

QUIKTRIP NO. 4245 SITE PLAN AND CONDITIONAL USE

LOCATED AT THE NORTHEAST CORNER OF E ALAMEDA AVE AND S CRYSTAL STREET

LOCATED IN THE SW QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION

PARCEL A:
LOT 1, BLOCK 1, LOWRY CREDIT UNION SUBDIVISION FILING NO. 1, RECEPTION NUMBER R2734520, BOOK 92, PAGE 74, COUNTY OF ARAPAHOE, STATE OF COLORADO.

TOGETHER WITH THAT PART OF SOUTH CRYSTAL STREET VACATED BY ORDINANCE NO. 2001-93, RECORDED DECEMBER 3, 2001 UNDER RECEPTION NO. B1206665.

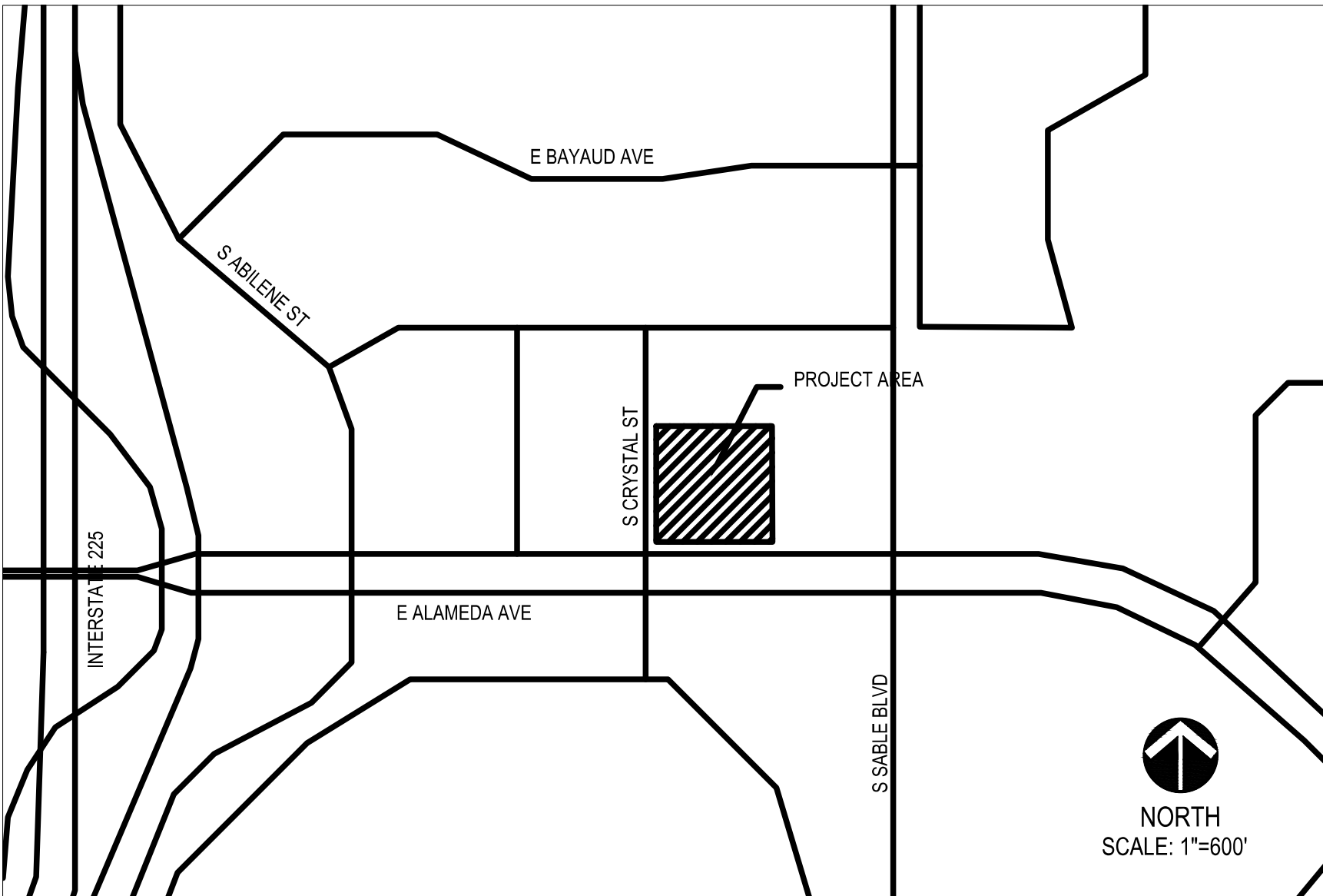
EXCEPT THAT PART CONVEYED BY DEED RECORDED MARCH 19, 2002 UNDER RECEPTION NO. B2051156.

PARCEL B:
THOSE EASEMENT RIGHTS CREATED BY RECIPROCAL ACCESS AND PARKING EASEMENT AGREEMENT RECORDED MARCH 19, 2002 UNDER RECEPTION NO. B2051157.

SITE DATA TABLE

SITE DATA	
PROPOSED USE	MOTOR VEHICLE FUEL DISPENSING STATION (CONDITIONAL USE REQUIRED)
LAND AREA WITHIN PROPERTY LINES	1.57 AC / 68,381 SF
NUMBER OF BUILDINGS	1
BUILDING HEIGHT	20'
TOTAL BUILDING COVERAGE AND GFA	5,312 SF (7.62%)
HARD SURFACE AREA	40,830 SF (59.71%)
LANDSCAPE AREA	21,309 SF (31.20 %)
ENHANCED PAVING URBAN PLAZA	930 SF (1.36%)
PRESENT ZONING CLASSIFICATION	MIXED USE REGIONAL (MU-R)
ZONING SUBAREA	A
BUILDING INFORMATION	
IBC YEAR	2021
CONSTRUCTION TYPE	V-B
OCCUPANCY TYPE	M OCCUPANCY
SIGNAGE	
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	5
PROPOSED NUMBER OF SIGNS (TOTAL)	5
TOTAL SIGN AREA	182 SF
PROPOSED WALL/FASCIA SIGNS (TOTAL)	4
PROPOSED WALL/FASCIA SIGN AREA (TOTAL)	144 SF
PROPOSED MONUMENT SIGNS (TOTAL)	1
PROPOSED MONUMENT SIGN AREA	38 SF PER SIDE
PARKING	
PARKING SPACES REQUIRED	22
PARKING SPACES PROVIDED	30
ACCESSIBLE SPACES REQUIRED	1
ACCESSIBLE SPACES PROVIDED	2
VAN ACCESSIBLE SPACES PROVIDED	2
LOADING SPACES REQUIRED	NA
LOADING SPACES PROVIDED	NA
PARKING SPACES TOTAL	32

VICINITY MAP



SHEET INDEX

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PROJECT TEAM

DEVELOPER: QUIKTRIP CORPORATION 12000 WASHINGTON ST, STE 175 THORNTON, CO 80241 303.248.0435 JESSICA GLAVAS	CIVIL ENGINEER: LAMP-RYNEARSON 4715 INNOVATION DR, STE 100 FORT COLLINS, CO 80525 970.226.0342 MICHAEL PALIZZI	LANDSCAPE ARCHITECT: NORRIS DESIGN 1101 BANNOCK ST, DENVER, CO 80204 303.892.1166 BEN PESSO	PLANNER: NORRIS DESIGN 1101 BANNOCK ST, DENVER, CO 80204 303.892.1166 STACEY WEAKS
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SIGNATURE BLOCK

LEGAL DESCRIPTION: SEE THIS SHEET

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, _____ HAS CAUSED THESE
(CORPORATION, COMPANY, INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, _____.

BY: _____ CORPORATE
(PRINCIPALS OR OWNERS) SEAL

STATE OF COLORADO)
COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ AD, ____ BY

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL _____ NOTARY
SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

RECORDER'S CERTIFICATE:

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

COLORADO AT _____ O'CLOCK ____ M, HIS _____ DAY OF _____ AD, _____.

CLERK AND RECORDER: _____ DEPUTY: _____

QUIKTRIP NO. 4245
SITE PLAN AND CONDITIONAL USES
ALAMEDA AVE & CRYSTAL ST
CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

OWNER:
QUIKTRIP CORPORATION

12000 WASHINGTON ST. STE. 175
THORNTON, CO 80241
303-248-0435

NOT FOR
CONSTRUCTION

DATE:

04/05/2023 SP-CUP 01
10/11/2023 SP-CUP 02
02/07/2024 SP-CUP 03
04/05/2024 SP-CUP 04
08/09/2024 SP-CUP 05

SHEET TITLE:

COVER

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 PASENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60 OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESIBLE 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 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE OF COUNCIL (ICC) A117.1--2017.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS 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 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 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.
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 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.
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 UNOBSTRUCTED 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.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES
13. 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.
14. 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.
15. 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.
16. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
17. THERE WILL BE NO OUTSIDE, OVERNIGHT STORAGE OF VEHICLES ON THE SITE.
18. 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 THE DEVELOPMENT.

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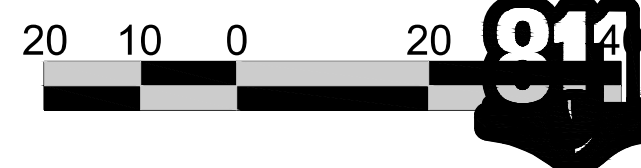
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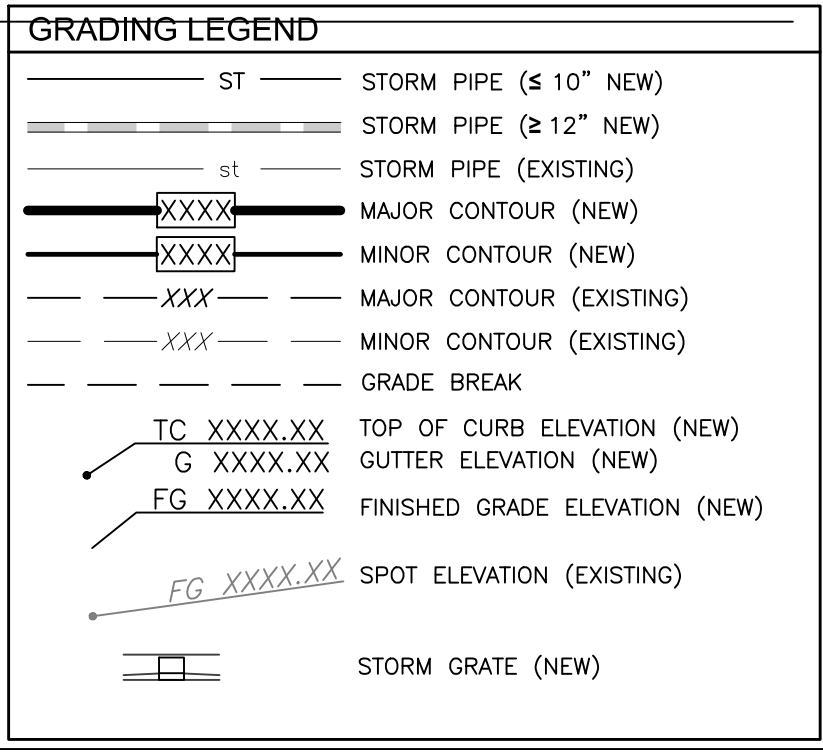
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08/09/2024 SP-CUP 05

SHEET TITLE:

