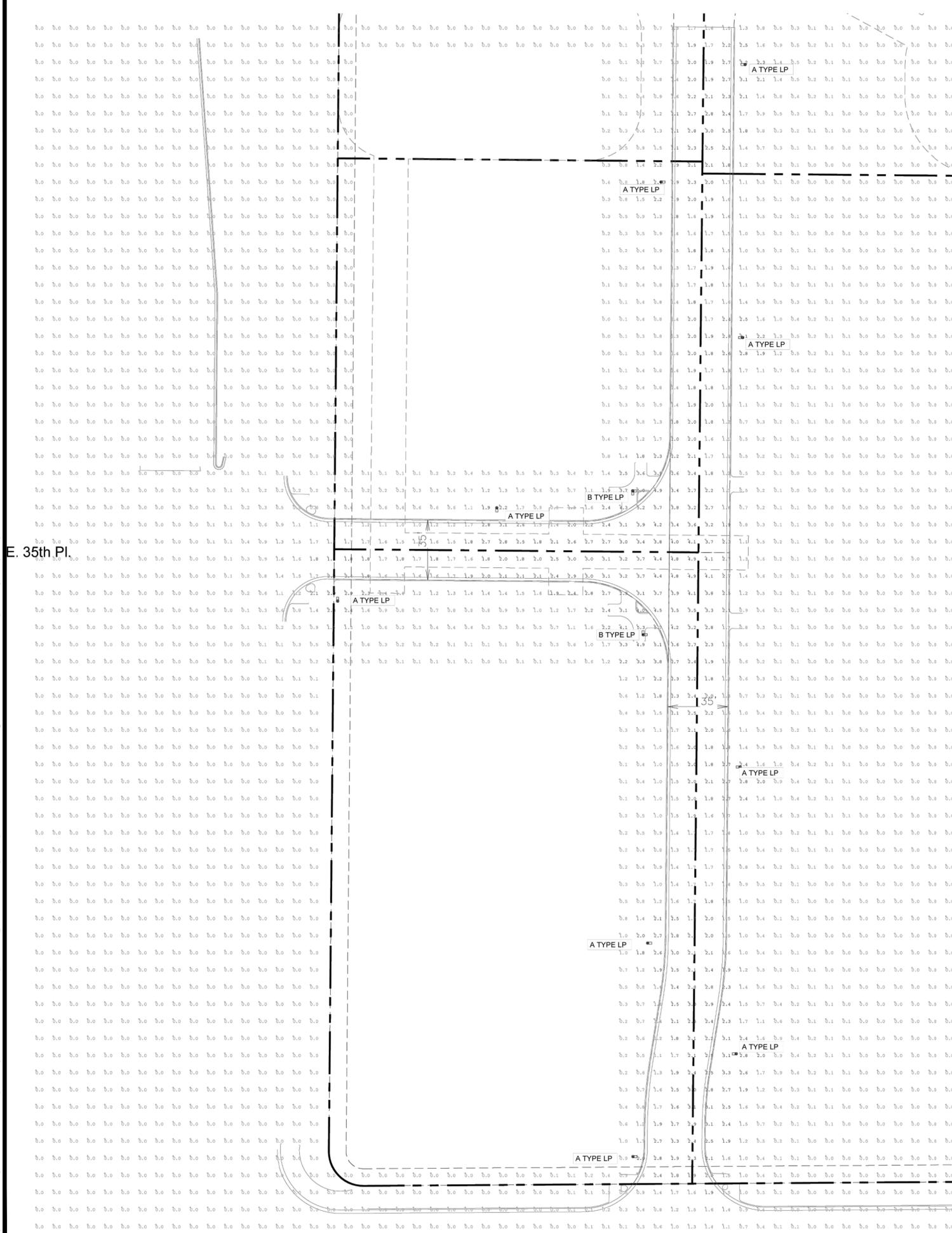
NO.	REVISION	BY	DATE	APPR

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E. 35th Pl.

E. 35th Pl.
(R.O.W. VARIES)

LUMINAIRE SCHEDULE									
SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	LLF	DESCRIPTION	TOTAL WATTS	
	A	09	SINGLE	22'	12,591	0.90	SLM-LED-12L-SIL-FIT-40-70-CRI	93.1	
	B	02	2 @ 90°	22'	12,591	0.90	SLM-LED-12L-SIL-FIT-40-70-CRI	93.1	



AUTO SIDE LIGHT
STANDARD
NOT TO SCALE



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

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CHAMBERS ROAD EXCHANGE SUBDIVISION
CHAMBERS ROAD & 38TH AVE.
INFRASTRUCTURE SITE PLAN
PHOTOMETRIC PLAN

DATE: 10/18/2024
DESIGNED BY: MAM
DRAWN BY: CR
CHECKED BY: CMW

FILE NO. 096888020_DT
PROJECT NO. 096888048
SHEET NO. 19

NO.	REVISION	BY	DATE	APPR

