

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

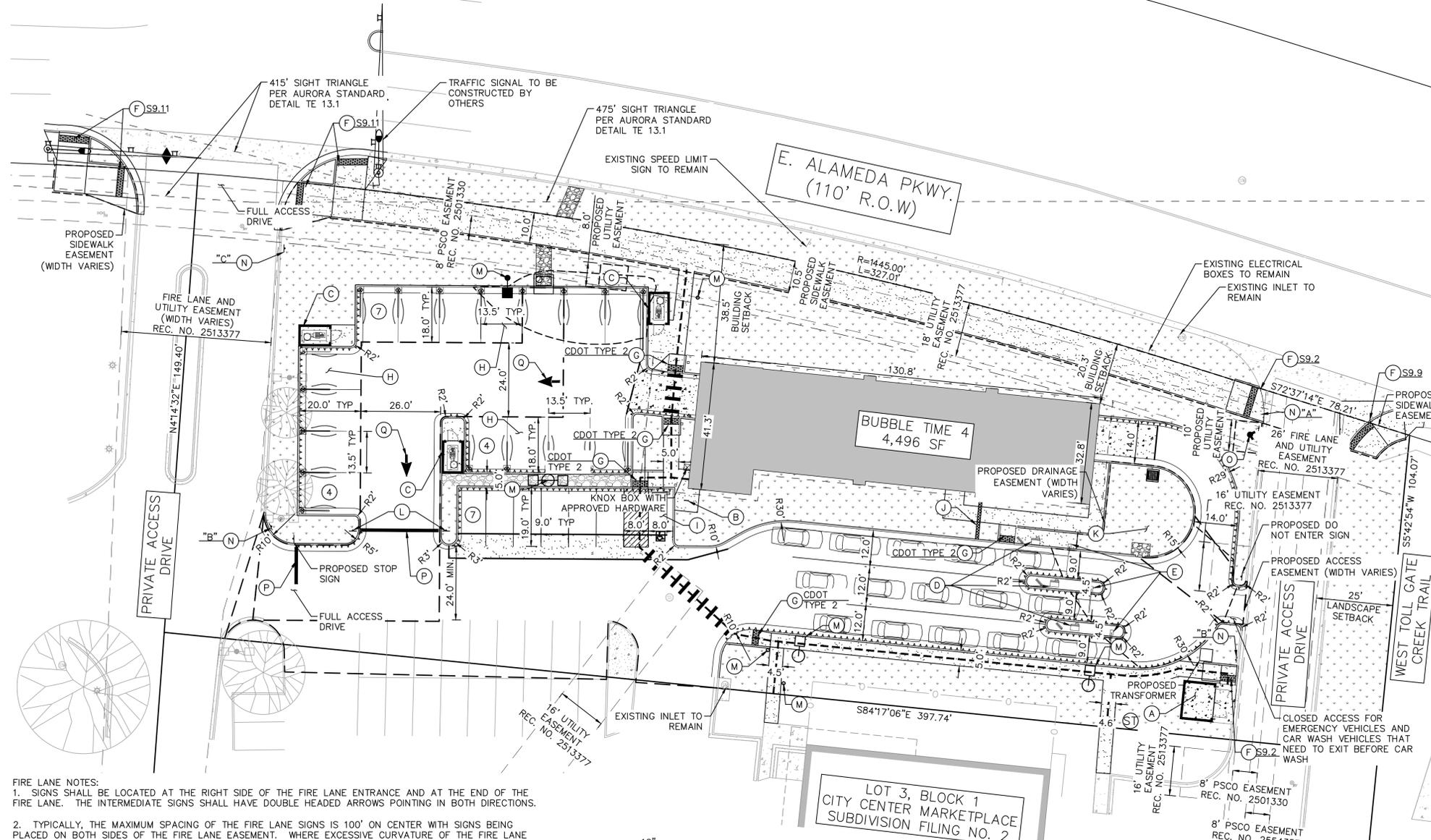
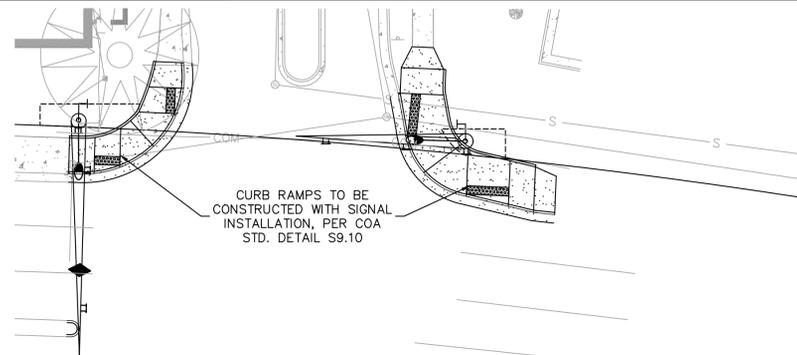
	PROPERTY LINE		CONCRETE SIDEWALK AND PAVEMENT
	ACCESSIBLE ROUTE		ASPHALT PAVEMENT
	EASEMENT LINE		GRAVEL
	PROPERTY LINE		LANDSCAPE AREA
	BUILDING OVERHANG		PROPOSED EASEMENT, TYPE PER PLAN
			SITE LIGHT

SITE KEYNOTES

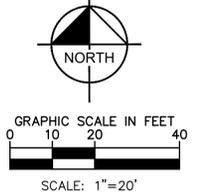
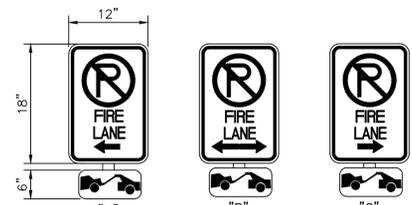
- (A) SCREENED DUMPSTER ENCLOSURE (10'X14')
- (B) BIKE RACK, 2 SPACES ("INVERTED U")
- (C) SCREENED CENTRAL VACUUM UNIT
- (D) CAR WASH PAYSTATION ISLAND PER DETAIL 9 ON SHEET 5
- (E) CAR WASH ENTRANCE GATE PER DETAIL 9 ON SHEET 5
- (F) CURB RAMP PER COA STD DETAIL, DETAIL PER PLAN
- (G) CURB RAMP PER 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.

