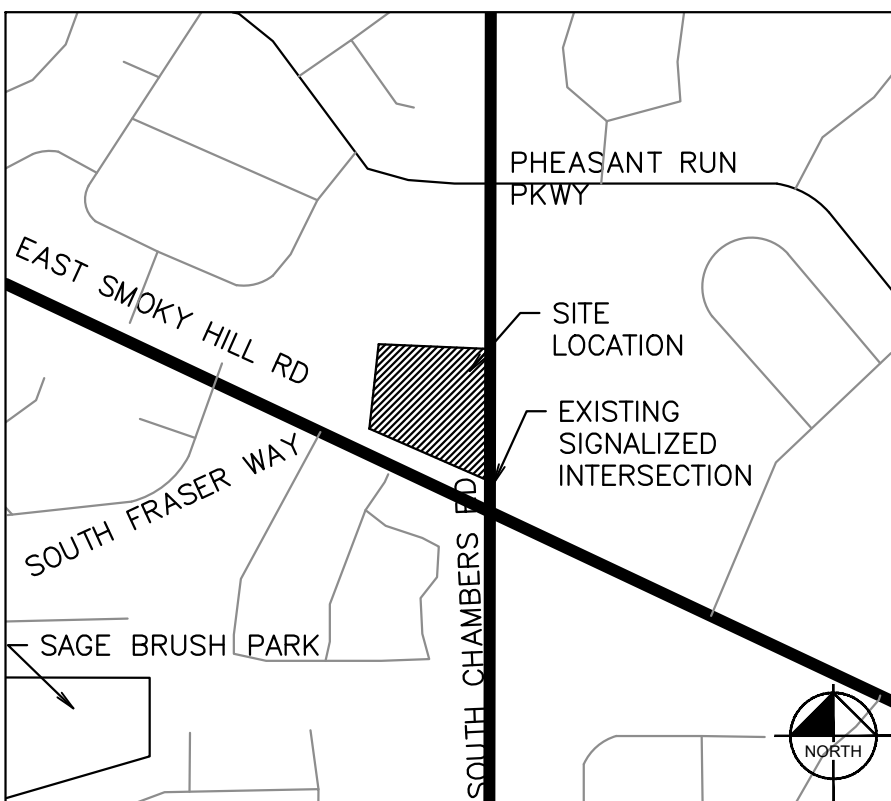


QUIKTRIP 4274

SITE PLAN, CONDITIONAL USE, AND PRELIMINARY PLAT

A PARCEL OF LAND LOCATED IN THE NORTHEAST $\frac{1}{4}$ SECTION 7 TOWNSHIP 5 SOUTH,
RANGE 66 WEST, 6TH P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP
SCALE 1"=500'

AMENDMENTS

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING & ZONING COMMISSION: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:

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

_____ COUNTY AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____ AD, _____

CLERK AND RECORDER: _____

DEPUTY: _____

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, _____ HAS
(CORPORATION, COMPANY, OR INDIVIDUAL)

CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, _____

BY: _____ CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF _____

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: _____

Kimley»Horn

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

DESIGNED BY: MGK
DRAWN BY: MGK
CHECKED BY: DNP
DATE: 2/19/2024

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

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

PROJECT NO.
096888040

DRAWING NAME

1

Do not include the plat in the site plan title.

Removed from title.

FLOODPLAIN:

THIS SITE IS A PART OF FEMA FIRM FLOOD PANEL NUMBER 08005C0193L, EFFECTIVE ON SEPTEMBER 4, 2020, AND IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE COLORADO CENTRAL ZONE 0502, NORTH AMERICAN DATUM (NAD OF 1983). DISTANCE AS SHOWN HEREON ARE GROUND UNITS. BEING THE SOUTH LINE OF LOT 1, BLOCK 1, PHEASANT RUN SUBDIVISION FILING NO. 12, BEARING N66°18'20"W, BETWEEN MONUMENTS SHOWN HEREON.

BENCHMARK:

VERTICAL RELIEF WAS MADE FROM AN ON THE GROUND SURVEY, CONTOURS SHOWN HEREON ARE AT 1' INTERVALS USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 12A. SITE VERTICAL WAS ESTABLISHED BY USING CITY OF AURORA BENCH MARK "5S6607NE002"

3" BRASS CAP LOCATED AT INLET STRUCTURE AT THE NORTHEAST CORNER OF S. EVANSTON ST. AND SMOKY HILL RD.
ELEVATION: 5716.31 FEET (NAVD 1988)

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NORTHEAST $\frac{1}{4}$ SECTION 7, TOWNSHIP 5 SOUTH, RANGE 66 WEST, 6TH P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO.

PROJECT DATA:

LAND AREA WITHIN PROPERTY LINE _____ ± 1.13 ACRES
BUILDING COVERAGE _____ ± 5,312 SF, 0.12 ACRES
CANOPY COVERAGE _____ ± 6,571 SF, 0.15 ACRES
HARDSCAPE _____ ± 0.96 ACRES
LANDSCAPE _____ ± 0.17 ACRES
NUMBER OF BUILDINGS _____ 1
MAXIMUM ALLOWABLE HEIGHT OF BUILDINGS _____ 100 FT
MAXIMUM PROPOSED HEIGHT OF BUILDINGS _____ 22'-6"
NUMBER OF ENCLOSURES / CANOPIES _____ 1
MINIMUM CANOPY HEIGHT _____ 17 FT (APPROX)
MAXIMUM HEIGHT OF ENCLOSURES / CANOPIES _____ 22 FT (APPROX)
PRESENT ZONING CLASSIFICATION _____ MIXED USE CORRIDOR (MU-C)
PROPOSED USE _____ MOTOR VEHICLE FUEL DISPENSING STATION (CONDITIONAL USE) AND CONVENIENCE STORE

