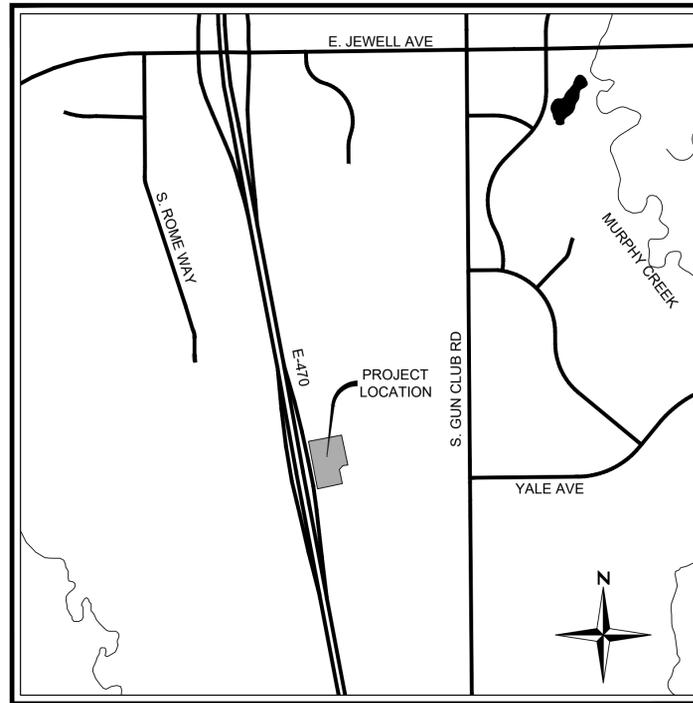


Applegreen - Project Bronco

2600 E-470 Aurora Northbound

SITE PLAN WITH ADJUSTMENTS

A PORTION OF LOT 1, BLOCK 1 AS SHOWN ON THE E-470 TOLL PLAZA B SUBDIVISION FILING NO. 1 FINAL PLAT, FILED FOR RECORD IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER AT RECEPTION NO. A7142600 AND THOSE PARCELS OF LAND IMMEDIATELY ADJACENT TO THE WEST LINE OF SAID LOT 1, BLOCK 1. SAID LOT 1, BLOCK 1 AND THOSE PARCELS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 1000'

LEGAL DESCRIPTION:

A PORTION OF LOT 1, BLOCK 1 AS SHOWN ON THE E-470 TOLL PLAZA B SUBDIVISION FILING NO. 1 FINAL PLAT, FILED FOR RECORD IN THE OFFICE OF LAND IMMEDIATELY ADJACENT TO THE WEST LINE OF SAID LOT 1, BLOCK 1. SAID LOT 1, BLOCK 1 AND THOSE PARCELS OF LAND ARE LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25, AS MONUMENTED BY A FOUND 3-1/4 INCH ALUMINUM CAP STAMPED PLS 26294; THENCE NORTH 67°13'11" WEST, A DISTANCE OF 1671.93 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, FROM WHICH THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, AS MONUMENTED BY A FOUND 3 INCH ALUMINUM CAP STAMPED E-470 PUBLIC HIGHWAY AUTHORITY PLS 28649, BEARS NORTH 31°12'09" EAST, A DISTANCE OF 354.90 FEET.

THENCE OVER AND ACROSS SAID LOT 1, BLOCK 1 AND SAID PARCELS OF LAND THE FOLLOWING SEVEN (7) COURSED AND DISTANCES.

- SOUTH 11°56'59" EAST, A DISTANCE OF 360.10 FEET;
- SOUTH 84°06'04" WEST, A DISTANCE OF 56.58 FEET;
- SOUTH 43°59'03" WEST, A DISTANCE OF 62.89 FEET;
- SOUTH 11°56'59" EAST, A DISTANCE OF 170.00 FEET;
- SOUTH 78°03'01" WEST, A DISTANCE OF 300.03 FEET;
- NORTH 10°47'43" WEST, A DISTANCE OF 567.61 FEET, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 25, AS MONUMENTED BY A FOUND 2 INCH ALUMINUM CAP STAMPED PLS 23527, BEARS SOUTH 49°55'41" WEST, A DISTANCE OF 924.92 FEET;
- NORTH 79°13'27" EAST, A DISTANCE OF 397.04 FEET TO THE POINT OF BEGINNING.

THE TOTAL AREA OF THE ABOVE DESCRIBED PARCEL OF LAND IS 4.273 ACRES (205,746 SQUARE FEET), MORE OR LESS.

AMENDMENTS

PROJECT TEAM

LAND OWNER
E-470 Public Highway Authority
22470 E. Stephen D. Hogan Parkway, Suite 100
Aurora, CO 80018
CONTACT: Chuck Weiss
Email: cweiss@e-470.com

DEVELOPER
Applegreen Limited
17 Joyce Water
Park West Business Park
200 Brickstone Sq 404
Andover, MA 01810
CONTACT: Corey McGarry
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SURVEYOR

LW Survey Company
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Lakewood, CO 80228 Suite 205
303.658.0358

LANDSCAPE ARCHITECT

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Littleton, CO 80120
303.808.4523 voice
CONTACT: Steve Wiens, P.E.
Email: steve@stacklot.com

ARCHITECT

dcb Construction Company, Inc.
909 E. 62nd Ave.
Denver, CO 80216
303.287.5525
CONTACT: Erick Gilbert
Email: egilbert@dcb1.com

CIVIL ENGINEER

Redland
1500 W. Canal Ct.
Littleton, CO 80120
720.283.6783 voice
CONTACT: Mark Cevaal, P.E.
Email: mcevaal@redland.com

THIS SITE IS SUBJECT TO AN AVIGATION EASEMENT. SEE LEASE AGREEMENT FOR DETAILS.

SIGNATURE BLOCKS

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

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

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

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

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: _____ NOTARY DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:

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

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

CLERK AND RECORDER: _____ DEPUTY: _____

SITE DATA TABLE

A	B	C
DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED
ZONING	AD/APZ	SAME
PARCEL AREA AND LOT WIDTH	-	4.48 ACRES (194,915 SF), WIDTH VARIES
PERMITTED USES	PER SECTION 146-3.2 OF THE UDO	GAS STATION AND FAST FOOD
BUILDING MAX HEIGHT	-	26 FEET
MINIMUM BUILDING SETBACKS	-	160' FRONT, 176' SIDE, 176' BACK
MINIMUM PARKING SETBACKS	-	27'
MAXIMUM BUILDING SETBACKS	-	N/A
BUILDING AREA	-	9,000 SF
STANDARD SPACES REQUIRED	36 STANDARD (9,000 S.F./250 S.F.)	-
STANDARD SPACES PROVIDED	-	71 STANDARD + 7 EV
ACCESSIBLE SPACES REQUIRED	3 ACCESSIBLE	-
ACCESSIBLE SPACES PROVIDED	-	3 ACCESSIBLE + 1 EV
VAN ACCESSIBLE SPACES REQUIRED	1 VAN ACCESSIBLE	-
VAN ACCESSIBLE SPACES PROVIDED	-	1 VAN ACCESSIBLE
BICYCLE PARKING REQUIRED	2 (40 TOTAL REQUIRED SPACES * 5%)	-
BICYCLE PARKING PROVIDED	-	2
LOADING ZONE	1	1
LANDSCAPE SURFACE RATIO	-	42.6%
LANDSCAPE AREA	-	82,999
HARDSCAPE AREA	-	111,916
OCCUPANCY	-	A-2 (NON-SEPARATED MIXED USE)
TYPE OF BUILDING CONSTRUCTION	-	VB, FULLY SPRINKLERED
ESTIMATED NUMBER OF EMPLOYEES	-	30
FIRE HYDRANTS	-	2

Sheet List Table

Sheet Number	Sheet Title
1 OF 26	COVER SHEET
2 OF 26	SITE PLAN
3 OF 26	SITE PLAN
4 OF 26	GRADING PLAN
5 OF 26	GRADING PLAN
6 OF 26	UTILITY PLAN
7 OF 26	UTILITY PLAN
8 OF 26	SIGNAGE AND STRIPING
9 OF 26	SIGNAGE AND STRIPING
10 OF 26	TRUCK CIRCULATION
11 OF 26	TRUCK CIRCULATION
12 OF 26	LANDSCAPE PLAN A
13 OF 26	LANDSCAPE PLAN B
14 OF 26	LANDSCAPE PLAN C
15 OF 26	LANDSCAPE NOTES
16 OF 26	LANDSCAPE DETAILS
17 OF 26	TREE MITIGATION PLAN
18 OF 26	TREE PROTECTION NOTES AND DETAILS
19 OF 26	BUILDING ELEVATIONS
20 OF 26	SITE DETAILS
21 OF 26	GASOLINE REFUELING CANOPY
22 OF 26	DIESEL REFUELING CANOPY
26 OF 26	AUXILIARY STORAGE BUILDING

The Sign Data Table has been removed from the Site Plan Cover Sheet as the sign approval will be proceeding by a separate approval process.

SIGN DATA TABLE

A	B	C
SIGN TYPE	SIGN QUANTITY	TOTAL SIGN AREA (SF)
APPLE SIGN	3	196.0
QSR SIGN	3	55.5
TRIG APPLE SIGN	1	61.8
	NET SIGN AREA:	313.3
	MAX SIGN AREA:	393.5
ADJUSTMENT SIGN (W.O. ADJUSTMENT)	1	100.0

How was this number calculated? Code allowance for this location is two square feet of sign area for each linear foot of building frontage for the first 100 feet, then one-half square feet of sign area for each linear foot of building frontage thereafter as measured along the longest building frontage with a public entrance. The max number shown here appears too large.

A total maximum of 5 wall and monument signs are permitted without an adjustment. This will need to be corrected before the final recording of this plan. This can be updated if needed when the application that would include signage adjustments has been submitted.

Drawings adjusted to include a maximum of 5 signs. The Sign Data Table has been removed from the Site Plan Cover Sheet as the sign approval will be proceeding by a separate approval process.

SITE PLAN NOTES:

- ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 80% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
- ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 65 (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO, GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.
- 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.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HER AFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- FIRE LANE EASEMENT - AN APPROVED MEANS OF ACCESS OR OTHER PASSAGEWAY THAT IS FORMALLY DEDICATED AND IDENTIFIED TO PROVIDE ACCESS FOR EMERGENCY APPARATUS WHERE PARKING IS PROHIBITED.
- THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.

10. FIRE LANE SIGN DETAIL: THE DETAIL MUST SHOW THE FIRE LANE SIGN EITHER ON POSTS OR PERMANENTLY ATTACHED TO ADJACENT EXTERIOR WALL OF A STRUCTURE, WHERE BOTH DISPLAY METHODS ARE UTILIZED WITHIN THE SITE, THEN A SEPARATE DETAIL WILL BE REQUIRED FOR EACH POSTING METHOD. (NO PRE-APPROVAL OF THE LOCATION FOR WALL MOUNTED FIRE LANE SIGNAGE IS REQUIRED.)

11. 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.

12. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHT 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 EASEMENT OR RIGHT-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 RIGHT-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 RIGHT-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.

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

13. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

SITE ADJUSTMENTS:

1. AN ADJUSTMENT TO SECTION 146.4.7.5.D STREET FRONTAGE LANDSCAPE BUFFERS OF THE ZONING CODE, REDUCTION IN WIDTH FROM 25 FEET TO 8 FEET IS GRANTED. A MINIMUM OF 1 TREE AND 15 SHRUBS WILL BE PROVIDED WITHIN THIS ZONE. SHRUBS ADJACENT TO PARKING LOT WILL BE PLACED IN A TRIANGULAR SPACING AND WILL NOT OBSTRUCT SIGHT TRIANGLE REQUIREMENTS.

SEE INTRODUCTION LETTER FOR MORE DETAILS.



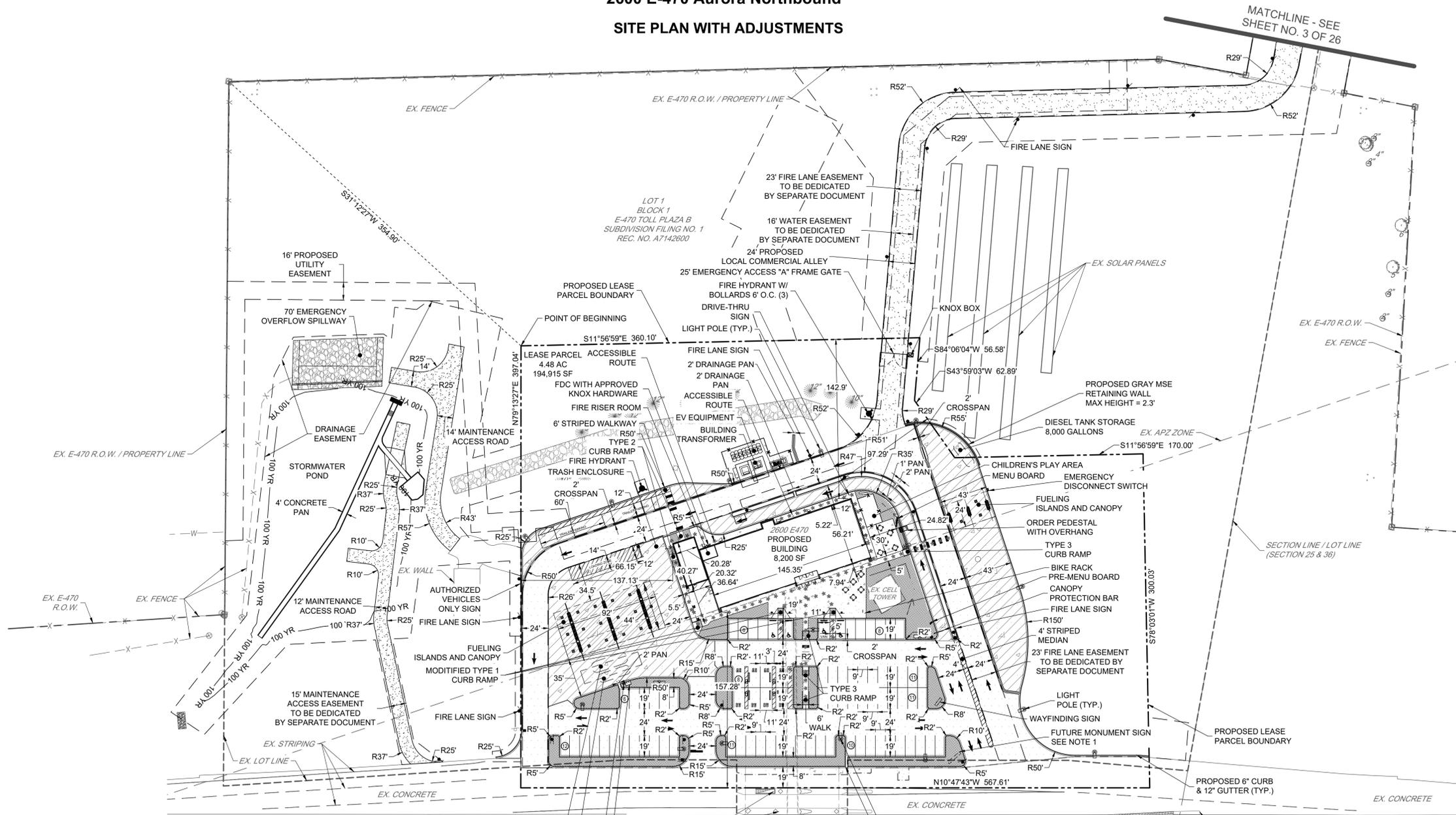
COVER SHEET
SHEET: 1 OF 26

Applegreen - Project Bronco

2600 E-470 Aurora Northbound

SITE PLAN WITH ADJUSTMENTS

Date	Submission / Revision
03/23/2022	1st SP Permit Sub.
05/19/2022	2nd SP Permit Sub.
12/07/2022	3rd SP Permit Sub.
01/11/2023	4th SP Permit Sub.
04/14/2023	5th SP Permit Sub.



PROPOSED LEGEND

- LEASE LINE
- - - R.O.W.
- SETBACK
- - - EASEMENT / FIRE LANE EASEMENT
- ROAD CENTERLINE
- CURB AND GUTTER
- ***** ACCESSIBLE ROUTE
- [Symbol] TYPE 3 CURB RAMP
- [Symbol] TYPE 2 CURB RAMP
- [Symbol] TYPE 1 CURB RAMP
- - - LIMITS OF CONSTRUCTION / SAWCUT
- [Symbol] SIGN
- [Symbol] KNOX BOX
- [Symbol] FDC W/ KNOX BOX
- [Symbol] FUEL TANK STORAGE
- [Symbol] ACCESSIBLE PARKING
- [Symbol] VAN ACCESSIBLE PARKING
- [Symbol] LIGHT POLE
- [Symbol] LANDSCAPED AREA - RE: LANDSCAPE PLANS

EXISTING LEGEND

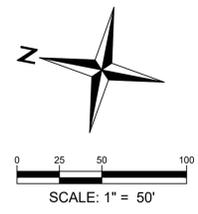
- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- - - FENCE

PAVING LEGEND

- [Symbol] PROPOSED ASPHALT PAVEMENT - DRIVE LANE
- [Symbol] PROPOSED CONCRETE SIDEWALK
- [Symbol] PROPOSED CONCRETE PAVEMENT
- [Symbol] PROPOSED GRAVEL (ALL-WEATHER) PAVEMENT 6-INCHES OF COMPACTED CDOT CLASS 6 AGGREGATE BASE COURSE

NOTE:

1. MONUMENT SIGN PLANS TO BE PROPOSED AS PART OF A FUTURE APPLICATION. DETAILS FOR THE MONUMENT SIGN WILL BE SHOWN AT SUCH TIME.



SITE PLAN
SHEET: 2 OF 26

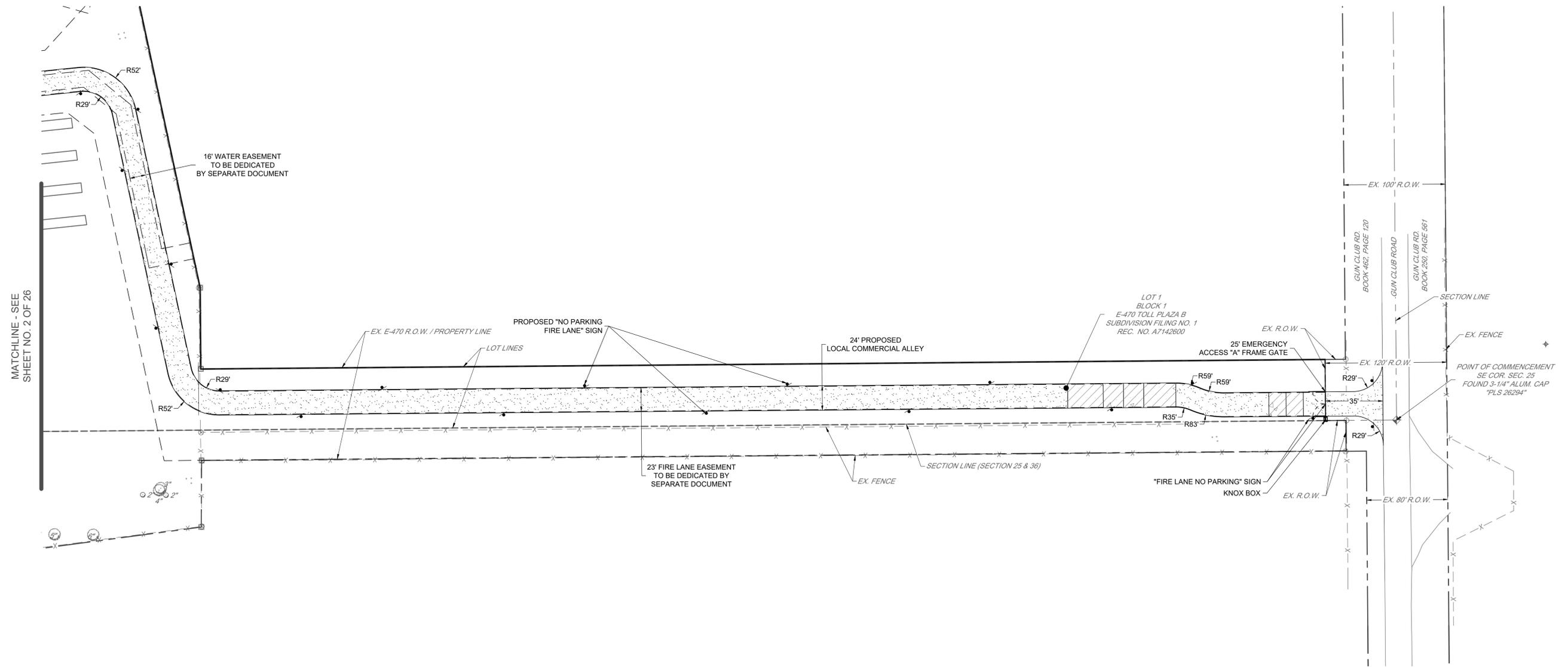
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04/14/2023	5th SP Permit Sub.