NOTES SHEET







NOTE: ON SITE STORM SEWER IS A PRIVATE SYSTEM AND WILL BE MAINTAINED BY OWNER

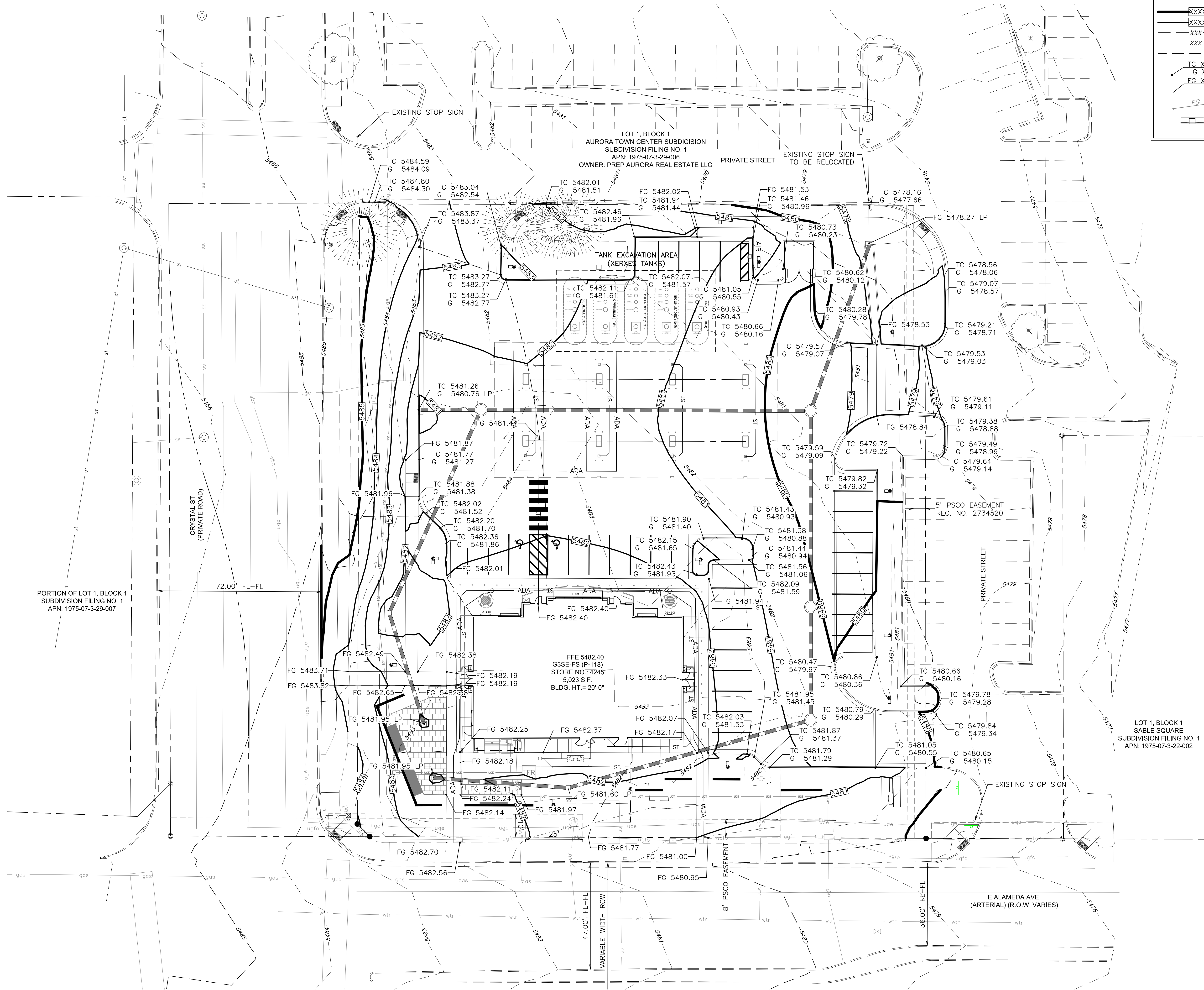


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CHECKED BY: HF
DRAWN BY: DAS

FILE LOCATION: \\Engineering\0220206 Quik Trip Aurora\DRAWINGS\CONSTRUCTION DRAWINGS\83-4245 Civil-SITE.dwg USER: dillon.saved: 8/9/2024 11:33 AM PLOTTED: 8/9/2024 11:41 AM

CHECKED BY: HF
DRAWN BY: DAS



GRADING LEGEND

ST

STORM PIPE (≤ 10" NEW)

st

STORM PIPE (≥ 12" NEW)

XXXX

STORM PIPE (EXISTING)

XXXX

MAJOR CONTOUR (NEW)

XXXX

MINOR CONTOUR (NEW)

XXX

MAJOR CONTOUR (EXISTING)

XXX

MINOR CONTOUR (EXISTING)

GRADE BREAK

TC XXXX.XX

G XXXX.XX

FG XXXX.XX

TOP OF CURB ELEVATION (NEW)

FG XXXX.XX

GUTTER ELEVATION (NEW)

FG XXXX.XX

FINISHED GRADE ELEVATION (NEW)

FG XXXX.XX

SPOT ELEVATION (EXISTING)

ST

STORM GRATE (NEW)

NOTE: ON SITE STORM SEWER IS A PRIVATE SYSTEM AND WILL BE MAINTAINED BY OWNER

NORRIS DESIGN

PEOPLE + PLACEMAKING

1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166

NORRIS-DESIGN.COM

LAMP RYNARSON

QUIKTRIP NO. 4245

SITE PLAN AND CONDITIONAL USES

ALAMEDA AVE & CRYSTAL ST

CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

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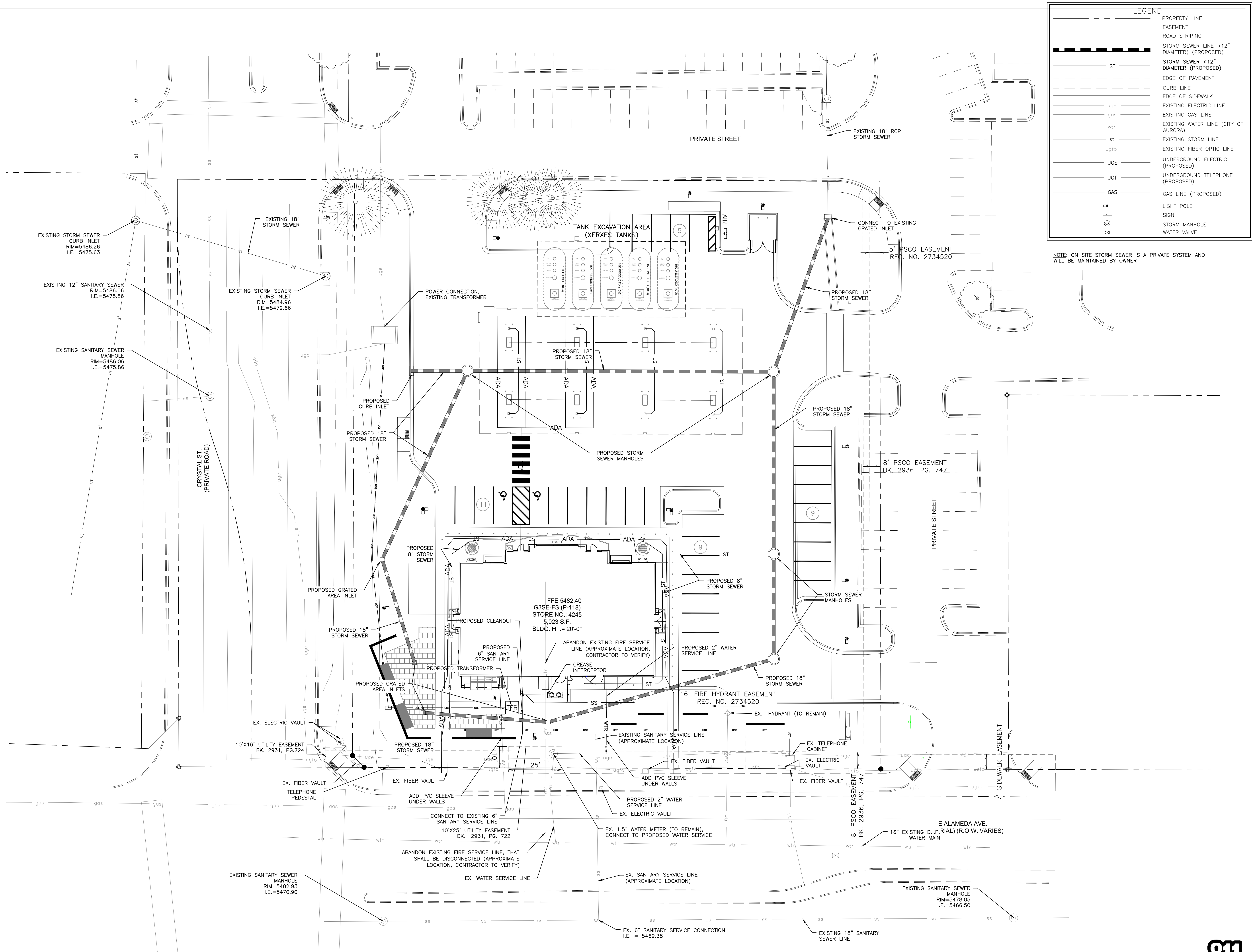
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02/07/2024 SP-CUP 03
04/05/2024 SP-CUP 04
08/09/2024 SP-CUP 05

SHEET TITLE:
C-111 DETAILED
GRADING PLAN



CHECKED BY: HF
DRAWN BY: DAS

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NORRIS DESIGN

PEOPLE + PLACEMAKING

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DENVER, CO 80204
P 303.892.1166

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**LAMP
RYNEARSON**

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SHEET TITLE:
C-150 UTILITY PLAN





CHECKED BY: S.W.
DRAWN BY: B.P.

CITY OF AURORA NOTES

1.

ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
2.

THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE BROOM FINISH, STANDARD GRAY CONCRETE.
3.

ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ACCESS.
4.

THE OWNER/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 CERTIFICATE OF OCCUPANCY.
5.

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.
6.

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 DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
7.

A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
8.

LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
9.

TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
10.

SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1" -1 ½ " RIVER ROCK MULCH. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH.
11.

SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 26" IN HEIGHT.
12.

ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF -WAY. THE OWNER, 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 LINES OR SYSTEMS.

Building Perimeter Landscape Table						
Building Perimeter Landscape Description	Length	Trees / T.E. Required	Trees Provided	Shrubs Required	Shrubs Provided	Grasses/ Perennials Provided
North Elevation (1 Tree or 10 Shrubs per 40 LF)	92	2	2	23	22	21
East Elevation (1 Tree or 10 Shrubs per 40 LF)	53	1	0	13	39	9
West Elevation (1 Tree or 10 Shrubs per 40 LF)	53	1	2	13	34	14
South Elevation (1 Tree or 10 Shrubs per 40 LF)	92	2	0	23	22	21
	Totals:	6	4	72	117	65
NOTES:						
1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.						
2.) One tree equivalent is equal to, 10 five-gallon shrubs, or 30 one-gallon perennial plants or ornamental grasses.						
3.) Shrub equivalents provided for tree deficit.						

Street Frontage Buffer							
Street Frontage Description	LF	Buffer Width Required	Buffer Width Provided	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Street Perimeter Buffer: Alameda Ave. (1 Tree and 10 Shrubs per 40 LF)	236	20'	33.50"	6	7	60	190
Street Perimeter Buffer: Crystal St. (1 Tree and 10 Shrubs per 40 LF)	238	20'	24.4"	6	4	60	189
	Totals:			12	11	120	379
NOTES:							
1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.							
2.) Utilities are located within the Crystal Avenue Street Frontage area, limiting tree placement. Remaining trees required are provided with shrubs as a tree equivalent.							