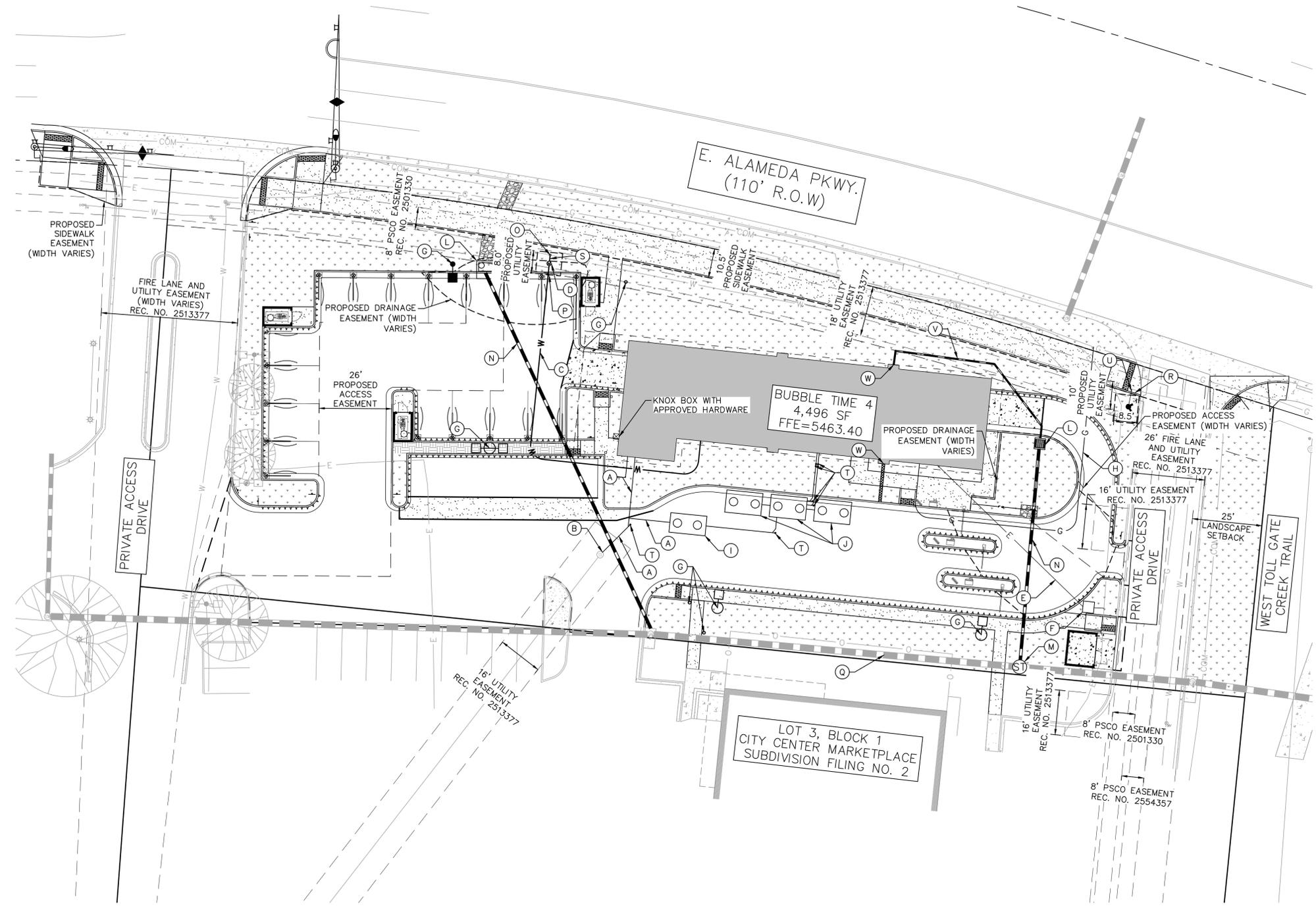


- FIRE LANE NOTES:**
1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
 2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS 100' ON CENTER WITH SIGNS BEING 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 ENCROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.
 7. SIGNS TO BE MOUNTED ON A 2" DIAM ROUND STEEL POLE



<h2 style="margin: 0;">Kimley»Horn</h2> <p style="font-size: 8px; margin: 0;">KIMLEY-HORN AND ASSOCIATES, INC. 3801 Automation Way, Suite 210 Fort Collins, Colorado 80525 (303) 228-2300</p>	<p style="font-size: 8px; margin: 0;">DESIGNED BY: JPW DRAWN BY: NAM CHECKED BY: EPF DATE: 08/20/21</p>
<p style="font-size: 8px; margin: 0;">CITY CENTER MARKETPLACE FILING NO. 2 AURORA, COLORADO SITE PLAN SITE PLAN</p>	<p style="font-size: 8px; margin: 0;">PROJECT NO. 096649002 SHEET NO. 2</p>

