

# T-SQUARE CONVENIENCE STORE SITE PLAN

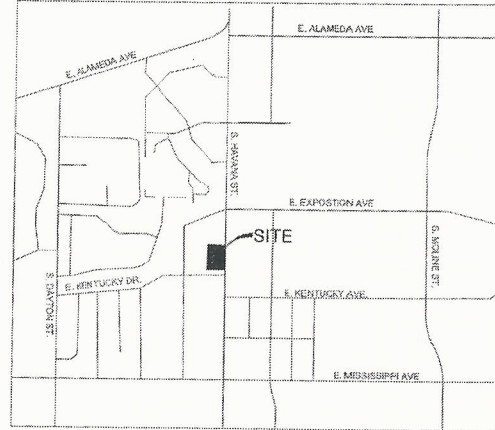
LOT 1, BLOCK 1, MITRAH SUBDIVISION FILING NO. 1  
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

## LEGAL DESCRIPTION:

LOT 1, BLOCK 1, MITRAH SUBDIVISION, FILING NO. 1

## SITE PLAN NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY" AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PARKING LOADING ZONES AND PUBLIC SIDEWALKS TO 50% 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 3' 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 (ANSI) A117.2003.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND THREE FEET B.O.P. OR ANY 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 SYSTEMS OR PRIVATE UTILITIES.
8. 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.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII, NUMBERING OF BUILDINGS.
10. 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 FREE-STANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. 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 UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGES 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.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXISTING WOOD SIGN ON THE PREMISES.
13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND A COPY OF THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT, AND IF NOT, MUST BE AMENDED TO AGREE WITH THE NEEDED, OR VICE VERSA.
14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY APPLICANT ARE THE RESPONSIBILITY OF THE PROPERLY OWNED OR RECORD WHERE FOUND, THE CURRENT MINIMUM CITY REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
15. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BOUND UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
16. ARCHITECTURAL FEATURES, SUCH AS SIGN WINDOWS, REFRIGERATORS, ROOF OVERHANGS, OUTLETS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
17. THE 2009 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 28-38 FIRE PREVENTION REGULATION REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY THE BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS PASSED OR FAILED THE PRELIMINARY SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAI RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING FOR THE GC DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DEDICATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.
18. THE DEVELOPER IS RESPONSIBLE FOR SIGNAGE ON ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.



VICINITY MAP  
1"=2000'

## SITE DATA

0.99 AC (42,900 SF)	100%
3,854 SF	9.0%
3,854 SF	
30,710 SF	71.4%
3,393 SF	10.0%
PERMITTED: 40 FT	PROPOSED: 18 FT
24 HR CONVENIENCE STORE WITH MOTOR OILING AND	
2 SF PER 1 LF FOR FIRST 100	
2x20x164ft	0.5 SF PER 1 LF
PROPOSED	
Max 100sf face	40
12 ft height	25
CANOPY SIGNS	27
PARKING	REQUIRED
1 SPACE PER WASHING MACHINE, PLUS DRYING	4
SPACE AND 2 STACKING SPACES	
1 SPACE PER 250 SF RETAIL	5,000/250 = 12
ACCESSIBLE SPACE	1 PER 25 SPACES = 1
LOADING SPACE (PER BUILDING)	1
1 BICYCLE SPACE PER 20 VEHICLE SPACES	14/20 = 1
2012 IBC BUILDING CONSTRUCTION TYPE	V.B. NON-SPRINKLERED
OCCUPANCY CLASSIFICATION	GROUP M - MERCANTILE

The reproduction of the plan set is illegible. Please don't reproduce the pdf, just use Adobe to make the needed redlines. We can provide a copy of the current site plan of record for the Adobe revisions.

Only use delta 1, not delta 1 and 2, to indicate all proposed changes. Also, use a font the is compatible with the existing font used on the sheet. See the example redlines.

Pages need to be sized 24"x36"

## SIGNATURE BLOCK

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANT'S 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, Mitrah Investments & Holdings HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS 24 DAY OF March AD 2016

BY: [Signature] BY: [Signature]

STATE OF COLORADO )

COUNTY OF ADAMS )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF

March AD 2016 BY Mitrah Investments & Holdings

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 2-01-2018



NOTARY PUBLIC  
2225 N. KENTUCKY ST.  
ADDRESS: CHICAGO, ILL 60647-1010

## CITY OF AURORA APPROVALS

CITY ATTORNEY: [Signature] DATE: 6/28/16

PLANNING DIRECTOR: [Signature] DATE: 6/23/16

PLANNING COMMISSION: [Signature] DATE: 6/17/16

CITY COUNCIL: [Signature] DATE: 6/29/16

ATTEST: [Signature] DATE: 6/29/16

DATABASE APPROVAL DATE:

RECORDED'S CERTIFICATE

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

\_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD \_\_\_\_\_

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

## AMENDMENTS

2012-6023-01: Approval of Monument Sign SF.

Permitted Max sign area by Staff (See Site Data).

Remove four trees and add safety bollards and chains to stop people from using the free vacuums.

