

CAR WASH AT CITY CENTER MARKETPLACE  
SITE PLAN WITH CONDITIONAL USE  
LOT 4, BLOCK 1, CITY CENTER MARKETPLACE SUBDIVISION FILING NO. 2  
A PORTION OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH,  
RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

noted

LEGAL DESCRIPTION:

LOT 4, BLOCK 1, CITY CENTER MARKETPLACE SUBDIVISION FILING NO. 2, ACCORDING TO PLAT RECORDED FEBRUARY 1, 2019 AT RECEPTION NO. D9009207, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

BENCHMARK

NGS BENCH MARK "B 407 RESET"

LOCATED AT THE INTERSECTION OF CHAMBERS ROAD AND ALAMEDA PARKWAY PROCEED NORTH ON CHAMBERS ROAD FOR 0.2 MILES TO THE MARK ON THE WEST SIDE OF CHAMBER ROAD.

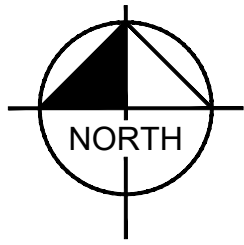
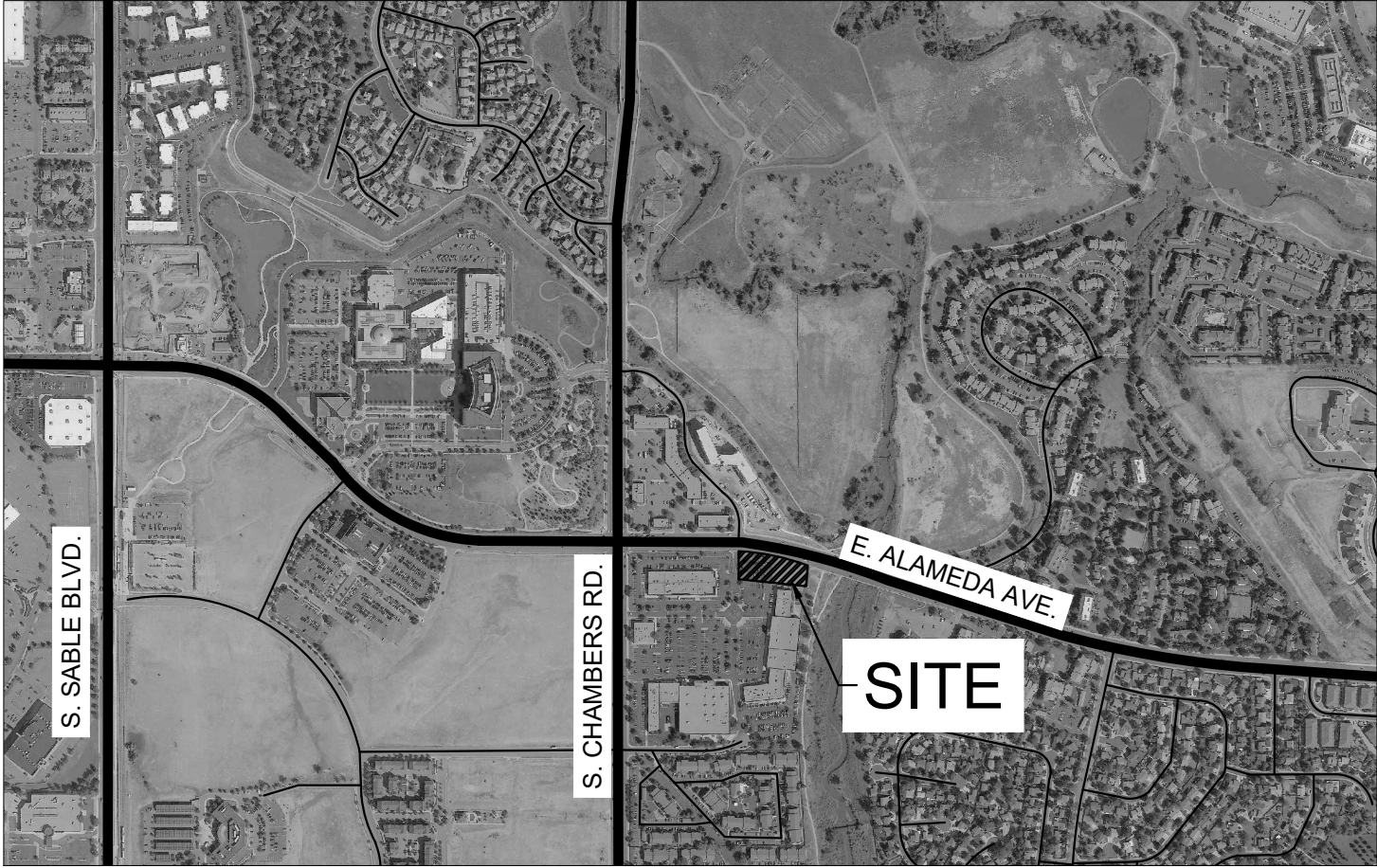
ELEVATION = 5455.72 FEET (NAVD 1988)

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 66 WEST, 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, PER CITY CENTER MARKETPLACE SUBDIVISION FILING NO. 2 RECORDED AS RECEPTION NO. D9009207 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE WHICH BEARS S00°00'18"E BETWEEN THE MONUMENTS SHOWN HEREON.

CITY OF AURORA SITE PLAN NOTES:

- 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.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES 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 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- 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.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- 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 UNOBSSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING 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 PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCRROACH INTO ANY EASEMENT OR FIRE LANE.
- 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.
- THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, 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 AN APPROVED AND 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 DEVELOPER'S 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.



VICINITY MAP  
N.T.S.

PROJECT DATA

LAND AREA WITHIN PROPERTY	1.24 ACRES
LOT COVERAGE OF PROJECT	1.08 ACRES
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	1
MAXIMUM HEIGHT OF BUILDINGS ALLOWED	75'
PROPOSED BUILDING HEIGHT	38'-9"
TOTAL SITE AREA WITHIN PROPERTY LINES	54,014 SF
TOTAL GRASS FLOOD AREA	4,498 SF
HARD SURFACE AREA	26,119 SF
LANDSCAPE AREA	16,841 SF
TOTAL NUMBER OF PARKING SPACES	7
REQUIRED SPACES (2 SP/WASHING MODULE)	2
PROPOSED BICYCLE PARKING SPACES	2
REQUIRED BICYCLE PARKING SPACES	1
LOADING SPACES PROVIDED/REQUIRED	0/0
PRESENT ZONING CLASSIFICATION	MU-C (MIXED USE CORRIDOR DISTRICT)
PROPOSED USE	CAR WASH (CONDITIONAL USE)
2015 IBC OCCUPANCY CLASS*	B
2015 IBC CONSTRUCTION TYPE*	TYPE VB
PERMITTED MAXIMUM SIGN AREA	400 SF PER UDO SECTION 146-4.10.5.B.2.C
TOTAL PROPOSED SIGN AREA	400 SF
TOTAL SIGNS ALLOWED	5 PER UDO SECTION 146-4.10.5.B.1
TOTAL SIGNS PROPOSED	5
TYPES OF SIGNS PROPOSED	WALL
*BUILDING IS NOT SPRINKLED	

SUMMARY OF PARKING CALCULATIONS ABOVE:		
	REQUIRED	PROVIDED
STANDARD SPACES:	2	6
ACCESSIBLE SPACES:	1 (ICC/ANSI A117-2009 GUIDELINES)	1
VAN ACCESSIBLE SP:	1	1
BICYCLE SPACES:	1 (10% REQUIRED)	2

Has been revised

Maximum sign area is 215 s.f., revise permitted maximum sign area and total proposed sign area (210 proposed per elevation sheet). Why was this changed from the last review? If changes occur between reviews that are not requested, they must be added to the comment response letter.

Change this reference to 146-4.10.5

Updated

Remove "per UDO Section 146-4.10.5.B.1

Removed

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	PRELIMINARY GRADING PLAN
4	PRELIMINARY UTILITY PLAN
5	SITE DETAILS
6	EXTERIOR ELEVATIONS
7	PHOTOMETRIC PLAN
8	LIGHT FIXTURE DETAILS
9	LANDSCAPE PLAN
10	LANDSCAPE NOTES
11	LANDSCAPE DETAILS

PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTIONS 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 \_\_\_\_ (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

Please coordinate with Life Safety to fill in the noise reduction level

Note has been removed, site does not lie within a district that requires special construction methods

OWNER/DEVELOPER

G AND W CAR WASH, LLC  
GARTH GURTHIE  
1311 W 66TH AVENUE  
DENVER, CO 80221  
(303) 453-1788

ARCHITECT

POWER ARCHITECTURE  
PHIL WALZ  
8920 BARRONS BLVD, SUITE 102  
HIGHLANDS RANCH, CO 80129  
(720) 625-8303

SURVEYOR

ALTURA LAND CONSULTANTS  
MARTIN BRAUNS, P.L.S.  
6950 S. TUCSON WAY, UNIT C  
CENTENNIAL, CO 80112  
(720) 531-4663

LANDSCAPE ARCHITECT

KIMLEY-HORN  
CHRIS HEPLER, PLA  
4582 SOUTH ULSTER STREET, SUITE 1500  
DENVER, CO 80237  
(303) 228-2319

ENGINEER

KIMLEY-HORN  
EMILY FELTON, P.E.  
3801 AUTOMATION WAY, SUITE 210  
FORT COLLINS, CO 80525  
(720) 636-8273

CITY OF AURORA APPROVALS

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

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

PLANNING AND ZONING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_

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

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M.

COUNTY CLERK AND RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_

FILE: \_\_\_\_\_

PAGE NO.: \_\_\_\_\_

RECEPTION NO.: \_\_\_\_\_

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

IN WITNESS THEREOF, CHAMBERS PLAZA LLC, AS ITS INTEREST MAY APPEAR OF RECORD HAS CAUSED THESE PRESENTS TO BE EXECUTED

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

BY: \_\_\_\_\_

TITLE: AUTHORIZED SIGNATORY

STATE OF COLORADO

COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

\_\_\_\_\_, NOTARY SEAL

(NOTARY PUBLIC)

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

NOTARY BUSINESS ADDRESS:

AMENDMENTS

CITY CENTER MARKETPLACE FILING NO. 2

AURORA, COLORADO

SITE PLAN

COVER SHEET

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.  
3801 Automation Way, Suite 210  
Fort Collins, Colorado 80525 (303) 228-2300

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

PROJECT NO.  
096649002

SHEET NO.  
1

NO. DESCRIPTION BY DATE APPR



CAR WASH AT CITY CENTER MARKETPLACE  
SITE PLAN WITH CONDITIONAL USE  
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LEGEND

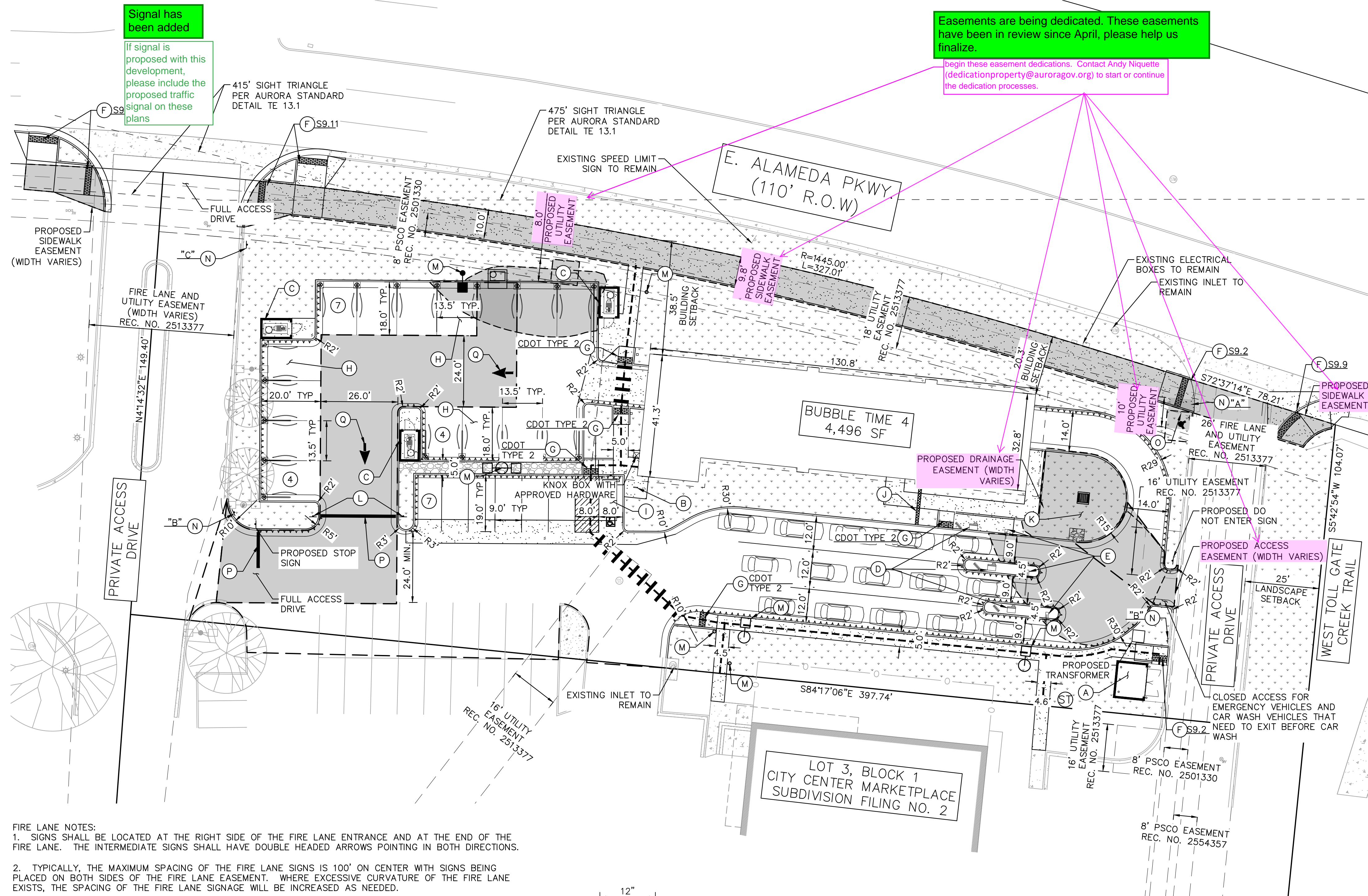
PROPERTY LINE	CONCRETE SIDEWALK AND PAVEMENT
ACCESSIBLE ROUTE	ASPHALT PAVEMENT
EASEMENT LINE	GRAVEL
PROPERTY LINE	LANDSCAPE AREA
BUILDING OVERHANG	PROPOSED EASEMENT, TYPE PER PLAN
	SITE LIGHT

SITE KEYNOTES

- (A) SCREENED DUMPSTER ENCLOSURE (10'X14')
- (B) BIKE RACK, 2 SPACES ("INVERTED U")
- (C) SCREENED CENTRAL VACUUM UNIT
- (D) CAR WASH PAYSTATION ISLAND PER DETAIL 9 ON SHEET 5
- (E) CAR WASH ENTRANCE GATE PER DETAIL 9 ON SHEET 5
- (F) CURB RAMP PER COA STD DETAIL, DETAIL PER PLAN
- (G) CURB RAMP PER CDOT STD DETAIL M-608-1, DETAIL PER PLAN
- (H) VACUUM STALL WITH VACUUM STANCHION (TYP) PER DETAIL 12 ON SHEET 5
- (I) PROPOSED ADA VAN ACCESSIBLE PARKING STALL WITH SIGN
- (J) PROPOSED SIDEWALK CHASE TO BE ADA COMPLIANT PER AURORA STANDARD DETAILS S3.1-S3.3
- (K) PROPOSED RAIN GARDEN
- (L) PROPOSED DO NOT ENTER SIGN
- (M) PROPOSED SITE LIGHTING. REFER TO PHOTOMETRIC PLAN
- (N) PROPOSED FIRE LANE SIGN, SEE DETAIL BELOW
- (O) PROPOSED FIRE HYDRANT
- (P) PROPOSED STOP BAR
- (Q) PROPOSED DIRECTIONAL MARKING

GENERAL NOTES

1. DIMENSIONS AND RADII ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. SIGNS TO COMPLY WITH CITY OF AURORA AND MUTCD 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. HANDICAP 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 DOMES IN ACCORDANCE WITH APPLICABLE CITY OF AURORA STANDARDS.
7. THESE PLANS ARE NOT FOR CONSTRUCTION. REFER TO THE FINAL APPROVED CONSTRUCTION PLANS.
8. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF ALAMEDA PARKWAY AND THE COMMERCIAL ACCESS, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.