Water Use Table						
Area (Tract)	Water Conserving Irrigation (Shrub Bed and Trees in Non-irrigated Seed)	Water Conserving Irrigation (Native Seed)	Non-Water Conserving Irrigation (Sod)	Z-Zone Area	Non-Irrigated Area/ Cobble	Total Area (SF)
A	25,603					25,603
Totals:	25,603					25,603

Non Street Frontage Buffer						
Direction	Site Perimeter Description	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
North	Site Perimeter Buffer: (1 Tree and 5 Shrubs per 40 LF)	144	4	8	23	65
East	Site Perimeter Buffer: (1 Tree and 5 Shrubs per 40 LF)	100	2	2	13	27
	Totals:		6	10	36	92
NOTES:						
1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.						
2.) Shrub equivalents provided for tree deficit.						

Curbside Landscape					
Curbside Buffer Description	LF / SF	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Curbside Landscape: Alameda Ave. (1 Tree/ 40 LF) & (1 Shrub per 40 SF)	236 LF	6	6	0	0
Curbside Landscape: Crystal St. (1 Tree/ 40 LF) & (1 Shrub per 40 SF)	238 LF / 1543 SF	6	6	39	42
	Totals:	12	9	39	75
NOTES:					
1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.					
2.) Utilities are located within the Crystal Avenue curbsway area limiting tree placement. Remaining trees required are provided with shrubs as a tree equivalent.					
3.) Attached sidewalk condition along Alameda Ave. allows for required street trees between Street Frontage Buffer and Curbside Landscape to overlap. 6 trees are provided to meet both requirements.					

TREE MITIGATION CHART (SEE SHEET 12 FOR TREE MITIGATION PLAN)

Alameda and Crystal Tree Inventory and Assessment									
	Inches DBH								
	Tree #	Size	Species	Unit cost \$/sq.in.	Mitigation inches	Mitigation inches provided	Estimated value	Issues and concerns	Disposition
	1	15	Austrian pine	\$ 74.00		0		Rock bed w/fabric in entry drive bed. Drought, heavy needle drop, crown raised for visibility.	Protect in Place
	2	12	Austrian pine	\$ 74.00		0		Likely IPS beetle, heavy needle drop, thinning crown: declining. Top dead with 75% dieback overall.	Protect in Place
	3	9	Austrian pine	\$ 74.00		0		Likely IPS beetle, heavy needle drop, thinning crown: declining. Fading fast 80% dieback overall.	Protect in Place
	4	11	Austrian pine	\$ 74.00		0		Declining, likely bark beetles, heay needle drop, off-color and 50% dieback.	Remove From Site
	5	11	Austrian pine	\$ 74.00	4	4	\$ 888.00	Entry median rock bed. Good color, near turf irrigation. Fair vigor, minimal dieback, normal needle drop.	Remove From Site
	6	11	Austrian pine	\$ 74.00	4	4	\$ 888.00	Multi-top at 6', weak structure. Declining with heavy needle drop. Off-color and heavily shaded interior crown.	Remove From Site
	7	20	Austrian pine	\$ 74.00		0		Limited branching and root space due to curb abd sidewalk. Fair vigor, normal needle drop.	Protect in Place
	8	14	Honeylocust	\$ 115.00	4	4	\$ 1,177.00	Rock bed near building, limited roots. Gummosis and likely nectria canker. One-sided crown, minimal dieback.	Remove From Site
	9	13	Calgary Pear	\$ 162.00	1	1	\$ 378.00	Rock bed with utilities. Lost bark in weather event: survived. Weak trunk w/decay, low vigor and possible fireblight.	Remove From Site
	10	10	Callery pear	\$ 162.00	1	1	\$ 224.00	In turf, irrigated. Lost bark due to weather, co-dominant trunk: weak structure, multi-top at 5'.	Remove From Site
	11	13	Callery pear	\$ 162.00	1	1	\$ 378.00	In turf, irrigated. Lost bark due to weather, Large trunk scar to 4'. Many broken and lost branches.	Remove From Site
	12	14	Callery pear	\$ 162.00	1	1	\$ 438.00	Rock bed. Lost bark in weather event: survived. Limited root space due to sidewalk. Declining, low vigor.	Remove From Site
	13	11	Austrian pine	\$ 74.00	3	3	\$ 555.00	Turf w/ irrigation. Lost top, slight lean in trunk, good needle color, fair vigor.	Remove From Site
	14	9	Austrian pine	\$ 74.00	1	1	\$ 200.00	Turf w/ irrigation. Crooked top, limited roots with rock drain and curb. Fair vigor and needle color.	Remove From Site
	15	11	Austrian pine	\$ 74.00	1	1	\$ 194.00	Turf w/ irrigation. Limited roots w/curb and lightpole. Raised crown, off-color foliage and moderate needle drop.	Remove From Site
	16	15	Honeylocust	\$ 115.00	6	6	\$ 2,159.00	Rock bed, drought stressed. Some gummosis, with about 5% crown dieback.	Remove From Site
	17	11	Honeylocust	\$ 115.00	4	4	\$ 1,005.00	Rock bed, drought stressed. Gummosis and likely nectria canker. Trunk borers, declining, > 20% crown dieback.	Remove From Site
	18	12	Honeylocust	\$ 115.00	0	0		Rock bed, drought stressed. Large trunk scar, borers, rapidly declining w/ 15 - 20% crown dieback	Remove From Site
	19	11	Honeylocust	\$ 115.00		0		Rock bed, drought stressed. Squirrel damage in crown, gummosis. Limited roots with parking and sidewalk.	Protect in Place
	20	11	Honeylocust	\$ 115.00		0		Rock bed, drought stressed. One-sided crown, many dead/pruned branches. Weak top, declining.	Protect in Place
	21	11	Honeylocust	\$ 115.00		4		Rock bed, drought stressed. Solid trunk, heavy, congested crown. Minimal crown dieback.	Protect in Place
	22	15	Honeylocust	\$ 115.00	6	0	\$ 2,159.00	Rock bed, drought stressed. Many broken branches throughout crown. Limited space, minimal crown dieback.	Protect in Place
	23	5	Cockspur hawthorn	\$ 166.00	2	2	\$ 281.00	Rock bed south side and near building. Reflected heat, one-sided crown, limited space. Good vigor, tough spot.	Remove From Site
					Total	Total	Total		
					39	0	\$ 10,924		

1.

TREE INVENTORY AND ASSESSMENT PREPARED BY SCOTT GRIMES, CONSULTING ARBORIST WITH COLORADO TREE CONSULTANTS ON APRIL 24, 2023.
2.

MITIGATION TO BE PAID IN THE AMOUNT OF \$10,924, TO THE COMMUNITY TREE PLANTING FUND.

CHECKED BY: S.W.
DRAWN BY: B.P.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
DECIDUOUS TREES						
CE OC	5	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL.	LOW
GL SH	4	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	B & B	2.5" CAL.	LOW
GL TT	4	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST'	SUNBURST HONEY LOCUST	B & B	2.5" CAL.	MOD
UL MG	3	ULMUS X 'MORTON GLOSSY' TM	TRIUMPH ELM	B & B	2.5" CAL.	MOD
EVERGREEN TREES						
PI BA	3	PICEA PUNGENS GLAUCA 'BAKERI'	BAKERI BLUE SPRUCE	B & B	6" HEIGHT	MOD
PS ME	1	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	B & B	6" HEIGHT	MOD
ORNAMENTAL TREES						
AC GN	1	ACER GINNALA	AMUR MAPLE	B & B	2" CAL.	MOD
PR CH	3	PRUNUS X VIRGINIANA 'P002'	SUCKER PUNCH CANADA CHOKECHERRY	B & B	2" CAL.	LOW
DECIDUOUS SHRUBS						
AM AL	9	AMELANCHIER ALNIFOLIA	SERVICEBERRY	CONT.	#5	LOW
AR LS	48	ARONIA MELANOCARPA 'UCONNAM165'	LOW SCAPE MOUND® BLACK CHOKEBERRY	CONT.	#5	LOW
BE CP	9	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	CONT.	#5	LOW
CA MR	20	CARYOPTERIS X CLANDONENSIS CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	CONT.	#5	LOW
CO AF	49	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	CONT.	#5	MOD
CO KE	5	CORNUS SERICEA 'KELSEYI'	KELSEYI DOGWOOD	CONT.	#5	MOD
CO BA	6	CORNUS SERICEA 'BAILEYI'	BAYLEY'S RED TWIG DOGWOOD	CONT.	#5	MOD
CY SP	33	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	CONT.	#5	LOW
DA CM	27	DAPHNE X BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	CONT.	#5	MOD
DA FR	47	DASIPHORA FRUTICOSA	BUSH CINQUEFOIL	CONT.	#5	LOW
ER AI	9	ERICAMERIA NAUSEOSA NAUSEOSA	BLUE RABBITBRUSH	CONT.	#5	VERY LOW
EU AL	1	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	CONT.	#5	MOD
JA AM	4	JAMESIA AMERICANA	WAXFLOWER	CONT.	#5	LOW
PE AB	31	PEROVSKIA ABROTANOIDES	RUSSIAN SAGE	CONT.	#5	LOW
PE LS	63	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' TM	LITTLE SPIRE RUSSIAN SAGE	CONT.	#5	VERY LOW
PR PA	78	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	CONT.	#5	LOW
EVERGREEN SHRUBS						
AR CO	35	ARCTOSTAPHYLOS X COLORADOENSIS	MOCK BEARBERRY MANZANITA	CONT.	#5	LOW
JU BH	58	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	CONT.	#5	LOW
YU GL	27	YUCCA GLAUCA	SOAPWEED	CONT.	#5	VERY LOW
ORNAMENTAL GRASSES						
BO BA	184	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1	VERY LOW
CA BR	35	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	CONT.	#1	LOW
PA SH	23	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	CONT.	#1	LOW
PE BU	81	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	CONT.	#1	LOW
PERENNIALS						
AC MI	15	ACHILLEA MILLEFOLIUM	COMMON YARROW	CONT.	#1	LOW
AC MO	16	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	CONT.	#1	LOW
EC PU	11	ECHINACEA PURPUREA	PURPLE CONEFLOWER	CONT.	#1	LOW
GA AR	32	GAILLARDIA ARISTATA	NATIVE BLANKET FLOWER	CONT.	#1	LOW
GA OD	4	GALIUM ODORATUM	SWEET WOODRUFF	CONT.	#1	MOD
HE HB	2	HEUCHERA X 'HARVEST BURGUNDY'	HARVEST BURGUNDY CORAL BELLS	CONT.	#1	MOD
HE SA	5	HEUCHERA X 'SNOW ANGEL'	SNOW ANGEL CORAL BELLS	CONT.	#1	MOD
NE WA	30	NEPETA MUSSINII 'WALKER'S LOW'	WALKER'S LOW CATMINT	CONT.	#1	LOW
PE PP	6	PENSTEMON MEXICALI 'PIKE'S PEAK PURPLE'	PIKES PEAK PURPLE PENSTEMON	CONT.	#1	LOW
PE RR	9	PENSTEMON MEXICALI 'RED ROCKS'	RED ROCKS PENSTEMON	CONT.	#1	LOW

SITE AMENITY SCHEDULE

			
DESCRIPTION: BENCH	DESCRIPTION: TABLE AND CHAIRS	DESCRIPTION: TRASH RECEPTACLE	DESCRIPTION: PLANTER POT
MANUFACTURER: BENCHMARK DESIGN GROUP (FURNISHINGS BY OWNER) MODEL: BACKLESS SOUTH BEACH BENCH COLOR / FINISH: SILVER ICE NOTES: CONCEALED ANCHOR MOUNT	MANUFACTURER: BENCHMARK DESIGN GROUP (FURNISHINGS BY OWNER) MODEL: CLU1077-A1052-AL-UH-BD COLOR / FINISH: SILVER ICE + CLEAR COAT NOTES: SURFACE MOUNT	MANUFACTURER: BELSON OUTDOOR (OR APPROVED EQUAL) MODEL: PSFT34 COLOR / FINISH: POWDER COATED BLACK NOTES: INSTALL PER MANUFACTURERS SPECIFICATIONS	MANUFACTURER: TOURNESOL (OR APPROVED EQUAL) MODEL: URBAN COLLECTION / 24" x 19" x 27" COLOR / FINISH: COLOR - PUDDLE / FINISH - SMOOTH NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS
			