PROPOSED LEGEND

- LEASE LINE
- R.O.W.
- SETBACK
- EASEMENT / FIRE LANE EASEMENT
- ROAD CENTERLINE
- CURB AND GUTTER
- LIMITS OF CONSTRUCTION / SAWCUT
- ▲ SIGN
- KNOX BOX
- LIGHT POLE

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE
- RETAINING WALL

PAVING LEGEND

- ▨ PROPOSED ASPHALT PAVEMENT - DRIVE LANE
- ▨ PROPOSED CONCRETE SIDEWALK
- ▨ PROPOSED CONCRETE PAVEMENT
- ▨ PROPOSED GRAVEL (ALL-WEATHER) PAVEMENT
6-INCHES OF COMPACTED CDOT CLASS 6
AGGREGATE BASE COURSE



SCALE: 1" = 50'



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1500 West Canal Court,
Littleton, Colorado 80120
REDLAND.COM



909 East 62nd Avenue | Denver, Colorado 80216
303.287.5525 | Fax 303.287.3697 | www.dcb1.com

**SITE PLAN
SHEET: 3 OF 26**

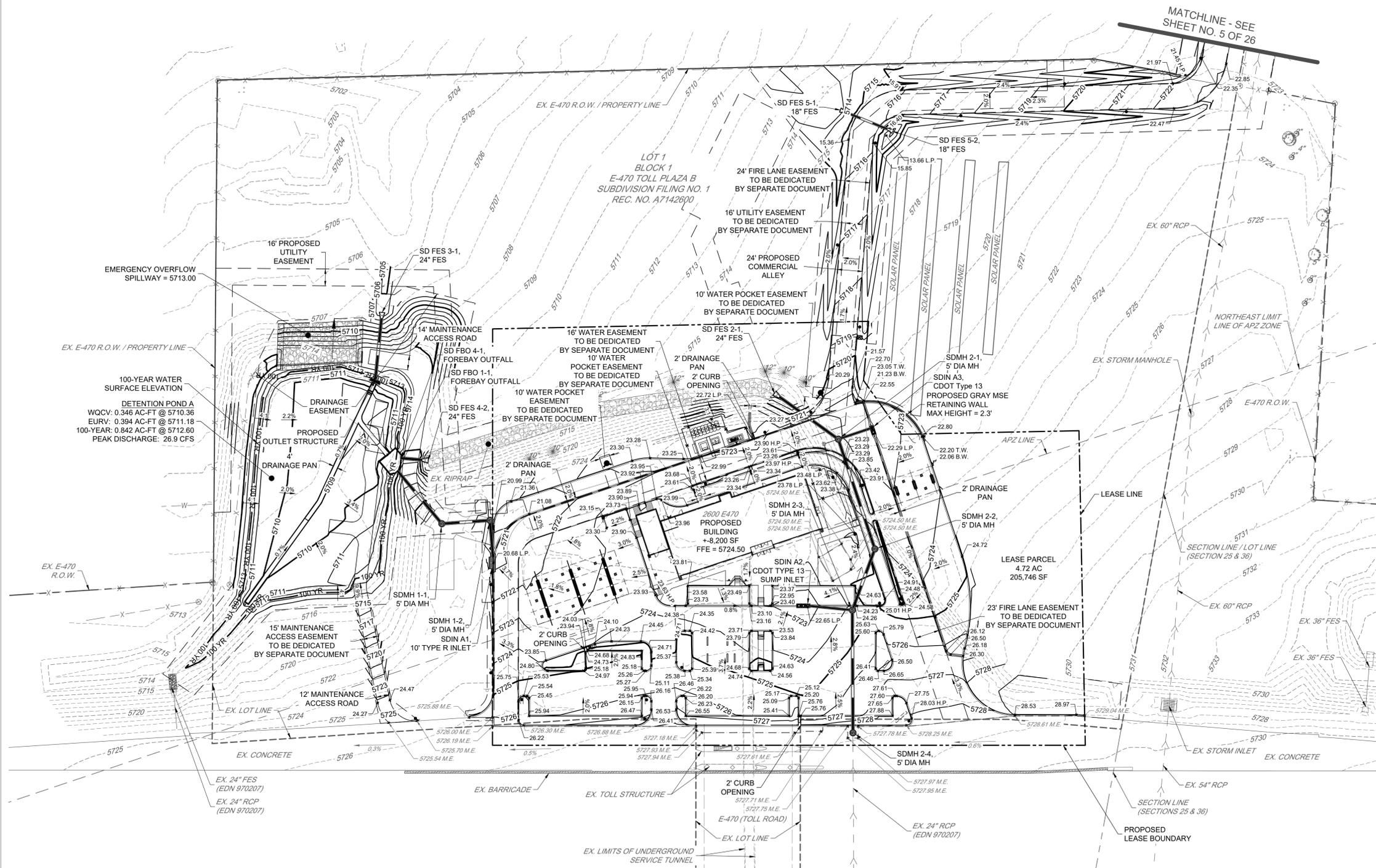
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2600 E-470 Aurora Northbound

SITE PLAN WITH ADJUSTMENTS

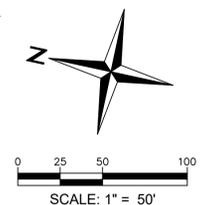
Date	Submission / Revision
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- PROPOSED LEGEND**
- PROPOSED LEASE LINE
 - - - PROPOSED R.O.W.
 - PROPOSED LOT LINE
 - PROPOSED SETBACK
 - PROPOSED EASEMENT
 - PROPOSED CURB AND GUTTER
 - PROPOSED SIDEWALK
 - LIMITS OF CONSTRUCTION
 - PROPOSED SIGN
 - 5281--- PROPOSED CONTOUR MAJOR
 - 5280--- PROPOSED CONTOUR MINOR

- EXISTING LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING R.O.W.
 - EXISTING LOT LINE
 - EXISTING EASEMENT
 - SECTION LINE
 - ROAD CENTERLINE
 - EDGE OF PAVEMENT
 - CURB AND GUTTER
 - CONCRETE
 - FENCE
 - RETAINING WALL
 - EXISTING WATERLINE
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING ELECTRIC LINE
 - EXISTING GAS LINE
 - EXISTING TELEPHONE LINE
 - EXISTING FIBER LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING CABLE TELEVISION
 - EXISTING CONTOUR MAJOR
 - EXISTING CONTOUR MINOR

NOTES:
 ALL STORM SEWER SHOWN ON PLANS ARE PRIVATE UNLESS OTHERWISE NOTED. PRIVATE STORM SEWER TO BE MAINTAINED BY THE OWNER.



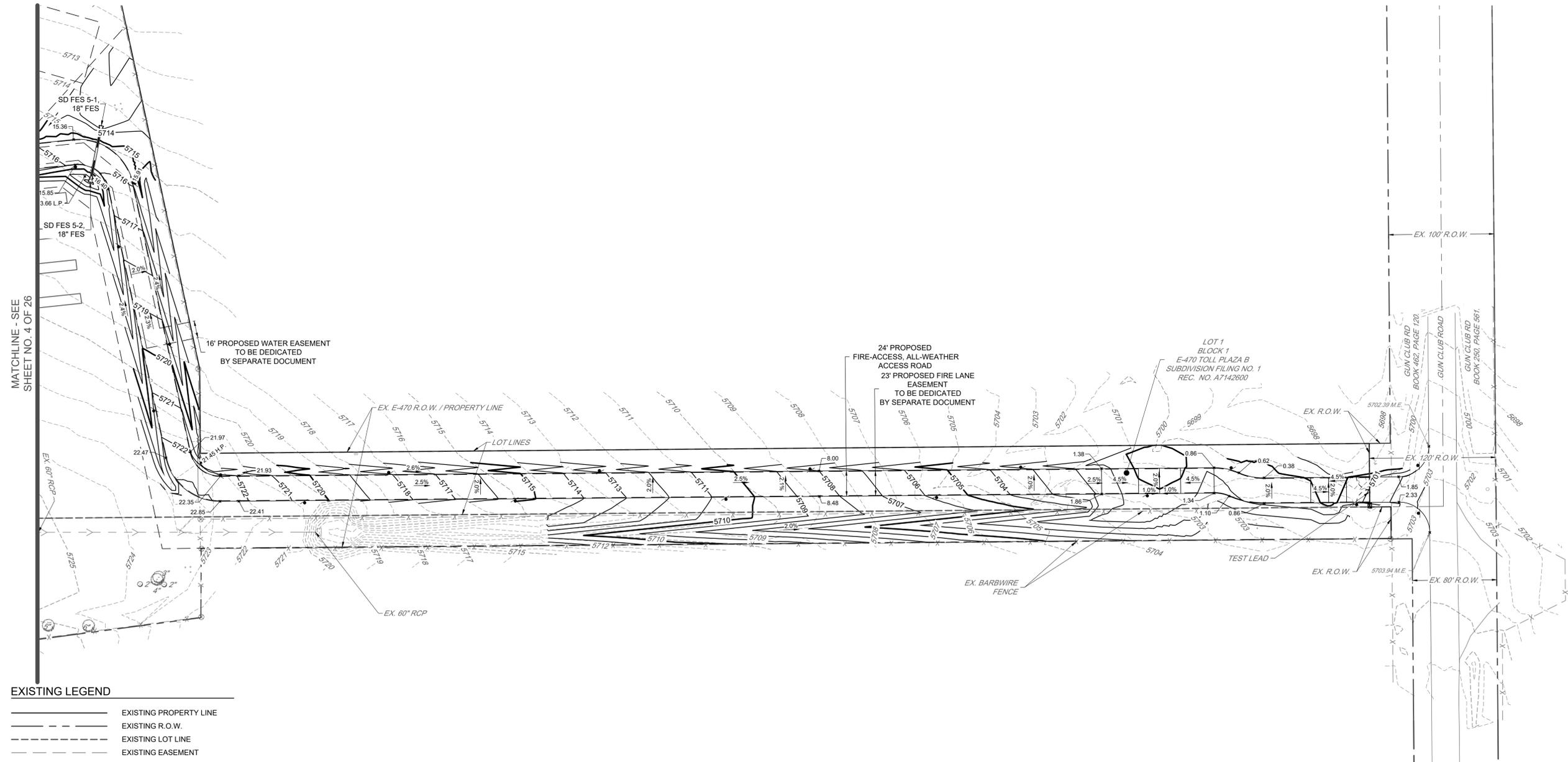
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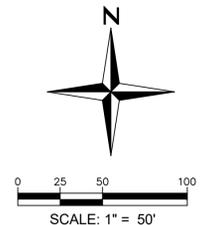


EXISTING LEGEND

- EXISTING PROPERTY LINE
- - - EXISTING R.O.W.
- - - EXISTING LOT LINE
- - - EXISTING EASEMENT
- - - SECTION LINE
- - - ROAD CENTERLINE
- - - EDGE OF PAVEMENT
- - - CURB AND GUTTER
- ▬ CONCRETE
- X - X - FENCE
- ▬ RETAINING WALL
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIBER LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING CABLE TELEVISION
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR

PROPOSED LEGEND

- - - PROPOSED LEASE LINE
- - - PROPOSED R.O.W.
- - - PROPOSED LOT LINE
- - - PROPOSED SETBACK
- - - PROPOSED EASEMENT
- ▬ PROPOSED CURB AND GUTTER
- ▬ PROPOSED SIDEWALK
- - - LIMITS OF CONSTRUCTION
- PROPOSED SIGN
- 5281 PROPOSED CONTOUR MAJOR
- 5280 PROPOSED CONTOUR MINOR



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GRADING PLAN
SHEET: 5 OF 26

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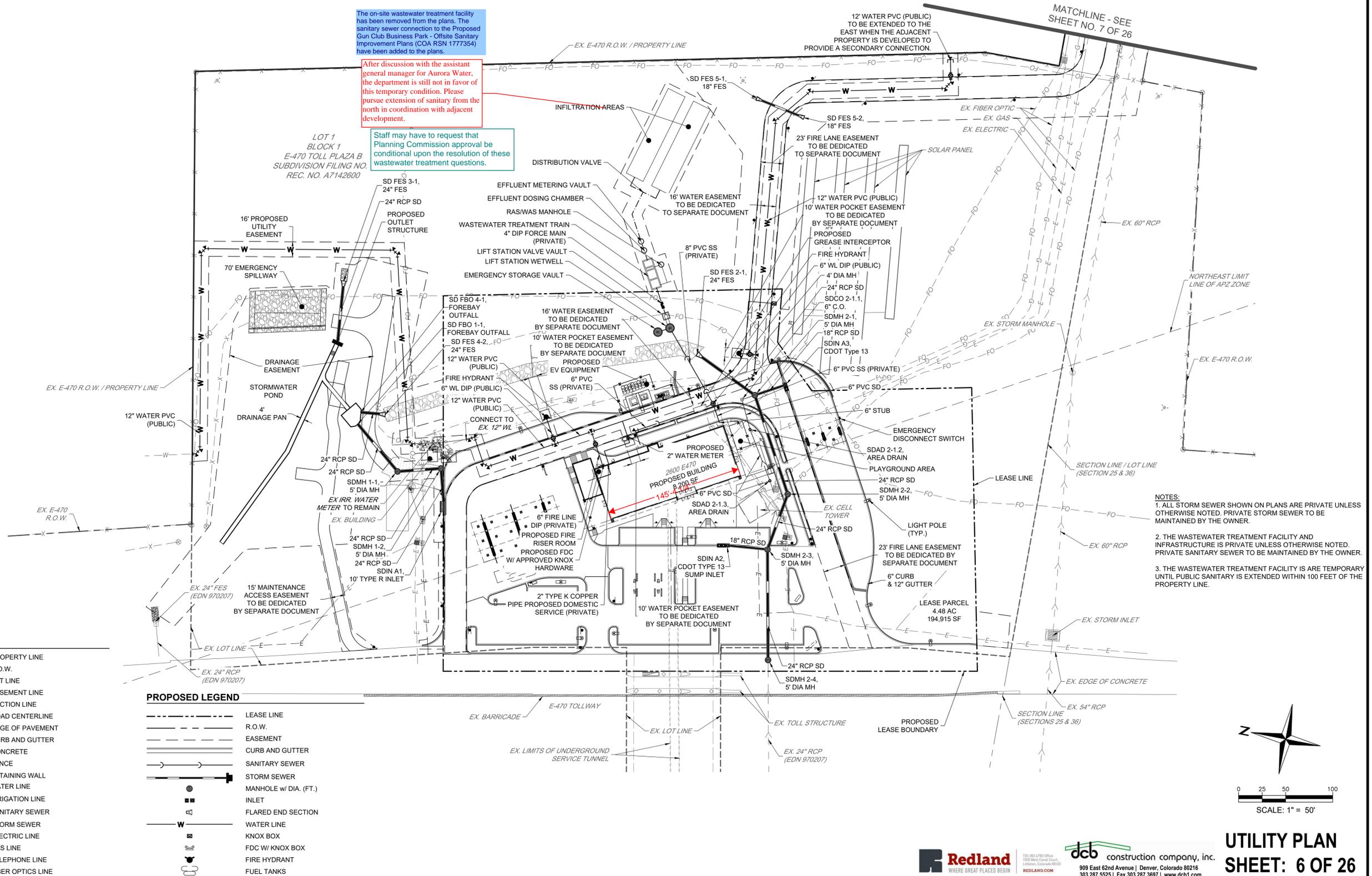
SITE PLAN WITH ADJUSTMENTS

Date	Submission / Revision
03/23/2022	1st SP Permit Sub.
05/19/2022	2nd SP Permit Sub.
12/07/2022	3rd SP Permit Sub.
01/11/2023	4th SP Permit Sub.
04/14/2023	5th SP Permit Sub.

The on-site wastewater treatment facility has been removed from the plans. The sanitary sewer connection to the Proposed Gun Club Business Park - Offsite Sanitary Improvement Plans (COA RSN 1777354) have been added to the plans.

After discussion with the assistant general manager for Aurora Water, the department is still not in favor of this temporary condition. Please pursue extension of sanitary from the north in coordination with adjacent development.

Staff may have to request that Planning Commission approval be conditional upon the resolution of these wastewater treatment questions.



EXISTING LEGEND

- PROPERTY LINE
- - - R.O.W.
- - - LOT LINE
- - - EASEMENT LINE
- - - SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- WATER LINE
- IRRIGATION LINE
- SANITARY SEWER
- STORM SEWER
- ELECTRIC LINE
- GAS LINE
- TELEPHONE LINE
- FIBER OPTICS LINE

PROPOSED LEGEND

- LEASE LINE
- - - R.O.W.
- - - EASEMENT
- CURB AND GUTTER
- SANITARY SEWER
- STORM SEWER
- MANHOLE w/ DIA. (FT.)
- INLET
- FLARED END SECTION
- WATER LINE
- KNOX BOX
- FDC w/ KNOX BOX
- FIRE HYDRANT
- FUEL TANKS

- NOTES:**
1. ALL STORM SEWER SHOWN ON PLANS ARE PRIVATE UNLESS OTHERWISE NOTED. PRIVATE STORM SEWER TO BE MAINTAINED BY THE OWNER.
 2. THE WASTEWATER TREATMENT FACILITY AND INFRASTRUCTURE IS PRIVATE UNLESS OTHERWISE NOTED. PRIVATE SANITARY SEWER TO BE MAINTAINED BY THE OWNER.
 3. THE WASTEWATER TREATMENT FACILITY IS ARE TEMPORARY UNTIL PUBLIC SANITARY IS EXTENDED WITHIN 100 FEET OF THE PROPERTY LINE.