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

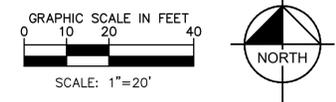


LEGEND

---	PROPERTY LINE
- - - -	EX. EASEMENT LINE
- - - -	PROPOSED EASEMENT
- - - -	PROPOSED BUILDING OVERHANG
---	EX. ELECTRICAL LINE
---	EX. WATER LINE
---	EX. SANITARY LINE
---	EX. GAS LINE
---	EX. STORM SEWER
---	PROP. STORM SEWER
---	PROP. ELECTRICAL LINE
---	PROP. WATER LINE
---	PROP. SANITARY LINE
---	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**
1. THRUST BLOCKS ARE REQUIRED AT ALL FITTINGS.
 2. FRANCHISE UTILITIES ARE SHOWN FOR REFERENCE ONLY. DESIGN AND LOCATIONS TO BE DETERMINED BY OTHERS.
 3. CONTRACTOR SHALL MAINTAIN A 18" VERTICAL CLEARANCE.
 4. 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.
 5. CONTRACTOR TO FIELD VERIFY PROPOSED STUB-IN LOCATIONS PRIOR TO CONSTRUCTION.
 6. PRIVATE STORM SEWER SYSTEM TO BE MAINTAINED BY OWNER.
 7. ALL POINTS OF CONNECTION AND UTILITY CONFLICTS TO BE POTHOLED AND THE CLEARANCE INFORMATION SHALL BE INCLUDED ON CIVIL PLANS PRIOR TO APPROVAL.



	DATE
	BY
	DESCRIPTION
	NO.

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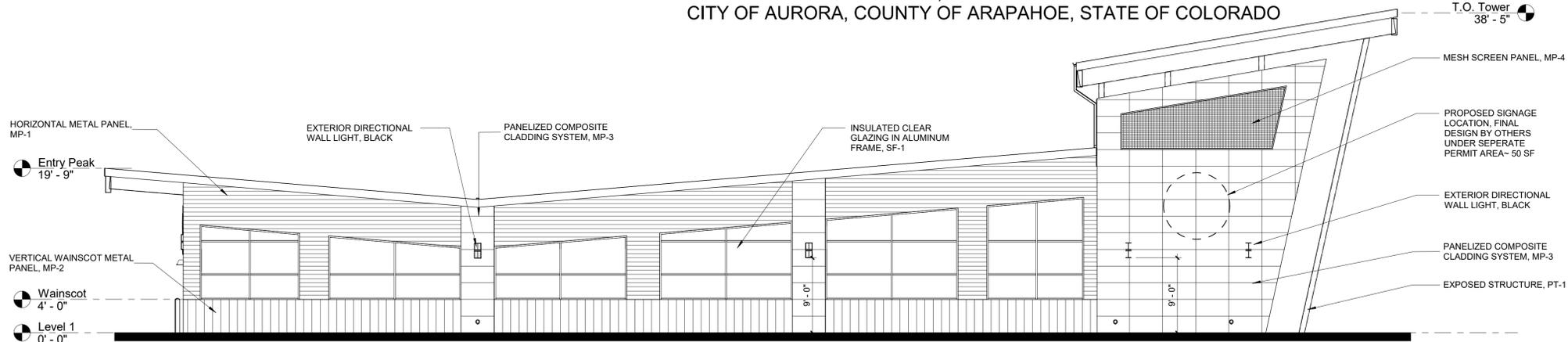
DESIGNED BY: JPW
 DRAWN BY: NAM
 CHECKED BY: EPF
 DATE: 08/20/21

