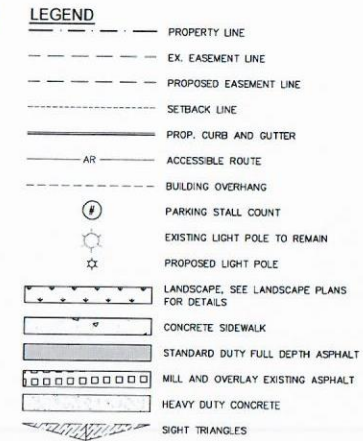


A PORTION OF THE EAST HALF OF THE SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



1. DIMENSIONS AND RADII ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. SIGNS TO COMPLY WITH CITY OF AURORA AND MUTED SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED.
3. SIGNAGE NOT APPROVED WITH THIS PLAN.
4. LIGHTING WITHIN THE PROJECT SHALL COMPLY WITH CITY OF AURORA REQUIREMENTS.
5. SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT AND CITY OF AURORA STANDARDS. HANDICAPPED ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.
6. ALL ACCESSIBLE RAMPS SHALL HAVE TRUNCATED DOWNS IN ACCORDANCE WITH APPLICABLE CITY OF AURORA STANDARDS.
7. STACKING SPACES SHOWN ARE 19' X 6'.

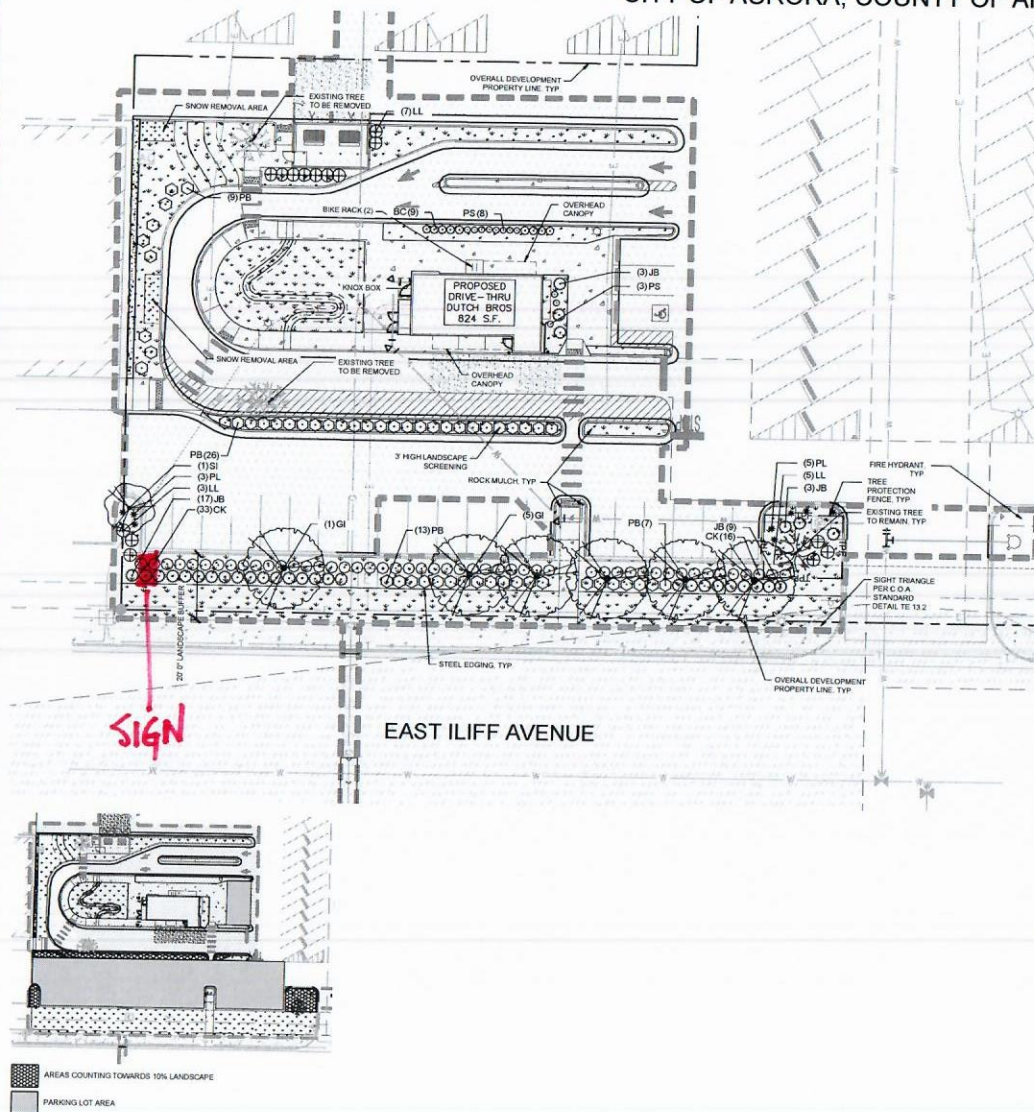
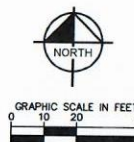
FRONT: 20'
SIDE: 0'
REAR: 0'

1. ALL SITE LIGHTING SHALL BE DOWNCAST AND FULL CUT-OFF.









1. AURORA PARKING USE IS A RESTAURANT.
CITY CODE: 1.0 SP/3 SEATS
TOTAL PARKING REQUIRED (1 SPACE/3 SEATS): 3 SP
TOTAL PARKING PROVIDED: 3 SP
ACCESSIBLE SPACES REQUIRED AS PER CODE: 1 SP
ACCESSIBLE SPACES PROVIDED AS PER CODE: 1 SP
2. PARKING SHOWN CONTAINS 90° PARKING SPACES.
SHOWN DIMENSIONS: WIDTH: 9' (9' MIN REQ.)
DEPTH: 19' (19' MIN REQ.)
TWO WAY AISLES: 23'-24' (23' MIN REQ.)