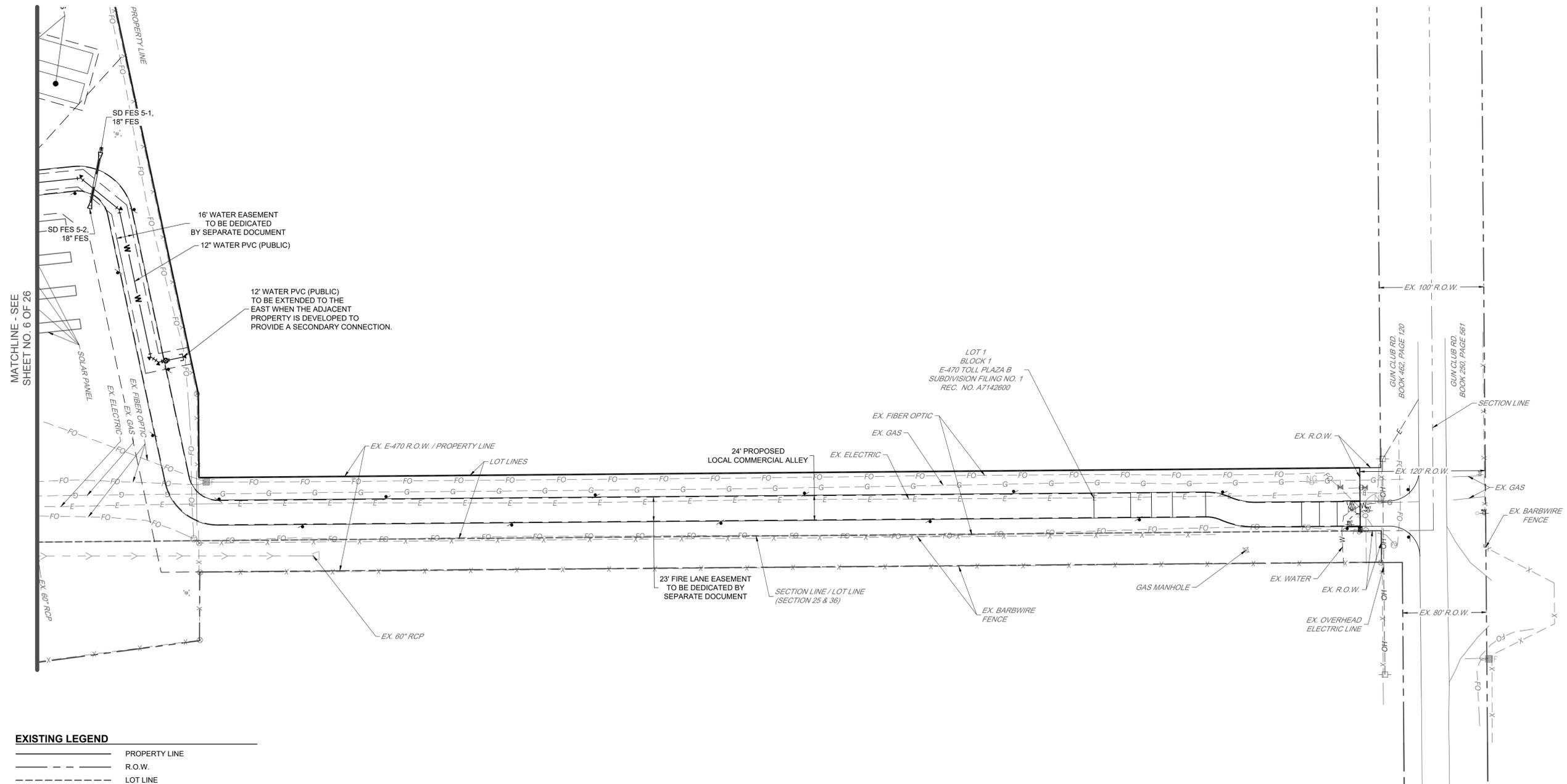
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EXISTING LEGEND

	PROPERTY LINE
	R.O.W.
	LOT LINE
	EASEMENT LINE
	SECTION LINE
	ROAD CENTERLINE
	EDGE OF PAVEMENT
	CURB AND GUTTER
	CONCRETE
	FENCE
	RETAINING WALL
	WATER LINE
	IRRIGATION LINE
	SANITARY SEWER
	STORM SEWER
	ELECTRIC LINE
	GAS LINE
	TELEPHONE LINE
	FIBER OPTICS LINE
	OVERHEAD ELECTRIC LINE

PROPOSED LEGEND

	LEASE LINE
	R.O.W.
	EASEMENT
	CURB AND GUTTER
	SANITARY SEWER
	WATER LINE
	KNOX BOX
	FDC W/ KNOX BOX
	FIRE HYDRANT
	FUEL TANKS



0 25 50 100
SCALE: 1" = 50'

UTILITY PLAN
SHEET: 7 OF 26

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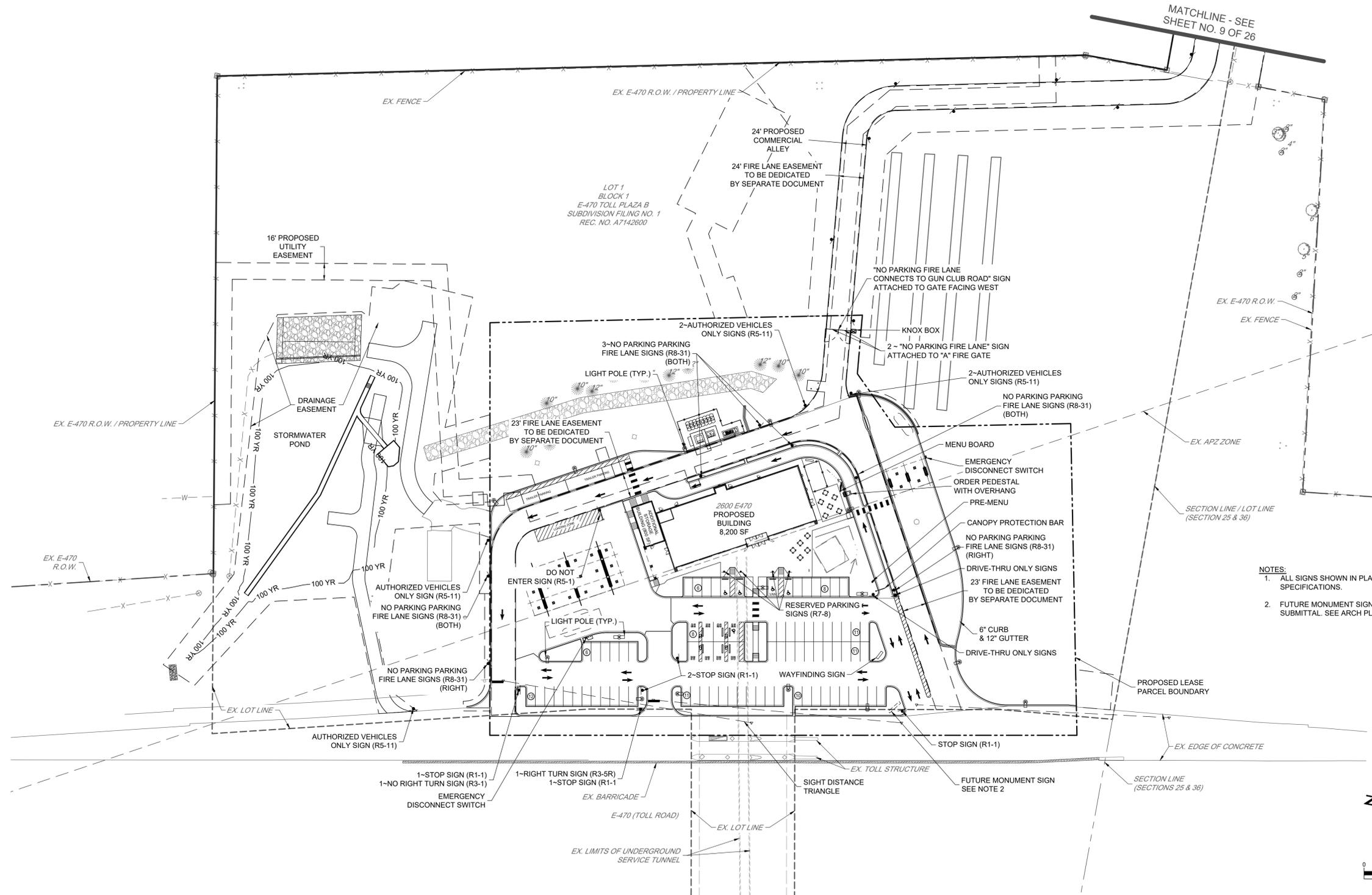
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- NOTES:**
1. ALL SIGNS SHOWN IN PLANS ARE TO BE PER MUTCD SPECIFICATIONS.
 2. FUTURE MONUMENT SIGN PLANS TO BE WITH DEFERRED SUBMITTAL. SEE ARCH PLANS.



SCALE: 1" = 50'



SIGNAGE AND STRIPING
SHEET: 8 OF 26

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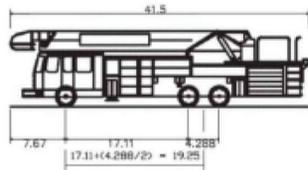
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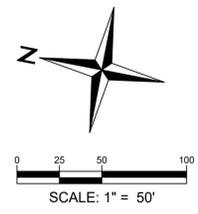
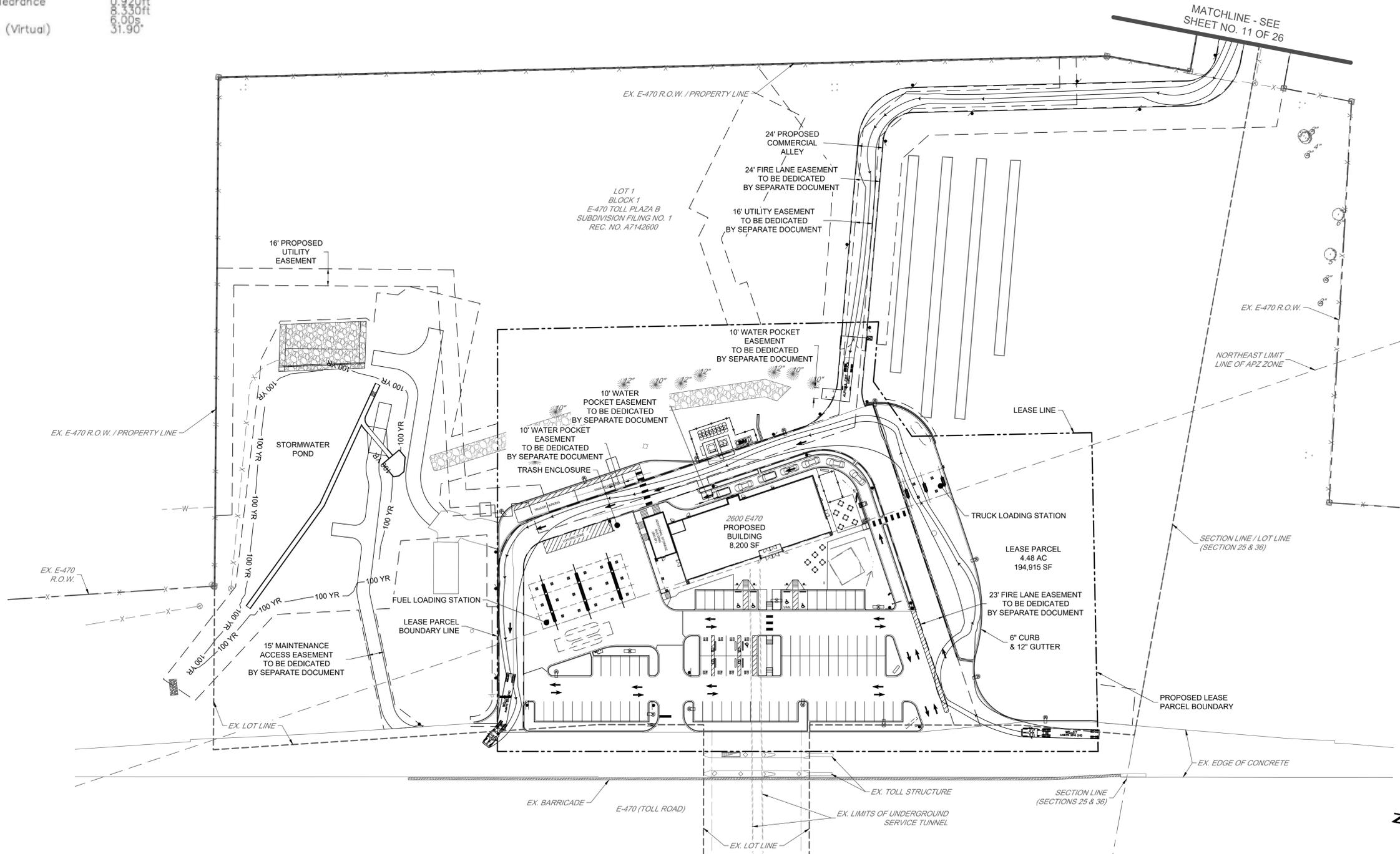
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Aurora Fire Truck
 Overall Length 41.500ft
 Overall Width 7.67ft
 Overall Body Height 17.11ft
 Min Body Ground Clearance 4.288ft
 Track Width 17.11ft
 Lock-to-lock time 6.00s
 Max Steering Angle (Virtual) 31.90°



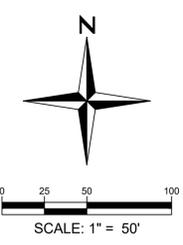
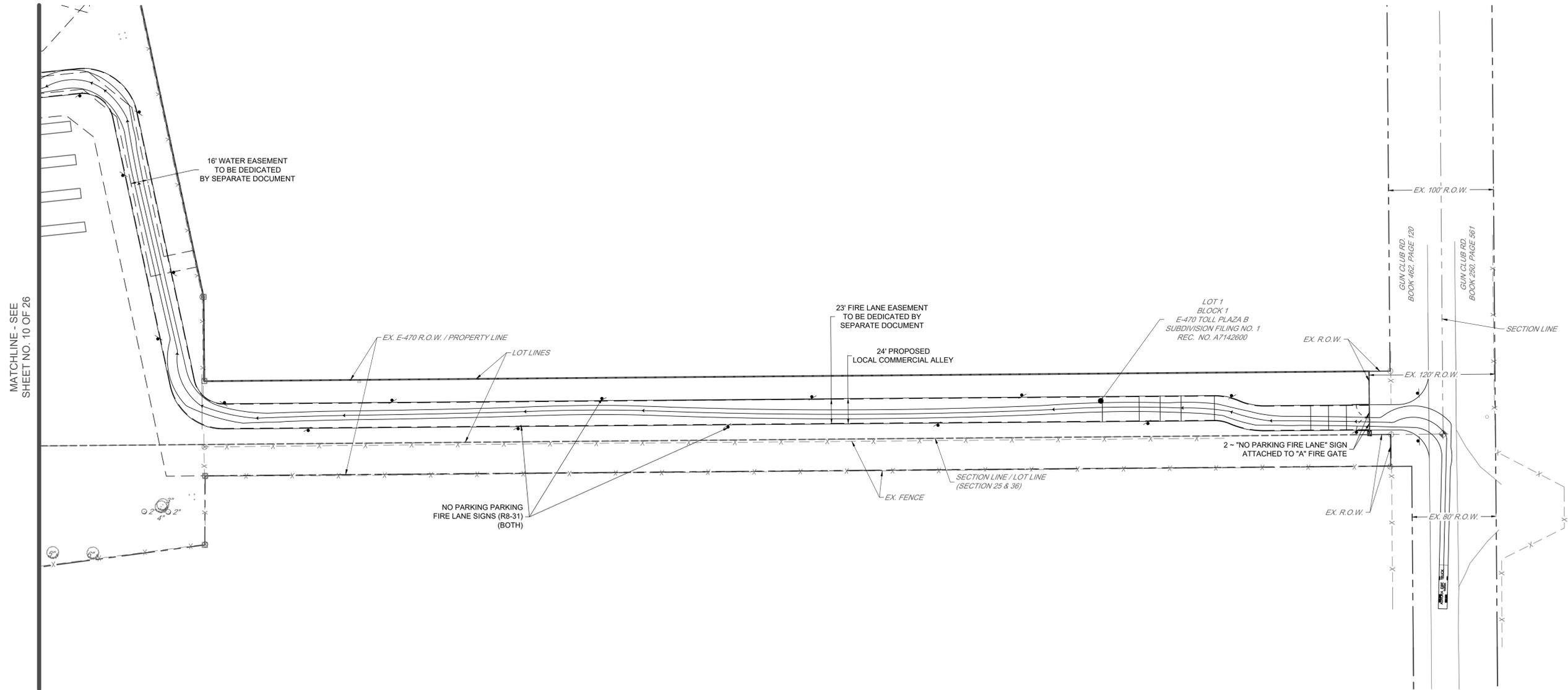
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TRUCK CIRCULATION
SHEET: 11 OF 26

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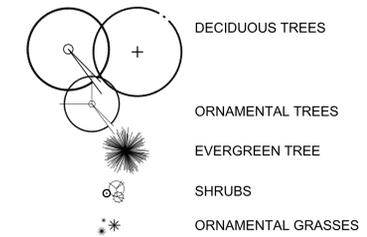
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12/07/2022	3rd SP Permit Sub.
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04/14/2023	5th SP Permit Sub.



