

Responses to comments are provided in blue.

Re: Initial Submission Review

Nick's Convenience – Jackson Gap at Porteos

Site Plan and Plat Application Number: DA-1903-35

Case Numbers: 2023-6040-00, 2023-3038-00

Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Development fees totaling \$17,662 have yet to be paid. These will need to be paid before we can accept another submittal.
The Development fees have been paid.
- Details for the features of the patio area are needed. Some elevations need additional architectural improvements. [Planning]
Details for the patio area have been incorporated into the revised plan set.
- There are several planting material and tree location corrections needed. [Landscaping]
All Landscape comments have been addressed by Evergreen Design Group and appropriate revisions incorporated into the revised plan set.
- Additional streetlights may be required for 64th and Jackson Gap Street based upon the 2023 photometric requirements. Photometrics are required as part of the civil plan. [Civil Engineering]
Comment Noted.
- Provide truck turning movement templates and complete ADA route connecting to accesses. [Traffic Engineering]
The truck turning movements and ADA access route have been provided as a separate exhibit.
- A number of fire hydrant locations shown need to be revised. [Fire/Life Safety]
We believe the locations presented reflect fire hydrants that are a part of the Porteos 9A/9C ISP that were keyed as existing. These locations have been labeled distinctly in the update.
- The site plan will not be approved by Aurora Water until the preliminary drainage report is approved. [Aurora Water]
Comment Noted.
- Do not show the easements “to be dedicated” inside the plat boundary. Either dedicate them by the plat or remove the easement lines within the platted area. [Land Development Services]
The revisions have been addressed by Engineering Service Company and are reflected in the revised subdivision plat.
- Please see the outside reviewing agency comments from Xcel Energy and Denver International Airport.
Comment noted.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. There are no community comments on this first review cycle.
Comment noted.

2. Completeness and Clarity of the Application

[Letter of Introduction]

- 2A. Please also specifically address the Criteria for Approval found in [Section 146-5.4.3.B.2.c.i](#) of the UDO.

The Letter of Introduction has been revised accordingly to address compliance with the Criteria for Approval.

- 2B. Provide a little more language acknowledging compliance with the standards of the Porteos FDP. These include urban design standards governing things like monument signage and lighting, architectural standards, landscape standards, and infrastructure improvements via the approved PIP.

The Letter of Introduction has been revised accordingly to address compliance with the Porteos FDP.

3. Zoning and Land Use Comments

[Site Plan Page 2]

- 3A. Show the building setback lines.

The building setbacks have been included in the revised plan set.

4. Streets and Pedestrian Issues

[Site Plan Page 2]

- 4A. It is recommended that you provide a public entrance on this rear facade facing the arterial 64th Avenue. This should also have a direct pedestrian path down to the sidewalk along 64th, but this path does not need to be accessible.

Back-of-house operations are not conducive to adding a public entrance as recommended. An additional sidewalk connection, around the east side, has been included.

5. Parking Issues

- 5A. There were no parking issues identified on this review.

Comment noted.

6. Architectural and Urban Design Issues

[Site Plan Page 5]

- 6A. The patio area needs seating furniture and a distinct paving or concrete scoring pattern to delineate the space. Show these details somewhere in the site plan.

Site furnishings and pavement delineation have been shown as requested.

[Color Elevations Page 1]

- 6B. As a secondary facade, this west (right) elevation should have similar level of architectural treatment as the east (left) elevation. Use of the display windows or awning found on the east elevations is recommended, though other features may also work.

Please refer to the revised Building Elevations included in this plan set.

- 6C. Use cardinal directions when labeling elevations.

Cardinal directions have been added to all architectural drawings in the revised plan set.

- 6D. Being a primary facade, this rear, north, elevation should resemble a more public-facing facade. A public entry with an expanded canopy would help achieve this.

The public entry must remain on the south side, per the floor plan layout, which is designed to create a safe and convenient layout for the customers, and an efficient operational functionality for the owner and operator.

[Color Elevations Page 2]

- 6E. Canopies are also required to have horizontal articulation. Incorporate color changes or canopy height changes on the canopy elevations.

A horizontal element that wraps the corners of the canopy has been added.

- 6F. Use cardinal directions when labeling elevations.

Cardinal directions have been added to all architectural drawings in the revised plan set.

- 6G. A roof form or height variation is required for roofs, including canopy roofs. A variation of at least 3” in height is required every 60 ft, so this will only be needed on the front and rear elevations.
A cornice feature that projects from the canopy has been added.

7. Signage Issues

[Site Plan Page 1]

- 7A. Monument signs are included in the total allowed sign number count. It is assumed 3 signs are wall signs and 2 are monument signs based on the site data table.
Completed.
- 7B. Allowed signage area includes monument signs. Remove the monument sign count row from the data table.
Completed.

[Site Plan Page 2]

- 7C. A detail of the monument signs' structure needs to be provided. Parcel Entry Monument design is described in the Porteos FDP.
Completed.

8. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

[Site Plan Page 5]

- 8A. Add "Not for Construction" to all landscape plan sheets.
The note - "Not For Construction" - has been added as requested.
- 8B. Remove only include the required landscape notes per the Landscape Reference Manual.
The notes have been removed as requested.
- 8C. There is an existing sidewalk here that should be shown. Refer to the other sheets in the plan set. Remove the vegetation. Darken the existing edges of the sidewalk.
The vegetation has been removed as requested.
- 8D. Please remove the stamp and seal from all landscape plan sheets as the city does not review landscape construction drawings.
The stamp and seal has been removed as requested.
- 8E. There is existing landscaping within the curbside area. If it is dead or missing, it needs to be replaced with this submittal. Are the existing plantings assumed to be dead?
We are unaware of any existing plantings on the site.
- 8F. There are no "CMs" in the plant schedule.
The plant schedule has been revised.
- 8G. Sod is only permitted when it is a space that can be used for passive and/or active recreation and not for landscape aesthetic purposes. Native seed is permitted.
The lawn has been replaced with a shrub.
- 8H. Label the sign.
The label has been added as requested.
- 8I. Label the C-Store.
The label has been added as requested.
- 8J. Dimension and label the street frontage buffer. [4 comments]
The dimensions & labels have been added as requested.

- 8K. Grasses are required to be 5-gallon within the curbside landscape.
[The grasses have been revised to 5 gal as requested.](#)
- 8L. This plant does not have a plant label.
[Additional labels have been added as requested.](#)
- 8M. These plants are not labeled but appear to be the same species as the ones along the north. Please choose a different shrub for diversity. Parking lot screening is supposed to be diverse with both evergreen and deciduous trees and shrubs. While this is a street frontage buffer, it is also serving to screen the parking lot.
[An additional shrub has been added and the two have been placed in alternating groups throughout the hedge as requested.](#)
- 8N. Shift this tree in order to provide a second one to meet the buffer requirements.
[A tree was added as requested.](#)
- 8O. No plant labels.
[Additional labels have been added as requested.](#)
- 8P. Note: Many shrubs do not have labels. Regardless of the symbology associated with the plant specified, all plants must have plant call-outs.
[Additional labels have been added as requested.](#)
- 8Q. This only measures 11'. 15' minimum for a hedge. 10' with a low wall.
[The required width of planting bed has been provided as requested.](#)

[Site Plan Page 6]

- 8R. Correct the tables per the comments provided on the sheet.
[The tables have been revised as requested.](#)

[Site Plan Page 7]

- 8S. Remove the specifications as the city does not review landscape construction drawings.
[The specifications have been removed as requested.](#)

9. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 9A. Please submit preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <https://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org.

[Comment noted. The appropriate files will be provided separately.](#)

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

[Site Plan Page 1]

- 10A. Please add the following note: 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. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitted to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

[Completed.](#)

[Site Plan Page 2]

10B. Remove cross pans from the site plan. They will be reviewed/approved as part of the civil plans.

[Completed.](#)

10C. Advisory: Per the pre-app notes, additional streetlights may be required for 64th and Jackson Gap Street based upon the 2023 photometric requirements. Photometrics are required as part of the civil plan.

[Comment Noted.](#)

10D. Provide the case number for the site plan that is building the adjacent improvements.

[Completed.](#)

10E. Dimension existing and proposed sidewalks.

[Completed.](#)

10F. Provide a sidewalk easement set back 0.5' behind the sidewalk outside of the ROW.

[Completed.](#)

10G. Label the sidewalk easement.

[Completed.](#)

10H. Label the existing slope easement.

[Completed.](#)

10I. Label the street as private (typical both streets).

[Completed.](#)

10J. Public streets shall have public streetlights in conformance with COA standards. For each adjacent street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual: - Roadway Classification (typical section name) - Adjacent Land Use Category as applicable - Number of lanes - Back-to-back curb width - Pedestrian Activity Level - Pavement Type: R3, for all lighting calculations.

[Labels for everything except Pedestrian Activity Level provided as excerpted from the Porteos PA-9A ISP information we have available.](#)

10K. Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."

[Completed.](#)

10L. Advisory: scoring is not appropriate for proposed curb ramps and will be required to be removed on civil plans.

[Comment Noted.](#)

[Site Plan Page 3]

10M. Add a note: "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."

Completed.

- 10N. Add a note: "Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%."

Completed.

- 10O. Add a note: "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."

Completed.

- 10P. Revise typo.

Completed.

[Site Plan Page 10]

- 10Q. Copyrights are not permitted on the site plan.

Completed.

11. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)

[Site Plan Page 1]

- 11A. Add notes:

"17. ACP DIA 1287 INVESTORS LLC, 4530 E SHEA BLVD STE 100, PHOENIX, AZ, 85028, (phone #) shall be responsible for payment of 25% of the traffic signalization costs for the intersection of 64th Avenue and Jackson Gap Street, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant/owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement." Completed.

"18. All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10."

Completed.

[Site Plan Page 2]

- 11B. ADD NOTE: 5. The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development.

Completed.

- 11C. Call out STOP sign. ISP shows sign south of crosswalk.

Completed.

- 11D. Show signal easement.

Completed.

- 11E. Call out access movement. [2 comments]
Completed.
- 11F. Call out existing signs.
Completed.
- 11G. Call out STOP sign.
Completed.
- 11H. Sidewalk doesn't match ISP.
Sidewalk alignments updated to match now current ISP set as provided by Porteos PA-9A engineering team.
- 11I. Show complete ADA route connecting to accesses.
Completed.
- 11J. Provide detail.
Completed.
- 11K. Provide sign legend, MUTCD code.
Completed.
- 11L. Provide truck turning movement templates.
Provided as a separate Exhibit to help retain clarity.
- 11M. Show sight triangles.
Completed.

[Traffic Analysis Page 1]

- 11N. Site plan says 6000sf.
Comment acknowledged. Square footage has been updated to reflect the most recent site plan.

[Traffic Analysis Page 4]

- 11O. 6.0 - update trips accordingly.
Comment acknowledged. Square footage has been updated to reflect the most recent site plan.
- 11P. This discussion is not consistent with what Porteos PA 9A/9C TIS shows for lot 1 (16 pump/3,500 sf convenience store) - where does the Strip Retail Plaza come from?
Trip generation comparison updated using volumes and land use from the Porteos PA9A/9C TIS.
- 11Q. Previously approved not existing.
Updated.

[Traffic Analysis Page 5]

- 11R. ITE 2021 pass-by appendix indicates 76% in AM and 75% in PM - where were these pulled from?
Pass-by trip-reduction rates were referenced from ITE's Trip Generation Handbook, 3rd Edition. Discussion added to TIS.
- 11S. How was this determined?
As mentioned above, 24-hour pass-by percentages were estimated as the average between AM and PM rates.

[Traffic Analysis Page 7]

- 11T. Why not 2023 Porteos PA 9A/9C TIS?
In order to remain consistent with updated trip generation comparison rates, Warrant Analysis was updated using

volumes from the Porteos PA 9A/9C TIS. It is also noted that the Porteos PA 9A/9C TIS was not available at the time the original signal warrant analysis was performed.

12. Fire / Life Safety (Stephen Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue) [Site Plan Page 1]

- 12A. Add 2021 ICC code reference, the IBC construction type, occupancy type, and include van-accessible spaces in data block.
Completed.
- 12B. Replace note 4 with the note shown on sheet.
Completed.
- 12C. Replace note 9 with the note shown on sheet.
Completed.
- 12D. Add this note and place 60 between Exceeding and Under.
Completed.

[Site Plan Page 2]

- 12E. Change to Fire Lane and Access Easement. Typical.
Easement labels updated to match the documents prepared by Porteos PA-9A and provided to us for review.
- 12F. Show curb stops in accessible spaces.
Bollards, now shown, to be placed along the extents of the head in parks fronting the building.
- 12G. Show existing hydrant in this area.
Is a part of the Velocity Metro District Porteos PA-9A ISP.
- 12H. There is no existing hydrant here.
Is a part of the Velocity Metro District Porteos PA-9A ISP.
- 12I. Pre-app notes state this needs to be a Fire Lane Easement.
Completed.
- 12J. Accessible route needs to continue to fuel pumps. Place a crosswalk to the canopy.
Completed.
- 12K. Show and label location of Knox Box using symbol provided.
Completed.
- 12L. Identify Fire Lane signs separately and show placement. See detail notes on sheet 3.
Completed.
- 12M. Show and label emergency fuel shutoff switches.
Completed.
- 12N. Remove fire hydrant.
Is a part of the Velocity Metro District Porteos PA-9A ISP.

[Site Plan Page 3]

- 12O. Show accessible route on grading plan. Provide transverse and longitudinal spot elevations in accessible route.
Added slopes where appropriate. Only the front drive anywhere near longitudinal slope and is provided a grade.

12P. Provide transverse and longitudinal spot elevations in fire lane easements.
Completed.

12Q. Provide the detail shown on the sheet for signage.
Added to the Site Plan, Sheet 2.

[Site Plan Page 4]

12R. There is no existing hydrant in this area. Remove proposed lateral and fire hydrant in this area. You can show the existing fire hydrant across the street to the west.
Is a part of the Velocity Metro District Porteos PA-9A ISP.

12S. What does this water line connect to?
The PA-9A ISP updated realigned this to connect due north into 64th. Should be clear now.

12T. If the metro district is not providing the water lines to support this site please remove "metro". Typical.
Completed.

12U. Remove this fire hydrant symbol, label and lateral. Typical all sheets.
Is a part of the Velocity Metro District Porteos PA-9A ISP.

12V. Show size of fire hydrant lateral.
Completed.

12W. See previous request for relabeling the fire lane easement. Add a utility easement since there is a waterline within the street.
Easement labels updated to match the documents prepared by Porteos PA-9A and provided to us for review.

[Site Plan Page 5]

12X. There is no existing hydrant in this area.
The hydrant is part of the proposed work undertaken by the larger development. The hydrant has been left on the plan.

12Y. Please show emergency fuel shut-off location as well.
The emergency fuel shut-off has been shown as requested.

12Z. Remove this fire hydrant.
EDG Response: The hydrant is part of the proposed work undertaken by the larger development. The hydrant has been left on the plan.

12AA. Add the notes shown on the sheet.
The notes have been added as requested.

[Site Plan Page 6]

12BB. Add the notes shown on the sheet.
The notes have been added as requested.

[Site Plan Page 8]

12CC. Show location of Knox Box with the symbol provided.
Completed.

12DD. Identify and label any exterior storage of CO2 bottles, ice machines, or LPG cages. Show vehicle impact protection.

Any exterior storage facilities, as applicable, have been added to the Site Plan.

[Site Plan Page 9]

12EE. The trash enclosure detail must reflect a note/label indicating the doors/gates to the trash enclosures are equipped with a self-closing hinge(s) to ensure doors don't obstruct the adjacent fire lane. Provide a latch mechanism illustration for trash enclosure gate. The latch must be no higher than 44".

The requested revisions and details have been added to the revised plan set.

[Site Plan Page 10]

12FF. The photometric plan must show and label the location of the internal site accessible route. Provide a minimum of 1 foot-candle of lighting within the accessible route.

Internal site access has been indicated with separate symbol and statistics added to table below. We understand that the PA-9A ISP is evaluating the private drives as a part of the Porteos ISP approval and have not analyzed the perimeter sidewalks separately from that exercise.

13. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@aurorgov.org/ Comments in red)

[Site Plan Page 1]

13A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

Comment noted.

[Site Plan Page 3]

13B. Add a note indicating the storm sewer is public or private and who will maintain it.

Note 3, below.

13C. Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas. Please include and label slopes.

Completed.

13D. Max 2% slope in any direction at handicap parking spaces. Please show HC Spots and label slopes.

Added 2% and clarified in reference note (4).

[Site Plan Page 4]

13E. Please remove all metro text as these lines will be owned and maintained by Aurora Water.

Completed.

13F. Please provide EDN for existing utilities if they are not to be installed as a part of the development of this site.

Completed.

13G. Revise to TEE connection.

Completed.

13H. Not included with the keynotes.

Corrected.

13I. Advisory: This will require a DSAA for the proposed sizing of this meter.

Comment noted.