2015 IBC OCCUPANCY CLASSIFICATION (ENCLOSURES) _____ M
2015 IBC OCCUPANCY CLASSIFICATION (CANOPIES) _____ U
CONSTRUCTION TYPE (ENCLOSURES) _____ NON-SPRINKLERED
CONSTRUCTION TYPE (CANOPIES) _____ NON-SPRINKLERED
TOTAL PERMITTED SIGN AREA _____ 600 SQ. FT.
PROPOSED TOTAL SIGN AREA _____
MONUMENT SIGN AREA _____ 24 SF
TOTAL BUILDING SIGN AREA _____ SEE TOTAL
FRONT _____ SEE TOTAL
BACK _____ SEE TOTAL
CANOPY SIGN AREA (1 @ 14 SF EA) _____ 14 SF
TOTAL SIGN AREA _____ 38 SF
PROPOSED NUMBER OF SIGNS _____ 2
LOADING SPACES REQUIRED AS PER CODE _____ N/A
TOTAL NUMBER OF PROPOSED PARKING SPACES _____ 19

TABLE 1106.1 ACCESSIBLE PARKING SPACES		
TOTAL PARKING SPACES PROVIDED IN PARKING FACILITIES	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES	
1 to 25	1	
26 to 50	2	
51 to 75	3	
76 to 100	4	
101 to 150	5	
151 to 200	6	
201 to 300	7	
301 to 400	8	
401 to 500	9	
501 to 1,000	2% of total	
1,001 and over	2% plus one for each 100, or fraction thereof, over 1,000	

1106.5 Van spaces. For every six or fraction of six accessible parking spaces, at least one shall be a van-accessible parking space. Exception: In Group R-2 and R-3 occupancies, van accessible spaces located within private garages shall be permitted to have vehicular routes, entrances, parking spaces and access aisles with a minimum vertical clearance of 7 feet (2134 mm). 1106.6 Location.

Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. In parking facilities that do not serve a particular building, accessible parking spaces shall be located on the shortest route to an accessible pedestrian entrance to the parking facility. Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances. Exceptions:

1. In multilevel parking structures, van-accessible parking spaces are permitted on one level.
2. Accessible parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, parking fee and user convenience.

CONTACTS:

DEVELOPER:
QUIKTRIP CORPORATION
12000 WASHINGTON ST. STE 175
THORNTON, CO 80241
PHONE: (303) 248-0435
CONTACT: JESSICA GLAVAS

OWNER:
QUIKTRIP CORPORATION
12000 WASHINGTON ST. STE 175
THORNTON, CO 80241
PHONE: (303) 248-0435
CONTACT: JESSICA GLAVAS

ARCHITECT:
LICKEL ARCHITECTURE
14 W 3RD ST. STE 100
KANSAS CITY, MO 64105
PHONE: (913) 389-7866
CONTACT: AMANDA SPITZER

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER ST. STE 1500
DENVER, CO 80237
PHONE: (303) 228-2327
CONTACT: SHELBY MADRID, P.E.

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER ST. STE 1500
DENVER, CO 80237
PHONE: (303) 228-2319
CONTACT: CHRIS HEPLER, PLA

SHEET INDEX

Sheet Number	Sheet Title
1	COVERSHEET
2	GENERAL NOTES
3	MASTER SITE PLAN
4	GRADING & UTILITY PLAN
5	SITE DETAILS
6	LANDSCAPE PLAN
7	TREE MITIGATION PLAN
8	LANDSCAPE DETAILS
9	PHOTOMETRIC PLAN
10	SITE LIGHTING DETAILS
11	SITE LIGHTING DETAILS
12	BUILDING ELEVATIONS
13	CANOPY ELEVATIONS

1st Review
Aurora Water
Jenny Wynn
jwynn@auroragov.org

Advisory Comment: Site Plan can not be approved until PDR is approved.

Sheets 9 thru 11 were omitted on this submittal. Provide lighting plans with the next submittal.

The photometric plan needs to be included in this set showing the site lighting spillover 10 ft into adjacent properties.

Photometric included in 2nd submittal.

PARKING SUMMARY:

BICYCLE PARKING	2 REQ.	2 PROVIDED
LOT 1		
STANDARD CUSTOMER (3 PER 1000 GROSS FLOOR AREA):	16	18
ACCESSIBLE (1 PER 25 SPACES):	1	1
ACCESSIBLE (VAN COMPLIANT) (1 PER 6 ACCESSIBLE SPACES):	1	1
TOTAL:	18	20



Know what's below.
Call before you dig.

1. 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.

2. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.

3. ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK, NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.

4. EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS BUT NOT LIMITED TO GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.

5. EMERGENCY INGRESS AND EGRESS – 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".

6. THE 2015 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.

7. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO: GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.

8. 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.

10. THE DEVELOPER SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF TOWER ROAD AND E 32ND PARKWAY, 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.

11. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE, OR RELOCATED ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHT-OR-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.

12. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

13. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER

14. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PLANTING IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

15. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.

16. 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.

Add 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.

Add Note:
Final grade shall be at least six (6) inches below any exterior wood siding on the premises.

Add Note:
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.

CITY OF AURORA REQUIRED NOTES:

1. CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

2. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

"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 entrance to the 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 ENGINEERS' Development/Design Standards section of this Guidebook for items to be shown on a Site Plan).

SPECIFICATIONS.

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.

8. IT IS THE CONSULTANT'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE, AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NEEDED DUE TO CONFLICTS, ON EITHER ON-SITE OR OFF-SITE, WHICH ARISE IN THE FIELD, WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY. THE CONSULTANT SHALL BE RESPONSIBLE TO MEET THE CITY STANDARDS AND SPECIFICATIONS AND THE CITY CODE SHALL BE BORNE SOLELY BY THE DEVELOPER.

9. THE OWNER/DEVELOPER MUST OBTAIN THE WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.

10. CONCRETE SHALL NOT BE PLACED UNTIL THE FORMS HAVE BEEN INSPECTED BY PUBLIC IMPROVEMENTS INSPECTIONS. SUBMITTAL REQUIREMENTS AND PROCEDURES 2-14 2023

11. PAVING OF PUBLIC STREETS SHALL NOT START UNTIL A SOIL REPORT AND PAVEMENT DESIGN IS APPROVED BY THE CITY ENGINEER, PROOF ROLLING, AND SUBGRADE AND TRENCH COMPACTION TESTS TAKEN BY THE DEVELOPER'S GEOTECH ARE APPROVED BY PUBLIC IMPROVEMENTS INSPECTIONS/MATERIALS LAB.