FIRE LANE NOTES:  
1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.

2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT. WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.

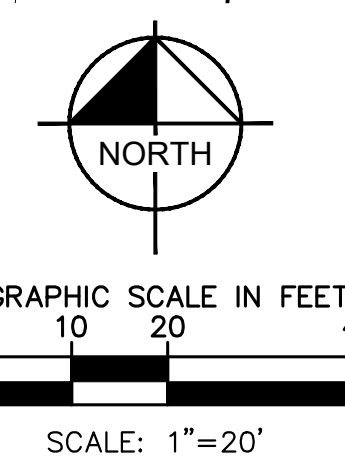
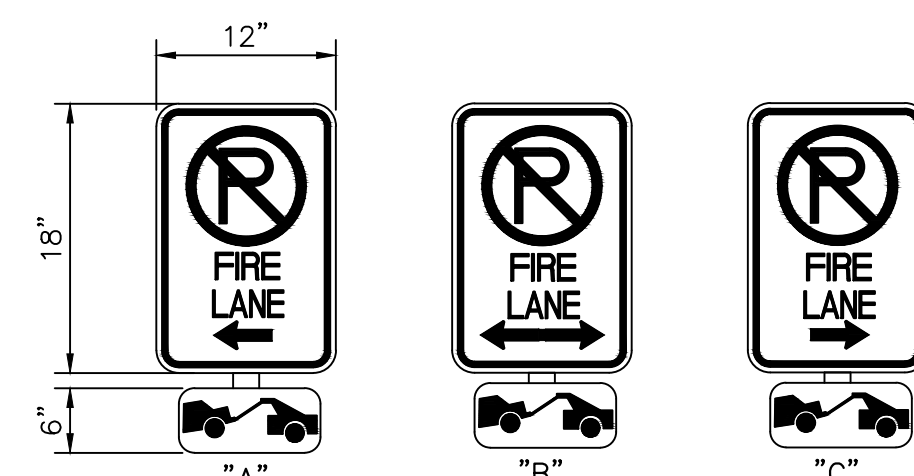
3. THE SIGNS SHALL BE SET AT ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.

4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.

5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR POST.

6. PLACEMENT OF THESE SIGNS CANNOT ENCOACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCOACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

7. SIGNS TO BE MOUNTED ON A 2" DIAM ROUND STEEL POLE



**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
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SITE PLAN  
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PROJECT NO.  
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SHEET NO.  
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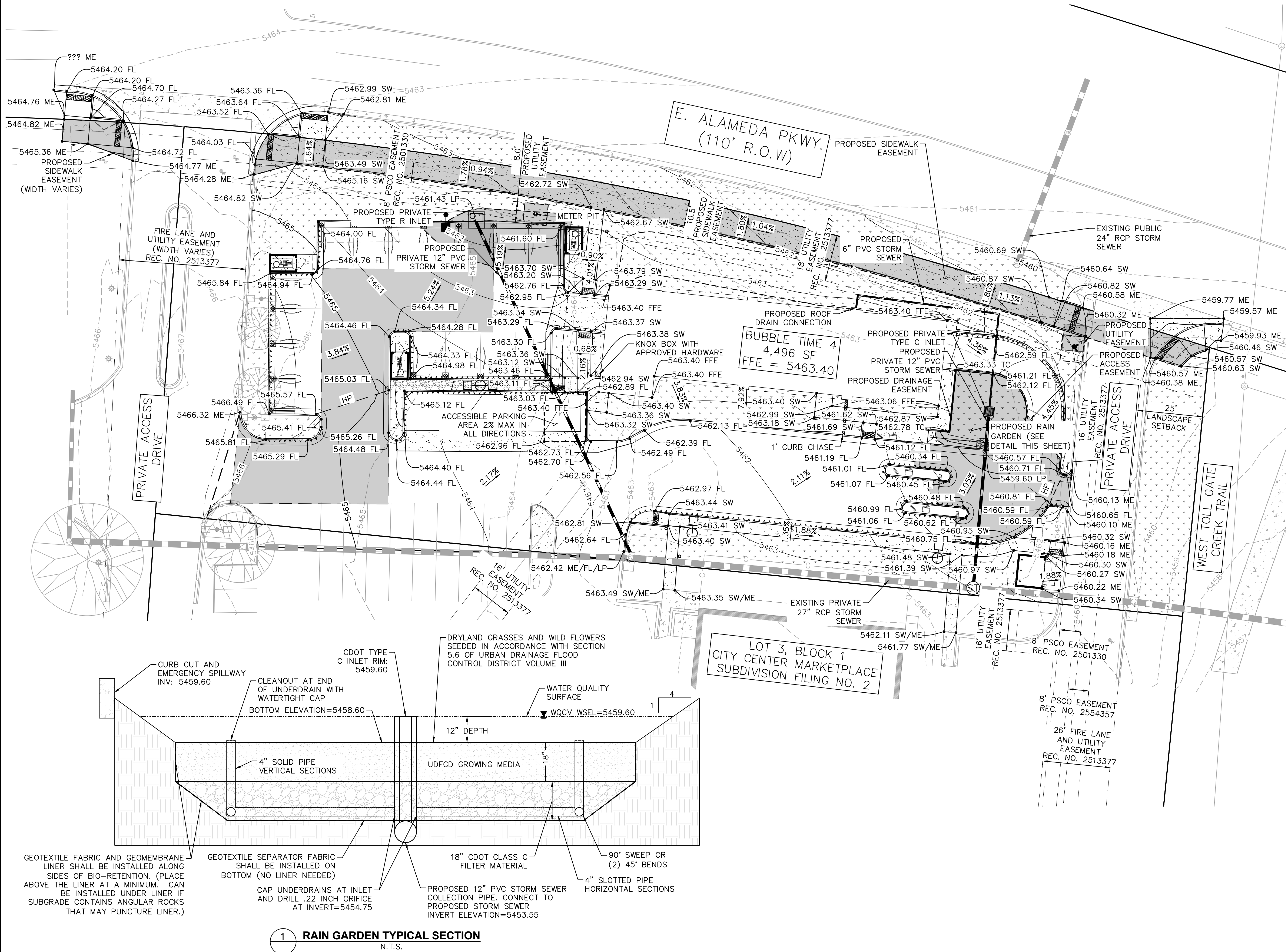
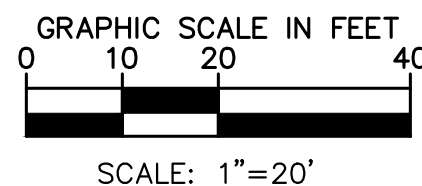
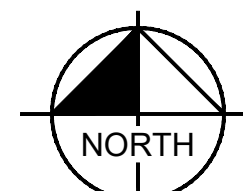
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LEGEND

---	PROPERTY LINE
---	EX. EASEMENT LINE
---	PROP. EASEMENT LINE
---	PROP. BUILDING OVERHANG
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
XXXX	PROP. CONTOUR (AT 1' INTERVALS)
XXXX	EX. CONTOUR (AT 1' INTERVALS)
XXXX.XX XX	PROPOSED SPOT ELEVATION
FG	FINISHED GRADE
SW	SIDEWALK
ME	MATCH EXISTING FLOW LINE
FL	FINISHED FLOOR ELEVATION
HP	HIGH POINT
LP	LOW POINT
TC	TOP OF CURB
TW	TOP OF WALL
●	SITE LIGHT
○	TREE DRIPLINE
■	PROPOSED EASEMENT, TYPE PER PLAN

GRADING PLAN NOTES

1. ALL GRADE ELEVATIONS ARE CURB FLOWLINE ELEVATIONS UNLESS INDICATED OTHERWISE.
2. ADD 0.5' TO FLOWLINE GRADE ELEVATIONS FOR TOP OF CURB ELEVATIONS, UNLESS OTHERWISE INDICATED.
3. ALL SLOPES ACROSS ADA PARKING SPACES SHALL BE 2% MAX. IN ALL DIRECTIONS.
4. CROSS SLOPES ON SIDEWALK SHALL BE 2% MAX. LONGITUDINAL SLOPES ON SIDEWALK SHALL BE 5% MAX.
5. NO GRADING SHALL OCCUR WITHIN THE TREE DRIPLINES.
6. PRIVATE STORM SEWER SYSTEM TO BE MAINTAINED BY OWNER.
7. SLOPES IN NON-PAVED AREAS SHALL BE A MINIMUM OF 2%.
8. MINIMUM SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FROM THE BUILDING IN LANDSCAPE AREAS AND MINIMUM 2% FOR IMPERVIOUS AREAS WITHIN 10' OF THE BUILDING.



**Kimley»Horn**

KIMLEY-HORN AND ASSOCIATES, INC.  
3801 Automation Way, Suite 210  
Fort Collins, Colorado 80525 (303) 228-2300

DESIGNED BY: JPW  
DRAWN BY: NAM  
CHECKED BY: EPF  
DATE: 07/02/21

CITY CENTER MARKETPLACE FILING NO. 2

AURORA, COLORADO

SITE PLAN

PRELIMINARY GRADING PLAN

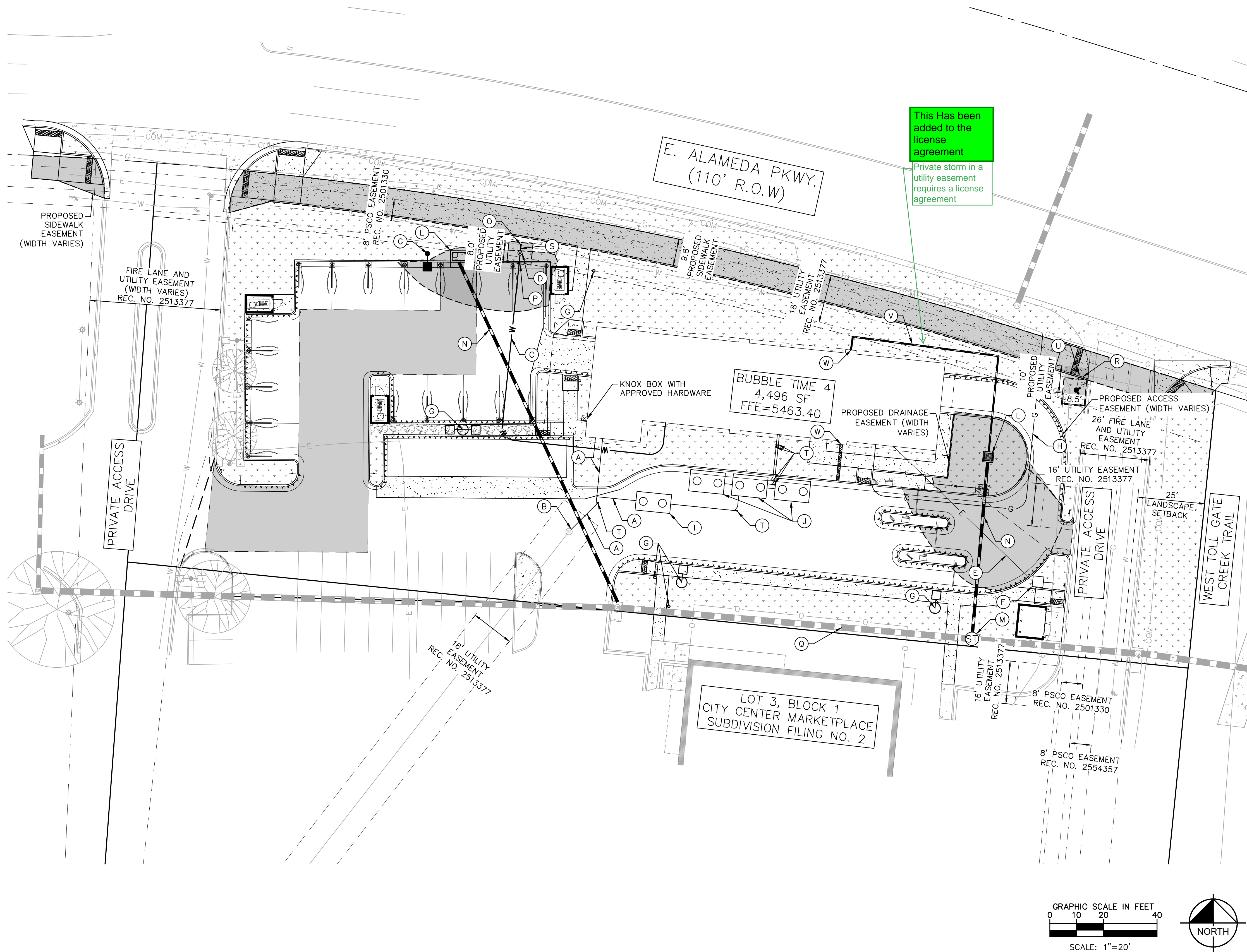
PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION  
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
096649002

SHEET NO.  
3



CAR WASH AT CITY CENTER MARKETPLACE  
SITE PLAN WITH CONDITIONAL USE  
LOT 4, BLOCK 1, CITY CENTER MARKETPLACE SUBDIVISION FILING NO. 2  
A PORTION OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH,  
RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND

---	PROPERTY LINE
---	EX. EASEMENT LINE
---	PROPOSED EASEMENT
---	PROPOSED BUILDING OVERHANG
E	EX. ELECTRICAL LINE
W	EX. WATER LINE
S	EX. SANITARY LINE
G	EX. GAS LINE
STM	EX. STORM SEWER
ST	PROP. STORM SEWER
E	PROP. ELECTRICAL LINE
W	PROP. WATER LINE
S	PROP. SANITARY LINE
G	PROP. GAS LINE
	PROPOSED EASEMENT, TYPE PER PLAN

SITE KEYNOTES

- (A) PROPOSED PRIVATE 6" PVC SANITARY SEWER SERVICE
- (B) PROPOSED CONNECTION TO EXISTING 8" PVC MAIN PER AURORA DETAIL 300-1
- (C) PROPOSED PRIVATE 2" TYPE K COPPER DOMESTIC WATER SERVICE
- (D) PROPOSED 1.5" WATER METER METER VAULT
- (E) PROPOSED UNDERGROUND ELECTRICAL SERVICE, EXACT ROUTING BY PROVIDER
- (F) ELECTRICAL TRANSFORMER
- (G) PROPOSED PARKING LOT LIGHT FIXTURES
- (H) PROPOSED UNDERGROUND GAS SERVICE, EXACT ROUTING BY PROVIDER
- (I) PROPOSED SAND/OIL SEPARATOR
- (J) PROPOSED WASH WATER RECLAIM TANK
- (K) PROPOSED 1500 GALLON WATER BUFFER TANK
- (L) PROPOSED STORM INLET
- (M) PROPOSED STORM SEWER MANHOLE
- (N) PROPOSED 12" PVC PRIVATE STORM SEWER
- (O) PROPOSED CURB STOP
- (P) 1.5" X 2" REDUCER 5' DOWNSTREAM OF THE METER
- (Q) EXISTING 27" RCP PRIVATE STORM SEWER
- (R) PROPOSED FIRE HYDRANT
- (S) PROPOSED PUBLIC 2" TYPE K COPPER DOMESTIC WATER SERVICE
- (T) PROPOSED SANITARY SEWER CLEANOUT
- (U) PROPOSED PRIVATE 6" PVC FIRE LINE
- (V) PROPOSED PRIVATE 6" PVC STORM SEWER
- (W) PROPOSED ROOF DRAIN LOCATION

UTILITY PLAN NOTES

- THRUST BLOCKS ARE REQUIRED AT ALL FITTINGS.
- FRANCHISE UTILITIES ARE SHOWN FOR REFERENCE ONLY. DESIGN AND LOCATIONS TO BE DETERMINED BY OTHERS.
- CONTRACTOR SHALL MAINTAIN A 18" VERTICAL CLEARANCE.
- ALL DRY UTILITIES ARE SHOWN FOR REFERENCE ONLY. EXACT LOCATION AND CONNECTION TO EXISTING UTILITIES TO BE DETERMINED BY UTILITY PROVIDER.
- THESE PLANS ARE NOT FOR CONSTRUCTION. REFER TO THE FINAL APPROVED CONSTRUCTION PLANS.
- CONTRACTOR TO FIELD VERIFY PROPOSED STUB-IN LOCATIONS PRIOR TO CONSTRUCTION.
- PRIVATE STORM SEWER SYSTEM TO BE MAINTAINED BY OWNER.
- ALL POINTS OF CONNECTION AND UTILITY CONFLICTS TO BE POTHOLED AND THE CLEARANCE INFORMATION SHALL BE INCLUDED ON CIVIL PLANS PRIOR TO APPROVAL.