13J. 10 ft wide water easement dedication required for meter. Easement must extend 5 ft beyond the meter. [Porteos PA-9A ISP improvement. Easements are being prepared separate from this application and are under review as we understand and have been provided.](#)

13K. Water easement dedication required for fire hydrant. Easement must be 10 ft wide and extend 5 ft beyond the hydrant.
[Porteos PA-9A ISP improvement. Easements are being prepared separate from this application and are under review as we understand and have been provided.](#)

14. TAPS/Aurora Water (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

14A. Unpaid tap fees totaling \$2,034.40 are due prior to mylar recordation.
[Comment noted. Fees will be paid at the appropriate time.](#)

15. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

[Site Plan Throughout]

15A. Numerous minor corrections throughout, please see the site plan for the full redlines.
[Comment Noted.](#)

15B. A couple of pork chop islands located in the street R.O.W. may need to be covered by a License Agreement – confirm this with Engineering reviewers.
[A part of the Velocity Metro ISP improvements. It is our understanding that those agreements are in process.](#)

15C. Any offsite easements that need to be dedicated should be submitted to dedicationproperty@auroagov.org to start the processes.
[Comment Noted.](#)

[Site Plan Page 1]

15D. Add 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 agree 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.”
[Completed.](#)

[Plat Throughout]

15E. Do not show the easements “to be dedicated” inside the plat boundary. Either dedicate them by the plat or remove the easement lines within the platted area. Only show platted or existing easements with their recording information.
[These are being done separately as part of the infrastructure design and should be recorded prior to this plat being recorded. The easements have been dimensioned and listed a line for the reception to be filled in later.](#)

15F. The site plan easement names should match the ones on the plat.
[Site plan easement calls have been updated to match the plat document.](#)

[Plat Page 1]

15G. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)
[Comment noted.](#)

15H. (Advisory Comment) Send in the Certificate of Taxes Due and show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

[Comment noted.](#)

16. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

16A. Please be aware PSCo owns and operates existing underground electric distribution facilities along Jackson Gap Road. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

[Comment noted.](#)

16B. Additional easements will need to be acquired by separate document for new facilities (i.e. transformer) –be sure to have the Designer contact a Right-of-Way and Permits Agent.

[Comment noted.](#)

16C. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

[Comment Noted.](#)

17. Denver International Airport (Brodie Ayers / 303-342-2804 / brodie.ayers@flydenver.com)

17A. The proposed development is within the “10,000’ Critical Area for Wildlife-Attractant Separation Area” for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologist assigned to DEN assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 40-hour drain time following a 100-year event.

https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33.

[Comment noted. The revised Landscape Plan has been included for your review regarding compliance with the referenced requirements.](#)

17B. The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is:

<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

[Comment noted. The appropriate notice and forms will be submitted to the FAA, as may be required.](#)



Right of Way & Permits

1123 West 3rd
Avenue Denver,
Colorado 80223
Telephone: **303.571.3306**
Facsimile:
303.571.3284
donna.l.george@xcelenergy.co
m

August 21, 2023

City of Aurora Planning and Development
Services 15151 E. Alameda Parkway, 2nd Floor
Aurora, CO

80012 Attn: Erik

Gates

**Re: Nick's Convenience - Jackson Gap at Porteos - Porteos PA-9A
Subdivision Filing No. 1, Case # DA-1903-35**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the documentation for the above captioned project. Please be aware PSCo owns and operates existing natural gas and underground electric distribution facilities including an electric switch cabinet along the west and north property lines. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

[Comment noted. Coordination with Xcel will occur in the next stages of the development process.](#)

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to contact the Designer and request that they connect with a Right-of-Way Agent.

[Comment noted. Coordination with Xcel will occur in the next stages of the development process.](#)

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

[Comment noted.](#)

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Letter of Introduction

Please also specifically address the Criteria for Approval found in Section 146-5.4.3.B.2.c.i of the UDO.

Land Use Proposed: Commercial

Zoning: Airport District (AD)

Project Location: Southeast corner E. 64th Avenue and Jackson Gap Street

Size of the Project: 1.638 Acres

Intensity of Development: 6,000 square foot convenience store with fuel facility
FAR – 0.084
24-hour operation

Proposed Waivers: None

Developer/Applicant: Nicks Investments, LLC
6180 S. Oak Hill Way
Aurora, CO 80016
(303) 895-1639

Agent/Project Manager: The Dimension Group – Steve Cromer
5600 S. Quebec Street, Suite 205B
Greenwood Village, CO 80111
(720) 536-3180

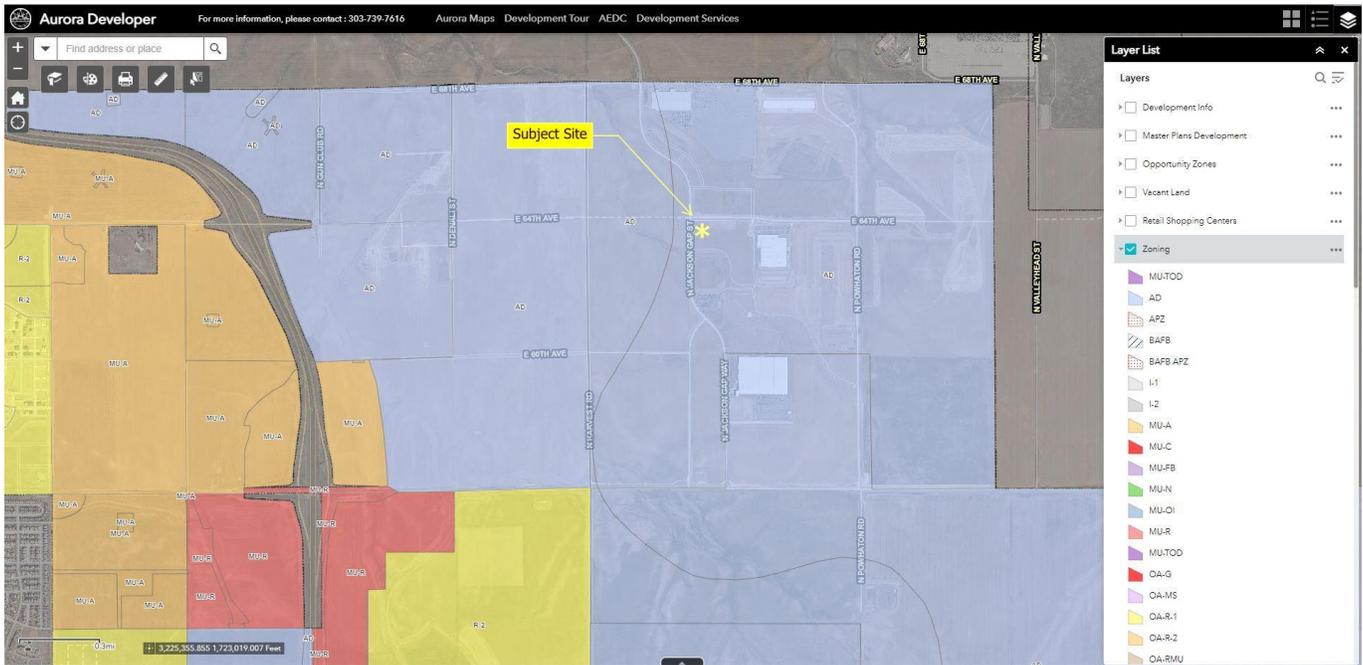
Civil Engineer: The Dimension Group – Joel Tompkins
5600 S. Quebec Street, Suite 325C
Greenwood Village, CO 80111
(720) 536-3180

Completed

Project Description

This development proposal requests approval for the construction of a 6,000 square foot convenience store, with a patio area and fuel facility, located in the southeast corner of the intersection of E. 64th Avenue and Jackson Gap Street. The fueling facilities include an auto-oriented canopy with eight (8) fuel dispensers, and a single high speed diesel dispenser located just to the east of the auto-fuel canopy. The project will provide retail convenience and fuel services to this growing industrial area. This will be a local owner operated facility. The project does not require any variances or waivers from City code or regulations at this time.

The property is located in Subarea C, and is zoned Airport District (AD). While this area is largely undeveloped, it is a burgeoning industrial development area. The map below shows the zoning in the vicinity of the property.



Project Background

The project site is part of the larger Porteos Master Plan development. Development is governed by the Porteos Framework Development Plan (FDP) in addition to the City's Unified Development Ordinance (UDO). The parcel is within Planning Area PA-9a of the Porteos FDP and is designated as Mixed-Use Commercial.

Code Compliance with Use Specific Standards

The project is a permitted use in the Airport District (AD). Specific Standards identified in Section 146-3.3.5.T - Retail Motor Vehicle Fuel Dispensing Station. The Project's compliance is detailed below.

Provide a little more language acknowledging compliance with the standards of the Porteos FDP. These include urban design standards governing things like monument signage and lighting, architectural standards, landscape standards, and infrastructure improvements via the approved PIP.

Completed

Use Specific Standards

146-3.3.5.T – Retail Sales

1. In all zone districts, any establishment on a lot that is located partially or entirely within 100 feet of an R-R, R-1, or R-2 zone district and that will remain open to the public after 12:00 midnight shall require a conditional use approval under Section 146-5.4.3.A.

NA - The closest residentially zoned property is located approximately 5,630 feet to the southwest (See Attachment - Distance to Residentially Zoned Property).

2. After the Effective Date, in all zone districts, a Retail Sales use that holds a license from the State of Colorado permitting the sale of fermented malt beverages shall not be located within 500 feet to any Retail Liquor Store, and shall comply with all other Colorado statutes and regulations regarding the location of such use. The distance shall be determined by a radius measurement that begins at the principal doorway of the premises for which the application is made and ends at the principal doorway of the other licensed retail premises.

NA – There are no retail liquor stores within 500 feet of this proposed development. In addition, all State statutes and regulations will be met.

3. In the MU-C districts, this use requires conditional use approval if abutting a Residential zone district or use and operates between the hours of 12:00 midnight and 6:00 a.m.
NA
4. In the MU-OI district, only retail sales that are primarily used by the occupants of the building are permitted.
NA
5. In the MU-OA-R2 subdistrict, only retail sales, small, are permitted, and the use must be located at the corner of two streets and must comply with the standards in Section 146-2.4.4.F.1 (Corner Commercial Use), which requires conditional use approval.
NA
6. In the MU-OA-RMU subdistrict, this use is only available in two circumstances:
 - a. It must be located at the corner of two streets and comply with the standards in Section 146-2.4.4.F.1 (Corner Commercial Use), which requires conditional use approval; or
 - b. It must comply with the standards in Section 146-2.4.4.F.2 (Ground Floor Commercial Use), which does not require conditional use approval.**NA**
7. In the MU-TOD district:
 - a. Any structure or use with more than 60,000 square feet of gross floor area on the ground floor requires conditional use approval.
 - b. A grocery store with a maximum gross floor area of 80,000 square feet shall be a permitted use if shown in the Station Area Plan.**NA**
8. Retail facilities that include more than 500,000 square feet of gross floor area, and that contain more than 25 retail sales businesses, in which the primary entry to the majority of retail sales businesses is through an enclosed interior hallway(s), are permitted only in the MU-R zone district.
NA

146-3.3.5.00 – Motor Vehicle Fuel Dispensing Station

1. General
 - a. This use may not be located within 500 feet of an Adult or Child Day Care Center, Hospital, Elementary or Secondary School, Nursing or Convalescent Home or Group Home, FHAA.
NA – there are none of the above referenced facilities located within 500 feet of the proposed development.
 - b. No Adult or Child Day Care Center, Hospital, Elementary or Secondary School, Nursing or Convalescent Home, or Group Home, FHAA, shall be permitted to locate within 500 feet of a Motor Vehicle Fuel Dispensing Station.
NA – there are none of the above referenced facilities proposed within 500 feet of the proposed development.
 - c. The restrictions in Subsections a and b above shall not apply to normal scheduled delivery of combustible fuel into approved tanks used for heating or the operation of

emergency electrical generating equipment, provided such delivery is made in accordance with approved dispensing practices with regard to public safety.

NA – Comment noted.

- d. The Fire Chief may modify the provisions of Subsections 1.a and 1.b above where there are practical difficulties in strict compliance with those Subsections, provided that the spirit of those two Subsections is complied with and public safety is secured.

NA – Comment noted.

- e. The storage of equipment, auto parts, and supplies used in conjunction with servicing, painting, or body repair shall be maintained inside an enclosed structure. Outdoor storage of auto-related parts and equipment shall not be allowed.

NA

- f. All service shall only occur within a fully enclosed structure.

NA

- g. Parking areas shall not be used for motor vehicle salvage, the storage of inoperable vehicles, or any motor vehicle servicing, painting, or body repair.

NA

- 2. Whenever modifications are made to the architectural features or site features of a motor vehicle fuel dispensing station constructed before the Effective Date, a Redevelopment Plan shall be required in accordance with the requirements of Section 146-5.4.3.B.3 (Minor Site Plan).

NA

- 3. Where this use is located adjacent to a Residential zone district, the lot lines adjacent to the Residential zone district shall be screened pursuant to Section 146-4.7 (Landscape, Water Conservation, Stormwater Management).

NA

- 4. In the MU-C and MU-R districts, use shall not be located closer than 300 feet from an arterial/arterial or arterial/E-470 intersection.

NA

- 5. In the MU-OA district, this use is limited to those establishments existing on the Effective Date.

NA

- 6. In the MU-TOD Core subdistrict, a motor vehicle fueling dispensing station associated with a grocery store may be a permitted use if so provided in the Station Area Plan.

NA

- 7. In the I-1 and I-2 districts, a building containing or related to this use is not permitted within 300 feet of a Residential zone district unless a conditional use approval is obtained pursuant to Section 146-5.4.3.A.

NA

- 8. After the Effective Date:

- a. In all zone districts where these uses are permitted or conditional uses, if two of the four corners of a street intersection are occupied by any of the following four uses, none of the five listed uses may be located on the remaining corner lots at that street intersection, or on any lot partially or entirely located within 500 feet of the corner along either of the intersecting streets:
 - i. Automobile and Light Truck Sales and Rental;
 - ii. Motor Vehicle Body Shop and Painting;
 - iii. Motor Vehicle Fueling Station;
 - iv. Motor Vehicle Repair and Service; or
 - v. Motor Vehicle Wash.

NA

- b. The restrictions in Subsection a above do not apply to properties located:
 - i. Within the -HSO zone district; or
 - ii. Within the I-1 or I-2 zone districts and within an approved Master Plan containing an exception to the restrictions in subsection.

NA

9. Design Standards for Motor Vehicle Fuel Dispensing Stations

a. Setbacks for Buildings and Fueling Area Canopies

When site constraints such as easements, floodplains, utilities, or others do not impact building placement, primary buildings shall front the street and fueling area canopies shall be set back behind buildings, and no street frontage buffers for building perimeters shall be required.

Comment noted. The building has been sited to front the street with the fuel canopy located internal to the site behind the building.

b. Canopy Compatibility

The materials, colors and forms on the fueling area canopy shall repeat those used on other structures on the site.

The material, colors, and forms used on the canopy mimic those used on the convenience store building.

c. Canopy Columns

- i. The cross-section of canopy columns shall have a minimum width of 24 inches and depth of 16 inches, except that round columns shall have a minimum diameter of 24 inches.

The canopy columns are 24" x 24".

- ii. All columns shall be faced with brick, metal panels, stucco, or decorative masonry block to match the wall materials of the main building.

The canopy columns are faced with concrete masonry units (CMU) that are complementary in color to the colors used on the convenience store.

- iii. Columns may be any shape, as long as they meet the minimum dimensional standard listed above for at least 3/4 of their height.

The canopy columns are 24" x 24".

d. Canopy Fascia Colors

- i. Intense, bright, or florescent colors shall not be used as the predominant canopy fascia color.
The canopy fascia is typically white, tan, or gray. The final color will be provided once determined.
- ii. Strong accent colors may be used as decorative elements on the fascia, but they shall be limited to horizontal bands of a total area not to exceed 40 percent of the area of the canopy fascia.
Final decorative elements and branding will be provided once determined.
- iii. Additional fascia color bands or designs in excess of 40 percent are permitted, and count toward the total allowable sign code area for the site.
Comment noted. This will be taken into account with the signage design and permitting.
- iv. Lighting
 - a. All lighting mounted on buildings or poles shall be downcast and without drop lenses, and shall not spill light in excess of two-foot candles onto the surface of adjacent parcels or rights-of way.
All lighting fixtures are downcast, cut-off designs to minimize light trespass and glare.
 - b. Buildings facades may be spot-lit but only if the spot lighting bulbs and lenses are shielded and not visible from the adjacent parcels or rights-of way.
NA.
- v. Fueling Area Canopy Fixtures
Lighting on the underside of canopies shall be flush with, or recessed above the underside of the canopy surface. Lenses dropping below the surface of the canopy underside are not permitted.
The canopy lights are flush mount fixtures.
- vi. Canopy Fascia Lighting
 - a. Canopy fasciae may not be externally lit.
The canopy fascia will not be externally lit.
 - b. A fascia accent band of up to nine inches in width may be internally illuminated.
Comment noted. Any accent bands proposed for the canopy fascia will be provided once determined.
 - c. Additional areas of internal illumination on the canopy fascia are allowed provided those areas are included in the total sign area allowed for the site.
Comment noted.
- vii. Maximum Area of Internally Lit Building Panels

- a. On buildings, the total area (as projected on a vertical plane) of internally lit panels and internally lit awnings shall:
 - i. Twenty percent or less of the total wall area of any single building elevation, and
 - ii. Ten percent or less of the total of all of a building's wall elevations.

The building does not utilize any internally lit panels.

- b. Externally lit building areas shall not be subject to these restrictions.
Comment noted.

e. Landscaping Standards

i. Landscape Buffers

- a. All landscape buffers adjacent to Residential zone districts or residential uses shall include a six-foot high decorative opaque fence or wall meeting the standards in Section 146-4.7.9 (Fence and Wall Regulations).

NA

- b. Shrubs may not be substituted for required trees in landscape buffers.
Comment noted.

ii. Corner Treatment

At the intersection of buffer strips fronting on public and private streets, a distinctive landscaped area at least 10 percent larger in size than the area that would otherwise be formed by the intersection of the required buffer strips shall be provided. Landscaping in this intersection area shall consist of plant specimens having a high degree of visual interest during all times of the year. The area may also contain one sign of a size and area as permitted by Section 146-4.10 (Signs).

