

Responses to comments are provided in **blue**

Re: Third 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**

Thank you for your third submission, which we started to process on December 13th, 2023. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several issues remain, you will need to make a technical submission after your Administrative Decision date. Please revise your previous work and send us a new submission after January 24th, 2024.

Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Several comments related to the street frontage buffer. This buffer is measured from the back of walk, not the face of walk. [Landscaping]
Appropriate revisions have been made to the Site Plan and Landscape Plan.
- Send in the updated Title Commitment and Certificate of Taxes Dues. [Land Development Review]
These documents will be provided after final review of the plat which has been revised to depict the Velocity Metropolitan District No.1 easements and address the municipal on-site and off-site easement dedications.

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

- 2A. There were no more completeness or clarity comments on this application.
Comment noted.

3. Zoning and Land Use Comments

- 3A. There were no more zoning or land use comments on this review.
Comment noted.

4. Streets and Pedestrian Issues

- 4A. There were no more streets or pedestrian issues on this review.
Comment noted.

5. Parking Issues

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

6. Architectural and Urban Design Issues

- 6A. There were no more architectural or urban design issues on this review.
Comment noted.

7. Signage Issues

- 7A. There were no more signage comments on this review.
Comment noted.

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

[Site Plan Page 5]

- 8A. Update where indicated the call-outs for the curbside landscape areas which are technically street frontage buffers.
The callouts were revised. Street frontage requirements had already been met through a separate set of planting.
- 8B. Don't use the term turf as Aurora Water will associate that with sod. If a label is necessary, just use ornamental grasses.
The text was removed.
- 8C. The snippet provided on this sheet is from the site plan. The call out for the wall on the site plan indicates a 42" tall wall. The call out here is indicating only 36". Is the intent to have a 42" high wall.
The dimension was revised.
- 8D. Add a ground plane treatment to the area indicated along the east internal drive. Perhaps a rock mulch.
Rock mulch was added.
- 8E. Provide the street frontage buffer measurement from the back of walk and not the face of walk.
The dimension was revised.
- 8F. The street frontage buffer requirement is being met without this evergreen tree. Given its proposed location under the two deciduous canopy trees, it will eventually be shaded out and should the deciduous trees not be limbed up in the future, there could be a conflict between the trees in this area. Suggest removing this one evergreen.
The tree was removed.
- 8G. All shrubs should be five-gallon size at time of installation.
The size was revised.
- 8H. Remove contractor notes as the city Planning Department does not review landscape construction drawings. Please do include a note regarding the mulch treatment.
The notes were revised.

[Site Plan Page 6]

- 8I. Update the landscape note per the comment provided.
The note was revised.
- 8J. Update the landscape calculations where indicated.
The calculations were revised. Street frontage requirements had already been met through a separate set of planting.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 9A. There were no more comments from Civil Engineering on this review.
Comment noted.

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

- 10A. Trip generation letter acceptable, no more Traffic Engineering comments.
Comment noted.

11. Fire / Life Safety (Stephen Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

[Site Plan Page 4]

11A. Match the plat when naming the easements.

Comment noted. The easements have been revised accordingly.

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

12A. There were no more comments from Aurora Water on this review.

Comment noted.

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

13A. Unpaid tap fees totaling **\$2,034.40** are due prior to mylar recordation.

Comment noted.

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

[Site Plan Page 2]

14A. License Agreement may be needed for the monument sign- check with Engineering Dept.

Comment noted. The License Agreement will be processed as may be required.

14B. Change key note 22 to say “pocket water easements...”

Comment noted and revised accordingly.

[Plat Page 1]

14C. (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.)

Comment noted. An updated Title Commitment will be provided after final review and approval, and prior to recordation of the plat.

14D. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

Comment noted.

14E. Fill in the recording number blanks.

Comment noted. Please be advised that the plat has been revised to reflect the existing Velocity Metropolitan District No. 1 easements, as well as the municipal easements that are to be dedicated via the plat. Off-site easements have been identified that are to be dedicated by the adjacent property owner, by separate document.

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

15A. No comments beyond those provided in October 2023

Comment noted.

[Repeated Comments]

15B. 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 site has been designed accordingly.

- 15C. 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 proper notification and forms will be submitted at the appropriate time.

SITE PLAN - NICK'S CONVENIENCE

LOT 1, BLOCK 1, PORTEOS PA-9A SUBDIVISION FILING NO. 1
 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

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, BLOCK 1, PORTEOS PA-9A SUBDIVISION FILING NO.1.

CITY CONTACT

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

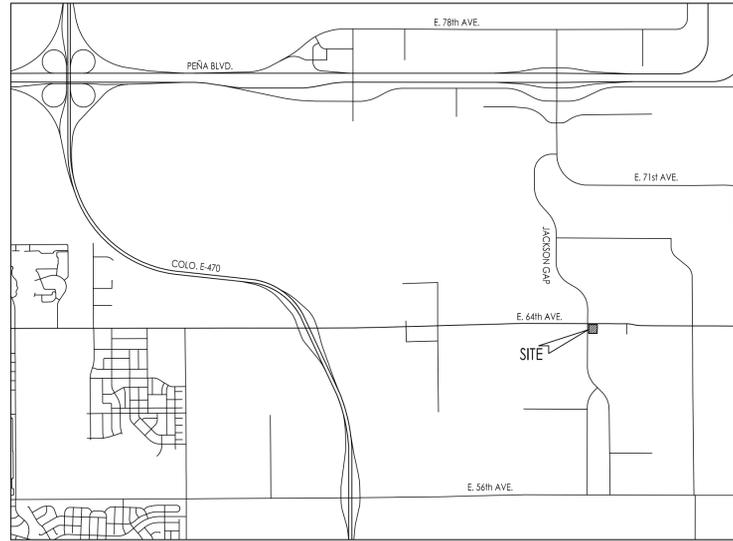
PUBLIC WORKS
 TRAFFIC DIVISION
 DEAN KAISER
 (303) 739-7267

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

TABLE OF CONTENTS

- COVER SHEET
- SITE PLAN AND SITE DETAILS
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- BUILDING ELEVATIONS
- CANOPY AND TRASH ENCLOSURE ELEVATIONS
- PHOTOMETRICS

DEVELOPMENT TEAM

OWNER/DEVELOPER:
 JACKSON GAP INVESTMENTS INC.
 6180 S. OAK HILL WAY
 AURORA, CO 80016
 (303) 895-1639
 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:
 THE DIMENSION GROUP
 5600 S. QUEBEC STREET
 SUITE 205B
 GREENWOOD VILLAGE, COLORADO 80111
 (720) 536-3180
 STAYTON R. WOOD, AIA

SURVEYOR:
 ENGINEERING SERVICE COMPANY
 14190 E. EVANS AVENUE
 AURORA, COLORADO 80014
 (303) 337-1393
 JUSTIN CONNER, PLS

CIVIL ENGINEER:
 THE DIMENSION GROUP
 5600 S. QUEBEC STREET
 SUITE 205B
 GREENWOOD VILLAGE, COLORADO 80111
 (720) 536-3180
 JOEL TOMPKINS, PE

AMENDMENTS



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	6,212 S.F. (8.7%) [4,284 S.F. (6.0%)]
HARD SURFACE AREA	36,572 S.F. (51.3%)
LANDSCAPE AREA	19,136 S.F. (26.8%)
SIDEWALKS AND PATIOS	5,166 S.F. (7.2%)
PRESENT ZONING CLASSIFICATION	AD SUBAREA C
IBC CONSTRUCTION TYPE	VB
OCCUPANY TYPE	M
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	200 S.F.
PROPOSED TOTAL SIGN AREA	200 S.F.
PROPOSED NUMBER OF SIGNS	5
PARKING SPACES REQUIRED	16
PARKING SPACES PROVIDED	21
ACCESSIBLE SPACES REQUIRED	1
ACCESSIBLE SPACES PROVIDED	1
VAN ACCESSIBLE SPACES PROVIDED	1
LOADING SPACES REQUIRED	N/A
LOADING SPACES PROVIDED	0

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)

NOTARY
 SEAL

MY COMMISSION EXPIRES _____
 NOTARY BUSINESS ADDRESS: _____

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, _____
 CLERK AND RECORDER: _____ DEPUTY: _____

(Ent: 24x36TB (Nick's PA-9a) .dwg
 Drawing name: L: Nick's Investments\22-126 - Aurora, CO - 64th & Jackson Gap\02_Civil\CAD\SDP\01 - Nick's - Cover.dwg Dec 11, 2023 - 12:26pm

PROJECT BASIS OF BEARING

BEARINGS ARE BASED ON THE 42' RANGE LINE IN JACKSON GAP STREET, BETWEEN EAST 64TH AVENUE AND APPROXIMATELY EAST 60TH AVENUE, AS SHOWN ON THE PLAT OF PORTEOS SUBDIVISION FILING NO. 1 RECORDED ON NOVEMBER 1, 2013 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER 2013000094501 AND IS ASSUMED TO BEAR N00°12'37"E 1328.19 FEET AND BOUNDED BY A FOUND 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "PLS 23899" AT THE NORTH END AND BY A FOUND 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "PLS 23899" AT THE SOUTH END.