**Kimley»Horn**

KIMLEY-HORN AND ASSOCIATES, INC.  
3801 Automation Way, Suite 210  
Fort Collins, Colorado 80525 (303) 228-2300

CITY CENTER MARKETPLACE FILING NO. 2

AURORA, COLORADO

SITE PLAN

PRELIMINARY UTILITY PLAN

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

PROJECT NO.  
096649002

SHEET NO.

4

NO.

DESCRIPTION

BY

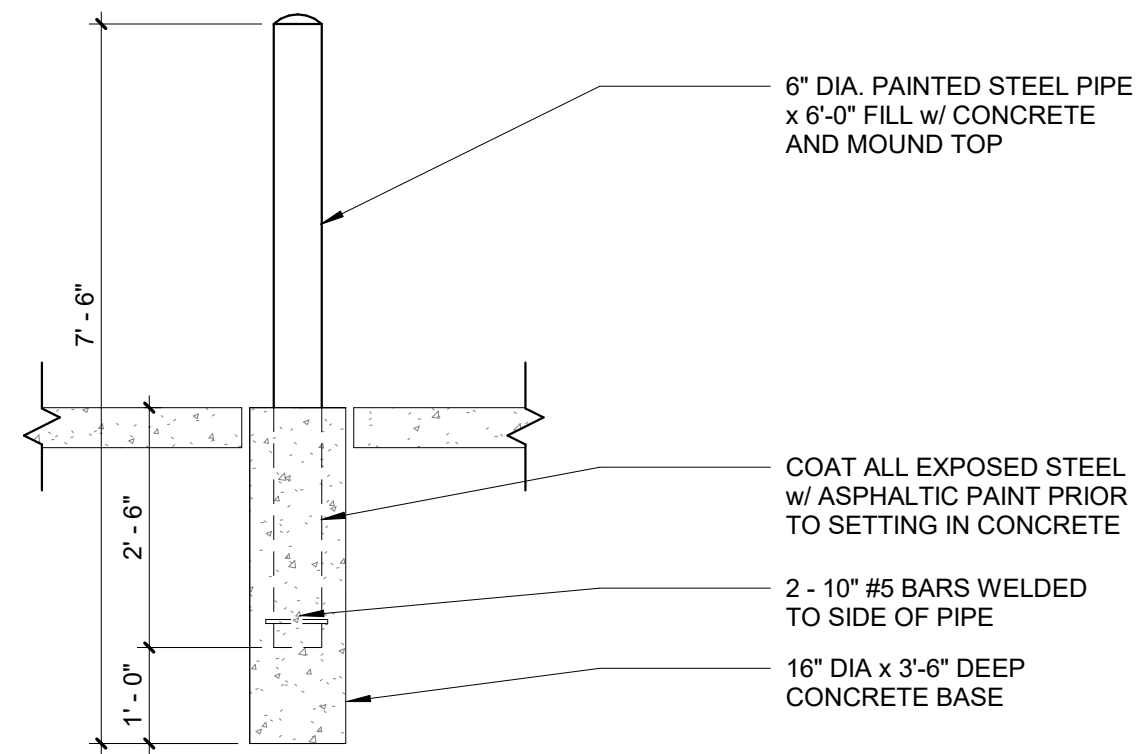
DATE

APPR

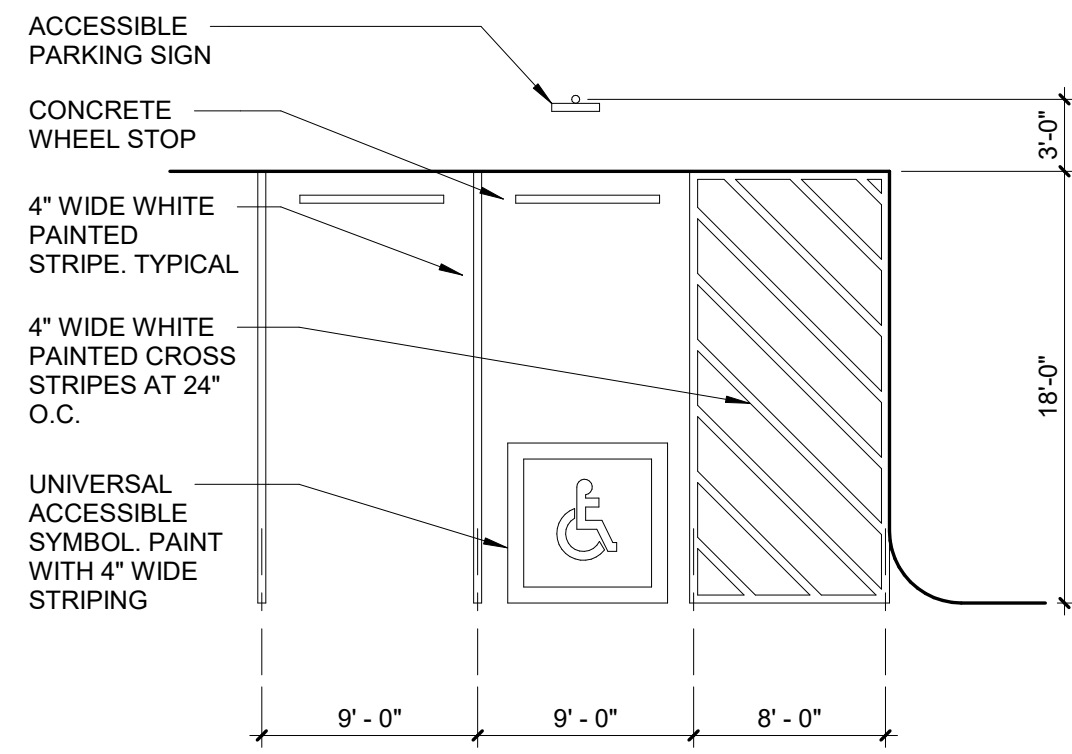


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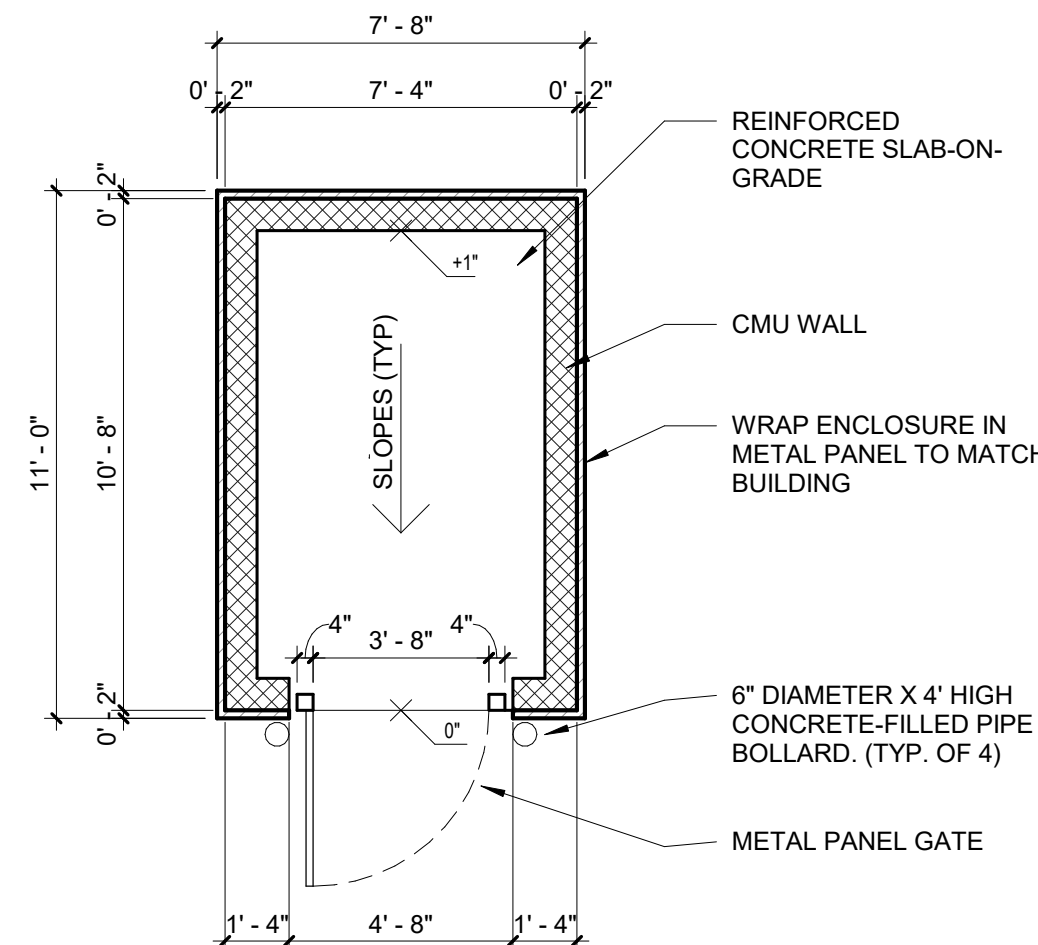
CAR WASH AT CITY CENTER MARKETPLACE  
SITE PLAN WITH CONDITIONAL USE  
LOT 4, BLOCK 1, CITY CENTER MARKETPLACE SUBDIVISION FILING NO.2  
A PORTION OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH  
RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



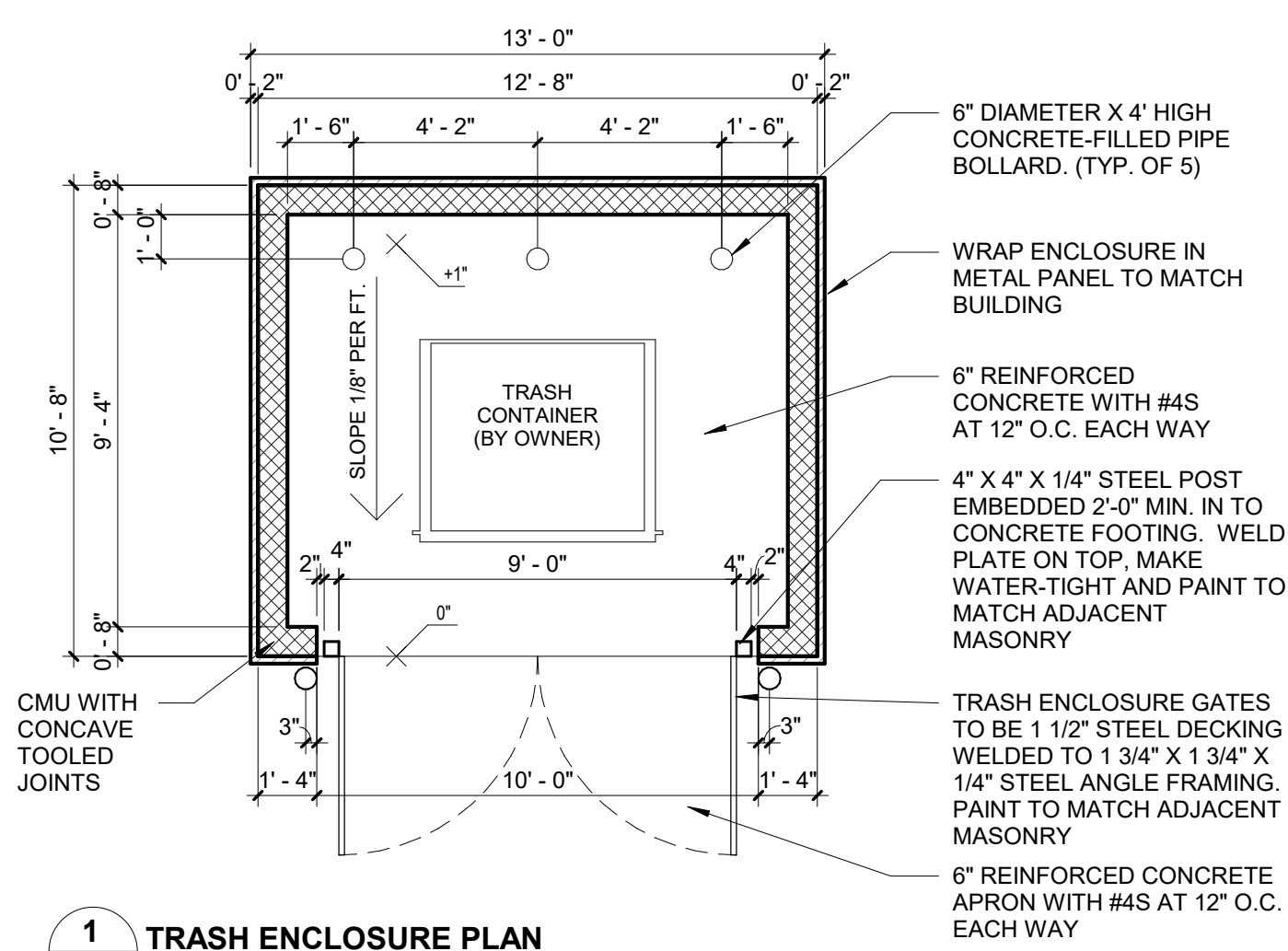
10 PIPE BOLLARD  
5 1/2" = 1'-0"



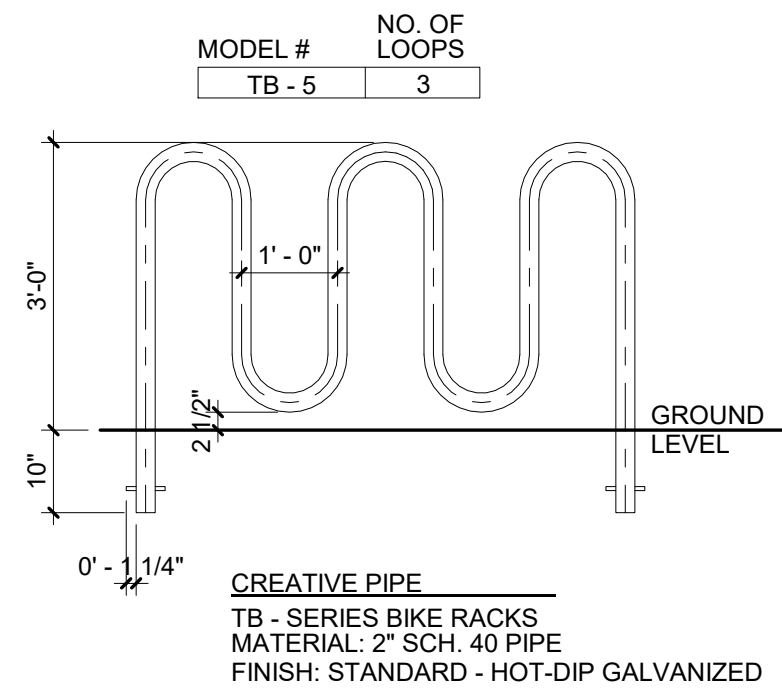
7 ACCESSIBLE PARKING STALL  
5 1/8" = 1'-0"