Please refer to the Landscape Plan for the corner treatment.

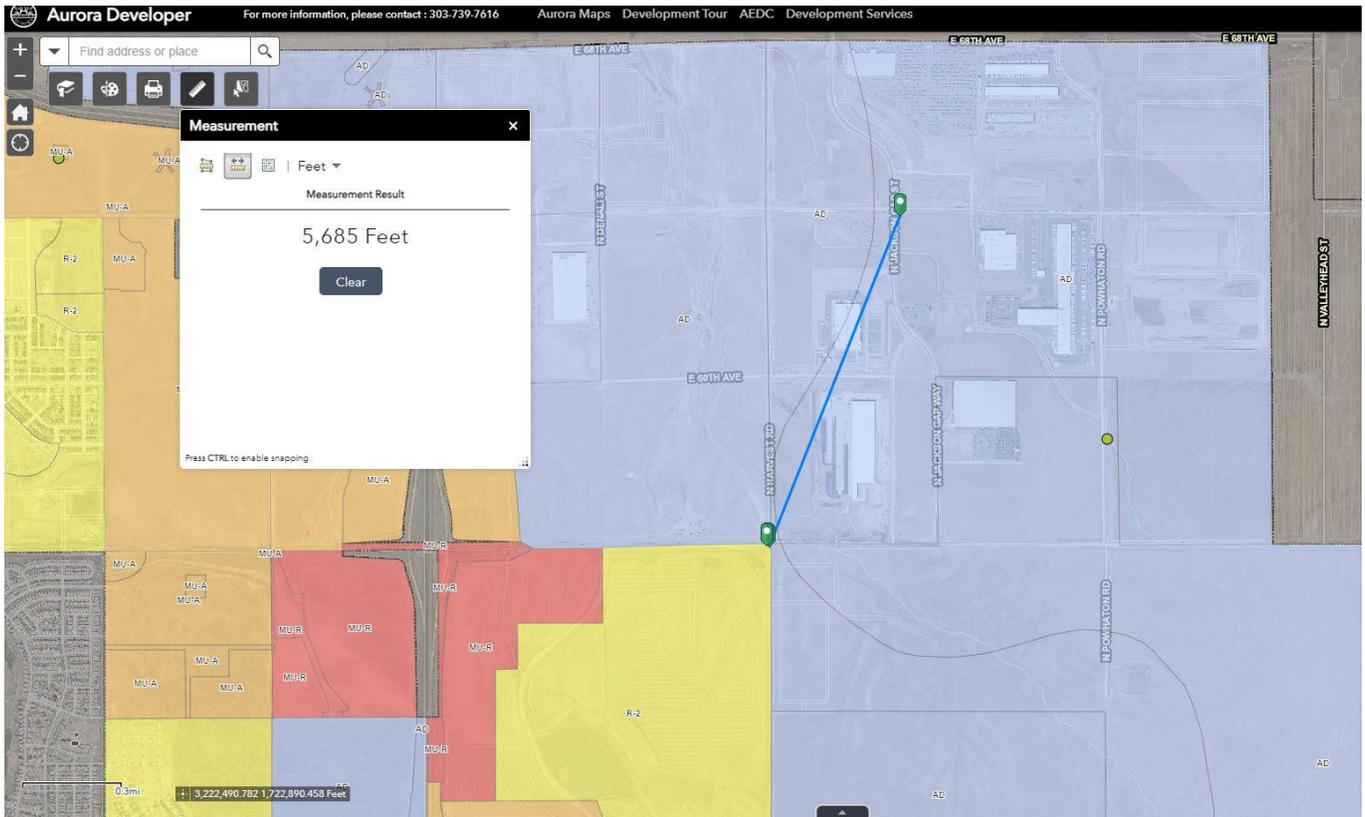
iii. Redevelopment

When architectural or site modifications are made to a motor vehicle fuel dispensing station existing before the Effective Date, at least 15 percent of the total lot area shall be landscaped to the maximum extent practicable. Sites that are restricted by easements, pump and canopy locations, fire lanes, and circulation requirements may include landscape areas in adjacent public or private rights-of-way in the 15 percent calculation. Regardless of site constraints, the total landscaped area may not be reduced below that existing prior to redevelopment.

NA – this is a new build, not a redevelopment.

The project team looks forward to working with City Staff during the review process to ensure that the project is designed in a manner that complies with all City codes and regulations.

Distance to Residentially Zoned Property



SITE PLAN - NICK'S CONVENIENCE

LOT 1, PORTEOS PA-9A SUBDIVISION
 LOCATED IN A PORTION OF THE NORTH ONE-HALF OF SECTION 8,
 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6th P.M.
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Block 1, **Completed**

Add 2021 ICC code reference, the IBC construction type, occupancy type, and include van accessible spaces in data block. **Completed**

LEGAL DESCRIPTION

A PART OF UNPLATTED LAND, SITUATED IN THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 42' CENTERLINE RANGE POINT LOCATED IN EAST 64TH AVENUE AND JACKSON GAP STREET; THENCE S49°52'37" E A DISTANCE OF 87.35 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST 64TH AVENUE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER 201900043876 AND THE POINT OF BEGINNING;

THENCE S89°47'23"E CONTIGUOUS WITH SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 235.00 FEET;

THENCE S00°12'37"W DEPARTING SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 275.02 FEET;

THENCE N89°47'23"W A DISTANCE OF 260.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF JACKSON GAP STREET AS DESCRIBED IN PORTEOS SUBDIVISION FILING NO. 1 IN SAID RECORDS UNDER RECEPTION NUMBER 2013000094501;

THENCE N00°12'37"E CONTIGUOUS WITH SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 250.02 FEET TO A TANGENT 25.00 FOOT RADIUS CURVE WHOSE CHORD BEARS N45°12'47"E A DISTANCE OF 35.36 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS [71.371 SQUARE FEET] 1.63845 ACRES, MORE OR LESS.

PARCEL TO BE PLATTED AS LOT 1, PORTEOS PA-9A SUBDIVISION.

Completed Block 1, Filing No. 1 **Completed**

CITY CONTACTS

CITY MANAGER'S OFFICE:
 OFFICE OF DEVELOPMENT ASSISTANCE
 JAZMINE MARTE
 (303) 739-7585

PLANNING:
 ZONING AND PLAN REVIEW
 ERIK GATES
 (303) 739-7132

LANDSCAPE DESIGN:
 KELLY BISH
 (303) 739-7189

PARKS, RECREATION, AND OPEN SPACE:
 FORESTRY
 JACQUE CHOMIAK
 (303) 739-7189

AURORA WATER:
 IMAN GHAZALI

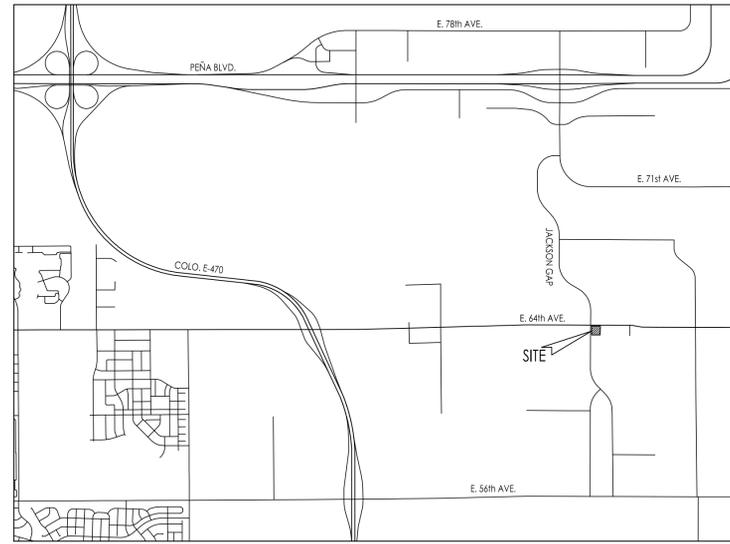
PUBLIC WORKS:
 TRAFFIC DIVISION
 DEAN KAISER
 (303) 739-7267

ROADWAY & PUBLIC IMPROVEMENTS ENGINEERING DIVISION:
 JULIE BINGHAM
 (303) 739-7403

LIFE SAFETY AND BUILDING DIVISION:
 WILLIAM POLK
 (303) 739-7371

REAL PROPERTY DIVISION:
 MAURICE BROOKS
 (303) 739-7294

OIL AND GAS DIVISION:
 JEFFREY MOORE
 (303) 739-7676



VICINITY MAP

1" = ONE-HALF MILE

The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

Comment Noted

TABLE OF CONTENTS

Completed

Provide the following site plan note:
 ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO ALL 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 SHALL BE 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 U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1. (NOTE TO APPLICANT: PLEASE SEE EXHIBIT B8 UNDER THE DEVELOPMENT/DESIGN STANDARDS SECTION OF THIS GUIDEBOOK FOR ITEMS TO BE SHOWN ON A SITE PLAN).

Replace note 4 with the note above.

Completed

CITY OF AURORA 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, 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 U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1. (NOTE TO APPLICANT: PLEASE SEE EXHIBIT B8 UNDER THE DEVELOPMENT/DESIGN STANDARDS SECTION OF THIS GUIDEBOOK FOR ITEMS TO BE SHOWN ON A SITE PLAN).
- 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 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.
- 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 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 UNOBTAINED 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.
- 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 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.

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, 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.

Completed

Replace note 9 with the note above.

Completed

Attention Building Division: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING UNDER WORSER- CASE NOISE CONDITIONS.

Completed

Add this note and place 60 under.

DEVELOPMENT TEAM

OWNER/DEVELOPER:
 NICK'S INVESTMENTS, LLC
 6180 S. OAK HILL WAY
 AURORA, CO 80016
 (303) 895-1439
 MOHINDER (NICK) SANDHU

LANDSCAPE ARCHITECT:
 EVERGREEN DESIGN GROUP, INC.
 1755 TELSTAR DR., SUITE 300
 COLORADO SPRINGS, COLORADO 80920
 (800) 680-6630
 LISA CUTSHAW, PLA

ARCHITECT:

SPD'S, QUINCY, ILL
Completed
 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. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

Add notes:
 17. ACP DIA 1287 INVESTORS LLC, 4530 E SHEA BLVD STE 100, PHOENIX, AZ, 85028, (phone #) shall be responsible for payment of 25% of the traffic signalization costs for the intersection of 64th Avenue and Jackson Gap Street, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.

Completed

18. All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10

DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	71,370 S.F. [1.638 ACRE]
NUMBER OF BUILDINGS	1
BUILDING [CANOPY] HEIGHT	24'-11" [19'-5"]
TOTAL BUILDING COVERAGE AND GFA	6,000 S.F. (8.4%) [4,284 S.F. (6.0%)]
HARD SURFACE AREA	37,631 S.F. (52.7%)
LANDSCAPE AREA	17,336 S.F. (24.3%)
SIDEWALKS AND PATIOS	6,119 S.F. (8.6%)
PRESENT ZONING CLASSIFICATION	AD SUBAREA C
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	200 S.F.
PROPOSED TOTAL SIGN AREA	200 S.F.
PROPOSED NUMBER OF SIGNS	5
PROPOSED MONUMENT SIGNS	2
PROPOSED MONUMENT SIGN AREA	80 S.F.
PARKING SPACES REQUIRED	16
PARKING SPACES PROVIDED	31
ACCESSIBLE SPACES REQUIRED	1
ACCESSIBLE SPACES PROVIDED	2
LOADING SPACES REQUIRED	N/A
LOADING SPACES PROVIDED	0

Comment Noted
 Monument signs are included in the total allowed sign number count. It is assumed 3 signs are wall signs and 2 are monument signs based n this table.

Allowed signage area includes monument signs. Remove this row from the data table.

Completed

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 WHEREOF _____ HAS CAUSED THESE
 (CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENT TO BE EXECUTED THIS _____ DAY OF _____ AD.

BY: _____
 (PRINCIPALS OR OWNERS)

CORPORATE SEAL

STATE OF COLORADO)

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD.

BY: _____
 (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____
 NOTARY BUSINESS ADDRESS: _____

NOTARY SEAL

CITY OF AURORA APPROVAL

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

DATABASE APPROVAL: _____

RECORDER'S CERTIFICATION

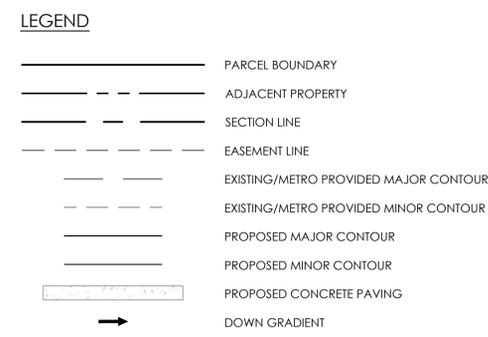
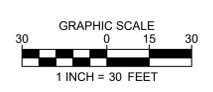
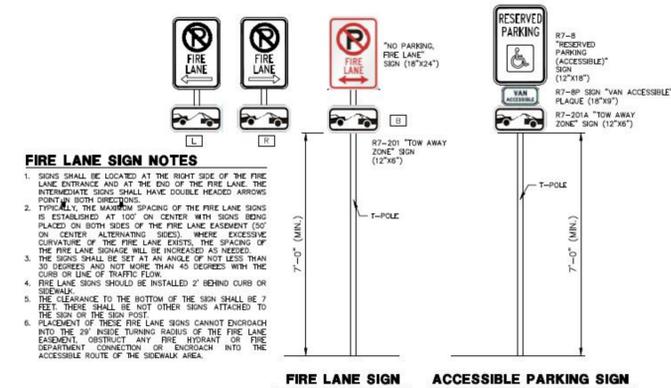
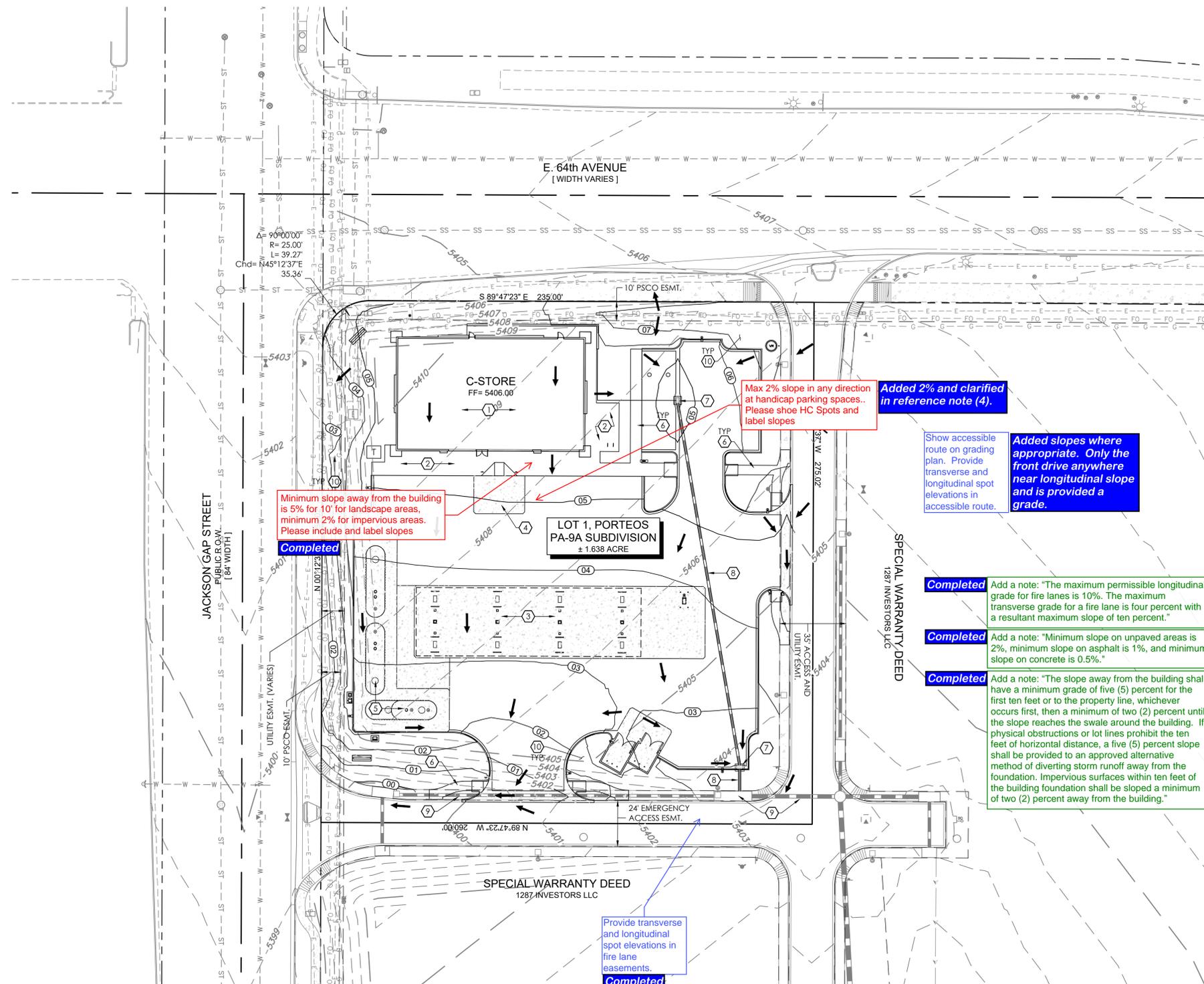
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

COLORADO AT _____ O'CLOCK M, THIS _____ DAY OF _____ AD.