LANDSCAPE LEGEND



Ground Covers

	EXISTING GROUND COVER TO REMAIN
	REDTOP 2
	SWITCHGRASS (PATHFINDER)
	WESTERN WHEATGRASS (ARRIBA)
	INDIAN SALTGRASS
	WOOLLY SEDGE
	BALTIC RUSH
	PRAIRIE CORDGRASS
	ANNUAL RYE
	NUTTALLS SUNFLOWER
	WILD BERGAMOT
	YARROW
	BLUE VERAIN

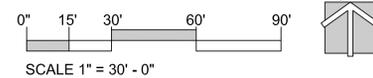
	MIX RATIO: SEEDING RATE - 20lbs/acre
	10% ALKALI SACATON - Sporobolus airoides
	10% INLAND SALTGRASS - Distichlis spicata
	10% NUTTALL'S ALKALIGRASS - Puccinellia nuttalliana
	10% PRAIRIE CORDGRASS - Spartina pectinata
	10% SLENDER WHEATGRASS - Elymus trachycaulus spp.
	10% WESTERN WHEATGRASS - Pascopyrum smithii
	10% FOWL MANNAGRASS - Glyceria striata
	10% HARDSTEM BULRUSH - Scirpus acutus
	10% BALTIC RUSH - Juncus balticus
	10% CREEPING SPIKERUSH - Eleocharis palustris

SHREDDED CEDAR MULCH

3"-6" DIA. ROUND COBBLE

NOTE:
ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10'

LANDSCAPE PLAN 'A'



SCALE 1" = 30' - 0"



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LANDSCAPE PLAN A
SHEET: 12 OF 26

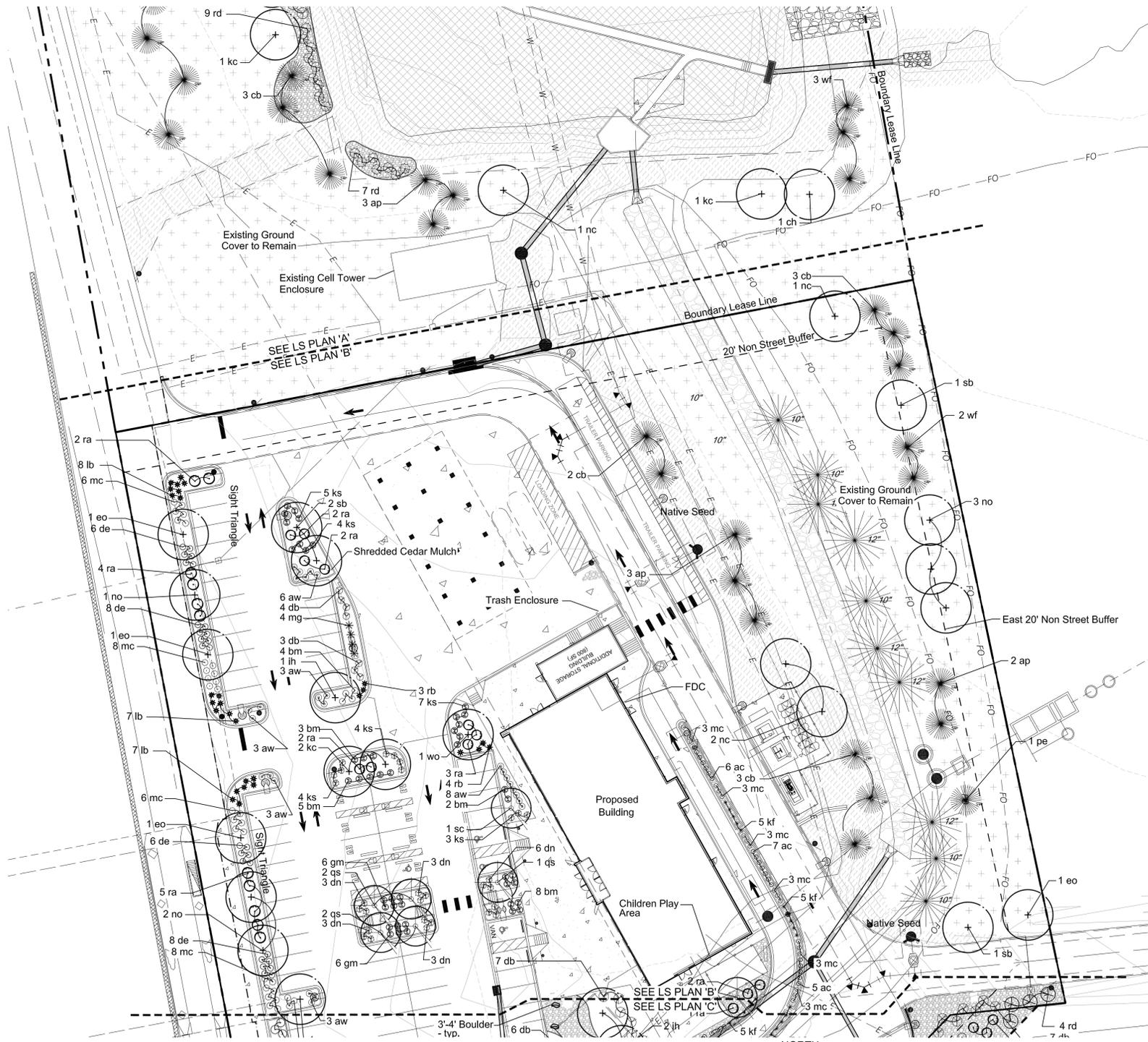
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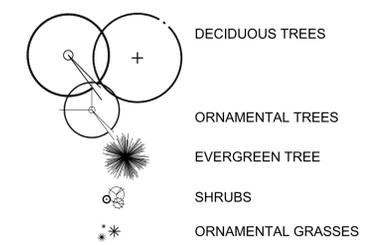
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04/14/2023	5th SP Permit Sub.



LANDSCAPE LEGEND



Ground Covers

[Symbol]	EXISTING GROUND COVER TO REMAIN	
[Symbol]	REDTOP 2	0.1 LBS/ACRE
[Symbol]	SWITCHGRASS (PATHFINDER)	2.2 LBS/ACRE
[Symbol]	WESTERN WHEATGRASS (ARRIBA)	7.9 LBS/ACRE
[Symbol]	INDIAN SALTGRASS	1.0 LBS/ACRE
[Symbol]	WOOLY SEDGE	0.1 LBS/ACRE
[Symbol]	BALTIC RUSH	0.1 LBS/ACRE
[Symbol]	PRAIRIE CORDGRASS	1.0 LBS/ACRE
[Symbol]	ANNUAL RYE	10 LBS/ACRE
[Symbol]	NUTTALLS SUNFLOWER	0.1 LBS/ACRE
[Symbol]	WILD BERGAMOT	0.12 LBS/ACRE
[Symbol]	YARROW	0.06 LBS/ACRE
[Symbol]	BLUE VERAIN	0.12 LBS/ACRE

MIX RATIO: SEEDING RATE - 20lbs/acre

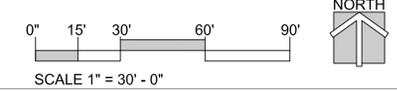
[Symbol]	10% ALKALI SACATON - Sporobolus airoides
[Symbol]	10% INLAND SALTGRASS - Distichlis spicata
[Symbol]	10% NUTTALL'S ALKALIGRASS - Puccinellia nuttalliana
[Symbol]	10% PRAIRIE CORDGRASS - Spartina pectinata
[Symbol]	10% SLENDER WHEATGRASS - Elymus trachycaulus spp.
[Symbol]	10% WESTERN WHEATGRASS - Pascopyrum smithii
[Symbol]	10% FOWL MANNAGRASS - Glyceria striata
[Symbol]	10% HARDSTEM BULRUSH - Scirpus acutus
[Symbol]	10% BALTIC RUSH - Juncus balticus
[Symbol]	10% CREEPING SPIKERUSH - Eleocharis palustris

[Symbol] SHREDDED CEDAR MULCH

[Symbol] 3"- 6" DIA. ROUND COBBLE

NOTE: ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10'

LANDSCAPE PLAN 'B'



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LANDSCAPE PLAN B

SHEET: 13 OF 26

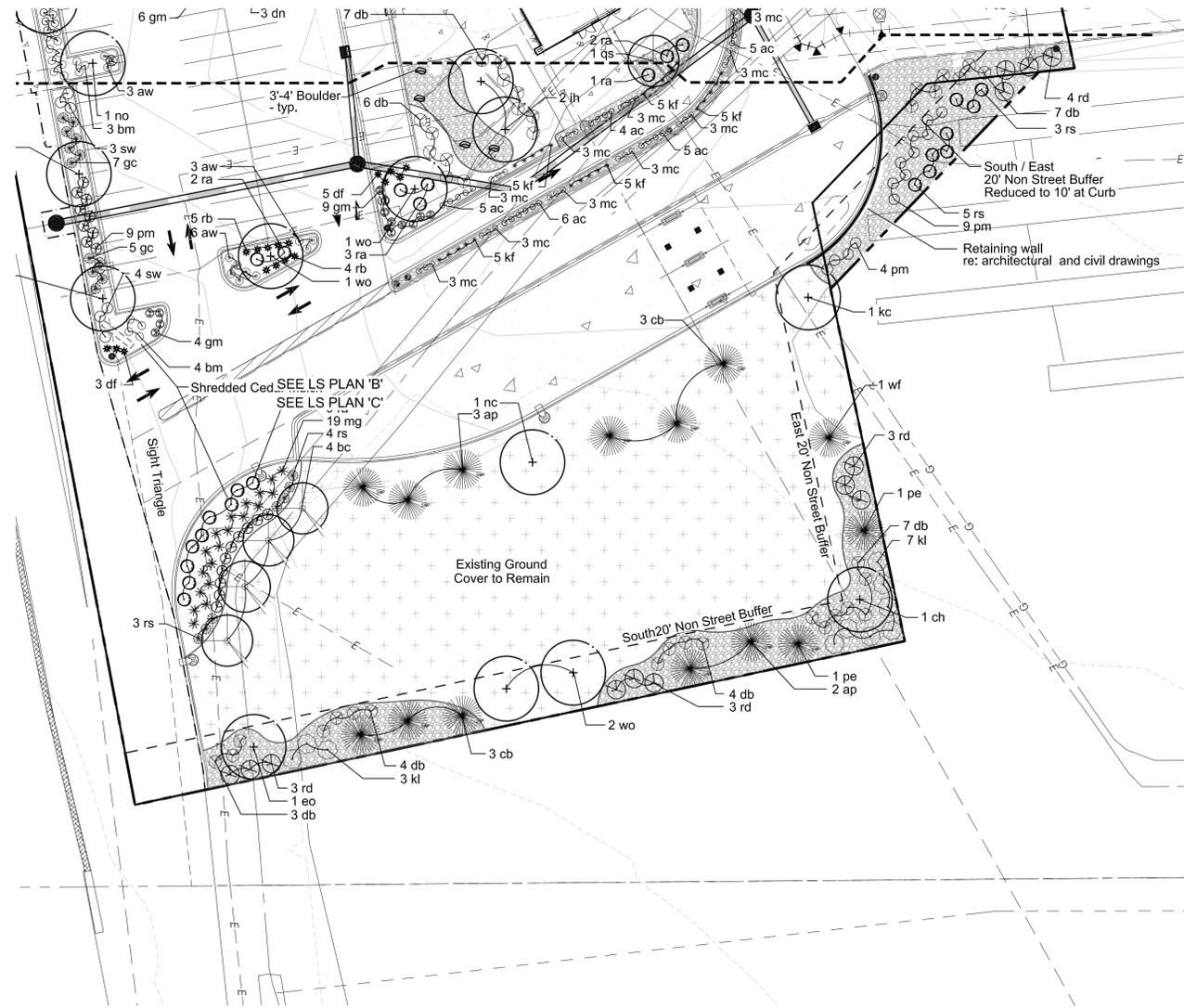
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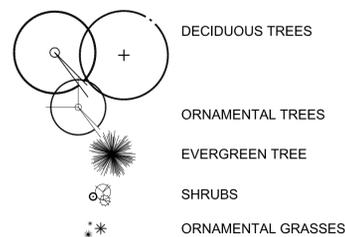
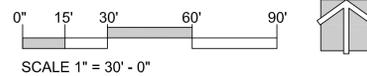
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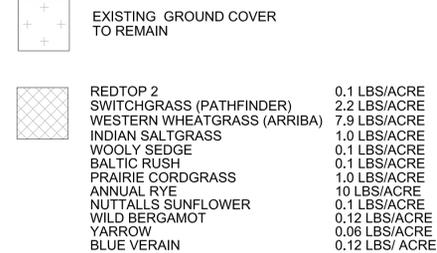


LANDSCAPE PLAN 'C'

LANDSCAPE LEGEND



Ground Covers



PLANT MATERIAL SCHEDULE:

SYMBOL	QTY.	I.D.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	WTR
SHADE TREES							
+	4	ch	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL.	B & B	VL
	3	ih	IMPERIAL HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	2 1/2" CAL.	B & B	VL
	8	kc	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS	2 1/2" CAL.	B & B	VL
	8	nc	NARROWLEAF COTTONWOOD	NARROWLEAF COTTONWOOD	2 1/2" CAL.	B & B	L-M
	5	wo	SWAMP WHITE OAK	QUERCUS BICOLOR	2 1/2" CAL.	B & B	VL-M
	8	no	NORTHERN RED OAK	QUERCUS RUBRA	2 1/2" CAL.	B & B	L-M
	4	sb	SENSATION BOXELDER	ACER NEGUNDO 'SENSATION'	2 1/2" CAL.	B & B	M
	6	eo	ENGLISH OAK	QUERCUS ROBUR	2 1/2" CAL.	B & B	L-M
ORNAMENTAL TREES							
⊙	4	bc	BRANDY WINE CRABAPPLE	MALUS 'BRANDY WINE'	2" CAL.	B & B	L
	1	sc	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2" CAL.	B & B	L
	8	qs	CRIMSON SPIRE OAK	QUERCUS X BIMUNDORUM 'CRIMSCHMIDT'	2" CAL.	B & B	L
EVERGREEN TREES							
⊙	10	wf	WHITE FIR	ABIES CONCOLOR	6' HT.	B & B	M
	17	cb	COLORADO BLUE SPRUCE	PICEA PUNGENS	6' HT.	B & B	VL
	3	pe	PINON PINE	PINUS EDULIS	6' HT.	B & B	VL
	25	ap	AUSTRIAN PINE	PINUS NIGRA	6' HT.	B & B	VL
SHRUBS							
⊙	37	ra	GRO-LOW SUMAC	RHUS AROMATICA 'GROW LOW'	5 GAL.	CONT.	L-M
	27	ks	DARK KNIGHT SPIREA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	5 GAL.	CONT.	VL
	35	aw	ANTHONY WATERER SPIREA	SPIREA JAPONICA 'ANTHONY WATER'	5 GAL.	CONT.	L-M
	7	sw	WESTERN SANDCHERRY	PRUNUS BESSEYI	5 GAL.	CONT.	L
	25	gm	GREEN MOUND CURRANT	RIBES ALPINUM 'GREENMOUND'	5 GAL.	CONT.	L-M
	29	bm	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.	CONT.	L-M
	45	db	DWARF BURNING BUSH	EOUNYMUS ALATA 'DWARF NANA'	5 GAL.	CONT.	L-M
	15	rs	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL.	CONT.	VL
	22	pm	LITTLELEAF MOCKORANGE	PHILADELPHUS MICROPHYLLUS	5 GAL.	CONT.	L-M
	18	dn	DWARF NINEBARK	PHYSOCARPUS-OPULIFOLIUS 'NANUS'	5 GAL.	CONT.	L-M
	12	gc	GOLDEN CURRANT	RIBES AUREUM	5 GAL.	CONT.	VL
	26	kl	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	5 GAL.	CONT.	VL
	35	rd	REDTWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	5 GAL.	CONT.	L-M
	70	mc	MAGIC CARPET SPIREA	SPIREA X BUMALDA 'MAJIC CARPET'	5 GAL.	CONT.	M
	38	ac	ALPINE CURRANT	RIBES ALPINUM	5 GAL.	CONT.	M
	28	de	DWARF EUROPEAN CRANBERRY	VIBURNUM OPULUS 'NANUM'	5 GAL.	CONT.	M
ORNAMENTAL GRASSES							
⊙	23	mg	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	5 GAL.	CONT.	L
	8	df	DWARF FOUNTAIN GRASS	PENNISTETUM ALOPECUROIDES 'HAMELN'	5 GAL.	CONT.	VL
	35	kf	KARL REED FORESTER GRASS	CALAMAGROSTIS ACUTI 'KARL FORESTER'	5 GAL.	CONT.	M
	16	rb	RED BARRON BLOOD GRASS	HELICTOTRICHON SEMPERVIRENS 'RED BARRON'	5 GAL.	CONT.	M
	22	lb	FOUNTAIN GRASS 'LITTLE BUNNY'	PENNISTETUM ALOPECUROIDES 'LITTLE BUNNY'	5 GAL.	CONT.	M

STEEL EDGING WITH ROLLED TOP EDGE

NOTE:
ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10'



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LANDSCAPE PLAN C
SHEET: 14 OF 26

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STANDARD CITY OF AURORA NOTES:

- PRIOR TO PLANTING, ALL PLANTING AREAS SHALL INCORPORATE SOIL AMENDMENTS AT A RATE OF 3 CUBIC YARDS PER 1000 SQUARE FEET TO A MINIMUM DEPTH OF 6" INCHES. A LESSER AMOUNT SHALL BE ALLOWED IF A SOILS TEST SHOWS THAT 3 CUBIC YARDS PER 1000 SQUARE FEET IS NOT NECESSARY OR WATER RETENTION AND DEEP ROOTING OF PLANT MATERIALS. IF SPECIFIED PLANT MATERIAL REQUIRES LESS FERTILE SOIL, THOSE AREAS MAY HAVE LESS SOIL AMENDMENTS INSTALLED. EXISTING TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS SOIL AMENDMENTS OR TOPSOIL. ACCEPTABLE SOIL AMENDMENTS INCLUDE COMPOST AND AGED MANURE.
- PROPOSED SIDEWALKS TO BE STANDARD CONCRETE WITH A BROOM FINISH. ALL PARKING AND VEHICULAR DRIVES WILL BE ASPHALT.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED WITHIN THE PROPERTY DEFINED AS THE AREA WITHIN THE PROPERTY LINE ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE RESTORATION, 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.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
- STREETLIGHTS MUST BE CONSTRUCTED ALONG ALL PUBLIC STREETS AS REQUIRED BY SECTION 126-236. SIDEWALKS, INTERNAL PEDESTRIAN PATHS, AND BICYCLE PATHS SHALL BE LIT WITH FULL CUTOFF LIGHTING FIXTURES NO MORE THAN 16 FEET TALL, AND PROVIDING CONSISTENT ILLUMINATION OF AT LEAST ONE FOOTCANDLE ON THE WALKING SURFACE. LIGHTING ALONG PUBLIC STREETS AND LANDSCAPED AREAS SHALL BE OF A RECOGNIZABLY UNIFIED DESIGN. LIGHTING SOURCES SHALL BE COLOR-CORRECT TYPES SUCH AS HALOGEN OR METAL HALIDE, AND LIGHT TYPES OF LIMITED SPECTRAL EMISSION, SUCH AS LOW PRESSURE SODIUM OR MERCURY VAPOR LIGHTS, ARE PROHIBITED EVEN IN SERVICE AREAS. PRIVATE AND SECURITY LIGHTING SHALL NOT CAUSE GLARE ABOVE A LEVEL OF 4 FEET ONTO ADJACENT PROPERTIES.

GENERAL PLANTING NOTES:

- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECTS OF CITY OF AURORA APPROVAL IN WRITING. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED, BUT REQUIRES THE APPROVAL CITY OF AURORA LANDSCAPE ARCHITECT.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE.
- VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES.
- COMMERCIAL GRADE $\frac{3}{16}$ INCH BY 4" POWDER COATED STEEL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS.
- PLACE FOUR INCHES OF MULCH AS INDICATED IN THE LANDSCAPE LEGEND IN ALL SHRUB BEDS, GROUND COVER, PERENNIAL BEDS. PLACE 4 INCHES OF CEDAR MULCH AT ALL TREE SAUCERS.
- ALL PLANTING BEDS SHALL RECIEVE 1"-3" RIVER ROCK MULCH UNLESS OTHERWISE NOTED ON THE PLANS. TREAT BEDS WITH A PRE-EMMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN UNDERGROUND AUTOMATIC UNDERGROUD IRRIGATION SYSTEM. WITH SEPARATE ZONES FOR TURF AND SHRUBS / TREES / GROUNDCOVER.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS ($\frac{2}{3}$) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP ONE-THIRD ($\frac{1}{3}$) OF BURLAP AND LOOSE BURLAP SHALL BE REMOVED AT THIS TIME THE REMAINDER OF HE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.

LANDSCAPE DATA CHARTS

SITE DATA			WATER USE	
DESCRIPTION	AREA IN SF	PERCENTAGE	DESCRIPTION	AREA IN SF
TOTAL SITE AREA (LEASE AREA)	195,148.80 SF	100.0%	NON WATER CONSERVING	0 SF.
BUILDING COVERAGE (INCLUDING CANOPY)	12,196.80 SF	6.3%	WATER CONSERVING	17,875.40 SF
HARD SURFACE AREA	100,623.60 SF	51.5%	NON WATER (Z)	64,453.00 SF.
LANDSCAPE AREA	82,328.40 SF	42.2%		

SPECIAL LANDSCAPE BUFFER - ADJUSTMENT REQUESTED						
AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	TREES (1/40')	SHURBS (15/40')
E470	FRONTAGE PARKING	306 LF.	25 FT	8 FT	8 REQ.	115 REQ.
E470					8 PROVIDED	116 PROVIDED

An adjustment to section 146.4.7.5.D Street Frontage Landscape Buffers of the zoning code, reduction in width from 25 feet to 8 feet. As a mitigating measure, 15 shrubs will be provided per 40 linear feet in lieu of the required 10 shrubs per 40 linear feet. Shrubs adjacent to parking lot will be placed in a triangular spacing and will not obstruct sight triangle requirements.