ALL IN ONE

DATE	DESCRIPTION
07/14/2023	INITIAL SUBMITTAL
10/06/2023	RESPONSE TO COMMENTS UPDATE
12/11/2023	CHECK PLOTS

drawn by JDT
 designed by JDT
 approved by -
 project no. -

COVER SHEET
NICK'S CONVENIENCE
25500 E. 64th AVENUE
AURORA, COLORADO

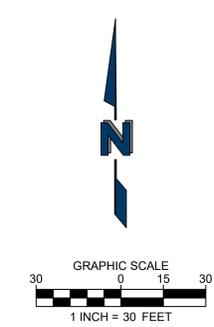
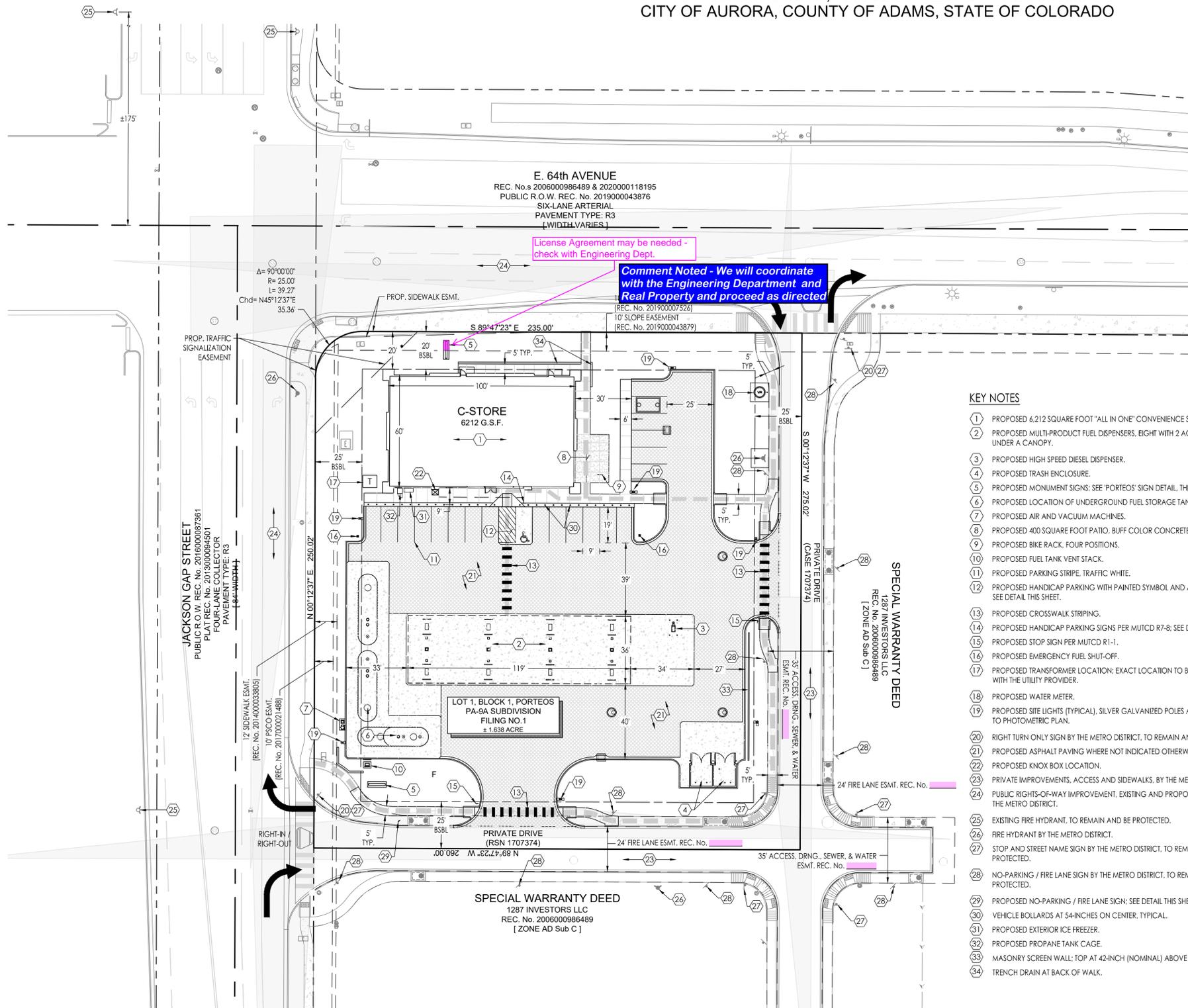
SHEET

1

NICK'S CONVENIENCE - JACKSON GAP (#1682725)

SITE PLAN - NICK'S CONVENIENCE

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LEGEND

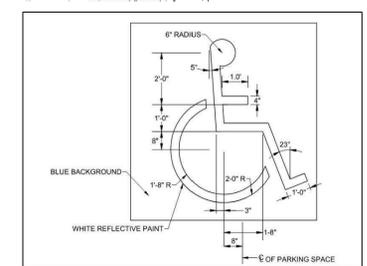
	PARCEL BOUNDARY
	ADJACENT PROPERTY
	SECTION LINE
	EASEMENT LINE
	ADA PATH OF TRAVEL
	PUBLIC STREET STRIPING
	PROPOSED SITE STRIPING
	PUBLIC REGULATORY SIGNS
	STREET LIGHTING (BY-OTHERS)
	PROPOSED SITE LIGHTING
	PROPOSED KNOX BOX
	EMERGENCY FUEL SHUT-OFF
	CURB & GUTTER EXISTING (BY-OTHERS)
	PROPOSED CURB & GUTTER
	SIDEWALK EXISTING (BY-OTHERS)
	PROPOSED SIDEWALK
	PROPOSED ASPHALT PAVING
	PROPOSED CONCRETE PAVING
	SITE TRIANGLES
	BUILDING SETBACK LINE
	ADA PATH

KEY NOTES

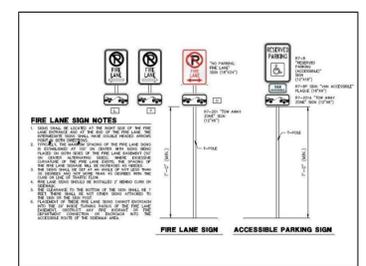
- PROPOSED 6,212 SQUARE FOOT "ALL IN ONE" CONVENIENCE STORE.
- PROPOSED MULTI-PRODUCT FUEL DISPENSERS, EIGHT WITH 2 ACCESS POINTS EACH, UNDER A CANOPY.
- PROPOSED HIGH SPEED DIESEL DISPENSER.
- PROPOSED TRASH ENCLOSURE.
- PROPOSED MONUMENT SIGNS; SEE 'PORTEOS' SIGN DETAIL, THIS SHEET.
- PROPOSED LOCATION OF UNDERGROUND FUEL STORAGE TANKS.
- PROPOSED AIR AND VACUUM MACHINES.
- PROPOSED 400 SQUARE FOOT PATIO, BUFF COLOR CONCRETE.
- PROPOSED BIKE RACK, FOUR POSITIONS.
- PROPOSED FUEL TANK VENT STACK.
- PROPOSED PARKING STRIPE, TRAFFIC WHITE.
- PROPOSED HANDICAP PARKING WITH PAINTED SYMBOL AND ACCESS STRIPING; SEE DETAIL THIS SHEET.
- PROPOSED CROSSWALK STRIPING.
- PROPOSED HANDICAP PARKING SIGNS PER MUTCD R7-8; SEE DETAIL THIS SHEET.
- PROPOSED STOP SIGN PER MUTCD R1-1.
- PROPOSED EMERGENCY FUEL SHUT-OFF.
- PROPOSED TRANSFORMER LOCATION; EXACT LOCATION TO BE COORDINATED WITH THE UTILITY PROVIDER.
- PROPOSED WATER METER.
- PROPOSED SITE LIGHTS (TYPICAL), SILVER GALVANIZED POLES AND FIXTURES; REFER TO PHOTOMETRIC PLAN.
- RIGHT TURN ONLY SIGN BY THE METRO DISTRICT, TO REMAIN AND BE PROTECTED.
- PROPOSED ASPHALT PAVING WHERE NOT INDICATED OTHERWISE.
- PROPOSED KNOX BOX LOCATION.
- PRIVATE IMPROVEMENTS, ACCESS AND SIDEWALKS, BY THE METRO DISTRICT.
- PUBLIC RIGHTS-OF-WAY IMPROVEMENT, EXISTING AND PROPOSED, PROVIDED BY THE METRO DISTRICT.
- EXISTING FIRE HYDRANT, TO REMAIN AND BE PROTECTED.
- FIRE HYDRANT BY THE METRO DISTRICT.
- STOP AND STREET NAME SIGN BY THE METRO DISTRICT, TO REMAIN AND BE PROTECTED.
- NO-PARKING / FIRE LANE SIGN BY THE METRO DISTRICT, TO REMAIN AND BE PROTECTED.
- PROPOSED NO-PARKING / FIRE LANE SIGN; SEE DETAIL THIS SHEET.
- VEHICLE BOLLARDS AT 54-INCHES ON CENTER, TYPICAL.
- PROPOSED EXTERIOR ICE FREEZER.
- PROPOSED PROPANE TANK CAPE.
- MASONRY SCREEN WALL; TOP AT 42-INCH (NOMINAL) ABOVE FINISH GRADE.
- TRENCH DRAIN AT BACK OF WALK.