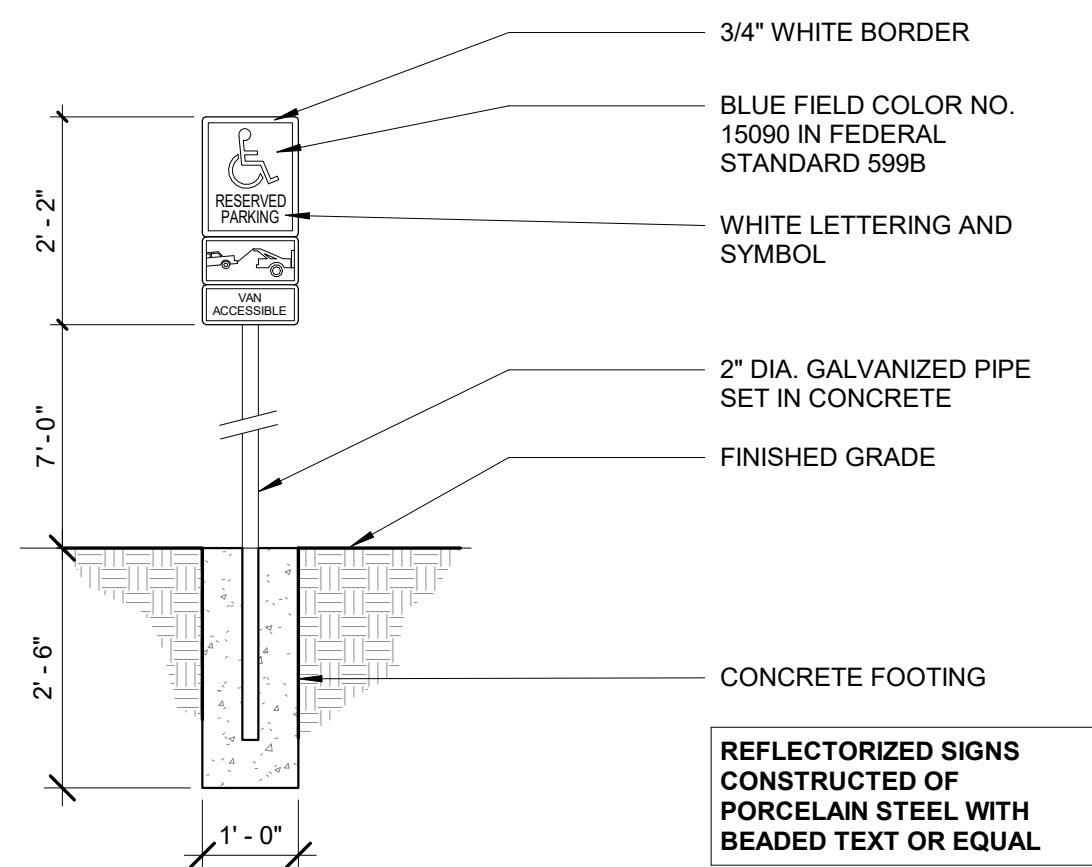
4 VACUUM ENCLOSURE PLAN  
5 1/4" = 1'-0"



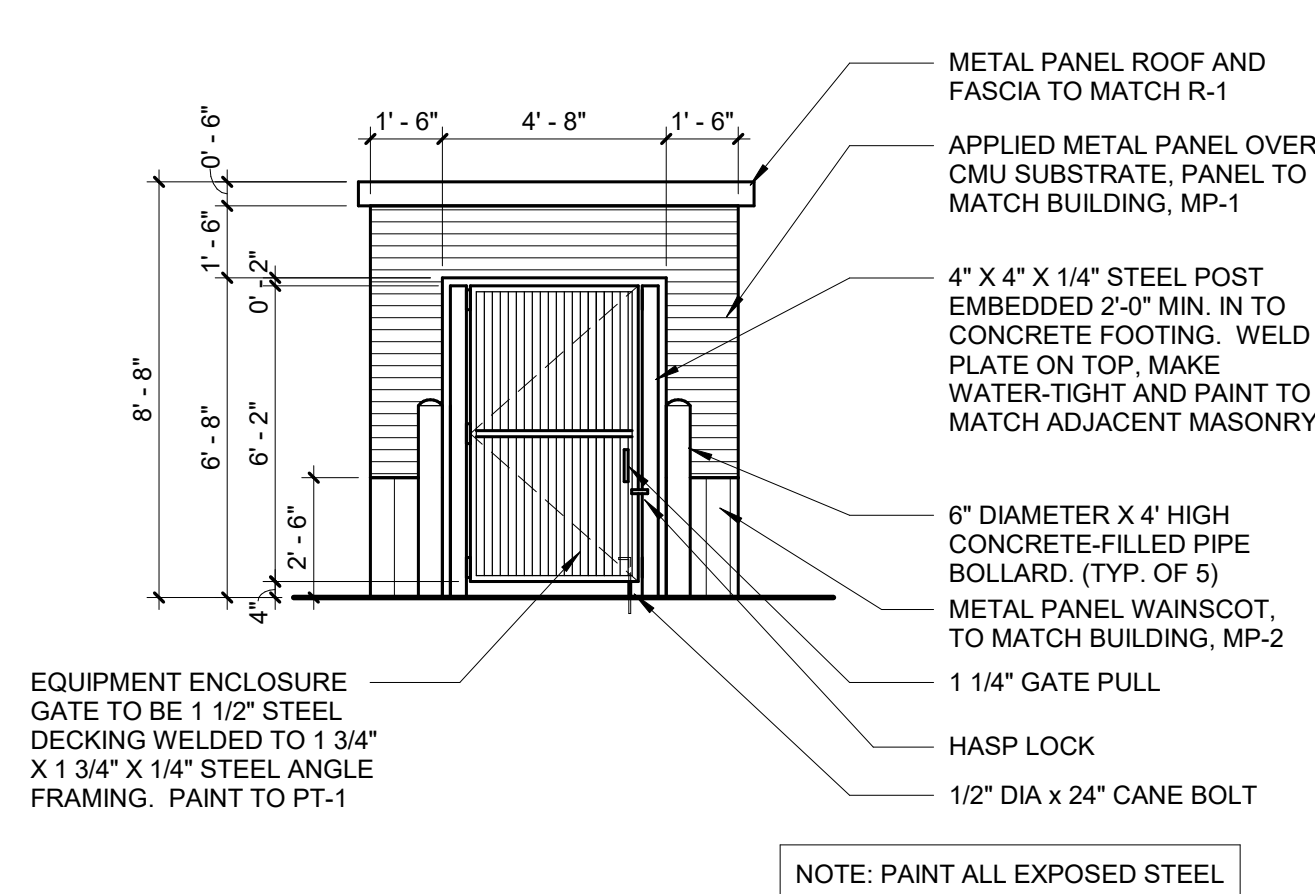
1 TRASH ENCLOSURE PLAN  
5 1/4" = 1'-0"



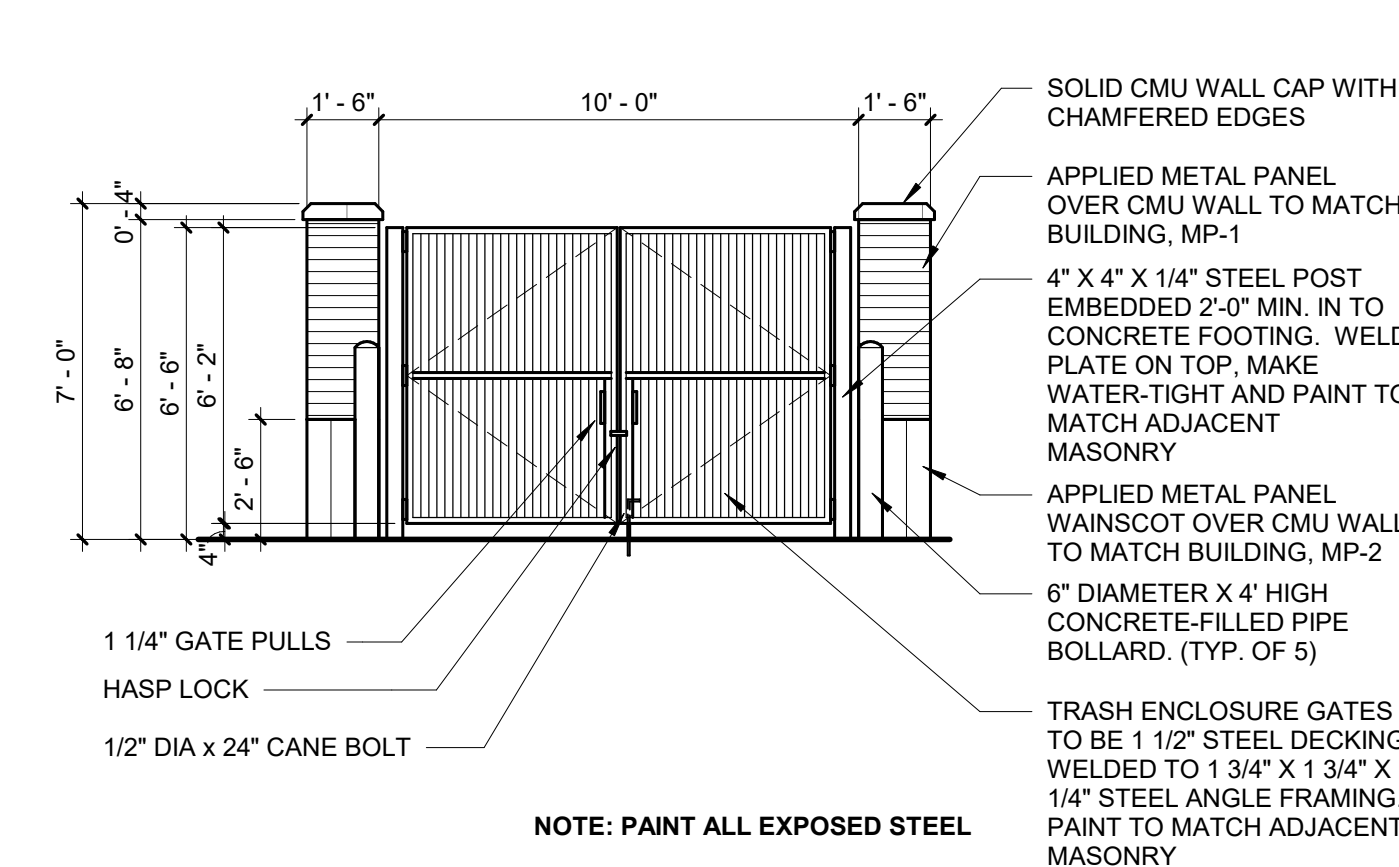
11 BIKE RACK  
5 1/2" = 1'-0"



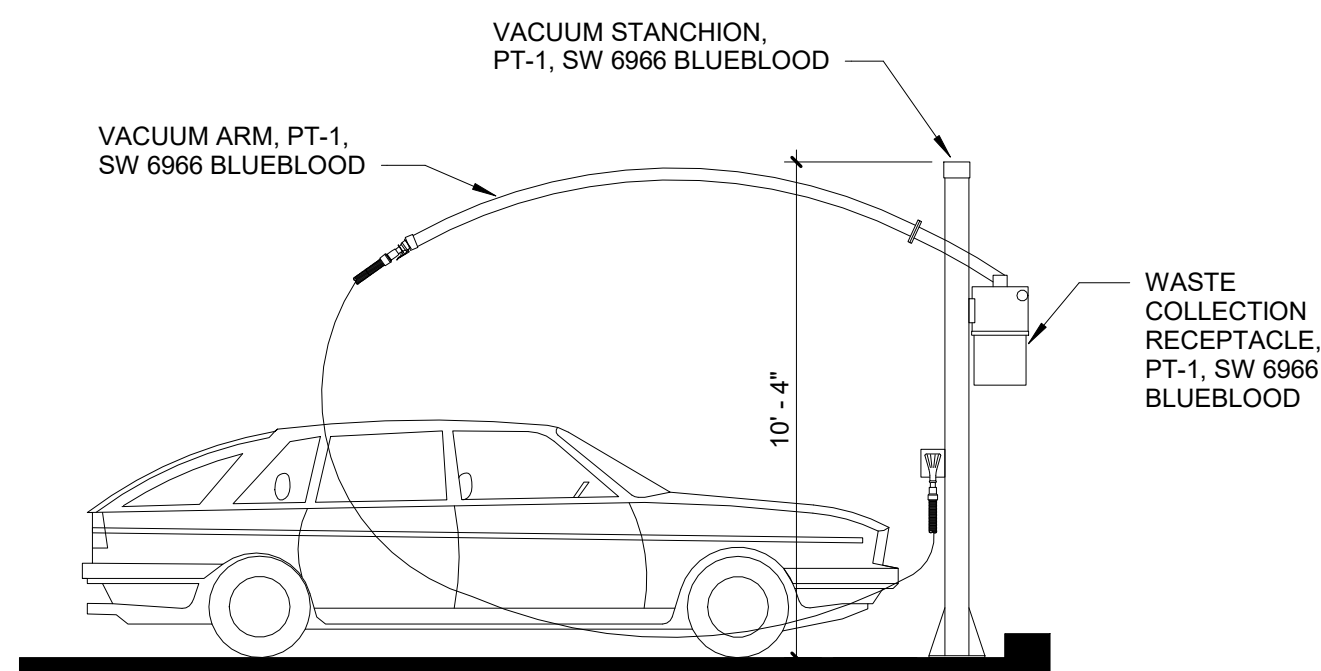
8 ACCESSIBLE PARKING SIGN  
5 1/2" = 1'-0"



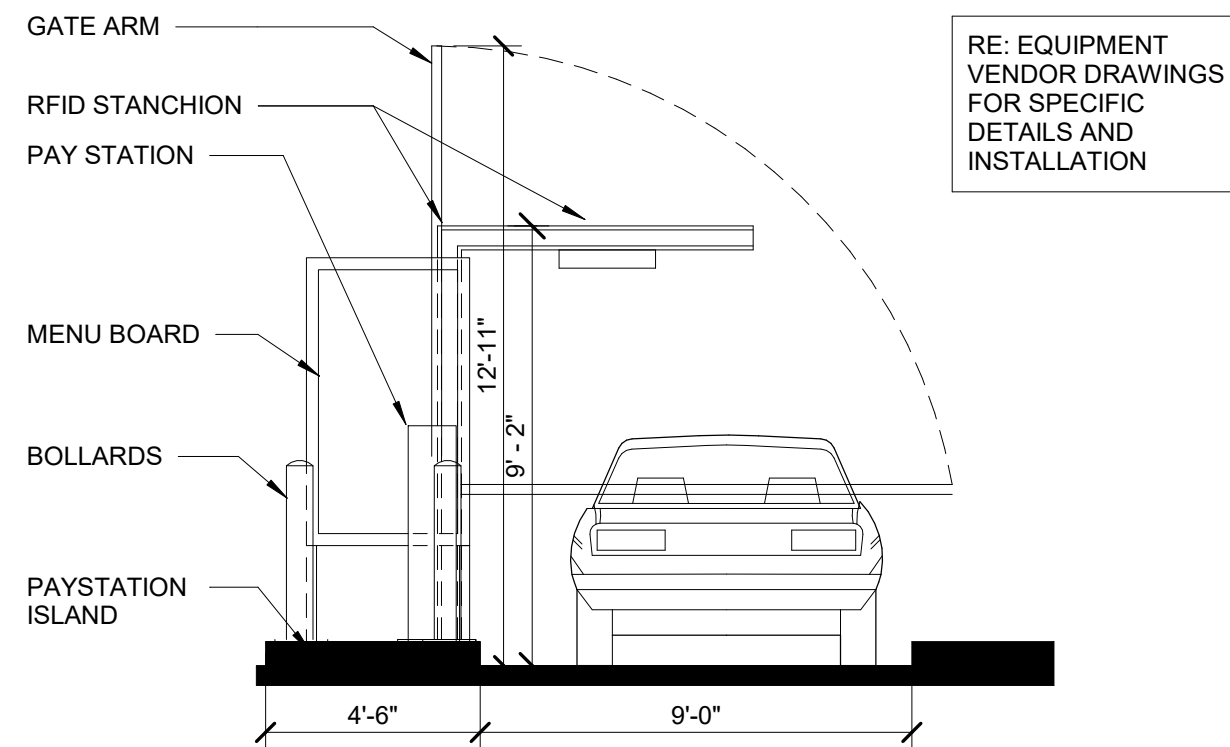
5 DTL- Vac Enclosure Front Elevation  
5 1/4" = 1'-0"