NON STREET BUFFER						
AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	TREES (1/40')	SHURBS (5/40')
EAST		456 LF.	10 FT	10 FT	12 REQ. 17 PROVIDED	57 REQ. 11 SHRUBS 5 ADDITIONAL TREES = 50 SHRUBS 61 SHRUBS
SOUTH		300 LF.	10 FT	10 FT	8 REQ. 9 PROVIDED	38 REQ. 30 SHRUBS 1 ADDITIONAL TREES = 10 SHRUBS 40 SHRUBS
SOUTH / EAST		114 LF.	10 FT	10 FT	3 REQ. 1 PROVIDED * ADDITIONAL TREES NOT PROVIDED DUE TO EXISTING SOLAR PANELS	15 REQ. 32 SHRUBS 1 ADDITIONAL TREES = 10 SHRUBS 40 SHRUBS

BUILDING PERIMETER LANDSCAPE			
BUILDING / ELEVATION	LENGTH	NO. T.E. REQUIRED REQUIRED - 1 T.E. / 40' LN. FT.	NO. T.E.'s PROVIDED
WEST	145 LF	3.75	2 TREES 24 SHRUBS 4 T.E.'S

OPEN SPACE / DETENTION AREA						
COMMON OPEN SPACE PROVIDED	DETENTION WATER QUALITY AREA	COMMON OPEN SPACE (-) DETENTION / WATER QUALITY	NO. TREES REQUIRED - 1 TREE / 4000 SQ.FT.	NO. TREES PROVIDED	NO. SHRUBS REQUIRED - 10 SHRUBS / 4000 SQ.FT.	NO. SHRUBS PROVIDED
62,264 SF	26,257 SF	35,607 SF	9	15	89	38 SHRUBS 6 TREES = 60 SHRUBS TOTAL SHRUBS = 98

OVERALL TREES PROVIDED		
OVERALL TREES PROVIDED	EVERGREEN TREES PROVIDED	EVERGREEN PERCENTAGE
105 TREES	55 TREES	52.3%

STACKlot
5639 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
303.883.2735

dcb construction company, inc.
909 East 62nd Avenue | Denver, Colorado 80216
303.287.5525 | Fax 303.287.3697 | www.dcb1.com

LANDSCAPE NOTES

SHEET: 15 OF 26

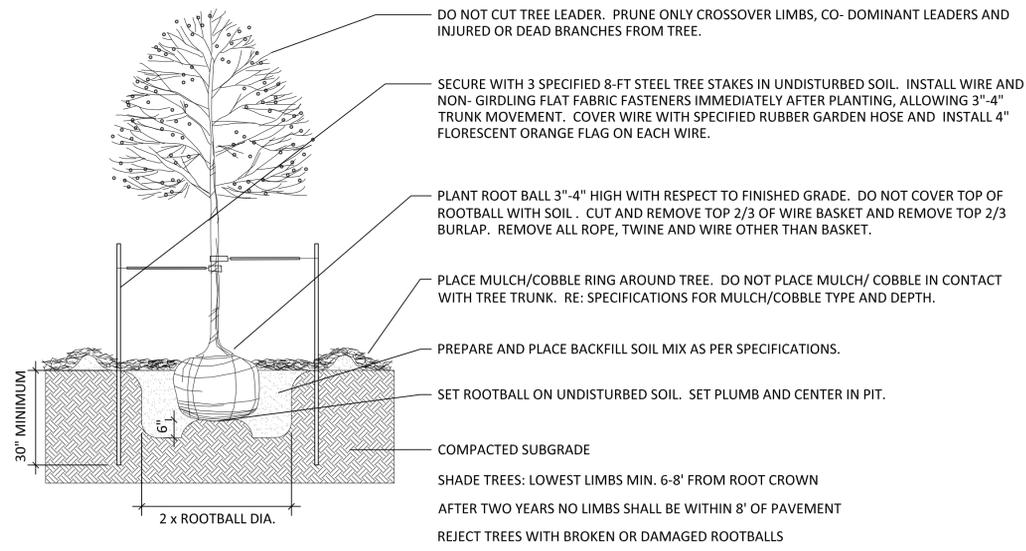
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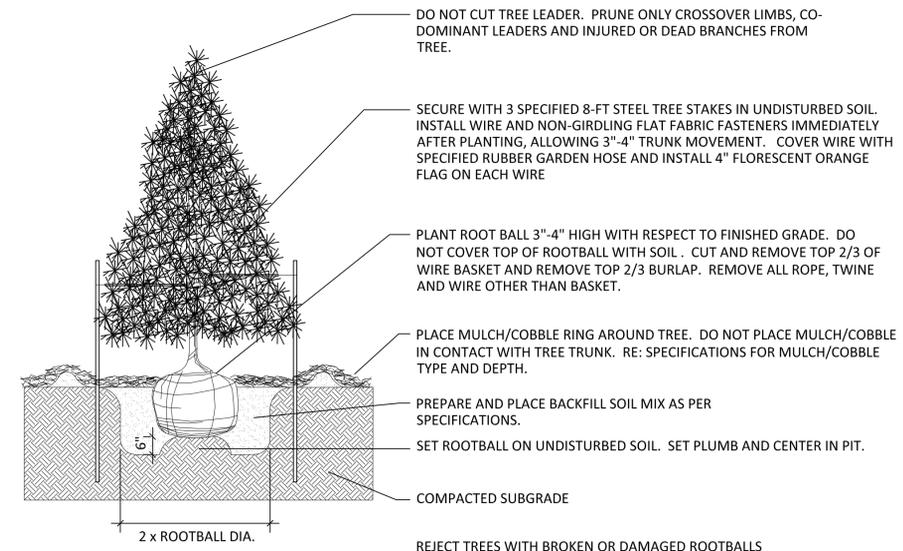
SITE PLAN WITH ADJUSTMENTS

Date	Submission / Revision
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05/19/2022	2nd SP Permit Sub.
12/07/2022	3rd SP Permit Sub.
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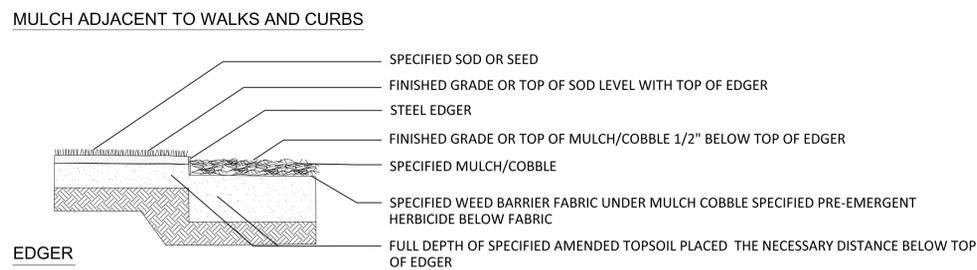
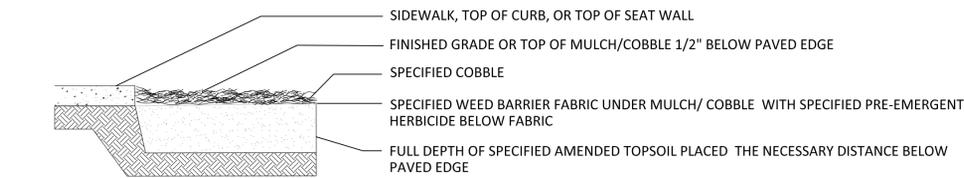
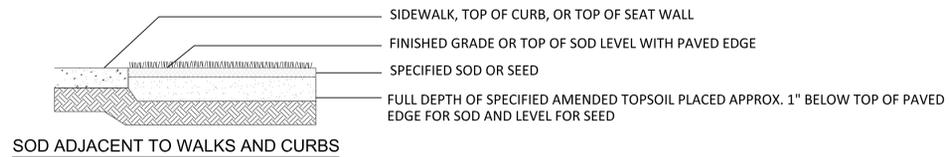
1 DECIDUOUS TREE

NOT TO SCALE



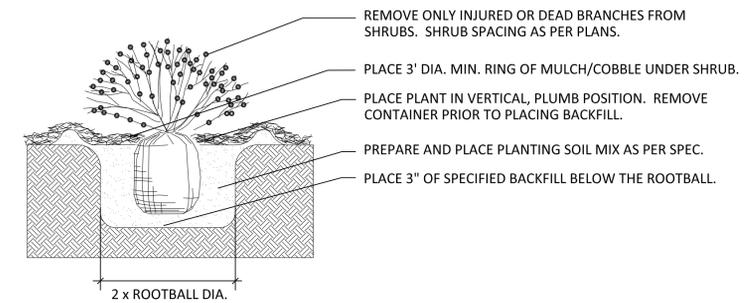
2 EVERGREEN TREE PLANTING

NOT TO SCALE



3 EDGE TREATMENT

NOT TO SCALE



4 SHRUB PLANTING

NOT TO SCALE



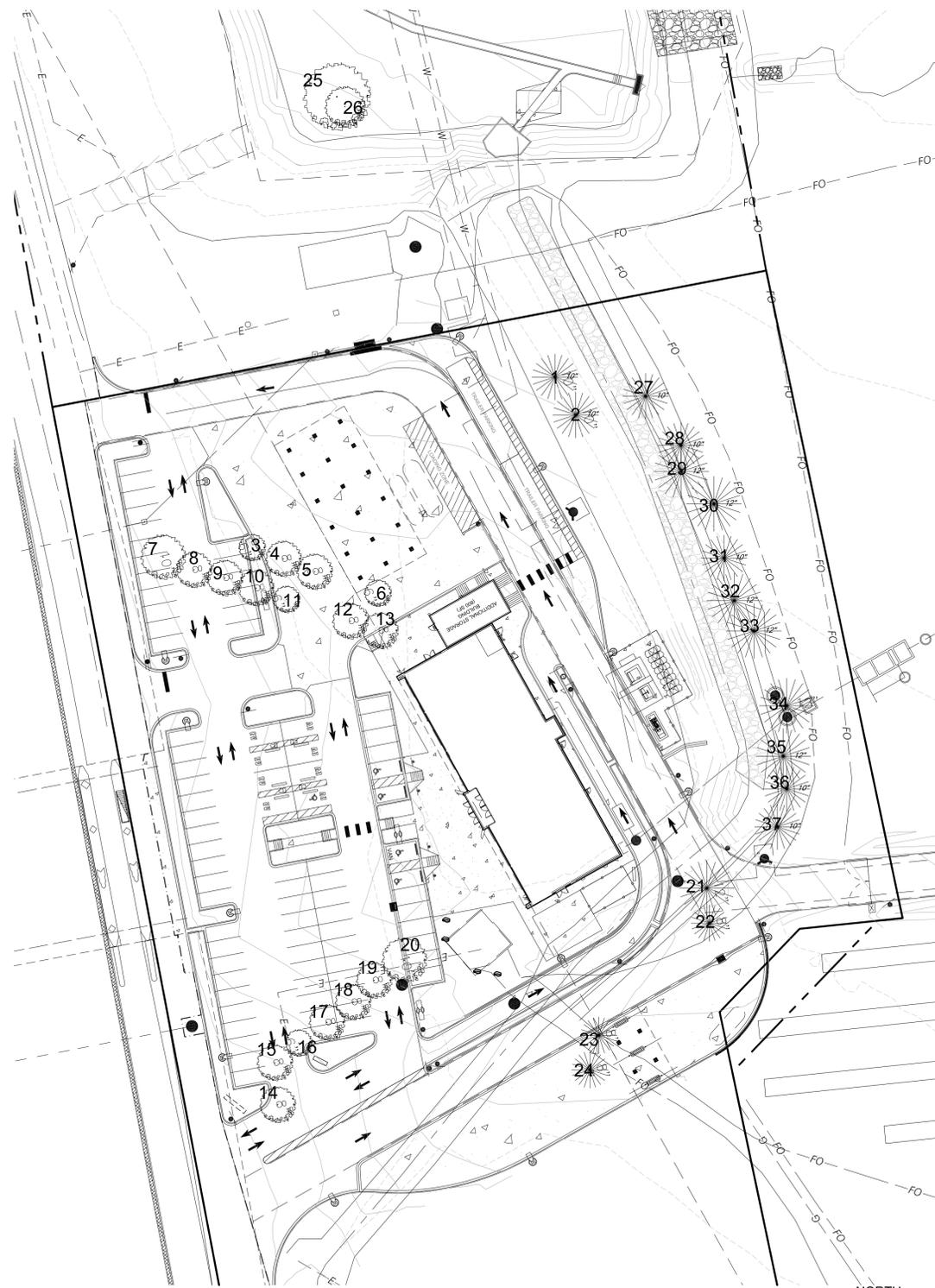
5639 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
303.883.2735

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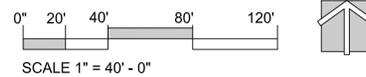
2600 E-470 Aurora Northbound

SITE PLAN WITH ADJUSTMENTS

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04/14/2023	5th SP Permit Sub.



TREE MITIGATION PLAN



TREE MITIGATION (REMOVED)

I.D. TAG	SPECIES	CALIPER SIZE	STATUS	MITIGATION VALUE	MITIGATION INCHES
1	AUSTRIAN PINE	10"	REMOVE FROM SITE	\$648.44	5"
2	AUSTRIAN PINE	10"	REMOVE FROM SITE	\$648.44	5"
3	GREEN ASH	7"	REMOVE FROM SITE	\$238.64	3"
4	GREEN ASH	9"	REMOVE FROM SITE	\$385.16	4"
5	GREEN ASH	10"	REMOVE FROM SITE	\$472.16	4"
6	GREEN ASH	8"	REMOVE FROM SITE	\$307.32	3"
7	GREEN ASH	10"	REMOVE FROM SITE	\$472.16	4"
8	GREEN ASH	8"	REMOVE FROM SITE	\$307.32	3"
9	GREEN ASH	8"	REMOVE FROM SITE	\$307.32	3"
10	GREEN ASH	8"	REMOVE FROM SITE	\$230.49	2"
11	GREEN ASH	6"	REMOVE FROM SITE	\$44.78	1"
12	GREEN ASH	10"	REMOVE FROM SITE	\$472.16	4"
13	GREEN ASH	8"	REMOVE FROM SITE	\$307.32	3"
14	GREEN ASH	7"	REMOVE FROM SITE	\$238.64	3"
15	GREEN ASH	8"	REMOVE FROM SITE	\$307.32	3"
16	GREEN ASH	6"	REMOVE FROM SITE	\$179.11	2"
17	GREEN ASH	8"	REMOVE FROM SITE	\$307.32	3"
18	GREEN ASH	8"	REMOVE FROM SITE	\$307.32	3"
19	GREEN ASH	8"	REMOVE FROM SITE	\$307.32	3"
20	GREEN ASH	10"	REMOVE FROM SITE	\$472.16	4"
21	AUSTRIAN PINE	10"	REMOVE FROM SITE	\$648.44	5"
22	AUSTRIAN PINE	8"	REMOVE FROM SITE	\$415.18	4"
23	AUSTRIAN PINE	8"	REMOVE FROM SITE	\$415.18	4"
24	AUSTRIAN PINE	8"	REMOVE FROM SITE	\$415.18	4"
25	COTTON WOOD	15"	REMOVE FROM SITE	\$774.24	6"
26	RUSSIAN OLIVE	9"	REMOVE FROM SITE	\$0	RUSSIAN OLIVE NO
34	AUSTRIAN PINE	12"	REMOVE FROM SITE	648.44	6"
TOTAL		225"		\$10,277.61	95"

TREE MITIGATION (PROTECT AND KEEP IN PLACE)

I.D. TAG	SPECIES	CALIPER SIZE	STATUS
27	DECIDUOUS	10"	PROTECT AND REMAIN IN PLACE
28	EVERGREEN	10"	PROTECT AND REMAIN IN PLACE
29	EVERGREEN	12"	PROTECT AND REMAIN IN PLACE
30	EVERGREEN	12"	PROTECT AND REMAIN IN PLACE
31	EVERGREEN	10"	PROTECT AND REMAIN IN PLACE
32	EVERGREEN	12"	PROTECT AND REMAIN IN PLACE
33	EVERGREEN	12"	PROTECT AND REMAIN IN PLACE
35	EVERGREEN	12"	PROTECT AND REMAIN IN PLACE
36	EVERGREEN	10"	PROTECT AND REMAIN IN PLACE
37	EVERGREEN	10"	PROTECT AND REMAIN IN PLACE

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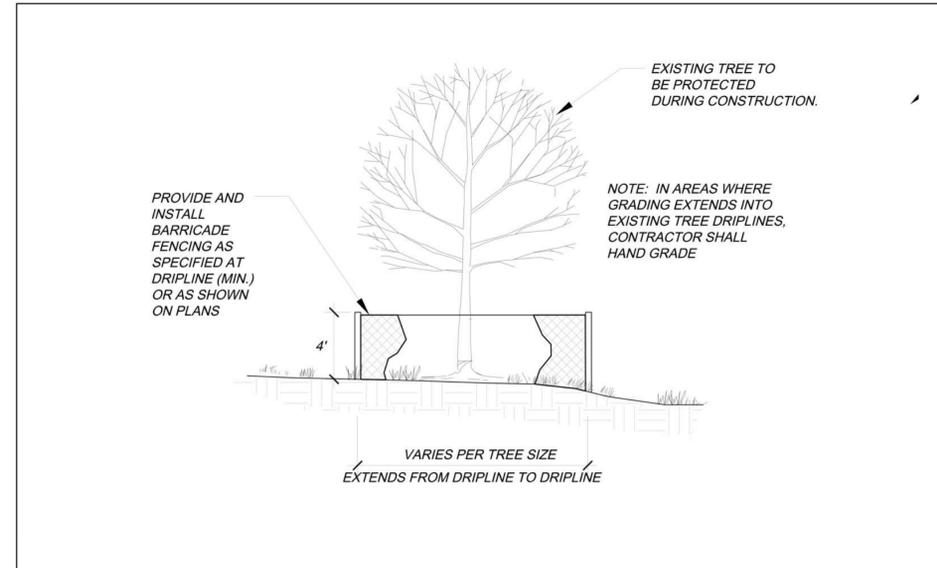
2600 E-470 Aurora Northbound

