

April 4, 2025

Ani Karabashian  
City of Aurora - Planning Department  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012

**RE:    Application Number: DA-2399-00**  
**Initial Submission Review: QUIKTRIP 4217 - ISP AND PLAT**  
**Case Numbers: 2024-6046-00 (ISP) / 2024-3058-00 (PLAT)**

Dear Ani,

Thank you for the comments on March 14, 2025 for the above-mentioned project. To address your comments concisely and simplify your review of the third Submission, we have summarized your comments and our responses below.

### **COMMENT RESPONSE LETTER: THIRD SUBMISSION REVIEW**

- Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before March 28, 2025.
- Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.
- The estimated Planning & Zoning Commission hearing date will be based on your next submission. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility, and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.
- Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

### **CITY OF AURORA**

**Planner 1: Ani Karabashian / 303-739-7133 / akarabas@auroragov.org**

#### **Summary of Key Comments From All Departments**

- Update Landscape Requirements Table (see Item 1A)
- Update Landscape Requirements Table (see Item 1A)
- Extended Fire Lane easement with a "Temporary" Gravel Surface (see Item 5C)
- Reach Out to Aurora Water (see Item 6B)
- Tree Mitigation (see Items 7B-7D)
- Highlighted portion of the legal description not needed (see Item 8A)

## PLANNING DEPARTMENT COMMENTS

### 1. LANDSCAPING ISSUES

Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal

#### Site Plan Comments

##### Sheet 11

1A. Update the Landscape Requirements table per the review comments provided.

- *Response: Landscape table has been updated per comments, along with basemap changes reflecting updated tree and shrub counts.*

##### Sheets 12

1B. Remove the note regarding street trees as street trees are not being provided.

- *Response: Understood, Note has been removed as requested.*

1C. While the response to the previous review comments indicates that the shrubs have been placed within edger, there does not appear to be any edger included for the shrubs provided within the detention basins.

- *Response: Edger has been added to the tree ponds.*

##### Sheet 13

1D. Shift and/or adjust trees as it appears the trees are over the utilities entering the site from the street.

- *Response: Trees have been adjusted to be offset newly proposed utility lines.*

##### Sheet 14

1E. Shift and/or adjust trees as it appears the trees are over the utilities entering the site from the street.

- *Response: Trees have been adjusted to be offset newly proposed utility lines.*

1F. This storm line was not proposed in the prior submittal. The street trees should be located along the back of walk.

- *Response: 10' ft utility easement proposed at back of walk along the perimeter of the infrastructure loop. Trees have been respaced to 35' ft on center, requiring 1 tree to be substituted with 12 additional shrubs along 35<sup>th</sup> ave.*

### 2. ADDRESSING

Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org)

*Please upload the following information in the next resubmittal, do not wait until the final submittal.*

2A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- i. Parcels
- ii. Street lines
- iii. Building footprints (if available)

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

- *Response: A digital addressing file has been included with this submittal.*

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### 3. CIVIL ENGINEERING

**Sara Siggue / (303) 960-1958 / [ssiggue@auroragov.org](mailto:ssiggue@auroragov.org) / Comments in green**

**3A. Comments Addressed.**

- *Response: Acknowledged.*

### 4. TRAFFIC ENGINEERING

**Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in orange**

**4A. Minor Traffic Impact Study comment regarding 38th & Chambers safety assessment. Text needs to be adjusted to note mitigation measure to be addressed by applicant as site traffic will exacerbate conditions at the intersection.**

- *Response: Traffic Impact Study updated per comment.*

**4B. Minor Site Plan comment to note SE corner mast arm layout needs to be identified correctly.**

- *Response: Mast arm has been adjusted to accurately portray the existing traffic signal.*

**4C. Ready for Tech Referral.**

- *Response: Acknowledged.*

### 5. FIRE / LIFE SAFETY

**Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue**

#### **Site Plan Comments**

#### **Sheet 3 Overall Site Plan**

**5A. It is the preference of Fire Life Safety for the existing Fire Lane Easement shown to extend through the highlighted area and continue to Chambers Road rather than extend to the north with a temporary gravel surface.**

- *Response: Acknowledged, added a stabilized gravel surface through the highlighted area to Chambers Road.*

**5B. Please show the hydrant spacing along the Private Drive.**

- *Response: Hydrants are not required along the Private Drive, see the hydrant distances noted adjacent to hydrants shown in the utility and grading plans.*

**5C.** If the Fire Lane easement is extended as shown with a "Temporary" Gravel Surface a complete detail of the Temporary Fire Lane easement must be provided. The details must specify the material used and be rated for 85,000 lbs.

- *Response: A detail for the fire lane gravel design has been included on Sheet 10.*

#### **Sheet 4 Detailed Site Plan**

**5D.** If the Fire Lane Easement is extended as shown with a "Temporary" Gravel Surface a complete detail of the Temporary Fire Lane easement must be provided. Stabilized Gravel Roadway is not recognized. Please show Colorado Road Base #6 and be capable of withstanding the 85,000-pound load of the Fire Apparatus.

- *Response: A detail for the fire lane gravel design has been included on Sheet 10.*

#### **Sheet 5 Detailed Site Plan**

**5E.** Provide "No Parking Fire Lane" signs on alternating sides of the street every 50 feet.

- *Response: The spacing of the "No Parking Fire Lane" signs has been updated such that there are signs on alternating sides of the road every 50 feet.*

#### **Sheet 6 Detailed Site Plan**

**5F.** Provide "No Parking Fire Lane" signs on alternating sides of the street every 50 feet.

- *Response: The "No Parking Fire Lane" signs have been updated per the spacing of 50 feet.*

### **6. AURORA WATER**

**Ashley Duncan / 720 859-4319 / [aduncan@auroragov.org](mailto:aduncan@auroragov.org) / Comments in red**

**6A.** ADVISORY: The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved.

- *Response: Acknowledged.*

**6B.** All outstanding Aurora Water comments were made after discussion with supervisor. Please reach out to me ([aduncan@auroragov.org](mailto:aduncan@auroragov.org)) to schedule a meeting if you would like to discuss any of the comments.

- *Response: Acknowledged.*

#### **Site Plan Comments**

#### **Sheet 7**

**6C.** Show and label existing water and sanitary main.

- *Response: Sanitary main shown and labeled in the plan. The Water main is not in the survey.*

**6D.** Any relocated hydrant shall be replaced with new. Show lateral connection from existing main from south, not from Chambers Rd. If hydrant isn't within ROW, an easement is required.

- *Response: Hydrant connection has been updated to connect to existing main from the South. The hydrant is in the ROW.*

- 6E. This is an existing water main. Show and protect in place. If it's going to remain, depict dedicated easement. It appears there are conflicts with new proposed easements. If it's going to be removed, identify the removal, the line will need to be capped at the main, and you'll need to release the easement.
  - *Response: Demolition is not shown in the ISP, notes added to address utilities to be removed.*
  
- 6F. There is an existing storm main in approx this alignment. Identify removal of the storm line and release the easement.
  - *Response: Demolition is not shown in the ISP, notes added to address utilities to be removed.*
  
- 6G. Label existing water and sanitary mains.
  - *Response: Existing water and sanitary mains are labeled in the plans.*
  
- 6H. Verify if this existing sewer line was ever installed. Otherwise, this project will be responsible to install and extend south to E 35th Ave.
  - *Response: Per coordination with the City of Aurora, the sanitary sewer line will not be extended.*
  
- 6I. Show existing fire hydrant. Protect or cap and abandon at main.
  - *Response: Existing fire hydrant is not shown in the ISP plans, please refer to the utility and demolition exhibit.*

**Sheet 8**

- 6J. Incorrect leader (see redline on site plan)
  - *Response: Removed leader.*
  
- 6K. Remove existing hydrant.
  - *Response: Existing hydrant to be removed. Demolition is not shown in the ISP plan.*
  
- 6L. Show existing fire hydrant. Protect or cap and abandon at main.
  - *Response: Demolition is not shown in the ISP, notes added to address utilities and hydrants to be removed / capped and abandoned.*
  
- 6M. Verify if this existing sewer line was ever installed. Otherwise, this project will be responsible to install and extend south to E 35th Ave.
  - *Response: Per coordination with the City of Aurora, the sanitary sewer line will not be extended.*

**Sheet 9**

- 6N. Do not make new connection to main within Chambers Road. Connection shall be made from waterline that is connected to existing hydrant, that will be removed as part of this Project. If new waterline will be outside of ROW, then new Easement will be required.

- *Response: Connection has been updated to connect to waterline currently connected to the existing hydrant. This waterline is inside the ROW.*

**6O.** Incorrect Label (see redline on site plan).

- *Response: Label removed.*

**6P.** Install new sanitary main to intersection of E 35th Place.

- *Response: Per coordination with the City of Aurora, the sanitary sewer line will not be extended.*

**6Q.** Install new water main from approximately E 35th Place to connect to water main proposed by Ge'ez at E 35th Ave.

- *Response: Water main installed and shown in plans.*

**6R.** Adjacent Ge'ez Project (RSN 1779915) has proposed a water and sanitary main along E 35th Ave, extending to Helena St. Coordinate with them, install tee connections as needed.

- *Response:*

## 7. FORESTRY

**Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple**

**7A.** Applicant is working with consulting arborist and will be submitted with next round.

- *Response: Arborist review letter and cost has been attached to tree mitigation plan with proposed cost estimated fee to be paid.*

Comments from my last review:

**7B.** The tree mitigation Table P. 20 only has the inventory. Update the tree mitigation chart, add the appraisal that includes both the mitigation fee and inches required. You are required to hire a Consulting Arborist to conduct the tree inventory and appraisal.

- *Response: Arborist review letter and cost has been attached to tree mitigation plan with proposed cost estimated fee to be paid.*

**7C.** If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

- *Response: Payment column has been added to the mitigation chart.*

**7D.** Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

Please contact Aurora Forestry if you have any questions.

- *Response: Landscape trees will be mitigated through payment to the community tree fund.*

## 8. LAND DEVELOPMENT SERVICES

**Rebecca Westerfield / 303-739-7325 / rwesterf@auroragov.org / Comments in magenta**

## **Plat Comments**

### **Sheet 1**

- 8A. Highlighted portion of the legal description is not needed.
  - *Response: Updated the legal description.*
- 8B. Vicinity Map – label roads
  - *Response: Roads have been labeled.*
- 8C. Title Commitment must be dated within 30 days of the plat recording date.
  - *Response: Acknowledged*
- 8D. Re-label Tract B as Tract A.
  - *Response: Relabeled Tract B to Tract A.*
- 8E. See advisory comments.
  - *Response: Acknowledged.*

### **Sheet 3**

- 8F. Add recording information for the right-of-way of the roads immediately adjacent to the subdivision boundary, per COA 2025 Subdivision Plat Checklist Item #14 (Typical).
  - *Response: Updated per comment.*
- 8G. Under Miscellaneous Notes – have existing easements been released by separate document?
  - *Response: Updated per comment.*
- 8H. Correct the NW monument corner to be CC1-21 0700-06.
  - *Response: Updated per comment.*

### **Sheet 4 & 5**

- 8I. Add reception number for all existing adjacent ROW (Typical), and re-label Tract B to Tract A.
  - *Response: Updated per comment.*

### **Sheet 6**

- 8J. Add monument symbols to details, show subdivision exterior with ROW dedication (Typical), and re-label Tract B to Tract A.
  - *Response: Updated per comment.*

### **Sheet 7**

- 8K. Eliminate Tract C, Add the 10' Utility Easement on the perimeter of the subdivision adjacent to the street ROW's (Typical), and re-label Tract b to Tract A.
  - *Response: Updated per comment.*

### **Sheet 8 & 10**

- 8L. Show subdivision exterior with ROW dedication (Typical).
  - *Response: Updated per comment.*

### **Sheet 9**

- 8M. Eliminate Tract C and label as Lot 2, Block 1, and re-label Tract B to Tract A.
  - *Response: Updated per comment.*

## Site Plan Comments

### Sheet 1

8N. Highlighted portion of the legal description is not needed. Use the legal description of the new plat instead: Lots 1-4 Block 1 and Tract A Quiktrip 4217 Subdivision Filing No 1.

- *Response: Updated the legal description.*

### Sheet 3

8O. Label the 10' Utility Easement per the plat along the north property line, illustrate the Utility Easement that is shown on the south property line on the plat, and re-label Tract B to Tract A.

- *Response: Updated per comment.*

### Sheet 4

8P. Label the 10' Utility Easement per the plat.

- *Response: Updated per comment.*

### Sheet 6

8Q. Plat shows the highlighted ROW has been vacated. Eliminate the vacated ROW line.

- *Response: ROW no longer shown in plan as it has been vacated.*

We appreciate your review and approval of these plans. Please contact me at 303-228-2332 or [coy.williams@kimley-horn.com](mailto:coy.williams@kimley-horn.com) should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Coy Williams, P.E.

Project Manager

# CHAMBERS ROAD EXCHANGE SUBDIVISION

## INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 SECTION 29, TOWNSHIP 3 SOUTH, RANGE 70 WEST, COUNTY OF ADAMS, STATE OF COLORADO  
6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO

3rd Review  
Land Review Services  
Rebecca Westerfield  
rwesterf@auroragov.org  
Comments in magenta

Thank you for your review

3rd Review  
Ashley Duncan  
Aurora Water Utilities  
aduncan@auroragov.org

Thank you for reviewing our comments with the team. The plan has been updated based on the email correspondence with Ashley and Chong

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

All outstanding Aurora Water comments were made after discussion with supervisor. Please reach out to me (aduncan@auroragov.org) to schedule a meeting if you would like to discuss any of the comments

### SIGNATURE BLOCK

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

IN WITNESS THEREOF, QUIKTRIP CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. \_\_\_\_\_

BY: \_\_\_\_\_ CORPORATE SEAL  
(PRINCIPALS OR OWNERS)

STATE OF COLORADO )SS  
COUNTY OF \_\_\_\_\_)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. \_\_\_\_\_ BY  
QUIKTRIP CORPORATION,

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
(NOTARY PUBLIC) NOTARY SEAL

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

### CITY OF AURORA APPROVALS

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

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

PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CHAIRPERSON)

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_  
(MAYOR)

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

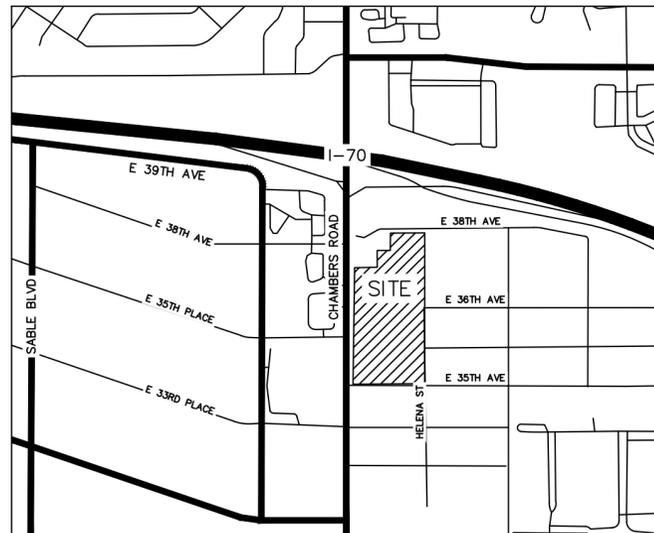
DATABASE APPROVAL DATE: \_\_\_\_\_

### RECORDER'S CERTIFICATE

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

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

### AMENDMENTS



VICINITY MAP  
SCALE: 1"=1,000'

Use the legal description of the new plat: Lots 1-4 Block 1 and Tract A QuikTrip 4217 Subdivision Filing No 1.

Updated the Legal Description

SHEET LIST TABLE	
NO.	TITLE
1	COVER SHEET
2	GENERAL NOTES
3	OVERALL SITE PLAN
4	DETAILED SITE PLAN
5	DETAILED SITE PLAN
6	DETAILED SITE PLAN
7	GRADING & UTILITY PLAN
8	GRADING & UTILITY PLAN
9	GRADING & UTILITY PLAN
10	SITE DETAILS SHEET
11	OVERALL LANDSCAPE PLAN
12	LANDSCAPE PLAN 1
13	LANDSCAPE PLAN 2
14	LANDSCAPE PLAN 3
15	LANDSCAPE DETAILS
16	TREE MITIGATION PLAN 1
17	TREE MITIGATION PLAN 2
18	TREE MITIGATION CHART
19	PHOTOMETRIC PLAN
20	SITE LIGHTING DETAILS

### LEGAL DESCRIPTION:

LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO AND

LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO, AND

COMMENCING AT THE NW QUARTER OF SECTION 29; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 29 A DISTANCE OF 471.00 FEET; THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES 56 MINUTES 00 SECONDS AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 29 A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE EAST RIGHT OF WAY LINE OF CHAMBERS ROAD; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 600.00 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 56 MINUTES 00 SECONDS AND PARALLEL WITH THE WEST LINE OF SAID SECTION 29 A DISTANCE OF 522.52 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 89 DEGREES 05 MINUTES 38 SECONDS A DISTANCE OF 600.00 FEET TO THE POINT LYING ON THE EAST RIGHT OF WAY LINE OF CHAMBERS ROAD; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 54 MINUTES 22 SECONDS AND ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 522.24 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, ANY PORTION CONTAINED THEREIN AS CONVEYED TO THE CITY OF AURORA IN DEED RECORDED FEBRUARY 18, 1981 IN BOOK 2532 AT PAGE 45, AND

EXCEPT THAT PORTION CONVEYED TO THE CITY OF AURORA IN DEED RECORDED FEBRUARY 18, 1981 IN BOOK 2532 AT PAGE 47, AND

EXCEPT THAT PORTION CONVEYED TO ROLLINS LEASING CORP. IN DEED RECORDED MAY 1, 1989 IN BOOK 3559 AT PAGE 440, AND

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN ROLLINS SUBDIVISION FILING NO. 4 RECORDED MARCH 29, 1999 AT RECEPTION NO. C0520870,

COUNTY OF ADAMS, STATE OF COLORADO.

### BASIS OF BEARINGS:

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

### CONTACTS:

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

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

CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
6200 SOUTH SYRACUSE WAY, SUITE 300  
DENVER, CO 80237  
PHONE: (303) 228-2300  
CONTACT: COY WILLIAMS, P.E.

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

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

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

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

NO.	REVISION	BY	DATE	APPR

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**CITY OF AURORA SITE PLAN NOTES:**

1. THE DEVELOPER, SUCCESSORS OR ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES EASEMENTS OR FIRE LANE CORRIDORS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. WHERE DEDICATED AS A FIRE LANE EASEMENT OR DESIGNATED AS A FIRE LANE CORRIDOR, THE ROADWAY SHALL BE POSTED "NO PARKING - FIRE LANE".
3. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH 2021 IBC AND THE 2017 A117.1 ANSI STANDARD.
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
5. THE DEVELOPER, SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. 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.
7. 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.
8. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED: ONE FOR PUBLIC IMPROVEMENTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL ONE LINE AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
9. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
10. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
11. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.

12. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
13. 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.
14. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
15. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE OBTAINED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
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.
17. 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.
18. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
19. 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.
20. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
21. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
22. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.
23. THIS SITE HAS THE FOLLOWING CONDITIONAL USE APPROVAL(S): (LIST ANY/ALL APPLICABLE USES AND THE DATE OF PLANNING COMMISSION APPROVAL - MULTITENANT BUILDINGS SHOULD LEAVE ROOM FOR MODIFICATIONS OR FUTURE ADDITIONS)
24. THE DEVELOPER IS RESPONSIBLE FOR TRAFFIC SIGNAL UPGRADES AT THE INTERSECTION OF CHAMBERS ROAD AND 35TH PLACE. A TRAFFIC SIGNAL PLAN IDENTIFYING UPGRADES TO THE INTERSECTION MUST BE INCLUDED IN THE CIVIL PLAN REVIEW PROCESS AND REVIEWED AND APPROVED BEFORE THE ISSUANCE OF CERTIFICATE OF OCCUPANCY.

25. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING, AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.

**PARKS, RECREATION & OPEN SPACE:**

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

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

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

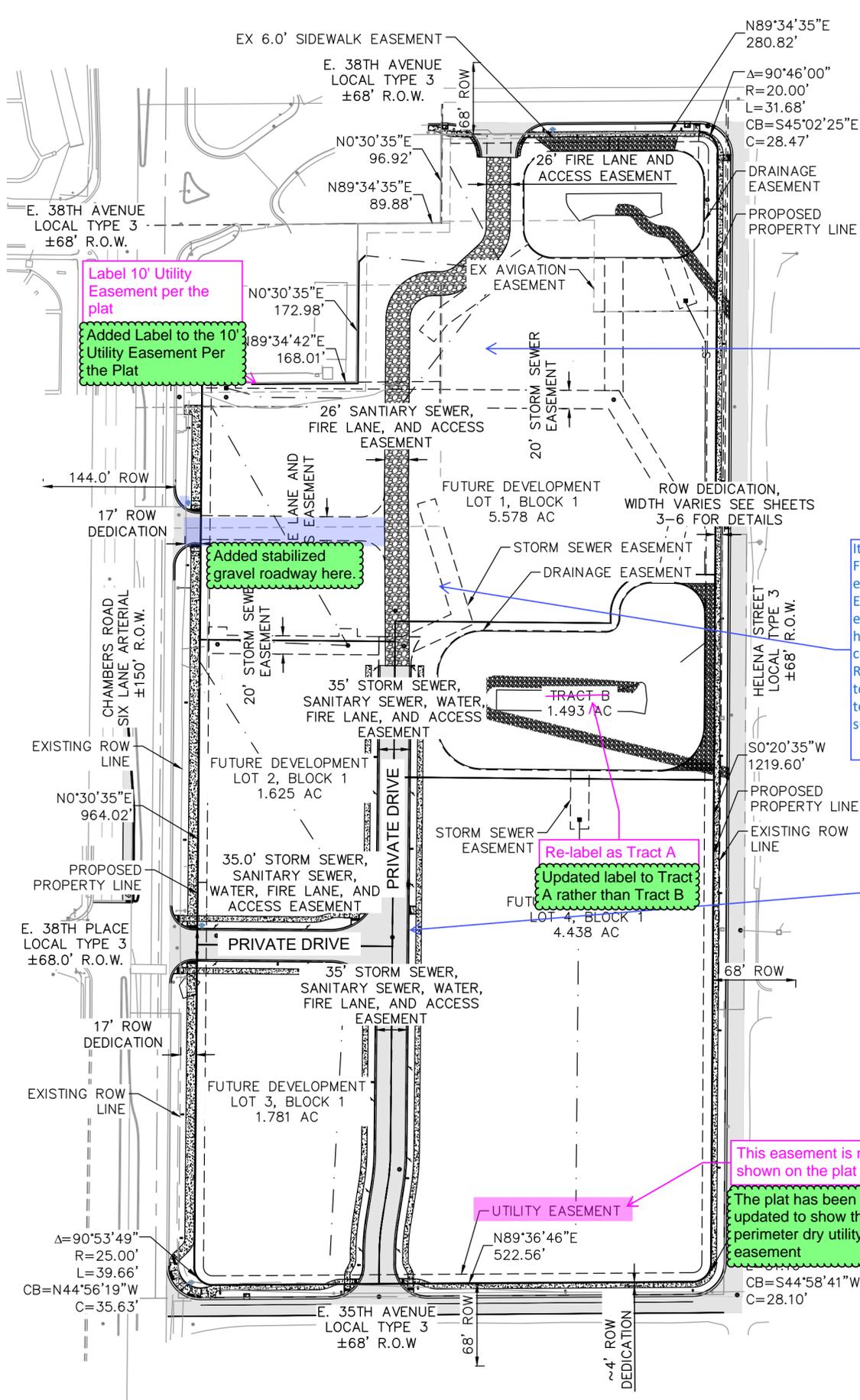
FILE NO. 096888048\_CV  
 PROJECT NO. 096888048

SHEET NO. 2

NO.	REVISION	BY	DATE	APPR



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Label 10' Utility Easement per the plat  
 Added Label to the 10' Utility Easement Per the Plat

Added stabilized gravel roadway here.