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

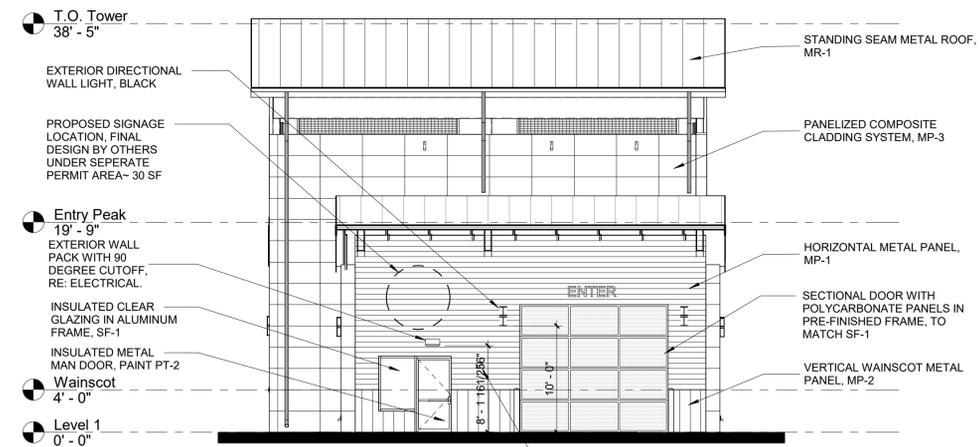
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PROJECT NO.
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 SHEET NO.
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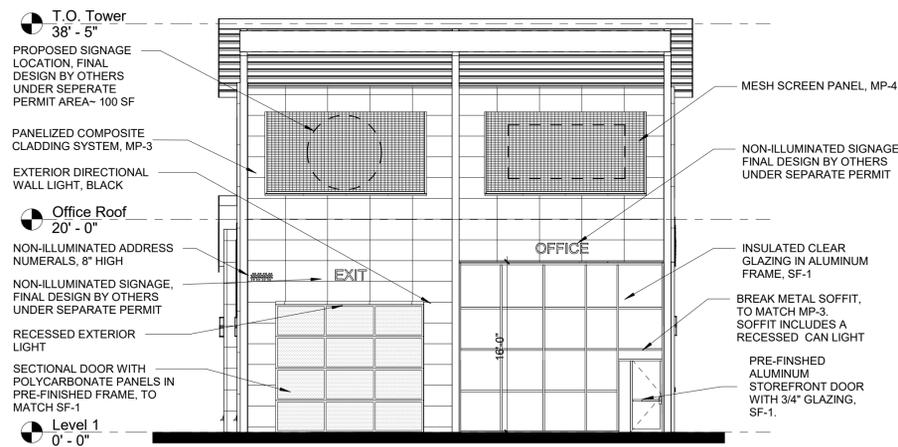
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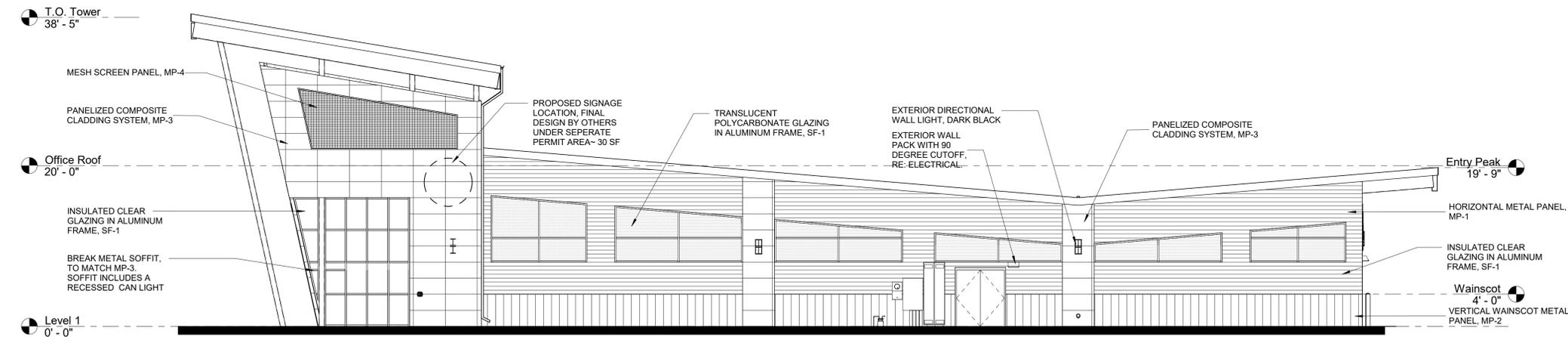
1 NORTH ELEVATION
 6 1/8" = 1'-0"



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
PAINT	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	
WALL	MP-2 VERTICAL WAINSCOT METAL PANEL, MP-2	MBCI	L-12(BEADED), SOLAR WHITE	
WALL	MP-3 PANELIZED COMPOSITE CLADDING SYSTEM, MP-3	ALPOLIC	4mm SOLID COLOR, AZURE BLUE	48"x24" PANELS
WALL	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

NO.	DESCRIPTION	BY	DATE	APPR.

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

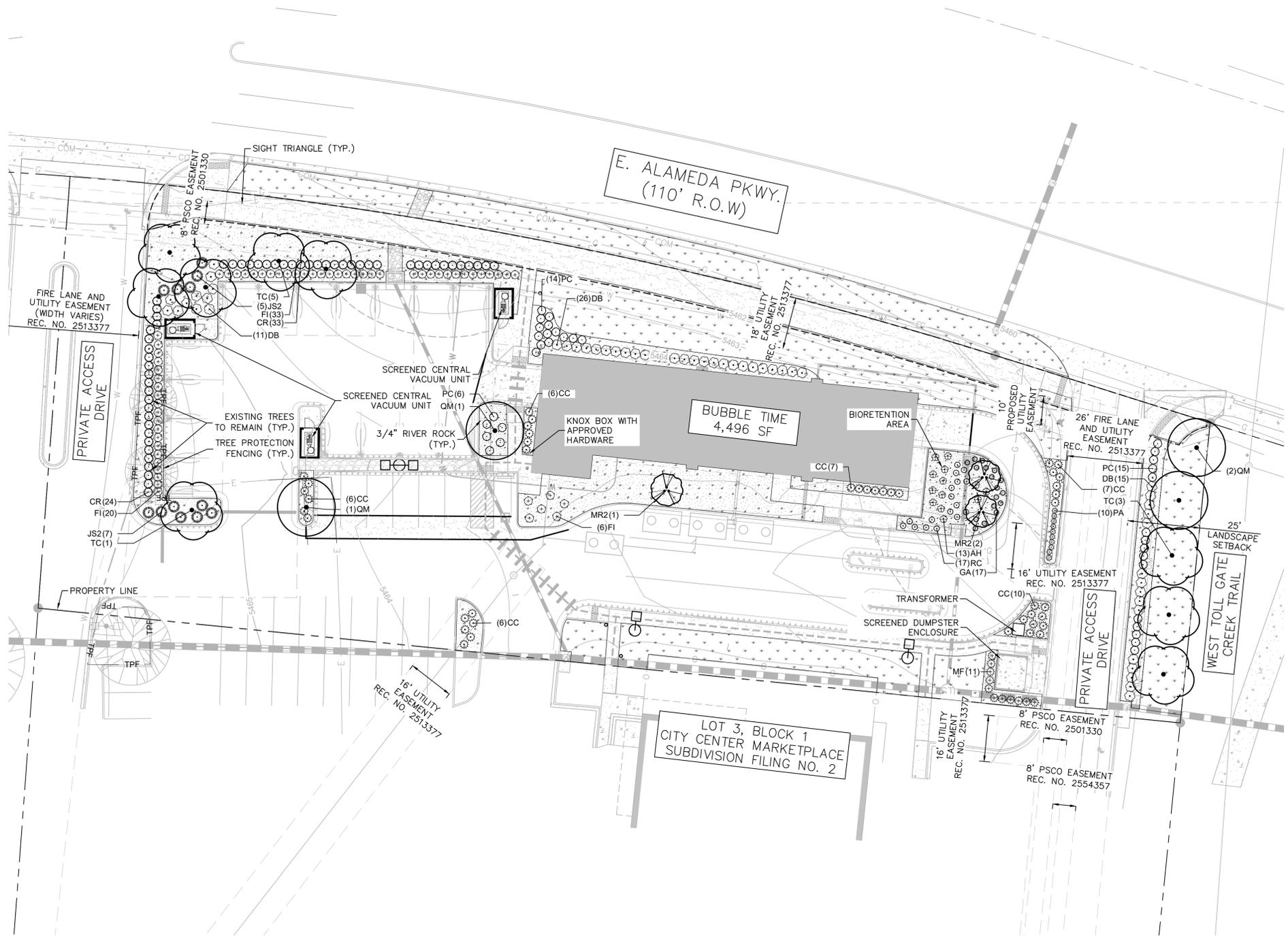
CAR WASH AT CITY CENTER MARKET PLACE
 15400 E Alameda Pkwy
 Aurora, CO 80017
 SITE PLAN
 EXTERIOR ELEVATIONS