12. STANDARD CITY OF AURORA CURB RAMPS SHALL BE CONSTRUCTED AT ALL CURB RETURNS, AT ALL "T" INTERSECTIONS AND AT ALL CURBSIDE KIOSKS OR CLUSTERS, UNLESS OTHERWISE MODIFIED BY THESE PLANS.

13. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.

14. ALL ELEVATIONS ARE (INDICATE TOP OF CURB OR FLOW LINE) UNLESS OTHERWISE NOTED.

15. THE CITY OF AURORA SHALL NOT BE LIABLE FOR THE MAINTENANCE OF (INSERT NAME OF SPECIFIC PRIVATE IMPROVEMENT(S), OR ANY PRIVATE IMPROVEMENTS IF UNKNOWN.) THESE FACILITIES MAY NOT MEET CITY STANDARDS AND SHALL REMAIN IN PRIVATE MAINTENANCE BY (INSERT NAME OF ENTITY TO BE RESPONSIBLE FOR THE MAINTENANCE) IN PERPETUITY. THESE PRIVATE FACILITIES INCLUDE, IF PROVIDED, THE PRIVATE UNDERDRAIN SYSTEM PLACED WITHIN THE PUBLIC RIGHT-OF-WAY.

16. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR CONTACTING CDOT TO ENSURE ALL WORK ON OR ADJACENT TO STATE HIGHWAYS OR CDOT R.O.W. MEETS CDOT REQUIREMENTS.

17. THE PUBLIC STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OFWAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE PUBLIC STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREETLIGHT 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

Add Note:
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 METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. IT IS THE DEVELOPER'S/OWNERS' RESPONSIBILITY TO CONTACT XCEL ENERGY TO INITIATE AND OBTAIN ELECTRICAL SERVICE FOR ANY NEW DEVELOPMENT/REDEVELOPMENT DURING THE PLAN REVIEW PROCESS. SUBMITTAL REQUIREMENTS AND PROCEDURES 2-15 2023

28. ENSURE THAT THE PROVISIONS OF CRS 37-92-602, AS AMENDED BY SENATE BILL 15-212, REGARDING NOTIFICATION OF DOWNSTREAM WATER RIGHTS HOLDERS ARE UPHELD.

OR IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT WITHIN THE WATERS OF THE STATE. THE RESPONSIBILITY OF THE ENGINEER IS TO PROVIDE A COPY OF THE ARMY CORP OF ENGINEERS' REQUIREMENTS TO THE CITY OF AURORA. THE ARMY CORP OF ENGINEERS SHALL BE SUBMITTED TO THE CITY OF AURORA STATING SUCH. CITY APPROVAL OF THE CONSTRUCTION PLANS IS SUBJECT TO THE OWNER/CONTRACTOR OBTAINING A 404 PERMIT, IF APPLICABLE. A COPY OF THIS PERMIT SHALL BE SUBMITTED TO THE CITY OF AURORA PRIOR TO ANY PERMITS BEING ISSUED.

20. ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, UNLESS OTHERWISE NOTED BY THE CITY OF AURORA.

21. PRIVATE UNDERDRAIN SYSTEMS FOR GROUNDWATER DISCHARGES FROM FOUNDATION DRAINS SHALL BE OWNED AND MAINTAINED BY THE HOA/METRO DISTRICT (SELECT ONE).

22. PROJECT SHALL COMPLY WITH UTILITY ENGINEERING INVESTIGATION AND DOCUMENTING REQUIREMENTS PER CRS 9-1.5-101 ET SEQ., AS AMENDED, WHEN THE PROJECT INCLUDES EXCAVATION. BY STAMPING THE PLAN THE ENGINEER OF RECORD IS CERTIFYING THE PLAN MEETS THE STANDARDS ESTABLISHED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS' ASCE 38 STANDARD, LATEST PUBLICATION, FOR DEFINING THE ACCURACY OF A FACILITY OR UTILITY. PROJECT SHALL COMPLY WITH AURORA WATER STANDARDS AND SPECIFICATIONS, LATEST EDITION, WHEN THE PROJECT INCLUDES EXCAVATION, INCLUDING BUT NOT LIMITED TO INSTALLATION OF ELECTRONICALLY TRACEABLE MARKERS OR BEING TRACEABLE BY APPROVED ELECTRONIC METHODS FOR ALL SUBSURFACE UTILITIES

23. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY

24. SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE AURORA WATER ENGINEERING SERVICES MANAGER, OR DESIGNEE.

25. PROPOSED PROJECT PHASING SHALL BE INCLUDED IN THE CIVIL PLANS. THE PHASING PLAN SHALL INCLUDE A DESCRIPTIVE NARRATIVE FOR EACH PHASE ALONG WITH PLAN VIEW. SUBMITTAL REQUIREMENTS AND PROCEDURES 2-16 2023

26. CRITICAL TRAFFIC CONTROL AREAS, AS IDENTIFIED BY THE TRAFFIC MANAGER DURING CIVIL PLAN REVIEW, ARE CIRCUMSTANCES THAT DEVELOP RESULTING FROM TEMPORARY MODIFICATIONS TO THE ROADWAY NETWORK. CRITICAL TRAFFIC CONTROL AREAS CAN INCLUDE, BUT ARE NOT LIMITED TO:

- LANE CLOSURES RESULTING IN REDUCTION IN VEHICLES CAPACITY GREATER THAN 50%
- PROXIMITY TO INTERSECTIONS, ACCESS DRIVES, RAIL LINES,
- LOCATIONS WITH HIGHER MULTIMODAL MOVEMENTS, OR
- OTHER SPECIAL CIRCUMSTANCES