GENERAL NOTES

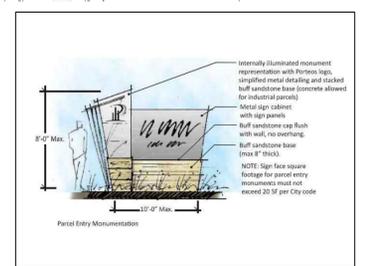
- ACCORDING TO FEMA FLOOD MAP 08001C0665J, WITH EFFECTIVE DATE OF FEBRUARY 17, 2017, THE SITE IS IN FLOOD ZONE X DEFINED AS AREAS WITH A 0.2% ANNUAL CHANCE FLOOD HAZARD.
- CURBS ARE 6-INCH VERTICAL UNLESS NOTED OTHERWISE.
- REGULATORY SIGNS WILL BE COMPLIANT WITH THE CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY OF AURORA STANDARDS AS APPLICABLE.
- THE METRO DISTRICT IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS FRONTING THE PROPERTY AND THE INSTALLATION OF PUBLIC UTILITY IMPROVEMENTS SERVING THE SAME. THE DEVELOPER MAY NOT BE ISSUED A CERTIFICATE OF OCCUPANCY UNTIL PUBLIC IMPROVEMENTS ARE COMPLETED.
- 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.
- 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.



PAINTED HANDICAP SYMBOL



PARKING CONTROL SIGNS



PORTEOS PARCEL ENTRY SIGN

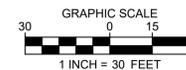
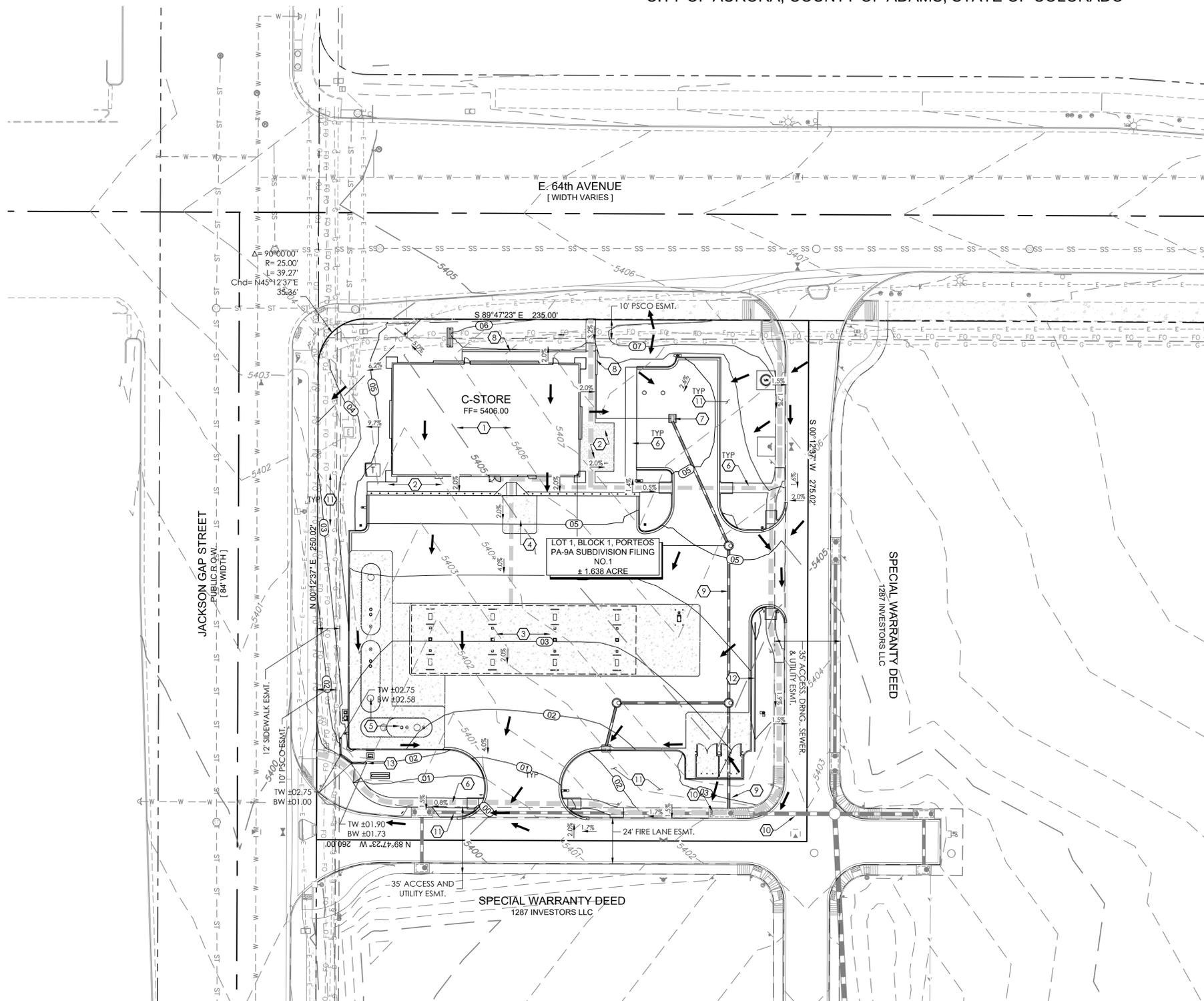
[C-Base.dwg] [V-Base (Porteos).dwg] [ent_24x36TB (Nicks PA-9a).dwg]
 Drawing name: L: Nicks Investments\C22-126 - Aurora, CO - 64th & Jackson Gap\02_Civil\CAD_SPP_02 - Nicks - Site.dwg Dec 11, 2023 - 11:26pm

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drawn by: JDT
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 project no.: -

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 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

- PARCEL BOUNDARY
- ADJACENT PROPERTY
- SECTION LINE
- EASEMENT LINE
- EXISTING/METRO PROVIDED MAJOR CONTOUR
- EXISTING/METRO PROVIDED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED CONCRETE PAVING
- ADA PATH
- DOWN GRADIENT

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 TRENCH DRAIN AT BACK OF WALK.
- 9 PROPOSED STORM DRAIN PIPING GREATER THAN OR EQUAL TO 12-INCHES DIAMETER.
- 10 STORM DRAIN IMPROVEMENTS PROVIDED BY THE METRO DISTRICT AND DESIGNATED AS COLLECTION POINTS FOR RUNOFF FROM THE PROPOSED SITE.
- 11 LANDSCAPE AREAS NOT TO EXCEED 4 HORIZONTAL TO 1 VERTICAL.
- 12 PROPOSED SCREEN WALL TO 42-INCH ABOVE FINISH GRADE (NOMINAL) HEIGHT; 3-FEET MIN., 4-FEET MAX.
- 13 PROPOSED BLOCK LANDSCAPE WALL TO 1'-8" MAXIMUM HEIGHT.