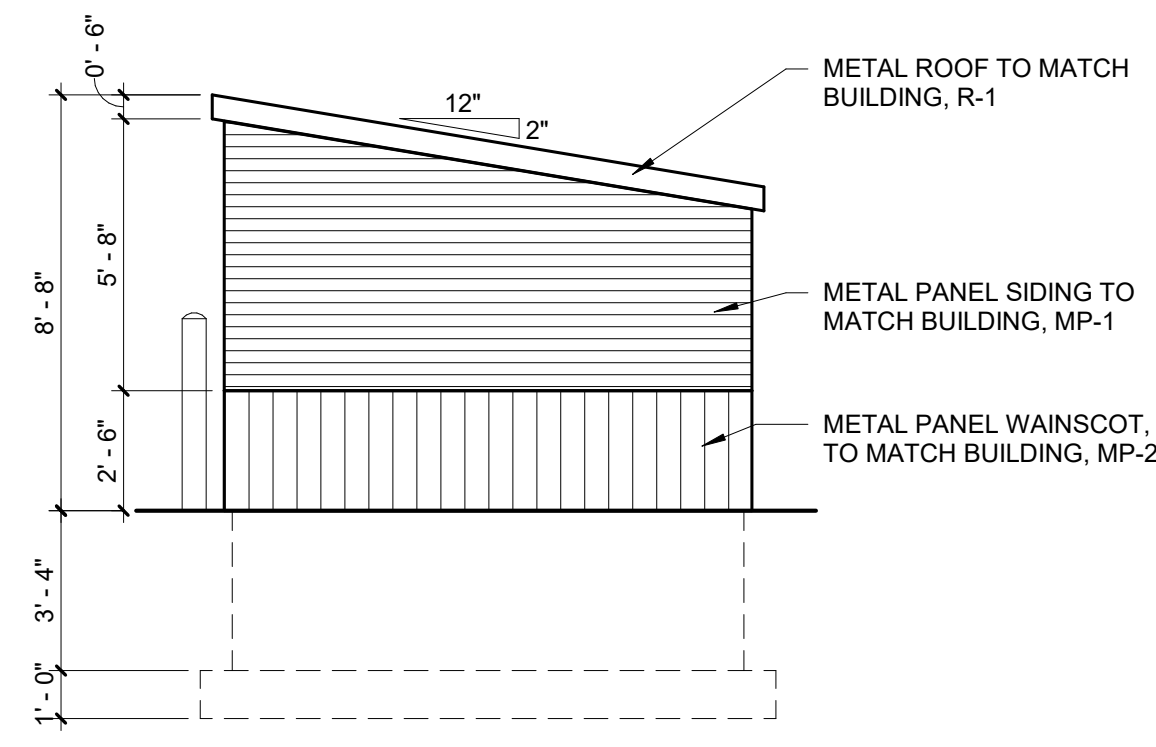
2 TRASH ENCLOSURE FRONT ELEVATION  
5 1/4" = 1'-0"



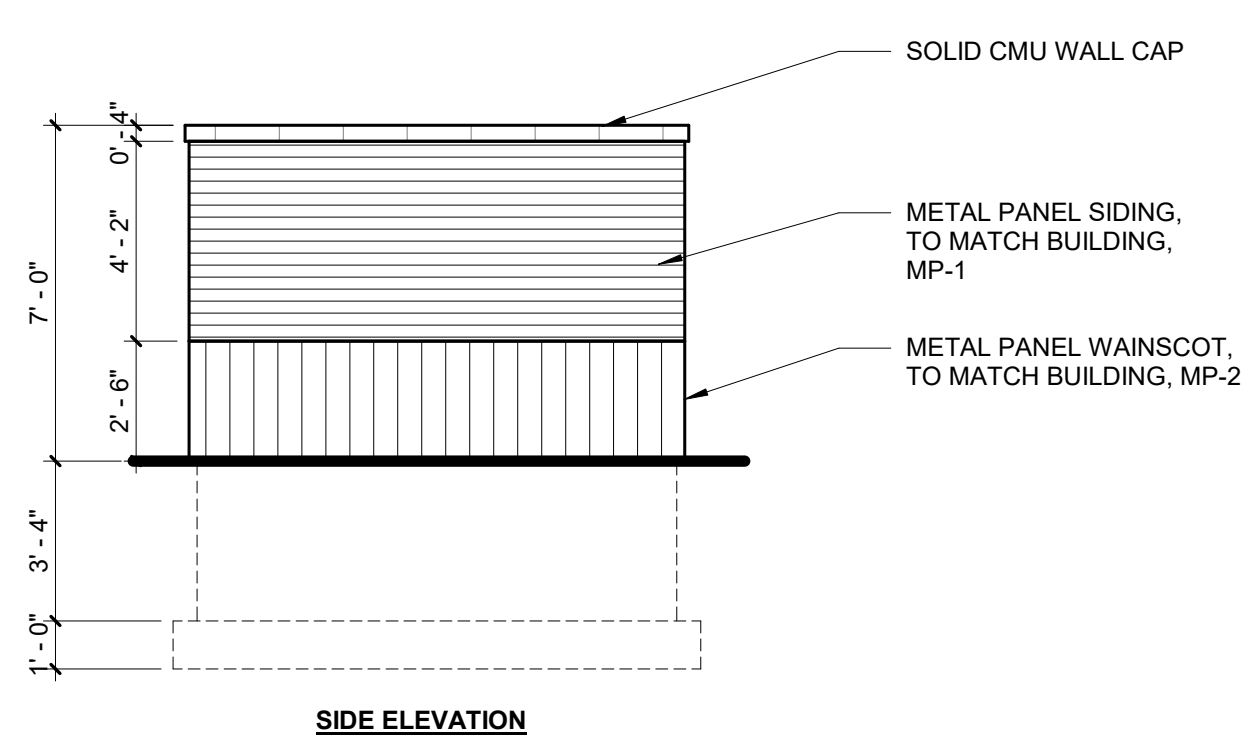
12 VACUUM STANCHION  
5 1/4" = 1'-0"



9 Paystation Elevation  
5 1/4" = 1'-0"



6 DTL- Vac Enclosure Side Elevation  
5 1/4" = 1'-0"



3 TRASH ENCLOSURE SIDE ELEVATION  
5 1/4" = 1'-0"

**Kimley»Horn**  
2020 KIMLEY-HORN AND ASSOCIATES, INC.  
1635 Foxtrail Drive, Suite 214  
Loveland, Colorado 80538 (303) 228-2300

DESIGNED BY: Designer  
DRAWN BY: DLF  
CHECKED BY: FEW  
DATE: 03.12.2021

CAR WASH AT CITY CENTER MARKET PLACE  
15400 E Alameda Pkwy  
Aurora, CO 80017  
SITE PLAN  
SITE DETAILS

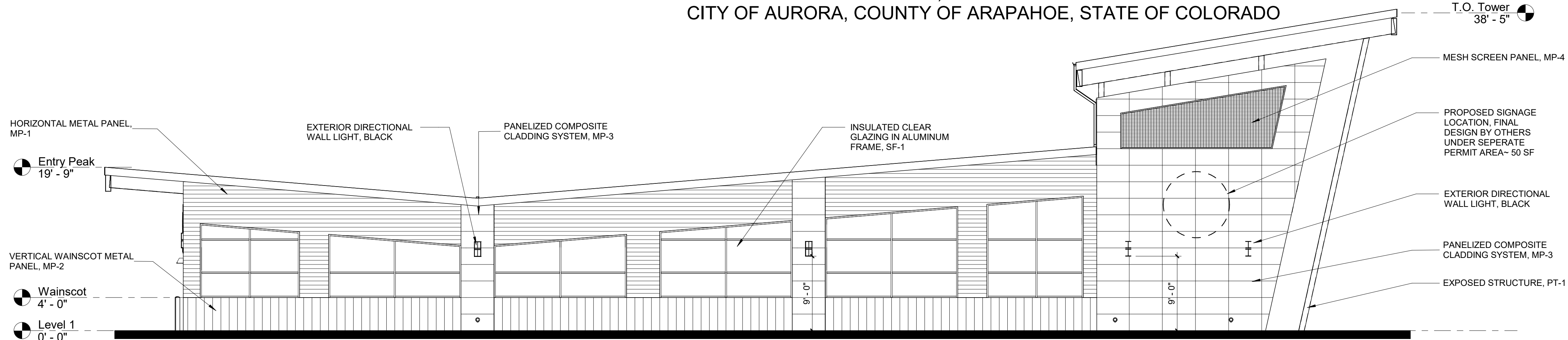
**H O V E R**  
ARCHITECTURE  
385 INVERNESS PARK, SUITE 100  
DENVER, CO 80202  
(303) 733-0880

PROJECT NO.  
0202.47  
SHEET NO.  
5

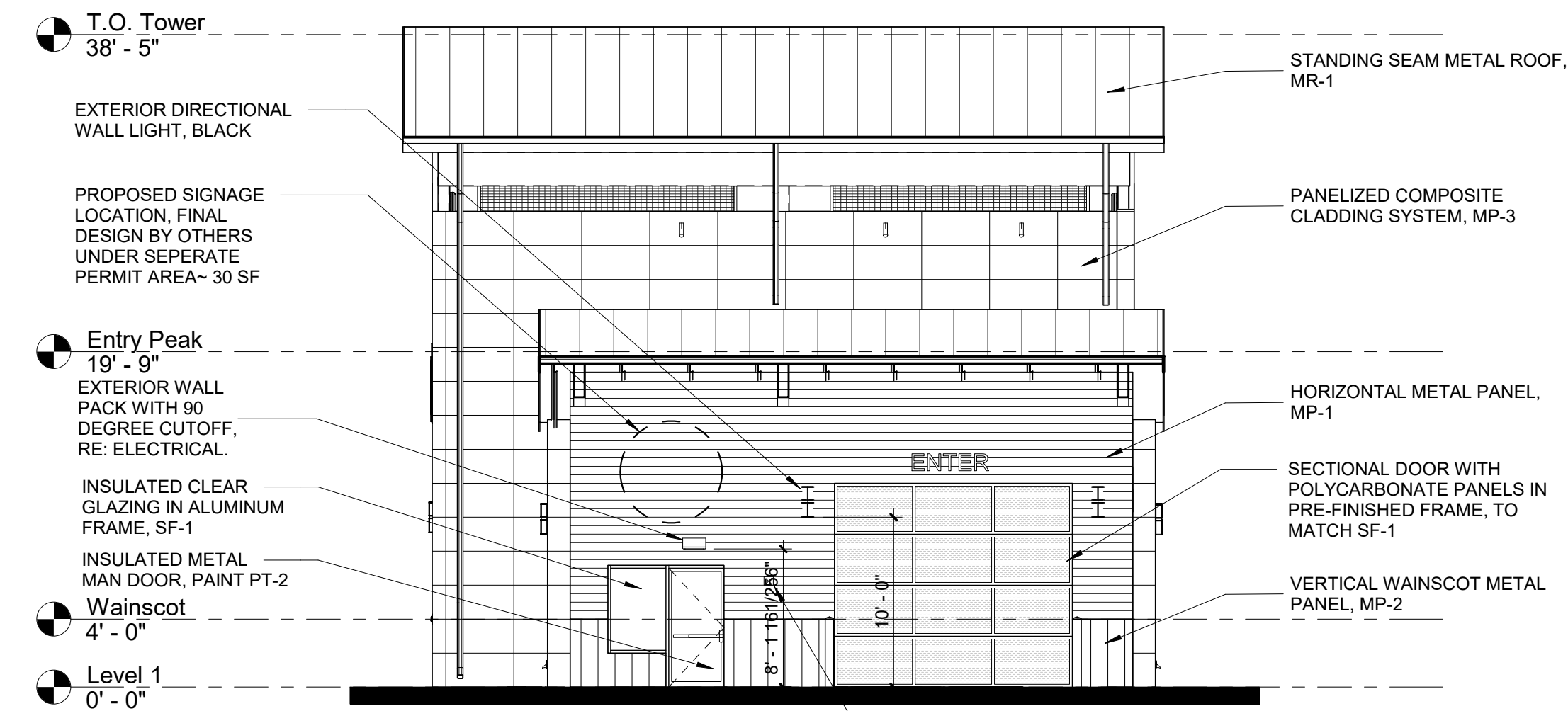


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3/12/2021 9:18:49 AM  
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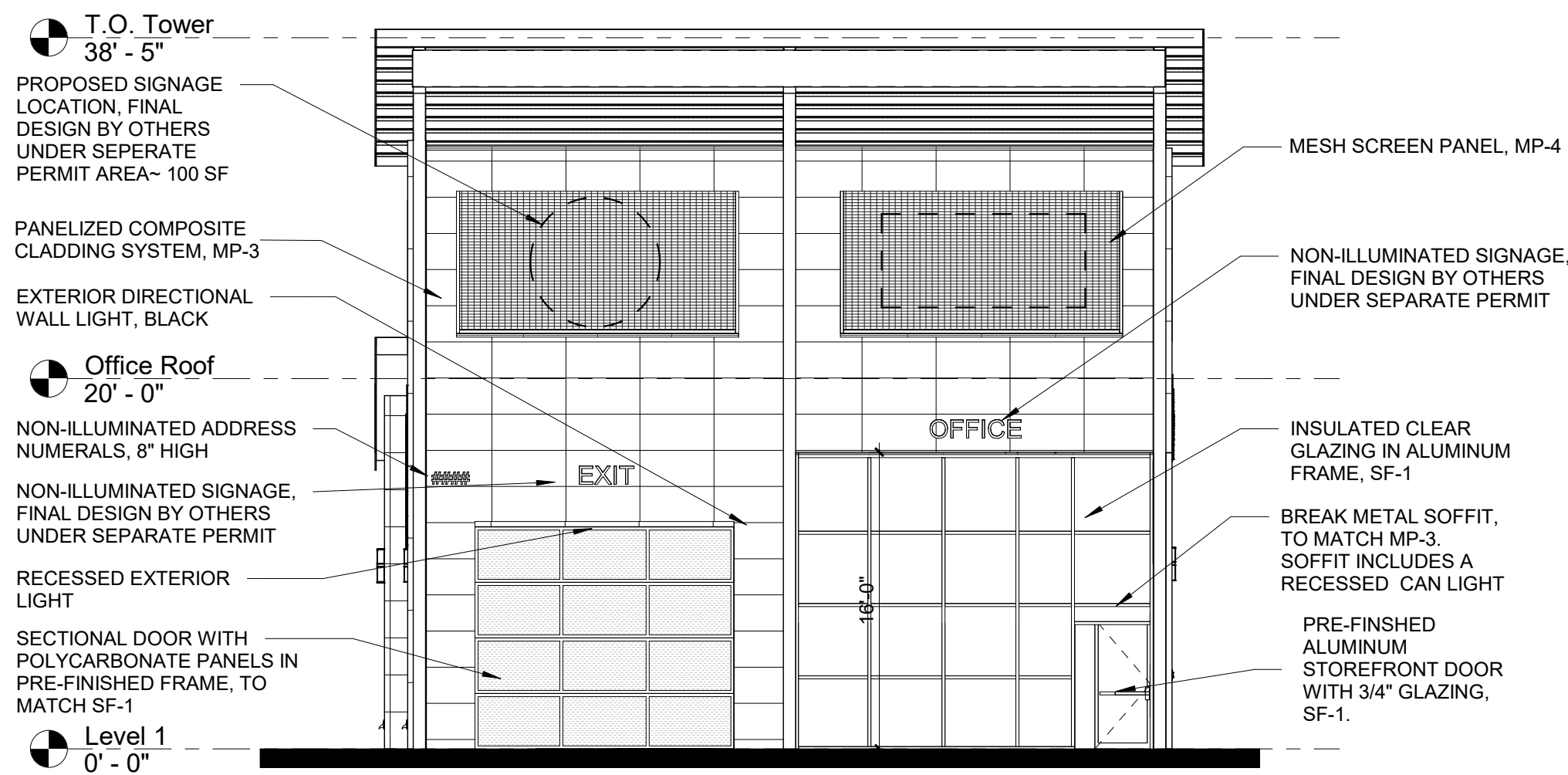
CAR WASH AT CITY CENTER MARKETPLACE  
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LOT 4, BLOCK 1, CITY CENTER MARKETPLACE SUBDIVISION FILING NO.2  
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RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