WHEN IDENTIFIED, THE CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS (TCPS) TO THE CITY THROUGH THE PUBLIC IMPROVEMENT PERMIT APPLICATION PROCESS FOR THE CITY'S REVIEW AS SOON AS POSSIBLE OR A MINIMUM OF FOUR WEEKS IN ADVANCE OF CONSTRUCTION. IN ADDITION, AS PART OF THE PUBLIC IMPROVEMENT PERMIT AND TCP, THE CONTRACTOR MAY BE REQUIRED TO PROVIDE ADVANCE NOTICE (MINIMUM TWO WEEKS) TO NEARBY IMPACTED USERS. NOTIFICATIONS BY THE CONTRACTOR MAY BE REQUIRED TO NEIGHBORING RESIDENCES, BUSINESSES, OR IMPACTED OPERATIONS OF EMERGENCY RESPONSE ENTITIES (LAW ENFORCEMENT, FIRE, AND MEDICAL), TRANSIT, DELIVERY COMPANIES, ETC., AS DETERMINED BY THE TRAFFIC MANAGER AT TIME OF THE TCP REVIEW

27. THE CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE (ROADWAY AS SHOWN IN THE INFRASTRUCTURE SITE PLANS) MUST BE APPROVED PRIOR TO ISSUANCE OF ADJACENT BUILDING PERMITS. CONSTRUCTION SHOWN ON CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF TEMPORARY

Remove these notes which are required on the civil plans.


Notes removed.

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

DESIGNED BY: MGK
DRAWN BY: MGK
CHECKED BY: DNP
DATE: 2/19/2024

GENERAL NOTES

FOR REVIEW ONLY
NOT FOR CONSTRUCTION


Kimley-Horn and Associates, Inc.

DRAWING NAME

2

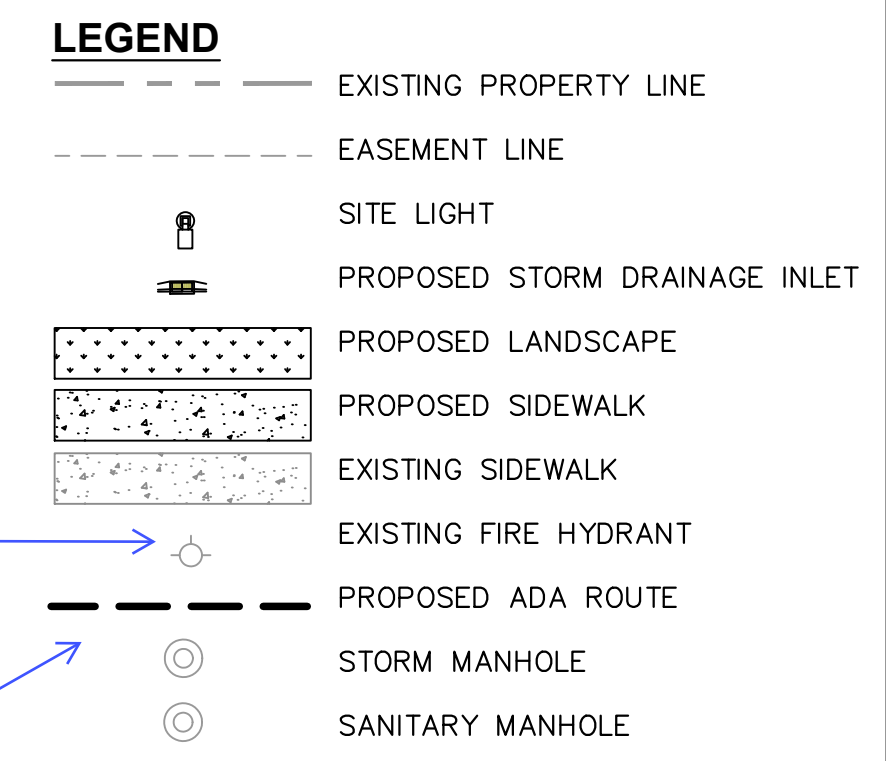
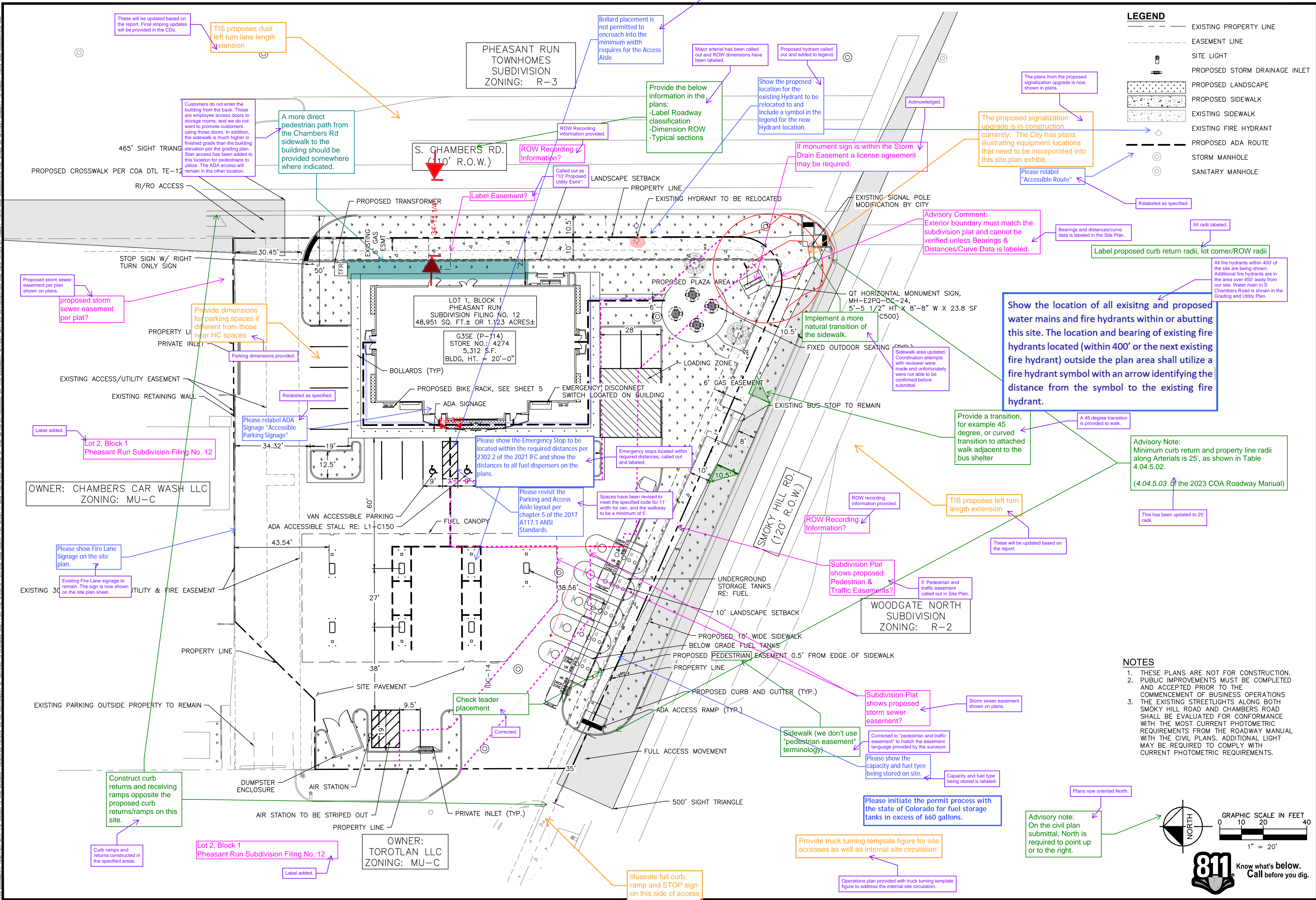
811 Know what's below. Call before you dig.