- SAFETY BOLLARDS

CHAIN INSTALL

OWNER/APPLICANT  
MITRAH INVESTMENTS AND  
HOLDINGS, LLC  
18056 MAIN STREET  
PARKER, CO 80134

PROJECT REPRESENTATIVE  
PIONEER GROUP, INC.  
800 W. KENTON ST., SUITE 2  
ENCLAVADO, CO 80110  
CONTACT: DAVE BLACK  
PHONE: (303) 759-2177  
daveblack@pioneergrp.com

PLANNER  
APERIO PROPERTY CONSULTING  
1600 E. GRAND AVE  
AURORA, CO 80015  
CONTACT: AARON THOMPSON  
PHONE: (303) 317-3000  
aaron@aperio.com

ARCHITECT  
THE DIMENSION GROUP  
3600 S. QUINCY ST., SUITE 310B  
GREENWOOD VILLAGE, CO 80111  
CONTACT: TANNER KESSE  
PHONE: (720) 539-3150  
tkesse@thedimensiongroup.com

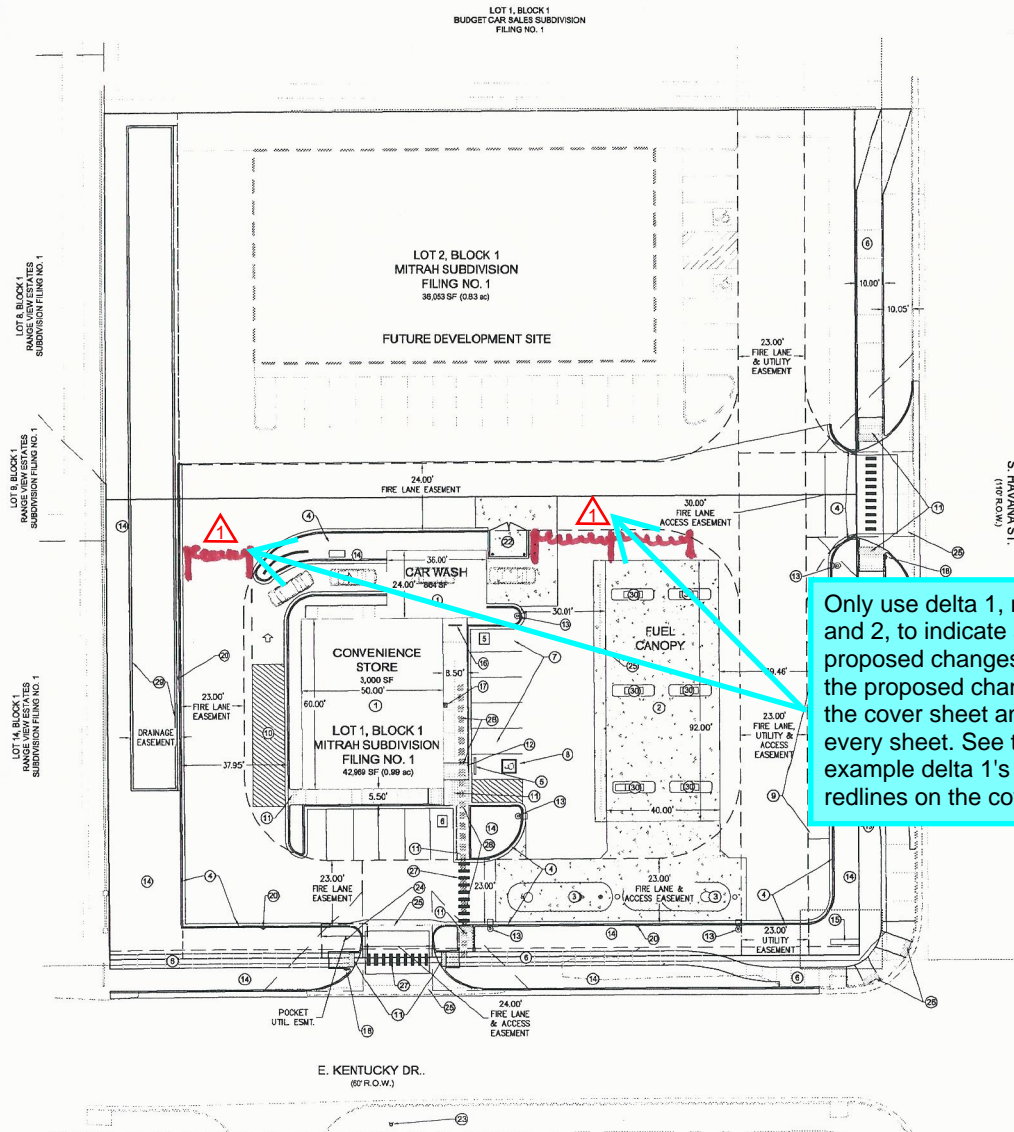
CIVIL ENGINEER  
KELLY DEVELOPMENT SERVICES  
3021 SCRUB OAK LANE  
LONG TREES, CO 80104  
CONTACT: NER MEHAR  
PHONE: (303) 443-6338  
ner@kellydev.com

LANDSCAPE ARCHITECT  
NATURAL DESIGN SOLUTIONS  
200 S. WILCOX STREET, #505  
CASTLE ROCK, CO 80104  
CONTACT: NER MEHAR  
PHONE: (303) 443-6338  
ner@naturaldesignsolutions.com

Aperio  
Property Consultants, LLC  
1000 E. GRAND AVE  
AURORA, CO 80015  
PHONE: 303.317.3000  
FEBRUARY 12, 2016  
COVER SHEET  
SHEET 1

# T-SQUARE CONVENIENCE STORE SITE PLAN

LOT 1, BLOCK 1, MITRAH SUBDIVISION FILING NO. 1  
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