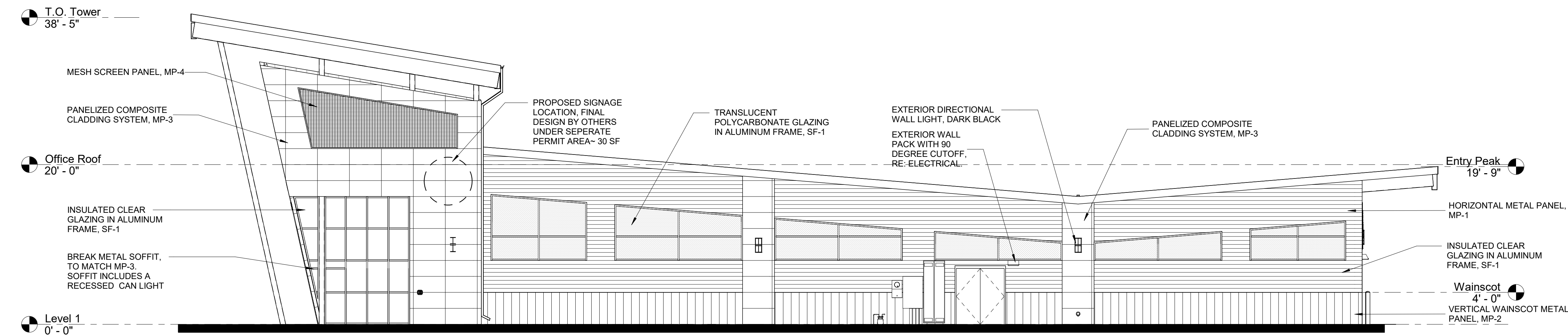
1 NORTH ELEVATION  
6 1/8" = 1'-0"



2 EAST ELEVATION  
6 1/8" = 1'-0"



3 WEST ELEVATION  
6 1/8" = 1'-0"



4 SOUTH ELEVATION  
6 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE				
MARK	DESCRIPTION	MFR	MODEL/COLOR	REMARKS
MISC				
SF-1	ANODIZED ALUMINIUM FRAME	KAWNEER	CLEAR ANODIZED	
PAINT				
PT-1	PAINT	SHERWIN WILLIAMS	SW 6966 BLUEBLOOD	EXPOSED STEEL STRUCTURE, AND BOLLARDS
PT-2	PAINT	SHERWIN WILLIAMS	SW 7004 SNOWBOUND	EXTERIOR DOORS AND TRIM
ROOFING				
MR-1	STANDING SEAM METAL ROOF	MBCI	COBALT BLUE	
WALL				
MP-1	HORIZONTAL METAL PANEL, MP-1	MBCI	SHADOW RIB, SLATE GRAY	
MP-2	VERTICAL WAINSCOT METAL PANEL, MP-2	MBCI	L-12(BEADED), SOLAR WHITE	
MP-3	PANELIZED COMPOSITE CLADDING SYSTEM, MP-3	ALPOLIC	4mm SOLID COLOR, AZURE BLUE	48"x24" PANELS
MP-4	MESH SCREEN PANEL, MP-4	MCNICHOLS	4x2 WIRE MESH	

SIGNAGE AREAS			
SIDE	FRONTAGE	ALLOWED AREA	PROPOSED AREA
NORTH	130'-0"	2SF(100') = 0.5SF(30') = 215 SF	50 SF
EAST			30 SF
SOUTH			30 SF
WEST			100 SF
TOTALS		215 SF MAX ALLOWED	210 SF

**Kimley»Horn**  
2020 KIMLEY-HORN AND ASSOCIATES, INC.  
1635 Foxtail Drive, Suite 214  
Loveland, Colorado 80538 (303) 228-2300

DESIGNED BY Designer  
DRAWN BY: DLF  
CHECKED BY: PEW  
DATE: 03.12.2021

CAR WASH AT CITY CENTER MARKET PLACE  
15400 E Alameda Pkwy  
Aurora, CO 80017  
SITE PLAN  
EXTERIOR ELEVATIONS

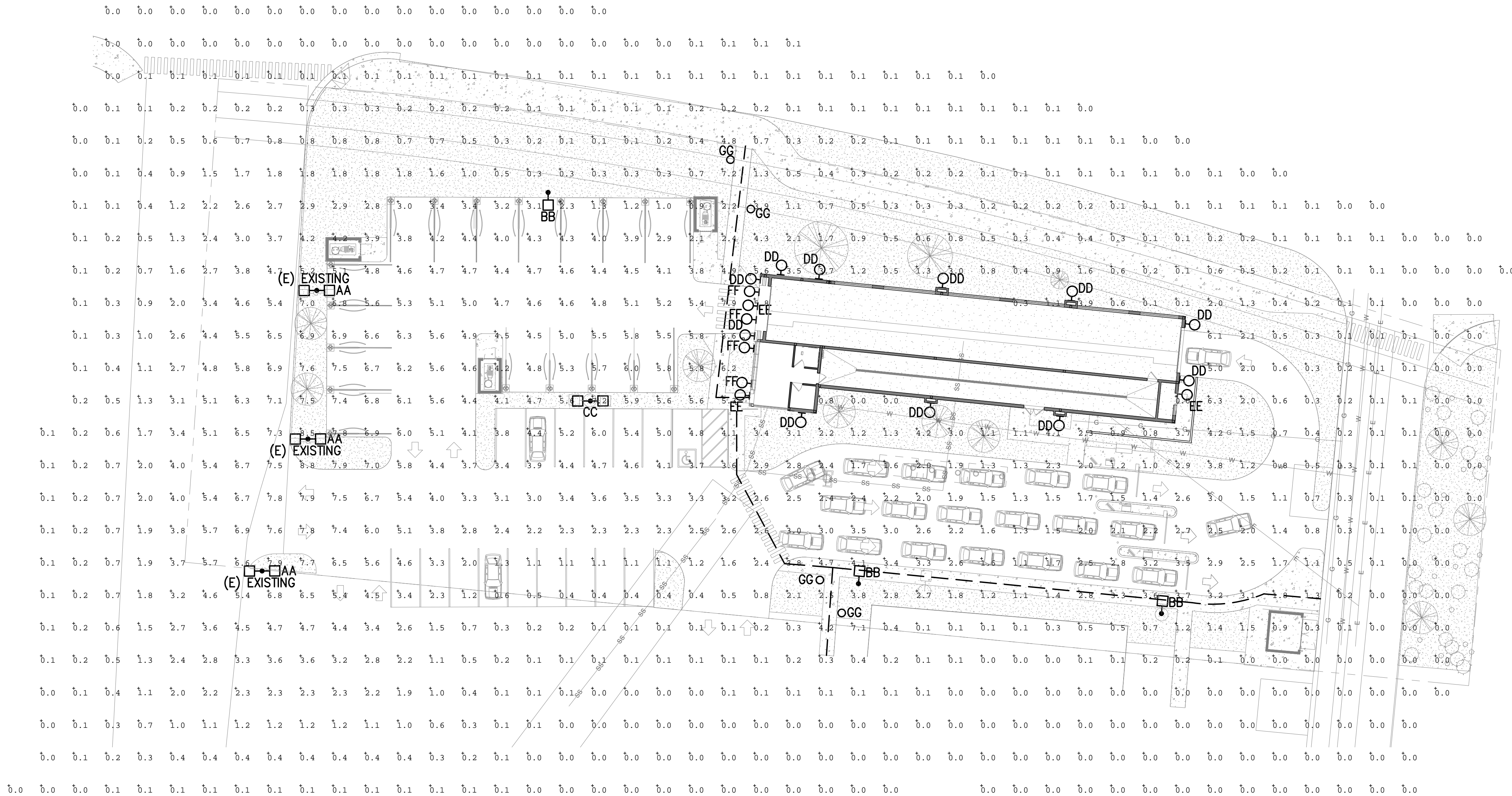
**H O V E R**  
ARCHITECTURE  
385 INVERNESS PKWY, SUITE 100  
AURORA, CO 80017  
(303) 770-0500

PROJECT NO.  
0202.47  
SHEET NO.  
6



D:\projects\306\306\_Town\_Fc\4-2020\_JOBS\20115\_BUBBLETIME 4 TUNNEL WASH\_AURORA\_CO\DRAWINGS\WPE\ELECTRICAL\PHOTOMETRIC.dwg    Created: 1/29/2021 1:32 PM  
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CAR WASH AT CITY CENTER MARKETPLACE  
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



1 Photometric Plan  
8 OF 10 1" = 20'-0"

Luminaire Schedule						
Symbol	Qty	Label	Lum. Watts	Lum. Lumens	LLF	M.H.
	3	AA	(2) 175	16000	1.000	14'-0"
	3	BB	113	10111	1.000	20'-0"
	1	CC	(2) 113	26174	1.000	20'-0"
	11	DD	20	2000	1.000	VARIES
	3	EE	33.7	3953	1.000	VARIES
	4	FF	8.8	452	1.000	18'-0"
	4	GG	19.3	1312	1.000	3'-0"

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	1.53	8.8	0.0	N.A.	N.A.



1415 Park Ave. W. Denver, CO 80205  
p 303.357.1998  
3consultingengineers.com

BUBBLE TIME 4  
AURORA, COLORADO  
SITE PLAN

Kimley»Horn

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Kimley»Horn  
Kimley-Horn and Associates, Inc.



D:\Archives\360\Tunnel Wash - Aurora - CO\Drawings\WPE\Electrical\Photometrics\10 LIGHTING DETAILS.dwg    1/29/2021 4:31 PM  
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# CAR WASH AT CITY CENTER MARKETPLACE

## SITE PLAN AND CONDITIONAL USE

LOT 4, BLOCK 1, CITY CENTER MARKETPLACE SUBDIVISION FILING NO. 2  
A PORTION OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH,  
RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



TYPE AA: EXISTING TO REMAIN

Project:   
 Prepared by:   
 Catalog #   
 Notes:   
 Type   
 Date:

### McGraw-Edison GLEON Galleon

Area / Site Luminaire

**Typical Applications**  
Outdoor • Parking Lots • Walkways • Roadways • Building Areas

**Interactive Menu**  
• Ordering Information [page 2](#)  
• Mounting Details [page 3](#)  
• Optical Distributions [page 4](#)  
• Product Specifications [page 4](#)  
• Energy and Performance Data [page 4](#)  
• Control Options [page 5](#)

**Product Certifications**  
ETL, UL, DLC, IES, IP65, IESNA, IESNA, IESNA

**Product Features**  
Energy Saving, Dimmable, Light Sensor

**Quick Facts**  
• Lumen packages range from 4,200 - 80,800 (34W - 640W)  
• Efficacy up to 156 lumens per watt

**Dimensional Details**

Number of Luminaire	1/2" Width	1/2" Depth	1/2" Depth	1/2" Depth	1/2" Depth
1-4	15-1/2"	7"	10"	10-5/8"	16-5/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-5/16"
7-8	27-5/8"	7"	13"	10-5/8"	-
9-10	33-3/4"	7"	16"	-	-

NOTE: For an additional requirement and additional size, see Mounting Details section.

**COOPER**  
Lighting Solutions

PG00000001 page 1  
October 10, 2020 12:13 PM

TYPE BB: COOPER - GLEON-AF-02-LED-E1-SL4-HSS

Project:   
 Prepared by:   
 Catalog #   
 Notes:   
 Type   
 Date:

### McGraw-Edison GLEON Galleon

Area / Site Luminaire

**Typical Applications**  
Outdoor • Parking Lots • Walkways • Roadways • Building Areas

**Interactive Menu**  
• Ordering Information [page 2](#)  
• Mounting Details [page 3](#)  
• Optical Distributions [page 4](#)  
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NOTE: For an additional requirement and additional size, see Mounting Details section.

**COOPER**  
Lighting Solutions

PG00000001 page 1  
October 10, 2020 12:13 PM

TYPE CC: COOPER - GLEON-AF-02-LED-E1-5MQU

Project:   
 Prepared by:   
 Catalog #   
 Notes:   
 Type   
 Date:

### Shaper 673 Series

Area / Site Luminaire

**Typical Applications**  
Outdoor • Parking Lots • Walkways • Roadways • Building Areas

**Interactive Menu**  
• Ordering Information [page 2](#)  
• Mounting Details [page 3](#)  
• Optical Distributions [page 4](#)  
• Product Specifications [page 4](#)  
• Energy and Performance Data [page 4](#)  
• Control Options [page 5](#)

**Product Certifications**  
ETL, UL, DLC, IES, IP65, IESNA, IESNA, IESNA

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9-10	33-3/4"	7"	16"	-	-

NOTE: For an additional requirement and additional size, see Mounting Details section.

**COOPER**  
Lighting Solutions

PG00000001 page 1  
October 10, 2020 12:13 PM

TYPE DD: SHAPER 673 25 L3 840 UNV XX 2HTB

Project:   
 Prepared by:   
 Catalog #   
 Notes:   
 Type   
 Date:

### McGraw-Edison IST

Area / Site Luminaire

**Typical Applications**  
Outdoor • Parking Lots • Walkways • Roadways • Building Areas

**Interactive Menu**  
• Ordering Information [page 2](#)  
• Mounting Details [page 3](#)  
• Optical Distributions [page 4](#)  
• Product Specifications [page 4](#)  
• Energy and Performance Data [page 4](#)  
• Control Options [page 5](#)

**Product Certifications**  
ETL, UL, DLC, IES, IP65, IESNA, IESNA, IESNA

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Energy Saving, Dimmable, Light Sensor

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7-8	27-5/8"	7"	13"	10-5/8"	-
9-10	33-3/4"	7"	16"	-	-

NOTE: For an additional requirement and additional size, see Mounting Details section.

**COOPER**  
Lighting Solutions

PG00000001 page 1  
October 10, 2020 12:13 PM

TYPE EE: MCGRAW EDISON IST-AF-600-LED-E1-T4W

Project:   
 Prepared by:   
 Catalog #   
 Notes:   
 Type   
 Date:

### TECH LIGHTING MODE

Area / Site Luminaire

**Typical Applications**  
Outdoor • Parking Lots • Walkways • Roadways • Building Areas

**Interactive Menu**  
• Ordering Information [page 2](#)  
• Mounting Details [page 3](#)  
• Optical Distributions [page 4](#)  
• Product Specifications [page 4](#)  
• Energy and Performance Data [page 4](#)  
• Control Options [page 5](#)

**Product Certifications**  
ETL, UL, DLC, IES, IP65, IESNA, IESNA, IESNA

**Product Features**  
Energy Saving, Dimmable, Light Sensor

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9-10	33-3/4"	7"	16"	-	-

NOTE: For an additional requirement and additional size, see Mounting Details section.

**COOPER**  
Lighting Solutions

PG00000001 page 1  
October 10, 2020 12:13 PM

TYPE FF: TECH 7000MNMNS930XX09Z

Project:   
 Prepared by:   
 Catalog #   
 Notes:   
 Type   
 Date:

### TECH LIGHTING ARKAY THREE

Area / Site Luminaire

**Typical Applications**  
Outdoor • Parking Lots • Walkways • Roadways • Building Areas

**Interactive Menu**  
• Ordering Information [page 2](#)  
• Mounting Details [page 3](#)  
• Optical Distributions [page 4](#)  
• Product Specifications [page 4](#)  
• Energy and Performance Data [page 4](#)  
• Control Options [page 5](#)

**Product Certifications**  
ETL, UL, DLC, IES, IP65, IESNA, IESNA, IESNA

**Product Features**  
Energy Saving, Dimmable, Light Sensor

**Quick Facts**  
• Lumen packages range from 4,200 - 80,800 (34W - 640W)  
• Efficacy up to 156 lumens per watt

**Dimensional Details**

Number of Luminaire	1/2" Width	1/2" Depth	1/2" Depth	1/2" Depth	1/2" Depth
1-4	15-1/2"	7"	10"	10-5/8"	16-5/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-5/16"
7-8	27-5/8"	7"	13"	10-5/8"	-
9-10	33-3/4"	7"	16"	-	-

NOTE: For an additional requirement and additional size, see Mounting Details section.