DEPUTY: _____

SITE PLAN - NICK'S CONVENIENCE

LOT 1, PORTEOS PA-9A SUBDIVISION
 LOCATED IN A PORTION OF THE NORTH ONE-HALF OF SECTION 8,
 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6th P.M.
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



- KEY NOTES**
1. PROPOSED 6,000 SQUARE FOOT "ALL IN ONE" CONVENIENCE STORE. REFER TO SITE SPECIFIC GEOTECHNICAL ANALYSIS FOR SELECT FILL, SUBGRADE PREPARATION, AND FOUNDATION DESIGN REQUIREMENTS.
 2. BUILDING ADJACENT SIDEWALK AND PATIO, NO GRADES GREATER THAN 2% IN ANY DIRECTION EXCEPT WITHIN CURB RAMP.
 3. EIGHT (8) MULTI-PRODUCT FUEL DISPENSERS UNDER A CANOPY AND ONE (1) HIGH SPEED DIESEL DISPENSER EXTERIOR TO; NO GRADES GREATER THAN 2% IN ANY DIRECTION.
 4. HANDICAP PARKING AREA; NO GRADES GREATER THAN 2% IN ANY DIRECTION.
 5. CONCRETE PAVING OVER FUEL STORAGE TANKS CONSTRUCTED AT NO GRADES GREATER THAN 2% IN ANY DIRECTION.
 6. PROPOSED PERIPHERAL SIDEWALKS CONSTRUCTED AT LESS THAN OR EQUAL TO 5% LONGITUDINAL GRADE AND 2% CROSS SLOPE.
 7. PROPOSED AREA INLET.
 8. PROPOSED STORM DRAIN PIPING GREATER THAN OR EQUAL TO 12-INCHES DIAMETER.
 9. STORM DRAIN IMPROVEMENTS PROVIDED BY THE METRO DISTRICT AND DESIGNATED AS COLLECTION POINTS FOR RUNOFF FROM THE PROPOSED SITE. PROPOSED TRASH ENCLOSURE.
 10. LANDSCAPE AREAS NOT TO EXCEED 4 HORIZONTAL TO 1 VERTICAL.

PROJECT BENCHMARK
 COA ID: 3S6505W002
 ELEVATION US FEET: 5406.213
 DESCRIPTION: NGS MONUMENT LYNNE (PID = DH9171), THE MARK IS A PUNCH HOLE, TOP CENTER ON A 21.0 FT LONG STAINLESS STEEL ROD DRIVEN TO REFUSAL, ENCASED IN A 3.0 FT LONG GREASED SLEEVE, ENCLOSED IN A 6-INCH PVC PIPE WITH LOGO LID, SURROUNDED BY A CONCRETE COLLAR FLUSH WITH THE GROUND. TO REACH THE STATION EXIT PENA BOULEVARD GOING NORTH AT JACKSON GAP RD, SOUTH ON JACKSON GAP RD 0.8 MI TO A POINT, (JACKSON GAP TURNS INTO 71ST AVE AT THE CURVE). DRIVE SOUTH THRU THE FIELD 0.3 MI TO THE STATION. IT IS 27.7 FT NORTH OF A GAS LINE MARKER, 14.8 FT NORTHWEST OF A MANHOLE, 11.6 FT WEST SOUTHWEST OF A VENT PIPE. (COA PUBLISHED DATE 09/05/07).

- GRADING NOTES**
1. ALL CUT, FILL, IMPORT, COMPACTION, FOUNDATION, OR OTHER SUBGRADE PREPARATION SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT PREPARED SPECIFICALLY FOR THIS SITE WORK.
 2. PROPOSED CONTOUR ELEVATION LABELS HAVE BEEN TRUNCATED; ADD 5400 TO SHOWN VALUE TO GET CORRECT NAVD 88 ELEVATION.
 3. PROPOSED STORM DRAINS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
 4. CONTOURS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB, OR GROUND.
 5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.

Provide this detail for signage.
 Added to the Site Plan, Sheet 2

Add a note indicating the storm sewer is public or private and who will maintain it.
 Note 3, below.

Revise typo
 Completed

Provide transverse and longitudinal spot elevations in fire lane easements.
 Completed

Show accessible route on grading plan. Provide transverse and longitudinal spot elevations in accessible route.
 Added slopes where appropriate. Only the front drive anywhere near longitudinal slope and is provided a grade.

Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas. Please include and label slopes.
 Completed

Max 2% slope in any direction at handicap parking spaces... Please show HC Spots and label slopes.
 Added 2% and clarified in reference note (4).

[C-Base.dwg] [V-Base (Porteos).dwg] [3-Base.dwg] [ent, 24x36TB (Nicks PA-9a).dwg]
 Drawing name: L:\Nicks Investments\2022-126_64th & Jackson Gap_Aurora_CO_V02_Civil\CAD\SDP_03 - Nicks - Grading.dwg Jul 14, 2023 - 10:07am

DATE	DESCRIPTION
07/14/2023 <td>INITIAL SUBMITTAL</td>	INITIAL SUBMITTAL
	drawn by JDT
	designed by JDT
	approved by
	project no.

GRADING PLAN
 NICK'S CONVENIENCE
 xxxxxx E. 64th AVENUE
 AURORA, COLORADO

SITE PLAN - NICK'S CONVENIENCE

LOT 1, PORTEOS PA-9A SUBDIVISION
 LOCATED IN A PORTION OF THE NORTH ONE-HALF OF SECTION 8,
 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6th P.M.
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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

LEGEND

---	PARCEL BOUNDARY	---	METRO PROVIDED WATER LINE
---	ADJACENT PROPERTY	---	METRO PROVIDED SANITARY LINE
---	SECTION LINE	---	METRO PROVIDED STORM LINE
---	EASEMENT LINE	---	PROPOSED WATER SERVICE
---	EXISTING ELECTRIC LINE	---	PROPOSED SANITARY SERVICE
---	EXISTING GAS LINE		
---	EXISTING FIBRE OPTIC LINE		
---	EXISTING WATER LINE		
---	EXISTING SANITARY LINE		
---	EXISTING STORM LINE		

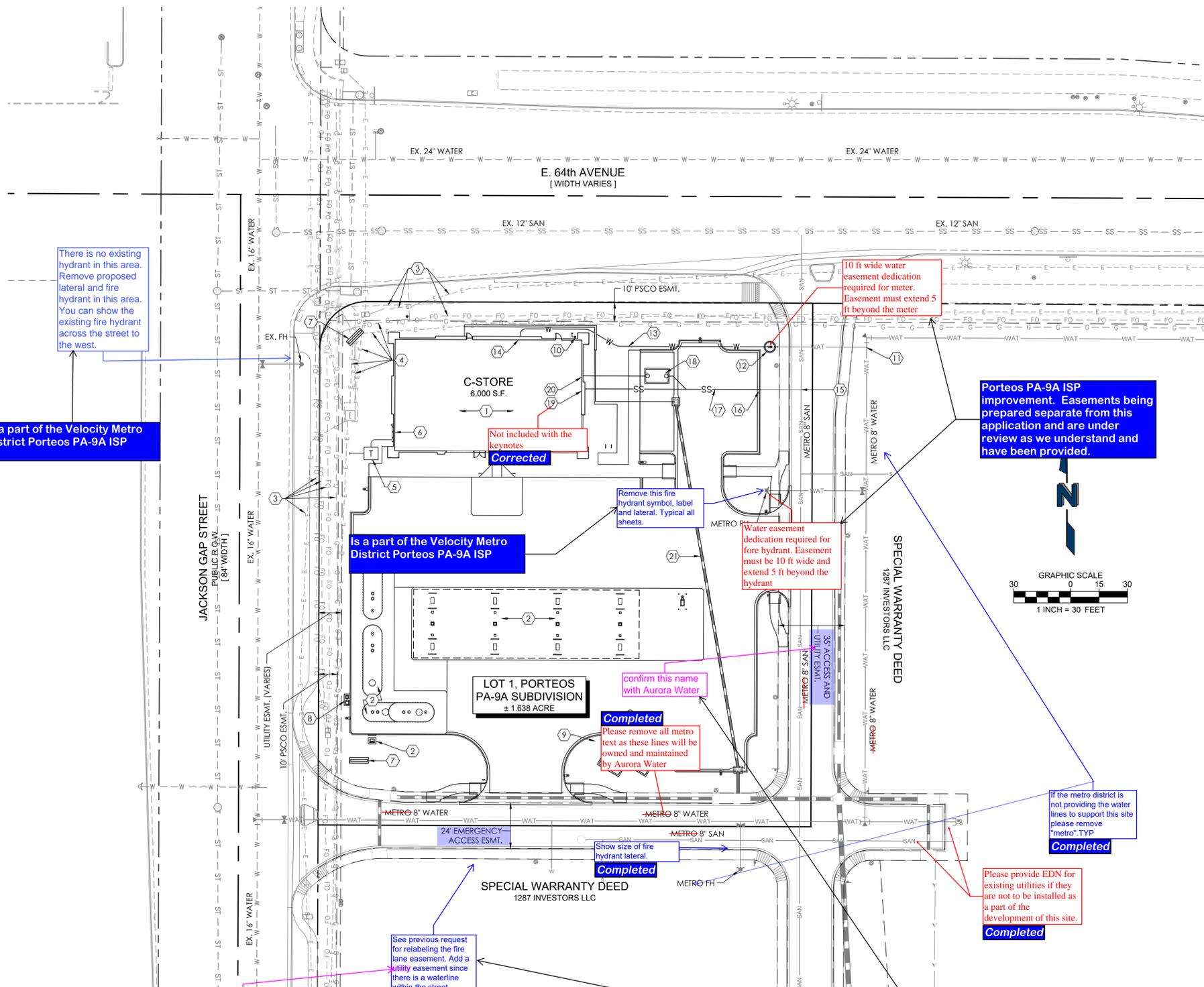
KEY NOTES

- PROPOSED 6,000 SQUARE FOOT "ALL IN ONE" CONVENIENCE STORE. INTERNAL UTILITIES TO BE PROVIDED WITH BUILDING PLANS SUBMITTAL.
- PROPOSED FUELING FACILITIES. UTILITIES TO BE PROVIDED WITH SEPARATE BUILDING PLANS SUBMITTALS.
- EXISTING DRY UTILITIES IN EASEMENTS OR PUBLIC RIGHT-OF-WAY TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
- EXISTING DRY UTILITIES ON PRIVATE PROPERTY TO BE RELOCATED AS NECESSARY. OWNER TO COORDINATE WITH THE APPROPRIATE PROVIDER.
- PROPOSED TRANSFORMER LOCATION; PRIMARY AND SECONDARY POWER SERVICE TO BE COORDINATED WITH THE UTILITY PROVIDER. COMMUNICATIONS TO CO-TRENCH OR, IF NECESSARY, COORDINATED SEPARATELY.
- PROPOSED LOCATION OF BUILDING MOUNTED PRIMARY DISCONNECT, C/T, AND ELECTRIC METER.
- PROPOSED MONUMENT SIGNS, POWER AND COMMUNICATIONS TO BE PROVIDED WITH BUILDING PLANS SUBMITTAL.
- PROPOSED AIR AND VACUUM SERVICE. POWER TO BE PROVIDED WITH BUILDING PLANS SUBMITTAL.
- PROPOSED SITE LIGHTING, POWER PLAN TO BE PART OF BUILDING PLANS SUBMITTAL.
- PROPOSED LOCATION GAS SERVICE METER; SERVICE LINES TO BE COORDINATED WITH THE UTILITY PROVIDER.
- METRO DISTRICT PROVIDED 1.5-INCH DIAMETER WATER SERVICE TAP, STUB-IN, AND CONNECTION METER. **Comment Noted**
- PROPOSED LOCATION OF 1.5-INCH WATER METER AND METER PIT. **Advisory: This will require a DSAA for the proposed sizing of this meter**
- PROPOSED ROUTING OF 2-INCH (UP-SIZED) WATER SERVICE. **Revise to TEE connection**
- METRO DISTRICT PROVIDED 6-INCH DIAMETER SANITARY SEWER SERVICE WYE AND STUB. **Completed**
- METRO DISTRICT STUB-IN LOCATION AND SITE CONNECTION TO SANITARY SEWER SERVICE.
- PROPOSED ON-SITE D3034 PVC SANITARY SEWER SERVICE ROUTING.
- PROPOSED GREASE INTERCEPTOR; TO BE SIZED AS A PART OF THE BUILDING PLANS SUBMITTAL.
- DOMESTIC EFFLUENT POINT OF DEPARTURE FROM THE BUILDING; EXACT LOCATION AND ELEVATION TO BE DEMONSTRATED IN THE BUILDING PLANS SUBMITTAL.
- KITCHEN EFFLUENT POINT OF DEPARTURE FROM THE BUILDING; EXACT LOCATION AND ELEVATION TO BE DEMONSTRATED IN THE BUILDING PLANS SUBMITTAL.
- PROPOSED STORM DRAINS. REFER TO SHEET 3 FOR INFORMATION.

UTILITY NOTES

- EXISTING ABOVE GROUND UTILITIES ARE ILLUSTRATED BASED ON INFORMATION SHOWN ON A SURVEY OF THE PROPERTY EXECUTED BY OTHERS. UNDERGROUND UTILITIES ARE ILLUSTRATED BASED ON THE SURVEY, BY OTHERS, OF SURFACE FEATURES AND RECORD DATA AND SHOULD NOT BE RELIED UPON AS COMPLETE OR EXACT.
- PROPOSED DRY UTILITY INFORMATION SHOWN ON THESE PLANS (GAS, ELECTRIC, CABLE, PHONE, FIBER, ETC.) IS SHOWN FOR INFORMATION ONLY. FINAL LOCATIONS TO BE COORDINATED WITH THE PROVIDING UTILITY COMPANIES PRIOR TO INSTALLATION.
- WHEN WATER AND SEWER LINES ARE INSTALLED IN PROXIMITY TO ONE ANOTHER, SUCH INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE RULES AND REGULATIONS OF THE JURISDICTIONAL AUTHORITY. SPECIAL ATTENTION IS CALLED TO REQUIREMENTS FOR BOTH LATERAL AND VERTICAL SEPARATION BETWEEN WATER AND SEWER FACILITIES.
- WET UTILITY IMPROVEMENTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS AND DETAILS FOR WATER AND SEWER CONSTRUCTION OF THE APPROPRIATE AUTHORITY HAVING JURISDICTION LOCAL TO THE PROJECT SITE. THIS INCLUDES, BUT IS NOT LIMITED TO:
 - WATER AND SANITARY SEWER MATERIALS.
 - TRENCH SUBGRADE BACKFILL, COMPACTION, AND TESTING REQUIREMENTS.
 - REFER, ALSO, TO THE GEOTECHNICAL INVESTIGATION SPECIFIC TO THE SITE.
 - WATER AND SANITARY SEWER DISINFECTING AND TESTING REQUIREMENTS.
 - MINIMUM AND MAXIMUM COVER CONSTRAINTS.
 - CATHODIC PROTECTION REQUIREMENTS.

The PA-9A ISP updated realigned this to connect due north into 64th. Should be clear now.
 What does this water line connect to?



There is no existing hydrant in this area. Remove proposed lateral and fire hydrant in this area. You can show the existing fire hydrant across the street to the west.

Is a part of the Velocity Metro District Porteos PA-9A ISP

Is a part of the Velocity Metro District Porteos PA-9A ISP

Not included with the keynotes
Corrected

10 ft wide water easement dedication required for meter. Easement must extend 5 ft beyond the meter

Porteos PA-9A ISP improvement. Easements being prepared separate from this application and are under review as we understand and have been provided.

Remove this fire hydrant symbol, label and lateral. Typical all sheets.

Water easement dedication required for fire hydrant. Easement must be 10 ft wide and extend 5 ft beyond the hydrant

confirm this name with Aurora Water
Completed

Please remove all metro text as these lines will be owned and maintained by Aurora Water

Show size of fire hydrant lateral.
Completed

If the metro district is not providing the water lines to support this site please remove "metro" TYP
Completed

Please provide EDN for existing utilities if they are not to be installed as a part of the development of this site.
Completed

Easement labels updated to match the documents prepared by Porteos PA-9A and provided us for review.

confirm this name with Aurora Water

See previous request for relabeling the fire lane easement. Add a utility easement since there is a waterline within the street.

DATE	DESCRIPTION
07/14/2023 <td>INITIAL SUBMITTAL</td>	INITIAL SUBMITTAL

drawn by JDT
 designed by JDT
 approved by
 project no.

UTILITY PLAN
 NICK'S CONVENIENCE
 xxxxxx E. 64th AVENUE
 AURORA, COLORADO

[C-Base.dwg] [V-Base (Porteos).dwg] [Ent_24x36TB (Nicks PA-9a).dwg] [Drawing name: L:\Nicks Investments\2022-126_64th & Jackson Gap_Aurora_CO_V02_Civil\CAD\SDP\04 - Nicks - Utility.dwg Jul 14, 2023 - 10:16am]

Note: Many shrubs do not have labels. Regardless of the symbology associated with the plant schedule, all plants must have plant call-outs.

EDG Response: Additional labels were added as requested.

There is an existing sidewalk here that should be shown. Refer to the other sheets in the plan set. Remove the vegetation. Darken the existing edges of the sidewalk.

EDG Response: The sidewalk has been shown as requested.

There is existing landscaping within the curbside area. If it is dead or missing, it needs to be replaced with this submittal. Are the existing plantings assumed to be dead?

EDG Response: We are unaware of existing plantings on site.

There are no 'CM's' in the plant schedule.

EDG Response: The plant schedule has been revised.

Please add the following Landscape Notes.

- THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE, AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH FIRE LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT(S) WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
- AN 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

Add these notes.

EDG Response: The notes have been added as requested.



Please remove the stamp and seal from all landscape plan sheets as the city does not review landscape construction drawings.