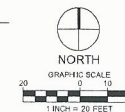


## SITE PLAN KEYNOTES

- ① BUILDING
- ② FUEL CANOPY
- ③ UNDERGROUND FUEL STORAGE TANKS
- ④ 6" CURB AND GUTTER
- ⑤ CONCRETE CURB STOP
- ⑥ SIDEWALK
- ⑦ 9' x 19' STANDARD PARKING STALL
- ⑧ 9' x 19' HANDICAP PARKING STALL
- ⑨ 9' x 23' PARALLEL PARKING STALL
- ⑩ LOADING ZONE
- ⑪ HANDICAP ACCESSIBLE RAMP
- ⑫ HANDICAP VAN ACCESSIBLE POLE-MOUNTED SIGN
- ⑬ SITE POLE-MOUNTED LIGHT
- ⑭ LANDSCAPE AREA
- ⑮ MONUMENT SIGN (SEPARATE PERMIT REQUIRED)
- ⑯ BIKE RACK
- ⑰ KNOX BOX
- ⑱ 24" x 24" STOP SIGN
- ⑲ FIRE LANE - NO PARKING SIGN
- ⑳ FIRE HYDRANT (EXISTING)
- ㉑ SIGHT DISTANCE TRIANGLE
- ㉒ TRASH ENCLOSURE
- ㉓ FIRE HYDRANT (EXISTING)
- ㉔ WATER METER (PROPOSED)
- ㉕ CONCRETE PAN
- ㉖ HANDICAP ACCESSIBLE RAMP PER C.O.A. S-9.6
- ㉗ PAINTED CROSSWALK
- ㉘ ACCESSIBLE ROUTE
- ㉙ DETENTION POND RETAINING WALL
- ㉚ FUELING ISLAND
- ㉛ STALL COUNT

Only use delta 1, not delta 1 and 2, to indicate all proposed changes. Also, list the proposed changes on the cover sheet and not every sheet. See the example delta 1's and redlines on the cover sheet.

**Δ - Safety Bollard / Chain Install**  
**Knoxbox Lock as approved by Fire Department**



**Aperio**  
Property Consultants, LLC

18006 E. GRAND AVE.  
AURORA, CO 80015

PHONE 303.517.3000

FEBRUARY 12, 2016

SITE PLAN

SHEET 2



# T-SQUARE CONVENIENCE STORE SITE PLAN

LOT 1, BLOCK 1, MITRAH SUBDIVISION FILING NO. 1  
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LOT 1, BLOCK 1  
BUDGET CAR SALES SUBDIVISION  
FILING NO. 1

LOT 2, BLOCK 1  
MITRAH SUBDIVISION  
FILING NO. 1  
36,053 SF (0.83 ac)

LOT 1, BLOCK 1  
MITRAH SUBDIVISION  
FILING NO. 1  
42,969 SF (0.99 ac)

## LEGAL DESCRIPTION:

LOT 1, BLOCK 1, MITRAH SUBDIVISION FILING NO. 1

## PROJECT BENCHMARK:

BENCHMARK: CITY OF AURORA DATUM 8071430001 - 2" DIAMETER BRASS CAP ON TOP OF CONCRETE INLET STRUCTURE AT THE NORTHEAST CORNER OF SOUTH HAVANA STREET AND EAST KENTUCKY AVENUE, BEING 5.7 FEET NORTH OF THE NORTH FLOWLINE OF KENTUCKY BEING ALSO OPPOSITE THE EAST FOR THEREOF, ELEVATION 5472.600 FEET (NAVD 1989 DATUM)

## PROJECT BASIS OF BEARING:

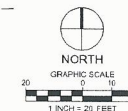
BEARINGS ARE TAKEN ON THE EAST LINE OF THE SE 1/4 OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING 550°20'32"E AS REFERENCED IN THE CITY OF AURORA HORIZONTAL CONTROL NETWORK.

## GRADING AND UTILITY PLAN KEY NOTES

- ① PROPOSED STORM SEWER (P.V.T.)
- ② PROPOSED STORM SEWER INLET (P.V.T.)
- ③ PROPOSED STORM SEWER MANHOLE (P.V.T.)
- ④ PROPOSED STORM SEWER MANHOLE (PUBLIC)
- ⑤ PROPOSED OUTLET STRUCTURE (P.V.T.)
- ⑥ CONCRETE DRAIN PAN (C.O.A. STD. DETAIL 57.6)
- ⑦ PROPOSED DETENTION/WATER QUALITY POND
- ⑧ PROPOSED WATER METER
- ⑨ PROPOSED WATER SERVICE
- ⑩ PROPOSED WATER MAIN
- ⑪ PROPOSED SANITARY SEWER SERVICE

## GRADING AND UTILITY PLAN LEGEND

PROPOSED	LEGEND	EXISTING
=====	EASEMENT	=====
=====	PROPERTY LINE	=====
=====	SITE PROPERTY LINE	=====
=====	R.O.W. LINE	=====
=====	SITE R.O.W. LINE	=====
=====	SIGHT TRIANGLE	=====
=====	SECTION LINE	=====
=====	GAS LINE	=====
=====	UNDERGROUND TELEPHONE	=====
=====	FIBER OPTIC	=====
=====	UNDERGROUND CABLE	=====
=====	FIRE HYDRANT	=====
=====	8" WATER MAIN	=====
=====	16" WATER MAIN	=====
=====	WATER METER	=====
=====	WATER SERVICE	=====
=====	WATER VALVE	=====
=====	TRANSFORMER	=====
=====	UNDERGROUND ELECTRIC	=====
=====	LIGHTPOLE	=====
=====	SANITARY CLEANOUT	=====
=====	8" SANITARY MAIN	=====
=====	SANITARY MANHOLE	=====
=====	SANITARY SERVICE	=====
=====	STORM INLET	=====
=====	STORM MANHOLE	=====
=====	STORM PIPE	=====
=====	BACK OF CURB	=====
=====	CONCRETE HATCH	=====
=====	EDGE OF PAVEMENT / PAN	=====
=====	FLOWLINE	=====
=====	SIDEWALK	=====
=====	SIDEWALK HATCH	=====
=====	PAVEMENT MARKING	=====
=====	TRAFFIC SIGN	=====
=====	BOLLARD	=====
=====	LIGHT POLE	=====
=====	MONUMENT SIGN	=====
=====	MAJOR CONTOUR	=====
=====	MINOR CONTOUR	=====
=====	DRAINAGE FLOW ARROWS	=====