Re-label as Tract A  
 Updated label to Tract A rather than Tract B

This easement is not shown on the plat  
 The plat has been updated to show the perimeter dry utility easement

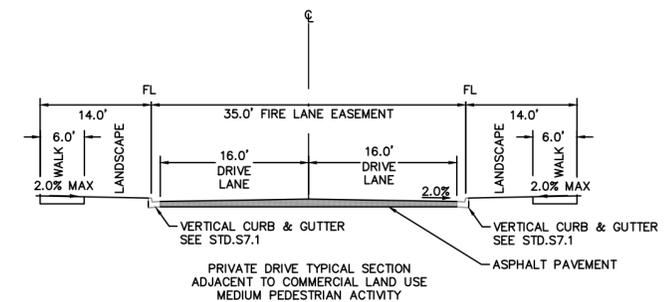
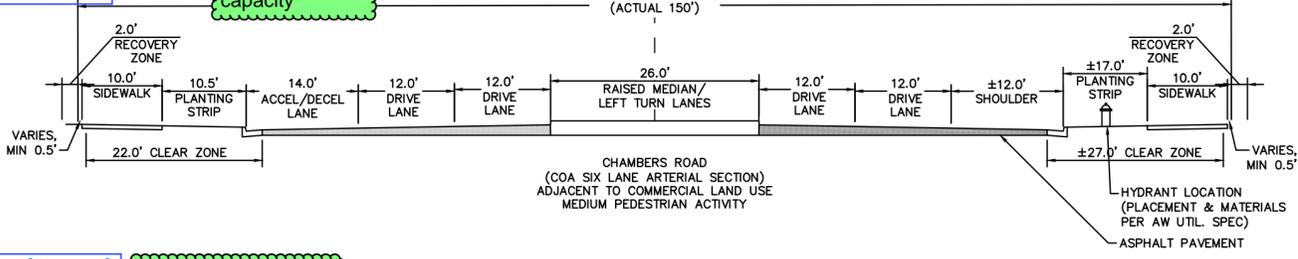
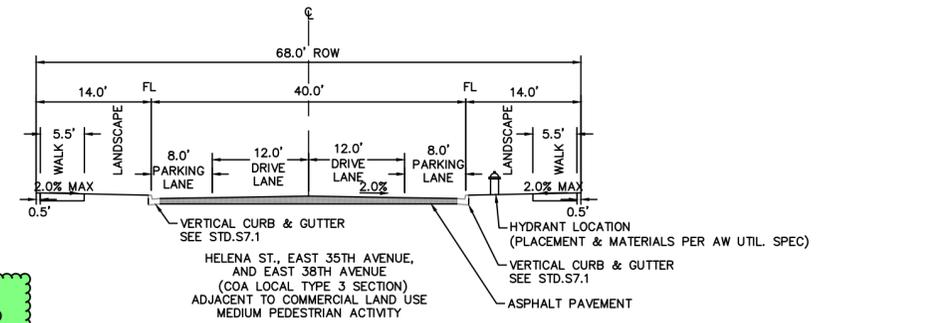
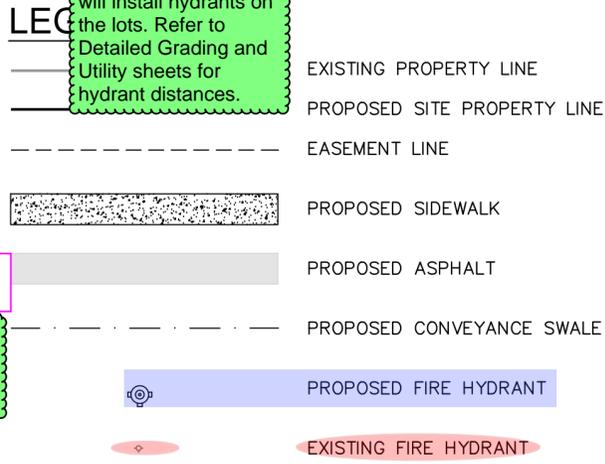
If the Fire Lane easement is extended as shown with a "Temporary" Gravel Surface a complete detail of the Temporary Fire Lane easement must be provided. The detail must specify the material used and be rated for 85,000 lbs

A detail has been added to the details set for the gravel roadway demonstrating 85,000 lb load capacity

It is the preference of Fire Life Safety for the existing Fire Lane Easement shown to extend through the highlighted area and continue to Chambers Rd rather than extend to the north with a temporary gravel surface.

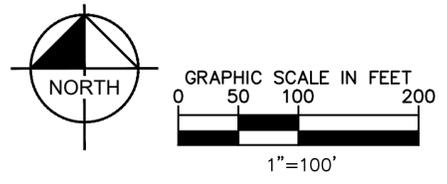
Current easement layout to remain, but added stabilized gravel roadway extending through the highlighted area. Stabilized roadway section to hold 85,000 lbs has been added to the details sheet

Please show the hydrant spacing along the Private Drive.  
 There are no proposed hydrants along the private drive. Future development will install hydrants on the lots. Refer to Detailed Grading and Utility sheets for hydrant distances.



**NOTES**

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



FILE NO.	096888048_SP_OVERALL	DATE:	10/18/2024
PROJECT NO.	096888048	DESIGNED BY:	MAM
SHEET NO.	3	DRAWN BY:	CR
		CHECKED BY:	CMW
		NO.	
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		BY	
		DATE	
		APPR	

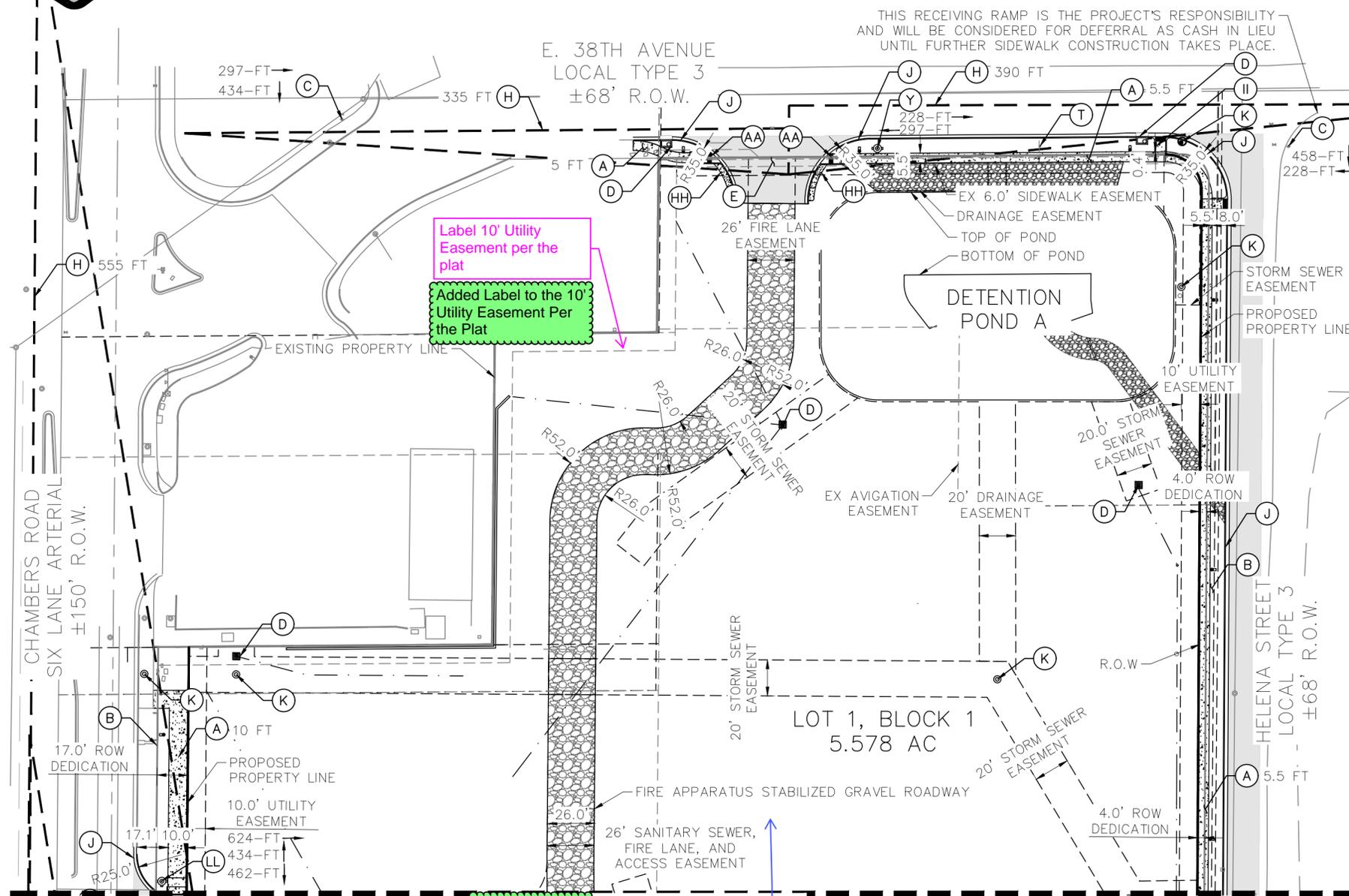
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**CHAMBERS ROAD EXCHANGE SUBDIVISION**  
 CHAMBERS ROAD & 38TH AVE.  
 INFRASTRUCTURE SITE PLAN  
 OVERALL SITE PLAN



Know what's below.  
Call before you dig.

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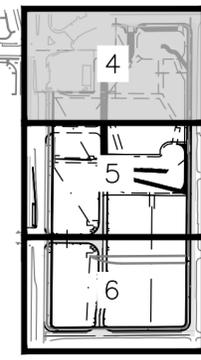
Label 10' Utility Easement per the plat  
Added Label to the 10' Utility Easement Per the Plat

A detail has been added to the details set for the gravel roadway demonstrating 85,000 lb load capacity

If the Fire Lane Easement is extended as shown with a "Temporary" Gravel Surface a complete detail of the Temporary Fire Lane easement must be provided. Stabilized Gravel Roadway is not recognized. Please show Colorado Road Base #6 and capable of withstanding the 85,000 pound load of the Fire Apparatus.

- NOTES:**
- THESE PLANS ARE NOT FOR CONSTRUCTION. REFER TO THE FINAL APPROVED CONSTRUCTION PLANS.
  - THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/ DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION.
  - THE ISP AND CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE SHALL BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON ISP AND CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE SHALL BE INITIALLY ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY PER THE APPROVED PUBLIC IMPROVEMENT PLAN.
  - PROPOSED PUBLIC STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL PUBLIC STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH STREET LIGHTING PLANS IN THE CIVIL SUBMITTAL.
  - DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.
  - SIGNALIZATION UPGRADES WILL BE PREPARED AND PRESENTED BY APPLICANT FOR THE INTERSECTION UPGRADE AT THE EXISTING SIGNALIZED INTERSECTION OF CHAMBERS ROAD AND THE PROPOSED PRIVATE DRIVE.

THIS RECEIVING RAMP IS THE PROJECT'S RESPONSIBILITY AND WILL BE CONSIDERED FOR DEFERRAL AS CASH IN LIEU UNTIL FURTHER SIDEWALK CONSTRUCTION TAKES PLACE.



KEYMAP  
N.T.S.

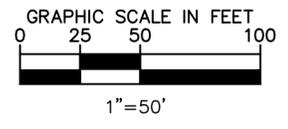
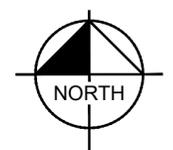


**SITE KEYNOTES**

- (A) PROPOSED SIDEWALK, WIDTH PER PLAN
- (B) LANDSCAPE TREE LAWN (REFER TO LANDSCAPE PLANS)
- (C) EXISTING FIRE HYDRANT ASSEMBLY; DISTANCE AND DIRECTION TO NEAREST FIRE HYDRANT PER PLAN
- (D) STORM SEWER INLET (REFER TO GRADING & UTILITY PLAN)
- (E) CROSSWALK, PER COA STD DTL TE-12
- (F) STOP SIGN
- (H) SIGHT TRIANGLE PER COA STD DTL TE-13, LENGTH PER PLAN
- (I) POND MAINTENANCE ACCESS ROAD
- (J) CONCRETE CURB & GUTTER
- (K) STORM SEWER MANHOLE (REFER TO GRADING & UTILITY PLAN)
- (L) PEDESTRIAN AMENITY (PER LANDSCAPE PLANS)
- (M) EXISTING STREET LIGHT
- (N) STOP BAR, PER COA STD DTL 12.3 (SEE NOTE 6)
- (O) ROADWAY STRIPING
- (Q) RIGHT TURN ONLY SIGNAGE
- (T) NO PARKING SIGNAGE
- (V) PAVEMENT - MATERIAL TO BE DETERMINED IN FINAL CONSTRUCTION DOCUMENTS
- (W) ROADWAY MEDIAN WITH CONCRETE CURB AND GUTTER
- (Y) PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY; DISTANCE AND DIRECTION TO NEAREST FIRE HYDRANT PER PLAN
- (Z) PROPOSED IMPROVEMENTS TO SIGNAL MAST ARM FOR FULL SIGNALIZED INTERSECTION
- (AA) PROPOSED CURB RAMP
- (BB) OBJECT MARKER, KEEP RIGHT SIGN
- (CC) STAMPED AND COLORED ASPHALT PEDESTRIAN CROSSING
- (DD) RECTANGULAR RAPID FLASHING BEACON
- (EE) RELOCATED SPEED LIMIT SIGNAGE
- (FF) 15 FT X 8 FT BUS STOP PAD
- (GG) NOT USED
- (HH) PROPOSED 5-FT CONCRETE RADIUS PROTECTOR
- (II) SPEED LIMIT SIGNAGE
- (JJ) EXISTING STORM SEWER INLET
- (KK) SANITARY SEWER MANHOLE (REFER TO GRADING & UTILITY PLAN)
- (LL) PROPOSED RELOCATED FIRE HYDRANT ASSEMBLY; DISTANCE AND DIRECTION TO NEAREST FIRE HYDRANT PER PLAN

**LEGEND**

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



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

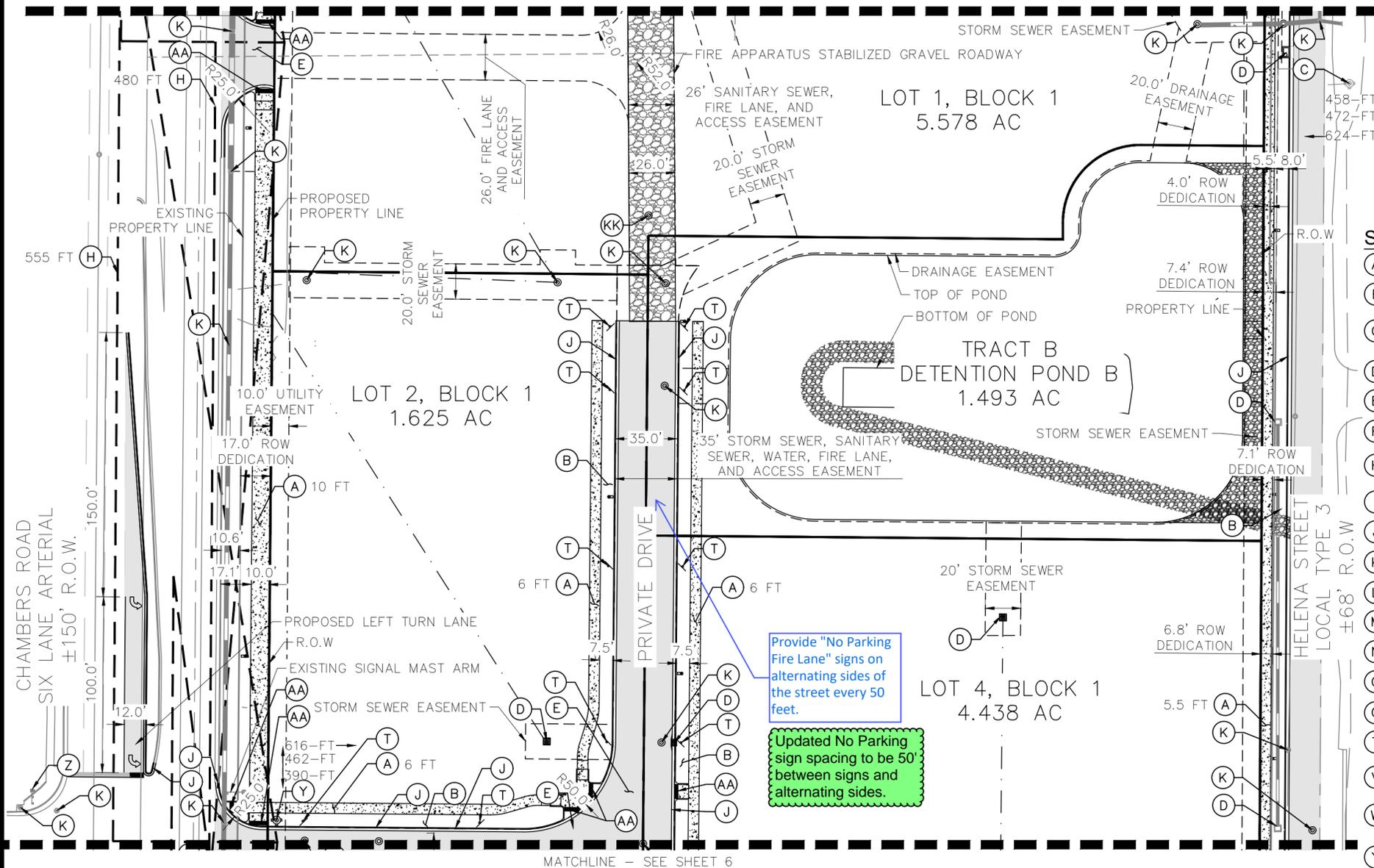
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PROJECT NO.	09688048
SHEET NO.	4

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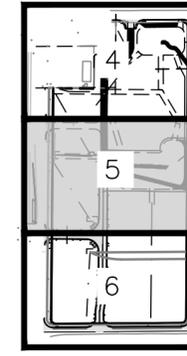


Know what's below.  
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MATCHLINE - SEE SHEET 4



MATCHLINE - SEE SHEET 6



KEYMAP  
N.T.S.



**SITE KEYNOTES**

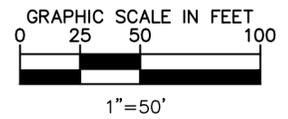
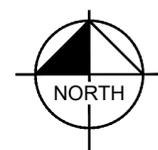
- (A) PROPOSED SIDEWALK, WIDTH PER PLAN
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- (LL) PROPOSED RELOCATED FIRE HYDRANT ASSEMBLY; DISTANCE AND DIRECTION TO NEAREST FIRE HYDRANT PER PLAN

Provide "No Parking Fire Lane" signs on alternating sides of the street every 50 feet.

Updated No Parking sign spacing to be 50' between signs and alternating sides.