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TREE PROTECTION NOTES

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



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

TREE PROTECTION NOTES

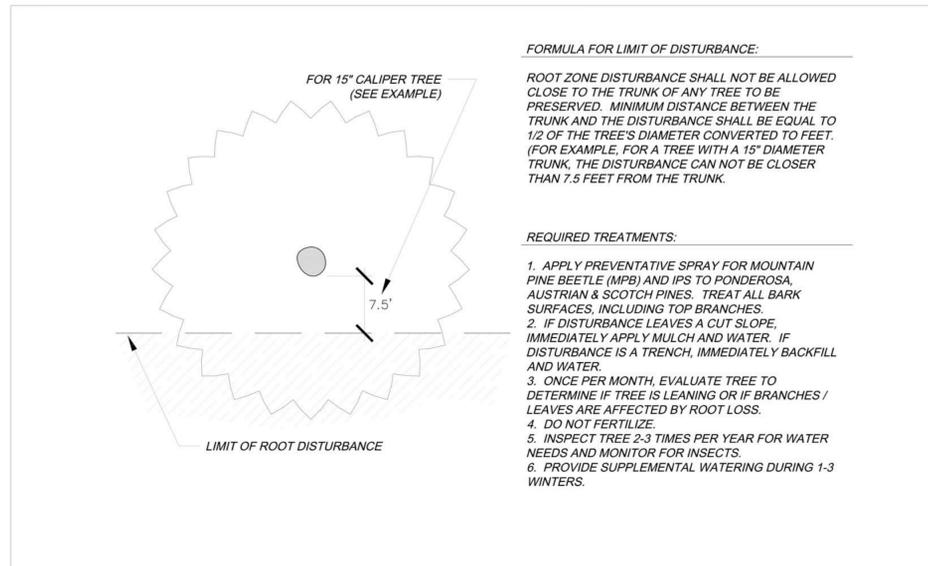
PROS TP-1.0



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

TREE PROTECTION FENCING

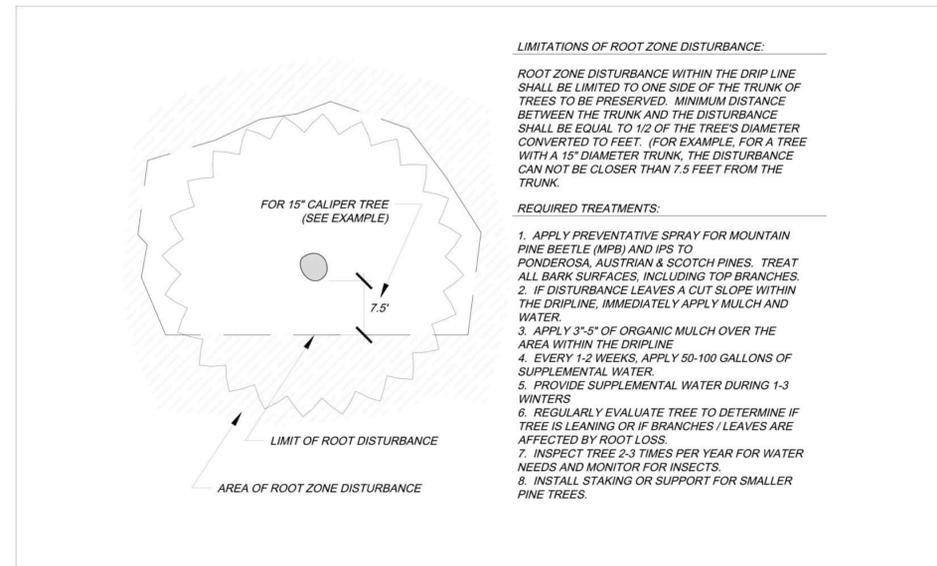
PROS TP-3.0



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

TREE PRESERVATION MEASURES -- 1 SIDE

PROS TP-2.0



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

TREE PROTECTION MEASURES -- 2+ SIDES

PROS TP-2.1

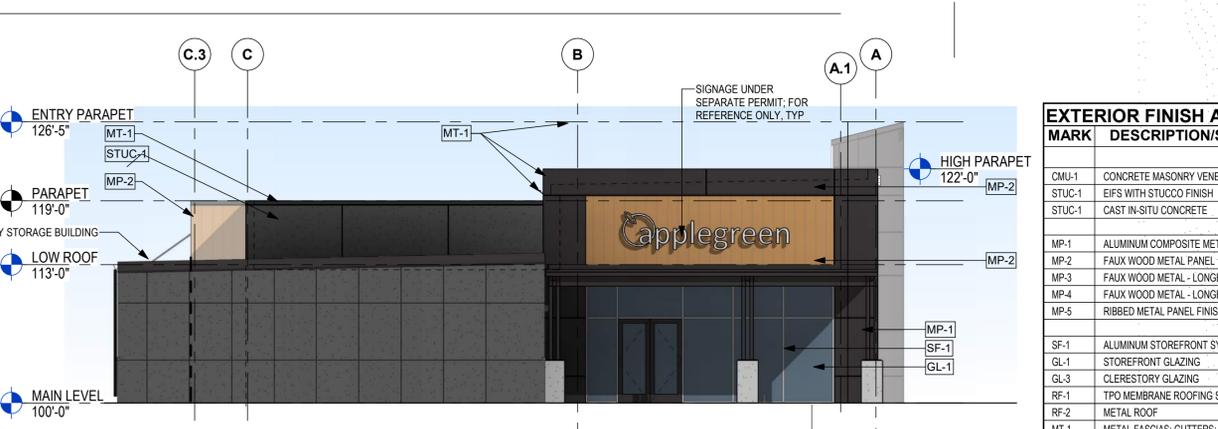
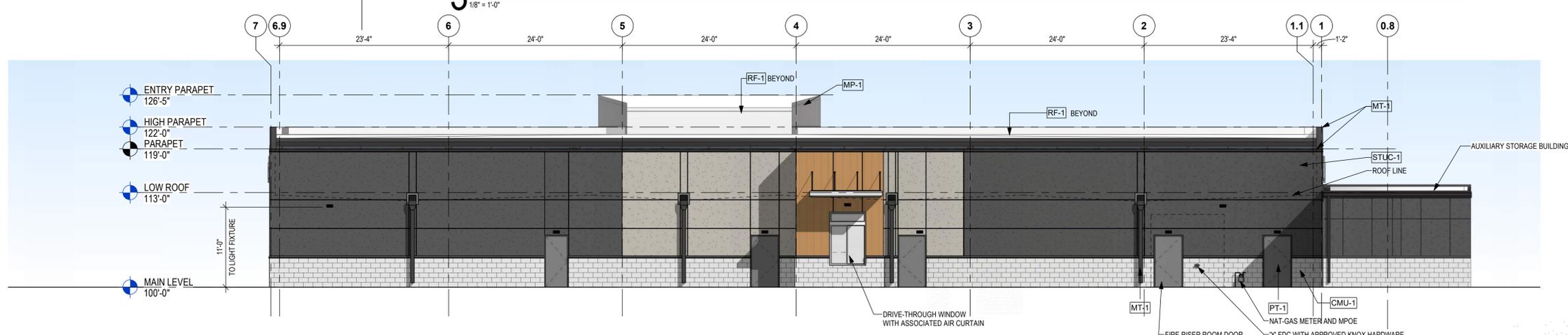
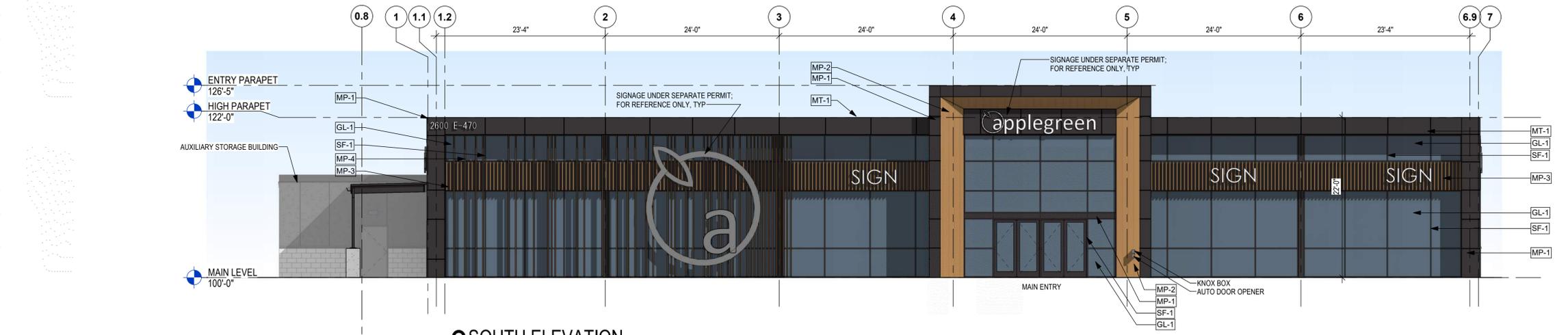
TREE PROTECTION NOTES AND DETAILS SHEET: 18 OF 26

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2600 E-470 Aurora Northbound

SITE PLAN WITH ADJUSTMENTS

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EXTERIOR FINISH AND COLOR SCHEDULE			
MARK	DESCRIPTION/SIZE	MATERIAL	COLOR
CMU-1	CONCRETE MASONRY VENEER	CMU GROUND FACE VENEER	DARK GRAY
STUC-1	EIFS WITH STUCCO FINISH	EIFS SMOOTH	DARK GRAY
STUC-1	CAST IN-SITU CONCRETE	BOARD-FORMED	NATURAL GRAY
MP-1	ALUMINUM COMPOSITE METAL PANEL	ARCHITECTURAL METAL PANEL	BLACK
MP-2	FAUX WOOD METAL PANEL	ARCHITECTURAL METAL PANEL	WOOD LOOK
MP-3	FAUX WOOD METAL - LONGBOARD LINK & LOCK FINIS	ARCH. METAL PANEL-1 5/8"X6"	WOOD LOOK
MP-4	FAUX WOOD METAL - LONGBOARD LINK & LOCK FINIS	ARCH. METAL PANEL-1 5/8"X8"	WOOD LOOK
MP-5	RIBBED METAL PANEL FINISH	RIBBED METAL PANEL	LIGHT GRAY
SF-1	ALUMINUM STOREFRONT SYSTEM	ALUMINUM	ANODIZED BLACK
GL-1	STOREFRONT GLAZING	1" INSULATED GLASS	INS.
GL-3	CLERESTORY GLAZING	GLASS	INS. 25 VT
RF-1	TPO MEMBRANE ROOFING SYSTEM	SINGLE-PLY MEMBRANE	WHITE
RF-2	METAL ROOF	RIBBED METAL PANEL	DARK GRAY
MT-1	METAL FASCIAS; GUTTERS; TRIM; CAP FLASHING; MISC	PRE-FINISHED METAL	BLACK
PT-1	EXTERIOR PAINT - DOORS; RAILINGS; EXP. STRUCTURE	PAINTED METAL	BLACK
PT-2	SAFETY RAILINGS, CONCRETE FILLED BOLLARDS	PAINTED METAL	SAFETY YELLOW
PT-3	ROOF TOP EQUIPMENT	PAINTED METAL	GRAY

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2600 E-470 Aurora Northbound

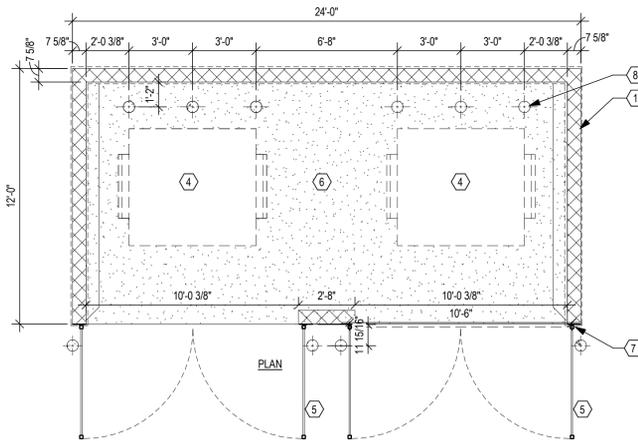
SITE PLAN WITH ADJUSTMENTS

EXTERIOR FINISH AND COLOR SCHEDULE			
MARK	DESCRIPTION/SIZE	MATERIAL	COLOR
CMU-1	APPLIED MASONRY	APPLIED MASONRY	GRAY
MP-2	FAUX WOOD METAL PANEL	ARCHITECTURAL METAL PANEL	WOOD LOOK
PT-1	EXTERIOR PAINT - DOORS, RAILINGS, EXP. STRUCTURE	PAINTED METAL	BLACK
PT-2	SAFETY RAILINGS, CONCRETE FILLED BOLLARDS	PAINTED METAL	SAFETY YELLOW

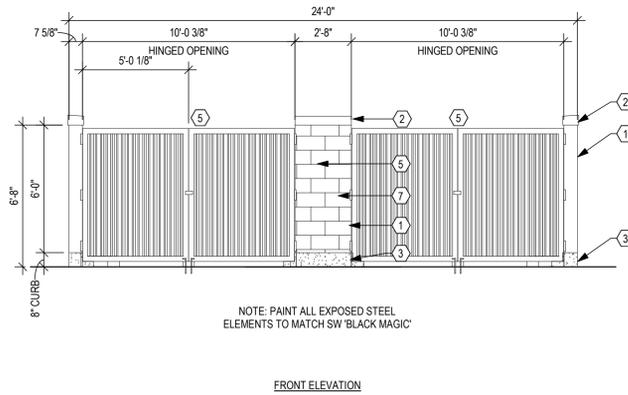
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SITE DETAILS KEYNOTES

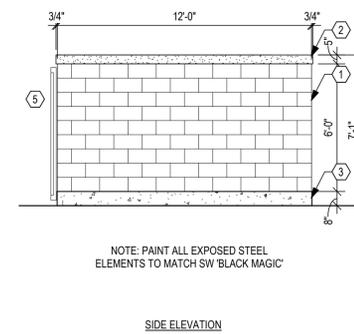
- ① 8"x8"x16" GROUND-FACE CMU, COLOR: NATURAL GRAY, RE: STRUCT.
- ② PRECAST CONCRETE CAP, ACID WASHED PRECAST CONCRETE CAP, RE: SPECIFICATIONS
- ③ PARGED FINISH ABOVE GRADE
- ④ WASTE CONTAINER PROVIDED BY WASTE MANAGEMENT CO
- ⑤ 16 GA. 1.5" HSB-36 B DECK INFILL PANEL WITH HSS 4x2x3/16 PICTURE FRAMED DOORS WITH HSS 4x2x3/16 (LAID FLAT) X-BRACE - PAINT
- ⑥ 6" CONCRETE SLAB
- ⑦ (3) HEAVY DUTY HINGES AT EACH DOOR W/ LATCH & CANE BOLT
- ⑧ 6" CONCRETE FILLED STEEL BOLLARD; SEE DETAIL, TYPICAL



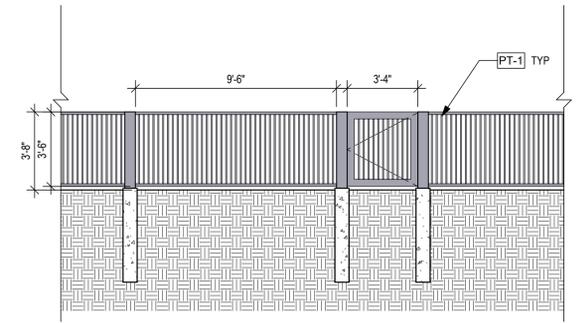
1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



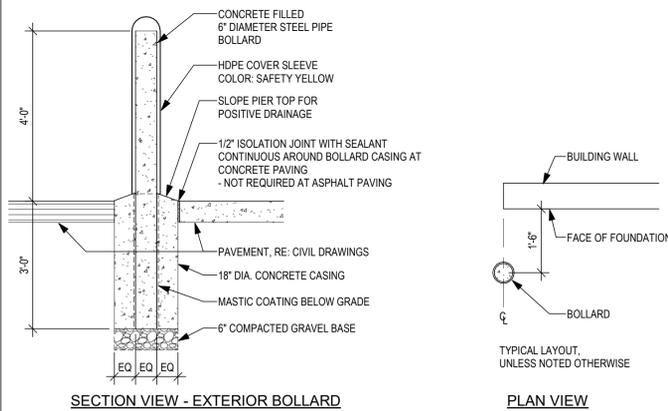
2 TRASH ENCLOSURE ELEV.
1/4" = 1'-0"



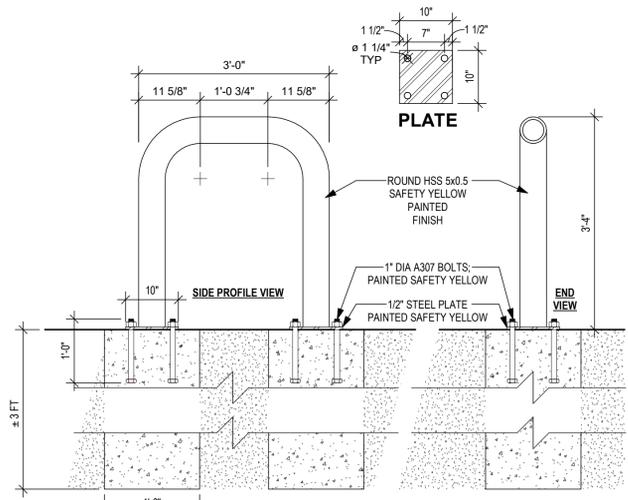
3 TRASH ENCLOSURE ELEV.
1/4" = 1'-0"



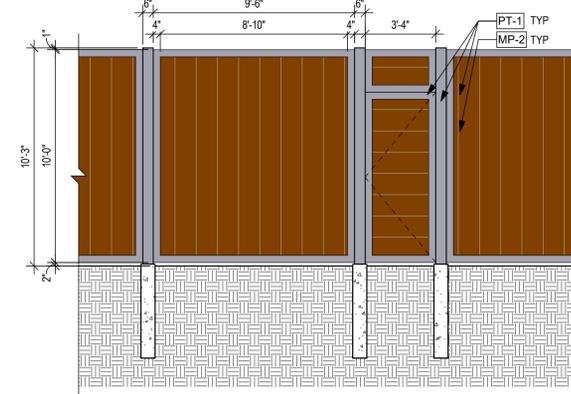
4 KIDS PLAY AREA FENCE
1/4" = 1'-0"



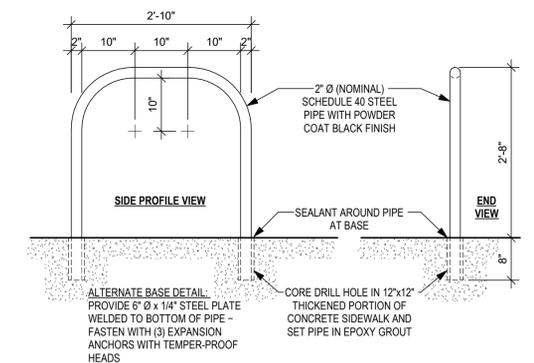
5 EXTERIOR BOLLARD DETAIL
1/2" = 1'-0"



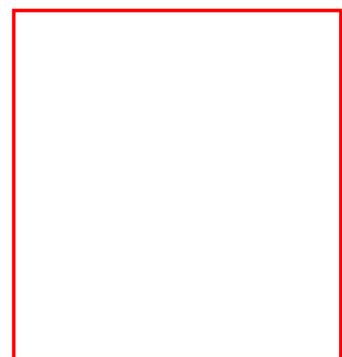
6 Bollard Type 1b
3/4" = 1'-0"



7 TYPICAL FENCE
1/4" = 1'-0"

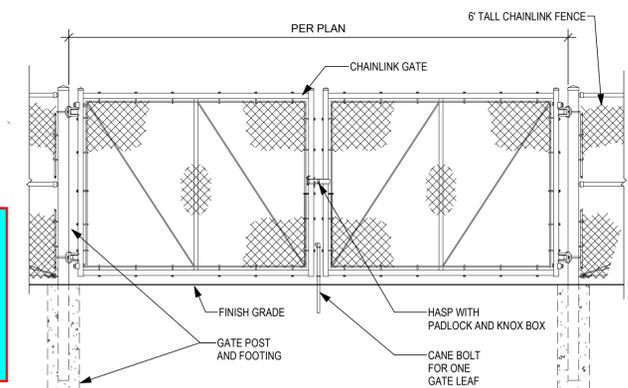


BIKE RACK



Detail 5 - Retaining Wall added to Sheet 16.

REPEAT COMMENT: Provide a detail that indicates the material, color and height of the proposed retaining wall. The response to the previous review comments states that the retaining wall is described in the civil documents. Planning staff does not have access to the civil drawing files and hence a detail should be included here.