**COOPER**  
Lighting Solutions

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October 10, 2020 12:13 PM

TYPE GG: TECH 7000BARK383036BUNUV

Project:   
 Prepared by:   
 Catalog #   
 Notes:   
 Type   
 Date:

### BUBBLE TIME 4

Area / Site Luminaire

**Typical Applications**  
Outdoor • Parking Lots • Walkways • Roadways • Building Areas

**Interactive Menu**  
• Ordering Information [page 2](#)  
• Mounting Details [page 3](#)  
• Optical Distributions [page 4](#)  
• Product Specifications [page 4](#)  
• Energy and Performance Data [page 4](#)  
• Control Options [page 5](#)

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**COOPER**  
Lighting Solutions

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TYPE HH: BUBBLE TIME 4



**Kimley»Horn**  
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1635 Foxtrail Drive, Suite 214  
Loveland, Colorado 80538 (303) 228-2300

BUBBLE TIME 4  
AURORA, COLORADO  
SITE PLAN

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



[illegible]

CITY CENTER MARKETPLACE FILING NO. 2  
AURORA, COLORADO  
SITE PLAN  
LANDSCAPE PLAN

PROJECT NO. 096649002
SHEET NO. 9



[illegible]

- NOTE:** IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

## PLANT SCHEDULE

## FIRE SAFETY LANDSCAPE NOTES

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

1. FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF LANDSCAPE AREA IS REQUIRED FOR SOIL AMENDMENT.
2. 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 AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
3. "ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE."
4. THE PROPOSED FREE STANDING LIGHTS ARE THE EVOLVE-LED SCALABLE AREA LIGHT (EASC SERIES). THE EVOLVE-EASC IS AN LED SQUARE FIXTURE MOUNTED TO A SQUARE POLE AT 25'. TYPE 4 LIGHTING DISTRIBUTION IS PROPOSED THROUGHOUT THE PROPERTY AREA, WHILE TYPE 3 LIGHTING DISTRIBUTION IS PROPOSED AT THE PERIMETER OF THE PROPERTY. LIGHTING DISTRIBUTION SHIELDS ARE USED AT SPECIFIC POLE LOCATIONS TO INHIBIT LIGHTING SPILL-OVER TO ADJACENT PROPERTIES
5. SIDEWALKS WILL BE A CONCRETE SLAB. VEHICULAR DRIVES AND PARKING LOTS WILL BE ASPHALT.
6. ALL PLANTING BEDS TO HAVE RIVER ROCK MULCH TO A DEPTH OF 3", INCLUDING AROUND TREES AND SHRUBS

## EAST SIDE (SPECIAL LANDSCAPE BUFFER)

104'

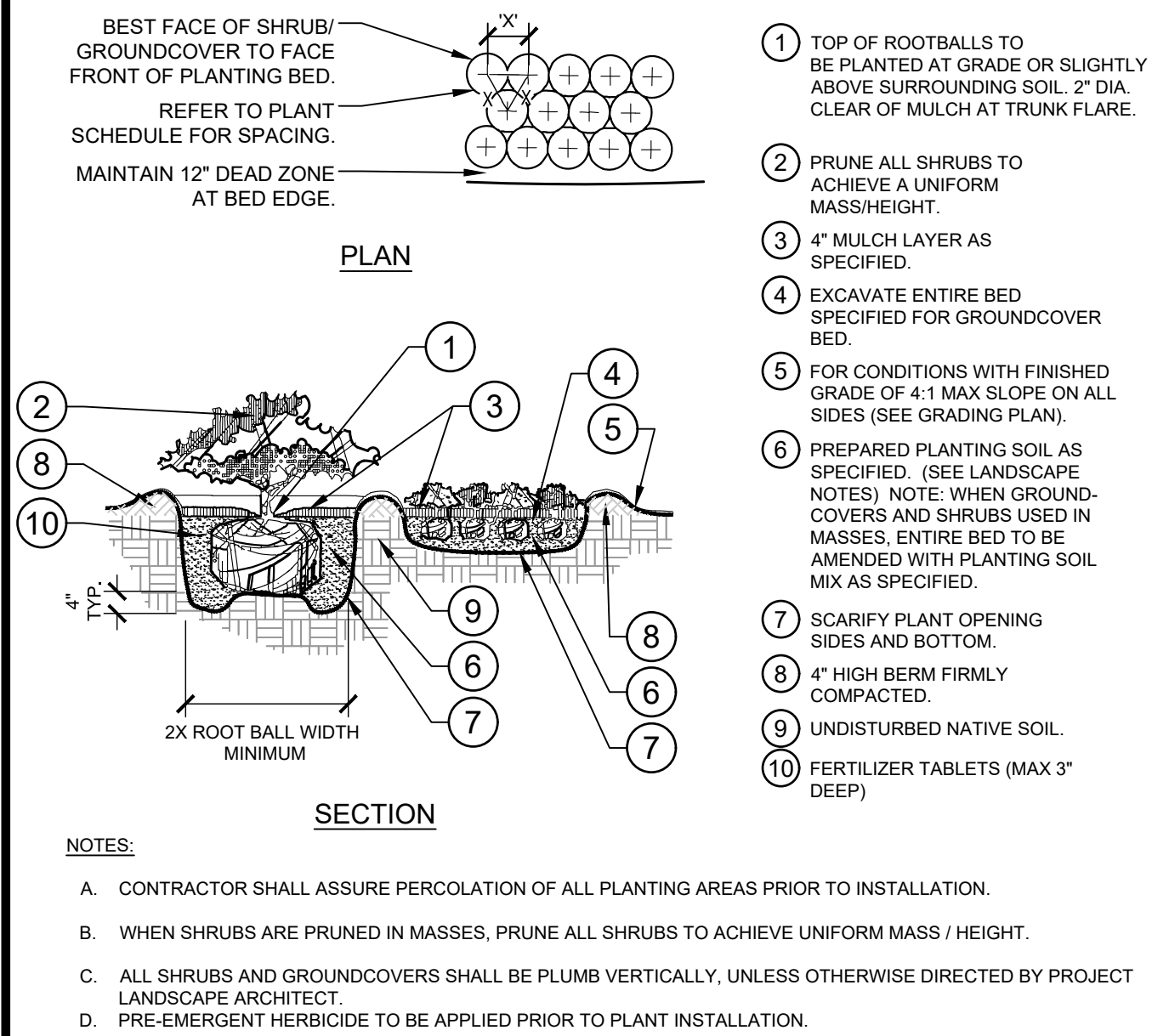
25' / 25

3 TREES + 30 SHRUBS REQ. /  
3 TREES + 30 SHRUBS PROV

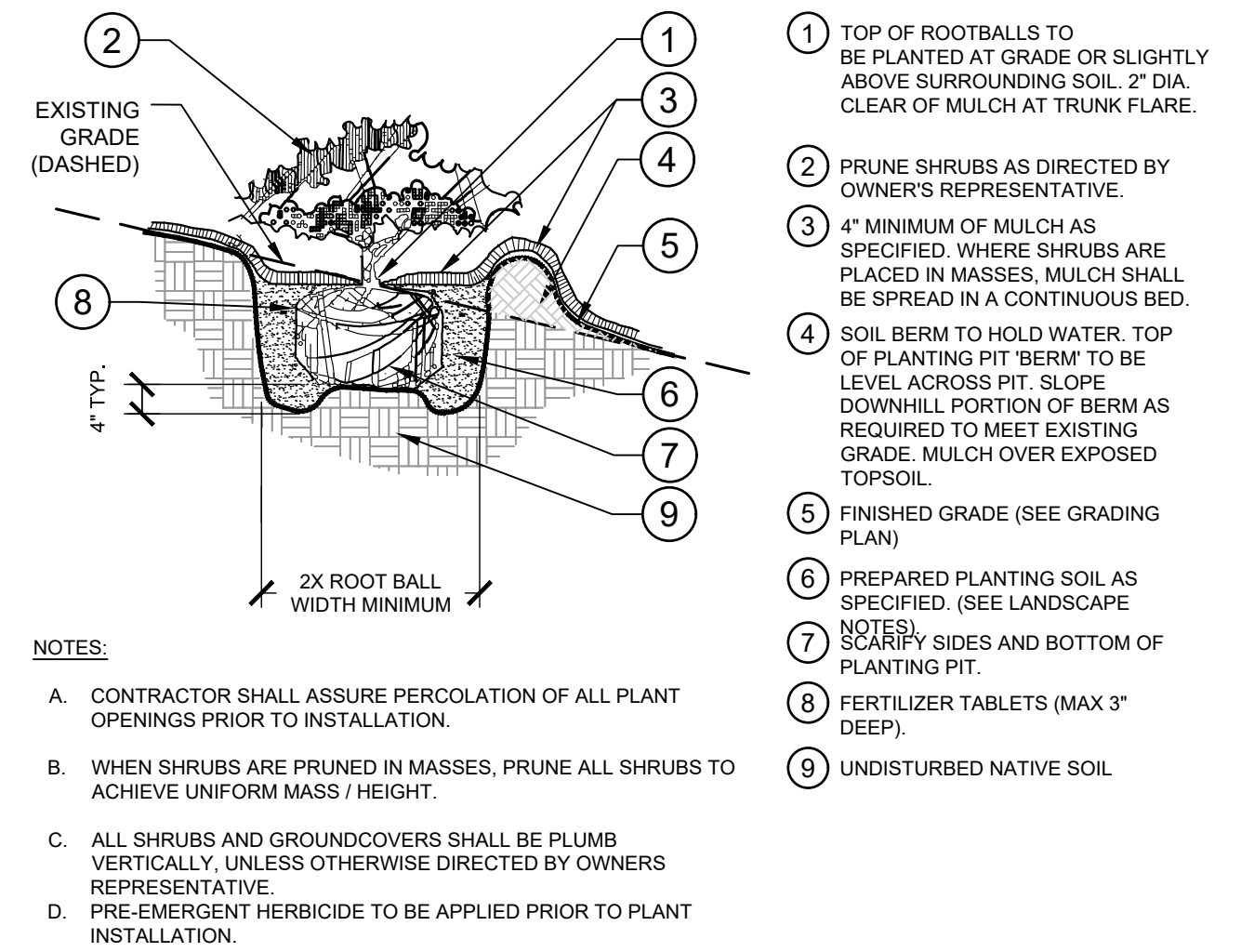
SHEET NO.  
10



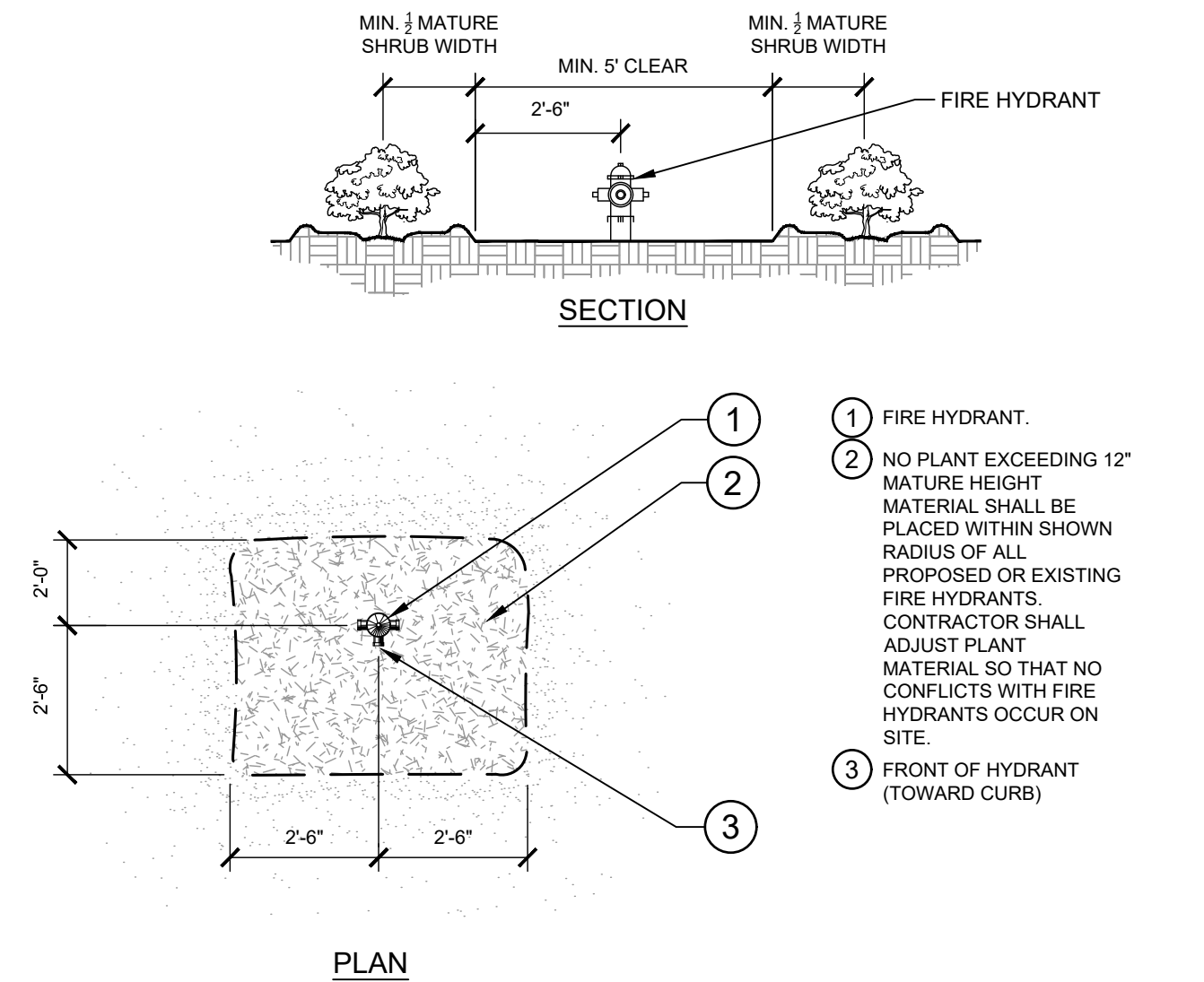
CAR WASH AT CITY CENTER MARKETPLACE  
SITE PLAN WITH CONDITIONAL USE  
LOT 4, BLOCK 1, CITY CENTER MARKETPLACE SUBDIVISION FILING NO. 2  
A PORTION OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH,  
RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