EDG Response: The stamp and seal has been removed as requested.

This plant does not have a plant label.

EDG Response: Additional labels were added as requested.

There is no existing hydrant in this area.

EDG Response: The hydrant is part of the proposed work undertaken by the larger development. The hydrant has been left on the plan.

These plants are not labeled but appear to be the same species as the ones along the north. Please choose a different shrub for diversity. Parking lot screening is supposed to be diverse with both evergreen and deciduous trees and shrubs. While this is a street frontage buffer, it is also serving to screen the parking lot.

EDG Response: An additional shrub has been added as requested.

Dimension and label the street frontage buffer.

EDG Response: The buffers have been dimensioned as requested.

Label the C-Store

EDG Response: A label has been added as requested.

EDG Response: Additional labels were added as requested.

No plant labels.

Dimension and label the street frontage buffer.

EDG Response: The buffers have been dimensioned as requested.

Shift this tree in order to provide a second one to meet the buffer requirements

EDG Response: The tree has been shifted as requested.

Remove this fire hydrant.

EDG Response: The hydrant is part of the proposed work undertaken by the larger development. The hydrant has been left on the plan.

The patio area needs seating furniture and a distinct paving or concrete scoring pattern to delineate the space. Show these details somewhere in the site plan.

EDG Response: The hydrants and Knox Hardware have been shown as requested.

The landscape plans must show the location of proposed and existing Fire Hydrants, Fire-Department-Connections, and Knox Hardware.

Please show emergency fuel shut-off location as well.

EDG Response: The emergency fuel shut-off has been shown as requested.

Dimension and label the street frontage buffer

EDG Response: The buffers have been dimensioned as requested.

Sod is only permitted when it is a space that can be used for passive and/or active recreation and not for landscape aesthetic purposes. Native seed is permitted.

EDG Response: The sod has been removed as requested.

This only measures 11'. 15" minimum for a hedge. 10' with a low wall.

EDG Response: The site plan has been revised.

Label the sign.

EDG Response: The sign has been labeled as requested.

Dimension and label the street frontage buffer

EDG Response: The buffers were dimensioned as requested.

PLANT SCHEDULE

SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	WATER USE	NOTES
TREES									
○	JS	5	CRATAEGUS PHAENOPYRUM 'PRINCETON SENTRY'	PRINCETON SENTRY HAWTHORN	MIN. 6'-8" HT.	PER PLAN	YES	VERY LOW	MULTI-STEM; 3 CANES MIN.
○	JS	6	EDITISIA TRIACANTHOS 'SKYMASTER'	SKYMASTER HONEY LOCUST	MIN. 2.5" CAL.	PER PLAN	YES	VERY LOW	
○	QM	4	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	MIN. 6" HT.	PER PLAN	YES	VERY LOW	
○	QR	5	QUERCUS MACROCARPA	BUR OAK	MIN. 2.5" CAL.	PER PLAN	YES	VERY LOW	
○	QR	5	QUERCUS RUBRA	NORTHERN RED OAK	MIN. 2" CAL.	PER PLAN	YES	LOW TO MEDIUM	
SHRUBS									
○	AM	14	ARONIA MELANOCARPA	CHOKEBERRY	5 GAL.	4' O.C.	YES	LOW TO MEDIUM	
○	CC	75	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT SPIREA	5 GAL.	3' O.C.	YES	LOW TO MEDIUM	
○	JA	20	JAMESIA AMERICANA	WAXFLOWER	5 GAL.	4' O.C.	YES	LOW TO MEDIUM	
○	RA	42	RHUS AROMATICA GRO-LOW	GRO LOW SUMAC	5 GAL.	3' O.C.	YES	LOW TO MEDIUM	
○	RH	12	ROSA HARISONII	HARISON'S YELLOW ROSE	5 GAL.	6' O.C.	NO	MEDIUM	
○	SD	272	SYMPHORICARPOS X DOORENBOSII 'WHITE HEDGE'	WHITE HEDGE SNOWBERRY	5 GAL.	5' O.C.	NO	VERY LOW	
GROUNDCOVER									
■	AM	16	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL.	24" O.C.	YES	VERY LOW	Grasses are required to be 5 gallon within the curbside landscape
■	AU	24	ARCTOSTAPHYLOS UVA URSI	BEARBERRY	1 GAL.	3' O.C.	YES	VERY LOW TO LOW	EDG Response: The size has been revised to 5 gallon as requested.
■	HS	700	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.	30" O.C.	NO	VERY LOW	
■	NF	59	NEPETA FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	1 GAL.	30" O.C.	NO	VERY LOW	
■	SF	4,549	SOD: FINE FESCUE MIX	FESCUE GRASS	SOD		YES		

GENERAL GRADING AND PLANTING NOTES

Remove only include the required landscape notes per the Landscape Reference Manual

EDG Response: The notes have been removed as requested.

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).



Scale 1" = 20'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

EDG Response: "Not For Construction" has been added as requested.

Add "Not for Construction" to all landscape plan sheets.

SEE SHEET LP-2 FOR LANDSCAPE CALCULATIONS

DESCRIPTION

DATE

drawn by LC

designed by LC

approved by LC/RM

project no. -

LANDSCAPE PLANTING PLAN

NICK'S CONVENIENCE
xxxxxx E. 64th AVENUE
AURORA, COLORADO

SHEET

5

OF 10

NON-RESIDENTIAL BUILDING ELEVATION LANDSCAPING INFORMATION				
ELEVATION	LENGTH	TREE EQUIVALENT REQUIRED (1 PER 40 LF)	TREES PROVIDED	SHRUBS PROVIDED (10 SHRUBS PER TREE EQUIVALENT)
NORTH	100 LF	3	0	30
EAST	60 LF	2	2	0
SOUTH	100 LF	3	2	10
WEST	60 LF	2	2	0

NOTE: ON THE NORTH SIDE OF THE BUILDING, WE ASK TO COUNT THE SHRUBS THAT ARE PART OF THE DOUBLE-ROW, TRIANGULARLY ELEVATION LANDSCAPING. THIS IS BECAUSE THE HEDGE TAKES UP MOST OF THE SPACE AVAILABLE, AND WE CAN'T PLANT THE THREE REQUIRED TREES BECAUSE OF THE PRESENCE OF A GAS LINE.

EDG Response: The calculations have been revised as requested.

Please add the following Landscape Notes.

- THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE, AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH FIRE LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT(S) WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
- AN 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

Add these notes.

EDG Response: The notes have been added as requested.

See comment on landscape plan regarding turf.

EDG Response: The turf has been removed as requested.



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www.EvergreenDesignGroup.com

EDG Response: The seal and signature have been removed as requested.



07/06/2023

LANDSCAPE CALCULATIONS

TOTAL LANDSCAPE AREA PROVIDED: 852 SF (INCLUDES ALL PLANTED AREAS SHOWN ON PLAN)
% TURF: 20.8% (MAX 33% OF TOTAL LANDSCAPE AREA)

CURBSIDE LANDSCAPING, JACKSON GAP ROAD, DETACHED SIDEWALK:

FRONTAGE LENGTH: 165 LF
PLANTING AREA: 1,378 SF
STREET TREES REQUIRED: 4 STREET TREES (1 PER 40 LF)
STREET TREES PROVIDED: 4 STREET TREES
SHRUBS REQUIRED: 34 SHRUBS (1 PER 40 SF)
SHRUBS PROVIDED: 45 SHRUBS

CURBSIDE LANDSCAPING, E 64TH AVENUE, DETACHED SIDEWALK:

FRONTAGE LENGTH: 81 LF
PLANTING AREA: 389 SF
STREET TREES REQUIRED: 2 STREET TREES (1 PER 40 LF)
STREET TREES PROVIDED: 2 STREET TREES
SHRUBS REQUIRED: 10 SHRUBS (1 PER 40 SF)
SHRUBS PROVIDED: 16 SHRUBS

CURBSIDE LANDSCAPING, EAST PROPERTY LINE, ATTACHED SIDEWALK:

FRONTAGE LENGTH: 121 LF
PLANTING AREA: 605 SF
STREET TREES REQUIRED: 3 STREET TREES (1 PER 40 LF)
STREET TREES PROVIDED: 3 STREET TREES
SHRUBS REQUIRED: 10 SHRUBS (1 PER 40 SF)
SHRUBS PROVIDED: 16 SHRUBS

Not relative when an attached sidewalk is present.

EDG Response: The calculations have been revised as requested.

CURBSIDE LANDSCAPING, SOUTH PROPERTY LINE, ATTACHED SIDEWALK:

FRONTAGE LENGTH: 77 LF
PLANTING AREA: 386 SF
STREET TREES REQUIRED: 2 TREES (1 PER 40 LF)
STREET TREES PROVIDED: 2 TREES
SHRUBS REQUIRED: 10 SHRUBS (1 PER 40 SF)
SHRUBS PROVIDED: 16 SHRUBS

Change to Jackson Gap Road

EDG Response: The calculations have been revised as requested.

STREET FRONTAGE LANDSCAPE BUFFER, WEST PROPERTY LINE, 15' WIDTH

FRONTAGE LENGTH: 165 LF
TREES REQUIRED: 4 TREES (1 PER 40 LF)
TREES PROVIDED: 0 TREES - SEE EQUIVALENTS
SHRUB EQUIVALENTS PROVIDED: 40 SHRUBS (10 5-GAL SHRUBS PER TREE)
EVERGREEN TREES REQUIRED: 2 EVERGREEN TREES (MIN. 30% OF REQUIRED TREES)
EVERGREEN TREES PROVIDED: 0 EVERGREEN TREES - SEE EQUIVALENTS
SHRUBS REQUIRED: 21 SHRUBS (5 PER 40 LF)
SHRUBS PROVIDED: 41 SHRUBS

NOTE:
1. A DOUBLE ROW HEDGE WITH TRIANGULAR PLANTING WAS PROVIDED, WHICH ALLOWED THE WIDTH OF THE BUFFER TO BE REDUCED FROM 20' TO 15'.
2. SHRUB EQUIVALENTS ARE PROVIDED IN LIEU OF TREES DUE TO THE PRESENCE OF GAS LINES AND WET UTILITIES IN THE BUFFER.

EDG Response: The calculations have been revised as requested.

EDG Response: The calculations have been revised as requested.

NOTE: Street frontage buffers when detached sidewalks are present are not the same as curbside landscape measurement.

STREET FRONTAGE LANDSCAPE BUFFER, NORTH PROPERTY LINE

FRONTAGE LENGTH: 84 LF
TREES REQUIRED: 2 TREES (1 PER 40 LF)
TREES PROVIDED: 0 TREES - SEE EQUIVALENTS
SHRUB EQUIVALENTS PROVIDED: 20 SHRUBS (10 5-GAL SHRUBS PER TREE)
EVERGREEN TREES REQUIRED: 2 EVERGREEN TREES (MIN. 30% OF REQUIRED TREES)
EVERGREEN TREES PROVIDED: 0 EVERGREEN TREES - SEE EQUIVALENTS
SHRUBS REQUIRED: 10 SHRUBS (5 PER 40 LF)
SHRUBS PROVIDED: 65 SHRUBS

NOTE:
1. A DOUBLE ROW HEDGE WITH TRIANGULAR PLANTING WAS PROVIDED, WHICH ALLOWED THE WIDTH OF THE BUFFER TO BE REDUCED FROM 20' TO 15'.
2. SHRUB EQUIVALENTS ARE PROVIDED IN LIEU OF TREES DUE TO THE PRESENCE OF GAS LINES AND WET UTILITIES IN THE BUFFER.

Change to E. 64th Avenue

Street frontage buffer requirements are 1 tree and 10 shrubs per 40ft. There is not requirement for a certain percentage of evergreens.

EDG Response: The calculations have been revised as requested.

An adjustment, formerly waiver, may be necessary as there may not be enough space to account for the both the required shrubs and the additional shrubs required to meet the tree requirements for the buffer.

EDG Response: We believe the requirements have been met in the revised drawings.

STREET FRONTAGE LANDSCAPE BUFFER, WEST PROPERTY LINE

FRONTAGE LENGTH: 121 LF
TREES REQUIRED: 3 TREES (1 PER 40 LF)
TREES PROVIDED: 3 TREES (INCLUDING THE EVERGREEN TREES)
EVERGREEN TREES REQUIRED: 1 EVERGREEN TREE (MIN. 30% OF REQUIRED TREES)
EVERGREEN TREES PROVIDED: 3 EVERGREEN TREES
SHRUBS REQUIRED: 15 SHRUBS (5 PER 40 LF)
SHRUBS PROVIDED: 41 SHRUBS

NOTE: A DOUBLE ROW HEDGE WITH TRIANGULAR PLANTING WAS PROVIDED, WHICH ALLOWED THE WIDTH OF THE BUFFER TO BE REDUCED FROM 20' TO 15'.

Add (Private Drive)

STREET FRONTAGE LANDSCAPE BUFFER, SOUTH PROPERTY LINE

FRONTAGE LENGTH: 77 LF
TREES REQUIRED: 2 TREES (1 PER 40 LF)
TREES PROVIDED: 2 TREES (INCLUDING THE EVERGREEN TREES)
EVERGREEN TREES REQUIRED: 1 EVERGREEN TREE (MIN. 30% OF REQUIRED TREES)
EVERGREEN TREES PROVIDED: 2 EVERGREEN TREES
SHRUBS REQUIRED: 10 SHRUBS (5 PER 40 LF)
SHRUBS PROVIDED: 45 SHRUBS

NOTE: A DOUBLE ROW HEDGE WITH TRIANGULAR PLANTING WAS PROVIDED, WHICH ALLOWED THE WIDTH OF THE BUFFER TO BE REDUCED FROM 20' TO 15'.

Add (Private Drive)

BUILDING PERIMETER LANDSCAPING
SEE TABLE TITLED "NON-RESIDENTIAL BUILDING ELEVATION LANDSCAPING INFORMATION", THIS SHEET

INTERIOR PARKING LOT LANDSCAPING
PARKING SPACES PROVIDED: 31 PARKING SPACES
TERMINAL PARKING ISLANDS PROVIDED: 7 TERMINAL ISLANDS
CANOPY TREES REQUIRED: 7 CANOPY TREES (1 PER ISLAND)
CANOPY TREES PROVIDED: 5 CANOPY TREES
SHRUBS & GRASSES REQUIRED: 42 SHRUBS (6 PER ISLAND)
SHRUBS PROVIDED: 42 SHRUBS

Remove

EDG Response: The calculations have been revised as requested.

PARKING LOT PERIMETER SCREENING
SCREENING IS PROVIDED BY THE HEDGE INCLUDED IN THE STREET FRONTAGE LANDSCAPE BUFFERS.

SCREENING OF DUMPSTER ENCLOSURE
LENGTH OF ENCLOSURE: 55 LF
TREES REQUIRED: 1 TREES (1 PER 40 LF)
TREES PROVIDED: 1 TREES
SHRUBS REQUIRED: 14 SHRUBS (10 PER 40 LF)
SHRUBS PROVIDED: 14 SHRUBS

DATE	DESC
01/16/2023	

drawn by LC
designed by LC
approved by LC/RM
project no. -

LANDSCAPE NOTES
NICK'S CONVENIENCE
xxxxxx E. 64th AVENUE
AURORA, COLORADO

PLANTING SPECIFICATIONS

Remove the specifications as the city does not review landscape construction drawings.

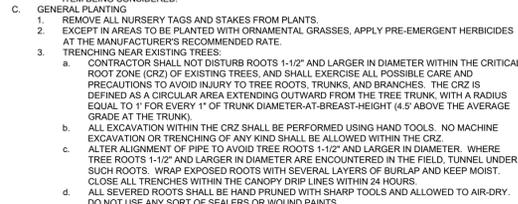
EDG Response: The specifications have been added as requested.

- GENERAL**
- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR**
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 - ALL OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 - THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTORS LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
- B. SCOPE OF WORK**
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

- PRODUCTS**
- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW**
- B. CONTAINER AND ROOTED PLANTS:**
- FURNISH NURSERY-GROWN PLANTS, COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE AND BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS SHAPED ROOTS).
 - TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 - ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ACCEPTABLE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 - MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 - ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD:** PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED:** PROVIDE BLENDED AND VARIETIES AS NOTED ON THE PLANS. MAXIMUM PERCENTAGE OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL:** SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/4" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST:** WELL-COMPOSED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 6.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4" INCH SIEVE; SOLUBLE SALT CONTENT OF 0 TO 10 DECIGRAMS/CM; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. FERTILIZER:** GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH:** SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- I. TREE STAKING AND GUYING**
- STAKES: 6' LONG GREEN METAL T-POSTS.
 - GUY AND TIE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.108 INCH DIAMETER.
 - STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- L. STEEL EDGING:** PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- M. PRE-EMERGENT HERBICIDES:** ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

- METHODS**
- A. SOIL PREPARATION**
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 - SOIL TESTING:
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. TWO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS. THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XEROPLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG TERM MAINTENANCE.
 - THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 - FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - IRON SULPHATE - 2 LBS. PER CU. YD.
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.**
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
 - ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 8" OF SOIL.