H O V E R
 ARCHITECTURE
 385 INVENESSE PKWY, SUITE 100
 AURORA, CO 80017
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PROJECT NO.
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 SHEET NO.
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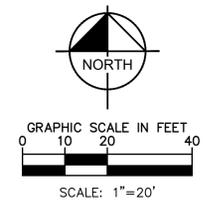
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LEGEND

	PROPERTY LINE
	ACCESSIBLE ROUTE
	EASEMENT LINE
	CONCRETE SIDEWALK AND PAVEMENT
	3/4" HORIZON RIVER ROCK MULCH
	GRAVEL PATH
	RTF SOD
	SITE LIGHT
	EX. ELECTRICAL LINE
	EX. WATER LINE
	EX. SANITARY LINE
	EX. GAS LINE
	EX. STORM SEWER
	PROP. STORM SEWER
	PROP. ELECTRICAL LINE
	PROP. WATER LINE
	PROP. SANITARY LINE
	PROP. GAS LINE



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

DESIGNED BY: DRS
 DRAWN BY: DRS
 CHECKED BY: CPH
 DATE: 08/20/21

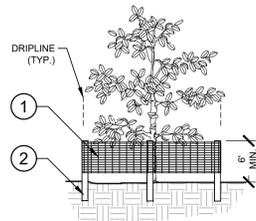
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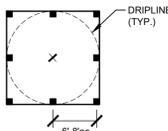
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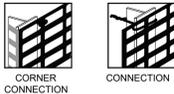


- 1 6" "PERIMETER PLUS" CONSTRUCTION FENCE BY CONVED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
- 2 8" TALL METAL "T" POSTS OR 2" X 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

ELEVATION



PLAN



INSTALLATION NOTES:

- A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
- B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
- C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
- D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONVED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