PROJECT BENCHMARK

COA ID: 3545055W02
 ELEVATION IN 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 PENNA 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

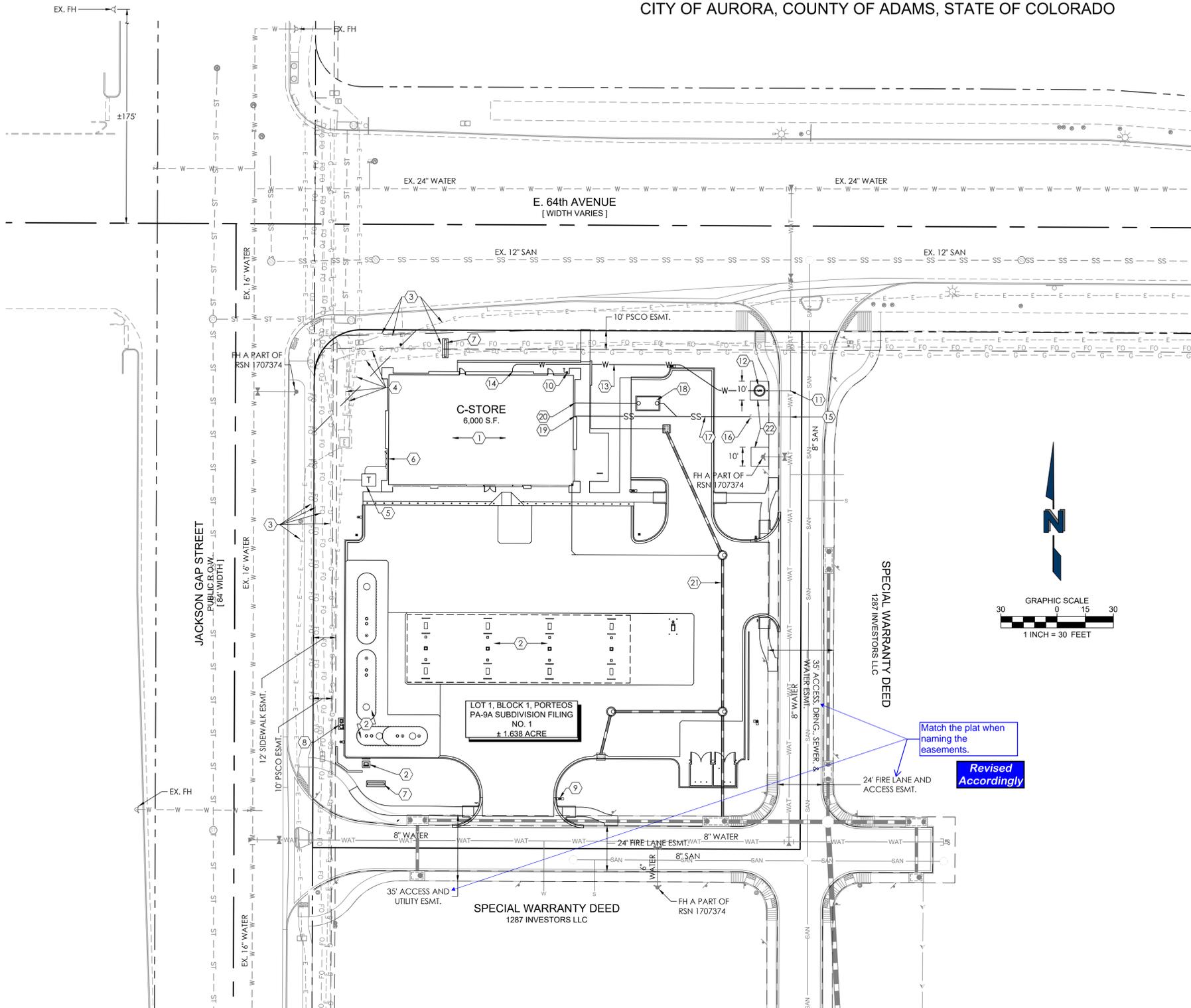
1. ALL CUT, FILL, IMPORT, COMPACTION, FOUNDATION, OR OTHER SUBGRADE PREPARATION SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT PREPARED SPECIFICALLY FOR THIS SITE WORK.
2. PROPOSED CONTOUR ELEVATION LABELS HAVE BEEN TRUNCATED; ADD 5400 TO SHOWN VALUE TO GET CORRECT NAVD 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.
6. 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.
7. MINIMUM SLOPE ON UNPAVED AREAS IS 2%. MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
8. 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.
9. ELEVATIONS LISTED HAVE BEEN TRUNCATED, TO ADJUST THE ELEVATIONS, ADD 5000'.

DATE	DESCRIPTION
07/14/2023	INITIAL SUBMITTAL
10/06/2023	RESPONSE TO COMMENTS UPDATE
12/11/2023	CHECK PLOTS

drawn by: JDT
 designed by: JDT
 approved by: -
 project no: -

SITE PLAN - NICK'S CONVENIENCE

LOT 1, BLOCK 1, PORTEOS PA-9A SUBDIVISION FILING NO. 1
 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



LEGEND

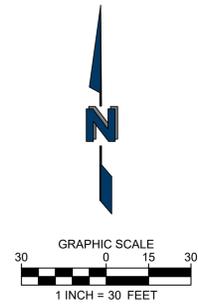
—	PARCEL BOUNDARY	— WAT —	AURORA WATER PROVIDED WATER LINE
- - -	ADJACENT PROPERTY	— SAN —	AURORA WATER PROVIDED SANITARY LINE
- - - - -	SECTION LINE	— ST —	AURORA WATER PROVIDED STORM LINE
- - - - -	EASEMENT LINE	— W —	PROPOSED WATER SERVICE
- - - - -	EXISTING ELECTRIC LINE	— SS —	PROPOSED SANITARY 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.
- AURORA WATER PROVIDED 1.5-INCH DIAMETER WATER SERVICE TAP, STUB-IN, AND CORPORATION STOP.
- PROPOSED LOCATION OF 1.5-INCH WATER METER AND METER PIT.
- PROPOSED ROUTING OF 2-INCH (UP-SIZED) WATER SERVICE.
- WATER SERVICE POINT OF ENTRY TO THE BUILDING; BACKFLOW TO BE PROVIDED INTERNALLY AND DEMONSTRATED IN THE BUILDING PLANS SUBMITTAL.
- PROVIDED, PORTEOS PA-9A ISP, 6-INCH DIAMETER SANITARY SEWER SERVICE TEE AND STUB-IN.
- PROVIDED, PORTEOS PA-9A ISP, 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.
- POCKET UTILITY EASEMENTS PROVIDED BY METRO DISTRICT, A PART OF RSN 1707374.

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.
- PROPOSED 8" WATER AND SEWER LINES WITHIN PRIVATE DRIVES SHALL BE CONSTRUCTED UNDER RSN#1707374.



Match the plat when naming the easements.
 Revised Accordingly

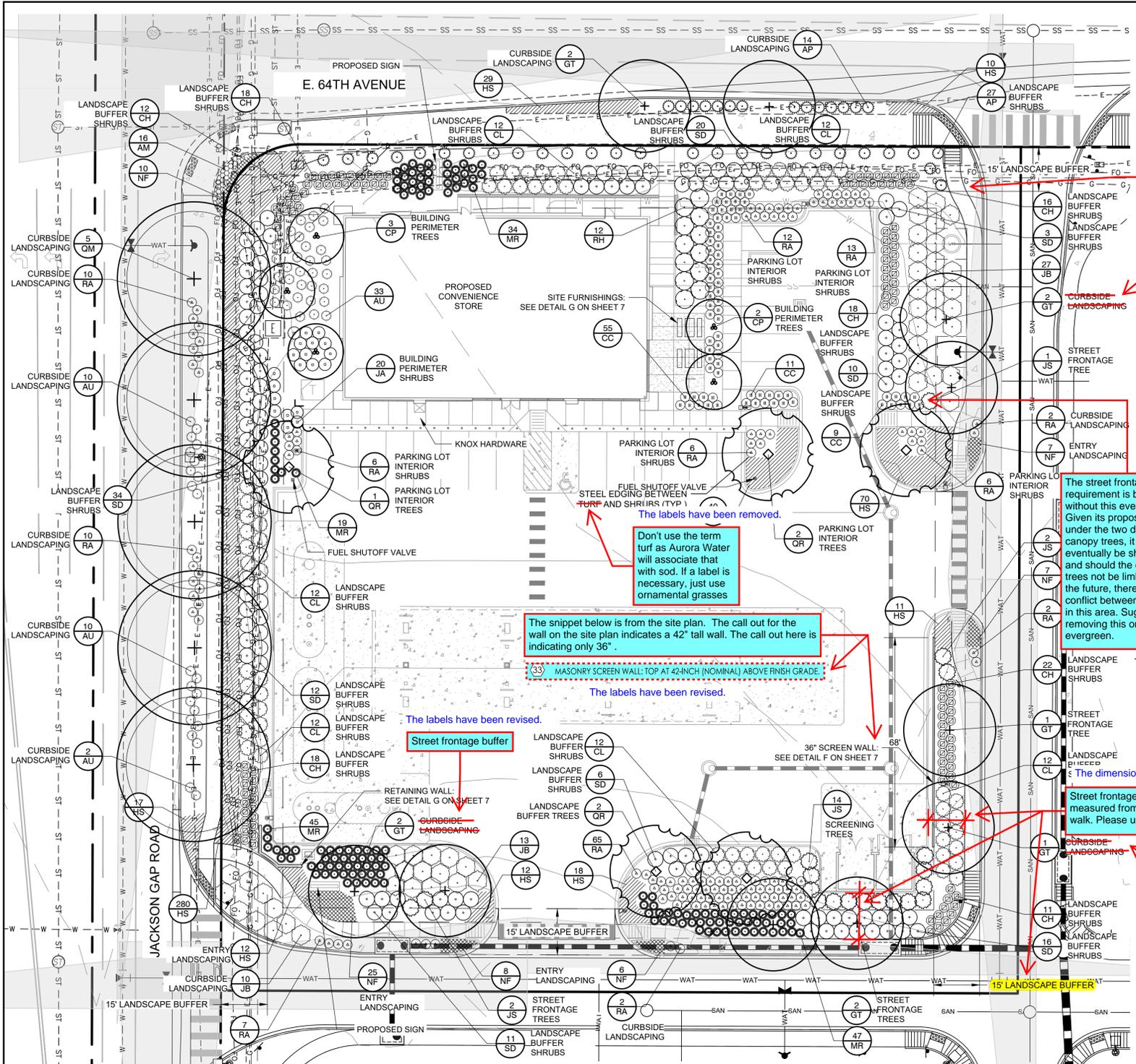
Water
 Revised Accordingly

[C-Base.dwg] [V-Base (Porteos).dwg] [ent_24x36TB (Nicks PA-9a).dwg] [Utility.dwg Dec 11, 2023 - 12:38pm]
 Drawing name: L:\Nicks Investments\C22-126 - Aurora, CO - 64th & Jackson Gap\02_Civil\CAD\SPP\04 - Nicks - Utility.dwg

DATE	DESCRIPTION
07/14/2023	INITIAL SUBMITTAL
10/06/2023	RESPONSE TO COMMENTS UPDATE
12/11/2023	CHECK PLOTS

drawn by: JDT
 designed by: JDT
 approved by:
 project no.:

UTILITY PLAN
 NICK'S CONVENIENCE
 25500 E. 64th AVENUE
 AURORA, COLORADO



Rock mulch has been added.