PROJECT NO. 09688040

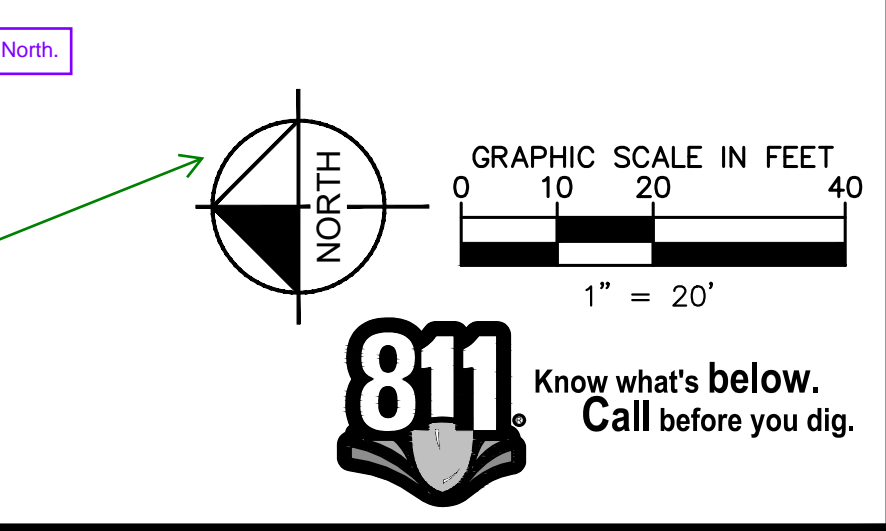
DRAWING NAME

2

Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc. for any and all claims, damages, losses, or expenses, including reasonable attorneys' fees, that may be incurred by any third party as a result of the use of the information contained herein for any purpose other than that for which it was prepared. BEUSE OF AND IMPODER RELEASE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. FOR ANY AND ALL CLAIMS, DAMAGES, LOSSES, OR EXPENSES, INCLUDING REASONABLE ATTORNEYS' FEES, THAT MAY BE INCURRED BY ANY THIRD PARTY AS A RESULT OF THE USE OF THE INFORMATION CONTAINED HEREIN FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED.



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



Kimley»Horn	
2023 KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, CO 80111 (303) 228-2300	
DESIGNED BY: MGK	DATE: 2/19/2024
DRAWN BY: MGK	CHECKED BY: DNP
QUIKTRIP 4274 E. SMOKY HILL RD & S. CHAMBERS RD SITE PLAN COUNTY OF ARAPAHOE, STATE OF COLORADO MASTER SITE PLAN	
FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley-Horn and Associates, Inc.	
PROJECT NO. 09688040	DRAWING NAME
3	

Note added stating pavement material type cannot be determined until the time of construction.

1.5" meter and tap already exist for this site. Please indicate that the old service will be abandoned and capped at the main if it is not being used

OLD SERVICE TO BE ABANDONED AND CAPPED AT MAIN.

Existing street lights called out.

Callout existing street lights. Advisory note: Photometric analysis for ROW lighting of Chambers and Smokey Hill will be required with the civil plan submittal.

PHEASANT RUN TOWNHOMES SUBDIVISION ZONING: R-3

please specify as wet tap with size if necessary

Specified as wet tap with size noted in callout on plans.

This driveway is an existing driveway and the current grades are being maintained. The driveway into the adjacent property site is low and cannot be altered because it is not within the property line. The driveway to the adjacent property to the west has been called out on the site and grading plan. The bottom of this driveway holds the bottom elevation of the driveway entrance into our site. The slopes on the driveway entrances off of Chambers match the existing grades.

Private street, private driveway, parking lot drive, and fire lane grades, other than single family residential, may be up to 6% maximum when sloping up toward the public street. (4.05.4 of the 2023 COA Roadway Manual)

Min grade in asphalt is 1%, min grade in concrete is 0.5% (typ) (2.08.1.06 of the 2023 COA Roadway Manual)

This area will be graded as a minimum 1% per the grading plan.

max grade outside ROW is 3:1

This area will be less than 3:1 per our grading plan.

Ramp crossing Chambers should be aligned with the direction of pedestrian travel. If paired ramps do not work well due to the skew of the intersection, we may consider a full drop ramp.

All sizes and materials of sanitary, storm, and water mains are now labeled.

Please label sizes and materials of existing sanitary, storm, and water mains.