ILIFF CROSSING SUBDIVISION FILING NO. 1
DUTCH BROS. COFFEE SITE PLAN

A PORTION OF THE EAST HALF OF THE SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	GI	6	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	B & B	25" CAL MIN	12' HT MIN
	SI	1	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	B & B	2" CAL MIN	8' - 10' HT MIN
	SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	BC	9	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	5 GAL	SEE PLAN	24" FULL
	CK	49	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	6 GAL	SEE PLAN	24" FULL
	JB	32	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5 GAL	SEE PLAN	18" SPRD
	LL	15	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	5 GAL	SEE PLAN	24" FULL
	PB	55	PIRUS STROBUS 'BLUE SHAG'	BLUE SHAG WHITE PINE	5 GAL	SEE PLAN	24" FULL
	PL	8	PENNSETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL	SEE PLAN	12" FULL
	PS	11	PANICUM VIRGATUM 'SHEANDOHAI'	SWITCH GRASS	5 GAL	SEE PLAN	24" FULL

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	MU	6,689 SF	3/4" ROCK MULCH	TO MATCH EXISTING	-	-	-
	RS	3,456 SF	RTF SOD	GREEN VALLEY TURF CO.	SOD	-	-

EXISTING TREE TO REMAIN TYP
EXISTING TREE TO REMOVE TYP

LANDSCAPE CALCULATIONS

PARKING LOT LANDSCAPING	REQUIRED	PROVIDED
SCREENING 1 TREE/ ISLAND 50% SHRUB COVER 10% TOTAL AREA TO BE LANDSCAPE	CONT DBL ROW OF SHRUBS 1 TREE/ ISLAND 50% SHRUB COVER 600 SQFT	CONT DBL ROW OF SHRUBS 1 TREE/ ISLAND 50% SHRUB COVER 724 SQFT (SEE GRAPHIC BELOW)
BUILDING PERIMETER LANDSCAPING	REQUIRED	PROVIDED
1 TREE / 40 LF BUILDING FRONTAGE NORTH BUILDING FRONTAGE: 40 LF	1 TE'S	1 TE'S (11 SHRUBS/5 GAL)
1 TREE / 40 LF BUILDING FRONTAGE EAST BUILDING FRONTAGE: 24 LF	6 TE'S	6 TE'S (6 SHRUBS/5 GAL)
1 TREE / 40 LF BUILDING FRONTAGE SOUTH BUILDING FRONTAGE: 41 LF	1 TE'S	10 SHRUBS (PROVIDED IN DRIVE THROUGH MEDIAN)
1 TREE / 40 LF BUILDING FRONTAGE WEST BUILDING FRONTAGE: 20 LF	5 TE'S	6 TE'S (6 SHRUBS/5 GAL)
BUFFER REQUIREMENTS		
BUFFER STRIP (LOW CONTINUOUS DOUBLE ROW HEDGE) EAST ILIFF AVENUE	LENGTH 220'	WIDTH REQ. / PROVIDED 20' / 20' TREES/SHRUBS REQ. / PROV. (1 TREE AND 10 SHRUBS/ 40 LF) 6 TREES + 55 SHRUBS REQ. / 6 TREES AND 95 SHRUBS PROV.
STANDARD R.O.W. LANDSCAPING		
DESCRIPTION	LENGTH	TREES/SHRUBS REQ. / PROV. (1 TREE/ 40LF)
EAST ILIFF AVENUE	220'	6 TREES REQ. / 6 TREES PROV.

NOTE
1. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS.
2. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
3. ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY.
4. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.9.2.10.
5. THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOWN 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 HYDRANT 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.

Kimley»Horn
2020 KIMLEY-HORN AND ASSOCIATES, INC.
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Denver, Colorado 80237 (303) 728-2300

DESIGNED BY: EPF
DRAWN BY: EZ
CHECKED BY: BC
DATE: 01/28/2020

ILIFF CROSSING SUBDIVISION FILING NO. 1
DUTCH BROS. COFFEE
SITE PLAN
LANDSCAPE PLAN

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

PROJECT NO.
096716205
DRAWING NAME
096519009SP_LA

SUMMARY DRAWING

DRAWING #:

29144

CLIENT:

DUTCH BROS - C01202
16801 E ILIFF AVE.
AURORA, CO 80013

DATE OF SHOP DRAWING:

6/20/19

SHOP REVISIONS:

SALES:	CONCEPT DESIGN:	PROD. DESIGN:	PAGE NO.:
NJ	CH	CH	2 of 2

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P 541.485.5546 | F 541.485.5813

SUMMARY - FREESTANDING SIGNS & MENUS