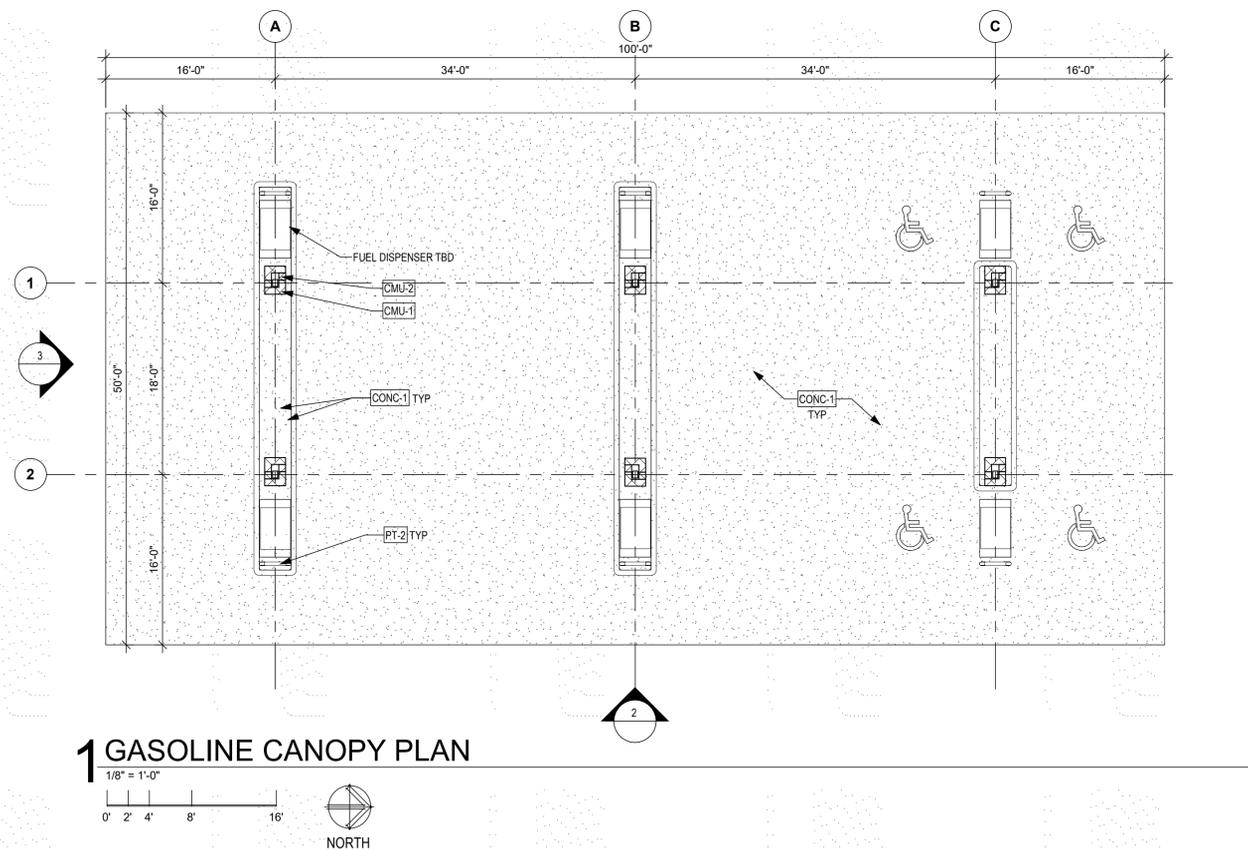
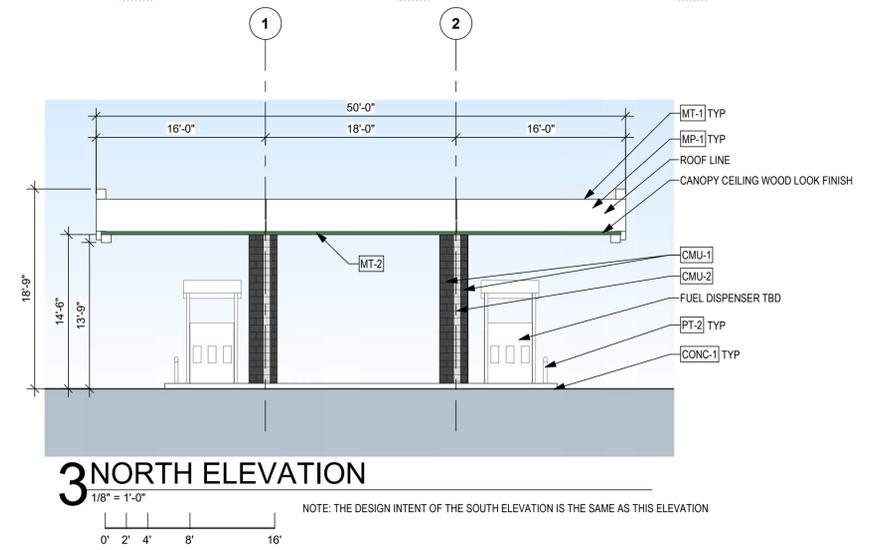
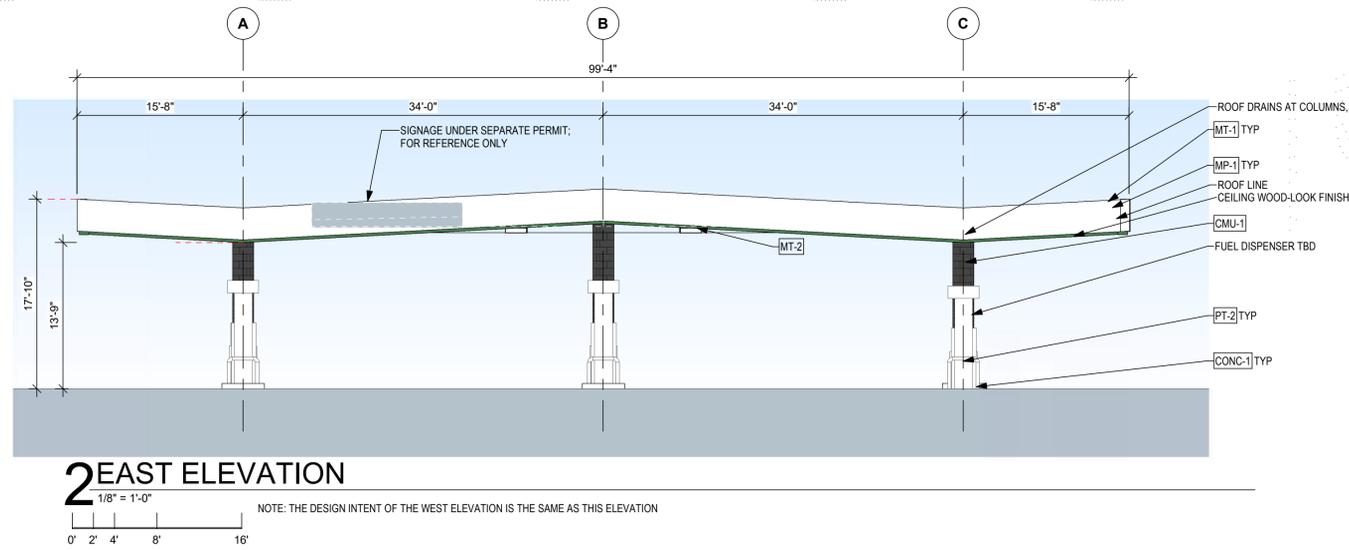
9 EMERGENCY ACCESS GATE
3/8" = 1'-0"

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SITE PLAN WITH ADJUSTMENTS

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01/11/2023	4th SP Permit Sub.
04/14/2023	5th SP Permit Sub.



EXTERIOR FINISH AND COLOR SCHEDULE			
MARK	DESCRIPTION/SIZE	MATERIAL/MODEL NUMBER	COLOR
CONC-1	FUELING SLAB	CONCRETE	NATURAL GRAY
CMU-1	GROUND FACE CMU	GROUND FACE CMU	DARK GRAY
CMU-2	SPLIT FACE CMU	SPLIT FACE CMU	WHITE
MT-1	METAL FASCIA; GUTTERS; TRIM; CAP FLASHING; MISC	PRE-FINISHED METAL	BLACK
MT-2	SOFFIT METAL FASCIA	PRE-FINISHED METAL	APPLEGREEN
PT-1	STEEL COLUMNS; DOWNSPOUTS	PAINTED METAL	SW IRON ORE, 7069
PT-2	CONCRETE FILLED BOLLARDS	PAINTED METAL	'SAFETY YELLOW'
MP-1	ALUMINUM COMPOSITE METAL PANEL	ARCH. METAL PANEL	BLACK
MP-2	FALX WOOD METAL PANEL	ARCH. METAL PANEL	FALX WOOD
MP-3	ALUMINUM COMPOSITE METAL PANEL	ARCH. METAL PANEL	APPLEGREEN

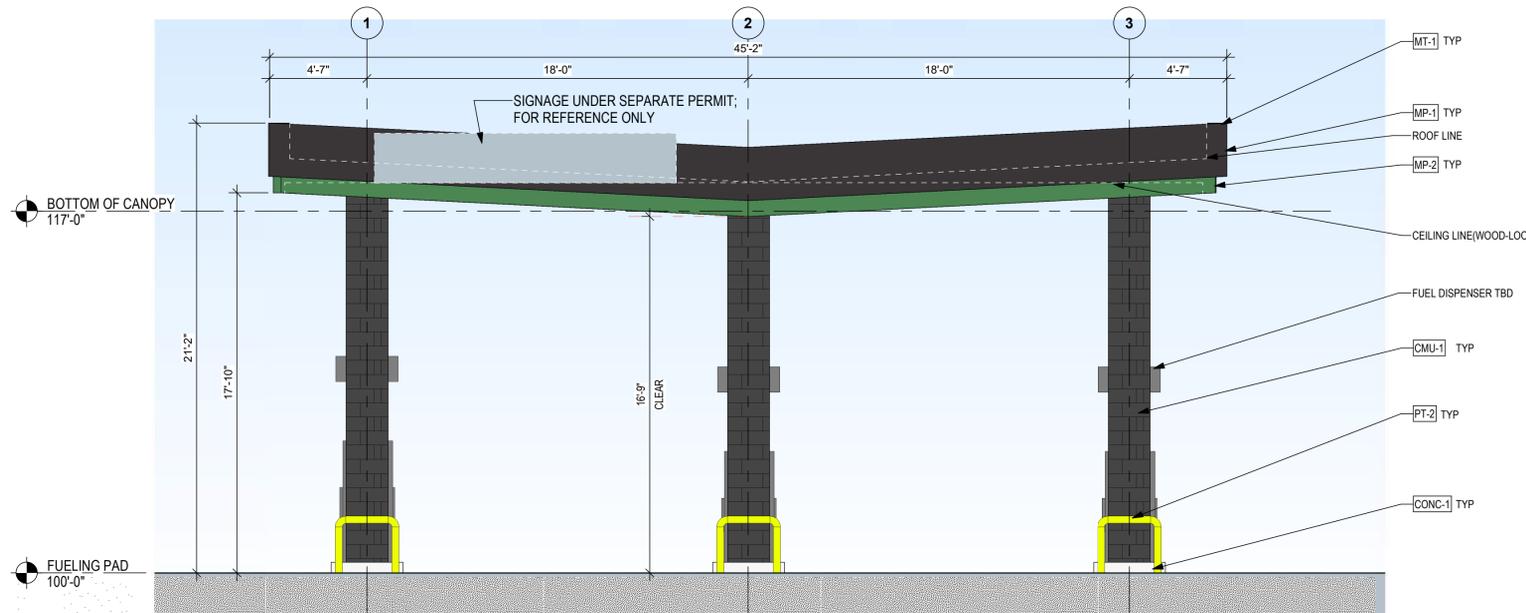
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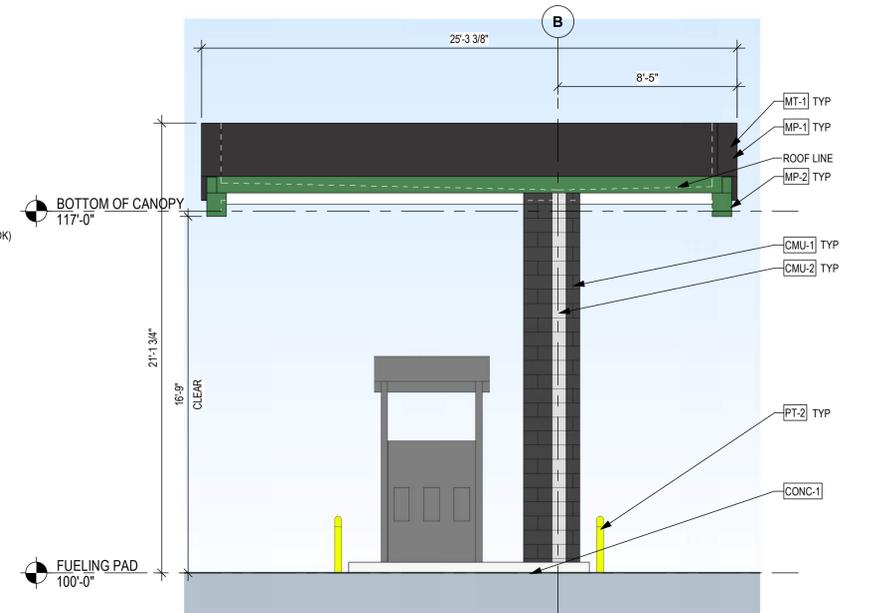
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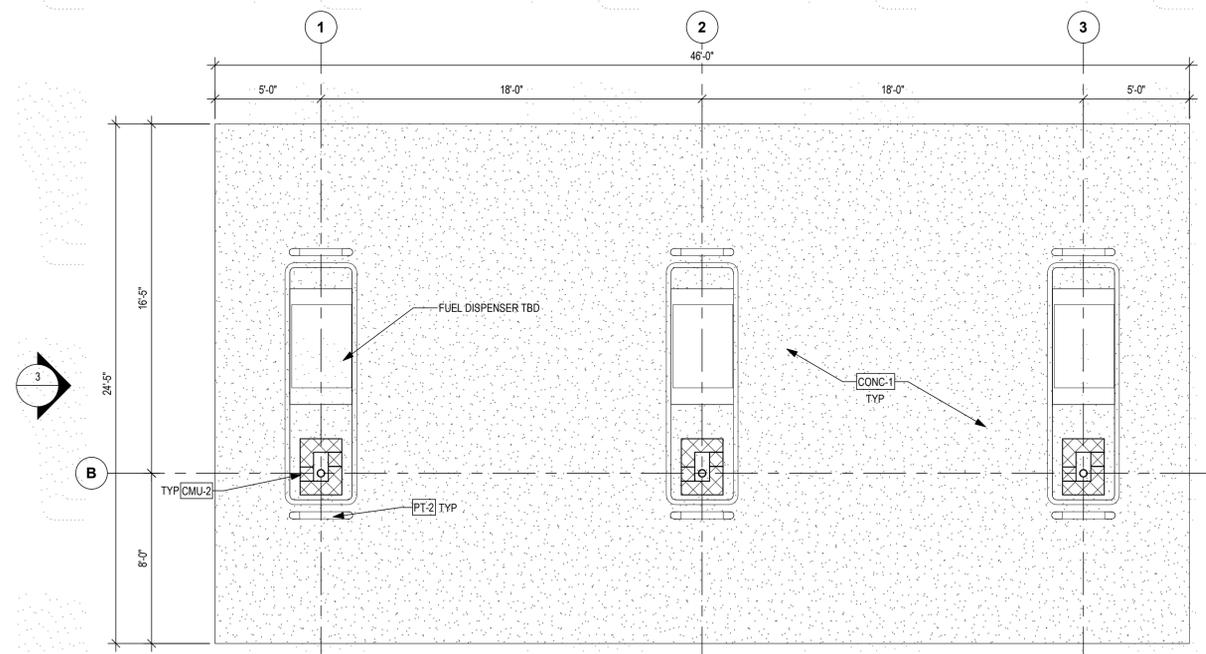
2 SOUTH ELEVATION
1/4" = 1'-0"

NOTE: THE DESIGN INTENT OF THE NORTH ELEVATION IS THE SAME AS THIS ELEVATION



3 WEST ELEVATION
1/4" = 1'-0"

NOTE: THE DESIGN INTENT OF THE EAST ELEVATION IS THE SAME AS THIS ELEVATION



1 LEVEL 1 - FLOOR PLAN
1/4" = 1'-0"



EXTERIOR FINISH AND COLOR SCHEDULE			
MARK	DESCRIPTION/SIZE	MATERIAL/MODEL NUMBER	COLOR
CONC-1	FUELING SLAB	CONCRETE	NATURAL GRAY
CMU-1	GROUND FACE CMU	CMU	DARK GRAY GROUND FACE
CMU-2	SPLIT FACE CMU	CMU	WHITE SPLIT FACE
R-1	METAL ROOFING	METAL	WHITE
MT-1	METAL FASCIA; GUTTERS; TRIM; CAP FLASHING; MISC	PRE-FINISHED METAL	BLACK
PT-2	CONCRETE FILLED BOLLARDS	PAINTED METAL	'SAFETY YELLOW'
MP-1	ALUMINUM COMPOSITE METAL PANEL	ARCH. METAL PANEL	BLACK
MP-2	ALUMINUM COMPOSITE METAL PANEL	ARCH. METAL PANEL	APPLEGREEN GREEN

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DIESEL REFUELING CANOPY PLANS SHEET: 22 OF 26

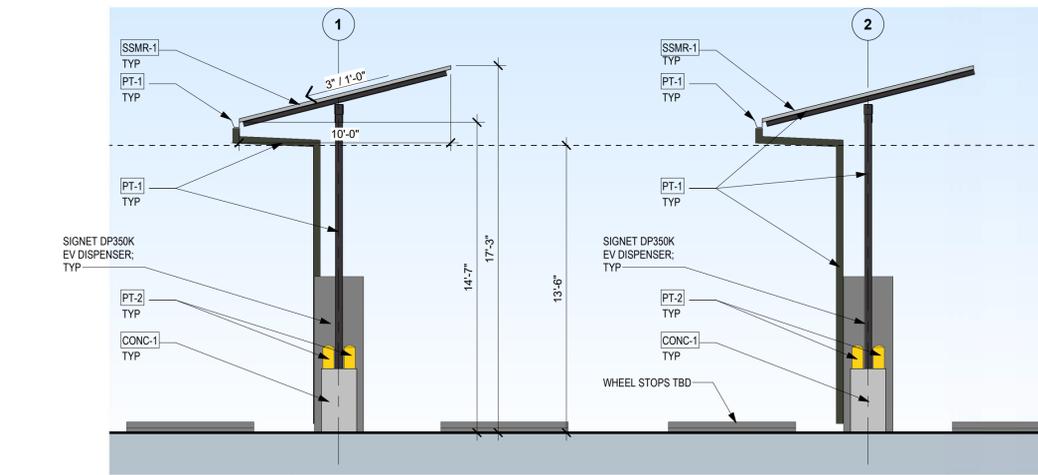
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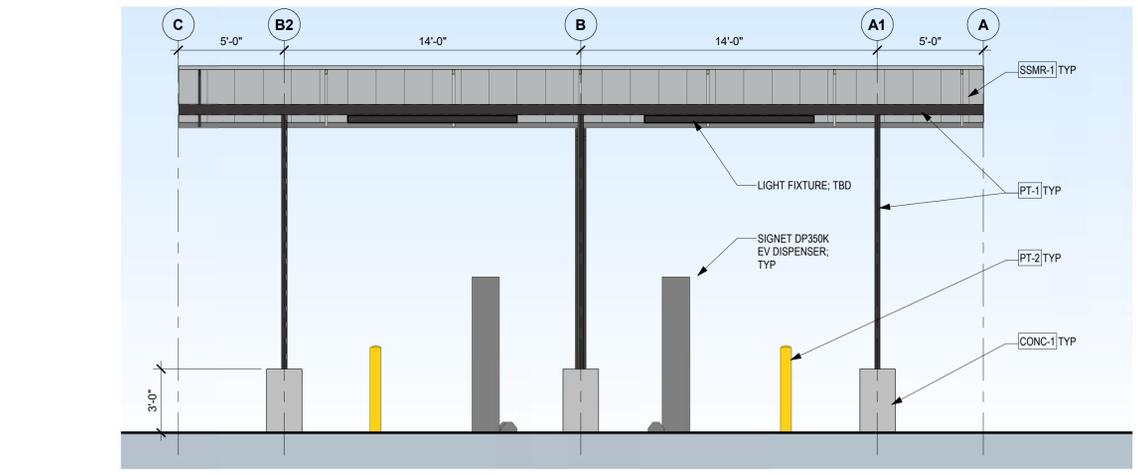
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SITE PLAN WITH ADJUSTMENTS