FEBRUARY 12, 2016  
GRADING AND UTILITY PLAN  
SHEET 3

T-SQUARE CONVENIENCE STORE - SITE PLAN - 2012-6023-00

# T-SQUARE CONVENIENCE STORE SITE PLAN

LOT 1, BLOCK 1, MITRAH SUBDIVISION FILING NO. 1  
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

## NOTES:

- Plants located in site triangles are smaller than 18" at maximum height.
- Parking lot screening requirements consist of max. 50% deciduous plant material.
- All utility easements shall remain unobstructed and fully accessible along their entire length for maintenance equipment entry.
- All mulch areas must be landscaped to provide minimum coverage at the time of installation as stated in the Landscape Design Guidelines. At least 50% of the area must be landscaped with living plant materials which include ground covers, shrubs, evergreen trees, and annual/perennial flowers. Deciduous trees are not counted.
- The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved site plan or landscape on file in the planning department. All landscaping will be installed as delineated on the plan, prior to issuance of certificate of occupancy.
- Less than 45% of this project consists of cool season grasses per Sec. 146-1427 (B).
- Soil Note: Add "Eco Grow" or equal pre blended mixture compost (for all sodded and plant areas). Add 4 cu/yards of organic matter, 0.5 Fe, 102 lbs. K2 O, 4 lbs. of P2 O5, 1 lb. N for turfgrass, and 3lbs. N for trees per 1000 square feet.
- Landscape material shall not be placed or kept near Fire Hydrants, Knox boxes, 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.
- All landscaped areas and plant material, except for non-irrigated native, restorative, and dryland grass areas that comply with requirements found in Sec. 146-1429 and/or Sec. 146-1435 must be watered by an automatic underground irrigation system. Irrigation system design, installation, operation, and maintenance shall conform to requirements found in the City of Aurora Irrigation Ordinance.
- All tree relocations to be done by a professional forester and nurseryman, and all available measures shall be taken to insure the life and good health of the relocated trees.

AREA IN TURF	AREA IN TURF X 28 IN X .0623 = GALLONS APPLIED	AREA IN PLANT BEDS (SF)	AREA IN PLANT BEDS X 15 IN X .0623 = GALLONS APPLIED	AREA OF NATURALIZED OR NATIVE SEED	AREA IN SEED X 10 IN X .0623 = GALLONS APPLIED
2276	3973.7	5476	5117.3	6968	4341.1
TOTAL ANNUAL GALLONS APPLIED TURF + SEED + F					
TOTAL LANDS					

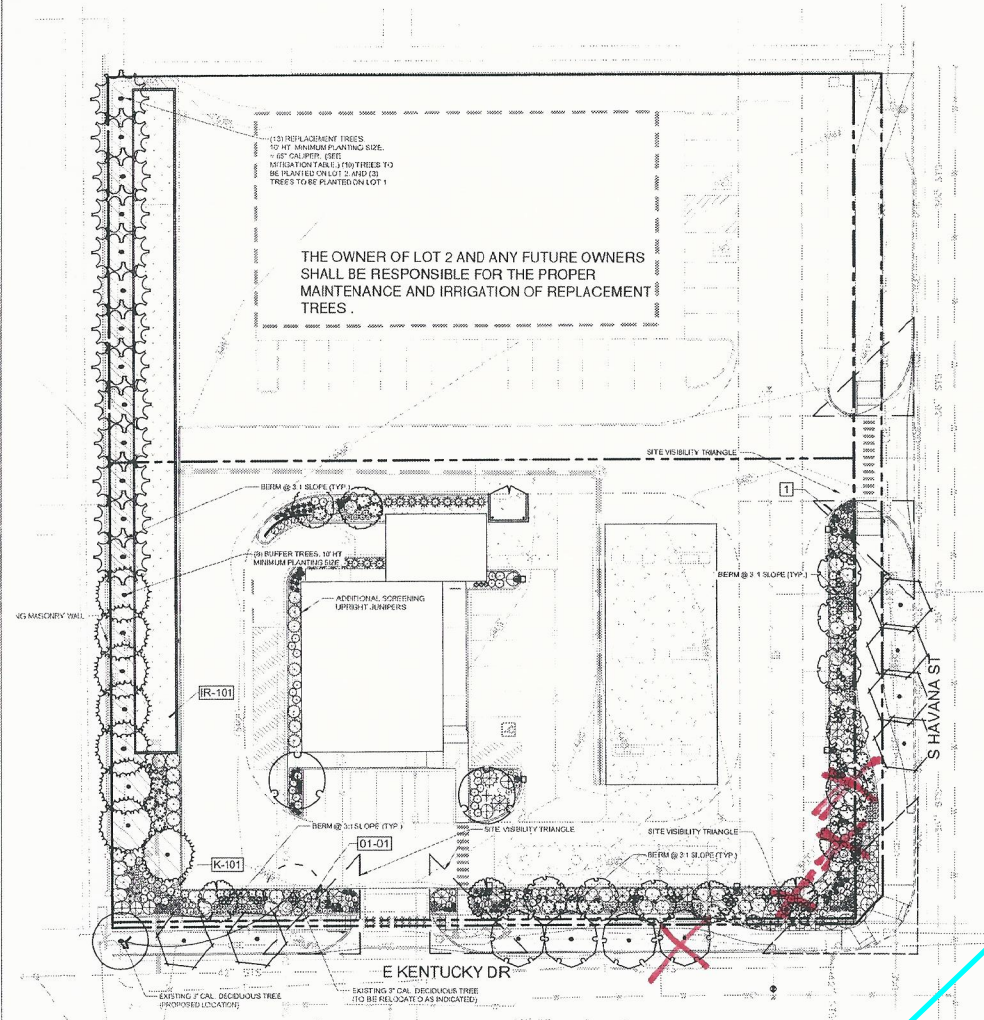
Use a font that is compatible with the existing font used on the sheet. See the example redlines.