**LEGEND**

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



**NOTES:**

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INFRASTRUCTURE SITE PLAN  
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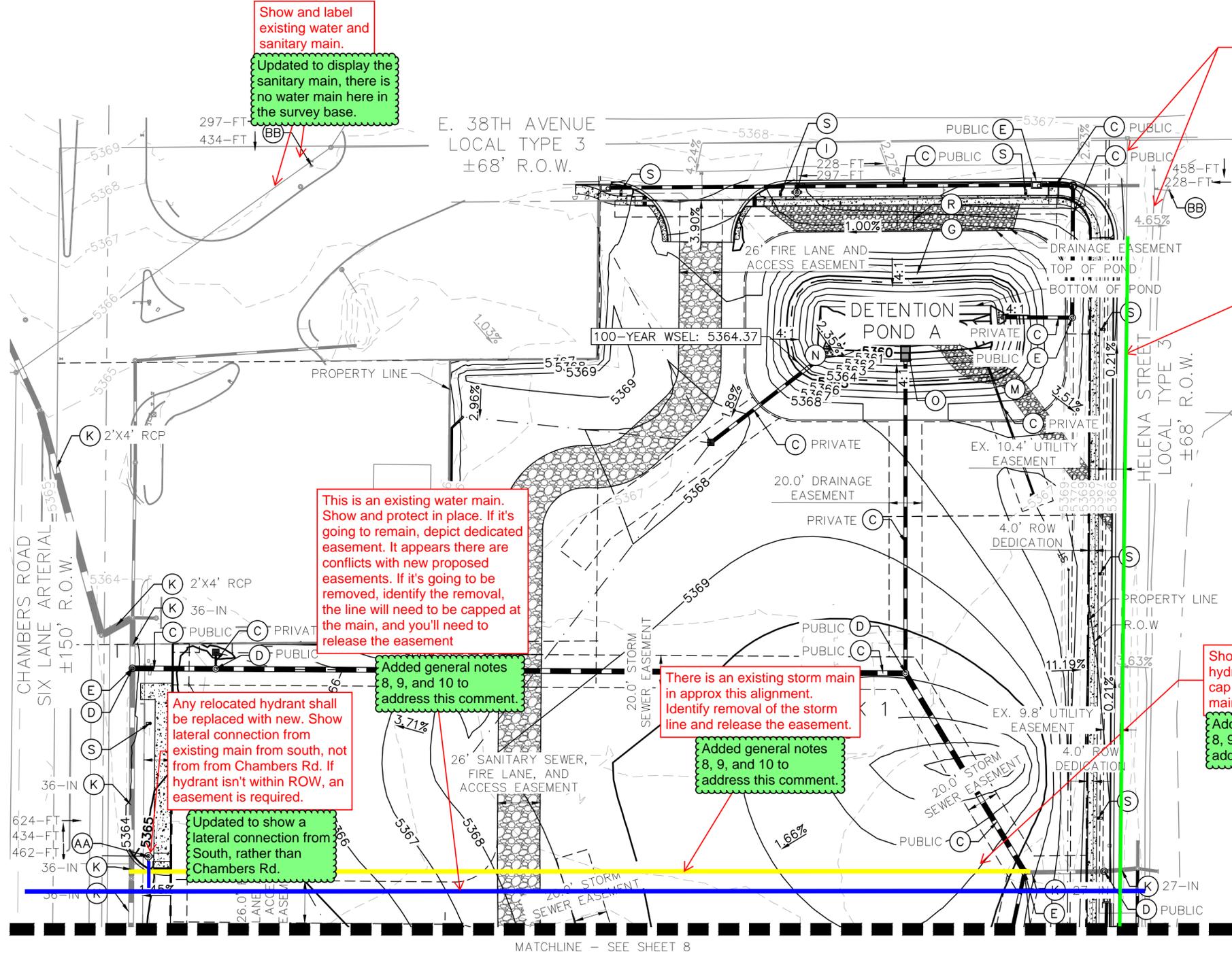
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FILE NO. 09688048\_SP\_DETAILED  
PROJECT NO. 09688048  
SHEET NO. 5

NO.	REVISION	BY	DATE	APPR



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**GENERAL NOTES**

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
5. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
6. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
7. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.

**LEGEND**

---	SITE PROPERTY LINE
---	WTR --- PROPOSED WATER LINE
---	SS --- PROPOSED SSWR LINE
---	PROPOSED STORM SEWER
---	5500 --- PROPOSED CONTOUR
---	5501 --- EXISTING CONTOUR
⊙	PROPOSED SITE LIGHT
⊙	PROPOSED STORM DRAINAGE INLET
⊙	PROPOSED STORM OUTLET
⊙	PROPOSED FIRE HYDRANT
---	PROPOSED CONVEYANCE SWALE

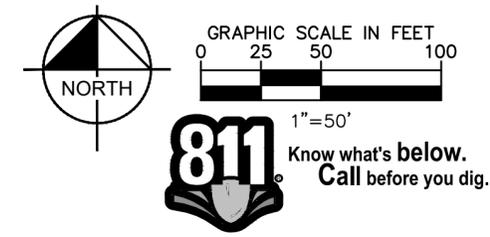
**KEYMAP**  
N.T.S.

**LEGENDS**

- (E) EXISTING SANITARY SEWER LINE, SIZE PER PLAN
- (F) PROPOSED SANITARY SEWER MANHOLE
- (G) PRIVATE DETENTION POND, SEE NOTE 4
- (H) NOT USED
- (I) PROPOSED FIRE HYDRANT; DISTANCE AND DIRECTION TO NEAREST FIRE HYDRANT PER PLAN
- (J) EXISTING SANITARY SEWER LINE, SIZE PER PLAN
- (K) PROPOSED STORM CONNECTION POINT
- (L) PROPOSED STORM LINE, SIZE PER PLAN
- (M) PROPOSED WATER LINE, SIZE PER PLAN
- (N) MAINTENANCE ACCESS
- (O) DRAINAGE CHANNEL
- (P) POND OUTLET STRUCTURE
- (Q) CONNECTION TO EXISTING WATER MAIN
- (R) EXISTING FIRE HYDRANT
- (S) POND EMERGENCY SPILLWAY
- (T) PROPOSED STREET LIGHT
- (U) PROPOSED SANITARY SEWER SERVICE STUB
- (V) PROPOSED WATER SERVICE STUB, VALVE, AND TEMP BLOW OFF PER AURORA WATER STANDARDS
- (W) PROPOSED PRIVATE FIRE SERVICE STUB AND TEMPORARY BLOW OFF VALVE
- (X) PROPOSED SANITARY SEWER CONNECTION TO EXISTING SANITARY MAIN
- (AA) PROPOSED RELOCATED FIRE HYDRANT; DISTANCE AND DIRECTION TO NEAREST FIRE HYDRANT PER PLAN
- (BB) EXISTING FIRE HYDRANT TO REMAIN; DISTANCE AND DIRECTION TO NEAREST FIRE HYDRANT PER PLAN

**NOTES:**

- Verify if this existing sewer line was ever installed. Otherwise, this project will be responsible to install and extend south to E 35th Ave.
- Existing sanitary sewer line not extended per coordination with City of Aurora as this portion of sanitary sewer is existing to remain.
- Added general notes 8, 9, and 10 to address this comment.
- Added general notes 8, 9, and 10 to address this comment.
- There is an existing storm main in approx this alignment. Identify removal of the storm line and release the easement.
- Added general notes 8, 9, and 10 to address this comment.
- Show existing fire hydrant. Protect or cap and abandon at main.
- Added general notes 8, 9, and 10 to address this comment.
- Any relocated hydrant shall be replaced with new. Show lateral connection from existing main from south, not from Chambers Rd. If hydrant isn't within ROW, an easement is required.
- Updated to show a lateral connection from South, rather than Chambers Rd.
- This is an existing water main. Show and protect in place. If it's going to remain, depict dedicated easement. It appears there are conflicts with new proposed easements. If it's going to be removed, identify the removal, the line will need to be capped at the main, and you'll need to release the easement.
- Updated to display the sanitary main, there is no water main here in the survey base.
- Show and label existing water and sanitary main.
- Label existing water and sanitary mains.
- Labeled existing water and sanitary mains.



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

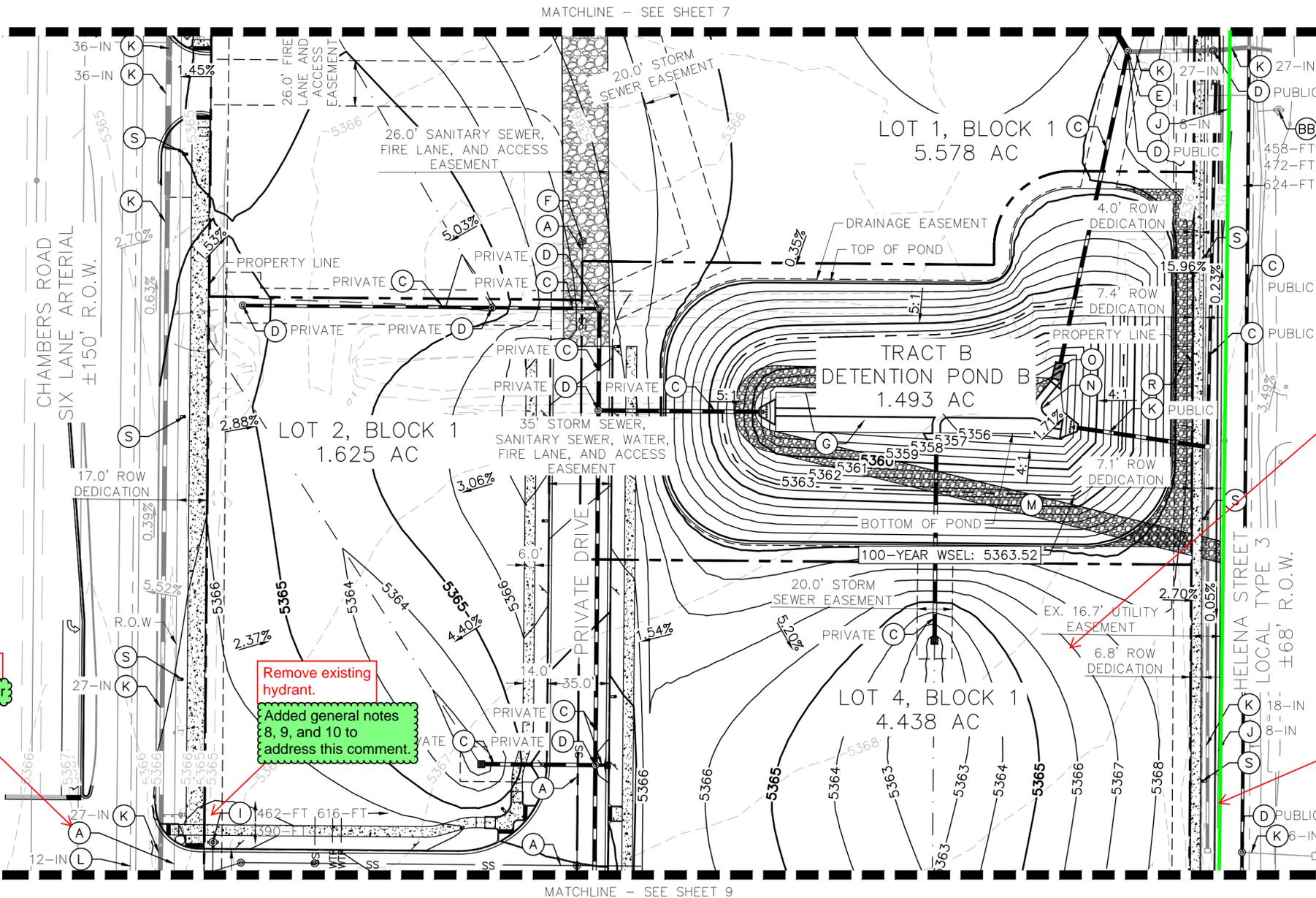
DATE: 10/18/2024  
DESIGNED BY: MAM  
DRAWN BY: CR  
CHECKED BY: CMW

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

NO.	REVISION	BY	DATE	APPR

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KEYMAP  
N.T.S.



### SITE IMPROVEMENTS

- (A) PROPOSED SANITARY SEWER MAIN
- (B) PROPOSED WATER MAIN
- (C) PROPOSED STORM LINE, PUBLIC/PRIVATE PER PLAN
- (D) PROPOSED STORM MANHOLE, PUBLIC/PRIVATE PER PLAN
- (I) PROPOSED FIRE HYDRANT; DISTANCE AND DIRECTION TO NEAREST FIRE HYDRANT PER PLAN
- (J) EXISTING SANITARY SEWER LINE, SIZE PER PLAN
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- (L) EXISTING WATER LINE, SIZE PER PLAN
- (M) POND MAINTENANCE ACCESS
- (N) TRICKLE CHANNEL
- (O) POND OUTLET STRUCTURE
- (P) CONNECTION TO EXISTING WATER MAIN
- (Q) EXISTING FIRE HYDRANT
- (R) POND EMERGENCY SPILLWAY
- (S) PROPOSED STREET LIGHT
- (T) PROPOSED SANITARY SEWER SERVICE STUB
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- (BB) EXISTING FIRE HYDRANT TO REMAIN; DISTANCE AND DIRECTION TO NEAREST FIRE HYDRANT PER PLAN

Show existing fire hydrant. Protect or cap and abandon at main.

Added general notes 8, 9, and 10 to address this comment.

Verify if this existing sewer line was ever installed. Otherwise, this project will be responsible to install and extend south to E 35th Ave.

Per coordination with the City of Aurora, extension is not required.

Incorrect leader  
Removed Leader

Remove existing hydrant.

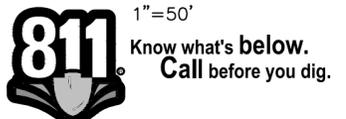
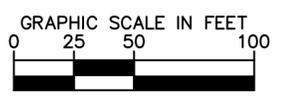
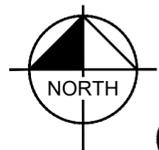
Added general notes 8, 9, and 10 to address this comment.

### GENERAL NOTES

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
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### LEGEND

- SITE PROPERTY LINE
- WTR --- PROPOSED WATER LINE
- SS --- PROPOSED SSWR LINE
- PROPOSED STORM SEWER
- 5500 --- PROPOSED CONTOUR
- 5501 --- EXISTING CONTOUR
- ☹ --- PROPOSED SITE LIGHT
- ☹ --- PROPOSED STORM DRAINAGE INLET
- ☹ --- PROPOSED STORM OUTLET
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- PROPOSED CONVEYANCE SWALE



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

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

FILE NO. 09688048\_GD&UT  
 PROJECT NO. 09688048  
 SHEET NO. 8

NO.	REVISION	BY	DATE	APPR

Do not make new connection to main within Chambers Road. Connection shall be made from waterline that is connected to existing hydrant, that will be removed as part of this Project. If new waterline will be outside of ROW, then new Easement will be required.

Incorrect label  
Removed Label

Updated so that hydrant connects to the current existing hydrant line instead of the water main in Chambers.

Water connection removed here

Install new sanitary main to intersection of E 35th Place.

Per coordination with the City of Aurora, extension is not required due to the extension of water as shown hereon.



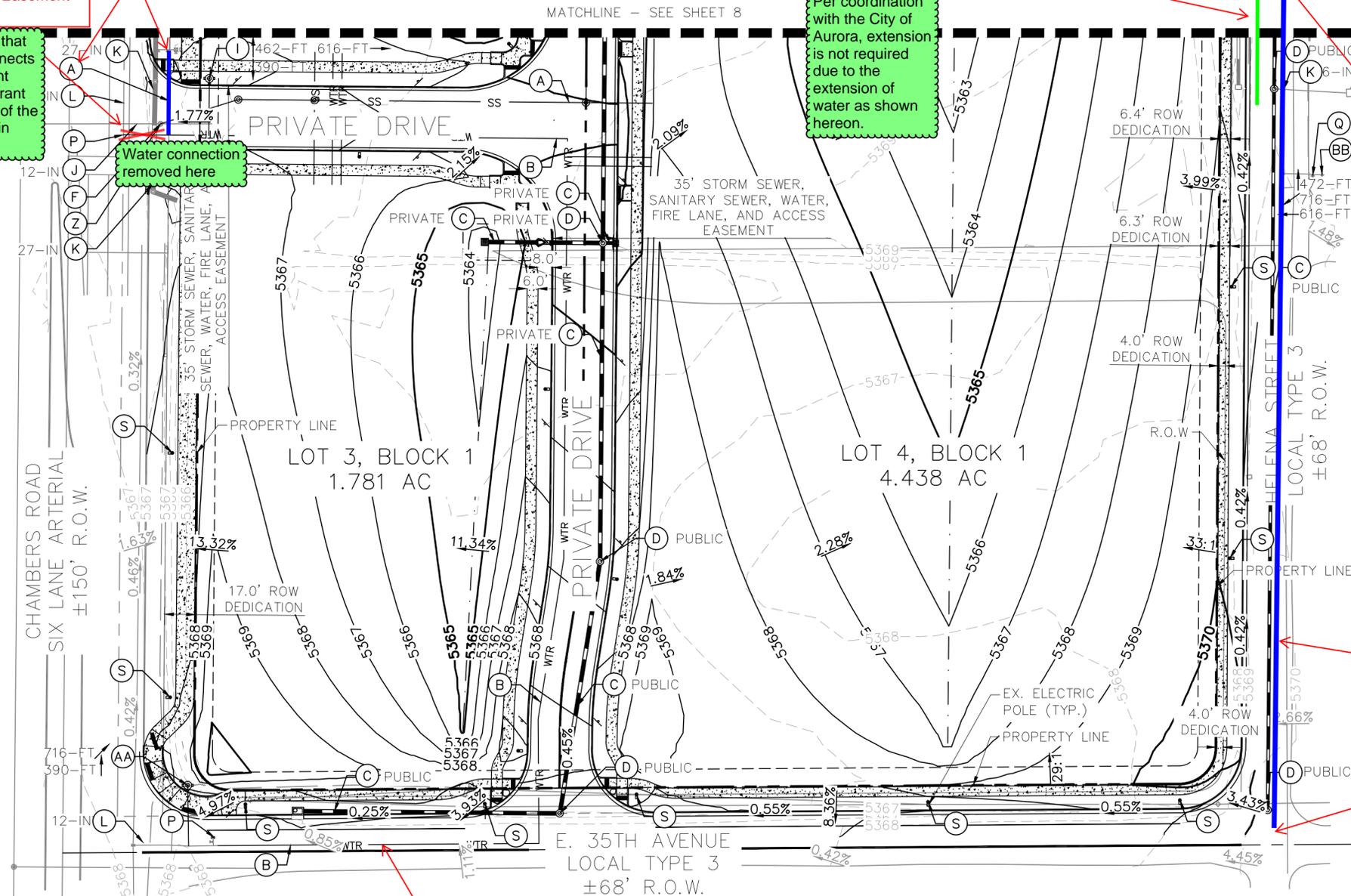
KEYMAP  
N.T.S.

**SITE IMPROVEMENTS**

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Install new water main from approximately E 35th Place to connect to water main proposed by Ge'ez at E 35th Ave.

Added water main



**GENERAL NOTES**

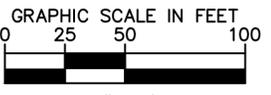
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7. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.

Adjacent Ge'ez Project (RSN 1779915) has proposed a water and sanitary main along E 35th Ave, extending to Helena St. Coordinate with them, install tee connections as needed.

Coordinated, proposed water main is now shown to extend to Helena St.

**LEGEND**

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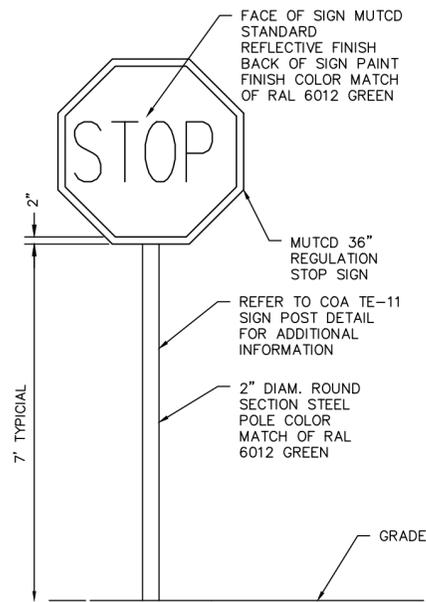
**CHAMBERS ROAD EXCHANGE SUBDIVISION**  
CHAMBERS ROAD & 38TH AVE.  
INFRASTRUCTURE SITE PLAN  
GRADING & UTILITY PLAN

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

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

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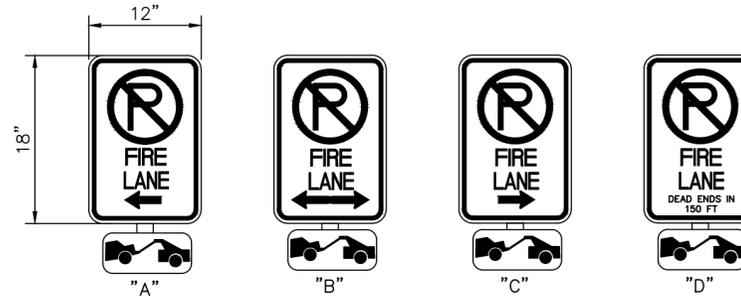
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**STOP SIGN (R-1) - 36" X 36"**  
N.T.S.



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



**FIRE LANE NOTES:**

- SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
- TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT. WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
- THE SIGNS SHALL BE SET AT ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
- FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
- THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR POST.
- PLACEMENT OF THESE SIGNS CANNOT ENCROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.
- SIGNS SHALL BE INSTALLED PER COA DETAIL TE-11
- SIGNS SHALL BE SPACED 50- FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2015-IFC
- FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR) IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS
- LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE

**FIRE LANE SIGN**

N.T.S.