Rock mulch perhaps for this space?

The labels have been revised.

This area is technically street frontage buffer. Curbside landscaping is only when you have a detached sidewalk condition like Jackson Gap Road.

The labels have been removed.
 Don't use the term turf as Aurora Water will associate that with sod. If a label is necessary, just use ornamental grasses

The snippet below is from the site plan. The call out for the wall on the site plan indicates a 42" tall wall. The call out here is indicating only 36".

MASONRY SCREEN WALL: TOP AT 42-INCH (NOMINAL) ABOVE FINISH GRADE

The labels have been revised.

Street frontage buffer

The street frontage buffer requirement is being met without this evergreen tree. Given its proposed location under the two deciduous canopy trees, it will eventually be shaded out and should the deciduous trees not be limbed up in the future, there could be a conflict between the trees in this area. Suggest removing this one evergreen.

The tree has been removed.

The dimension has been revised.

Street frontage buffers are measured from the back of walk. Please update.

Street frontage buffer

The labels have been revised.

All shrubs shall be 5 gallon at time of installation.
 The size has been revised.

PLANT SCHEDULE									
SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	WATER USE	NOTES
TREES									
CP	5	5	CRATAEGUS PHAENOPYRUM 'PRINCETON SENTRY'	PRINCETON SENTRY HAWTHORN	MIN. 6'-8" HT.	PER PLAN	YES	VERY LOW	MULTI-STEM; 3 CANES MIN.
GT	10	10	GLEDITSIA TRIACANTHOS 'SKYMASTER'	SKYMASTER HONEY LOCUST	MIN. 2.5" CAL.	PER PLAN	YES	VERY LOW	
JS	19	19	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	MIN. 6" HT.	PER PLAN	YES	VERY LOW	
QM	5	5	QUERCUS MACROCARPA	BUR OAK	MIN. 2.5" CAL.	PER PLAN	YES	VERY LOW	
QR	5	5	QUERCUS RUBRA	NORTHERN RED OAK	MIN. 2" CAL.	PER PLAN	YES	LOW TO MEDIUM	
SHRUBS									
AP	41	41	ARCTOSTAPHYLOS 'PANCHITA'	PANCHITA MANZANITA	5 GAL.	4' O.C.			
AU	55	55	ARCTOSTAPHYLOS UVA URSI	BEARBERRY	1 GAL.	3' O.C.	YES	VERY LOW TO LOW	
CC	75	75	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT SPIREA	5 GAL.	3' O.C.	YES	LOW TO MEDIUM	
CL	72	72	CYTISUS X 'LILAC TIME'	LILAC TIME SCOTCH BROOM	5 GAL.	5' O.C.	NO	VERY LOW	
CH	115	115	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	5 GAL.	3' O.C.	YES	LOW	
JA	20	20	JAMESIA AMERICANA	WAXFLOWER	5 GAL.	4' O.C.	YES	LOW TO MEDIUM	
JB	53	53	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL.	6' O.C.	YES	VERY LOW	
MR	145	145	MAHONIA REPENS	CREeping OREGON GRAPE	5 GAL.	3' O.C.	YES	VERY LOW TO LOW	
RA	141	141	RHUS AROMATICA GRO-LOW	GRO LOW SUMAC	5 GAL.	3' O.C.	YES	LOW TO MEDIUM	
RH	12	12	ROSA HARISONII	HARISON'S YELLOW ROSE	5 GAL.	6' O.C.	NO	MEDIUM	
SD	5	5	JARPOS X DOORENBOSII 'WHITE HEDGE'	WHITE HEDGE SNOWBERRY	5 GAL.	5' O.C.	NO	VERY LOW	
GROUNDCOVER & GRASSES									
AM	16	16	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL.	24" O.C.	YES	VERY LOW	
HS	499	499	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL.	30" O.C.	NO	VERY LOW	
NF	63	63	NEPETA FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	1 GAL.	30" O.C.	NO	VERY LOW	

IRRIGATION CONCEPT

1. 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.
2. 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.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. 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

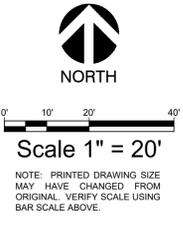
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S 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 SEEDDED 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).

Remove contractor notes as the city Planning Department does not review landscape construction drawings. Please do include a note regarding the mulch treatment.

The notes have been revised.



SEE SHEET LP-2 FOR LANDSCAPE CALCULATIONS

DATE	DESCRIPTION
01/16/2023	Not for construction
10/04/2023	CHECK PLOTS
12/11/2023	

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

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

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	1	10

NOTE: ON THE NORTH SIDE OF THE BUILDING, WE ASK TO COUNT THE SHRUBS THAT ARE PART OF THE DOUBLE-ROW, TRIANGULARLY SPACED HEDGE TOWARD THE BUILDING 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.

CITY 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 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).
- SOIL PREPARATION IS TO BE DETERMINED BASED ON THE SOIL TEST RESULTS REQUIRED BY THE CONSTRUCTION SPECIFICATIONS. IF NO FURTHER REQUIREMENTS ARE DETERMINED BY THE SOIL TEST RESULTS, A MINIMUM OF FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA IS TO BE PROVIDED.
- FREESTANDING LIGHTS PROVIDING ACCESS, PARKING, AND PERIMETER ILLUMINATION ARE POLE MOUNTED AT 20' TOTAL HEIGHT WITH DIRECTIONAL, FULL CUTOFF LED FIXTURES.
- THE SURFACE MATERIAL OF THE PLAZA AREA IS COLORED Poured IN PLACE CONCRETE. THE SURFACE MATERIAL OF WALKS IS BROOM FINISH Poured-IN-PLACE CONCRETE. THE SURFACE MATERIAL OF THE PARKING LOT AND DRIVES IS ASPHALT.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

Remove the reference to the previous landscape code.

The text has been revised.

LANDSCAPE CALCULATIONS

TOTAL LANDSCAPE AREA PROVIDED: 21,852 SF (INCLUDES ALL PLANTED AREAS SHOWN ON PLAN)
 % TURF: 0% (MAX 33% OF TOTAL LANDSCAPE AREA)

CURBSIDE LANDSCAPING, JACKSON GAP ROAD, DETACHED SIDEWALK:
 FRONTAGE LENGTH: 185 LF
 PLANTING AREA: 1,663 SF
 STREET TREES REQUIRED: 5 STREET TREES (1 PER 40 LF)
 STREET TREES PROVIDED: 5 STREET TREES
 SHRUBS REQUIRED: 42 SHRUBS (1 PER 40 SF)
 SHRUBS PROVIDED: 42 SHRUBS

CURBSIDE LANDSCAPING, E 64TH AVENUE, DETACHED SIDEWALK:
 FRONTAGE LENGTH: 81 LF
 PLANTING AREA: 567 SF
 STREET TREES REQUIRED: 2 STREET TREES (1 PER 40 LF)
 STREET TREES PROVIDED: 2 STREET TREES
 SHRUBS REQUIRED: 14 SHRUBS (1 PER 40 SF)
 SHRUBS PROVIDED: 14 SHRUBS

CURBSIDE LANDSCAPING, EAST PROPERTY LINE, ATTACHED SIDEWALK:
 FRONTAGE LENGTH: 121 LF
 PLANTING AREA: 1,063 SF
 STREET TREES REQUIRED: 3 STREET TREES (1 PER 40 LF)
 STREET TREES PROVIDED: 4 are provided! 3 are provided! 3 are provided! 3 are provided!
 SHRUBS REQUIRED: 42 SHRUBS (1 PER 40 SF)
 SHRUBS PROVIDED: 42 SHRUBS