DESCRIPTION: BIKE RACK			
MANUFACTURER: TOURNESOL (OR APPROVED EQUAL) MODEL: LOOP COLLECTION; LP-1700 SIZE: FIVE-LOOP RACK- 62" W COLOR / FINISH: BLACK POWDER COAT NOTES: SURFACE MOUNT			

NOT FOR
CONSTRUCTION

DATE:
04/05/2023 SP-CUP 01
10/11/2023 SP-CUP 02
02/07/2024 SP-CUP 03
04/05/2024 SP-CUP 04
08/09/2024 SP-CUP 05

SHEET TITLE:
L-200 LANDSCAPE
SCHEDULE



QUIKTRIP NO. 4245
SITE PLAN AND CONDITIONAL USES
ALAMEDA AVE & CRYSTAL ST
CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

OWNER:
QUIKTRIP CORPORATION
12000 WASHINGTON ST. STE. 175
THORNTON, CO 80241
303-248-0435

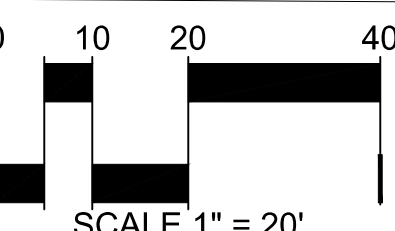
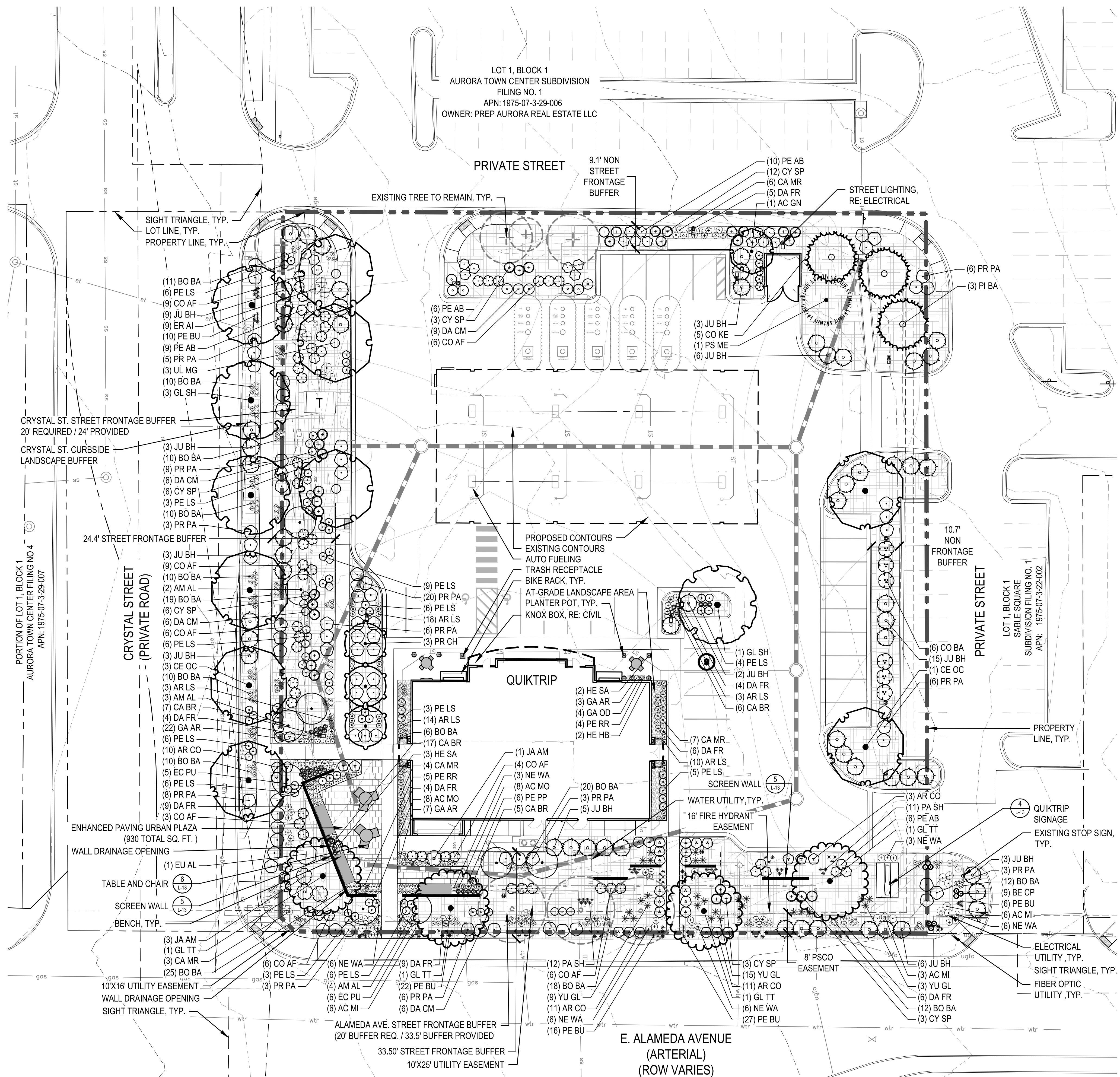
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CONSTRUCTION

DATE:
04/05/2023 SP-CUP 01
10/11/2023 SP-CUP 02
02/07/2024 SP-CUP 03
04/05/2024 SP-CUP 04
08/09/2024 SP-CUP 05

SHEET TITLE:
L-301 LANDSCAPE
PLAN

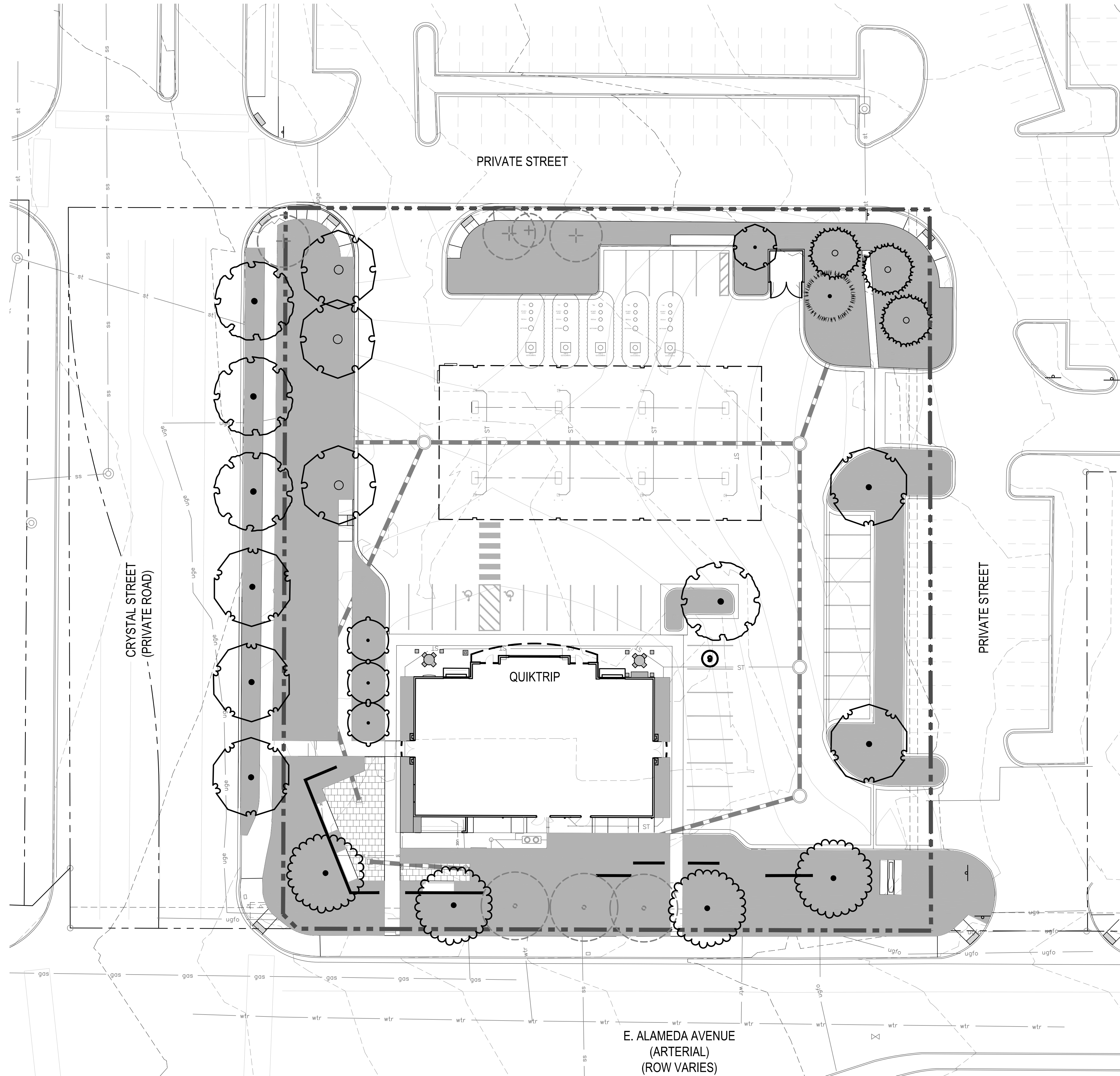
LEGEND

- PROPERTY LINE
- PLANTING BED
- ROCK COBBLE
- EXISTING TREE
- CANOPY TREE
- EVERGREEN TREE, (6' HEIGHT UNLESS OTHERWISE NOTED)
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASSES
- PERENNIALS
- TRASH RECEPTACLE
- PICNIC TABLE
- BENCH
- STREET LIGHTING, RE: ELECTRICAL
- PROPOSED MONUMENT SIGN
- SIGN, RE: CIVIL



CHECKED BY: S.W.
DRAWN BY: B.P.

CHECKED BY: S.W.
DRAWN BY: B.P.