- SUBMITTALS**
- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
 - SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
 - SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
 - WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- GENERAL PLANTING**
- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 - EXCEPT AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 - TRENCHING NEAR EXISTING TREES:
 - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PANTS.
- TREE PLANTING**
- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE. UNDER SUCH ROOTS, WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PANTS.
 - ON-SITE SOIL:
 - IF THE SOIL IS NOT SUITABLE FOR PLANTING, IMPORT TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 - TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKING OF TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STAKE AND BRACE THE TREE OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - 1-2" TREES: TWO STAKES PER TREE
 - 2-4" TREES: THREE STAKES PER TREE
 - TREES OVER 4" CALIPER: GUY AS NEEDED
 - MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 - UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
 - SHRUBS, PERENNIALS, AND GROUNDCOVER PLANTING:
 - DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 - WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
 - SODDING:
 - SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 - LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 - LAY THE SOD WITH TIGHTLY FITTED JOINTS, BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 - ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 - WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
 - MULCH:
 - INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
 - DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALLS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

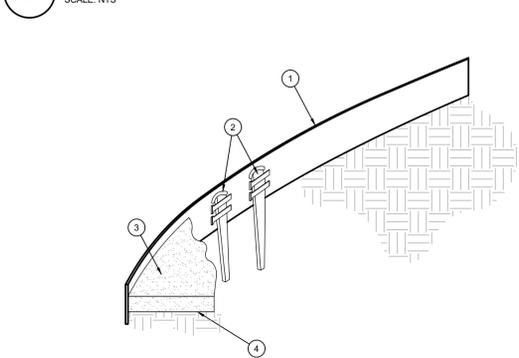
1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

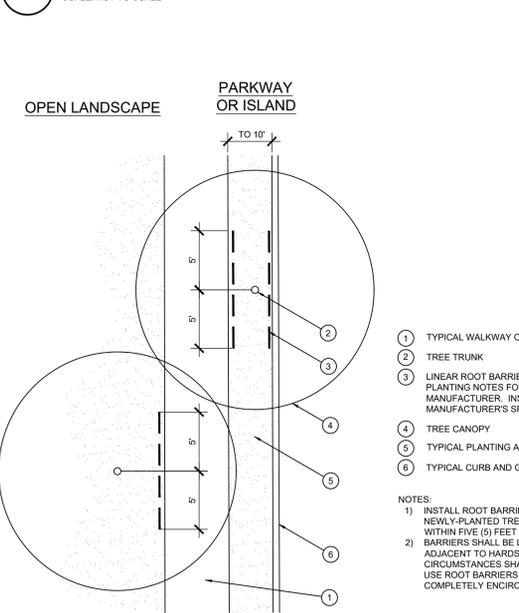
EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF / 0.6 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

C. PLANT SPACING
SCALE: NTS

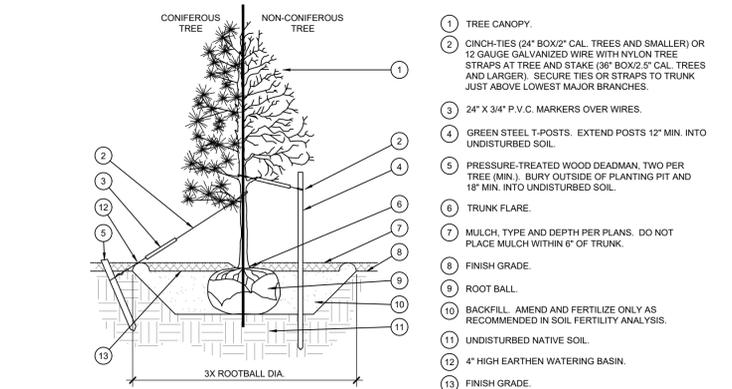


- STAKING EXAMPLES (PLAN VIEW)**
- ROLLED-TOP STEEL EDGING PER PLANS.
 - TAPERED STEEL STAKES.
 - MULCH, TYPE AND DEPTH PER PLANS.
 - FINISH GRADE.
- NOTES:
- INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 - BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
 - TOP OF MULCH SHALL BE 3" LOWER THAN TOP OF EDGING.

D. STEEL EDGING
SCALE: NOT TO SCALE

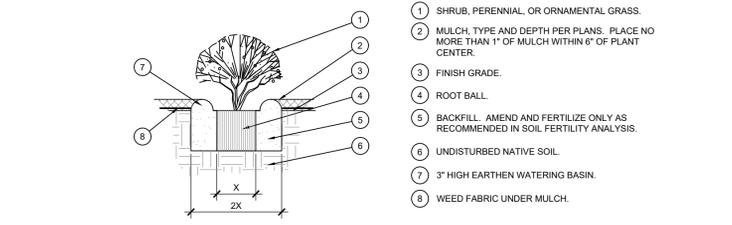


E. ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



- 1** TREE CANOPY.
- 2** CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (30" BOX/5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 3** 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- 4** GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- 5** PRESSURE-TREATED WOOD DEADEND, TWO PER TREE (MIN. 18" DIA. FOR PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL).
- 6** TRUNK FLARE.
- 7** MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- 8** FINISH GRADE.
- 9** ROOT BALL.
- 10** BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 11** UNDISTURBED NATIVE SOIL.
- 12** 4" HIGH EARTHEN WATERING BASIN.
- 13** FINISH GRADE.
- NOTES:
- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 - REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2" ABOVE FINISH GRADE.
 - FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
 - REMOVE ALL NURSERY STAKES AFTER PLANTING.
 - FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADEN AS APPROPRIATE, SPACED EVENLY AROUND TREE. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A. TREE PLANTING
SCALE: NOT TO SCALE



- 1** SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
- 2** MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
- 3** FINISH GRADE.
- 4** ROOT BALL.
- 5** BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 6** UNDISTURBED NATIVE SOIL.
- 7** 3" HIGH EARTHEN WATERING BASIN.
- 8** WEED FABRIC UNDER MULCH.

B. SHRUB AND PERENNIAL PLANTING
SCALE: NTS

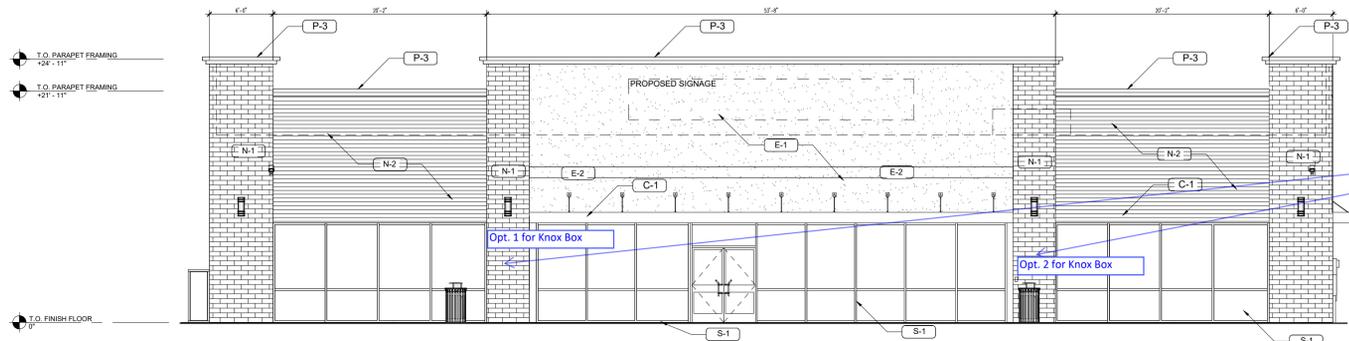
- NOTES:
- INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.



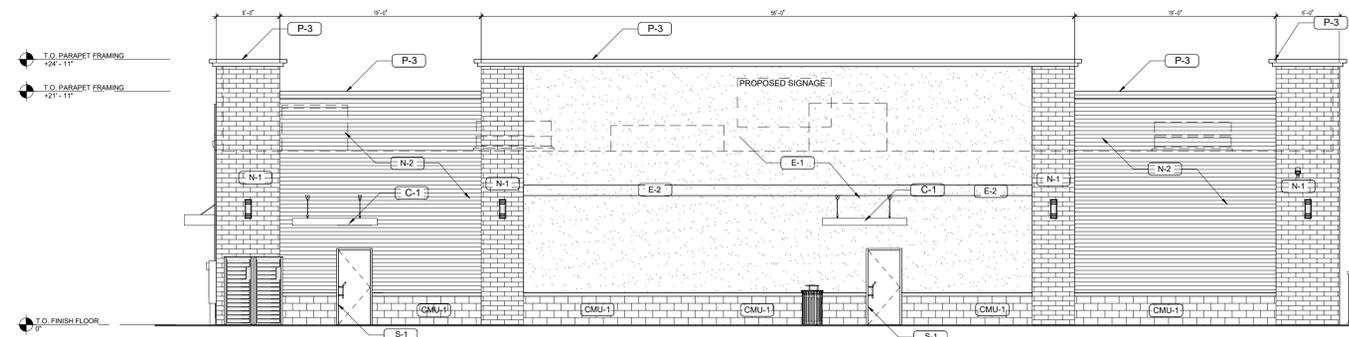
DESCRIPTION	DATE	BY	CHKD
	01/16/2023		
drawn by		LC	
designed by		LC	
approved by		LC/RM	
project no.			

LANDSCAPE SPECIFICATIONS & DETAILS

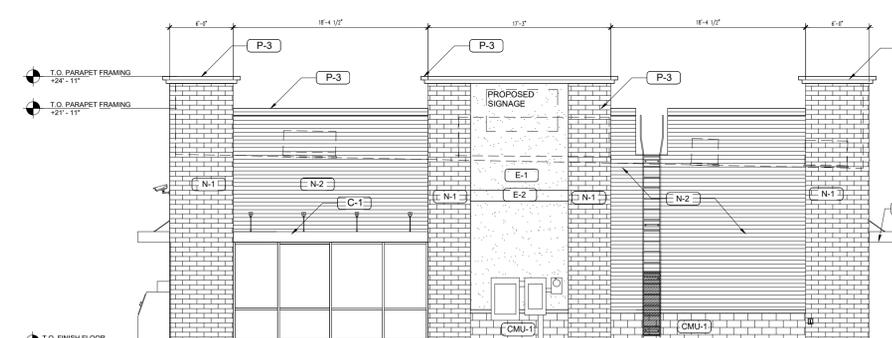
NICK'S CONVENIENCE
xxxxxx E. 64th AVENUE
AURORA, COLORADO



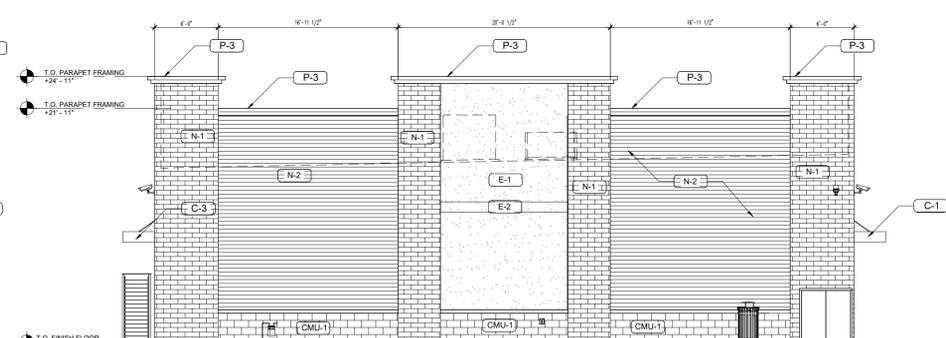
1 ELEVATION - FRONT
1/4" = 1'-0"



2 ELEVATION - REAR
1/4" = 1'-0"



3 ELEVATION - LEFT SIDE
1/4" = 1'-0"



4 ELEVATION - RIGHT SIDE
1/4" = 1'-0"

Knox Box

- Knox boxes must be installed within six (6) feet of either side of the entrance door/gate. Knox boxes must be visible and accessible.
- Knox boxes cannot be lower than four (4) feet or higher than six (6) feet above the ground.
- Knox hardware information can be found at our city website at Auroragov.org by typing in "Knox Rapid Entry Systems" in the search tool.

Identify and label any exterior storage of CO2 bottles, ice machines, or LPG cages. Show vehicle impact protection.

Any exterior storage facilities, as applicable, have been added to the Site Plan.

EXTERIOR MATERIALS SCHEDULE (NOT ALL MATERIALS IN SCHEDULE ARE USED)		
NO.	MATERIAL	MANUF.-COLOR
N-1	HANDCRAFTED VENEER STONE	STONE STYLER - PA MASONRY
N-2	FIBERON COMPOSITE WOOD PANELING	FIBERON - MORA
CMU-1	SPLIT-FACE CONCRETE MASONRY UNIT	BASALITE - SPLIT FACE - EBONY
E-1	THREE COAT STUCCO SYSTEM - STAINLESS	THREE COAT STUCCO SYSTEM - STAINLESS
E-2	THREE COAT STUCCO SYSTEM	THREE COAT STUCCO SYSTEM - FLINT
S-1	ALUMINUM STOREFRONT GLAZING	METAL ACCENTS - SW 7675 SEAL SKIN
P-3	PREFINISHED PARAPET CAP	20 GA. PREFINISHED METAL CAP- DARK BRONZE
C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE CANOPY - ALUMINUM - BAKED ENAMEL W/ REAR GUTTER CONNECTIONS
C-2	FUELING CANOPY	20 GA. PREFINISHED METAL - DARK BRONZE

Table 4.8-8
Facade Character Elements for Four-Sided Building Design

BUILDING FACE	Mixed-Use and Multifamily Residential Districts		
	PRIMARY FACADE	SECONDARY FACADE	MINOR FACADE
Massing			
General	3	2	1
Wall offset (min. 3 ft.)	x	x	x
Wall/parapet height change (min. 3 ft.)	x	x	x
Roof form change			
Upper floor setback			
Wall notch (min. 12 in.)	x	x	x
Materials			
General	2	2	1
Change in material	x	x	x
Change in color	x	x	x
Change in texture	x	x	x
Use of masonry (min. 40% of facade)			
Use of panelized materials (min. 40% of facade)			
Variety of window sizes			
Transparency and glazing (min 70% transparent glass)			
Human Scale			
General	3	2	1
Architectural detailing	x	x	x
Display cases on ground floor (for mixed-use)			
Building-mounted lighting fixtures	x	x	x
Awnings or shutters	x	x	x
Entry definition (pronounced massing/roof form, stoop, porch, etc.)	x	x	x
Building corner enhancements	x	x	x
Wall art			
Balconies			
Landscape wall/decorative screen for vines			

PROJECT NUMBER
C 22-126

DRAWING ISSUANCE
07.12.2023

DRAWN BY: XX
CHECKED BY: XX

DRAWING REVISIONS
NO. DESCRIPTION DATE



DRAWING TITLE
EXTERIOR ELEVATIONS

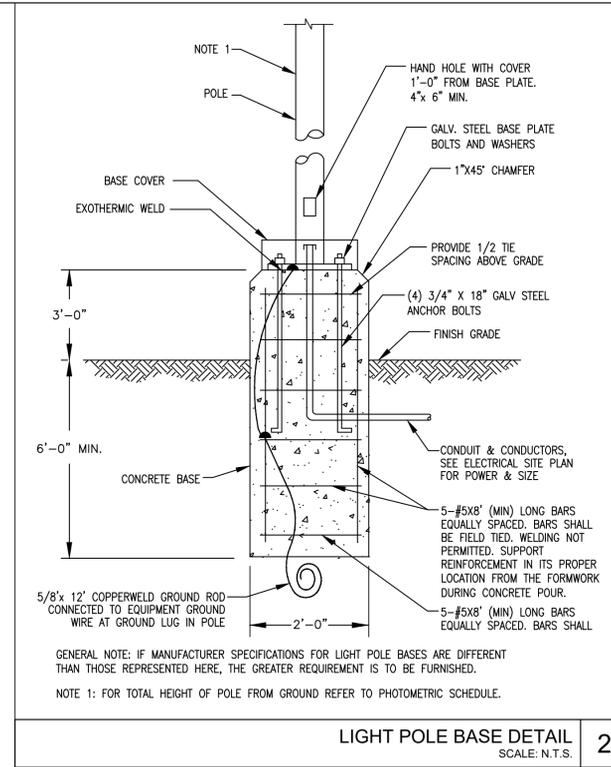
DRAWING NUMBER
8

SITE PLAN - NICK'S CONVENIENCE

LOT 1, PORTEOS PA-9A SUBDIVISION
 LOCATED IN A PORTION OF THE NORTH ONE-HALF OF SECTION 8,
 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6th P.M.
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

The photometric plan must show and label the location of the internal site accessible route. Provide a minimum of 1 foot-candle of lighting within the accessible route.

Internal site access has been indicated with separate symbol and statistics added to table below. We understand that the PA-9A ISP is evaluating the private drives as a part of the Porteos ISP approval and have not analyzed the perimeter sidewalks separately from that exercise.