Show the proposed signal by HSIP and ensure you have the minimum 5'x5' landing. Per the pre-application notes, ensure your design is coordinated with COA signal design.

Proposed signal design incorporated into plans. A minimum of a 5'x5' landing is incorporated into design.

The existing sanitary service is to the south of the building. The sanitary will exit the proposed building on the back on the north side. Due to the underground stormwater and fuel tanks in the parking lot area, the connection to the sanitary main at the existing location is not feasible, unless the service lateral ran in parallel to the existing main.

We recommend using the existing sanitary service for this site if possible.

If existing sanitary service will not be used, please specify that it will be capped at the main.

Add Note: The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent.

Add Note: Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%.

It is assumed the existing sanitary ties into manhole #1009. We are not utilizing this existing service and the pipes will be removed up to the property line and capped at the property line. We have no data on where this line ties into and what other service laterals are connected to it.

Please show proposed easements on this page.

WOODGATE NORTH SUBDIVISION ZONING: R-2

OWNER: CHAMBERS CAR WASH LLC ZONING: MU-C

PROPOSED FUEL DISPENSER (TYP.)

PROPOSED FUEL CANOPY EDGE

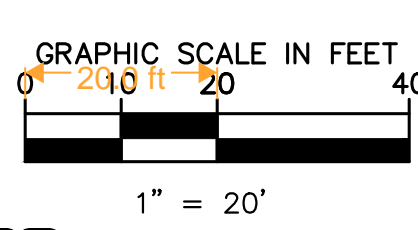
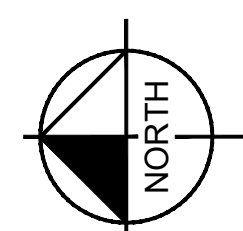
OWNER: TOROTLAN LLC ZONING: MU-C

LEGEND

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

GENERAL NOTES

- THESE PLANS ARE NOT FOR CONSTRUCTION. REFER TO THE FINAL APPROVED CONSTRUCTION PLANS.
- ALL GRADE ELEVATIONS ARE TOP OF PAVEMENT ELEVATIONS UNLESS INDICATED OTHERWISE.
- ALL SANITARY SEWER PIPES AND STRUCTURES TO BE INSTALLED WILL BE PRIVATE FACILITIES. OTHERWISE NOTED AND SHALL BE MAINTAINED BY PROPERTY OWNER.
- ACCESSIBLE PARKING STALLS AND ROUTE SHALL MAINTAIN A MAX 2% SLOPE IN ANY DIRECTION.
- THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF THE PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED METHOD OF DIVERTING STORM DRAINAGE AWAY FROM THE FOUNDATION.
- IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING SHALL BE SLOPED AT A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING. THE MAXIMUM LONGITUDINAL SLOPE IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.



DESIGNED BY: MGK
DRAWN BY: MGK
CHECKED BY: DNP
DATE: 2/19/2024

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

GRADING & UTILITY PLAN

PROJECT NO. 096888040
DRAWING NAME

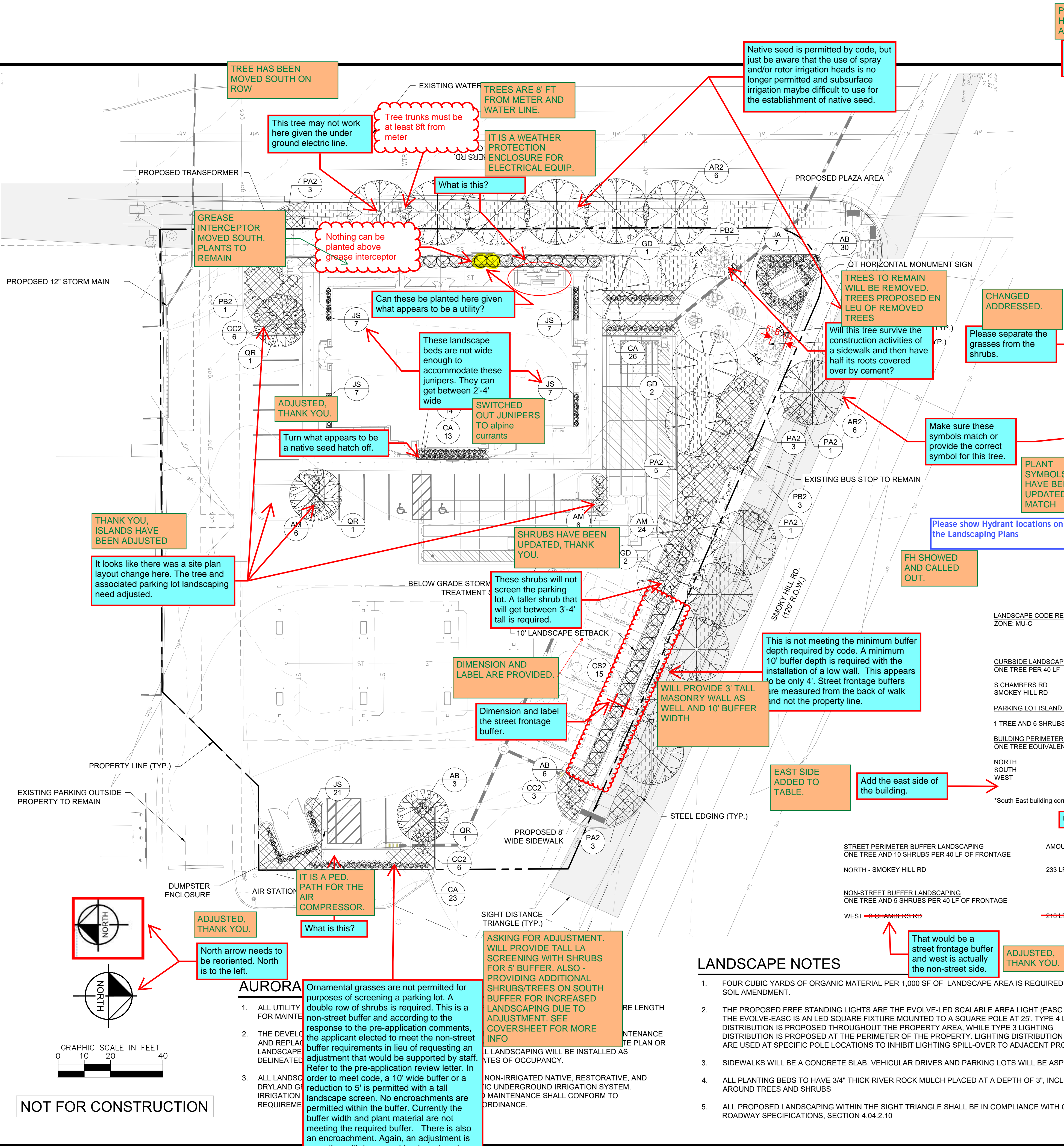
4

[illegible]