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

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

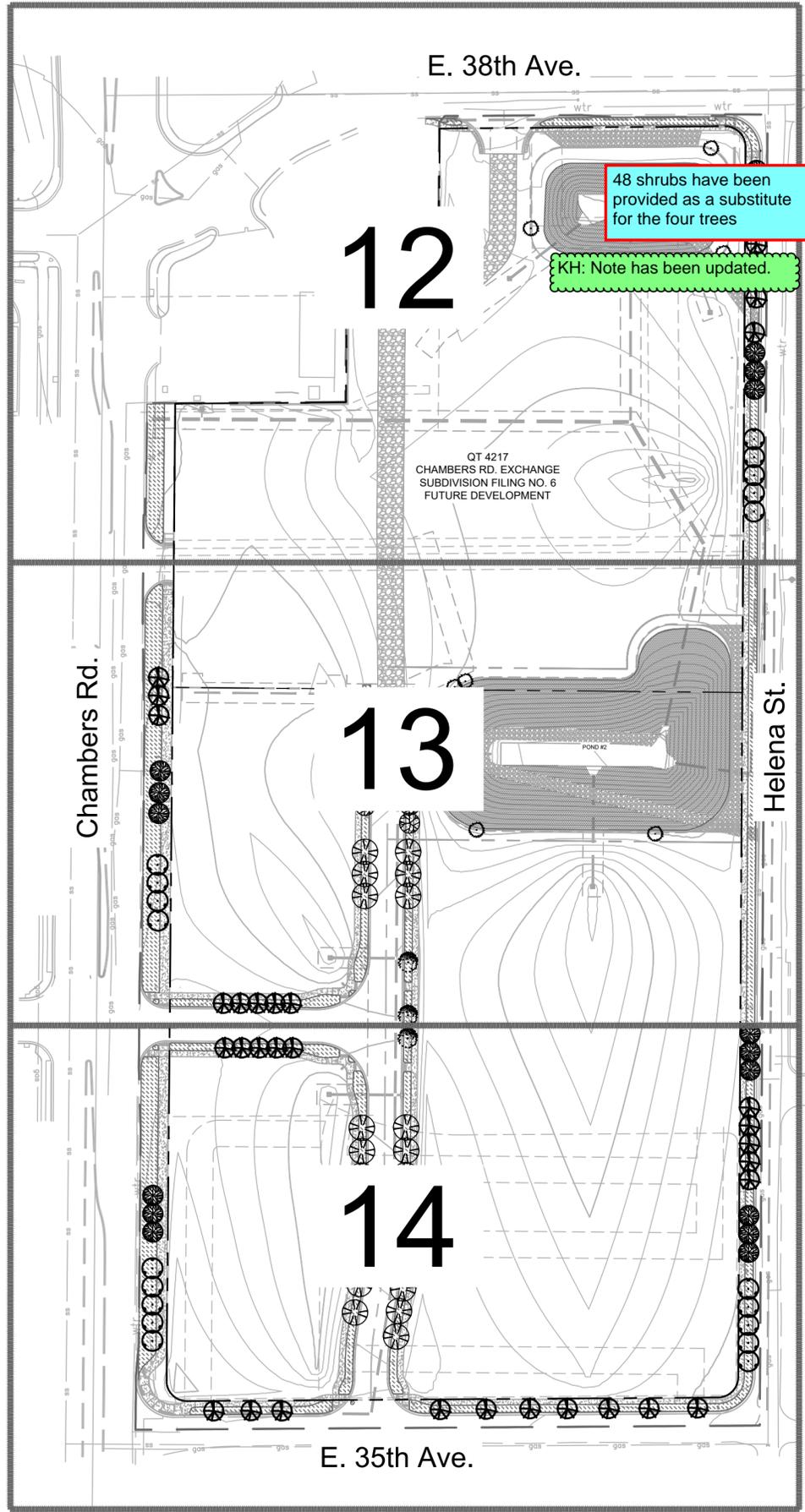
FILE NO.  
096888020\_DT  
PROJECT NO.  
096888048

SHEET NO.  
10

NO.	REVISION	BY	DATE	APPR

**LANDSCAPE REQUIREMENTS**

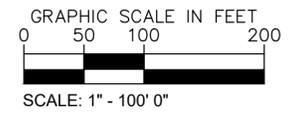
	AMOUNT	REQUIRED	PROVIDED
<b>CURBSIDE TREES - 4.7.5.C.2</b> 1 TREE/40 LF			
<b>EXTERIOR STREETS</b>			
- E. 38TH AVE (NORTH FRONTAGE)	145 LF	4 TREES	4 TREES*
- E. 35TH AVE (SOUTH FRONTAGE)	391 LF	10 TREES	10 TREES
- HELENA ST (EAST FRONTAGE)	1,209 LF	30 TREES	32 TREES
- CHAMBERS RD (WEST FRONTAGE)	748 LF	18 TREES	18 TREES
<del>4 TREES HAVE BEEN SUBSTITUTED FOR TWELVE FIVE GALLON SHRUBS DUE TO UTILITY CONSTRAINTS</del>			
<b>INTERIOR STREETS</b>			
- NORTH SIDE OF EAST-WEST PRIVATE STREET	212 LF	5 TREES	5 TREES
- SOUTH SIDE OF EAST-WEST PRIVATE STREET	212 LF	5 TREES	5 TREES
- EAST SIDE OF NORTH-WEST PRIVATE STREET	654 LF	16 TREES	16 TREES
- WEST SIDE OF NORTH-WEST PRIVATE STREET	541 LF	13 TREES	14 TREES
<b>CURBSIDE SHRUBS - 4.7.5.C.2</b> 1 SHRUB/40 SF			
<b>EXTERIOR STREETS</b>			
- E. 38TH AVE (NORTH FRONTAGE)	1,378 SF	35 SHRUBS	32 SHRUBS & 9 ORNAMENTAL GRASSES*
- E. 35TH AVE (SOUTH FRONTAGE)	3,623 SF	91 SHRUBS	78 SHRUBS & 39 ORNAMENTAL GRASSES*
- HELENA ST (EAST FRONTAGE)	10,050 SF	251 SHRUBS	251 SHRUBS & 0 ORNAMENTAL GRASSES*
- CHAMBERS RD (WEST FRONTAGE)	14,224 SF	356 SHRUBS	326 SHRUBS & 90 ORNAMENTAL GRASSES*
<del>3 ONE GALLON ORNAMENTAL GRASSES HAVE BEEN SUBSTITUTED FOR ONE FIVE GALLON SHRUB</del>			
<b>INTERIOR STREETS</b>			
- NORTH SIDE OF EAST-WEST PRIVATE STREET	1,359 SF	34 SHRUBS	24 SHRUBS & 30 ORNAMENTAL GRASSES*
- SOUTH SIDE OF EAST-WEST PRIVATE STREET	1,364 SF	34 SHRUBS	24 SHRUBS & 30 ORNAMENTAL GRASSES*
- EAST SIDE OF NORTH-WEST PRIVATE STREET	5,024 SF	126 SHRUBS	125 SHRUBS & 3 ORNAMENTAL GRASSES*
- WEST SIDE OF NORTH-WEST PRIVATE STREET	4,908 SF	123 SHRUBS	111 SHRUBS & 47 ORNAMENTAL GRASSES*
<del>3 ONE GALLON ORNAMENTAL GRASSES HAVE BEEN SUBSTITUTED FOR ONE FIVE GALLON SHRUB</del>			
<b>DETENTION POND - 4.7.5.M</b> 1 TREE AND 10 SHRUBS PER 4,000 SF ABOVE 100-YEAR FLOOD LINE			
POND #1	10,827 SF	3 TREE & 27 SHRUBS	3 TREE & 27 SHRUBS
POND #2	17,776 SF	5 TREES & 45 SHRUBS	5 TREES & 45 SHRUBS



**PLANT SCHEDULE**

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

SYMBOL	CODE	COMMON / BOTANICAL NAME
<b>DECIDUOUS SHRUBS</b>		
	FA	ARNOLD'S DWARF FORSYTHIA FORSYTHIA X 'ARNOLD'S DWARF'
	SM	DWARF KOREAN LILAC SYRINGA MEYERI 'PALIBIN'
	BA	DWARF RED LEAF JAPANESE BARBERRY BERBERIS THUNBERGII 'ATROPURPUREA NANA'
	SI	LITTLE SPIRE RUSSIAN SAGE SALVIA YANGII 'LITTLE SPIRE'
	PP2	PAWNEE BUTTES SAND CHERRY PRUNUS BESSEYI 'P011S' TM
	RB	WHITE MEIDLAND® SHRUB ROSE ROSA X 'MEILLANDECOR'
<b>EVERGREEN SHRUBS</b>		
	JB	BLUE CHIP CREEPING JUNIPER JUNIPERUS HORIZONTALIS 'BLUE CHIP'
	SR	DWARF JAPANESE SPIREA SPIRAEA JAPONICA 'NANA'
	CS2	SPANISH GOLD BROOM CYTISUS PURGANS 'SPANISH GOLD'
<b>ORNAMENTAL GRASSES</b>		
	PH	HAMELN FOUNTAIN GRASS PENNISSETUM ALOPECUROIDES 'HAMELN'
	CA	REEDGRASS CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
<b>GROUND COVERS</b>		
	R	2"-3" ROCK COBBLE MULCH RIVER ROCK MULCH
	DD	DETENTION BASIN MIX BY APPLEWOOD SEED CO DETENTION SEED POND MIX



NOTE: SEE FULL PLANT SCHEDULE ON SHEET 15

KH: Tree count has been updated.

20

80 KH: Tree count has been updated.

Grasses are required to be 5 gallon in the curbside landscape and they appear to be listed as such in the Plant Schedule

KH: Note has been updated to reflect the 5-gal grasses provided.

**ley Horn**  
LANDSCAPE ARCHITECTS, INC.  
1000 N. W. 10th St., Suite 200  
Fort Lauderdale, FL 33304  
Tel: 954.333.2288

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

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

FILE NO. 09688048\_ISP\_LA  
PROJECT NO. 09688048  
SHEET NO.

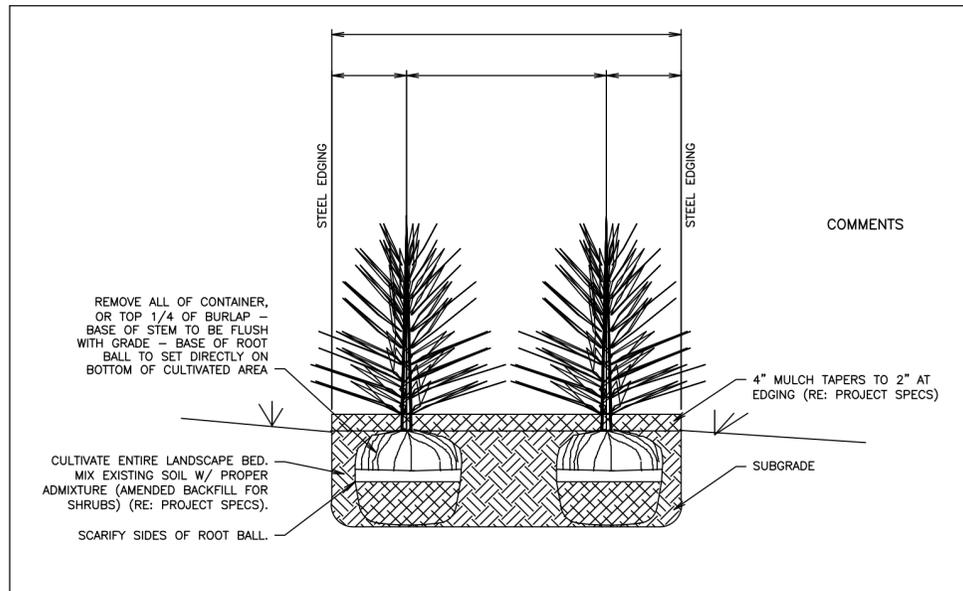
PRELIMINARY SITE PLAN.  
NOT FOR CONSTRUCTION.







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**SHRUB SCREENING SECTION B-B**

NTS SN: LD005A004

SMALL CALIPER TREES TO HAVE DOUBLE TIES BETWEEN STAKES. LARGE CALIPER TREES TO HAVE SINGLE TIE BETWEEN STAKES. MULTI-TRUNKED TREES TO HAVE ALL MAJOR LEADERS STAKED OR SUPPORTED. ALL WIRE TO WRAP A MINIMUM OF 5 TIMES AROUND ITSELF.  
STAKES WILL BE REMOVED AFTER ONE YEAR.

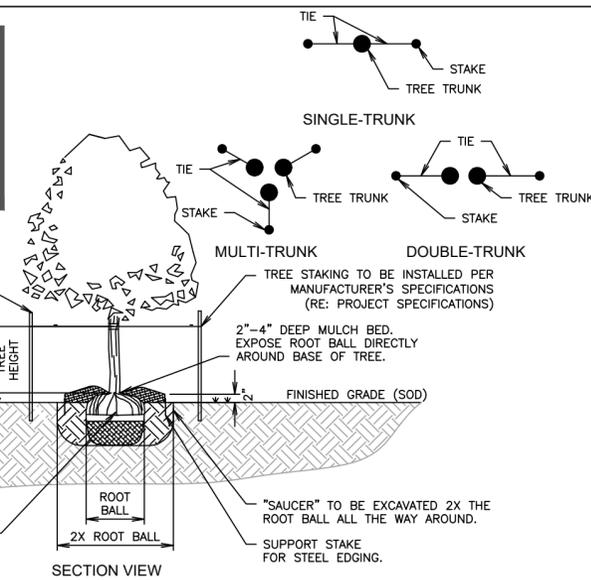
TREE RING KITS:  
2\"/>

2\"/>

TOP 1\"/>

**TREE PLANTING DETAIL**

NTS SN: LD008A006



**LANDSCAPE NOTES**

- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF LANDSCAPE AREA IS REQUIRED FOR SOIL AMENDMENT.
- QUIKTRIP CORPORATION, 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, UPON COMPLETION OF THE INSTALLATION OF THE NEW SIDEWALKS, LIGHTING, AND ASSOCIATED INFRASTRUCTURE. THE DETENTION POND LANDSCAPING WILL BE INSTALLED ONCE THE PONDS HAVE BEEN INSTALLED.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS, 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.
- 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

**PLANT SCHEDULE**

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE	
<b>TREES</b>							
	PA	3	ARISTOCRAT CALLERY PEAR PYRUS CALLERYANA 'ARISTOCRAT' TM	B & B	2" CAL MIN	8' - 10' HT. MIN.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
	UP	33	LACEBARK ELM ULMUS PARVIFOLIA	B & B	2.5" CAL MIN	10' - 12' HT. MIN.	
	TC	14	LITTLELEAF LINDEN TILIA CORDATA	B & B	2.5" CAL MIN	10' - 12' HT. MIN.	
	QR	18	NORTHERN RED OAK QUERCUS RUBRA	B & B	2.5" CAL MIN	10' - 12' HT. MIN.	
	GD	17	STREET KEEPER® HONEY LOCUST GLEDTISIA TRIACANTHOS INERMIS 'DRAVES'	B & B	2.5" CAL MIN	10' - 12' HT. MIN.	
	ZV	19	VILLAGE GREEN JAPANESE ZELKOVA ZELKOVA SERRATA 'VILLAGE GREEN'	B & B	2.5" CAL MIN	10' - 12' HT. MIN.	
<b>EVERGREEN TREES</b>							
	PB2	8	BLACK HILLS SPRUCE PICEA GLAUCA DENSATA	B & B		6' HT MIN	
<b>DECIDUOUS SHRUBS</b>							
	FA	56	ARNOLD'S DWARF FORSYTHIA FORSYTHIA X 'ARNOLD'S DWARF'	5 GAL	SEE PLAN	18" HT MIN	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
	SM	27	DWARF KOREAN LILAC SYRINGA MEYERI 'PALIBIN'	5 GAL	SEE PLAN	24" HT MIN	
	BA	281	DWARF RED LEAF JAPANESE BARBERRY BERBERIS THUNBERGII 'ATROPURPUREA NANA'	5 GAL	SEE PLAN	12" HT MIN	
	SI	172	LITTLE SPIRE RUSSIAN SAGE SALVIA YANGII 'LITTLE SPIRE'	5 GAL	SEE PLAN	18" HT MIN	
	PP2	84	PAWNEE BUTTES SAND CHERRY PRUNUS BESSEYI 'P011S' TM	5 GAL	SEE PLAN	18" SPRD.	
	RB	104	WHITE MEIDLAND® SHRUB ROSE ROSA X 'MEILLANDECOR'	5 GAL	SEE PLAN	18" - 24" SPRD. MIN	
<b>EVERGREEN SHRUBS</b>							
	JB	139	BLUE CHIP CREEPING JUNIPER JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL	SEE PLAN	36" SPRD MIN	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
	SR	115	DWARF JAPANESE SPIREA SPIRAEA JAPONICA 'NANA'	5 GAL	SEE PLAN	18" FULL	
	CS2	121	SPANISH GOLD BROOM CYTISUS PURGANS 'SPANISH GOLD'	5 GAL	SEE PLAN	36" FULL	
<b>ORNAMENTAL GRASSES</b>							
	PH	111	HAMELN FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'HAMELN'	5 GAL	SEE PLAN	12" FULL	
	CA	166	REEDGRASS CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	5 GAL	SEE PLAN	18" HT MIN	
<b>GROUND COVERS</b>							
	R	42,297 SF	2'-3" ROCK COBBLE MULCH RIVER ROCK MULCH	-	ROCK		
	DD	46,431 SF	DETENTION BASIN MIX BY APPLEWOOD SEED CO DETENTION SEED POND MIX	SEED			

**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).

WATER USAGE	SQUARE FOOTAGE	% OF TOTAL LA AREA
LOW	59,872 SF	78%
MEDIUM	17,371 SF	22%
HIGH	0 SF	0%
<b>TOTAL</b>	<b>77,243 SF</b>	<b>100%</b>

PRELIMINARY SITE PLAN.  
NOT FOR CONSTRUCTION.

**Kimley»Horn**  
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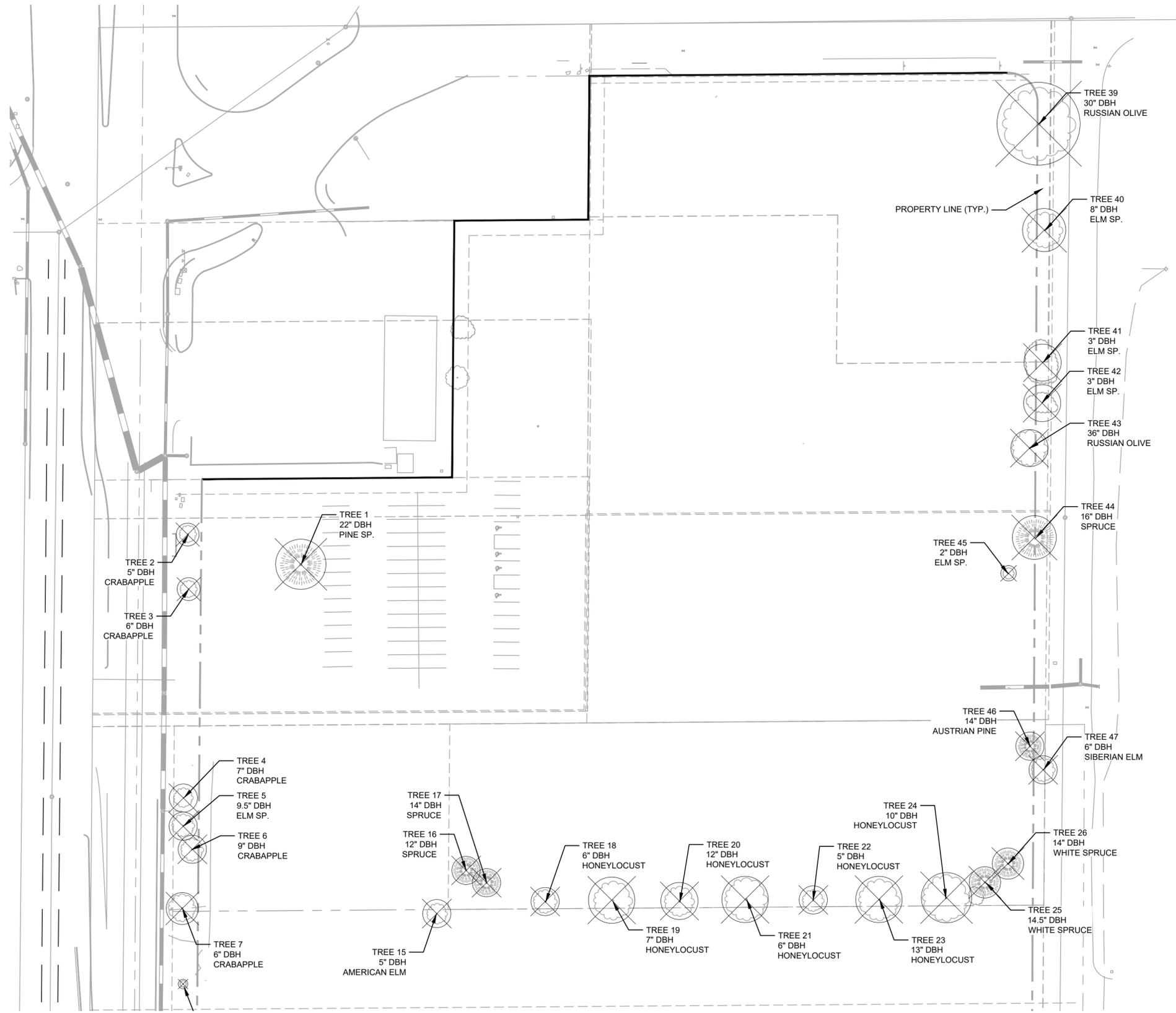
**CHAMBERS ROAD EXCHANGE SUBDIVISION**  
CHAMBERS ROAD & 38TH AVE.  
INFRASTRUCTURE SITE PLAN  
LANDSCAPE DETAILS

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

FILE NO.  
096888048\_ISP\_LA  
PROJECT NO.  
096888048

SHEET NO.  
**15**

NO.	REVISION	BY	DATE	APPR



**SYMBOL KEY**

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

NORTH

GRAPHIC SCALE IN FEET  
0 25 50 100



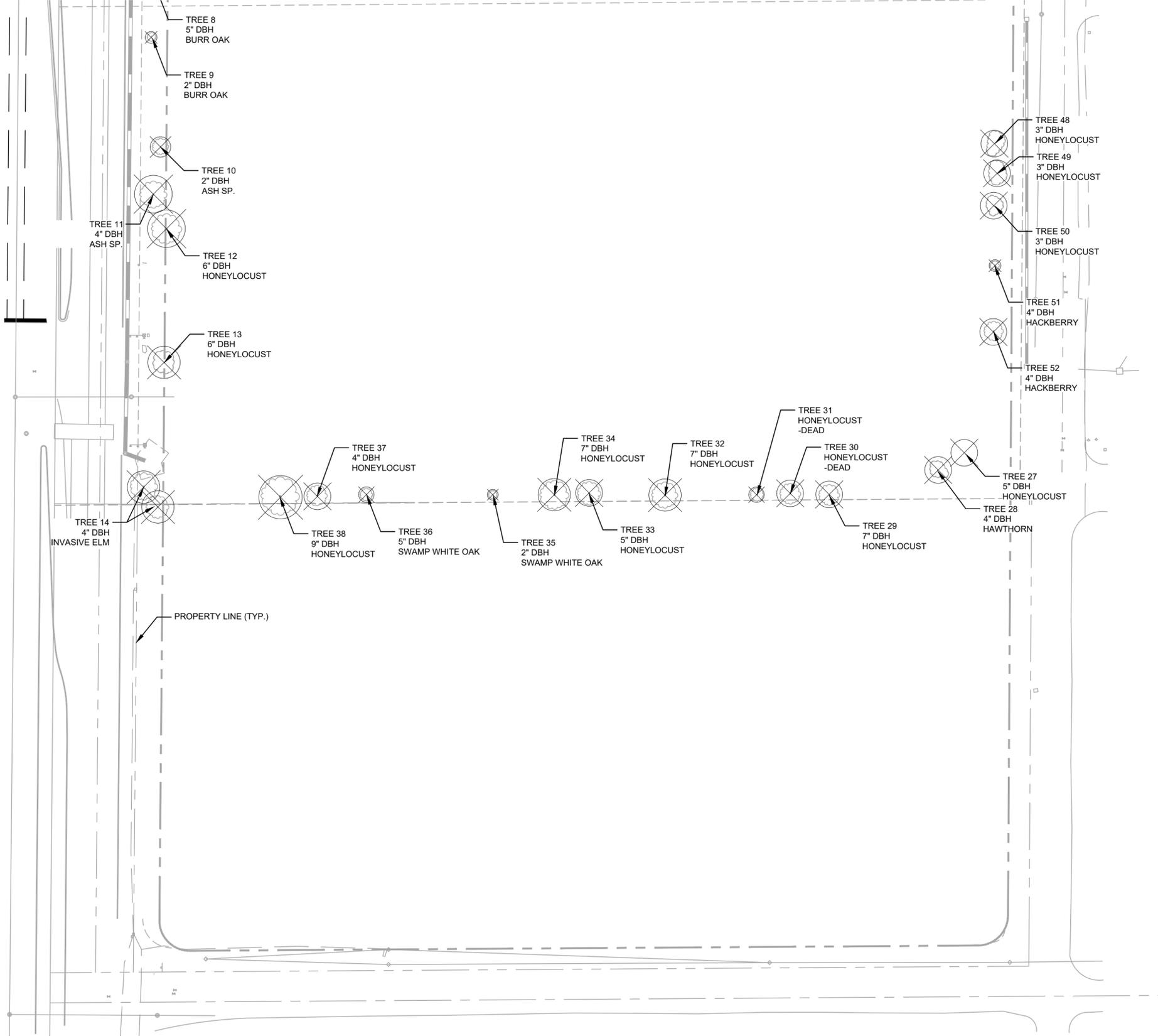
**811** Know what's below.  
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Denver, Colorado 80237 (303) 228-2300

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

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

NO.	REVISION	BY	DATE	APPR



**SYMBOL KEY**

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

NORTH

GRAPHIC SCALE IN FEET  
0 25 50 100

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FILE NO. 096888048_SP_TM	DATE: 10/01/2024	DESIGNED BY: AMC	NO.
PROJECT NO. 096888048	CHECKED BY: CPH	DRAWN BY: AMC	BY
SHEET NO. 17	REVISION	DATE	APPR

**QUIKTRIP 4217 CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 6**  
CHAMBERS ROAD & 38TH AVE.  
SITE PLAN  
TREE MITIGATION PLAN 2

**Kimley»Horn**  
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Denver, Colorado 80237 (303) 228-2300

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

Applicant is working with consulting arborist and will be submitted with next round.