LIGHT POLE BASE DETAIL
 SCALE: N.T.S. 2

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Entrance East	X	5.0 fc	6.7 fc	4.1 fc	1.6:1	1.2:1
Entrance South	X	3.8 fc	5.4 fc	2.9 fc	1.9:1	1.3:1
Fuel Canopy	X	30.9 fc	42.5 fc	23.7 fc	1.8:1	1.3:1
Overall Area	+	6.1 fc	42.5 fc	0.0 fc	N/A	N/A
Parking Building	X	5.4 fc	9.7 fc	2.2 fc	4.4:1	2.5:1
Parking North	X	4.5 fc	7.1 fc	2.0 fc	3.6:1	2.3:1
Parking South	X	4.4 fc	5.8 fc	3.1 fc	1.9:1	1.4:1
Property Line	+	0.6 fc	3.1 fc	0.0 fc	N/A	N/A

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Height
□	CB	16	ECBB_C5F540	EVOLVE LED CANOPY LIGHT - ECBB	LED	1	13409	1	110	16'
□	SA.2	4	DSX2 LED P1 40K TFTM MVOLT HS	DSX2 LED P1 40K TFTM MVOLT with houside shield	LED	1	14797	1	140	3' Base 17' Pole 20' Total
□	SB2	1	DSX2 LED P1 40K TFTM MVOLT	DSX2 LED P1 40K TFTM MVOLT	LED	1	18951	1	280	3' Base 17' Pole 20' Total
□	SA	2	DSX2 LED P1 40K TFTM MVOLT	DSX2 LED P1 40K TFTM MVOLT	LED	1	18951	1	140	3' Base 17' Pole 20' Total
□	SC	1	DSX2 LED P9 40K T1S MVOLT	DSX2 LED P9 40K T1S MVOLT	LED	1	27550	1	241	16' Pole 16' Total
□	CA	10	ECBB_A5F540_120-277V	EVOLVE LED CANOPY LIGHT - ECBB	LED	1	4170	1	35	10'
○	W	9	GCS-A01-740-T3M	Geoform Wall Sconce - cylinder, 20 LED's, 4000K CCT, TYPE T3M OPTIC, 70CRI	(1) LDGN66 Reduced Fluxiated Array(s) DRIVEN AT 317mA	1	1756	1	10.2	7'

Copyrights are not permitted on the site plan.
 Completed

SITE PHOTOMETRIC PLAN
 SCALE: 1/16"=1'-0" 1

NICK'S CONVENIENCE - JACKSON GAP (#1682725)

DATE	DESCRIPTION
01/16/2023	

drawn by CR
 designed by CR
 approved by AH
 project no. C22-126

PHOTOMETRIC PLAN
 NICK'S CONVENIENCE
 xxxxxx E. 64th AVENUE
 AURORA, COLORADO

[Ent: 24x36TB (Nick's PA-9a) (dwg) [17301-1-BORDER.dwg] [17301-1-BASE.dwg] [17301-1-SURFACE.dwg] [17301-1-SITE PHOTOMETRIC PLAN.dwg] Jul 14, 2023 - 9:48am
 Drawing name: L: Nick's Investments\C22-126_64th & Jackson Gap_Aurora_CO_05_MEP_Current_CD's\ESI.1 - Site Photometric Plan.dwg



July 7, 2023

Steve Cromer
The Dimension Group
5600 S Quebec Street, Suite 205B
Greenwood Village, Colorado 80111

2023-08-22 (DJK)
See comments throughout report

SMR Response
10/04/2023

**RE: Nick's Convenience – Jackson Gap
Traffic Generation Comparison and Impact Analysis
Aurora, Colorado**

Dear Steve,

SM ROCHA, LLC is pleased to provide traffic generation information for the development entitled Nick's Convenience – Jackson Gap. This development is located on the southeast corner of Jackson Gap Street and E 64th Avenue in Aurora, Colorado.

The intent of this analysis is to present traffic volumes likely generated by the proposed development, provide a traffic volume comparison to previous land use assumptions approved for the development site, and consider potential impacts to the adjacent roadway network. This analysis is also provided to include an updated traffic signal warrant analysis at the intersection of Jackson Gap Street and E 64th Avenue.

The following is a summary of analysis results.

Site Description and Access

site plan says 6000sf

Comment acknowledged. Square footage updated to reflect most recent site plan.

Land for the development is currently vacant and surrounded by open space and a mix of commercial and industrial land uses. The proposed development is understood to entail the new construction of an approximate 5,700-square foot gas station convenience store supporting 16 fueling positions.

Proposed access to the development is provided at the following locations: one right-in / right-out access onto Jackson Gap Street (referred to as Access A) and one right-in / right-out access onto E 64th Avenue (referred to as Access B). Access A and Access B will operate as shared access drives with future commercial developments within the overall area.

General site and access locations are shown on Figure 1.

A conceptual site plan, as prepared by The Dimension Group, is shown on Figure 2. This plan is provided for illustrative purposes only.

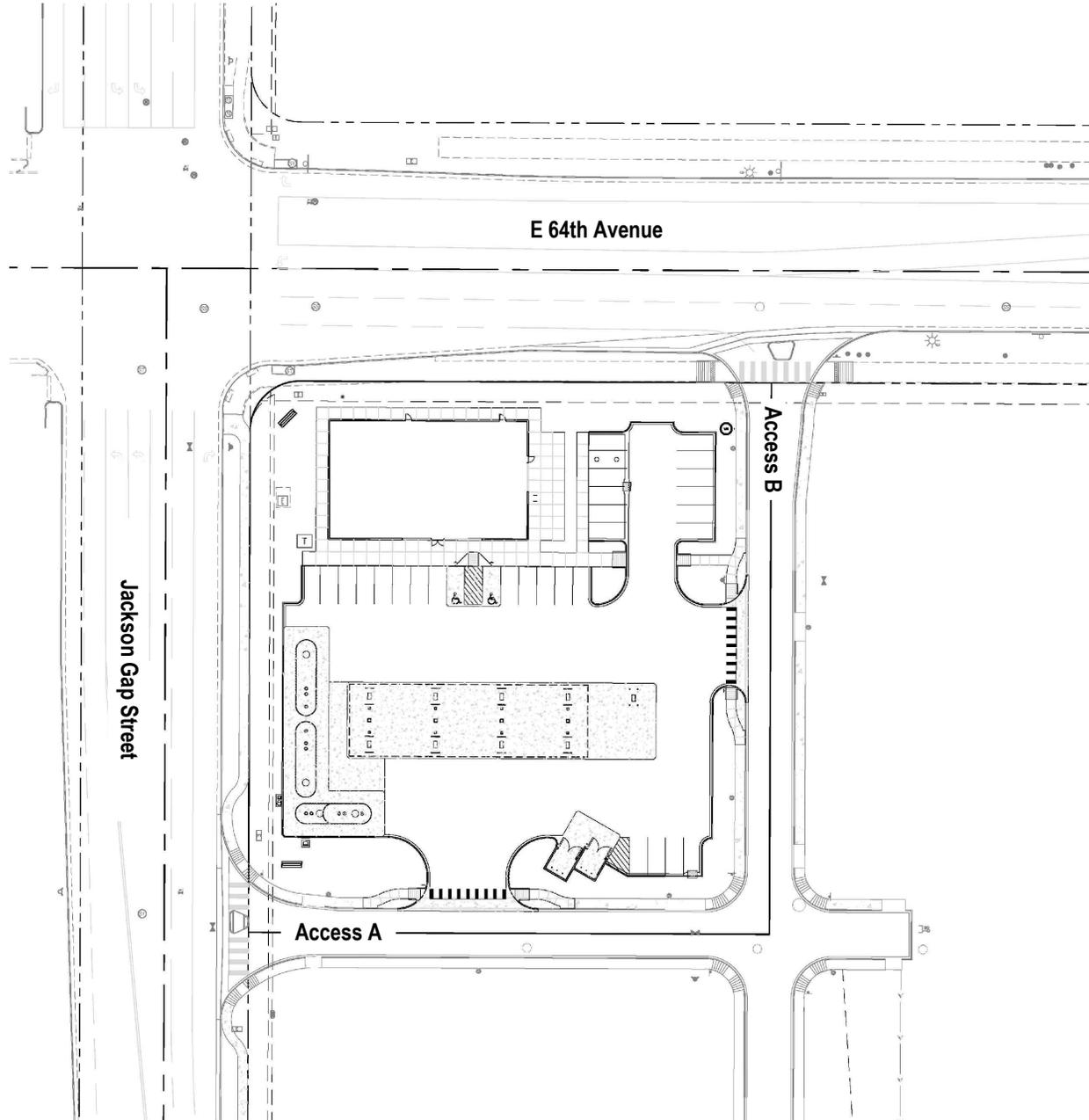


North
Not to Scale



NICK'S CONVENIENCE - JACKSON GAP
Traffic Generation Analysis
SM ROCHA, LLC
Traffic and Transportation Consultants

Figure 1
SITE LOCATION



this discussion is not consistent with what Porteos PA 9A/9C TIS shows for lot 1 (16 pump/3,500 sf convenience store) - where does the Strip Retail Plaza come from?

Trip generation comparison updated using volumes and land use from the Porteos PA 9A/9C TIS.

Vehicle Trip Generation

Standard traffic generation characteristics compiled by the Institute of Transportation Engineers (ITE) in their report entitled Trip Generation Manual, 11th Edition, were applied to the previously approved and proposed land uses in order to estimate the average daily traffic (ADT) and peak hour vehicle trips. A vehicle trip is defined as a one-way vehicle movement from point of origin to point of destination.

Table 1 presents average trip generation rates for previously approved land uses and for the development area proposed. Use of average trip generation rates presents a conservative analysis. ITE land use codes 822 (Strip Retail Plaza <40k) and 945 (Convenience Store / Gas Station) were used for analysis because of their best fit to the previously approved and proposed land uses.

Table 1 – Trip Generation Rates

ITE CODE	LAND USE	UNIT	TRIP GENERATION RATES						
			24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
822	Strip Retail Plaza (<40k)	KSF	54.45	1.42	0.94	2.36	3.30	3.30	6.59
945	Convenience Store/Gas Station	KSF	1,283.38	45.68	45.68	91.35	39.48	39.48	78.95

Key: KSF = Thousand Square Feet Gross Floor Area.
 Note: All data and calculations above are subject to being rounded to nearest value.

Table I. Porteos PA 9A/9C Trip Generation

Parcel	LOT	ITE Land Use	Unit	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
						In	Out	Total	In	Out	Total
PA-9A	1	Convenience Station	Fueling Pumps	16	3383	128	129	257	147	148	295
	2	Fast Food Restaurant with Drive Through Window	KSF	3	1402	68	66	134	51	48	99
	3	Fast Food Restaurant with Drive Through Window	KSF	5.3	2478	120	116	236	91	84	175
	7	Shopping Center	KSF	9	490	13	8	21	29	30	59
	8	Shopping Center	KSF	35.5	1933	50	34	84	117	117	234
Subtotal					9,686	380	352	732	435	427	862

Table 2 summarizes the projected ADT and peak hour vehicle trips for the development area proposed and provides comparison to the existing land use. **Updated.**

Previously approved not existing

Table 2 – Trip Comparison

ITE CODE	LAND USE	SIZE	24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
Site Development - Previously Approved									
822	Strip Retail Plaza (<40k)	7.4 KSF	400	10	7	17	24	24	48
Existing Total:			400	10	7	17	24	24	48
Site Development - Proposed									
945	Convenience Store/Gas Station	5.8 KSF	7,405	264	264	527	228	228	456
Proposed Total:			7,405	264	264	527	228	228	456
Difference Total:			7,005	253	257	510	204	204	407

Key: KSF = Thousand Square Feet Gross Floor Area.
 Note: All data and calculations above are subject to being rounded to nearest value.

Square footage updated to reflect most recent site plan.

As Table 2 shows, the proposed development area has the potential to generate approximately 7,405 daily trips with 527 of those occurring during the morning peak hour and 456 during the afternoon peak hour.

ITE 2021 pass-by appendix indicates 76% in AM and 75% in PM - where were these pulled from?

Pass-by trip-reduction rates were referenced from ITE's Trip Generation Handbook, 3rd Edition. Discussion added to TIS.

Adjustments to Trip Generation Rates

A development of this type is likely to attract pass-by trips from the adjacent roadway system. ITE defines a pass-by trip as an intermediate stop on the way from an origin to a primary trip destination without a route diversion. Due to this behavior, pass-by trips are not considered as “new” traffic generated by the development since the trips are already present on the roadway network enroute to their primary destination.

Pass-by trips are especially common to service stations with convenience store land uses given the convenience provided by these businesses on the way to another primary destination such as a place of work or home. For example, published ITE pass-by and diverted link trip data indicates an average trip generation reduction rate of 62 percent during the AM peak traffic hour and 56 percent during the PM peak traffic hour as typical to convenience store / gas station land use.

Upon consideration of the proposed land use, reductions were applied pursuant to ITE average data to the proposed land use in order to account for the high probability of pass-by trip generation. ITE average pass-by trip percentages used are presented in Table 3.

Table 3 illustrates projected ADT, AM Peak Hour, and PM Peak Hour traffic volumes likely generated by the proposed development upon build-out with reductions applied due to pass-by trips. Average daily (24-Hour) pass-by trip percentages were estimated as the average between the AM and PM peak hour rates indicated by ITE.

Table 3 – Trip Generation Summary with Reductions

ITE CODE	LAND USE	SIZE	TOTAL NEW TRIPS GENERATED							
			24 HOUR	AM PEAK HOUR			PM PEAK HOUR			
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL	
<u>Site Development - Previously Approved</u>										
	<i>Pass-By Trip Reduction:</i>		17%	0%	0%	0%	34%	34%	34%	
822	Strip Retail Plaza (<40k)	7.4 KSF	332	10	7	17	16	16	32	
	<i>Previously Approved Total:</i>		332	10	7	17	16	16	32	
<u>Site Development - Proposed</u>										
	<i>Pass-By Trip Reduction:</i>		59%	62%	62%	62%	56%	56%	56%	
945	Convenience Store/Gas Station	5.8 KSF	3,036	100	100	200	100	100	200	
	<i>Proposed Total:</i>		3,036	100	100	200	100	100	200	
	<i>Difference Total:</i>		2,704	90	93	183	84	84	168	

Key: KSF = Thousand Square Feet Gross Floor Area.
 Note: All data and calculations above are subject to being rounded to nearest value.

how was this determined?

As mentioned above, 24-hour pass-by percentages were estimated as the average between AM and PM rates.

Upon build-out and with consideration for pass-by trip reductions, Table 3 illustrates that the proposed development has the potential to generate approximately 3,036 daily trips with 200 of those occurring during the morning peak hour and 200 during the afternoon peak hour. Compared to the previously approved land use, this represents a potential increase in site traffic generation of approximately 2,704 new daily trips with 183 of those occurring during the morning peak hour and 168 during the afternoon peak hour.

Trip Generation Distribution and Assignment

Overall directional distribution of site-generated traffic was determined based on existing area land uses, the site location within the City, and the available roadway network. Site-generated traffic is anticipated to be distributed through each proposed access. Distribution along Jackson Gap Street is general and assumed to be 50 percent to/from the north and 15 percent to/from the south. Distribution along E 64th Avenue is assumed to be 30 percent to/from the west and 5 percent to/from the east.

Traffic assignment is how the site-generated and distributed trips are expected to be loaded on the roadway network. Applying assumed trip distribution patterns to site-generated traffic provides the peak hour trip volume assignments for the proposed accesses. These volumes are then divided further upon travel through adjacent roadways serving the overall development area. Table 4 below uses the trip generation volumes from Table 3 and denotes projected traffic volumes at each proposed access and the adjacent intersection.

Table 4 – Site Generated Trip Assignment

DEVELOPMENT ACCESS TURNING MOVEMENTS	AM PEAK HOUR		PM PEAK HOUR	
	Inbound Volume	Outbound Volume	Inbound Volume	Outbound Volume
Access A / Jackson Gap Street				
Westbound Right	-	47	-	42
Northbound Right	27	-	25	-
Access B / E 64 th Avenue				
Eastbound Right	63	-	59	-
Northbound Right	-	46	-	42
E 64 th Avenue / Jackson Gap Street				
Eastbound Right	4	-	4	-
Westbound Left	5	14	4	13
Westbound Right	-	14	-	13
Southbound Right	40	-	38	-

Development Impacts

As Tables 3 and 4 show, there is an increase in peak hour traffic volumes anticipated for the proposed development. These volumes are expected to have a potential impact on if or when signalization at the intersection of Jackson Gap Street and E 64th Avenue may be warranted.

Total Traffic Signal Warrant – Year 2025

why not 2023 Porteos
PA 9A/9C TIS?

In order to remain consistent with updated trip generation comparison rates, Warrant Analysis was updated using volumes from the Porteos PA 9A/9C TIS. It is also noted that the Porteos PA 9A/9C TIS was not available at the time the original signal warrant analysis was performed.

For purposes of this study, it is anticipated that development construction will be completed by the end of Year 2025. In order to conduct a signal warrant analysis for Year 2025 total traffic volumes were obtained from the Jackson Gap Commercial Transportation Study. Short-term total volumes were obtained from the reference study which also added trips from future developments in the area. These volumes were then added to the trips for this development in order to project Year 2025 total traffic volumes for the Jackson Gap Street and E 64th Avenue intersection.

These total volumes were then used to conduct a signal warrant analysis for the Jackson Gap Street and E 64th Avenue intersection in order to review potential for traffic signal control. Analysis results conclude that the intersection was found to be above the minimum vehicle volumes required to meet Warrant 3 – Peak Hour, from the Manual on Uniform Traffic Control Devices (MUTCD)², for the installation of a traffic signal. Warrant study worksheets are provided for reference in Attachment A.

Warrant 3 is intended for use at locations where traffic conditions are such that for a minimum of one hour on an average day, the minor-street (E 64th Avenue) traffic suffers undue delay when entering or crossing the major street (Jackson Gap Street). This assumption provides for a conservative analysis. Said intersection should be monitored further by City Staff as area development occurs to determine when signalization installation is appropriate.

¹ Porteos PA 3 – Jackson Gap Commercial in Aurora: Transportation Impact Study, Felsburg Holt & Ullevig, February 2020.

² Manual on Uniform Traffic Control Devices, 2009 Edition, Federal Highway Administration, May 2012.

Conclusion

This analysis assessed traffic generation for the Nick's Convenience – Jackson Gap development, provided a traffic volume comparison to previous land use assumptions approved for the development site, and considered potential impacts to the adjacent roadway network.

It is our professional opinion that the proposed site-generated traffic is expected to create minimal negative impact to traffic operations for the surrounding roadway network and proposed site accesses, as well as at the Jackson Gap Street intersection with E 64th Avenue. Signal warrant analysis concludes that a traffic signal is warranted at the Jackson Gap Street and E 64th Avenue intersection under projected Year 2025 total traffic conditions.

We trust that our findings will assist in the planning and approval of the Nick's Convenience - Jackson Gap development. Please contact us should further assistance be needed.