CURBSIDE LANDSCAPING, EAST PROPERTY LINE, DETACHED SIDEWALK:
 FRONTAGE LENGTH: 132 LF
 PLANTING AREA: 1,188 SF
 STREET TREES REQUIRED: 3 STREET TREES (1 PER 40 LF)
 STREET TREES PROVIDED: 3 STREET TREES
 SHRUBS REQUIRED: 42 SHRUBS (1 PER 40 SF)
 SHRUBS PROVIDED: 42 SHRUBS

CURBSIDE LANDSCAPING, SOUTH PROPERTY LINE, ATTACHED SIDEWALK:
 FRONTAGE LENGTH: 60 LF
 PLANTING AREA: 528 SF
 STREET TREES REQUIRED: 2 TREES (1 PER 40 LF)
 STREET TREES PROVIDED: 4 TREES

CURBSIDE LANDSCAPING, SOUTH PROPERTY LINE, DETACHED SIDEWALK:
 FRONTAGE LENGTH: 740 LF
 PLANTING AREA: 6,660 SF
 STREET TREES REQUIRED: 165 STREET TREES (1 PER 40 LF)
 STREET TREES PROVIDED: 165 STREET TREES
 SHRUBS REQUIRED: 2,520 SHRUBS (10 PER 40 SF)
 SHRUBS PROVIDED: 2,520 SHRUBS

STREET FRONTAGE LANDSCAPE BUFFER, JACKSON GAP ROAD, 15' WIDTH
 FRONTAGE LENGTH: 199 LF
 TREES REQUIRED: 5 TREES (1 PER 40 LF)
 TREES PROVIDED: 0 TREES - SEE EQUIVALENTS
 SHRUB EQUIVALENTS PROVIDED: 50 SHRUBS (10 5-GAL SHRUBS PER TREE)
 SHRUBS REQUIRED: 50 SHRUBS (10 PER 40 LF)
 SHRUBS PROVIDED: 50 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.

STREET FRONTAGE LANDSCAPE BUFFER, E. 64TH AVENUE
 FRONTAGE LENGTH: 200 LF
 TREES REQUIRED: 5 TREES (1 PER 40 LF)
 TREES PROVIDED: 0 TREES - SEE EQUIVALENTS
 SHRUB EQUIVALENTS PROVIDED: 55 SHRUBS (10 5-GAL SHRUBS PER TREE)
 SHRUBS REQUIRED: 50 SHRUBS (10 PER 40 LF)
 SHRUBS PROVIDED: 50 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.

STREET FRONTAGE LANDSCAPE BUFFER, EAST PROPERTY LINE (PRIVATE DRIVE)
 FRONTAGE LENGTH: 149 LF
 TREES REQUIRED: 4 TREES (1 PER 40 LF)
 TREES PROVIDED: 4 TREES (INCLUDING THE EVERGREEN TREES)
 EVERGREEN TREES PROVIDED: 3 EVERGREEN TREES
 SHRUBS REQUIRED: 30 SHRUBS (10 PER 40 LF)
 SHRUBS PROVIDED: 76 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'.

STREET FRONTAGE LANDSCAPE BUFFER, SOUTH PROPERTY LINE (PRIVATE DRIVE)
 FRONTAGE LENGTH: 143 LF
 TREES REQUIRED: 4 TREES (1 PER 40 LF)
 TREES PROVIDED: 4 TREES (INCLUDING THE EVERGREEN TREES)
 EVERGREEN TREES PROVIDED: 2 EVERGREEN TREES
 SHRUBS REQUIRED: 10 SHRUBS (10 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'.

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

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

SCREENING OF DUMPSTER ENCLOSURE
 LENGTH OF ENCLOSURE: 51 LF
 TREES REQUIRED: 1 TREES (1 PER 40 LF)
 TREES PROVIDED: 1 TREES
 SHRUBS REQUIRED: 13 SHRUBS (10 PER 40 LF)
 SHRUBS PROVIDED: 13 SHRUBS

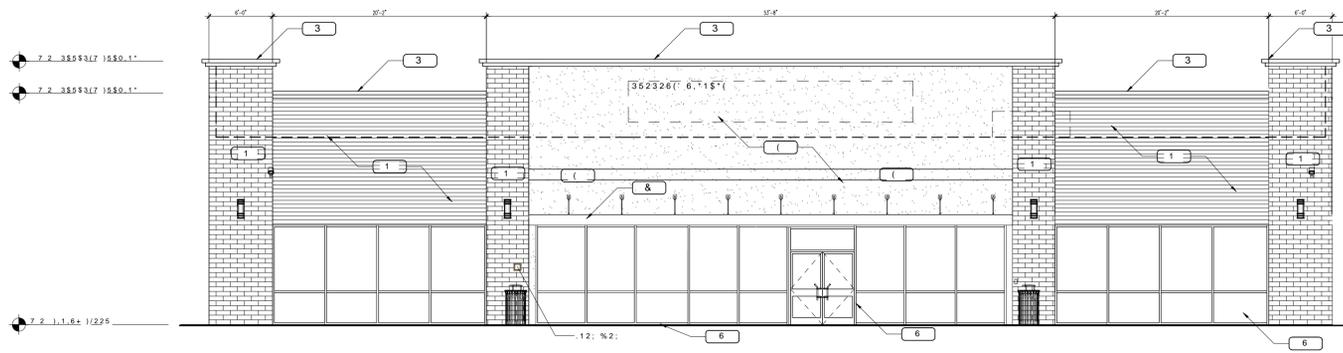
The revisions have been completed as requested. However, if curbside landscaping is not required for these property lines, the comments appear to be requiring the project to provide twice the street frontage planting requested by the code. Street frontage requirements were already met in a separate calculation.



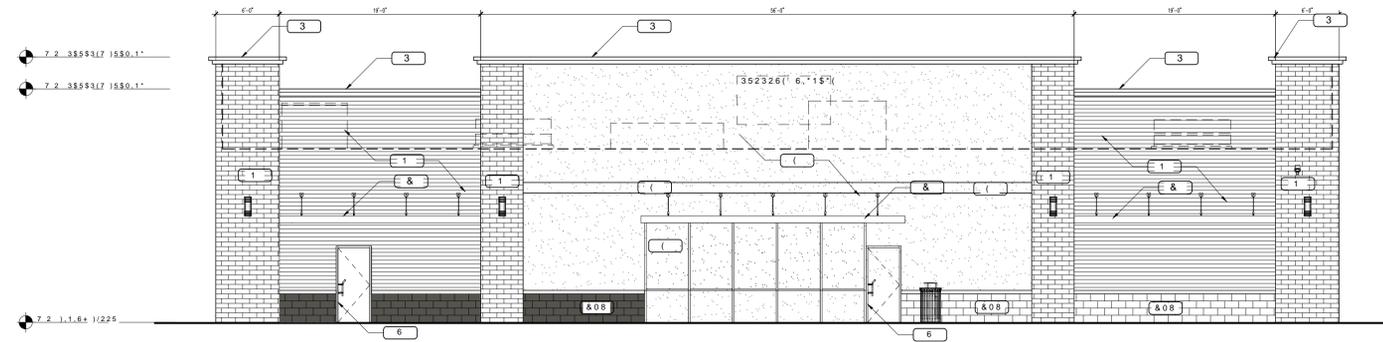
DATE	DESCRIPTION
01/16/2023	
10/04/2023	Not For Construction
12/11/2023	Check Plots

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

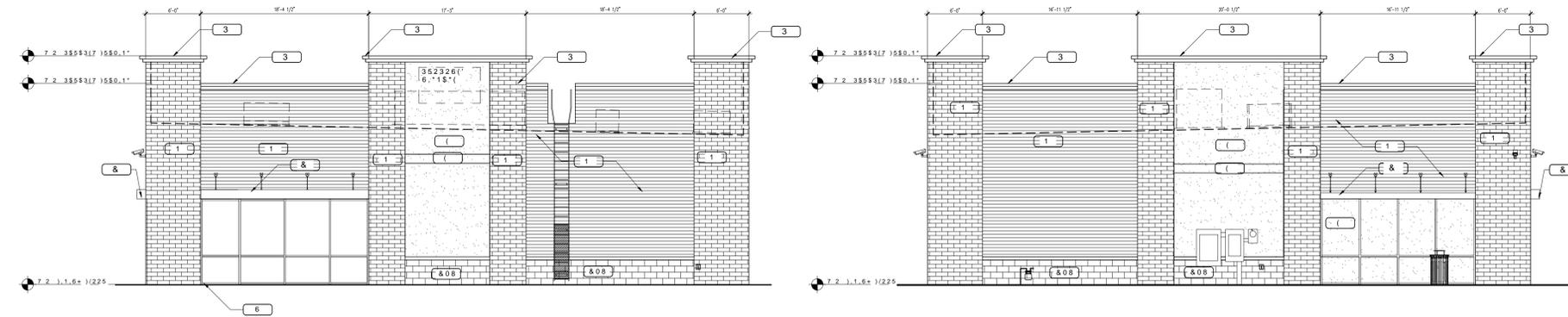
LANDSCAPE NOTES
 NICK'S CONVENIENCE
 xxxxxx E. 64th AVENUE
 AURORA, COLORADO