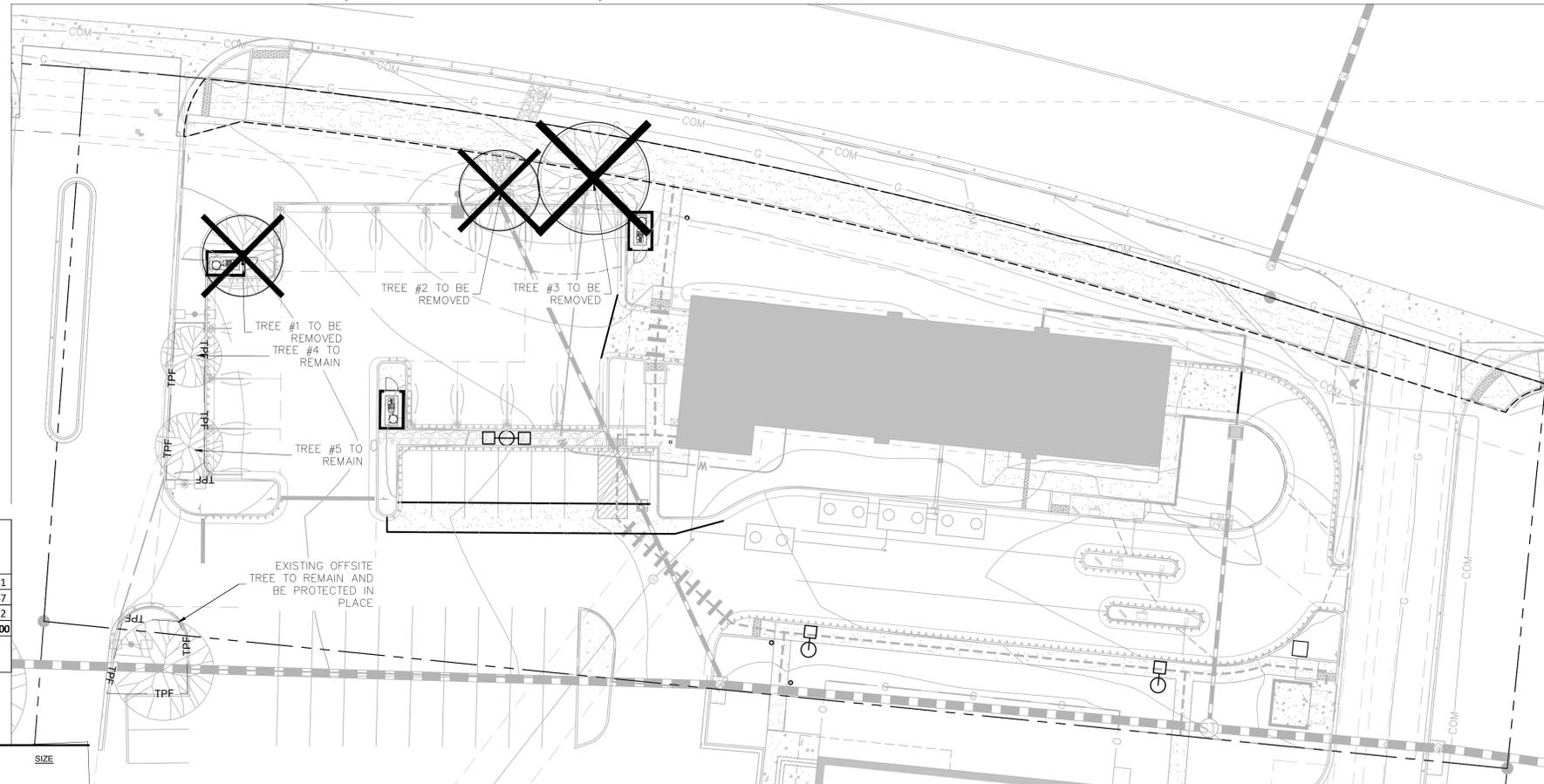
NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

9 TREE PROTECTION FENCING
 7 ELEVATION / PLAN
 NTS

TREE MITIGATION TABLE

TREE #	CALIPER INCHES REMOVED	MITIGATION INCHES	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION AND/OR AMOUNT PAID TO "TREE PLANTING FUND"
1	8	4	0	\$751.31
2	8	3	0	\$493.47
3	9	2	0	\$309.22
TOTAL	25	9	0	\$1,554.00

NOTE: MITIGATION VALUES BASED ON INTERNATIONAL SOCIETY OF ARBORICULTURE'S GUIDE TO PLANT APPRAISAL. SPECIES, DIAMETER, CONDITION, AND LOCATION FACTORS WERE INCLUDED IN THE ASSESSMENT.



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE
	MR2	3	MALUS X 'RADIANT'	RADIANT CRAB APPLE	B & B	2" CAL MIN	10' HT MIN
	QM	4	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2" CAL MIN	14' HT MIN
	TC	9	TILIA CORDATA	LITTLELEAF LINDEN	B & B	2" CAL MIN	14' HT MIN
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	SIZE
	CC	42	CARYOPTERIS X CLANDONIENSIS 'BLUE MIST'	BLUE MIST SHRUB	5 GAL	SEE PLAN	12" HT MIN
	CR	54	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL	SEE PLAN	18" HT MIN
	DB	52	DAPHNE X BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	5 GAL	SEE PLAN	12" HT MIN
	FI	59	FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF'	DWARF FORSYTHIA	5 GAL	SEE PLAN	12" HT MIN
	JS2	12	JUNIPERUS X MEDIA 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	SEE PLAN	18" FULL
	MF	11	MAHONIA FREMONTII	DESERT MAHONIA	5 GAL	SEE PLAN	
	PC	35	POTENTILLA FRUTICOSA 'CORONATION TRIUMPH'	CORONATION TRIUMPH POTENTILLA	5 GAL	SEE PLAN	18" HT MIN
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	SIZE
	AH	13	ANDROPOGON HALLII 'GARDEN'	SAND BLUESTEM	1 GAL	SEE PLAN	
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	SIZE
	GA	17	GAILLARDIA ARISTATA	COMMON GAILLARDIA	1 GAL	SEE PLAN	
	PA	10	PEROVSKIA X 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	5 GAL	SEE PLAN	12" HT MIN
	RC	17	RATIBIDA COLUMNIFERA	YELLOW PRAIRE CONEFLOWER	1 GAL	SEE PLAN	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING
	RM	7,874 SF	3/4" HORIZON RIVER ROCK MULCH	PIONEER SAND AND STONE	-		
	RE	8,874 SF	RTF SOD SOD	GREEN VALLEY TURF CO.	SOD		

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 DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED 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).

LANDSCAPE NOTES

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.