Comments from my last review:  
 The tree mitigation Table P. 20 only has the inventory. Update the tree mitigation chart, add the appraisal that includes both the mitigation fee and inches required. You are required to hire a Consulting Arborist to conduct the tree inventory and appraisal.

If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

Please contact Aurora Forestry if you have any questions.

KH: Please see newly attached arborist review and mitigation cost estimate.



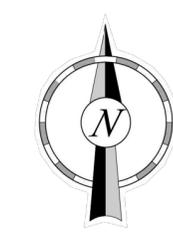
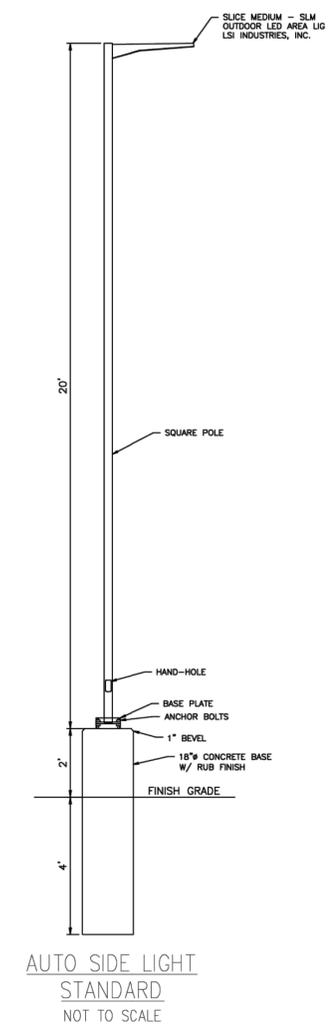
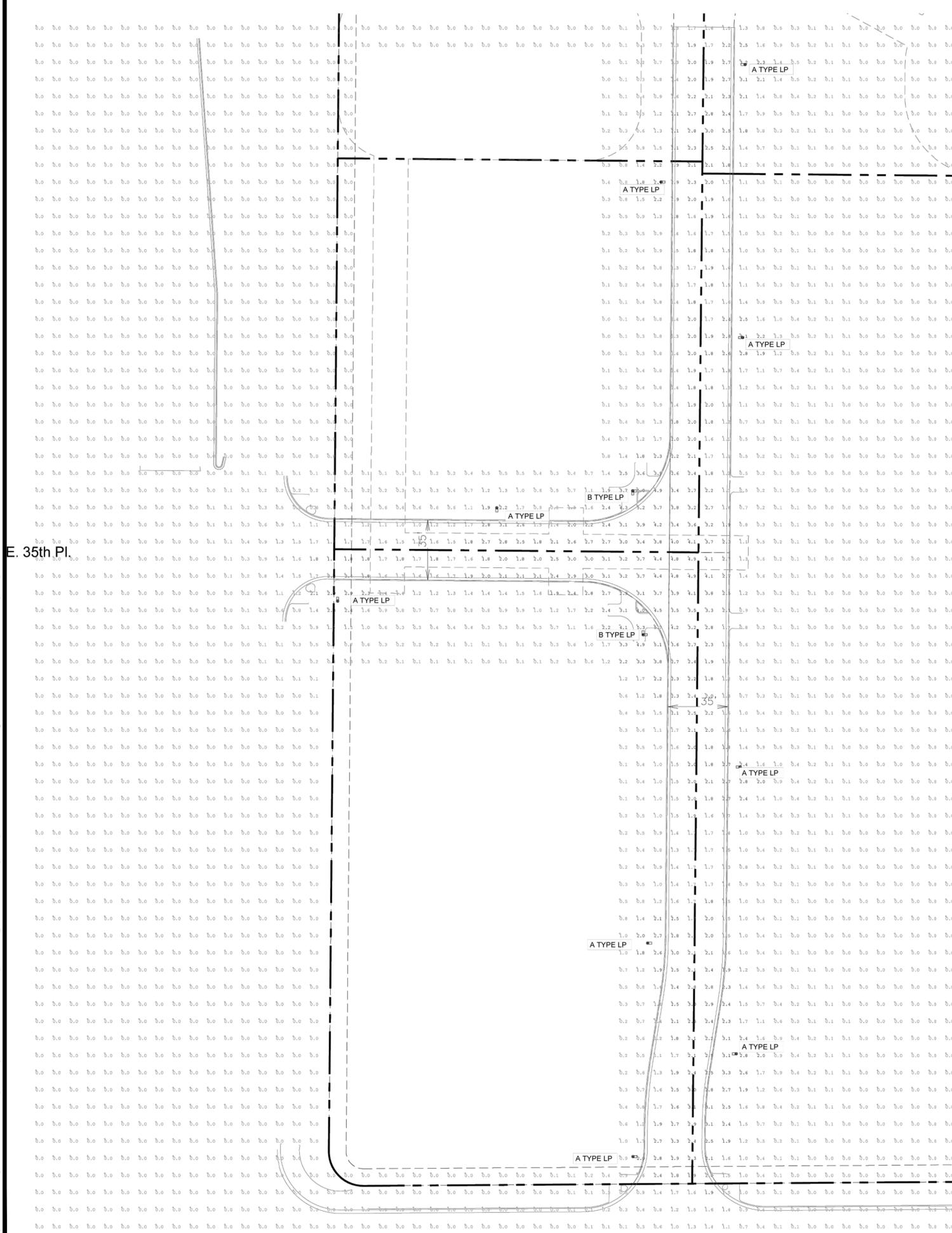
FILE NO. 096888048_SP_TM PROJECT NO. 096888048	DATE: 10/01/2024 DESIGNED BY: AMC DRAWN BY: AMC CHECKED BY: CPH	<b>QUIKTRIP 4217 CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 6</b> CHAMBERS ROAD & 38TH AVE. SITE PLAN TREE MITIGATION CHART	NO. _____ REVISION _____ BY _____ DATE _____ APPR _____
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<b>811</b> Know what's below. Call before you dig.			
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E. 35th Pl.

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

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



40 20 0 40 80

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

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

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

NO.	REVISION	BY	DATE	APPR





# QUIKTRIP 4217 SUBDIVISION FILING NO. 1

A REPLAT OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4, LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1, AND A PORTION OF THE NW1/4 OF SECTION 29, T3S, R66W OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 11

## COVENANTS

THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS (COLLECTIVELY HEREAFTER "OWNER"), COVENANT AND AGREE WITH THE CITY OF AURORA OR ("CITY");

1) 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;

2) 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;

3) 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.

4) THE AREA(S) LABELED "DRAINAGE EASEMENT" ("DRAINAGE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE: STORM DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO FENCES, GATES, SIGNS, WALLS, CHANNELS, DROP STRUCTURES, TRICKLE CHANNELS, OUTLET STRUCTURES, FOREBAY, WEIR SECTIONS, INCLUDING ALL FIXTURES, DEVICES, STRUCTURES, GRADING, AND ANY AND ALL OTHER APPURTENANCES THERETO WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A DRAINAGE AREA AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE DRAINAGE EASEMENT AREA (COLLECTIVELY AND INDIVIDUALLY HEREINAFTER REFERRED TO AS "DRAINAGE FACILITIES"), TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID DRAINAGE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY DRAINAGE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. THE DRAINAGE EASEMENT TOGETHER WITH ANY AND ALL DRAINAGE FACILITIES LOCATED WITHIN THE DRAINAGE EASEMENT AREA ARE TO BE CONSTRUCTED AND CONTINUOUSLY MAINTAINED BY THE OWNER OF THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA AND AT NO COST TO THE CITY. SUCH OWNER HAS RESPONSIBILITY AND LIABILITY FOR THE APPLICABLE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES, AND THEIR MAINTENANCE. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LIABILITY FOR THE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE DRAINAGE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING, OR IMPROVING THE DRAINAGE EASEMENT AREA OR DRAINAGE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY, UPON REQUEST, FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIALMEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE DRAINAGE EASEMENT AREA IS LOCATED.

## COVENANTS (continued)

5) THE AREA(S) LABELED "FIRE LANE EASEMENT" ("FIRE LANE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE: FACILITIES, AND ALL FIXTURES, DEVICES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A FIRE LANE OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENT; TOGETHER WITH THE RIGHT-OF-WAY FOR INGRESS AND EGRESS OF EMERGENCY AND SERVICE VEHICLES OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENTS, WHICH SAID LANES TO BE DEDICATED AND DESIGNATED AS FIRE LANE EASEMENTS AND EMERGENCY AND SERVICE VEHICLE ROADS; FIRE LANE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED BY EACH OWNER OF THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA AT NO COST TO THE CITY IN ACCORDANCE WITH CURRENT CITY STANDARDS FOR FIRE LANE EASEMENTS AND SHALL BE POSTED BY SUCH OWNER WITH SIGNS STATING "NO PARKING - FIRE LANE" IN ACCORDANCE WITH THE CITY CODE OF AURORA, COLORADO (COLLECTIVELY AND INDIVIDUALLY HEREINAFTER REFERRED TO AS "FIRE LANE FACILITIES"). OWNER ALSO GRANTS THE CITY THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID FIRE LANE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY FIRE LANE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. OWNER HAS RESPONSIBILITY AND LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, CONSTRUCTION OF FIRE LANE FACILITIES AND CONTINUOUS MAINTENANCE OF THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES, AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE FIRE LANE EASEMENT AREA; ALL AT NO COST TO THE CITY. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE FIRE LANE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING OR IMPROVING THE EASEMENT OR FIRE LANE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIALMEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE FIRE LANE EASEMENT AREA IS LOCATED.

6) THE AREA(S) LABELED AS "WATER EASEMENT" HEREON DEPICT EASEMENT(S) DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO WATER LINES, WATER MAINS, METERS, FIRE HYDRANTS CONDUITS, VAULTS, METERS, VALVES, MANHOLES, VENT PIPES, UTILITY LOCATION MARKERS OR ANY OTHER WATER UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO, ANY AND ALL NECESSARY CABLES, WIRES AND ALL IMPROVEMENTS AND APPURTENANCES THERETO, AND ALL FACILITIES, AND FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND TO MAKE ANY NEEDED CUTS AND FILLS IN THE EARTH IN, ON, UNDER, THROUGH, OVER AND ACROSS THE AREAS LABELED AS "WATER EASEMENT" FOR AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON APRIL 10, 2024 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2024000018661.

7) THE AREA(S) LABELED AS "SANITARY SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO SANITARY SEWER COLLECTION MAINS AND TRANSMISSION MAINS, LINES AND ALL FACILITIES, FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON APRIL 10, 2024 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2024000018661.

## COVENANTS (continued)

8) THE AREA(S) LABELED AS "STORM SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO STORM COLLECTION MAINS AND TRANSMISSION MAINS, LINES, DRAINS, AND IRRIGATION LINES AND ALL FACILITIES, FIXTURES, DEVICES, APPURTENANCES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON APRIL 10, 2024 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2024000018661.

9) THE AREA(S) LABELED AS "UTILITY EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY PUBLIC UTILITY COMPANIES AUTHORIZED IN WRITING BY THE CITY FOR PROVISION OF SERVICES REQUIRED OR ORDINARILY PERFORMED WITHIN THE UTILITY EASEMENT BY THIRD PARTY PUBLIC UTILITY PROVIDERS OF ELECTRIC, TELEVISION, CABLE, TELECOMMUNICATION FACILITIES, AND OTHER PUBLIC UTILITIES TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL PIPES, CASINGS, WIRES, CONDUIT, CULVERTS, VALVES, VENTILATORS, MANHOLES, EQUIPMENT, OR MATERIAL AND ANY OTHER APPURTENANCES NECESSARY, AND TO MAKE ANY CUTS AND FILLS IN THE EARTH NEEDED ONLY IN, ON, UNDER, THROUGH, OVER AND ACROSS THE "UTILITY EASEMENT" FOR ONE OR MORE PUBLIC UTILITY IMPROVEMENTS INCLUDING ALL THINGS DEEMED BY THE CITY, IN ITS SOLE DISCRETION, TO BE NECESSARY OR CONVENIENT FOR THE OPERATION OF SUCH PUBLIC UTILITY. THE AUTHORIZED PUBLIC UTILITY SHALL MAINTAIN SAID IMPROVEMENTS INSTALLED BY THE PUBLIC UTILITY WITHIN, ACROSS, UNDER OR UPON THE UTILITY EASEMENT. HOWEVER, THE CITY SHALL HAVE THE PERPETUAL RIGHT, BUT NOT OBLIGATION, TO CUT, TRIM, CONTROL AND REMOVE TREES, BRUSH, AND OTHER OBSTRUCTIONS WHICH INJURE OR INTERFERE WITH THE CITY'S OR AUTHORIZED PUBLIC UTILITY'S IMPROVEMENTS, USE, OCCUPATION OR ENJOYMENT OF THE UTILITY EASEMENT, OR THEIR RIGHTS IN THE UTILITY EASEMENT, WITHOUT LIABILITY TO THE CITY FOR DAMAGES ARISING THEREFROM

PREPARED BY:

# ALTURA

LAND CONSULTANTS, LLC

6950 South Tucson Way, Unit C  
Centennial, Colorado 80112  
Phone: (720) 488-1303  
jesse@alturaland.com

JOB NO. 23123

OCTOBER 31, 2024

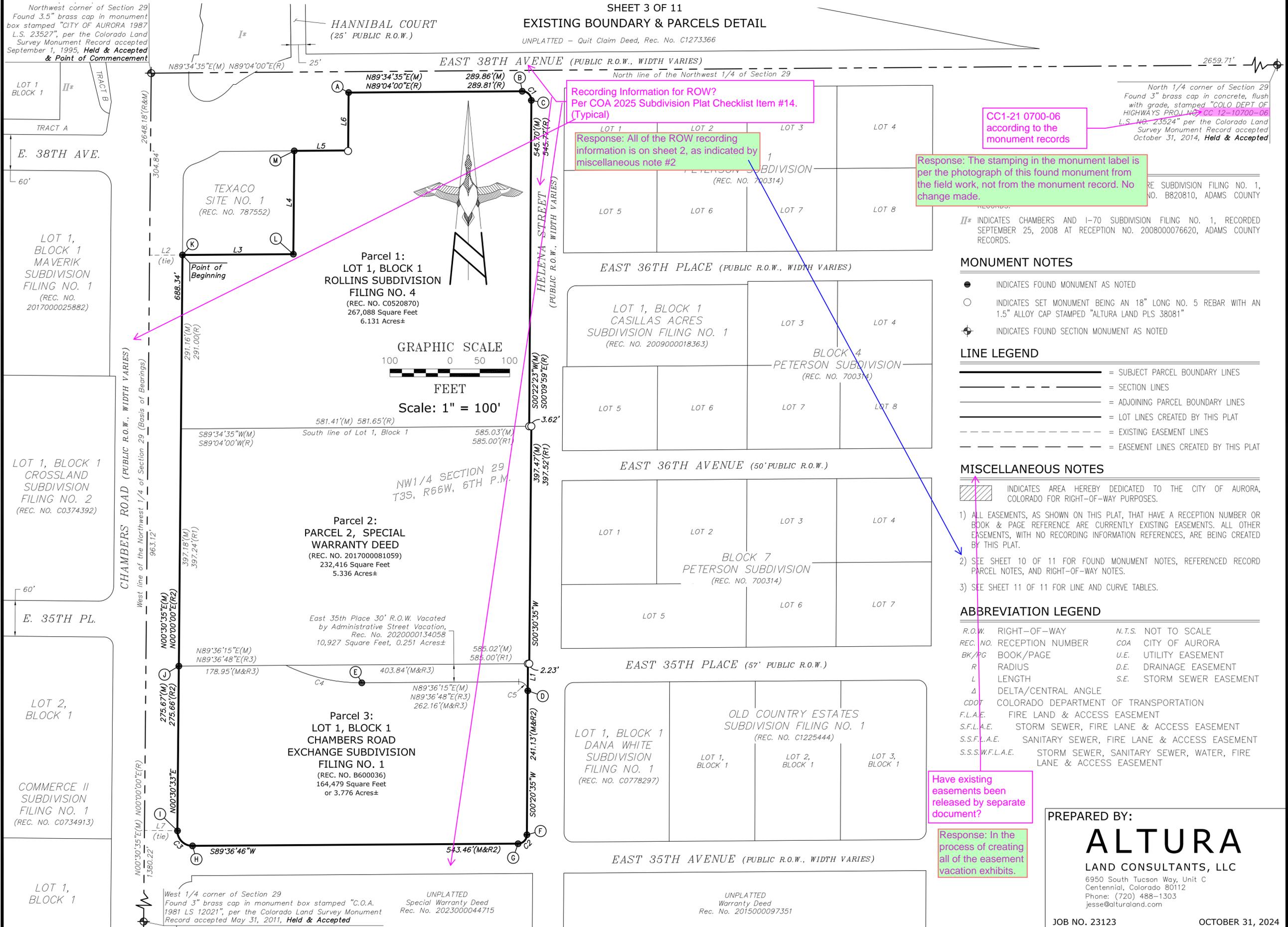
# QUIKTRIP 4217 SUBDIVISION FILING NO. 1

A REPLAT OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4, LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1, AND A PORTION OF THE NW1/4 OF SECTION 29, T3S, R66W OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 11

EXISTING BOUNDARY & PARCELS DETAIL

UNPLATTED - Quit Claim Deed, Rec. No. C1273366



Recording Information for ROW?  
Per COA 2025 Subdivision Plat Checklist Item #14.  
(Typical)

Response: All of the ROW recording information is on sheet 2, as indicated by miscellaneous note #2

CC-21 0700-06 according to the monument records

Response: The stamping in the monument label is per the photograph of this found monument from the field work, not from the monument record. No change made.

II\* INDICATES CHAMBERS AND I-70 SUBDIVISION FILING NO. 1, RECORDED SEPTEMBER 25, 2008 AT RECEPTION NO. 2008000076620, ADAMS COUNTY RECORDS.

**MONUMENT NOTES**

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET MONUMENT BEING AN 18" LONG NO. 5 REBAR WITH AN 1.5" ALLOY CAP STAMPED "ALTURA LAND PLS 38081"
- ⊕ INDICATES FOUND SECTION MONUMENT AS NOTED

**LINE LEGEND**

- = SUBJECT PARCEL BOUNDARY LINES
- - - = SECTION LINES
- = ADJOINING PARCEL BOUNDARY LINES
- = LOT LINES CREATED BY THIS PLAT
- - - = EXISTING EASEMENT LINES
- - - = EASEMENT LINES CREATED BY THIS PLAT

**MISCELLANEOUS NOTES**

INDICATES AREA HEREBY DEDICATED TO THE CITY OF AURORA, COLORADO FOR RIGHT-OF-WAY PURPOSES.

- 1) ALL EASEMENTS, AS SHOWN ON THIS PLAT, THAT HAVE A RECEPTION NUMBER OR BOOK & PAGE REFERENCE ARE CURRENTLY EXISTING EASEMENTS. ALL OTHER EASEMENTS, WITH NO RECORDING INFORMATION REFERENCES, ARE BEING CREATED BY THIS PLAT.
- 2) SEE SHEET 10 OF 11 FOR FOUND MONUMENT NOTES, REFERENCED RECORD PARCEL NOTES, AND RIGHT-OF-WAY NOTES.
- 3) SEE SHEET 11 OF 11 FOR LINE AND CURVE TABLES.