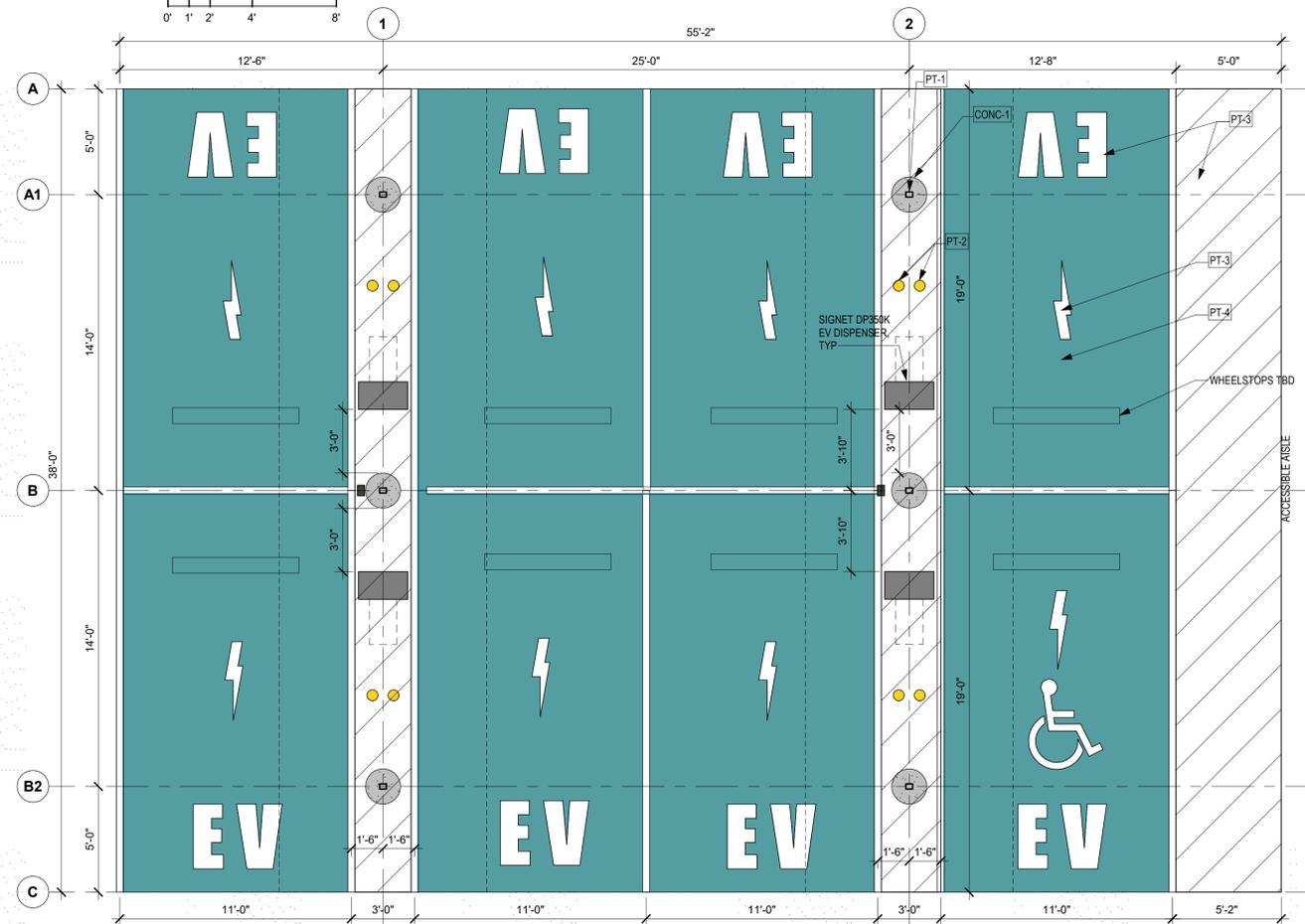
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04/14/2023	5th SP Permit Sub.



3 SOUTH ELEVATION
1/4" = 1'-0"



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



1 LEVEL 1 - FLOOR PLAN
1/4" = 1'-0"



EXTERIOR FINISH AND COLOR SCHEDULE			
MARK	DESCRIPTION/SIZE	MATERIAL	COLOR
CONC-1	CAST-IN-PLACE CONCRETE COLUMN BASES	CONCRETE	NATURAL W/ PARGE COAT FINISH
SSMR-1	STANDING SEAM METAL ROOF	PRE-FINISHED METAL	CHARCOAL GRAY
MT-1	METAL FASCIA; GUTTERS; TRIM; CAP FLASHING; MISC	PRE-FINISHED METAL	BLACK
PT-1	EXP. STRUCTURE	PAINTED METAL	BLACK
PT-2	CONCRETE FILLED BOLLARDS	PAINTED METAL	SAFETY YELLOW
PT-3	PARKING LOT LINES AND SYMBOLS	ACRYLIC-BASED PAINT	HIGH REFLECTIVE WHITE
PT-4	EV PARKING SPOT INFILL COLOR	ACRYLIC-BASED PAINT	SW GREEN BAY

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EV Canopy
SHEET: 23 OF 26

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NOTES:

PLAN WAS BASED ON THE INFORMATION PROVIDED. ALL DIMENSIONS, LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE STUDY IS BASED ON REQUESTED ILLUMINATION LEVELS, LUMINAIRE LOCATIONS, OR ADDITIONAL CRITERIA BY THE AUTHORITIES HAVING JURISDICTION.

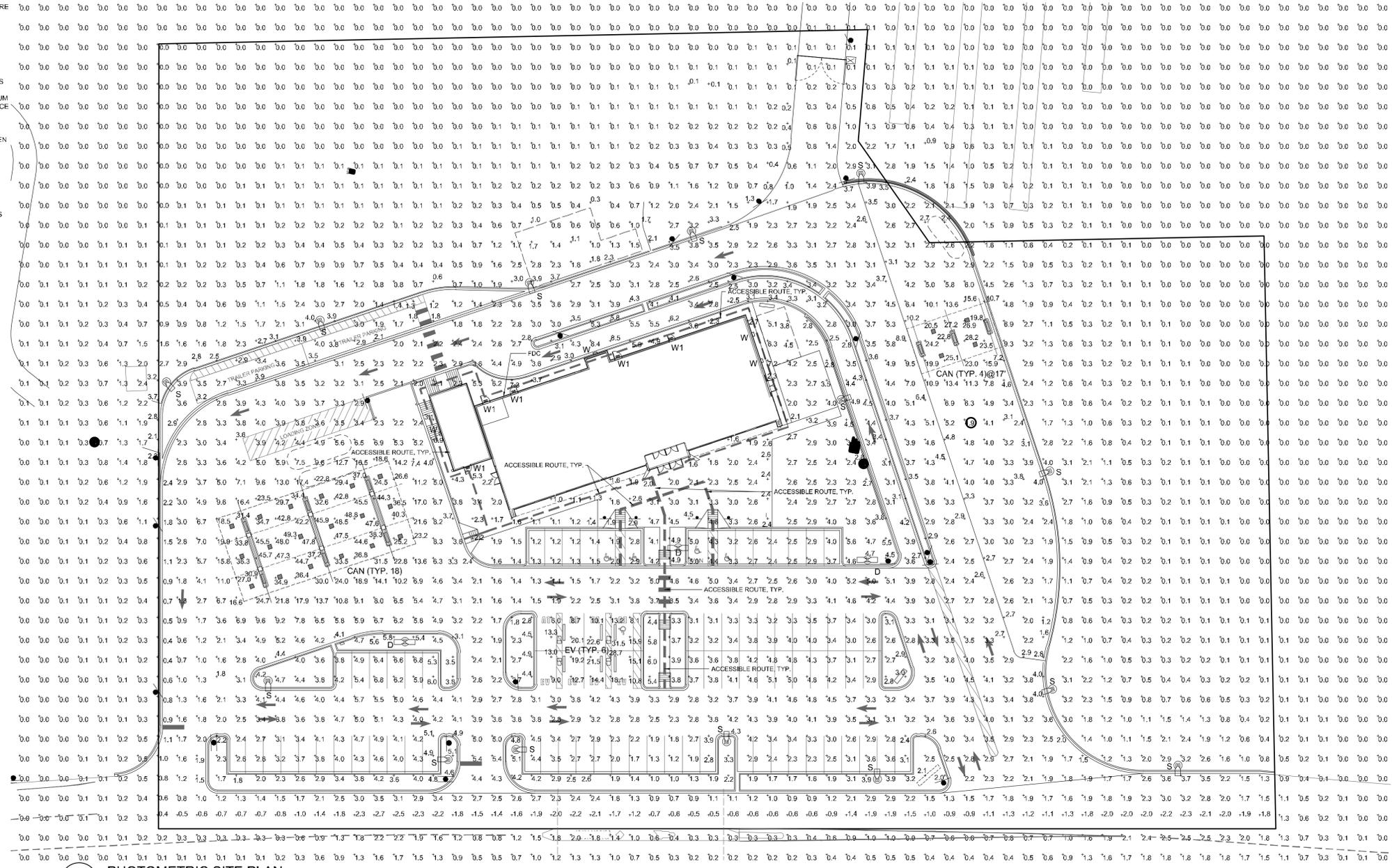
THE CALCULATED PHOTOMETRIC LEVELS MAY OR MAY NOT MEET CERTAIN STANDARDS OR RECOMMENDED PRACTICES OF IESNA.

THE PHOTOMETRIC PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. LABORATORY TESTS ARE MADE UNDER OPTIMUM CONDITION, WITH LAMP OUTPUT AT RATED VALUE, AND IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.

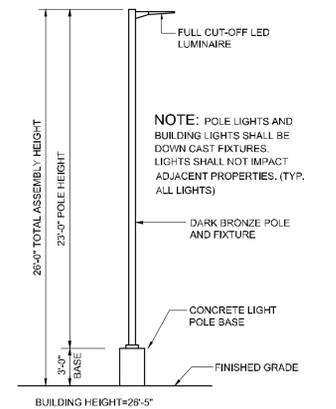
ACTUAL ILLUMINATION LEVELS MAY DIFFER DUE TO VARIABLE FIELD CONDITIONS SUCH AS (BUT NOT LIMITED TO): VARIANCE IN LAMP LUMEN OUTPUT; LAMP TILT FACTOR; BALLAST WATTAGE OUTPUT; LINE VOLTAGE AT BALLAST; REFLECTOR SPECULARITY; LAMP LUMEN DEPRECIATION; AND LUMINAIRE DIRT DEPRECIATION.

THE 26'-0" MOUNTING HEIGHT IS THE ACTUAL ASSEMBLY (POLE, BASE, AND FIXTURE) AND MAY DIFFER FROM THE FROM THE LUMINAIRE'S LUMINOUS APERTURE.

THIS PLAN IS FOR RELATIVE LAYOUT AND SCOPE OF WORK PURPOSES ONLY. REFER TO SITE PLAN PREPARED BY LOCAL CONSULTANT FOR RELATIONSHIP OF THESE LUMINAIRES AND THEIR LOCATIONS TO EXISTING STRUCTURES AND REFERENCE.



1 PHOTOMETRIC SITE PLAN
SCALE: 1"=30'-0"



2 AREA LIGHT DETAIL
SCALE: NOT TO SCALE

NOTE: POLE LIGHTS AND BUILDING LIGHTS SHALL BE DOWN CAST FIXTURES. LIGHTS SHALL NOT IMPACT ADJACENT PROPERTIES. (TYP. ALL LIGHTS)

LUMINAIRE SCHEDULE

MOUNTING CONFIG	SYMBOL	QTY	ASSEMBLY HEIGHT	POLE HEIGHT	LUMENS	TOTAL WATTS	MODEL NUMBER	DESCRIPTION
S		14	26'-0"	23'-0"	19664	149	SLM-18L-SIL-FT-UNV-50-70-BRZ	LSI LIGHTING, SLICE MEDIUM LED SERIES AREA LIGHT, 18,000 LUMENS PACKAGE, 5000K 70 CRI, SINGLE HEAD FLAT LENS FIXTURE, FORWARD THROW OR APPROVED EQUAL
D		3	26'-0"	23'-0"	19664	149	SLM-18L-SIL-FT-UNV-50-70-BRZ	LSI LIGHTING, SLICE MEDIUM LED SERIES AREA LIGHT, 18,000 LUMENS PACKAGE, 5000K 70 CRI, DOUBLE HEAD FLAT LENS FIXTURE, FORWARD THROW OR APPROVED EQUAL
CAN		18	15'-0" 17'-0"	N/A	13980	93	CRUS-SC-LED-SS-50-UE-WHT	LSI LIGHTING, LEGACY SERIES, SUPER SAVER DRIVER, FLAT LENS CANOPY FIXTURE 5000K CCT
EV		6	14'-2"	N/A	4000	52	RN-D-4-4-10-SK8-SM-CL-UNV-BLT-PSW12	HUBBELL LIGHTING, RND LINEAR MOUNT LED DOWNLIGHT, 4' LENGTH, 5000K, 10 LUMENS/FT CLEAR LENS, BLACK COLOR, 12" PENDANT MOUNTING, OR APPROVED EQUAL
W		4	11'-0"	N/A	2167	15	XWS LED 02L FTW 50 UE UNV	LSI LIGHTING, MIRADA SMALL (XWS) WALL MOUNT LUMINAIRE, 5000K CCT, 2000 LUMEN PACKAGE, BRONZE COLOR, W-BB WITH BATTERY BACK-UP OR APPROVED EQUAL
W1		6	8'-0"	N/A	2167	15	XWS LED 02L FTW 50 UE BRZ BB	LSI LIGHTING, MIRADA SMALL (XWS) WALL MOUNT LUMINAIRE, 5000K CCT, 2000 LUMEN PACKAGE, BRONZE COLOR, W-BB WITH BATTERY BACK-UP OR APPROVED EQUAL

ALL PROPOSED FIXTURES ARE FULL CUT-OFF FIXTURES

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN
ACCESSIBLE ROUTE	FC	3.29	7.3	1.0

GENERAL NOTE:

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1008-MEANS OF EGRESS ILLUMINATION. SECTION 1008, ILLUMINATION REQUIRED. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1008.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

PHOTOMETRIC SITE PLAN

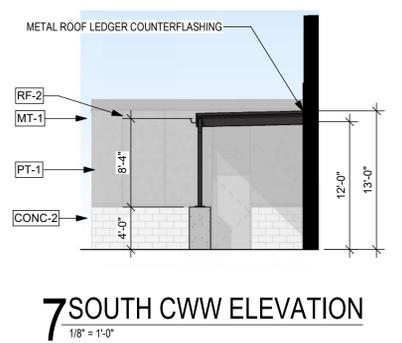
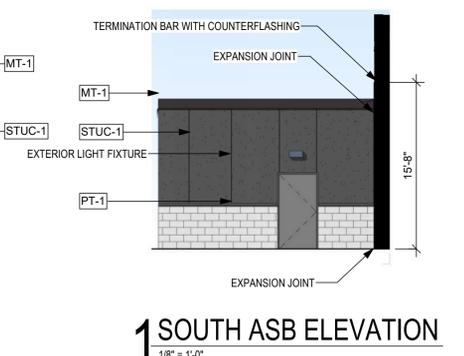
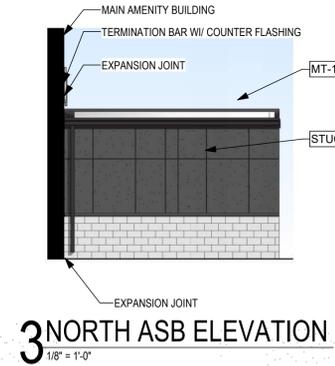
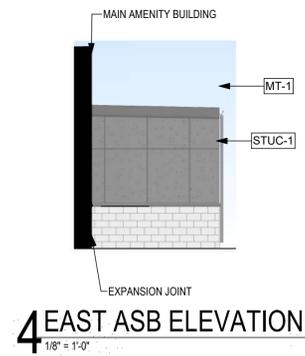
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EXTERIOR FINISH AND COLOR SCHEDULE			
MARK	DESCRIPTION/SIZE	MATERIAL	COLOR
CMU-1	CONCRETE MASONRY VENEER	CMU GROUND FACE VENEER	DARK GRAY
STUC-1	EIFS WITH STUCCO FINISH	EIFS SMOOTH	DARK GRAY
STUC-1	CAST IN-SITU CONCRETE	BOARD-FORMED	NATURAL GRAY
MP-1	ALUMINUM COMPOSITE METAL PANEL	ARCHITECTURAL METAL PANEL	BLACK
MP-2	FAUX WOOD METAL PANEL	ARCHITECTURAL METAL PANEL	WOOD LOOK
MP-3	FAUX WOOD METAL - LONGBOARD LINK & LOCK FINIS	ARCH. METAL PANEL-1 5/8\"X8\"	WOOD LOOK
MP-4	FAUX WOOD METAL - LONGBOARD LINK & LOCK FINIS	ARCH. METAL PANEL-1 5/8\"X8\"	WOOD LOOK
MP-5	RIBBED METAL PANEL FINISH	RIBBED METAL PANEL	LIGHT GRAY
SF-1	ALUMINUM STOREFRONT SYSTEM	ALUMINUM	ANODIZED BLACK
GL-1	STOREFRONT GLAZING	1\" INSULATED GLASS	INS.
GL-3	CLERESTORY GLAZING	GLASS	INS. 25 VT
RF-1	TPO MEMBRANE ROOFING SYSTEM	SINGLE-PLY MEMBRANE	WHITE
RF-2	METAL ROOF	RIBBED METAL PANEL	DARK GRAY
MT-1	METAL FASCIA; GUTTERS; TRIM; CAP FLASHING; MISC	PRE-FINISHED METAL	BLACK
PT-1	EXTERIOR PAINT - DOORS; RAILINGS; EXP. STRUCTURE	PAINTED METAL	BLACK
PT-2	SAFETY RAILINGS, CONCRETE FILLED BOLLARDS	PAINTED METAL	SAFETY YELLOW
PT-3	ROOF TOP EQUIPMENT	PAINTED METAL	GRAY

ASB AND COVERED WALK-WAY ELEVATIONS SHEET: 26 OF 26