SITE DATA TABLE

SITE DATA	AREA IN SF	REQUIRED	PROVIDED
TOTAL SITE AREA WITHIN PROP LINES:	54,014 SF		
BUILDING COVERAGE:	4,496 SF		
HARD SURFACE AREA:	26,119 SF		
LANDSCAPE AREA:	16,841 SF		
PARKING LOT LANDSCAPING SCREENING		REQUIRED CONT DBL ROW OF SHRUBS	PROVIDED CONT DBL ROW OF SHRUBS
9'X19' ISLAND		1 TREE & 6 SHRUBS	1 TREE & 6 SHRUBS
9'X38' ISLAND		2 TREES & 12 SHRUBS	2 TREES & 12 SHRUBS
50% SHRUB COVER		50% SHRUB COVER	50% SHRUB COVER
10% TOTAL AREA TO BE LANDSCAPE	407 SF	407 SF	987 SF
BUILDING PERIMETER LANDSCAPING		REQUIRED	PROVIDED
1 TREE OR T.E. (12 SHRUBS) / 40 LF BUILDING FRONTAGE		1 TREE OR T.E.	1 T.E. (12 SHRUBS/5 GAL)
		3 TREES OR T.E.	3 T.E. (40 SHRUBS/ 5 GAL)
STANDARD R.O.W. LANDSCAPING DESCRIPTION		LENGTH (LF)	TREES/SHRUBS REQ. / PROV. (1 TREE/ 40LF)
E ALAMEDA PARKWAY		290'	7 TREES REQ. / 7 TREES PROV.
BUFFER REQUIREMENTS		LENGTH	WIDTH REQ. / PROVIDED
BUFFER STRIP		104'	25' / 25'
EAST SIDE (SPECIAL LANDSCAPE BUFFER)			TREES/SHRUBS REQ. (1 TREE AND 10 SHRUBS/ 30 LF) / PROV. 3 TREES + 30 SHRUBS REQ. / 3 TREES + 30 SHRUBS PROV.

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: 08/20/21

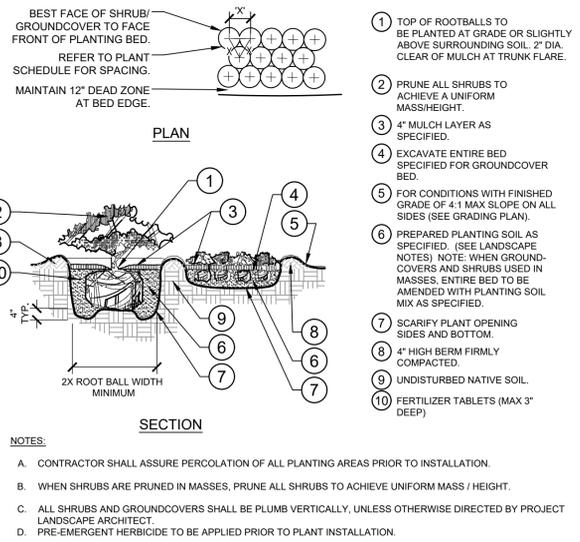
CITY CENTER MARKETPLACE FILING NO. 2
 AURORA, COLORADO
 SITE PLAN
 LANDSCAPE NOTES

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION

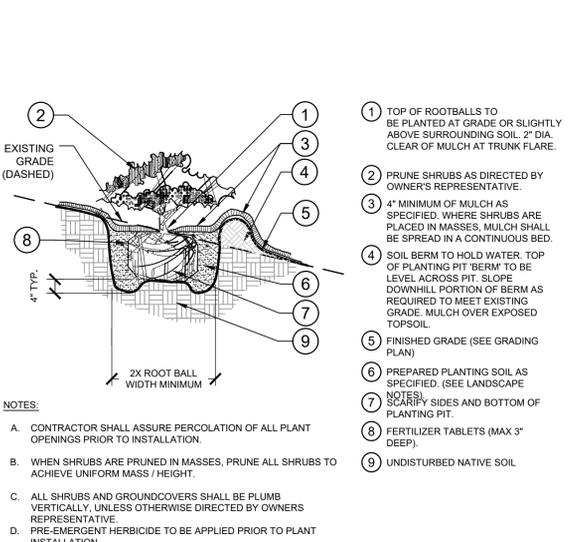
PROJECT NO.
 096649002
 SHEET NO.
 10

NO.	DESCRIPTION	BY	DATE	APPR

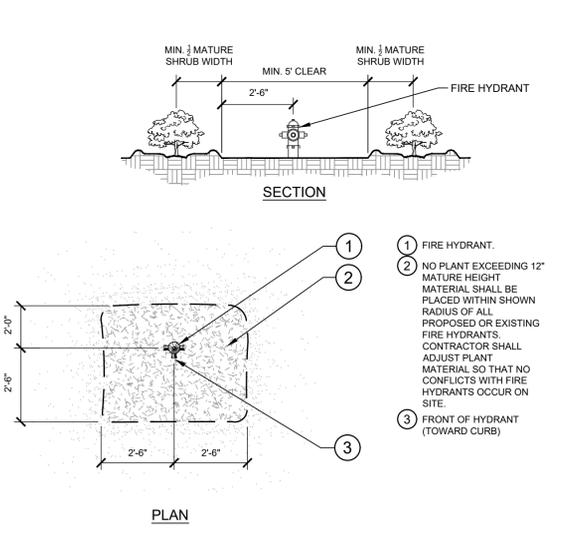
**CAR WASH AT CITY CENTER MARKETPLACE
SITE PLAN WITH CONDITIONAL USE**
 LOT 4, BLOCK 1, CITY CENTER MARKETPLACE SUBDIVISION FILING NO. 2
 A PORTION OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH,
 RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