**ABBREVIATION LEGEND**

R.O.W.	RIGHT-OF-WAY	N.T.S.	NOT TO SCALE
REC. NO.	RECEPTION NUMBER	COA	CITY OF AURORA
BK/PG	BOOK/PAGE	U.E.	UTILITY EASEMENT
R	RADIUS	D.E.	DRAINAGE EASEMENT
L	LENGTH	S.E.	STORM SEWER EASEMENT
Δ	DELTA/CENTRAL ANGLE		
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION		
F.L.A.E.	FIRE LAND & ACCESS EASEMENT		
S.F.L.A.E.	STORM SEWER, FIRE LANE & ACCESS EASEMENT		
S.S.F.L.A.E.	SANITARY SEWER, FIRE LANE & ACCESS EASEMENT		
S.S.S.W.F.L.A.E.	STORM SEWER, SANITARY SEWER, WATER, FIRE LANE & ACCESS EASEMENT		

Have existing easements been released by separate document?

Response: In the process of creating all of the easement vacation exhibits.

PREPARED BY:

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6950 South Tucson Way, Unit C  
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Phone: (720) 488-1303  
jesse@alturaland.com

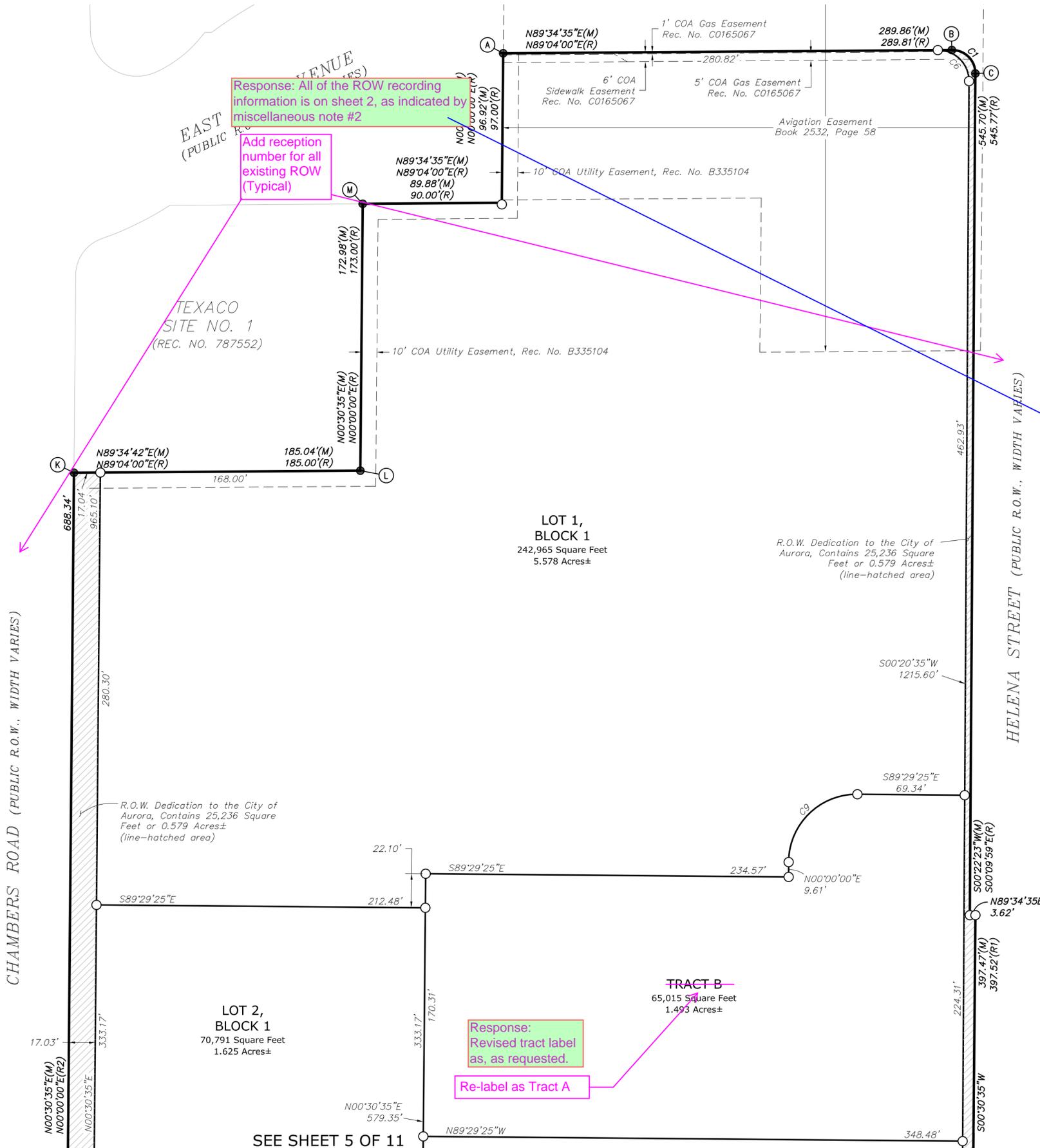
JOB NO. 23123      OCTOBER 31, 2024

# QUIKTRIP 4217 SUBDIVISION FILING NO. 1

A REPLAT OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4, LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1, AND A PORTION OF THE NW1/4 OF SECTION 29, T3S, R66W OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 11

LOTS & TRACTS CREATED BY THIS PLAT DETAIL (NORTH PORTION)



## MONUMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET MONUMENT BEING AN 18" LONG NO. 5 REBAR WITH AN 1.5" ALLOY CAP STAMPED "ALTURA LAND PLS 38081"
- ⊕ INDICATES FOUND SECTION MONUMENT AS NOTED

## LINE LEGEND

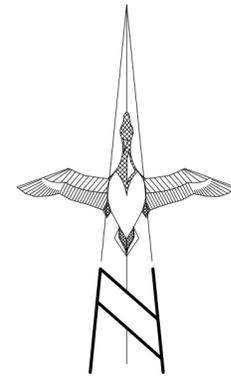
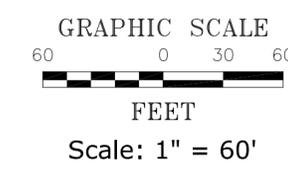
- = SUBJECT PARCEL BOUNDARY LINES
- - - = SECTION LINES
- = ADJOINING PARCEL BOUNDARY LINES
- = LOT LINES CREATED BY THIS PLAT
- - - = EXISTING EASEMENT LINES
- - - = EASEMENT LINES CREATED BY THIS PLAT

## MISCELLANEOUS NOTES

- ▨ INDICATES AREA HEREBY DEDICATED TO THE CITY OF AURORA, COLORADO FOR RIGHT-OF-WAY PURPOSES.
- 1) ALL EASEMENTS, AS SHOWN ON THIS PLAT, THAT HAVE A RECEPTION NUMBER OR BOOK & PAGE REFERENCE ARE CURRENTLY EXISTING EASEMENTS. ALL OTHER EASEMENTS, WITH NO RECORDING INFORMATION REFERENCES, ARE BEING CREATED BY THIS PLAT.
- 2) SEE SHEET 10 OF 11 FOR FOUND MONUMENT NOTES, REFERENCED RECORD PARCEL NOTES, AND RIGHT-OF-WAY NOTES.
- 3) SEE SHEET 11 OF 11 FOR LINE AND CURVE TABLES.

## ABBREVIATION LEGEND

R.O.W.	RIGHT-OF-WAY	N.T.S.	NOT TO SCALE
REC. NO.	RECEPTION NUMBER	COA	CITY OF AURORA
BK/PG	BOOK/PAGE	U.E.	UTILITY EASEMENT
R	RADIUS	D.E.	DRAINAGE EASEMENT
L	LENGTH	S.E.	STORM SEWER EASEMENT
Δ	DELTA/CENTRAL ANGLE		
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION		
F.L.A.E.	FIRE LAND & ACCESS EASEMENT		
S.F.L.A.E.	STORM SEWER, FIRE LANE & ACCESS EASEMENT		
S.S.F.L.A.E.	SANITARY SEWER, FIRE LANE & ACCESS EASEMENT		
S.S.S.W.F.L.A.E.	STORM SEWER, SANITARY SEWER, WATER, FIRE LANE & ACCESS EASEMENT		



PREPARED BY:  
**ALTURA**  
 LAND CONSULTANTS, LLC  
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 Phone: (720) 488-1303  
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JOB NO. 23123      OCTOBER 31, 2024

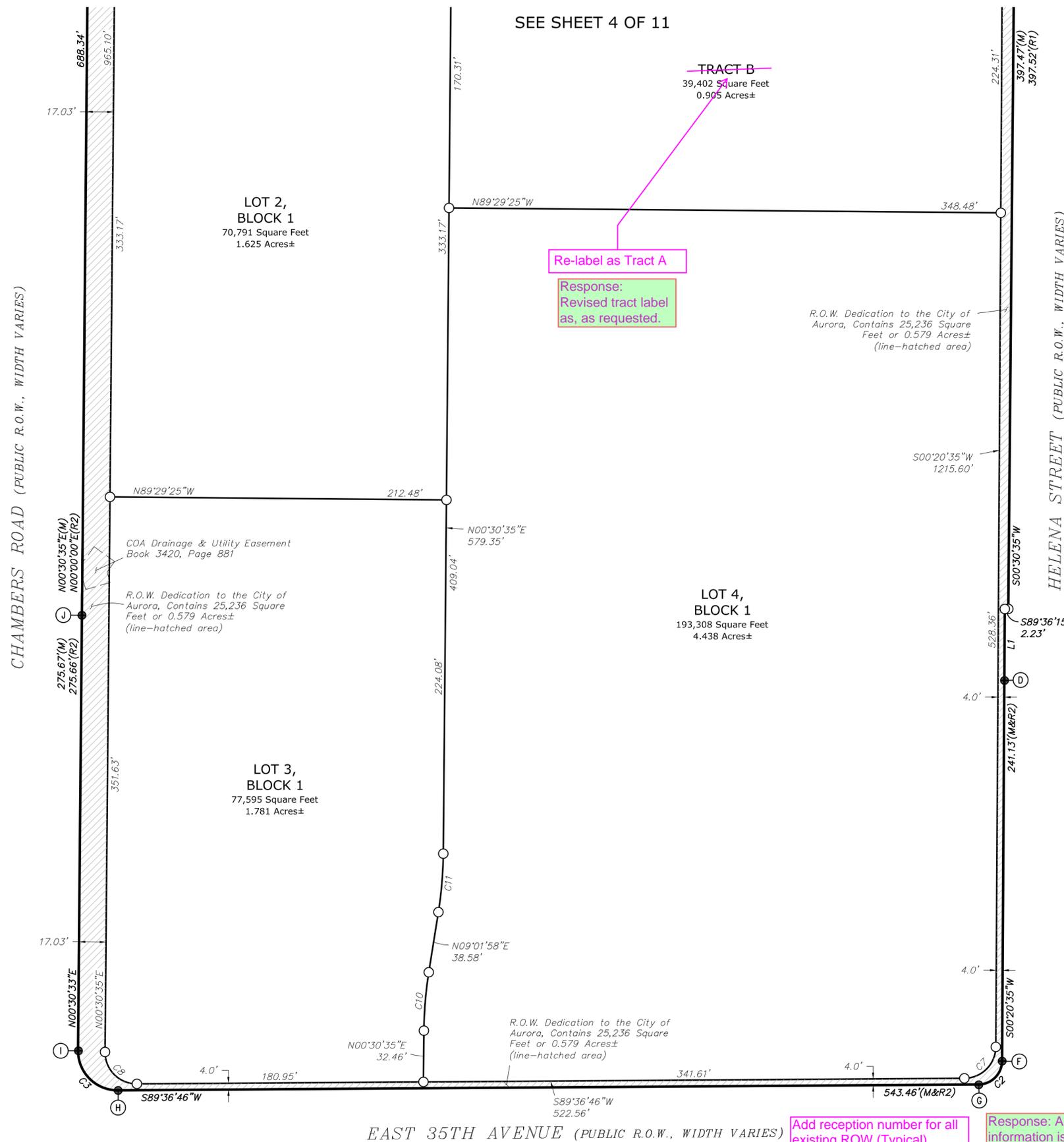
SEE SHEET 5 OF 11

# QUIKTRIP 4217 SUBDIVISION FILING NO. 1

A REPLAT OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4, LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1, AND A PORTION OF THE NW1/4 OF SECTION 29, T3S, R66W OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 11

LOTS & TRACTS CREATED BY THIS PLAT DETAIL (SOUTH PORTION)



### MONUMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET MONUMENT BEING AN 18" LONG NO. 5 REBAR WITH AN 1.5" ALLOY CAP STAMPED "ALTURA LAND PLS 38081"
- ⊕ INDICATES FOUND SECTION MONUMENT AS NOTED

### LINE LEGEND

- = SUBJECT PARCEL BOUNDARY LINES
- = SECTION LINES
- = ADJOINING PARCEL BOUNDARY LINES
- = LOT LINES CREATED BY THIS PLAT
- = EXISTING EASEMENT LINES
- = EASEMENT LINES CREATED BY THIS PLAT

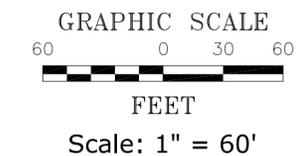
### MISCELLANEOUS NOTES

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- 2) SEE SHEET 10 OF 11 FOR FOUND MONUMENT NOTES, REFERENCED RECORD PARCEL NOTES, AND RIGHT-OF-WAY NOTES.
- 3) SEE SHEET 11 OF 11 FOR LINE AND CURVE TABLES.

### ABBREVIATION LEGEND

R.O.W.	RIGHT-OF-WAY	N.T.S.	NOT TO SCALE
REC. NO.	RECEPTION NUMBER	COA	CITY OF AURORA
BK/PG	BOOK/PAGE	U.E.	UTILITY EASEMENT
R	RADIUS	D.E.	DRAINAGE EASEMENT
L	LENGTH	S.E.	STORM SEWER EASEMENT
Δ	DELTA/CENTRAL ANGLE		
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION		
F.L.A.E.	FIRE LAND & ACCESS EASEMENT		
S.F.L.A.E.	STORM SEWER, FIRE LANE & ACCESS EASEMENT		
S.S.F.L.A.E.	SANITARY SEWER, FIRE LANE & ACCESS EASEMENT		
S.S.S.W.F.L.A.E.	STORM SEWER, SANITARY SEWER, WATER, FIRE LANE & ACCESS EASEMENT		



PREPARED BY:  
**ALTURA**  
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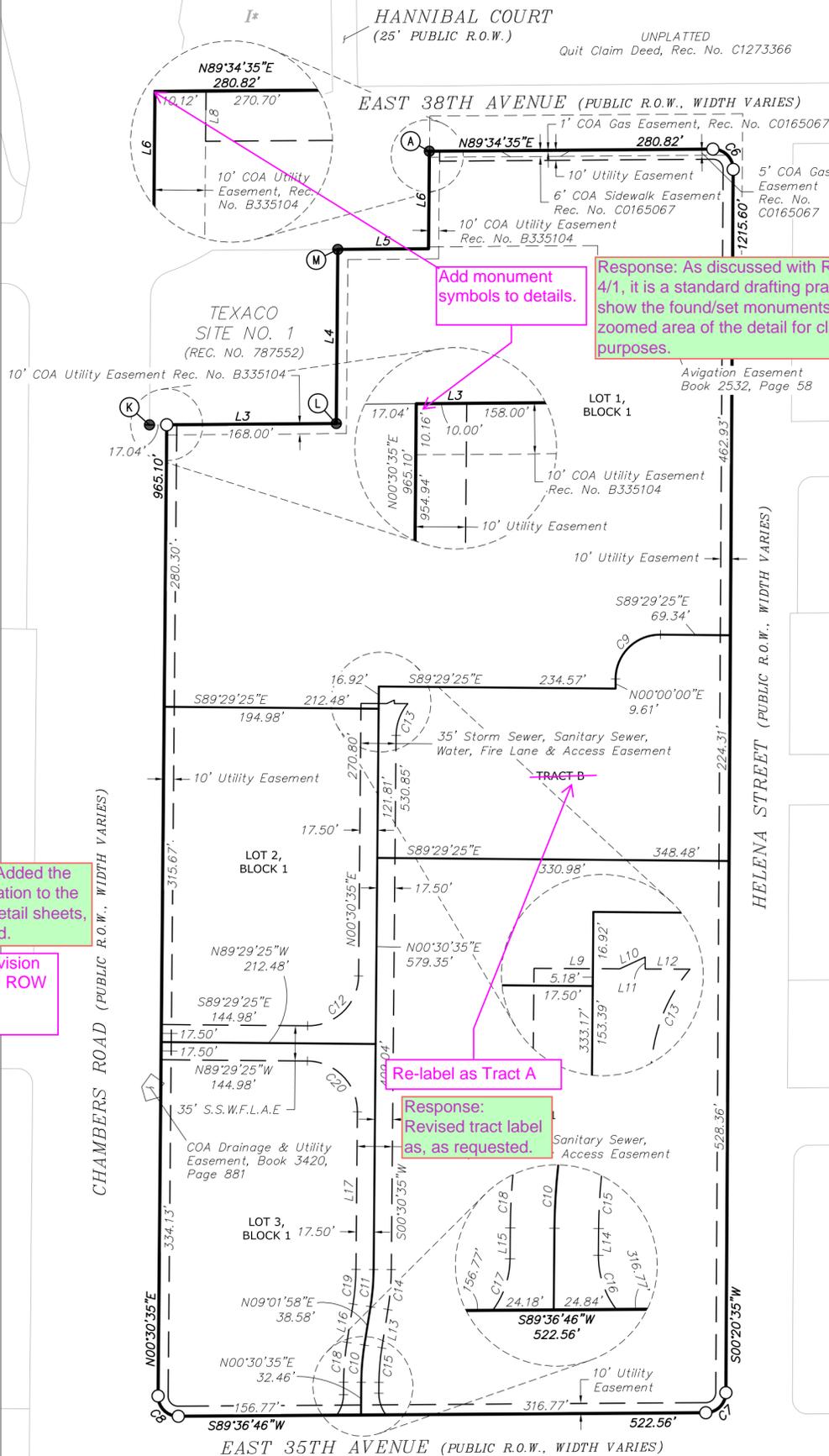
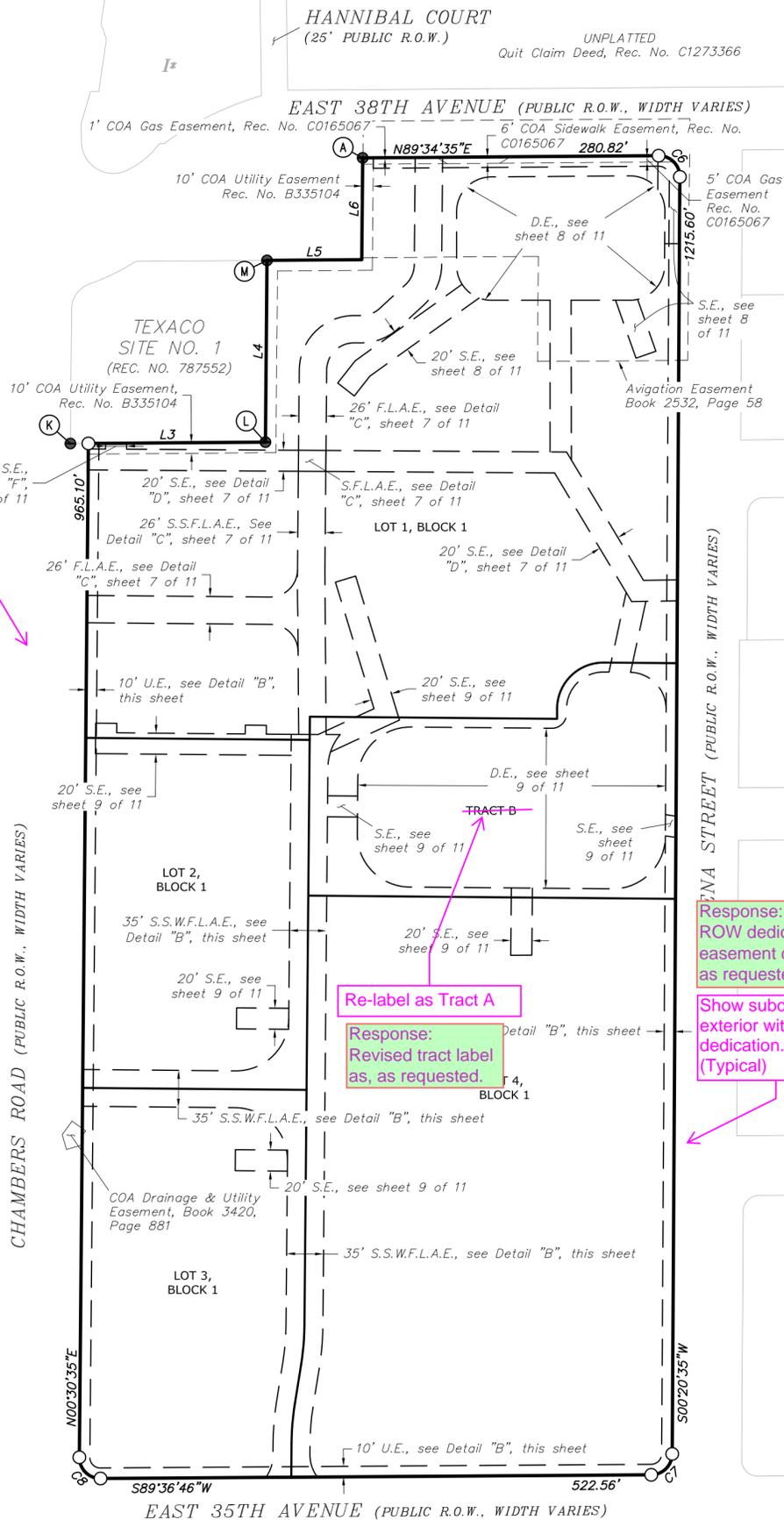
# QUIKTRIP 4217 SUBDIVISION FILING NO. 1

A REPLAT OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4, LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1, AND A PORTION OF THE NW1/4 OF SECTION 29, T3S, R66W OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 6 OF 11

Detail "A" Scale: 1" = 100'

Detail "B" Scale: 1" = 100'



## MONUMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET MONUMENT BEING AN 18" LONG NO. 5 REBAR WITH AN 1.5" ALLOY CAP STAMPED "ALTURA LAND PLS 38081"
- ⊕ INDICATES FOUND SECTION MONUMENT AS NOTED

## LINE LEGEND

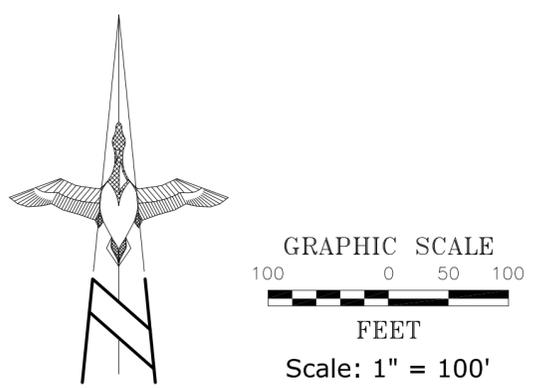
- = SUBJECT PARCEL BOUNDARY LINES
- = ADJOINING PARCEL BOUNDARY LINES
- = LOT LINES CREATED BY THIS PLAT
- - - = EXISTING EASEMENT LINES
- - - = EASEMENT LINES CREATED BY THIS PLAT

## COLLATERAL NOTES

- INDICATES AREA HEREBY DEDICATED TO THE CITY OF AURORA, COLORADO FOR RIGHT-OF-WAY PURPOSES.
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  - 2) SEE SHEET 10 OF 11 FOR FOUND MONUMENT NOTES, REFERENCED RECORD PARCEL NOTES, AND RIGHT-OF-WAY NOTES.
  - 3) SEE SHEET 11 OF 11 FOR LINE AND CURVE TABLES.