## TREE MITIGATION TABLE

REQUIRED CALIPER INCHES: G2

REPLACEMENT TREES PROVIDED:

(1.3) 10' HT. AUSTRIAN PINE (G5" Cal. EQUIVALENT)



LANDSCAPE PLAN  
SCALE: 1" = 20'

**NDS**  
NDS Landscape Architecture  
Landscape Architecture  
Landscape Planning - Irrigation Design  
2500 North Lincoln Avenue, Suite 100  
Aurora, CO 80010

FEBRUARY 12, 2015  
LANDSCAPE PLAN  
SHEET 4

T-SQUARE CONVENIENCE STORE - SITE PLAN - 2012-6023-00



# T-SQUARE CONVENIENCE STORE SITE PLAN

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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

## PLANT SCHEDULE

SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT
	BC	30	CRIMSON PYGMY BARBERRY / BERBERIS THUNBERGII 'CRIMSON PYGMY'	5 GAL
	CP	41	FLOWERING QUINCE / CHAENOMELES SPECIOSA 'PINK STORM'	5 GAL
	CMF	6	FERNBUSH / CHAMAEDORHION	5 GAL
	JSB	28	BROADMOOR JUNIPER / JUNIPERUS SPREADER	5 GAL
	JG	7	GRAY GLEAM JUNIPER / JUNIPERUS SPREADER	5 GAL
	PL	29	LITTLE SPIRE RUSSIAN SAGE / PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' TM	5 GAL
	PM	9	MUGO PINE / PINUS MUGO 'MOPS'	5 GAL
	PPB	25	SAND CHERRY / PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL
	RA	11	AUTUMN AMBER SUMAC / RHUS TRILOBATA 'AUTUMN AMBER'	5 GAL
	RD	41	SHRUB ROSE / ROSA X 'DOUBLE KNOCKOUT'	5 GAL

Use a delta 1 to indicate which trees are being removed and what mitigation (shrubs) is being provided for the loss of the landscaping.

## PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL
	AG	4	BIGTOOTH MAPLE / ACER GRANDIDENTATUM	B & B	2" CAL
	AH	8	HOT WINGS TATARIAN MAPLE / ACER TATARICUM 'HOT WINGS'	B & B	1.5" CAL
	PI	13	PINUS NIGRA / AUSTRIAN BLACK PINE REPLACEMENT TREES (L)	6' B&B	
	KP	5	GOLDEN RAIN TREE / KOELREUTERIA PANICULATA	B & B	1.5" CAL
	PN	8	AUSTRIAN BLACK PINE / PINUS NIGRA	10' B&B	
	PA	2	AUTUMN BLAZE PEAR / PYRUS CALLERYANA 'AUTUMN BLAZE'	B & B	2" CAL
	PC	2	CHANTICLEER PEAR / PYRUS CALLERYANA 'CHANTICLEER'	B & B	2" CAL
	QF	6	PYRAMIDAL ENGLISH OAK / QUERCUS ROBUR 'FASTIGIATA'	B & B	2" CAL
	EX-REL	1	EXISTING DECIDUOUS TREE / TO BE RELOCATED	EX	

GRASSES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT
	BB	77	BLUE GRAMA / BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL
	SP	116	LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES'	1 GAL
PERENNIALS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT
	CI	63	WINE CUPS / CALLIRHOE INVOLUCRATA	1 GAL
	EP	16	PURPLE WINTERCREEPER / EUONYMUS COLORATUS	1 GAL
	LH	19	HIDCOTE SUPERIOR LAVENDER / LAVANDULA ANGUSTIFOLIA 'HIDCOTE SUPERIOR'	1 GAL
	MB	12	BERGAMOT / MONARDA FISTULOSA	1 GAL
	PPM	34	YELLOW THREADLEAF BEARDTONGUE / PENSTEMON PINIFOLIUS 'MERSEA YELLOW'	1 GAL
	ZG	79	HUMMINGBIRD TRUMPET / ZAUSCHNERIA GARRETTII 'ORANGE CARPET'	1 GAL

MULCHES	QTY	COMMON NAME / BOTANICAL NAME	CONT	SPACING
	2,586 SF	50% 3/4" AND 50% 2-4" COBBLE / MIX OF 3/4" AND 2-4" COBBLE WASHED COLORADO RIVER ROCK. 3" DEPTH OVER PERMEABLE WEED BARRIER FABRIC. PLACE SHREDDED CEDAR MULCH AROUND BASE (COVER ROOTBALL) OF ALL PLANTS IN ROCK.	MULCH	
	5,812 SF	SHREDDED CEDAR MULCH / MULCH WOOD CEDAR NO WEED BARRIER UNDER ORGANIC MULCH	MULCH	
SOD/SEED	QTY	COMMON NAME / BOTANICAL NAME	CONT	SPACING
	2,278 SF	TEXAS HYBRID KENTUCKY BLUEGRASS / DROUGHT RESISTANT SOD 100% TEXAS BLUEGRASS HYBRID	SOD	
	3,481 SF	PBSI NATIVE LOW GROW / NATIVE LOW GROW SEED MIX	SEED	

### Low Grow Native Seed Mix

PBSI Native Low Grow Mix  
(25%) Idaho Fescue  
(25%) Sandberg Bluegrass  
(25%) Rocky Mountain Fescue  
(25%) Canby Bluegrass  
Rate: 5 lbs/1000 sf (PLS)