LEGEND

LOW WATER USE HYDROZONE

PROPERTY LINE

PROPOSED CONTOURS

EXISTING CONTOURS

DECIDUOUS CANOPY TREE

EVERGREEN TREE

EXISTING EVERGREEN TREE

EXISTING DECIDUOUS CANOPY TREE

HYDRO-ZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE (%)
HIGH WATER USE	0 SF	0%
LOW WATER USE BED	25,261 SF	100.0%
LOW WATER USE SEED	0 SF	0%
TOTAL:	25,261 SF	100 %

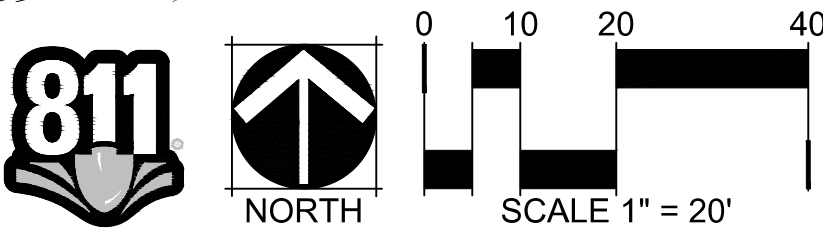
QUIKTRIP NO. 4245
SITE PLAN AND CONDITIONAL USES
ALAMEDA AVE & CRYSTAL ST
CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

OWNER:
QUIKTRIP CORPORATION
12000 WASHINGTON ST, STE. 175
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303-248-0435

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02/07/2024 SP-CUP 03
04/05/2024 SP-CUP 04
08/09/2024 SP-CUP 05

SHEET TITLE:
L-401 HYDROZONE
MAP



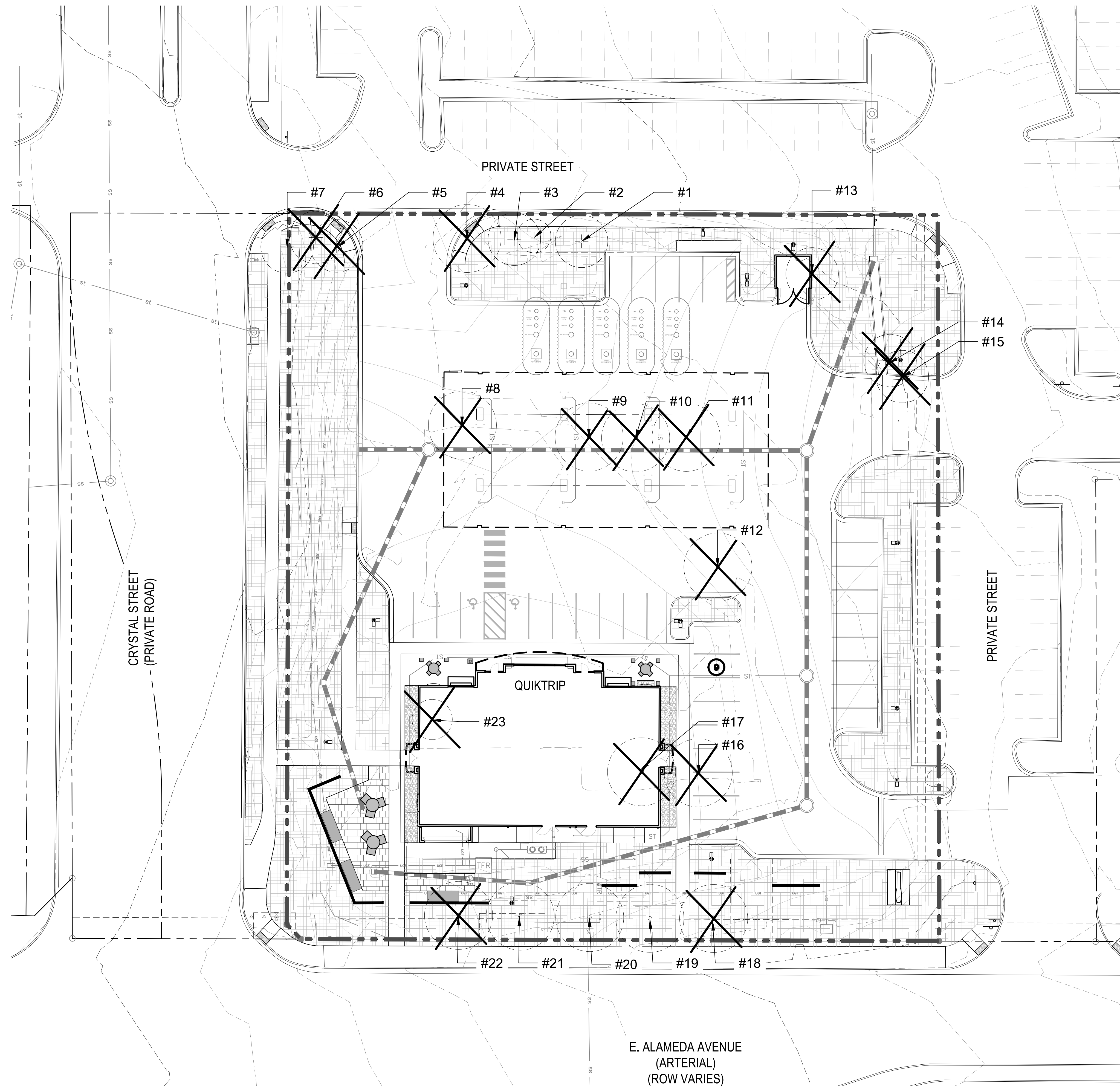
QUIKTRIP NO. 4245
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02/07/2024 SP-CUP 03
04/05/2024 SP-CUP 04
08/09/2024 SP-CUP 05

SHEET TITLE:
L-402 TREE
MITIGATION PLAN

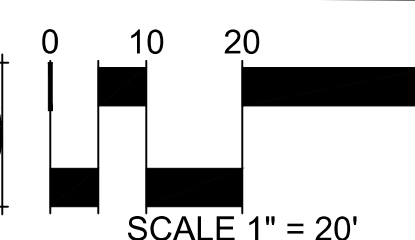


LEGEND

- PROPERTY LINE
- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING EVERGREEN TREE
- EXISTING EVERGREEN TREE TO BE REMOVED
- EXISTING DECIDUOUS TREE
- EXISTING DECIDUOUS TREE TO BE REMOVED

NOTE:
REFER TO TREE MITIGATION CHART ON SHEET 8

- IN AREAS WHERE GRADING SHOWN WITHIN TREE PROTECTION FENCING ALL GRADING SHALL BE PERFORMED BY HAND. NO GRADING IS ALLOWED IN THESE AREAS PRIOR TO AND ON-SITE PRE-CONSTRUCTION MEETING WITH AURORA
- NO SITE IMPROVEMENTS ARE ALLOWED WITHIN THE LIMITS OF THE TREE PROTECTION FENCING OTHER THAN HAND GRADING.
- BURLAP, OR OTHER ACCEPTABLE WATER MOISTENED COVERINGS, NEEDS TO BE ADDED TO THE BASE OF ANY EXPOSED SOIL BELOW ANY TREE THAT IS WITHIN THE LIMITS OF WALL CONSTRUCTION. COVERING TO BE MOISTENED WITH WATER UNTIL GRADING IS COMPLETE BEHIND WALLS (TYP.)

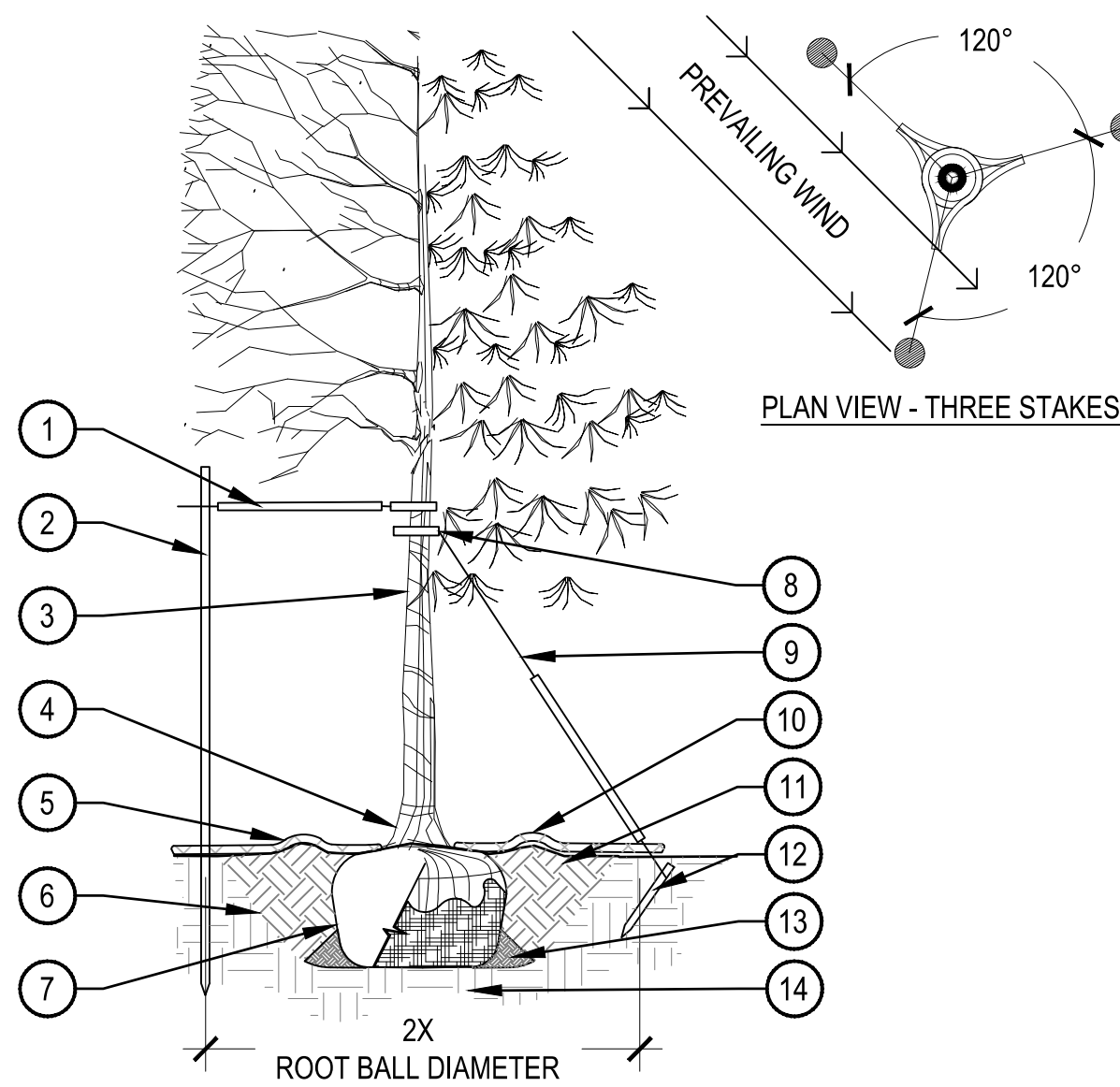


PRUNING NOTES:

- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

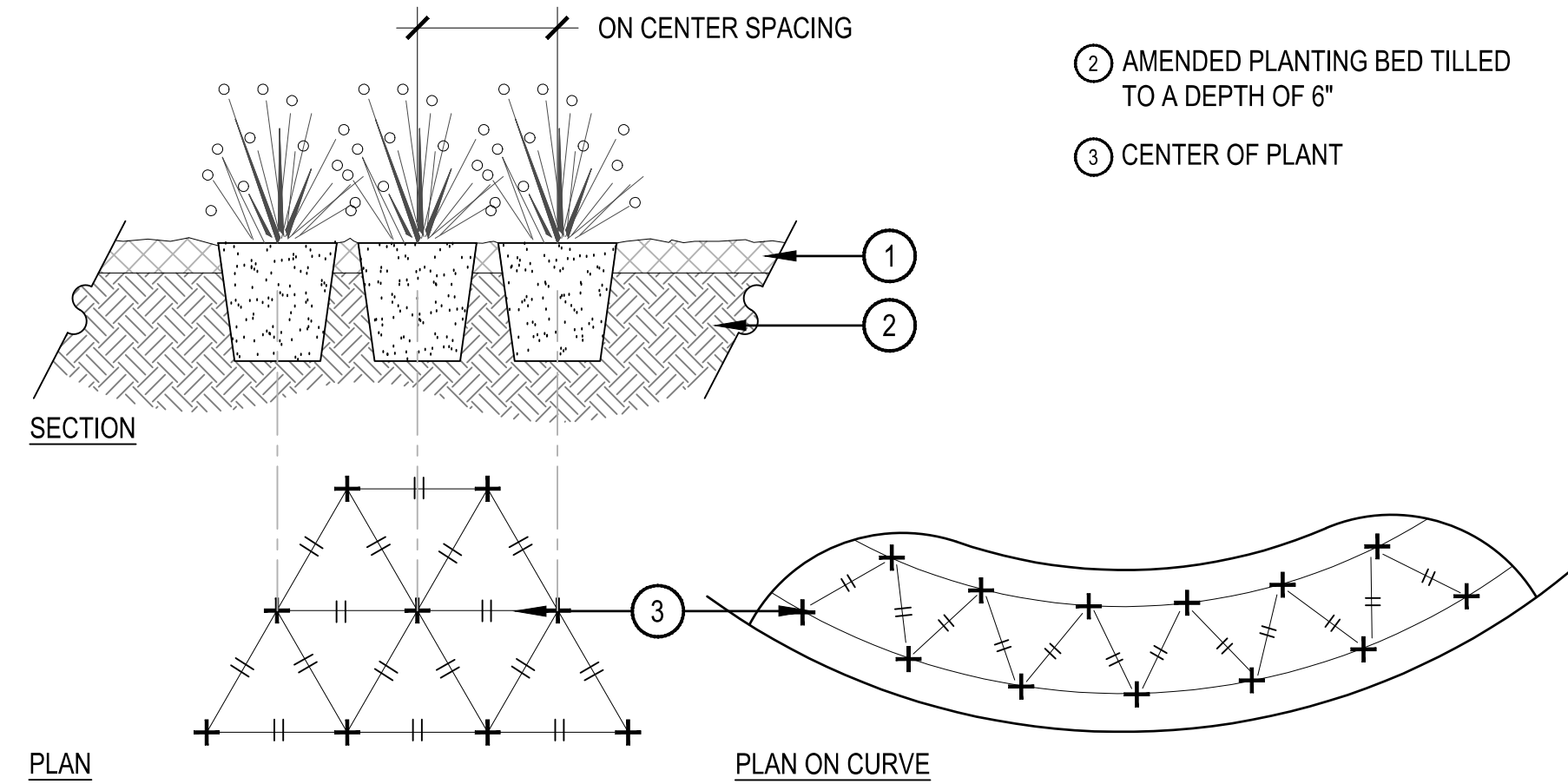
STAKING NOTES:

- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
 - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
 - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
- WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



- PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER. ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY. WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
- PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
- 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
- 1:1 SLOPE ON SIDES OF PLANTING HOLE
- ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED

- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
- 4'-6" HIGH WATER SAUCER IN NON-TURF AREAS
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
- PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT



NOTES:

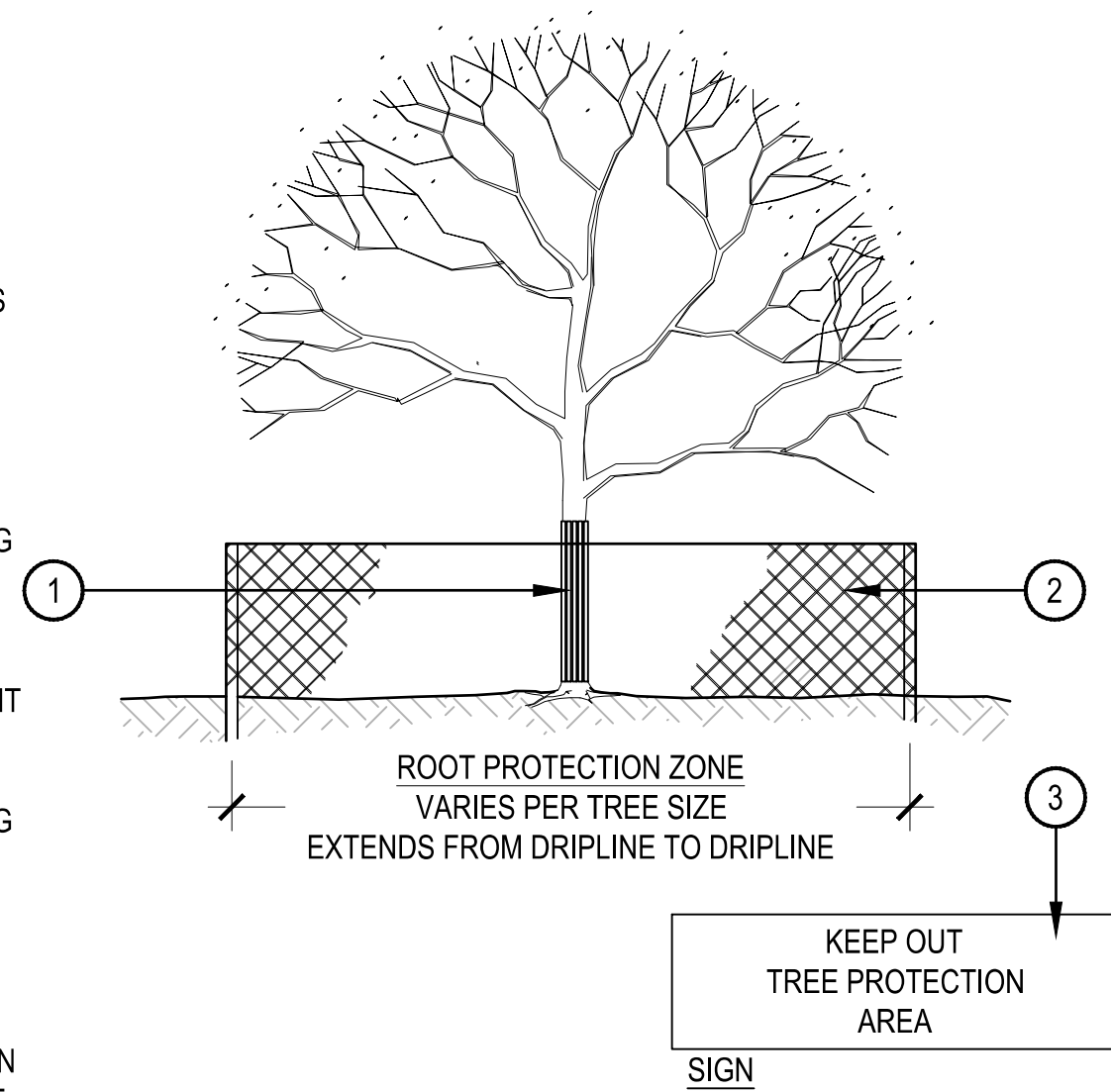
- WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"

NOTES:

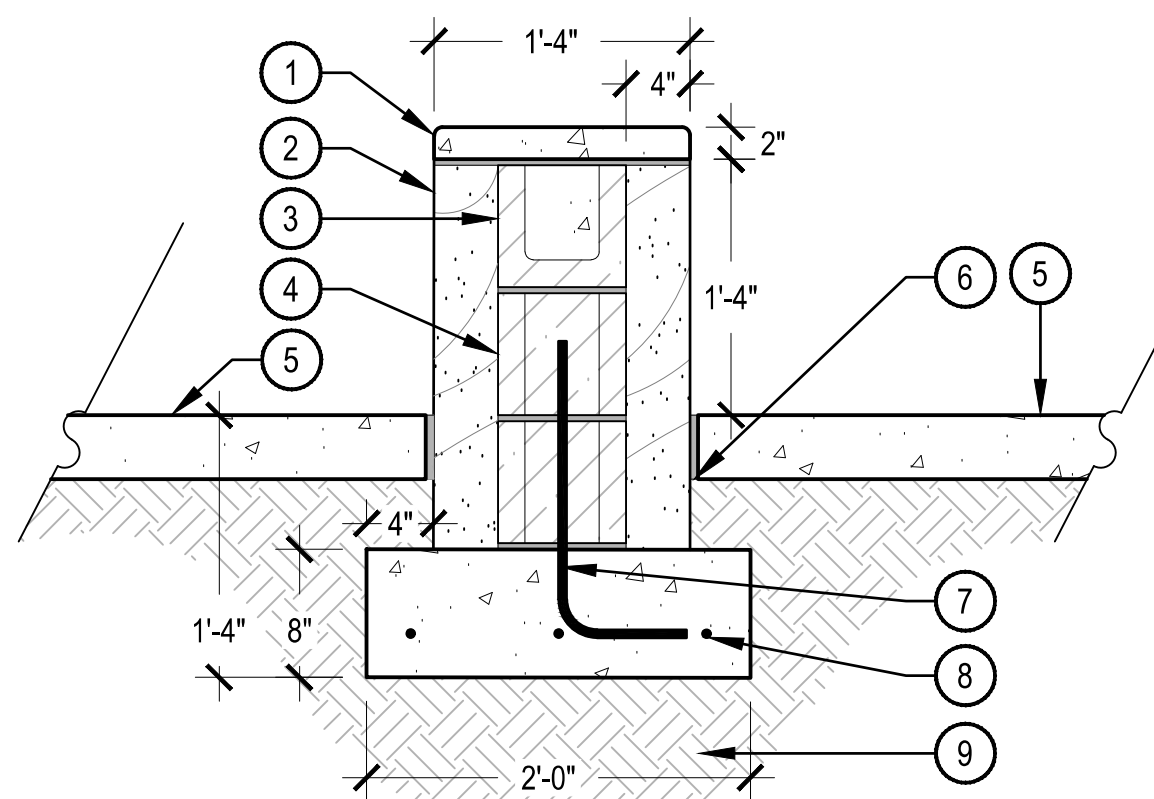
- TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
- TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
- FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
- FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
- TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
- WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. ROOTS SHALL BE CUT NO MORE THAN 1/3 OF THE RADIUS FROM DRIPLINE TO TRUNK. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. ROOT STIMULATOR SHALL BE APPLIED TO CUT ROOTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
- WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
- ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.



- TRUNK PROTECTION - 1" BOARDS NO LESS THAN 5' LONG OR TO REACH FIRST SCAFFOLD BRANCH. WIRE TO HOLD BOARDS IN PLACE, NO NAILS PERMITTED. INCLUDE WRAPPING OF BURLAP UNDER BOARDS.
- BRANCH PROTECTION - PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE CONSTRUCTION FENCING OR EQUAL AT DRIPLINE MINIMUM.
- PLACE SIGNS EVERY 50'. PLACE SIGNS WHERE VISIBLE, ATTACH TO FENCING.

3 TREE PROTECTION

SCALE: 1/8" = 1'-0"



- PRECAST CONCRETE CAP, 1" RADIUS ON ALL EXPOSED EDGES, TO MATCH ARCH.
- BRICK VENEER, TO MATCH ARCH.
- FULLY GROUTED CMU BOND BEAM BLOCK FOR THE TOP COURSE
- 8"X8"X16" CMU BLOCK
- ADJACENT SURFACE, SEE PLANS AND MATERIAL SCHEDULE FOR TYPE
- EXPANSION JOINT AT CONCRETE
- #4 REBAR, 16" ON CENTER FOR LENGTH OF WALL, FULLY GROUT CELLS WITH REBAR
- (3) #4 REBAR, SPACED EQUALLY FOR LENGTH OF THE FOOTING, OVERLAP SPACES BY 12"
- SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY



NOTES:

ALL WELDED ALUMINUM CONSTRUCTION
TOP: 48" DIA. ROSETTE TABLE TOP WITH 2" DIA. UMBRELLA HOLE
BASE: WATERJET CUT TO MATCH PRESTON CHAIR
SEAT: DESIGNED ALUMINUM WITH SANDDOLLAR DRAIN HOLES
PAINT: SILVER DYE - CLEAR COAT (ON ALL PARTS)
GLIDE: BOLT-DOWN TABS
NO SWEVEL