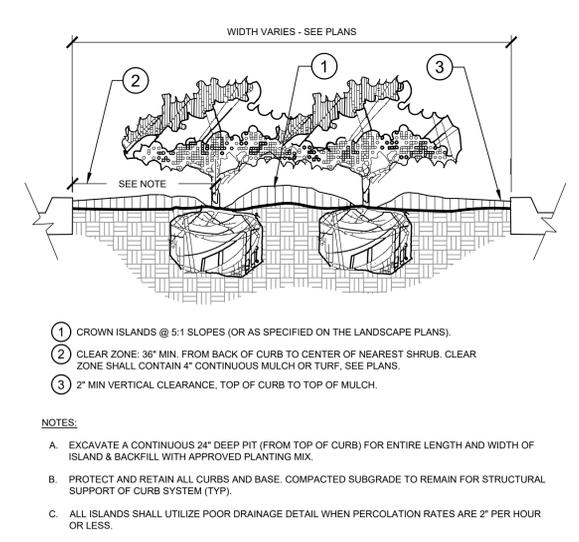
1 SHRUB/GROUNDCOVER PLANTING
SECTION / PLAN NTS



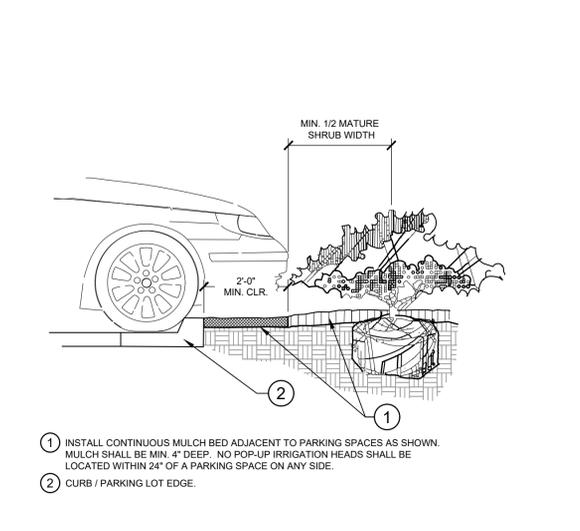
2 SHRUB/GROUNDCOVER PLANTING ON A SLOPE
SECTION NTS



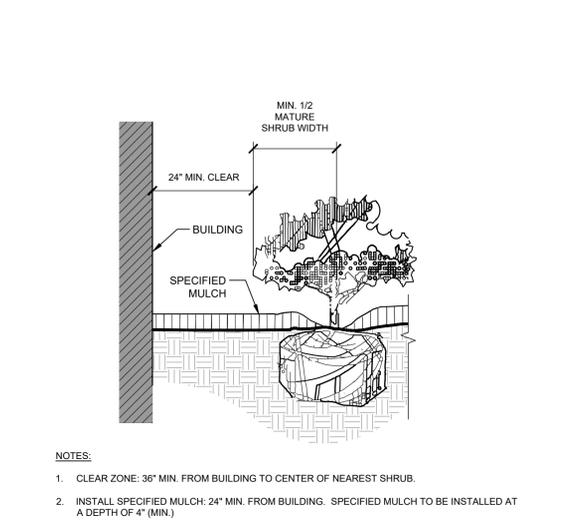
3 SHRUB PLANTING AT FIRE HYDRANT
SECTION / PLAN NTS



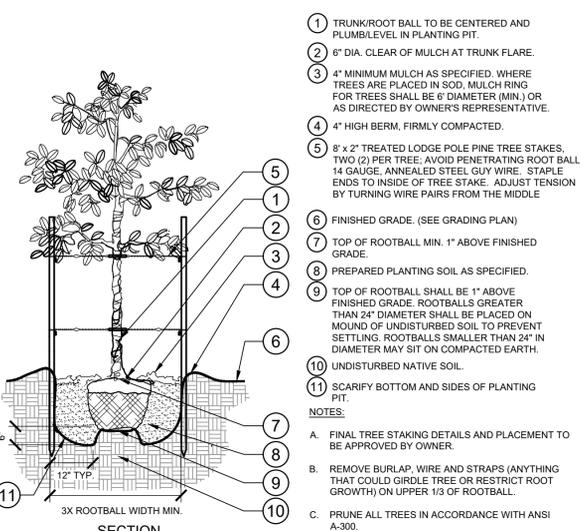
4 PLANTED PARKING LOT ISLANDS/MEDIANS
SECTION NTS



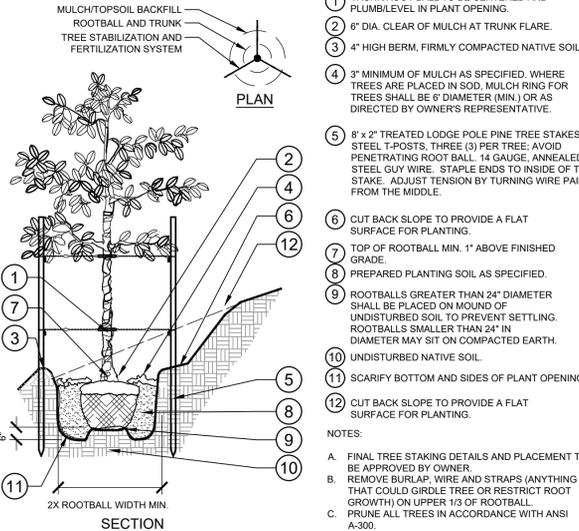
5 PARKING SPACE/CURB PLANTING
SECTION NTS



6 PLANTINGS ADJACENT TO BUILDINGS
SECTION NTS



7 TREE PLANTING - STAKING
SECTION / PLAN NTS



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

NO.	DESCRIPTION	BY	DATE	APPR

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

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SHEET NO.
 11