DISTURBED AREAS TO BE RESEED  
WITH NATIVE LOW GROW MIX UNLESS  
OTHERWISE NOTED. PLS CIVIL PLANS

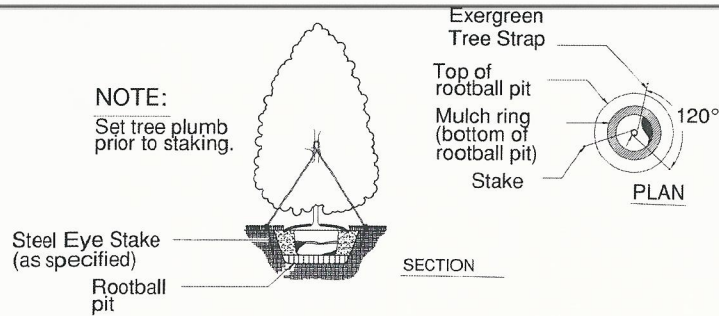


FEBRUARY 12, 2016  
LANDSCAPE SCHEDULES  
SHEET 5

T-SQUARE CONVENIENCE STORE - SITE PLAN - 2012-6023-00

# T-SQUARE CONVENIENCE STORE SITE PLAN

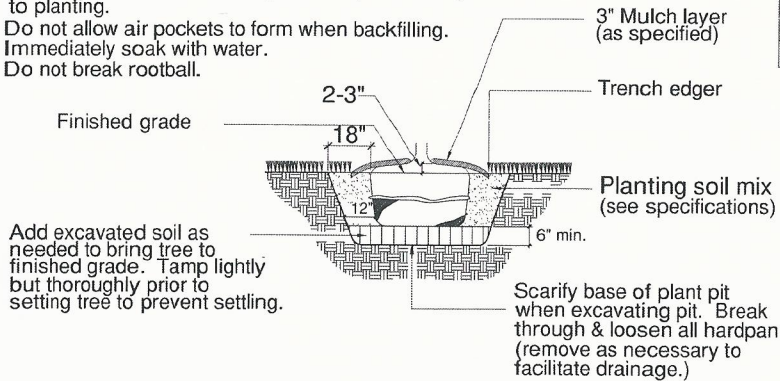
LOT 1, BLOCK 1, MITRAH SUBDIVISION FILING NO. 1  
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



EVERGREEN TREE STAKING  
N.T.S.

## GENERAL NOTES

1. See specifications for drainage test requirements prior to planting.
2. Do not allow air pockets to form when backfilling.
3. Immediately soak with water.
4. Do not break rootball.



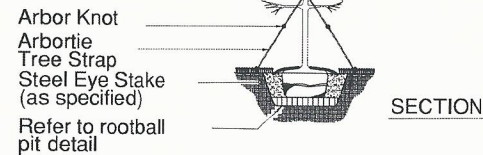
## PLANTING PROCEDURE

1. Excavate rootball pit.
2. Add excavated soil & tamp. Set tree such that top of rootball is 2-3" higher than finished grade.
3. Backfill with soil mix & "water in".
4. Complete backfilling, construct a trench edge & add specified mulch.
5. Stake & guy securely.

TYPICAL TREE ROOTBALL PIT  
N.T.S.

TOTAL SITE AREA: 45,104 SF		HARDSCAPE AREA: 31,173 SF				
BUILDING COVERAGE: 3,894 SF		LANDSCAPE AREA: 10,037 SF				
BUFFERS						
LENGTH/ ADJACENT LAND USE	BUFFER WIDTH REQ / PROVIDED	BUFFER INCENTIVE FEATURES	TREES REQ'D.	SHRUBS REQ'D.	TREES PROV.	SHRUBS PROV.
WEST PROPERTY LINE (LOT 1) - 164'	25' / 25'	Xeric / Berm	7 (1 / 25')	33 (5 / 25')	8	33
HAVANA - 164' - PUBLIC STREET	9' / 9'	Xeric /Hedge /Berm	5 (1 / 40')	50 (10 / 40')	5	50+
KENTUCKY DR - 275'	9' / 9'	Xeric /Hedge /Berm	7 (1 / 40')	69 (10 / 40')	7	69+
TREE LAWNS			TREES REQ. (1 / 40 LF)	TREES PROVIDED		
EAST = 164 LF	8' / 8'		5	5*		
SOUTH = 275 LF	8' / 8'		7	7 (1 existing)		
*1 TREE PROVIDED BEHIND WALK DUE TO SITE CONSTRAINTS						
NON STREET FRONTAGE						
NORTH = 275 LF = SHARED ACCESS						
ELEVATION (direction facing)	ELEVATION LENGTH	TREE EQUIVALENT REQ'D (1 TREE EQUIVALENT PER 40LF)	TREES PROVIDED	SHRUBS PROVIDED (10 SHRUBS PER TREE EQUIVALENT)		
(S) E KENTUCKY DR	50' LF	1.25 TE	1	10 / 10+		
(E) HAVANA	60' LF	1.5 TE	1	10 / 10+		
TOTAL PARKING LOT ISLAND SQUARE FOOTAGE		REQUIRED 50% COVERAGE AREA	PROVIDED COVERAGE AREA			
392 SF		196 SF	287 SF			

NOTE:  
Set tree plumb  
prior to staking.



TYPICAL TREE STAKING AND GUYING  
N.T.S.