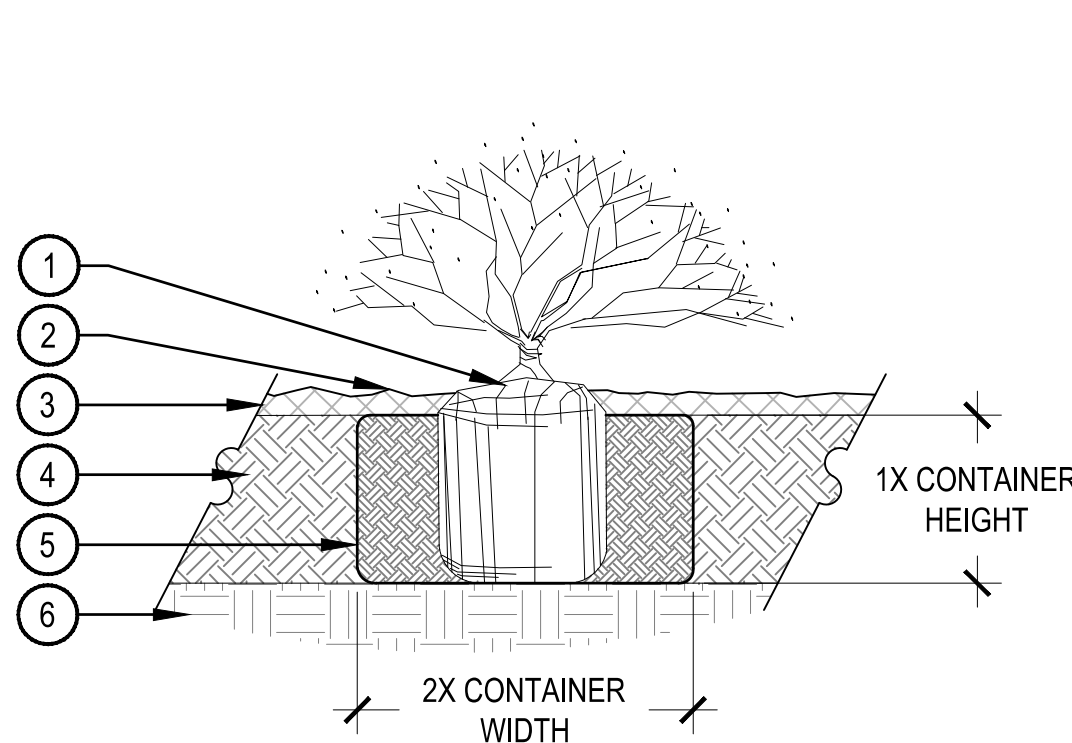
DATE	E.C.O	REV.	BY	APPROVED
27FEB12	ADD TABLE TOP		RN	
29MAR12	ILLUSTRATION		DK	

6 TABLE AND CHAIRS

N.T.S.

4 QUIKTRIP SIGNAGE

N.T.S.



- SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- FINISH GRADE (TOP OF MULCH)
- SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET 10
- TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- BACKFILLED AMENDED SOIL
- UNDISTURBED SOIL

NOTE:

- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
- CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
- ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
- DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
- PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

7 SHRUB PLANTING

SCALE: 1 1/2" = 1'-0"

5 SCREEN WALL

SCALE: 1" = 1'-0"

QUIKTRIP NO. 4245
SITE PLAN AND CONDITIONAL USES
ALAMEDA AVE & CRYSTAL ST
CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

OWNER:
QUIKTRIP CORPORATION
12000 WASHINGTON ST. STE. 175
THORNTON, CO 80241
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NOT FOR
CONSTRUCTION

DATE:
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10/11/2023 SP-CUP 02
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04/05/2024 SP-CUP 04
08/09/2024 SP-CUP 05

SHEET TITLE:
BUILDING
ELEVATIONS



#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOBOND	FASCIA
4	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
5	QT BROWN	SHERWIN - WILLIAMS	METAL/PAINT
6	CL-60R	ALLEN INDUSTRIES	SIGNAGE
7	BLACK	GLEN GERY	STACKED STONE
4	CL-44	ALLEN INDUSTRIES	SIGNAGE



QUIKTRIP NO. 4245
SITE PLAN AND CONDITIONAL USES
ALAMEDA AVE & CRYSTAL ST
CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

OWNER:
QUIKTRIP CORPORATION
12000 WASHINGTON ST. STE. 175
THORNTON, CO 80241
303-248-0435

NOT FOR
CONSTRUCTION

DATE:
04/05/2023 SP-CUP 01
10/11/2023 SP-CUP 02
02/07/2024 SP-CUP 03
04/05/2024 SP-CUP 04
08/09/2024 SP-CUP 05

SHEET TITLE:
BUILDING ELEVATIONS
FRONT/BACK

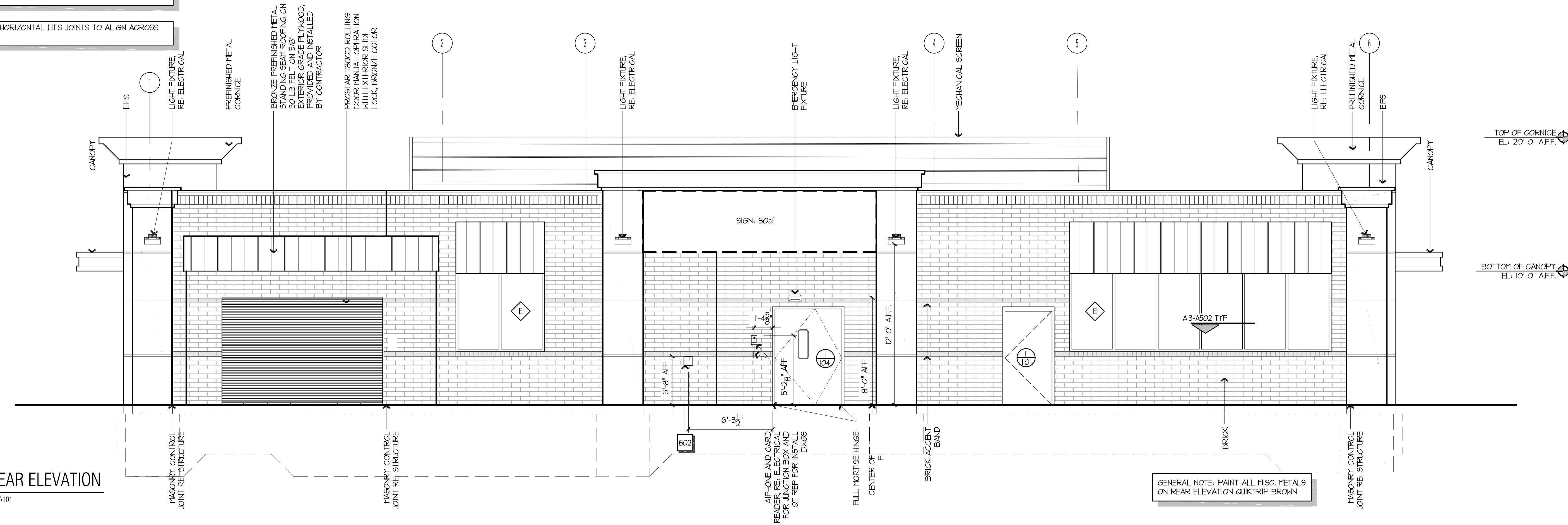


GENERAL NOTE: ALL CMU JOINTS TO BE FLUSH WITH SMOOTH FINISH

GENERAL NOTE: ALL HORIZONTAL EIFS JOINTS TO ALIGN ACROSS ALL ELEVATIONS

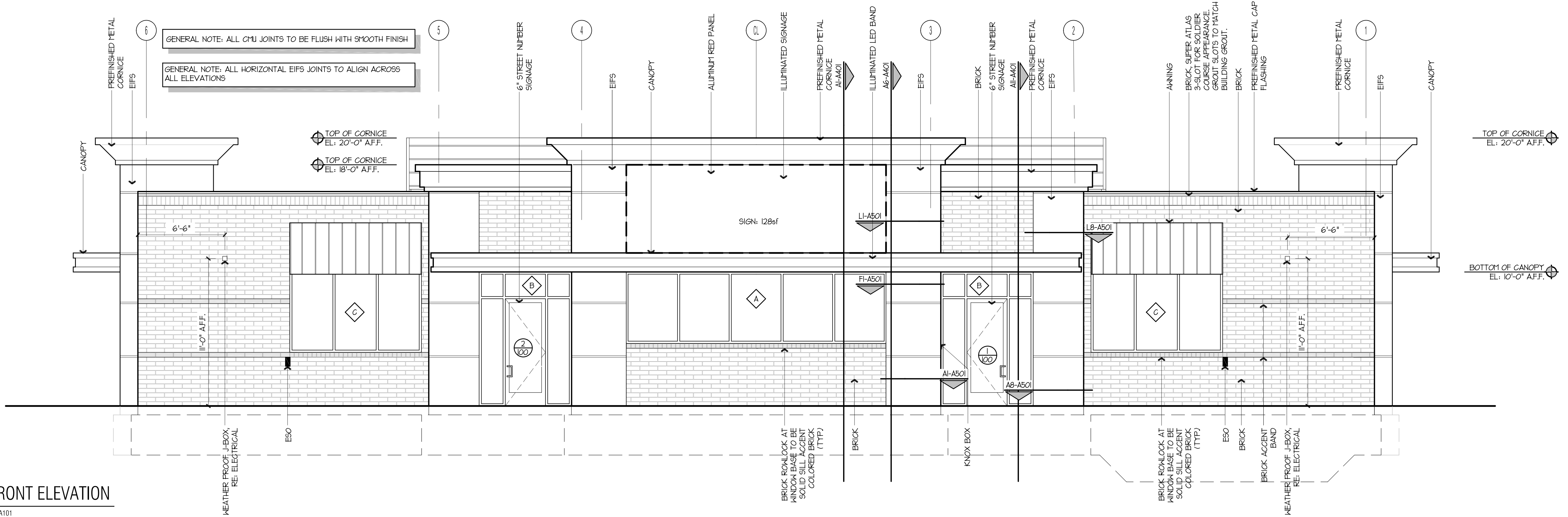
H1 REAR ELEVATION

1/4" = 1'-0"
A1-A101



A1 FRONT ELEVATION

1/4" = 1'-0"
A1-A101



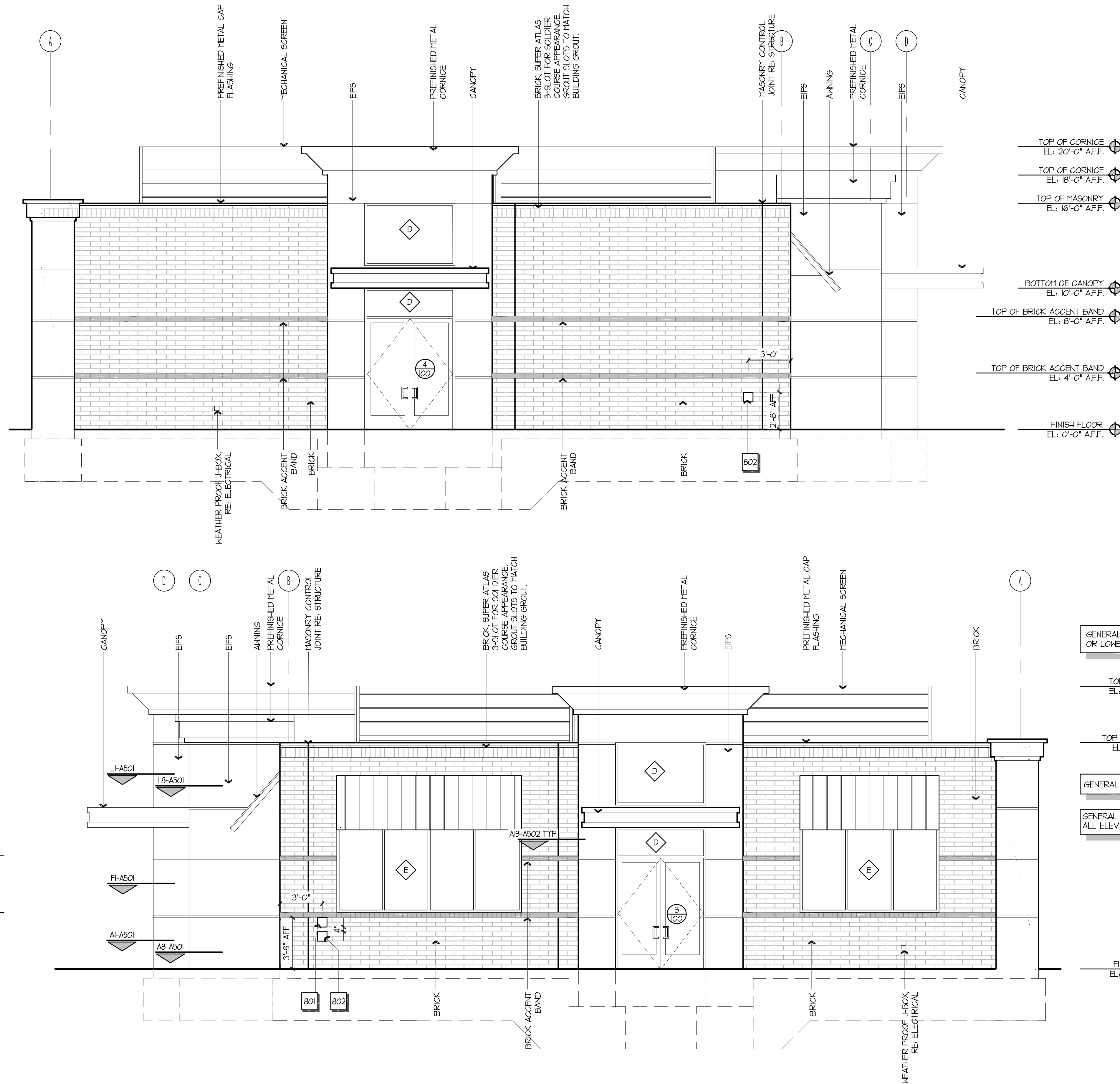
QUIKTRIP NO. 4245
SITE PLAN AND CONDITIONAL USES
ALAMEDA AVE & CRYSTAL ST
CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