## ABBREVIATION LEGEND

- |                  |   |        |                |
|------------------|---|--------|----------------|
| R.O.W.           | RIGHT-OF-WAY  | N.T.S. | NOT TO SCALE   |
| REC. NO.         | RECEPTION NUMBER  | COA    | CITY OF AURORA |
| BK/PAGE          | BOOK/PAGE   |        |                |
| R                | RADIUS  |        |                |
| L                | LENGTH  |        |                |
| Δ                | DELTA/CENTRAL ANGLE   |        |                |
| CDOT             | COLORADO DEPARTMENT OF TRANSPORTATION                           |        |                |
| U.E.             | UTILITY EASEMENT  |        |                |
| D.E.             | DRAINAGE EASEMENT   |        |                |
| S.E.             | STORM SEWER EASEMENT  |        |                |
| F.L.A.E.         | FIRE LAND & ACCESS EASEMENT                                     |        |                |
| S.F.L.A.E.       | STORM SEWER, FIRE LANE & ACCESS EASEMENT                        |        |                |
| S.S.F.L.A.E.     | SANITARY SEWER, FIRE LANE & ACCESS EASEMENT                     |        |                |
| S.S.S.W.F.L.A.E. | STORM SEWER, SANITARY SEWER, WATER, FIRE LANE & ACCESS EASEMENT |        |                |



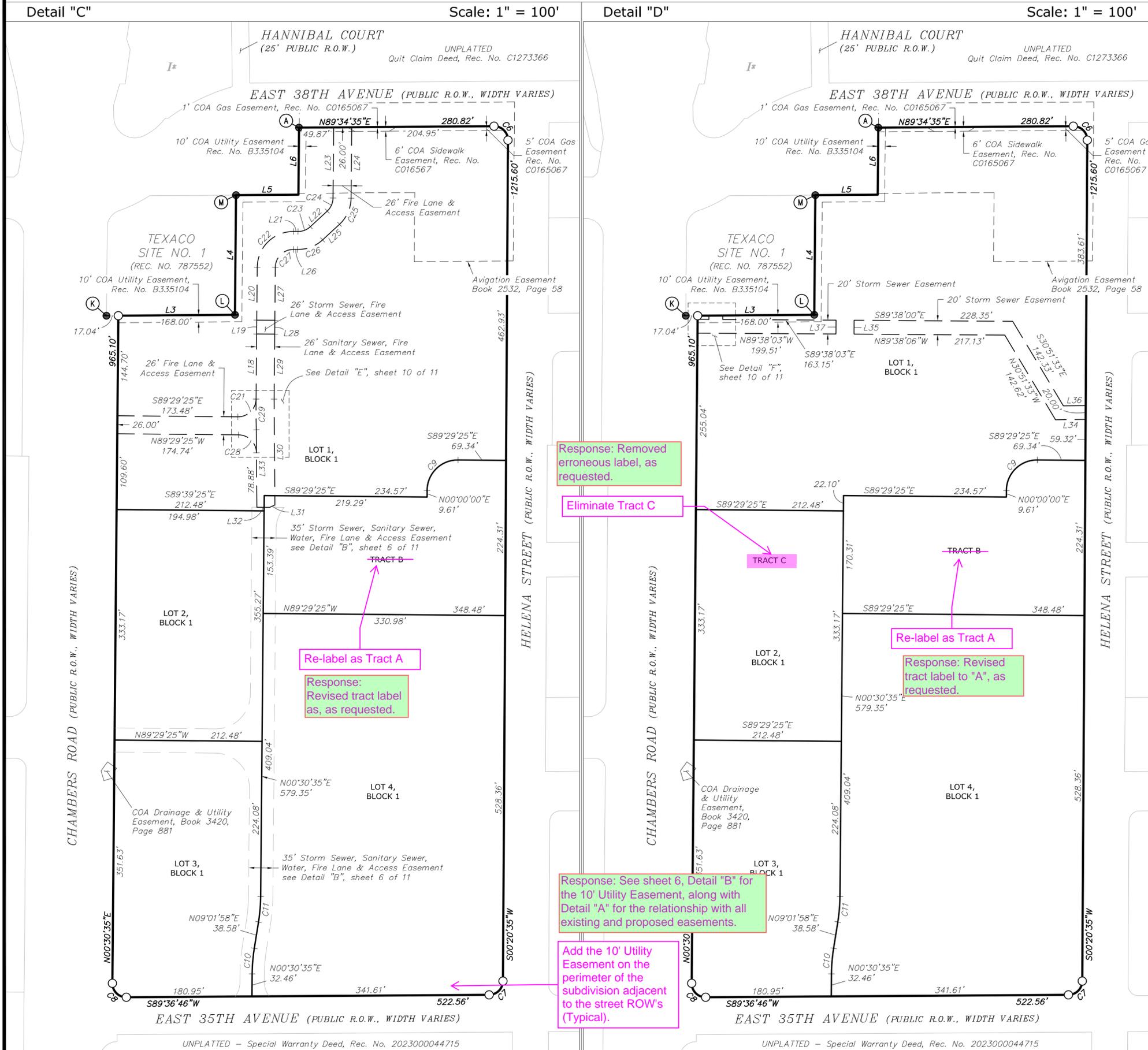
PREPARED BY:  
**ALTURA**  
 LAND CONSULTANTS, LLC  
 6950 South Tucson Way, Unit C  
 Centennial, Colorado 80112  
 Phone: (720) 488-1303  
 jesse@alturland.com

JOB NO. 23123 OCTOBER 31, 2024

# QUIKTRIP 4217 SUBDIVISION FILING NO. 1

A REPLAT OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4, LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1, AND A PORTION OF THE NW1/4 OF SECTION 29, T3S, R66W OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 7 OF 11



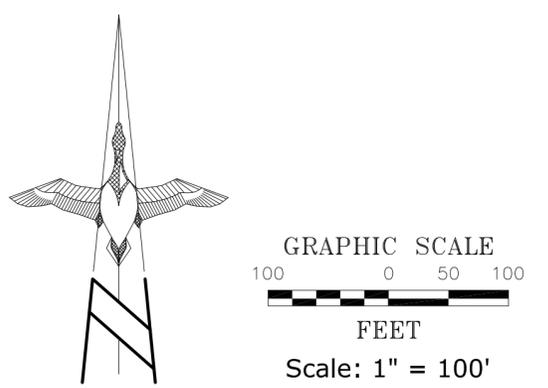
- ### MONUMENT NOTES
- INDICATES FOUND MONUMENT AS NOTED
  - INDICATES SET MONUMENT BEING AN 18" LONG NO. 5 REBAR WITH AN 1.5" ALLOY CAP STAMPED "ALTURA LAND PLS 38081"
  - ⊕ INDICATES FOUND SECTION MONUMENT AS NOTED

- ### LINE LEGEND
- = SUBJECT PARCEL BOUNDARY LINES
  - = ADJOINING PARCEL BOUNDARY LINES
  - = LOT LINES CREATED BY THIS PLAT
  - = EXISTING EASEMENT LINES
  - = EASEMENT LINES CREATED BY THIS PLAT

- ### MISCELLANEOUS NOTES
- INDICATES AREA HEREBY DEDICATED TO THE CITY OF AURORA, COLORADO FOR RIGHT-OF-WAY PURPOSES.
- 1) ALL EASEMENTS, AS SHOWN ON THIS PLAT, THAT HAVE A RECEPTION NUMBER OR BOOK & PAGE REFERENCE ARE CURRENTLY EXISTING EASEMENTS. ALL OTHER EASEMENTS, WITH NO RECORDING INFORMATION REFERENCES, ARE BEING CREATED BY THIS PLAT.
  - 2) SEE SHEET 10 OF 11 FOR FOUND MONUMENT NOTES, REFERENCED RECORD PARCEL NOTES, AND RIGHT-OF-WAY NOTES.
  - 3) SEE SHEET 11 OF 11 FOR LINE AND CURVE TABLES.

### ABBREVIATION LEGEND

R.O.W.	RIGHT-OF-WAY	N.T.S.	NOT TO SCALE
REC. NO.	RECEPTION NUMBER	COA	CITY OF AURORA
BK/PG	BOOK/PAGE		
R	RADIUS		
L	LENGTH		
Δ	DELTA/CENTRAL ANGLE		
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION		
U.E.	UTILITY EASEMENT		
D.E.	DRAINAGE EASEMENT		
S.E.	STORM SEWER EASEMENT		
F.L.A.E.	FIRE LAND & ACCESS EASEMENT		
S.F.L.A.E.	STORM SEWER, FIRE LANE & ACCESS EASEMENT		
S.S.F.L.A.E.	SANITARY SEWER, FIRE LANE & ACCESS EASEMENT		
S.S.S.W.F.L.A.E.	STORM SEWER, SANITARY SEWER, WATER, FIRE LANE & ACCESS EASEMENT		



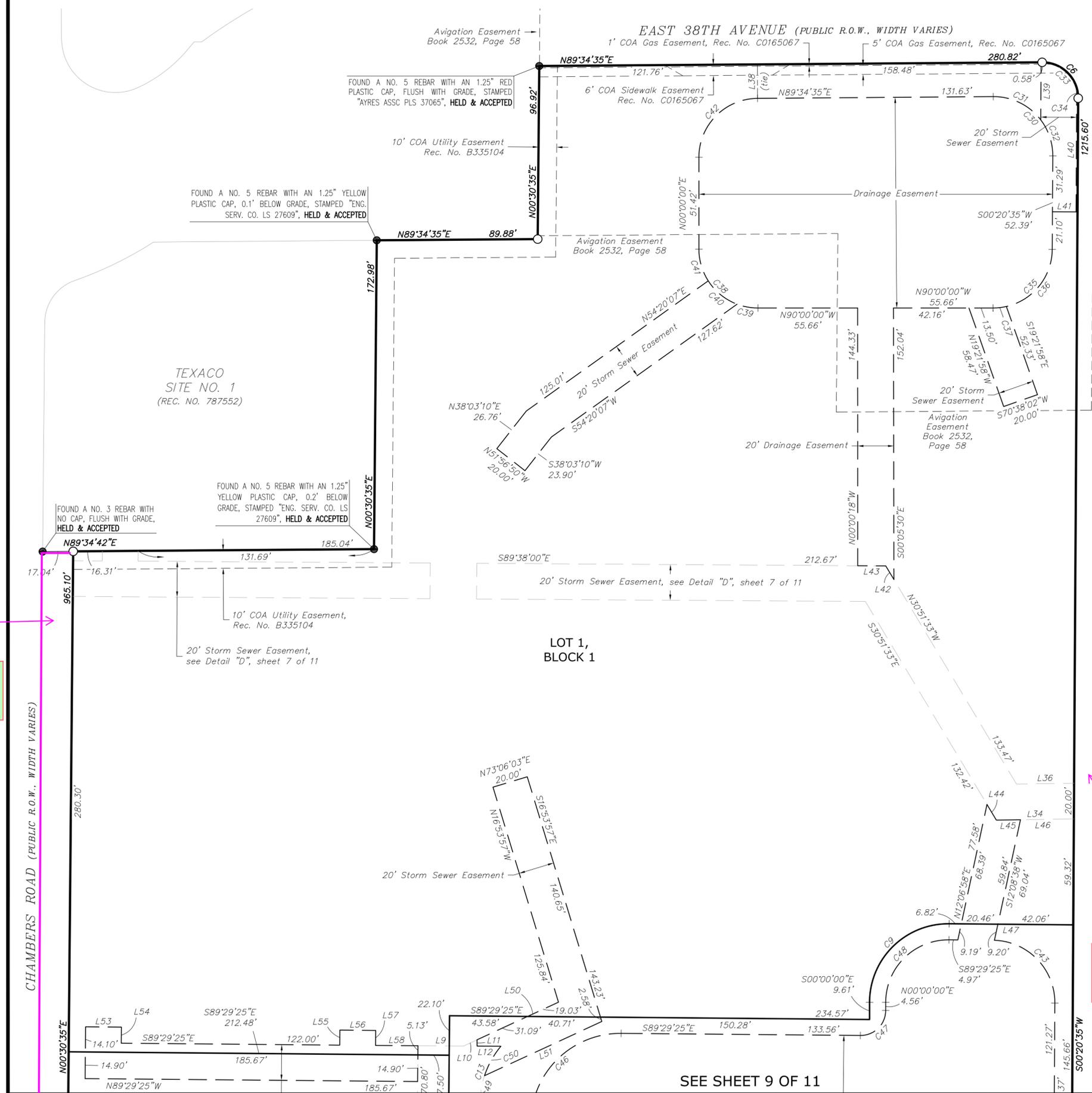
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SHEET 8 OF 11



### MONUMENT NOTES

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- INDICATES SET MONUMENT BEING AN 18" LONG NO. 5 REBAR WITH AN 1.5" ALLOY CAP STAMPED "ALTURA LAND PLS 38081"
- ⊕ INDICATES FOUND SECTION MONUMENT AS NOTED

### LINE LEGEND

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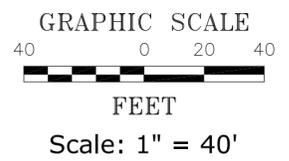
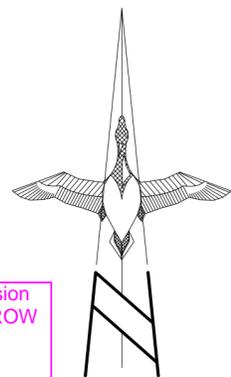
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- 2) SEE SHEET 10 OF 11 FOUND MONUMENT NOTES, REFERENCED RECORD PARCEL NOTES, AND RIGHT-OF-WAY NOTES.
- 3) SEE SHEET 11 OF 11 FOR LINE AND CURVE TABLES.

### ABBREVIATION LEGEND

R.O.W.	RIGHT-OF-WAY	M.T.S.	NOT TO SCALE
REC. NO.	RECEPTION NUMBER	COA	CITY OF AURORA
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S.E.	STORM SEWER EASEMENT		
F.L.A.E.	FIRE LAND & ACCESS EASEMENT		
S.F.L.A.E.	STORM SEWER, FIRE LANE & ACCESS EASEMENT		
S.S.F.L.A.E.	SANITARY SEWER, FIRE LANE & ACCESS EASEMENT		
S.S.S.W.F.L.A.E.	STORM SEWER, SANITARY SEWER, WATER, FIRE LANE & ACCESS EASEMENT		

HELENA STREET (PUBLIC R.O.W., WIDTH VARIES)



Show subdivision exterior with ROW dedication. (Typical)

Response: Added the ROW dedication to the easement detail sheets, as requested.

Show subdivision exterior with ROW dedication. (Typical)

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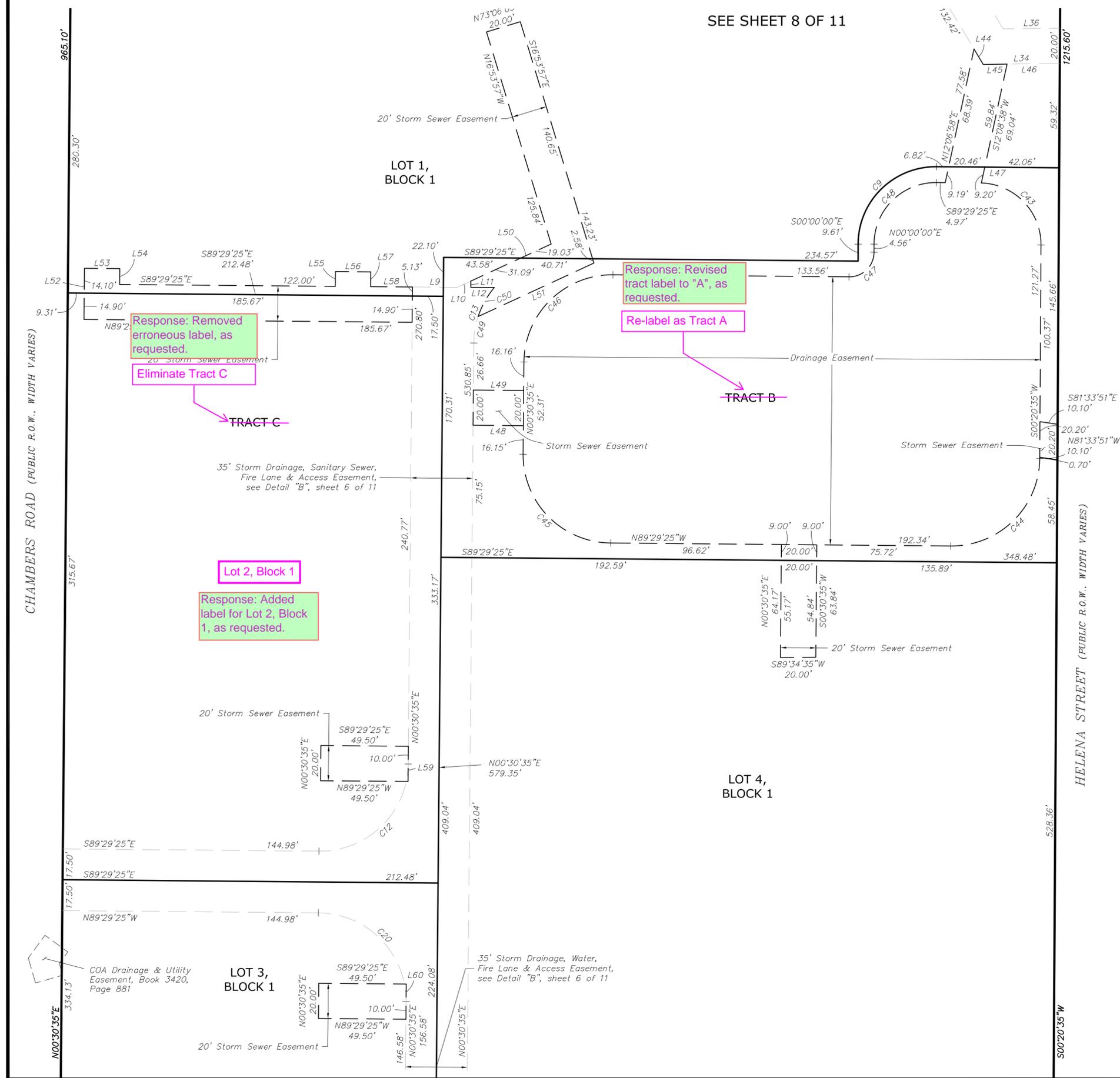
SEE SHEET 9 OF 11