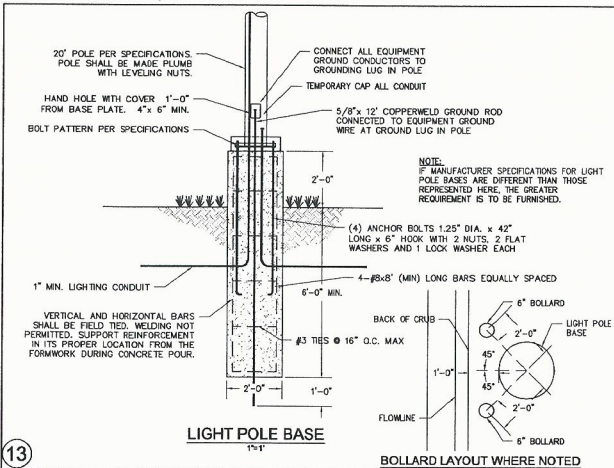


NDS  
Landscape Architecture  
Land Planning - Irrigation Design  
2622 South 4th Avenue, Suite 100  
Aurora, CO 80013  
303.691.1111

FEBRUARY 12, 2016  
LANDSCAPE DETAILS/NOTES  
SHEET 6

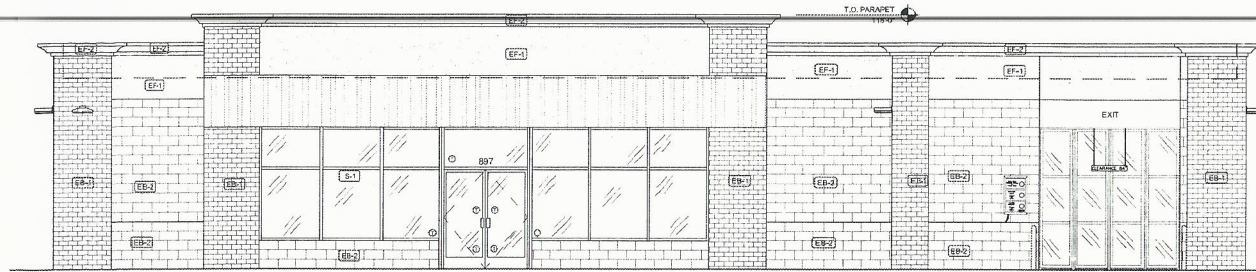


LOT 1, BLOCK 1, MITRAH SUBDIVISION FILING NO. 1  
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

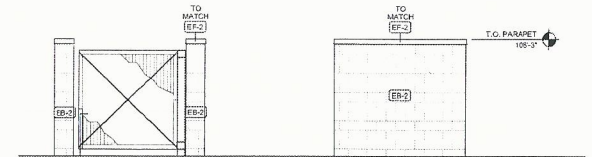


# T-SQUARE CONVENIENCE STORE SITE PLAN

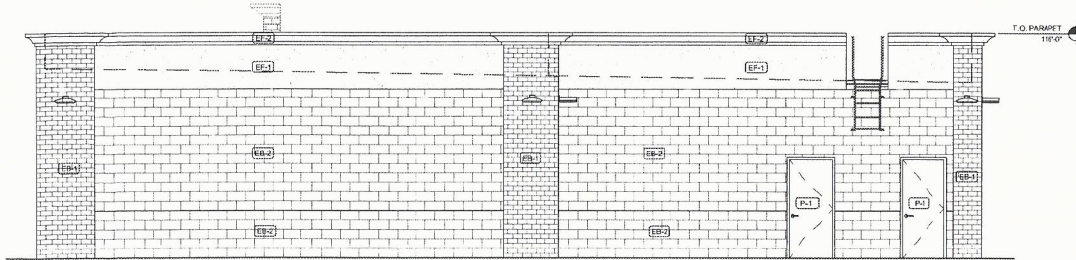
LOT 1, BLOCK 1, MITRAH SUBDIVISION FILING NO. 1  
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



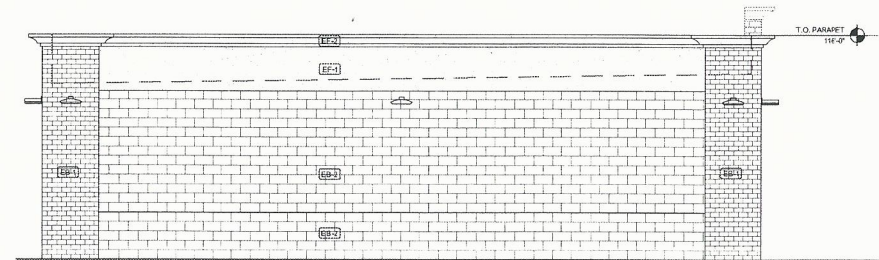
**01 FRONT (EAST) ELEVATION**  
1/4" = 1'-0"



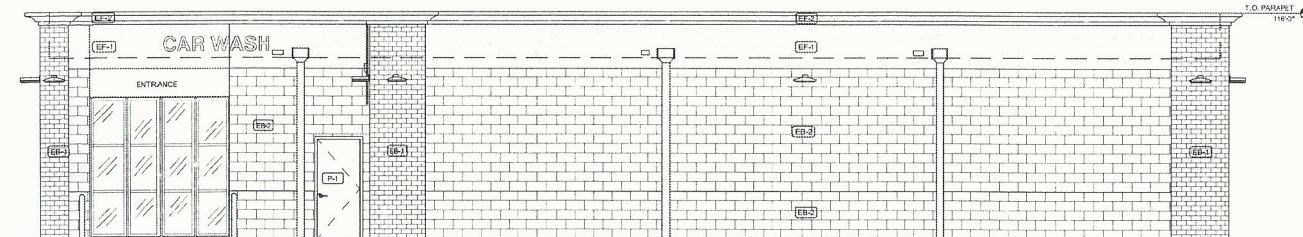
**05 TRASH ENCLOSURE ELEVATIONS**  
1/4" = 1'-0"