11/19/21 6287+



11/19/21 1257+



11/19/21 1567

11/19/21 167

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Table 4.8-8
Facade Character Elements for Four-Sided Building Design
Mixed-Use and Multifamily Residential Districts

BUILDING FACE	Residential Districts			
	PRIMARY FACADE	SECONDARY FACADE	MINOR FACADE	
Massing	General	3	2	1
Wall off-set (min. 3 ft.)				
Wall/parapet height change (min. 3 ft.)				
Roof form change				
Upper floor stepback				
Wall notch (min. 12 in.)				
Materials	General	2	2	1
Change in material				
Change in color				
Change in texture				
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				
Display cases on ground floor (for mixed-use)				
Building-mounted lighting fixtures				
Awnings or shutters				
Entry definition (pronounced massing/roof form, stoop, porch, etc.)				
Building corner enhancements				
Wall art				
Balconies				
Landscape wall/decorative screen for vines				

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 & , 7 < * 2817 < 2) \$ 825\$ - 67\$ (2) & 2125\$ 2
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PROJECT NUMBER	C22-126
DRAWING ISSUANCE	
DRAWN BY:	6+
CHECKED BY:	\$/
DRAWING REVISIONS	
12	' (6 & 5 , 37 , 21 ' \$ 7 (
	& , 7 < & 200 (1 ' 6
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03	CHECK SET 12/11/23

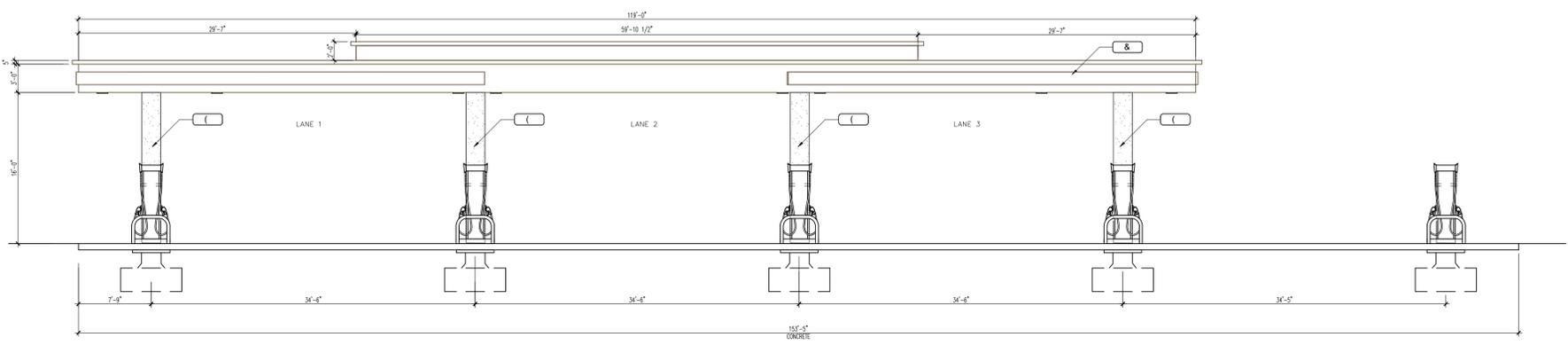


DRAWING TITLE
 EXTERIOR ELEVATIONS
 DRAWING NUMBER

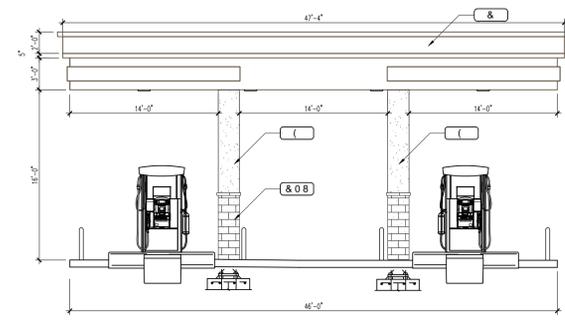
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Table 4.8-8
Façade Character Elements for Four-Sided Building Design
Mixed-Use and Multifamily Residential Districts

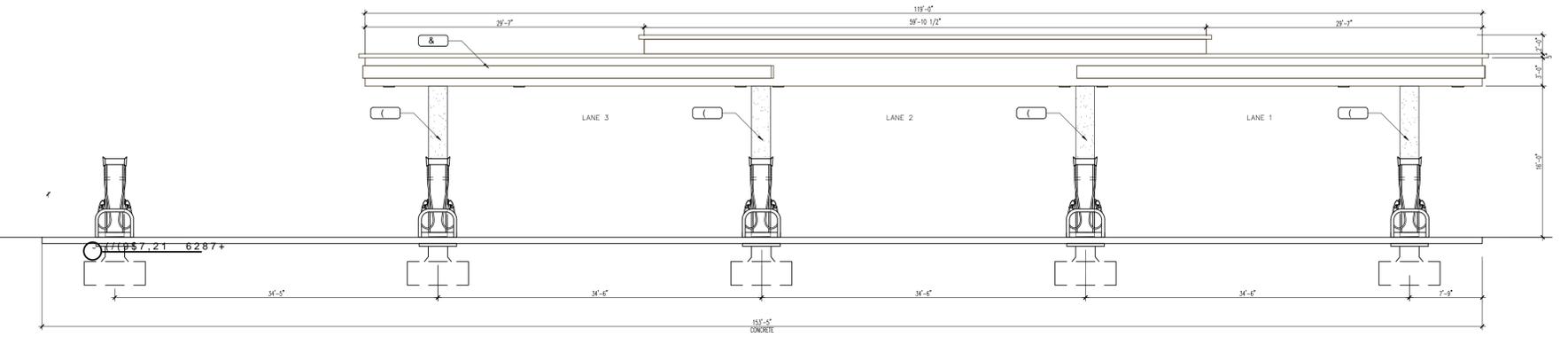
BUILDING FACE	Residential Districts			
	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE	
Massing	General	3	2	1
Wall-off-set (min. 3 ft.)				
Wall/parapet height change (min. 3 ft.)				
Roof form change				
Upper floor stepback				
Wall notch (min. 12 in.)				
Materials	General	2	2	1
Change in material	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



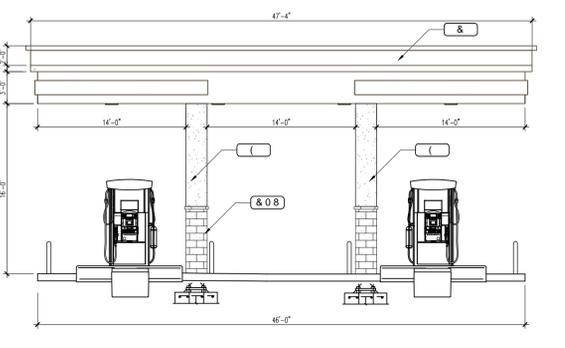
119\$7,21 6287+



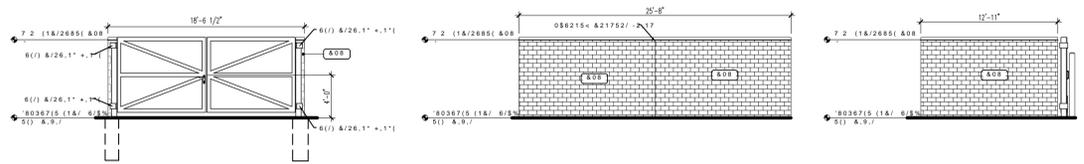
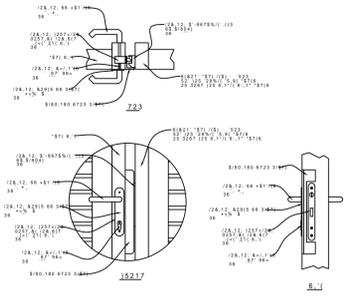
119\$7,21 667



119\$7,21 1257+



119\$7,21 667



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PROJECT NUMBER	C22-126
DRAWING ISSUANCE	
DRAWN BY:	6+
CHECKED BY:	\$/
DRAWING REVISIONS	
12	'(6&5,37,21 '\$7(
	&,7< &200(1'6
	&,7< &200(1'6
03	CHECK SET 12/11/23

DRAWING SEAL

DRAWING TITLE
 EXTERIOR ELEVATIONS

DRAWING NUMBER

Comment Noted - Updated Title Commitment to be provided prior to final submittal and recordation

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.)