4 MEMBERS RD
 CO OF COLORADO
 DESIGNED BY: MGR
 DRAWN BY: MGR
 CHECKED BY: DNP
 DATE: 2/19/2024

9.	QUIKTRIP 427 E. SMOKY HILL RD & S. CHAMBERLAIN SITE PLAN COUNTY OF ARAPAHOE, STATE OF COLORADO SITE DETAILS
	PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley-Horn Kimley-Horn and Associates, Inc.
	PROJECT NO. 096888040
	DRAWING NAME 5

\\s:\dev\civil\09688040.dwg 4/27/24 09:05:34 C:\Users\KIMLEY\OneDrive\Documents\KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IS STRICTLY PROHIBITED. KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, CO 80111 (303) 228-2500



Landscape Schedule						
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	WATER USE	QUANTITIES	COMMENTS
SHRUBS	+	BLUE MIST SPIREA "DARK KNIGHT" <i>Caryopteris clandonensis</i>	HEIGHT/SPREAD 24" x 36" HT MIN 5 GAL.	L	15	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
	○	RUSSIAN SAGE <i>Perovskia atriplicifolia</i>	HEIGHT/SPREAD 48" x 48" HT MIN 5 GAL.	VL	19	
	●	SPANISH GOLD BROOM <i>Cytisus purgon "Spanish Gold"</i>	HEIGHT/SPREAD 48" x 72" HT MIN 5 GAL.	VL	38	
	⊙	MANZANITA "PANCHITO" <i>Arctostaphylos Manzanita</i>	HEIGHT/SPREAD 6" x 24" HT MIN 5 GAL.	L	36	
	⊛	SKYROCKET JUNIPER <i>Juniperus Scapularum "Skyrocket"</i>	HEIGHT/SPREAD 72" x 24" HT MIN 5 GAL.	L	63	
	⊙	ARCADIA JUNIPER <i>Juniperus sabina "Arcadia"</i>	HEIGHT/SPREAD 24" x 48" HT MIN 5 GAL.	VL	7	
DECIDUOUS TREES	⊙	FEATHER REED <i>Calamagrostis Aculiflora "Karl F."</i>	HEIGHT/SPREAD 32" x 24" HT MIN 5 GAL.	L	62	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
	⊙	STREET KEEPER HONEYLOCUST <i>Gleditsia tricanthos "Draves"</i>	2" CALIPER 45"X20"	L	5	
	⊙	RED MAPLE <i>Acer rubrum</i>	2" CALIPER 40"X30"	M	12	
	⊙	NORTHERN RED OAK <i>Quercus Rubra</i>	2" CALIPER 40"X30"	L	3	
EVERGREEN	⊙	BLACK HILLS SPRUCE <i>Picea glauca "Densata"</i>	6' MINIMUM HT 20'X10'	M	5	
MISC		NATIVE SHORT GRASS SEED MIX			5,978 S.F.	
		2"-3" ROCK COBBLE MULCH			5,437 S.F.	

LANDSCAPE CODE REQUIREMENTS: ZONE: MU-C		AMOUNT	REQUIRED	PROVIDED
CURBSIDE LANDSCAPING: ONE TREE PER 40 LF				
S CHAMBERS RD		218 LF	6 TREES	6 TREES
S MOKEY HILL RD		233 LF	6 TREES	6 TREES
PARKING LOT ISLAND LANDSCAPE: 1 TREE AND 6 SHRUBS PER 9'X19' ISLAND		4 ISLANDS	4 TREES AND 24 SHRUBS	4 TREES* AND 27 SHRUBS
BUILDING PERIMETER LANDSCAPING: ONE TREE EQUIVALENT PER 40 LF				
NORTH		53' 8"	1.3 T.E.	1.4 T.E.
SOUTH		53' 8"	1.3 T.E.	1.4 T.E.
WEST		92' 4"	2.3 T.E.	2.7 T.E.
*South East building corner parking lot perimeter buffer due to below grade stormwater treatment system				
STREET PERIMETER BUFFER LANDSCAPING ONE TREE AND 10 SHRUBS PER 40 LF OF FRONTAGE		AMOUNT	BUFFER REQUIRED	BUFFER PROVIDED
NORTH - SMOKEY HILL RD		233 LF	20' WIDTH	10' WIDTH
NON-STREET BUFFER LANDSCAPING ONE TREE AND 5 SHRUBS PER 40 LF OF FRONTAGE				
WEST - S CHAMBERS RD		218 LF	10' WIDTH	10' WIDTH
				6 TREES AND 27 SHRUBS
				5 PROPOSED AND 1 EXISTING TREE & 61 SHRUBS

LANDSCAPE NOTES

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

FIRE SAFETY LANDSCAPE NOTES

- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS. FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