Sincerely,

SM ROCHA, LLC
Traffic and Transportation Consultants



Megan Bock, EIT
Traffic Engineer

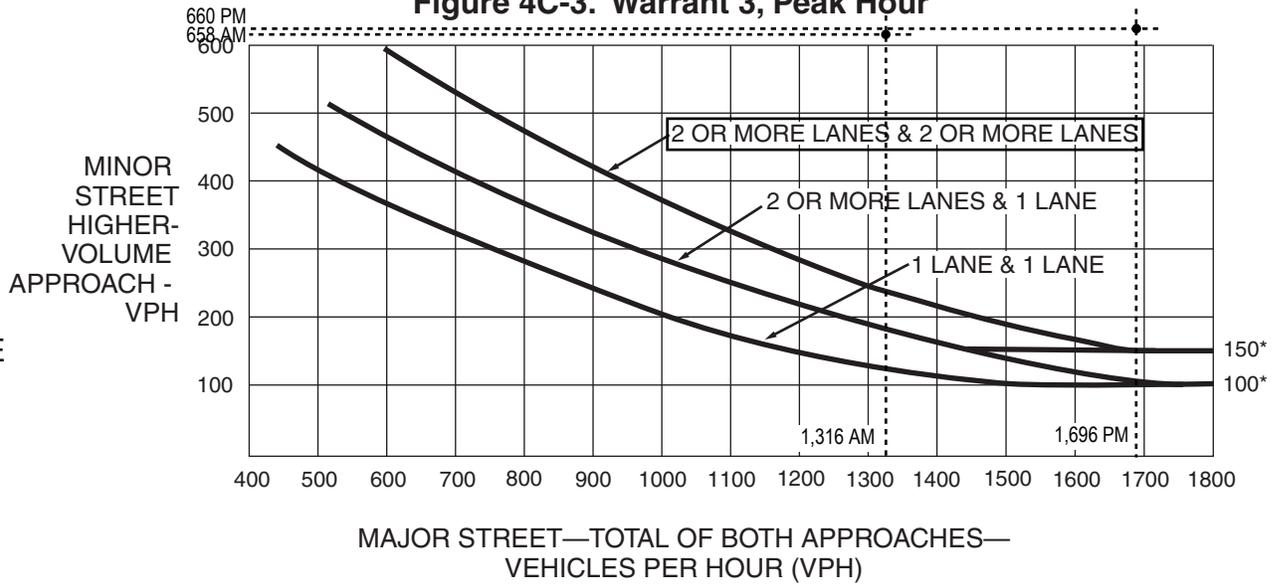


Fred Lantz, PE
Traffic Engineer

ATTACHMENT A

Warrant Analysis Forms

Figure 4C-3. Warrant 3, Peak Hour



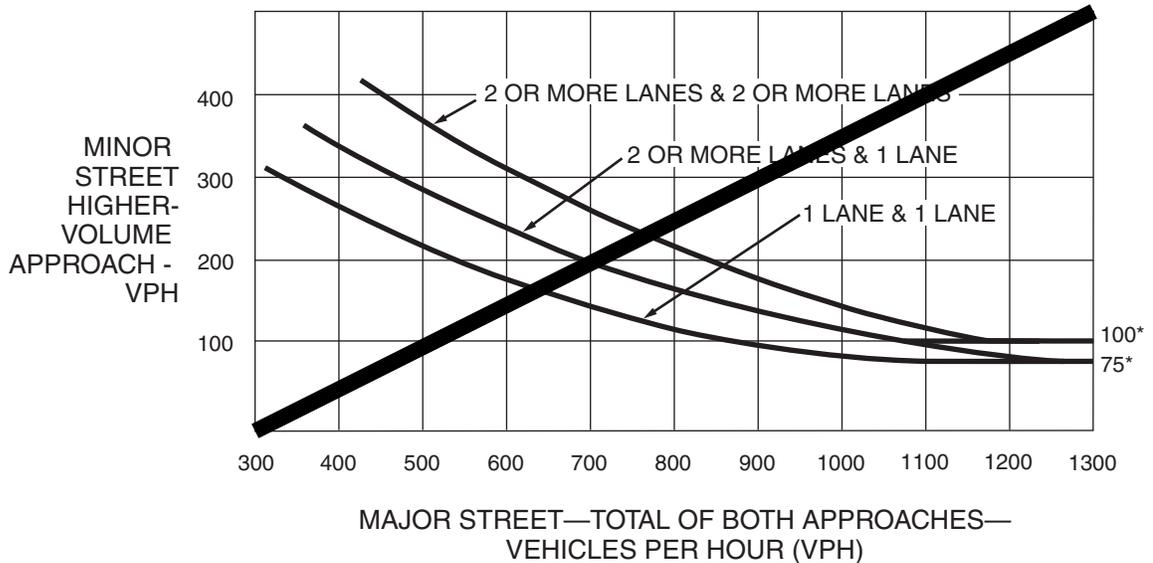
*Note: 150 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor-street approach with one lane.

JACKSON GAP STREET (40 MPH)

Note: 100% right turn reduction applied along Jackson Gap Street.

Figure 4C-4. Warrant 3, Peak Hour (70% Factor)

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET)



*Note: 100 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor-street approach with one lane.

PORTEOS PA-9A SUBDIVISION FILING NO. 1

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 8, T.3S., R.65W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

(Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. **(This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)**

(Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. **(This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)**

Noted

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 8, T.3S., R.65W. OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 42' CENTERLINE RANGE POINT LOCATED IN EAST 64TH AVENUE AND JACKSON GAP STREET; THENCE S49°52'37"E A DISTANCE OF 87.35 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST 64TH AVENUE AS DEDICATED BY RECEPTION NUMBERS 2013000094501, 2019000043876 AND 2020000118135 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER AND THE **POINT OF BEGINNING**; THENCE S89°47'23"E CONTIGUOUS WITH SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 235.00 FEET; THENCE S00°12'37"W DEPARTING SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 275.02 FEET; THENCE N89°47'23"W A DISTANCE OF 260.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF JACKSON GAP STREET AS DEDICATED BY RECEPTION NUMBER 2013000094501 IN SAID OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER; THENCE N00°12'37"E CONTIGUOUS WITH SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 250.02 FEET TO A POINT OF CURVE; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 25.00 FEET RADIUS, AN ARC LENGTH OF 39.27, A CHORD BEARING N45°12'47"E WITH A DISTANCE OF 35.36 FEET TO THE **POINT OF BEGINNING**.

CONTAINING (71,370 SQUARE FEET) 1.6384 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT AND A BLOCK AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF **PORTEOS PA-9A SUBDIVISION FILING NO. 1**, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS, AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS:

THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA:

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

OWNER:

JACKSON GAP INVESTMENTS, INC., A COLORADO CORPORATION

See the Advisory Comments on the top of the page

SIGNATURE _____ PRINT NAME AND TITLE _____

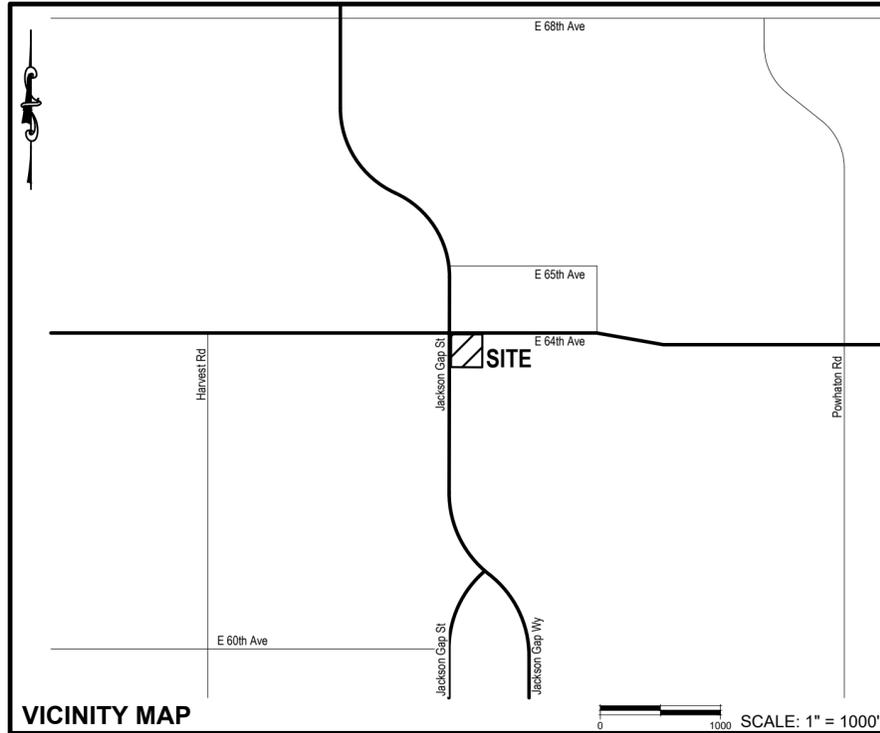
STATE OF _____)
COUNTY OF _____) §

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ A.D., BY _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____



GENERAL NOTES:

- THIS PLAT WAS PREPARED BASED INFORMATION CONTAINED IN TITLE COMMITMENT NUMBER ABC70792328 PREPARED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH A COMMITMENT DATE OF **NOVEMBER 18, 2022 AT 5:00 P.M.**, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
- BEARINGS ARE BASED ON THE 42' RANGE LINE (CENTERLINE) IN JACKSON GAP STREET, BETWEEN EAST 64TH AVENUE AND APPROXIMATELY EAST 60TH AVENUE, AS SHOWN ON THE PLAT OF PORTEOS SUBDIVISION FILING NO. 1 AS AT RECEPTION NUMBER 2013000094501 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDING HAVING A GRID BEARING OF N00°12'37"E BASED ON NAD 83/2011 COLORADO STATE PLANE CENTRAL ZONE AND MONUMENTED 2-1/2" ALUMINUM CAP, STAMPED "R. NOBBE, RANGE POINT, PLS #23899" ON A #6 REBAR, 0.3' BELOW GRADE IN A RANGE BOX FOUND AT THE NORTH END OF SAID RANGE LINE (E. 64TH AVE.) AND BY A 2-1/2" ALUMINUM CAP, STAMPED "R. NOBBE, RANGE POINT, PLS #23899" ON A #6 REBAR, 0.3' BELOW GRADE IN A RANGE BOX FOUND AT THE SOUTH END OF SAID RANGE LINE (E. 60TH AVE.), WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- ALL LINEAL DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- ALL THE OWNERS OF THE LOTS OR TRACTS ADJACENT EAST 64TH AVENUE AND JACKSON GAP STREET SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
- THE SUBJECT IS AFFECTED BY A AVIGATION EASEMENT RECORDED AT RECEPTION NUMBER 2013000082627 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON _____.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JUSTIN A. CONNER
PROFESSIONAL L.S. NO. 38421
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY



NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF THE STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO THIS _____ DAY OF _____, 20____ A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO THE CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

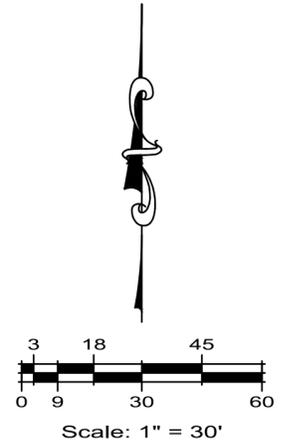
ENGINEERING SERVICE COMPANY	14190 East Evans Avenue	Survey No.: 23-098-P
	Aurora, Colorado 80014	Project No.: 1244.4
engineeringsserviceco.com		Date: 8/2/2023
P 303.337.1393		Field Book No.: 954
F 303.337.7481		Revised:
T/F 1.877.273.0659		

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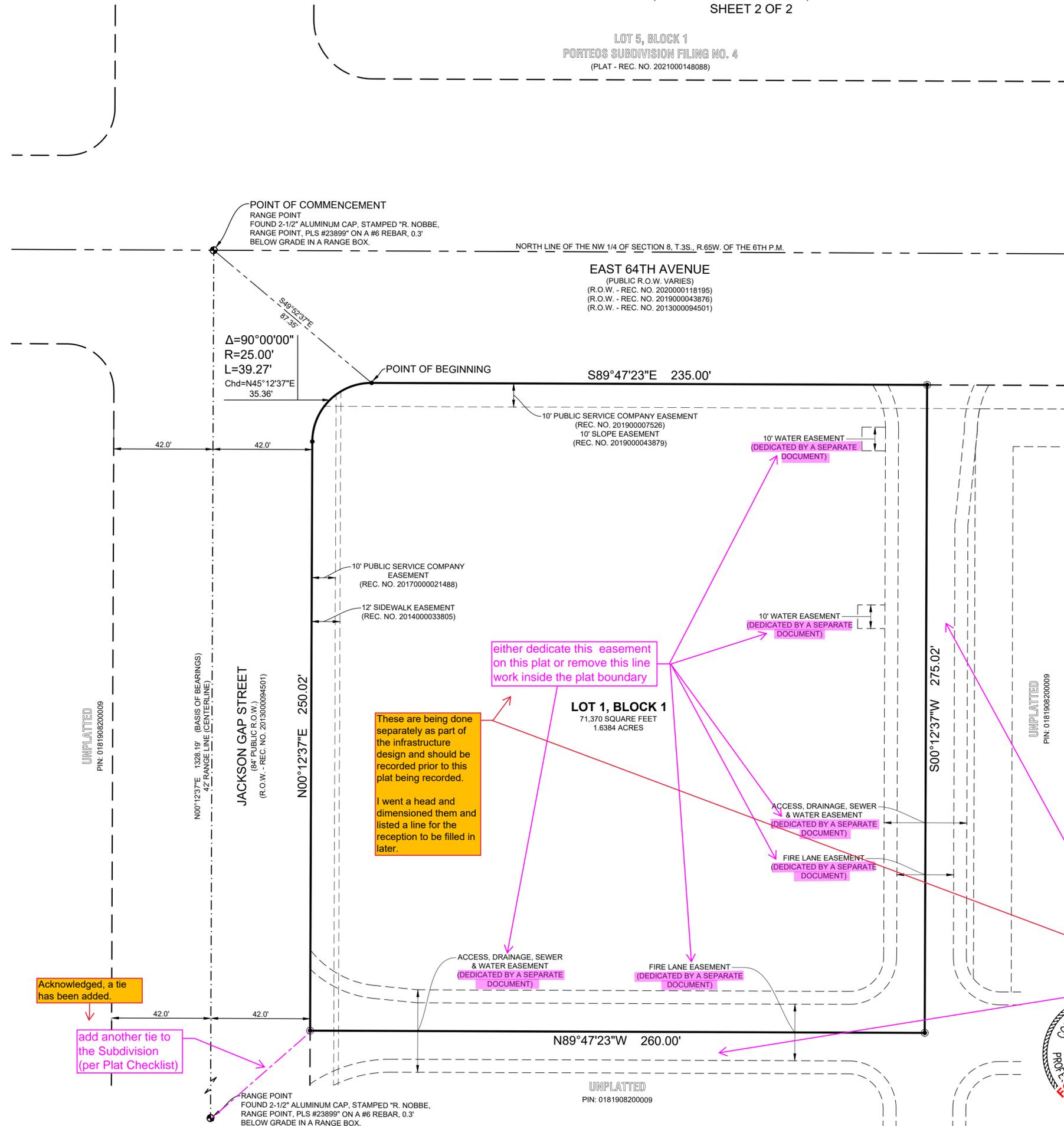
PORTEOS PA-9A SUBDIVISION FILING NO. 1

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 8, T.3S., R.65W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2

LOT 5, BLOCK 1
PORTEOS SUBDIVISION FILING NO. 4
(PLAT - REC. NO. 2021000148088)



LEGEND	
	PLAT BOUNDARY LINE
	ADJACENT LOT/PARCEL LINES
	SECTION LINE
	RANGE LINE
	EXISTING EASEMENT LINE
	RIGHT-OF-WAY
	PARCEL IDENTIFICATION NUMBER
	BOOK AND PAGE
	RECEPTION NUMBER
	ALIQUOT CORNER
	RANGE POINT
	FOUND 5/8"x24" REBAR & 1-1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 38421"
	SET 5/8"x24" REBAR & 1-1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 38421"



POINT OF COMMENCEMENT
RANGE POINT
FOUND 2-1/2" ALUMINUM CAP, STAMPED "R. NOBBE,
RANGE POINT, PLS #23899" ON A #6 REBAR, 0.3'
BELOW GRADE IN A RANGE BOX.

$\Delta=90^{\circ}00'00''$
 $R=25.00'$
 $L=39.27'$
Chd= $N45^{\circ}12'37''E$
35.36'

These are being done separately as part of the infrastructure design and should be recorded prior to this plat being recorded.
I went a head and dimensioned them and listed a line for the reception to be filled in later.

either dedicate this easement on this plat or remove this line work inside the plat boundary

Acknowledged, a tie has been added.

add another tie to the Subdivision (per Plat Checklist)

Only these portions of these easements should be dedicated by separate documents



File Name: N:\Projects\The Dimension Group\Aurora-E 64th Ave. & Jackson Gap Street\PlatE 64th Ave. & Jackson Gap Street.dwg Plot Date: 8/2/2023 Company: ESC

ENGINEERING SERVICE COMPANY <i>Creative Solutions Since 1954</i> CIVIL ENGINEERS LAND SURVEYORS	14190 East Evans Avenue Aurora, Colorado 80014 engineerserviceco.com	Survey No.: 23-098-P Project No.: 1244.4 Date: 8/2/2023 Field Book No.: 95-4 Revised:
	P 303.337.1393 F 303.337.7481 T/F 1.877.273.0659	