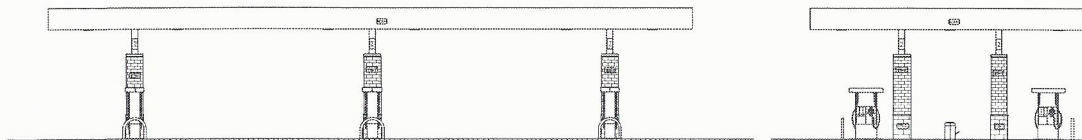
**02 SIDE (NORTH) ELEVATION**  
1/4" = 1'-0"



**06 SIDE (SOUTH) ELEVATION**  
1/4" = 1'-0"



**03 REAR (WEST) ELEVATION**  
1/4" = 1'-0"



**04 CANOPY ELEVATIONS**  
1/4" = 1'-0"

EXTERIOR MATERIALS SCHEDULE		
NO.	DESCRIPTION	FINISH / COLOR
EF-1	WATER AL.	T.B.D.
EF-2	MODERATE ROOFING	T.B.D. WHITE
EF-3	BRICK	T.B.D.
EF-4	BRICK	T.B.D.
EF-5	BRICK	T.B.D.
EF-6	EPS 6\"	T.B.D.
EF-7	EPS 6\"	T.B.D.
EF-8	EPS 6\"	T.B.D.
EF-9	EPS 6\"	T.B.D.
EF-10	EPS 6\"	T.B.D.
EF-11	EPS 6\"	T.B.D.
EF-12	EPS 6\"	T.B.D.
EF-13	EPS 6\"	T.B.D.
EF-14	EPS 6\"	T.B.D.
EF-15	EPS 6\"	T.B.D.
EF-16	EPS 6\"	T.B.D.
EF-17	EPS 6\"	T.B.D.
EF-18	EPS 6\"	T.B.D.
EF-19	EPS 6\"	T.B.D.
EF-20	EPS 6\"	T.B.D.
EF-21	EPS 6\"	T.B.D.
EF-22	EPS 6\"	T.B.D.
EF-23	EPS 6\"	T.B.D.
EF-24	EPS 6\"	T.B.D.
EF-25	EPS 6\"	T.B.D.
EF-26	EPS 6\"	T.B.D.
EF-27	EPS 6\"	T.B.D.
EF-28	EPS 6\"	T.B.D.
EF-29	EPS 6\"	T.B.D.
EF-30	EPS 6\"	T.B.D.
EF-31	EPS 6\"	T.B.D.
EF-32	EPS 6\"	T.B.D.
EF-33	EPS 6\"	T.B.D.
EF-34	EPS 6\"	T.B.D.
EF-35	EPS 6\"	T.B.D.
EF-36	EPS 6\"	T.B.D.
EF-37	EPS 6\"	T.B.D.
EF-38	EPS 6\"	T.B.D.
EF-39	EPS 6\"	T.B.D.
EF-40	EPS 6\"	T.B.D.
EF-41	EPS 6\"	T.B.D.
EF-42	EPS 6\"	T.B.D.
EF-43	EPS 6\"	T.B.D.
EF-44	EPS 6\"	T.B.D.
EF-45	EPS 6\"	T.B.D.
EF-46	EPS 6\"	T.B.D.
EF-47	EPS 6\"	T.B.D.
EF-48	EPS 6\"	T.B.D.
EF-49	EPS 6\"	T.B.D.
EF-50	EPS 6\"	T.B.D.
EF-51	EPS 6\"	T.B.D.
EF-52	EPS 6\"	T.B.D.
EF-53	EPS 6\"	T.B.D.
EF-54	EPS 6\"	T.B.D.
EF-55	EPS 6\"	T.B.D.
EF-56	EPS 6\"	T.B.D.
EF-57	EPS 6\"	T.B.D.
EF-58	EPS 6\"	T.B.D.
EF-59	EPS 6\"	T.B.D.
EF-60	EPS 6\"	T.B.D.
EF-61	EPS 6\"	T.B.D.
EF-62	EPS 6\"	T.B.D.
EF-63	EPS 6\"	T.B.D.
EF-64	EPS 6\"	T.B.D.
EF-65	EPS 6\"	T.B.D.
EF-66	EPS 6\"	T.B.D.
EF-67	EPS 6\"	T.B.D.
EF-68	EPS 6\"	T.B.D.
EF-69	EPS 6\"	T.B.D.
EF-70	EPS 6\"	T.B.D.
EF-71	EPS 6\"	T.B.D.
EF-72	EPS 6\"	T.B.D.
EF-73	EPS 6\"	T.B.D.
EF-74	EPS 6\"	T.B.D.
EF-75	EPS 6\"	T.B.D.
EF-76	EPS 6\"	T.B.D.
EF-77	EPS 6\"	T.B.D.
EF-78	EPS 6\"	T.B.D.
EF-79	EPS 6\"	T.B.D.
EF-80	EPS 6\"	T.B.D.
EF-81	EPS 6\"	T.B.D.
EF-82	EPS 6\"	T.B.D.
EF-83	EPS 6\"	T.B.D.
EF-84	EPS 6\"	T.B.D.
EF-85	EPS 6\"	T.B.D.
EF-86	EPS 6\"	T.B.D.
EF-87	EPS 6\"	T.B.D.
EF-88	EPS 6\"	T.B.D.
EF-89	EPS 6\"	T.B.D.
EF-90	EPS 6\"	T.B.D.
EF-91	EPS 6\"	T.B.D.
EF-92	EPS 6\"	T.B.D.
EF-93	EPS 6\"	T.B.D.
EF-94	EPS 6\"	T.B.D.
EF-95	EPS 6\"	T.B.D.
EF-96	EPS 6\"	T.B.D.
EF-97	EPS 6\"	T.B.D.
EF-98	EPS 6\"	T.B.D.
EF-99	EPS 6\"	T.B.D.
EF-100	EPS 6\"	T.B.D.