Comment Noted - Certificate of Taxes Due will be provided prior to recordation

(Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

Comment 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

update to the new Title Commitment date - see Advisory Comment

SIGNATURE

STATE OF _____)
COUNTY OF _____) §

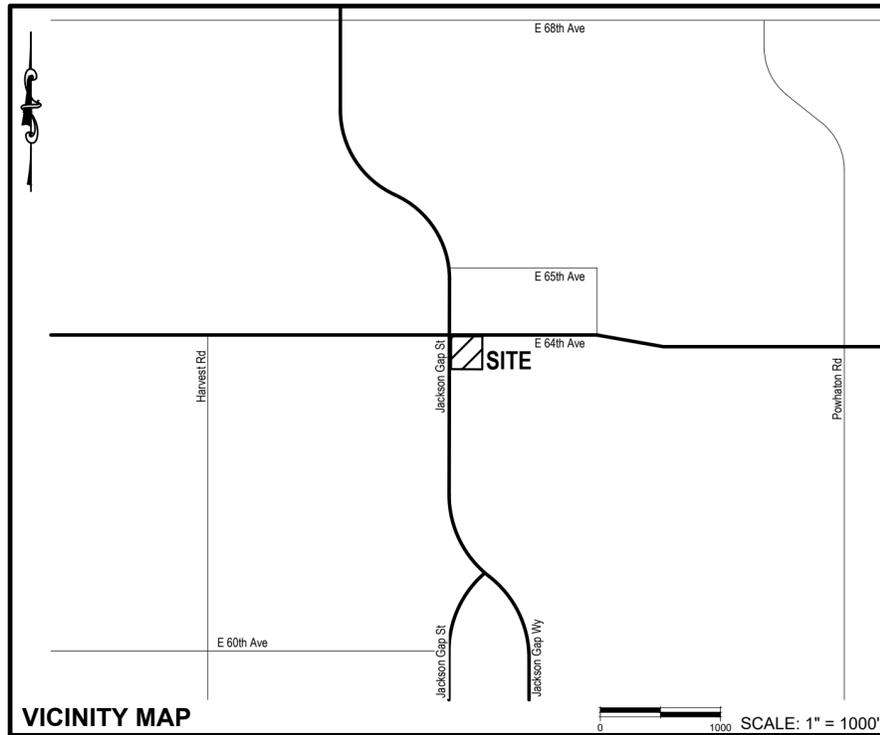
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ A.D., BY _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES

Comment Noted - Date for the updated Title Commitment to be provided prior to final submittal and recordation



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.
- NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.

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 _____

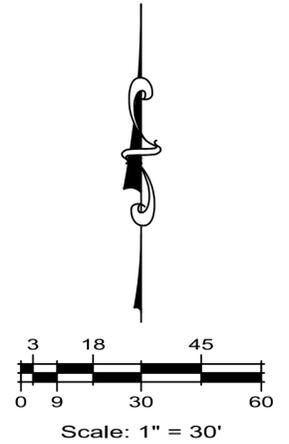
PLANNING DIRECTOR _____ DATE _____

ENGINEERING SERVICE COMPANY <i>Creative Solutions Since 1954</i> CIVIL ENGINEERS LAND SURVEYORS	14190 East Evans Avenue Aurora, Colorado 80014 engineeringserviceco.com	Survey No.: 23-098-P Project No.: 1244.4 Date: 8/2/2023 Field Book No.: 954 Revised: 12/5/2023
	P 303.337.1393	
	F 303.337.7481	
	T/F 1.877.273.0659	

PORTEOS PA-9A SUBDIVISION FILING NO. 1

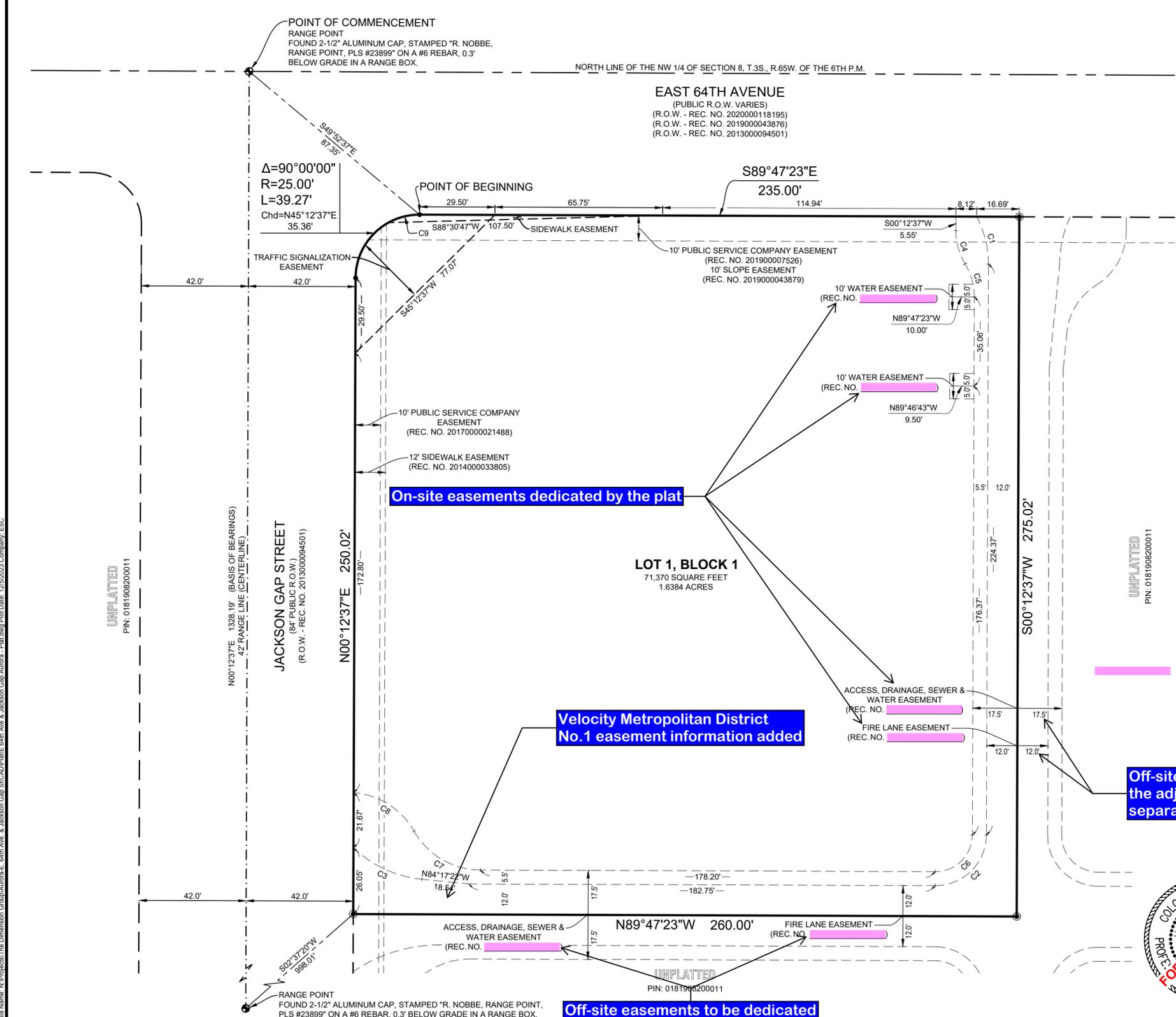
A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 8, T.3S., R.65W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2

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
	NEW 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"

CURVE DATA TABLE					
COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
C1	27°48'45"	40.00'	19.42'	S13°54'22"E	19.23'
C2	90°00'00"	20.00'	31.42'	S45°12'37"W	28.28'
C3	38°13'21"	45.00'	30.02'	N65°10'41"W	29.47'
C4	31°22'27"	25.00'	13.69'	S15°28'36"E	13.52'
C5	31°22'27"	25.00'	13.69'	S15°28'36"E	13.52'
C6	90°00'00"	14.50'	22.78'	S45°12'37"W	20.51'
C7	60°20'35"	30.00'	31.60'	N59°37'05"W	30.16'
C8	55°52'12"	30.00'	29.25'	N57°22'54"W	28.11'
C9	29°14'07"	25.00'	12.76'	S75°35'34"W	12.62'



On-site easements dedicated by the plat

Velocity Metropolitan District No. 1 easement information added

Fill in the Blanks

Off-site easements to be dedicated by the adjacent Property owner via separate document

Off-site easements to be dedicated by the adjacent Property owner via separate document



ENGINEERING SERVICE COMPANY <i>Creative Solutions Since 1954</i> CIVIL ENGINEERS LAND SURVEYORS	14190 East Evans Avenue Aurora, Colorado 80014	Survey No.: 23-098-P
	engineeringserviceco.com	Project No.: 1244.4
	P 303.337.1393	Date: 8/2/2023
	F 303.337.7481 T/F 1.877.273.0659	Field Book No.: 954 Revised: 12/5/2023

File Name: N:\Projects\The Dimension Group\Aurora-E 64th Ave. & Jackson Gap S\CAD\Plat1E 64th Ave. & Jackson Gap Aurora - Plat.dwg Plot Date: 12/5/2023 Company: ESC