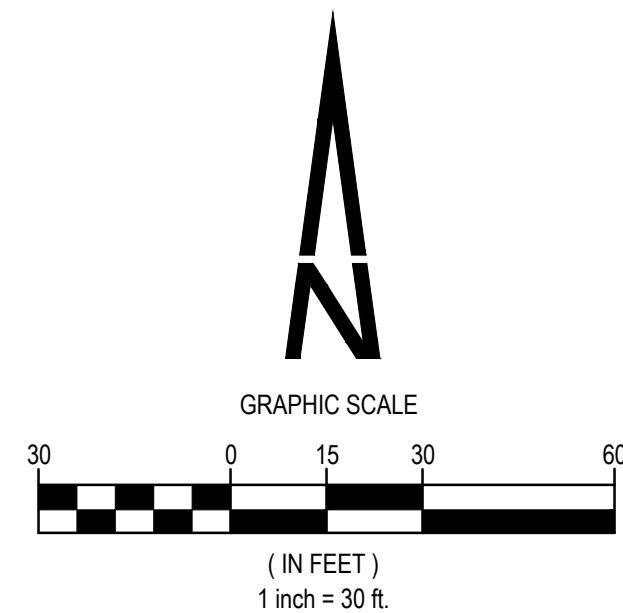# 7-ELEVEN AT SMITH & TOWER
ULTIMATE ROADWAY BUILDOUT EXHIBIT
A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 34, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

N

GRAPHIC SCALE

30   0   15   30   60
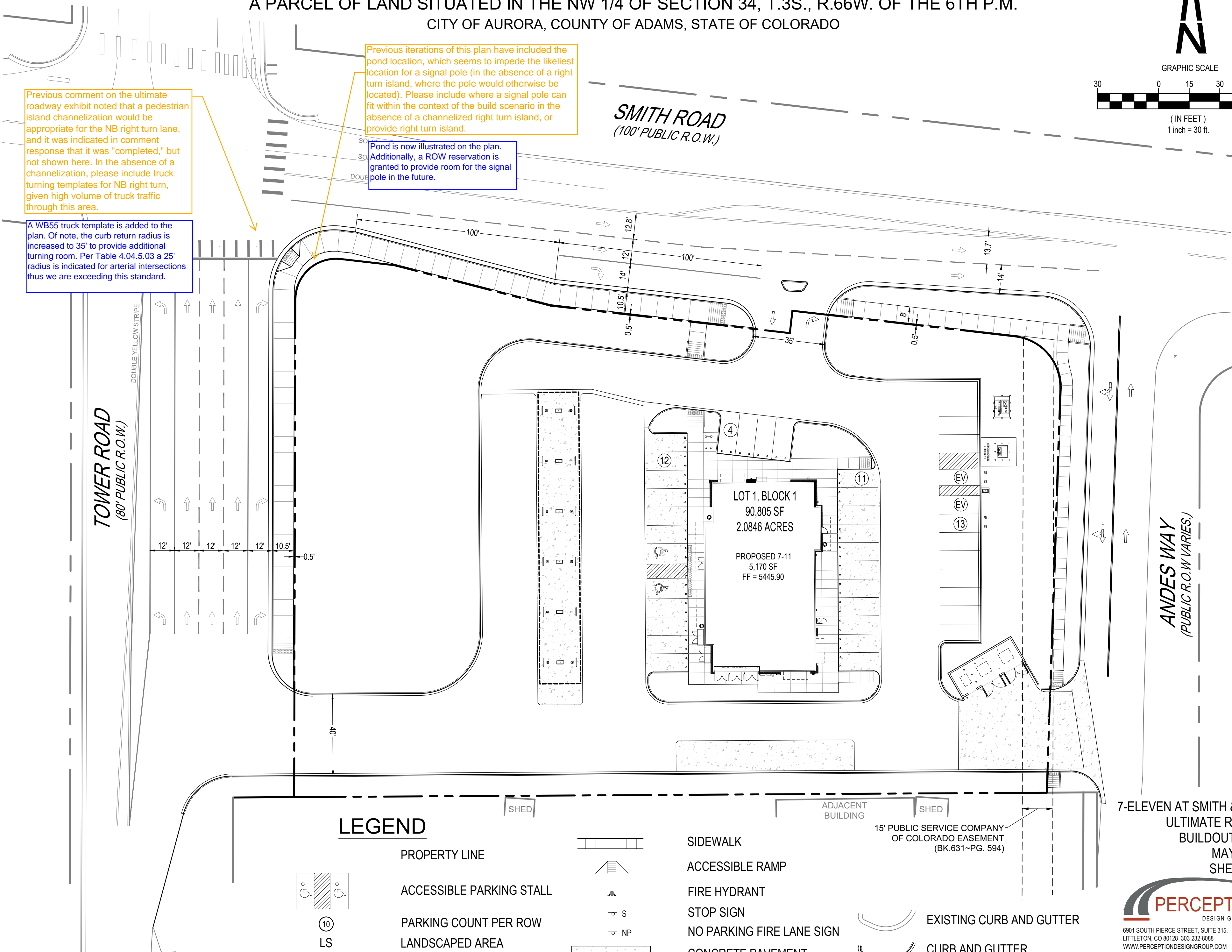
(IN FEET)
1 inch = 30 ft.

Previous comment on the ultimate roadway exhibit noted that a pedestrian island channelization would be appropriate for the NB right turn lane, and it was indicated in comment response that it was "completed," but not shown here. In the absence of a channelization, please include truck turning templates for NB right turn, given high volume of truck traffic through this area.

Previous iterations of this plan have included the pond location, which seems to impede the likeliest location for a signal pole (in the absence of a right turn island, where the pole would otherwise be located). Please include where a signal pole can fit within the context of the build scenario in the absence of a channelized right turn island, or provide right turn island.

Pond is now illustrated on the plan. Additionally, a ROW reservation is granted to provide room for the signal pole in the future.

A WB55 truck template is added to the plan. Of note, the curb return radius is increased to 35' to provide additional turning room. Per Table 4.04.5.03 a 25' radius is indicated for arterial intersections thus we are exceeding this standard.

SMITH ROAD
(100' PUBLIC R.O.W.)

TOWER ROAD
(80' PUBLIC R.O.W.)

DOUBLE YELLOW STRIPE

ANDES WAY
(PUBLIC R.O.W VARIES.)

LOT 1, BLOCK 1
90,805 SF
2.0846 ACRES

PROPOSED 7-11
5,170 SF
FF = 5445.90

12' 12' 12' 12' 10.5' 0.5'

100'   12.8'
12'
14'
10.5'
0.5'
100'   13.7'
14'
8'
0.5'
35'
40'

4
12
11
13
EV
EV

SHED

ADJACENT BUILDING   SHED

15' PUBLIC SERVICE COMPANY OF COLORADO EASEMENT (BK.631~PG. 594)

LEGEND

PROPERTY LINE		SIDEWALK
		ACCESSIBLE RAMP
ACCESSIBLE PARKING STALL		FIRE HYDRANT
	S	STOP SIGN
PARKING COUNT PER ROW	NP	NO PARKING FIRE LANE SIGN
10		
LS LANDSCAPED AREA		CONCRETE PAVEMENT
		EXISTING CURB AND GUTTER
		CURB AND GUTTER

7-ELEVEN AT SMITH & TOWER
ULTIMATE ROADWAY
BUILDOUT EXHIBIT
MAY 10, 2022
SHEET 1 OF 1

PERCEPTION
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CITY CASE NUMBERS 2020-6060; 2020-3059-00