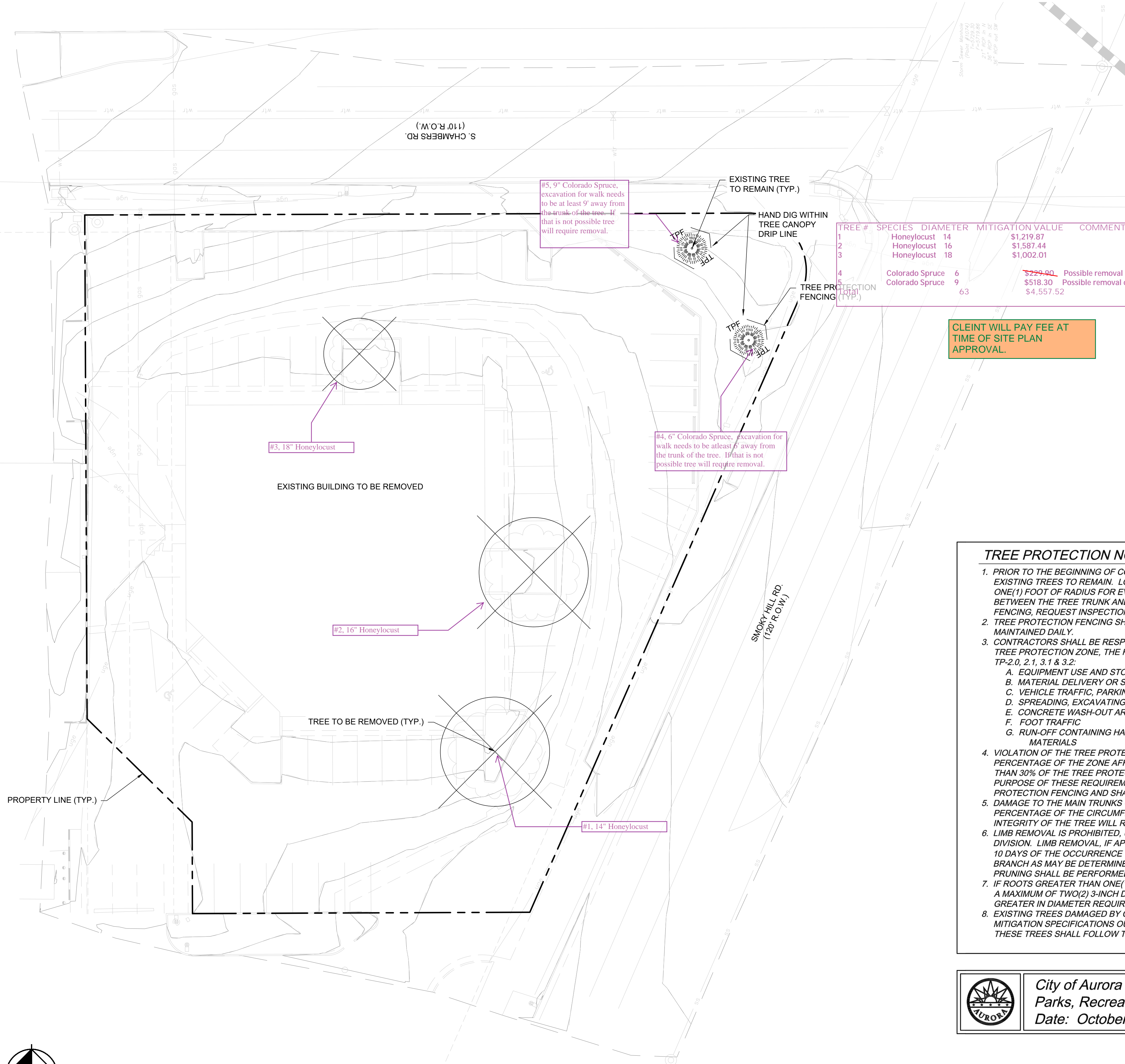
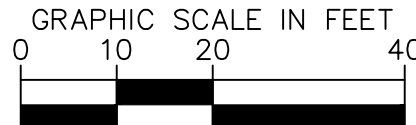
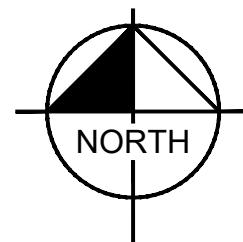
Kimley»Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, CO 80111 (303) 228-2500

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


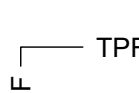

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.
PROJECT NO.
09688040
DRAWING NAME

6

I:\projects\09688040\09688040.dwg, 10/27/2020, 10:40:00 AM, Kish, Mody
THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC PURPOSES AND NOT FOR ANY OTHER PURPOSES. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM KIMLEY-HORN AND ASSOCIATES, INC.



SYMBOL KEY

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

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Honeylocust	14	\$1,219.87		6
2	Honeylocust	16	\$1,587.44		6
3	Honeylocust	18	\$1,002.01		4
4	Colorado Spruce	6	\$224.40	Possible removal due to walk	2
5	Colorado Spruce	9	\$518.30	Possible removal due to walk	4
6		63	\$4,557.52		22

CLEINT WILL PAY FEE AT TIME OF SITE PLAN APPROVAL.

TREE PROTECTION NOTES

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



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

TREE PROTECTION
NOTES

PROS
TP-1.0

NOT FOR CONSTRUCTION



Kimley»Horn

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

DESIGNED BY: AMC
DRAWN BY: AMC
CHECKED BY: CPH
DATE: 2/19/2024

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

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

PROJECT NO.
09688040
DRAWING NAME

7

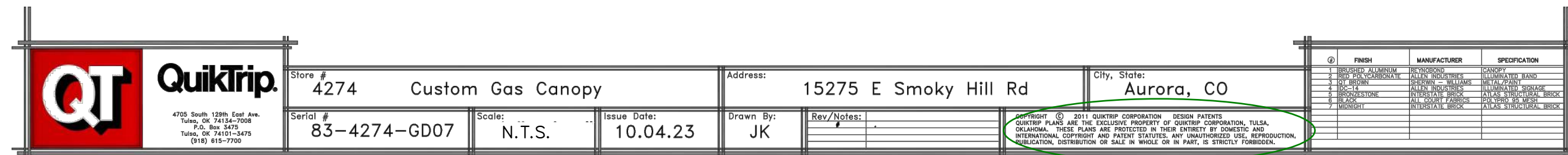


PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley-Horn
Kimley-Horn and Associates, Inc.



Corrected.

Corrected.



(2.03.5.10 of the 2023 COA Roadway Manual)

Note removed.