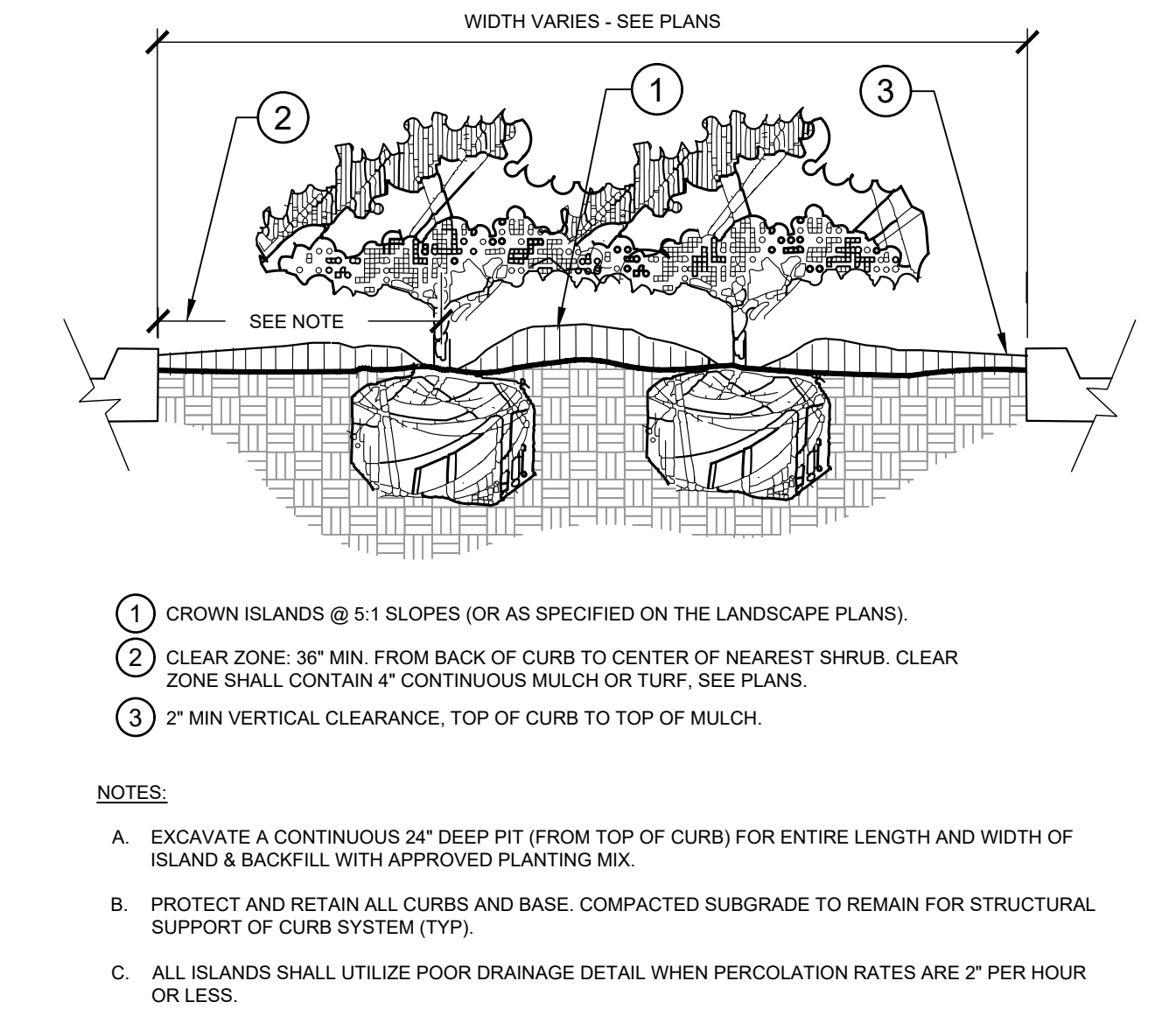
1 SHRUB/GROUND COVER PLANTING  
SECTION / PLAN  
NTS



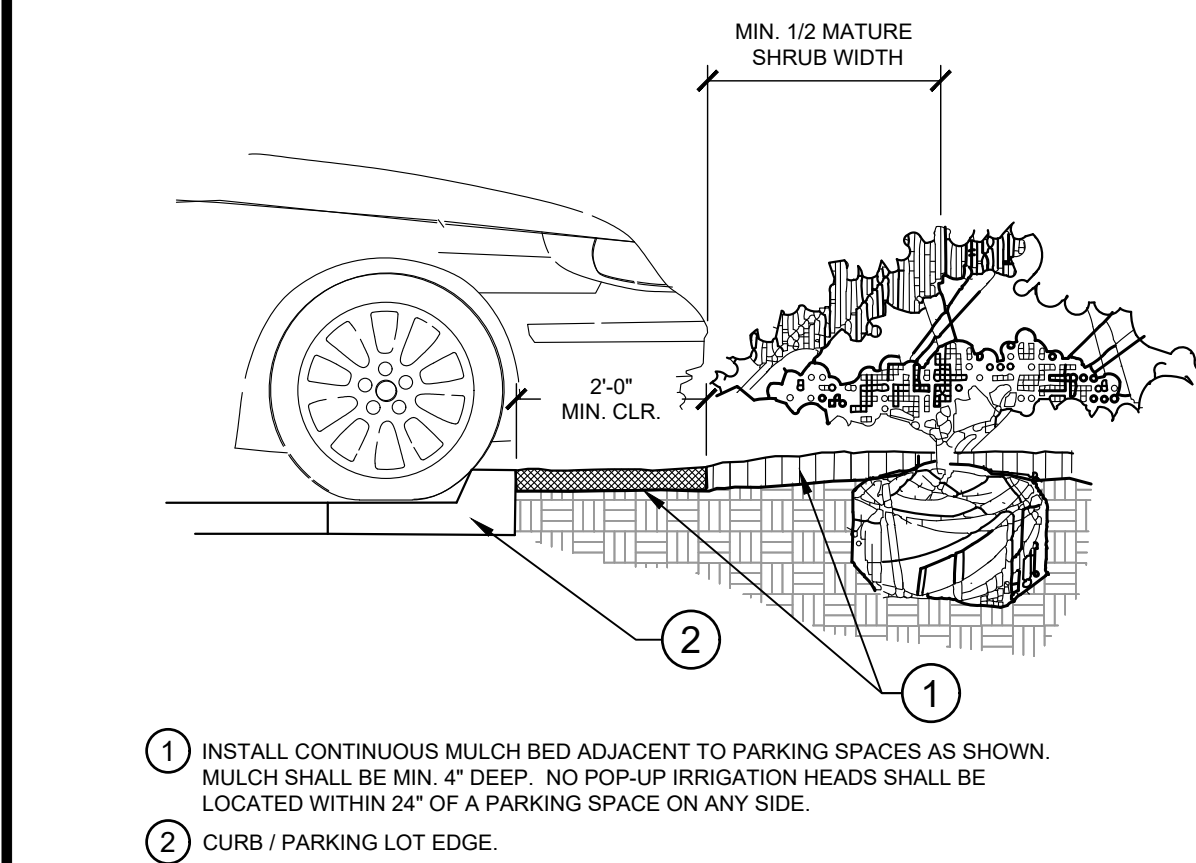
2 SHRUB/GROUND COVER PLANTING ON A SLOPE  
SECTION  
NTS



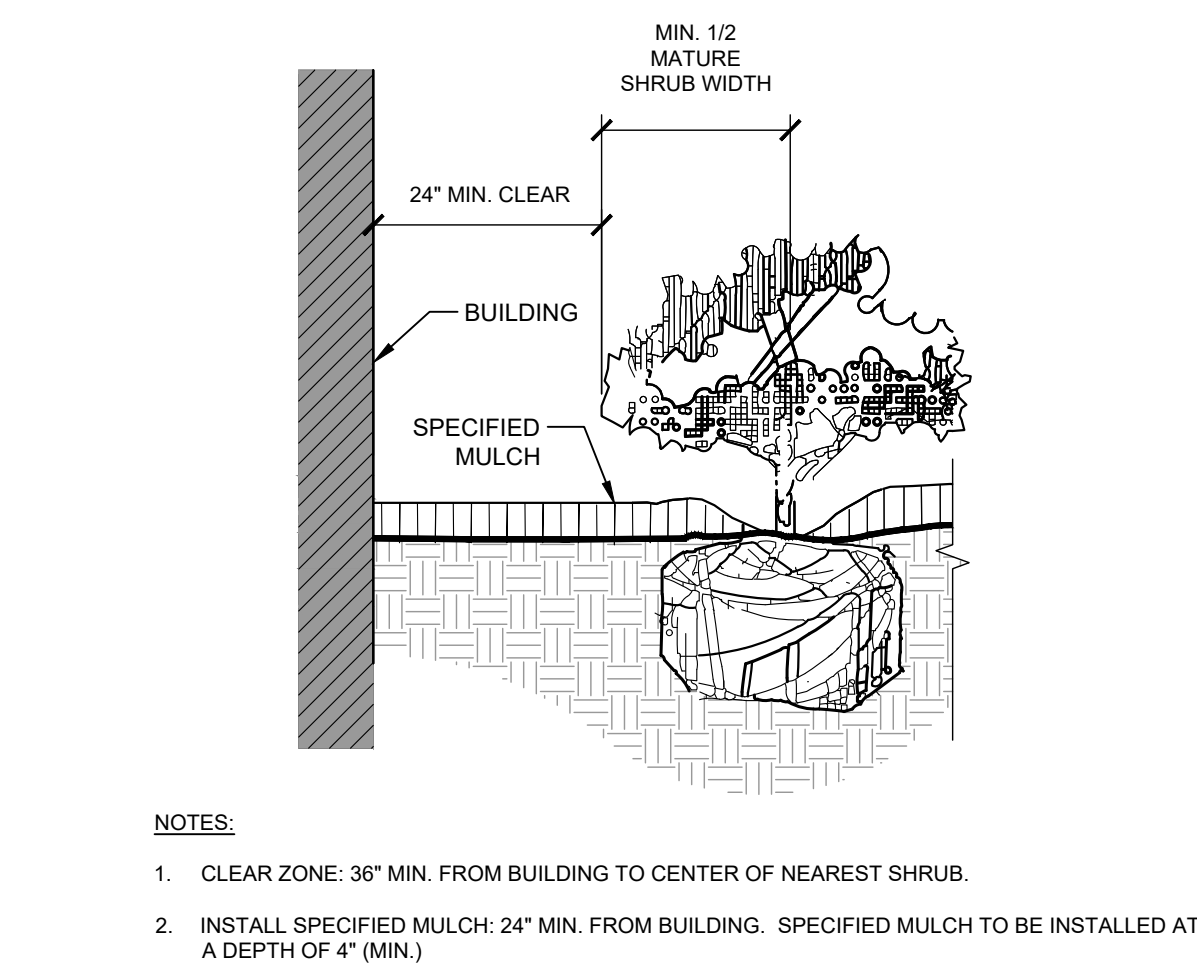
3 SHRUB PLANTING AT FIRE HYDRANT  
SECTION / PLAN  
NTS



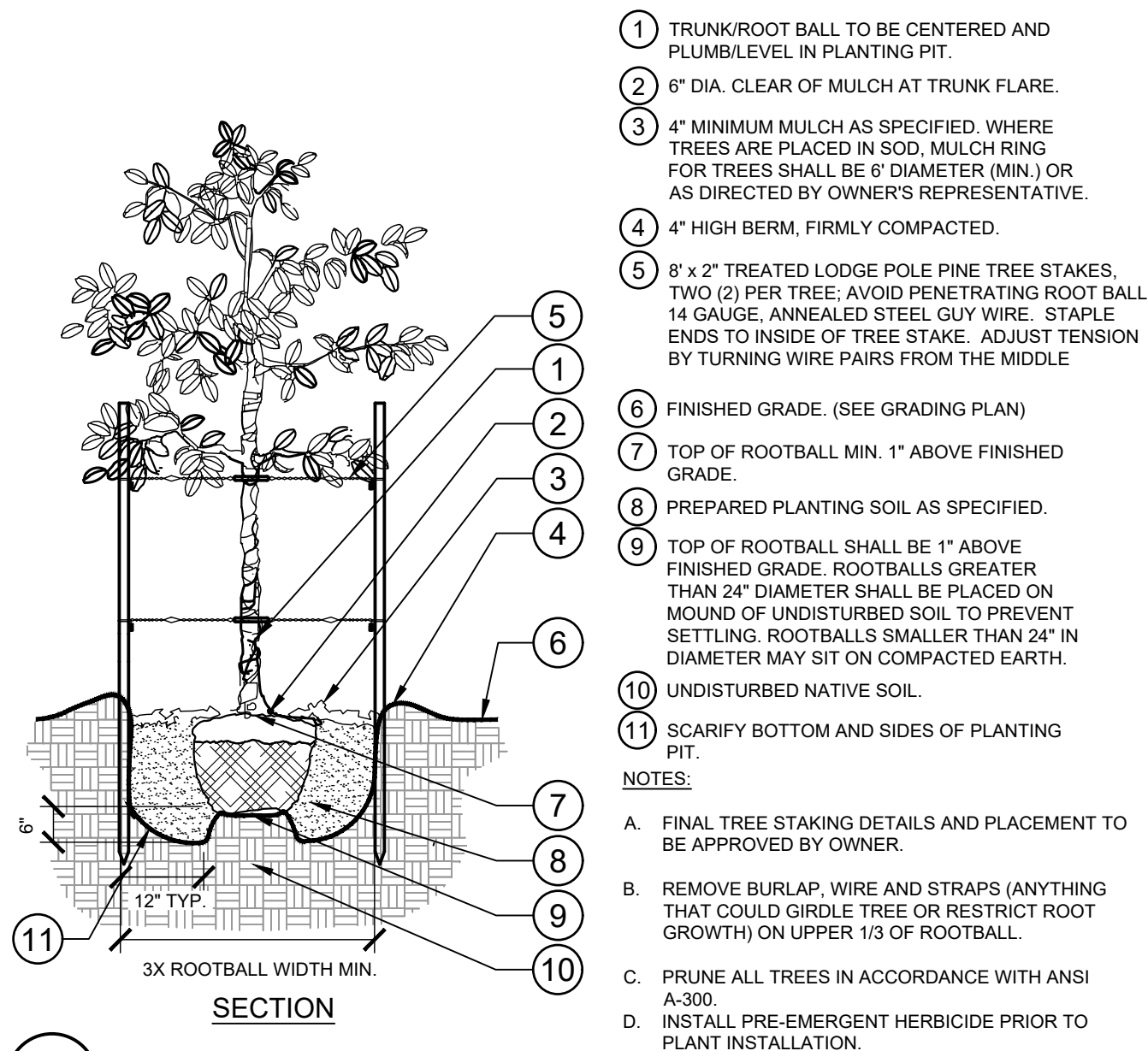
4 PLANTED PARKING LOT ISLANDS/MEDIANS  
SECTION  
NTS



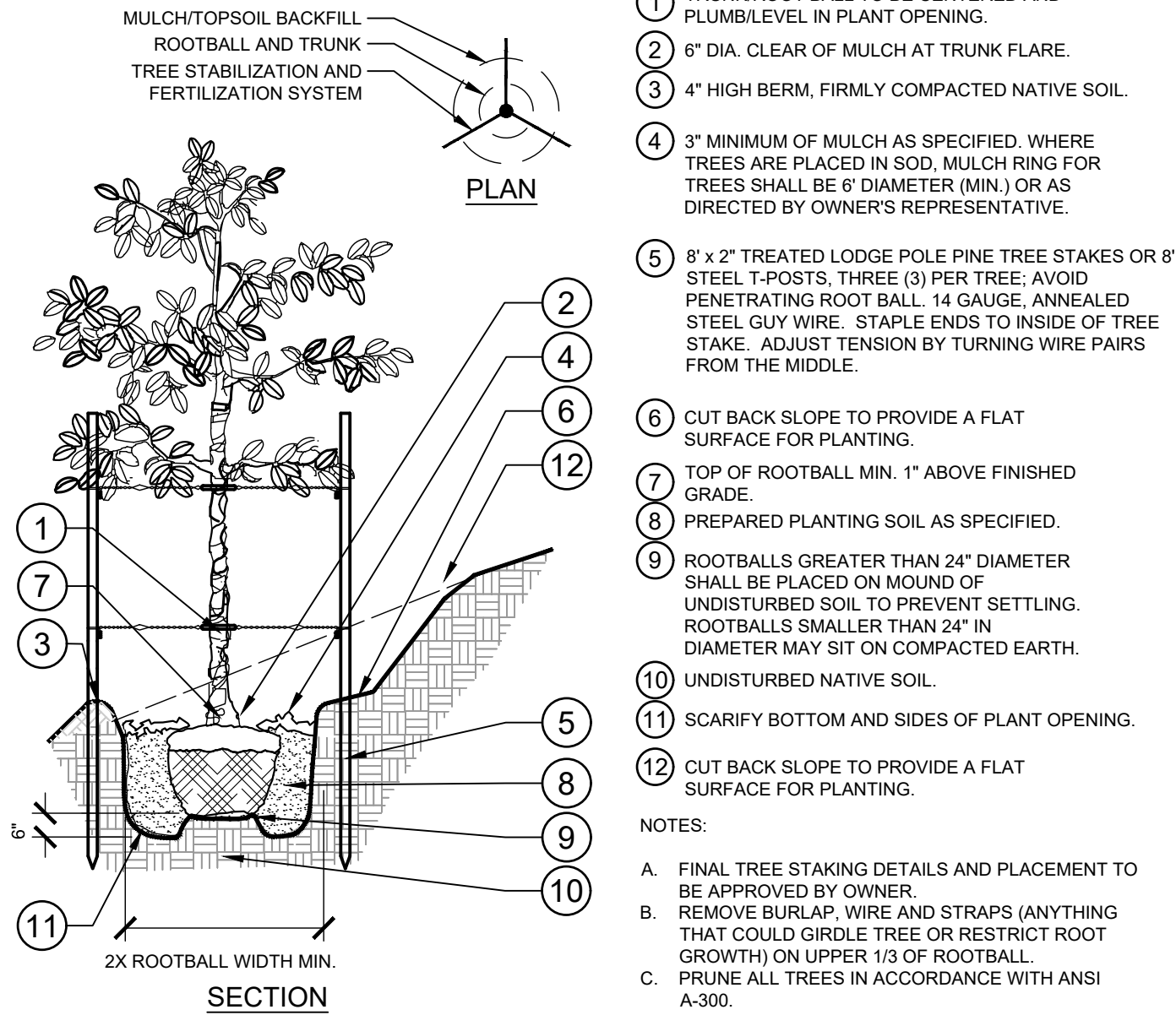
5 PARKING SPACE/CURB PLANTING  
SECTION  
NTS



6 PLANTINGS ADJACENT TO BUILDINGS  
SECTION  
NTS



7 TREE PLANTING - STAKING  
SECTION / PLAN  
NTS



8 TREE PLANTING ON A SLOPE - STAKING  
SECTION / PLAN  
NTS

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.  
3801 Automation Way, Suite 210  
Fort Collins, Colorado 80525 (303) 228-2300

DESIGNED BY: DRS  
DRAWN BY: DRS  
CHECKED BY: CPH  
DATE: 07/02/21

CITY CENTER MARKETPLACE FILING NO. 2  
AURORA, COLORADO  
SITE PLAN  
LANDSCAPE DETAILS

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PROJECT NO.  
096649002

SHEET NO.  
11