# QUIKTRIP 4217 SUBDIVISION FILING NO. 1

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SHEET 9 OF 11

SEE SHEET 8 OF 11



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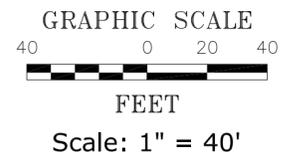
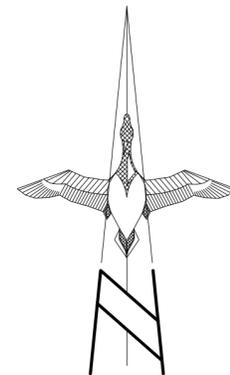
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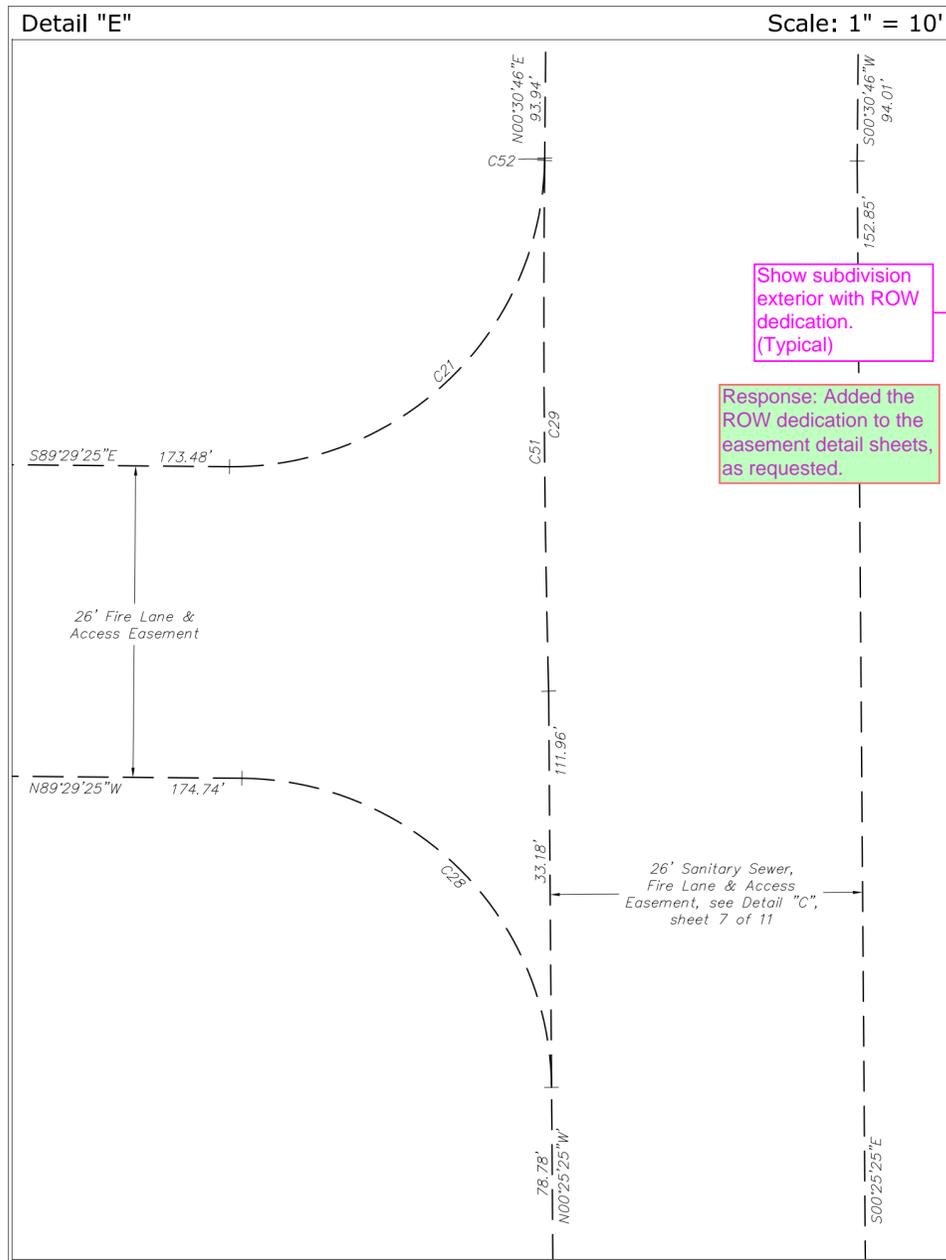
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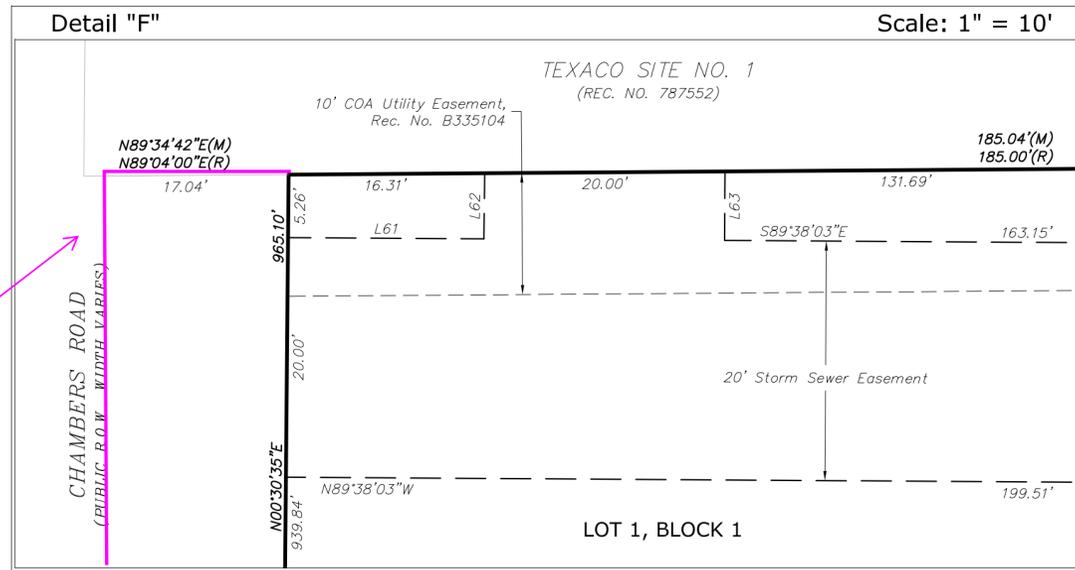
SHEET 10 OF 11



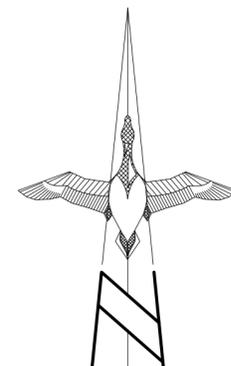
Scale: 1" = 10'

Show subdivision exterior with ROW dedication. (Typical)

Response: Added the ROW dedication to the easement detail sheets, as requested.



Scale: 1" = 10'



## FOUND MONUMENT DESCRIPTIONS

- (A) FOUND A NO. 5 REBAR WITH AN 1.25" RED PLASTIC CAP, FLUSH WITH GRADE, STAMPED "AYRES ASSC PLS 37065", HELD & ACCEPTED FOR THE NORTH CORNER OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4.
- (B) FOUND A NO. 5 REBAR WITH AN 1.25" RED PLASTIC CAP, 0.1' BELOW GRADE, STAMPED "AYRES ASSC PLS 37065", HELD & ACCEPTED FOR THE EASTERLY POINT OF CURVATURE (P.O.C.) ALONG THE NORTHERLY LINE OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4.
- (C) FOUND A NO. 5 REBAR WITH AN 1.25" RED PLASTIC CAP, FLUSH WITH GRADE, STAMPED "AYRES ASSC PLS 37065", HELD & ACCEPTED FOR THE NORTHERLY POINT OF TANGENCY (P.O.T.) ALONG THE EASTERLY LINE OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4.
- (D) FOUND A NO. 5 REBAR WITH AN 1.25" YELLOW PLASTIC CAP, 0.1' ABOVE GRADE, ILLEGIBLE, HELD & ACCEPTED FOR THE NORTHERLY P.O.T. ALONG THE EASTERLY LINE OF LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1.
- (E) FOUND A NO. 5 REBAR WITH AN 1.25" YELLOW PLASTIC CAP, 0.1' ABOVE GRADE, ILLEGIBLE, HELD & ACCEPTED FOR THE P.O.T. ALONG THE NORTHERLY LINE OF LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1.
- (F) FOUND A NO. 5 REBAR WITH AN 1.25" YELLOW PLASTIC CAP, FLUSH WITH GRADE, ILLEGIBLE, HELD & ACCEPTED FOR THE SOUTHERLY P.O.C. ALONG THE EASTERLY LINE OF LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1.
- (G) FOUND A NO. 5 REBAR WITH AN 1.25" GREEN PLASTIC CAP, FLUSH WITH GRADE, ILLEGIBLE, HELD & ACCEPTED FOR THE EASTERLY P.O.T. ALONG THE SOUTHERLY LINE OF LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1.
- (H) FOUND A NO. 5 REBAR WITH AN 1.25" YELLOW PLASTIC CAP, FLUSH WITH GRADE, STAMPED "ENGR. SER. CO. LS 9652", HELD & ACCEPTED FOR THE WESTERLY P.O.C. ALONG THE SOUTHERLY LINE OF LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1.
- (I) FOUND A NO. 5 REBAR WITH AN 1.25" YELLOW PLASTIC CAP, FLUSH WITH GRADE, STAMPED "ENGR. SER. CO. LS 9652", HELD & ACCEPTED FOR THE SOUTHERLY P.O.T. ALONG THE WESTERLY LINE OF LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1.
- (J) FOUND A NO. 5 REBAR WITH NO CAP, FLUSH WITH GRADE, HELD & ACCEPTED FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1.
- (K) FOUND A NO. 3 REBAR WITH NO CAP, FLUSH WITH GRADE, HELD & ACCEPTED FOR THE WEST CORNER OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4.
- (L) FOUND A NO. 5 REBAR WITH AN 1.25" YELLOW PLASTIC CAP, 0.2' BELOW GRADE, STAMPED "ENG. SERV. CO. LS 27609", HELD & ACCEPTED FOR THE INSIDE ANGLE POINT ALONG THE WESTERLY/NORTHERLY LINE OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4/SOUTHEAST CORNER OF TEXACO SITE NO. 1.
- (M) FOUND A NO. 5 REBAR WITH AN 1.25" YELLOW PLASTIC CAP, 0.1' BELOW GRADE, STAMPED "ENG. SERV. CO. LS 27609", HELD & ACCEPTED FOR THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4/NORTHEAST CORNER OF TEXACO SITE NO. 1.

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S.S.W.F.L.A.E.	STORM SEWER, SANITARY SEWER, WATER, FIRE LANE & ACCESS EASEMENT		

## RIGHT-OF-WAY NOTES

- EAST 35TH PLACE (WEST OF CHAMBERS ROAD) – A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY, PER RECEPTION NO. A007066.
- EAST 38TH AVENUE (WEST OF CHAMBERS ROAD) – A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY, PER RECEPTION NO. A007066.
- CHAMBERS ROAD – A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES, PER BOOK 467, PAGE 439; BOOK 2532, PAGE 47; BOOK 2481, PAGE 718; BOOK 3278, PAGE 305, BOOK 3308, PAGE 256; RECEPTION NO. B600036; RECEPTION NO. 2008000076620; RECEPTION NO. 2017000025882
- HANNIBAL COURT – A 25.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY, PER BOOK 837, PAGE 537.
- EAST 38TH AVENUE (EAST OF CHAMBERS ROAD) – A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES, PER BOOK 829, PAGE 178; BOOK 837, PAGE 537; BOOK 3308, PAGE 256
- HELENA STREET – A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES, PER BOOK 827, PAGE 179; BOOK 2532, PAGE 45; RECEPTION NO. B600036; RECEPTION NO. C1225444;
- EAST 36TH PLACE (EAST OF CHAMBERS ROAD) – A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES, PER RECEPTION NO. 700314 AND RECEPTION NO. 2009000018363.
- EAST 36TH AVENUE (EAST OF CHAMBERS ROAD) – A 50.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY, PER RECEPTION NO. 700314.
- EAST 35TH PLACE (EAST OF CHAMBERS ROAD) – A 57.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY, PER BOOK 829, PAGE 178; RECEPTION NO. 700314; AND RECEPTION NO. C0778297.
- EAST 35TH AVENUE (EAST OF CHAMBERS ROAD) – A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES PER BOOK 829, PAGE 178; RECEPTION NO. 700314; RECEPTION NO. B600036; AND RECEPTION NO. C0778297.

## RECORD REFERENCE NOTES

- (R) INDICATES RECORD INFORMATION PER THE PLAT OF ROLLINS SUBDIVISION FILING NO. 4, RECORDED MARCH 29, 1999 AT RECEPTION NO. C0520870, ADAMS COUNTY RECORDS.
- (R1) INDICATES RECORD INFORMATION PER THE SPECIAL WARRANTY DEED BY AND BETWEEN THE CHAMBERS 3640, LLC AND WHEELING SERVICE CENTER L.L.C., RECORDED SEPTEMBER 18, 2017 AT RECEPTION NO. 2017000081059, ADAMS COUNTY RECORDS.
- (R2) INDICATES RECORD INFORMATION PER THE PLAT OF CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1, RECORDED SEPTEMBER 17, 1985 AT RECEPTION NO. B600036, ADAMS COUNTY RECORDS.
- (R3) INDICATES RECORD INFORMATION PER THE ADMINISTRATIVE STREET VACATION, RECORDED DECEMBER 18, 2020 AT RECEPTION NO. 2020000134058, ADAMS COUNTY RECORDS.
- (R4) INDICATES RECORD INFORMATION PER THE QUIT CLAIM DEED BY AND BETWEEN F.E. HEINTZ, WAYNE D. HEINTZ, RICHARD C. HEINTZ, VERHN HEINTZ AND THE CITY OF AURORA, COLORADO, RECORDED APRIL 28, 1975 IN BOOK 1990, PAGE 479, ADAMS COUNTY RECORDS.

PREPARED BY:

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SHEET 11 OF 11

LINE	LINE TABLE			
	BEARING		LENGTH	
	MEASURED	RECORD	MEASURED	RECORD
L1	S00°20'51"W	S00°21'10"W(R3)	45.20'(M&R3)	
L2	N89°34'42"E	N89°04'00"E(R)	54.97'	55.00'(R)
L3	N89°34'42"E	N89°04'00"E(R)	185.04'	185.00'(R)
L4	N00°30'35"E	N00°00'00"E(R)	172.98'	173.00'(R)
L5	N89°34'35"E	N89°04'00"E(R)	89.88'	90.00'(R)
L6	N00°30'35"E	N00°00'00"E(R)	96.92'	97.00'(R)
L7	N89°29'25"W		54.97'	55.00'(R)
L8	N00°30'35"E		10.00'	
L9	S89°39'29"E		25.47'	
L10	N65°07'47"E		8.33'	
L11	S00°25'25"E		3.55'	
L12	S89°44'51"E		13.27'	
L13	S09°01'58"W		38.58'	
L14	S00°30'35"W		10.63'	
L15	N00°30'35"E		12.28'	
L16	N09°01'58"E		38.58'	
L17	N00°30'35"E		156.58'	
L18	N00°30'46"E		93.94'	
L19	N00°28'52"E		20.00'	
L20	N00°30'35"E		76.74'	
L21	S89°29'25"E		6.11'	
L22	N47°10'06"E		33.16'	
L23	N00°30'35"E		102.17'	
L24	S00°30'35"W		102.59'	
L25	S47°10'06"W		33.16'	
L26	N89°29'25"W		6.11'	
L27	S00°30'35"W		76.67'	
L28	S00°28'52"W		20.00'	
L29	S00°30'46"W		94.01'	
L30	S00°25'25"E		152.85'	
L31	S65°07'47"W		8.33'	
L32	N89°39'31"W		18.42'	
L33	N00°25'25"W		111.96'	
L34	S89°08'10"W		43.29'	
L35	N00°29'43"E		20.00'	
L36	N89°08'10"E		32.17'	
L37	S00°25'11"W		20.00'	
L38	S00°25'25"E		19.00'	
L39	N00°20'18"E		32.23'	
L40	S00°20'18"W		69.41'	
L41	N89°39'42"W		13.16'	
L42	N30°51'33"W		8.86'	
L43	N89°38'00"W		15.69'	
L44	S30°51'33"E		10.19'	
L45	N89°08'10"E		13.46'	
L46	N89°08'10"E		29.83'	
L47	S89°29'25"E		69.34'	
L48	N89°29'25"W		28.46'	
L49	S89°29'25"E		28.46'	
L50	N65°07'47"E		50.12'	
L51	S65°07'47"W		72.20'	
L52	N00°30'35"E		29.00'	
L53	S89°29'25"E		20.00'	
L54	S00°30'35"W		9.00'	
L55	N00°30'35"E		8.42'	
L56	S89°29'25"E		20.00'	
L57	S00°30'35"W		8.42'	
L58	S89°33'39"E		23.65'	
L59	S00°30'35"W		20.00'	
L60	S00°30'35"W		20.00'	
L61	S89°38'03"E		16.30'	
L62	N00°38'52"E		5.48'	
L63	S00°22'03"W		5.75'	

CURVE	RADIUS	CURVE TABLE							
		DELTA		LENGTH		CHORD BEARING		CHORD	
		MEASURED	RECORD	MEASURED	RECORD	MEASURED	RECORD	MEASURED	RECORD
C1	15.00'	91°34'28"	90°46'01"(R)	23.97'	23.76'(R)	S44°56'26"E	S45°32'59"E(R)	21.50'	21.35'(R)
C2	15.00'	89°16'11"(M&R2)		23.37'(M&R2)		S44°58'41"W		21.08'	
C3	25.00'	90°53'47"(M&R2)		39.66'(M&R2)		N44°56'20"W		35.63'	
C4	280.00'	26°45'56"(M&R3)		130.80'(M&R3)		S77°00'47"E	S77°00'14"E(R3)	129.61'(M&R3)	
C5	15.00'	90°44'20"	90°44'22"(R3)	23.76'(M&R3)		S45°01'35"E	S45°01'01"E(R3)	21.35'(M&R3)	
C6	20.00'	90°45'51"		31.68'		S45°02'20"E		28.47'	
C7	20.00'	89°16'11"		31.16'		S44°58'41"W		28.10'	
C8	20.00'	90°53'49"		31.73'		N44°56'19"W		28.50'	
C9	267.50'	08°31'23"		39.79'		S04°46'17"W		39.76'	
C10	232.50'	08°31'23"		34.59'		S04°46'17"W		34.55'	
C11	35.00'	37°46'01"		23.07'		S18°22'25"E		22.66'	
C12	50.00'	90°00'00"		78.54'		N45°30'35"E		70.71'	
C13	50.00'	39°19'25"		34.32'		S20°10'17"W		33.65'	
C14	267.50'	08°31'23"		39.79'		S04°46'17"W		39.76'	
C15	232.50'	08°31'23"		34.59'		S04°46'17"W		34.55'	
C16	35.00'	37°46'01"		23.07'		S18°22'25"E		22.66'	
C17	35.00'	35°58'23"		21.97'		N18°29'46"E		21.62'	
C18	267.50'	08°31'23"		39.79'		N04°46'17"W		39.76'	
C19	232.50'	08°31'23"		34.59'		N04°46'17"E		34.55'	
C20	50.00'	90°00'00"		78.54'		N44°29'25"W		70.71'	
C21	26.00'	89°34'17"		40.65'		N45°43'23"E		36.63'	
C22	52.00'	90°00'00"		81.68'		N45°30'35"E		73.54'	
C23	26.00'	43°20'29"		19.67'		N68°50'21"E		19.20'	
C24	26.00'	46°39'31"		21.17'		N23°50'21"E		20.59'	
C25	52.00'	46°39'31"		42.35'		S23°50'21"W		41.19'	
C26	52.00'	43°20'29"		39.34'		S68°50'21"W		38.40'	
C27	26.00'	90°00'00"		40.84'		S45°30'35"W		36.77'	
C28	26.00'	89°04'00"		40.42'		N44°57'25"W		36.47'	
C29	1240.97'	02°03'19"		44.51'		N00°25'09"W		44.51'	
C30	33.00'	90°46'00"		52.28'		S45°02'25"E		46.98'	
C31	33.00'	53°11'34"		30.64'		S63°49'38"E		29.55'	
C32	33.00'	37°34'26"		21.64'		S18°26'38"E		21.26'	
C33	20.00'	74°01'57"		25.84'		S53°24'17"E		24.08'	
C34	20.00'	16°43'54"		5.84'		S08°01'22"E		5.82'	
C35	33.00'	89°39'25"		51.64'		S45°10'18"W		46.53'	
C36	33.00'	76°41'29"		44.17'		S38°41'20"W		40.95'	
C37	33.00'	12°57'56"		7.47'		S83°31'02"W		7.45'	
C38	33.00'	90°00'00"		51.84'		N45°00'00"W		46.67'	
C39	33.00'	20°44'38"		11.95'		N79°37'41"W		11.88'	
C40	33.00'	36°37'04"		21.09'		N50°56'50"W		20.73'	
C41	33.00'	32°38'18"		18.80'		N16°19'09"W		18.55'	
C42	33.00'	89°34'35"		51.59'		N44°47'18"E		46.50'	
C43	35.00'	88°16'30"		53.92'		S43°47'40"E		48.75'	
C44	50.00'	90°10'00"		78.69'		S45°25'35"W		70.81'	
C45	50.00'	90°00'00"		78.54'		N44°29'25"W		70.71'	
C46	50.00'	90°00'00"		78.54'		N45°30'35"E		70.71'	
C47	14.00'	90°30'35"		22.12'		N45°15'18"E		19.89'	
C48	35.00'	90°30'35"		55.29'		N45°15'18"E		49.72'	
C49	50.00'	17°34'27"		15.34'		N09°17'48"E		15.28'	
C50	50.00'	21°44'58"		18.98'		N28°57'31"E		18.87'	
C51	1240.97'	02°02'46"		44.32'		N00°25'25"W		44.32'	
C52	1240.97'	00°00'32"		0.19'		N00°36'14"E		0.19'	

PREPARED BY:

## ALTURA

LAND CONSULTANTS, LLC

6950 South Tucson Way, Unit C  
Centennial, Colorado 80112  
Phone: (720) 488-1303  
jesse@alturland.com

JOB NO. 23123

OCTOBER 31, 2024

## Traffic Impact Study

2025-03-03 (DJK) reviewed, minor comment regarding 38th & Chambers safety assessment. Text needs to be adjusted to note mitigation measure to be addressed by applicant as site traffic will exacerbate conditions at the intersection.

Thank you for your review and comments provided to the traffic study. A statement has been provided that the applicant will provide the recommended left turning signal heads at the 38th Avenue and Chambers Road intersection. Please see our responses throughout this document.

# QuikTrip 4217

Aurora, Colorado

Prepared for:

**QuikTrip Corporation**

**Kimley»Horn**

T R A F F I C I M P A C T S T U D Y

**QuikTrip 4217**

Aurora, Colorado

**Prepared for  
QuikTrip Corporation**

12000 Washington Street, Suite 175  
Thornton, Colorado 80241



**Prepared by  
Kimley-Horn and Associates, Inc.**  
6200 South Syracuse Way  
Suite 300  
Greenwood Village, Colorado 80111  
(303) 228-2300

February 2025

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occur at the intersection when a left turning vehicles fails to yield to through traffic. Likewise, the approach turn crash also occurs when a driver attempts to turn left across oncoming traffic. Since the severity and crash type are not provided for each specific, an assumption could be made that the broadside and approach crash could occur on all four legs but specifically on the northbound and southbound approaches. Upgrading the left turn signal head to a four-section with flashing yellow and a reflective backplate for the northbound and southbound approaches could be explored by the City. The flashing yellowing signal head alerts drivers of the yield condition instead of the traditional green ball indication. Additionally, depending on the pattern of this type of crash on a specific approach can easily change the operations to a protected left turn phase depending on the time of day. The CMF Clearing House has a CMF of 0.857 for installing a left turn flashing arrow signal which is a reduction in 14.3% of left turning crashes. As mentioned, converting the phasing to protected-only during peak hours will reduce the number of left turning crashing, assuming they are happening on the northbound and southbound approaches.

### 5.6 Improvement Summary

Based on the results of the intersection operational and vehicle queuing analysis, the key intersection recommended improvements and control are shown in **Figure 13**.

Note, site traffic will exacerbate the conditions at Chambers & 38th, the City would like to see the applicant provide the mitigation described.

A statement has been provided that the applicant will provide the recommended upgraded left turning signal heads that include four-section flashing yellow signal heads with reflective backplates on the northbound and southbound approaches of the 38th Avenue and Chambers Road intersection.