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04/05/2024 SP-CUP 04
08/09/2024 SP-CUP 05

SHEET TITLE:
BUILDING ELEVATIONS
SIDES



SIDE ELEVATION

A1-A101

SIDE ELEVATION

A1-A101

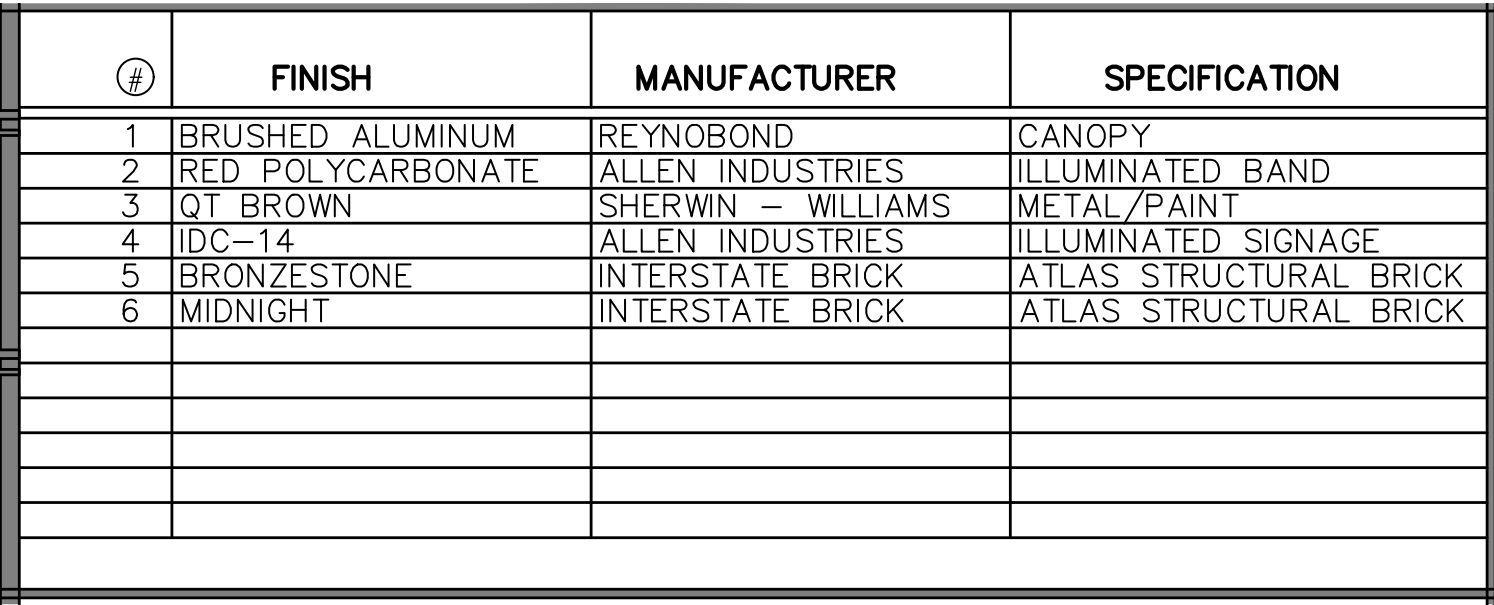
OWNER:
QUIKTRIP CORPORATION
2000 WASHINGTON ST. STE. 175
THORNTON, CO 80241
303-248-0435

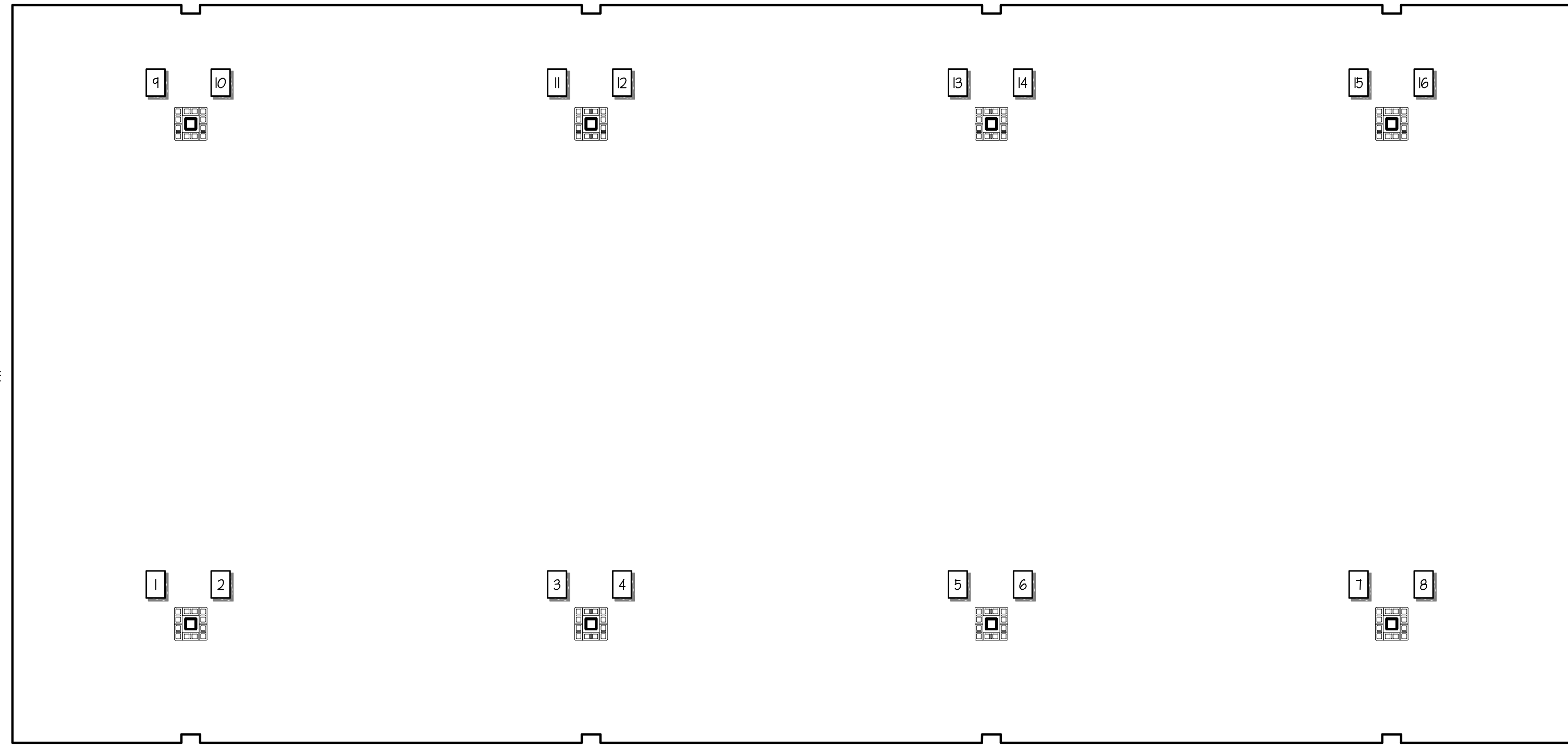
NOT FOR
CONSTRUCTION

DATE:

04/05/2023	SP-CUP 01
10/11/2023	SP-CUP 02
02/07/2024	SP-CUP 03
04/05/2024	SP-CUP 04
08/09/2024	SP-CUP 05

SHEET TITLE:
CANOPY
ELEVATIONS

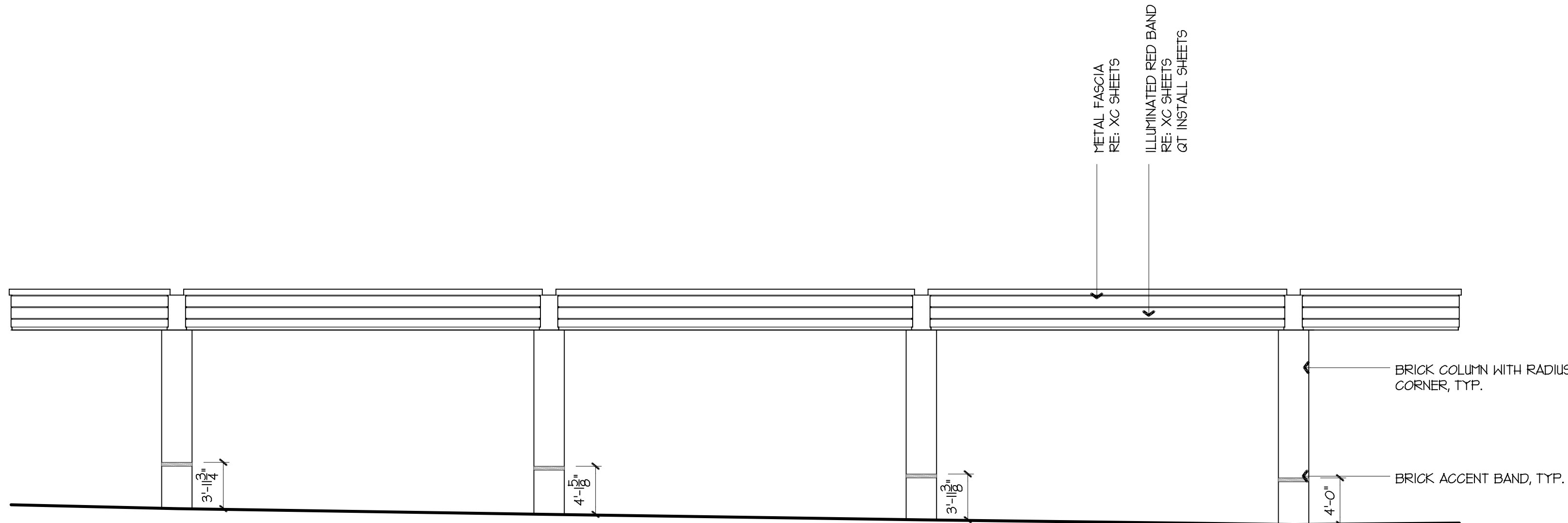




LEGEND	
	PUMP NUMBERS
	CANOPY SIGNAGE
	GASOLINE EMERGENCY SHUT OFF SWITCH

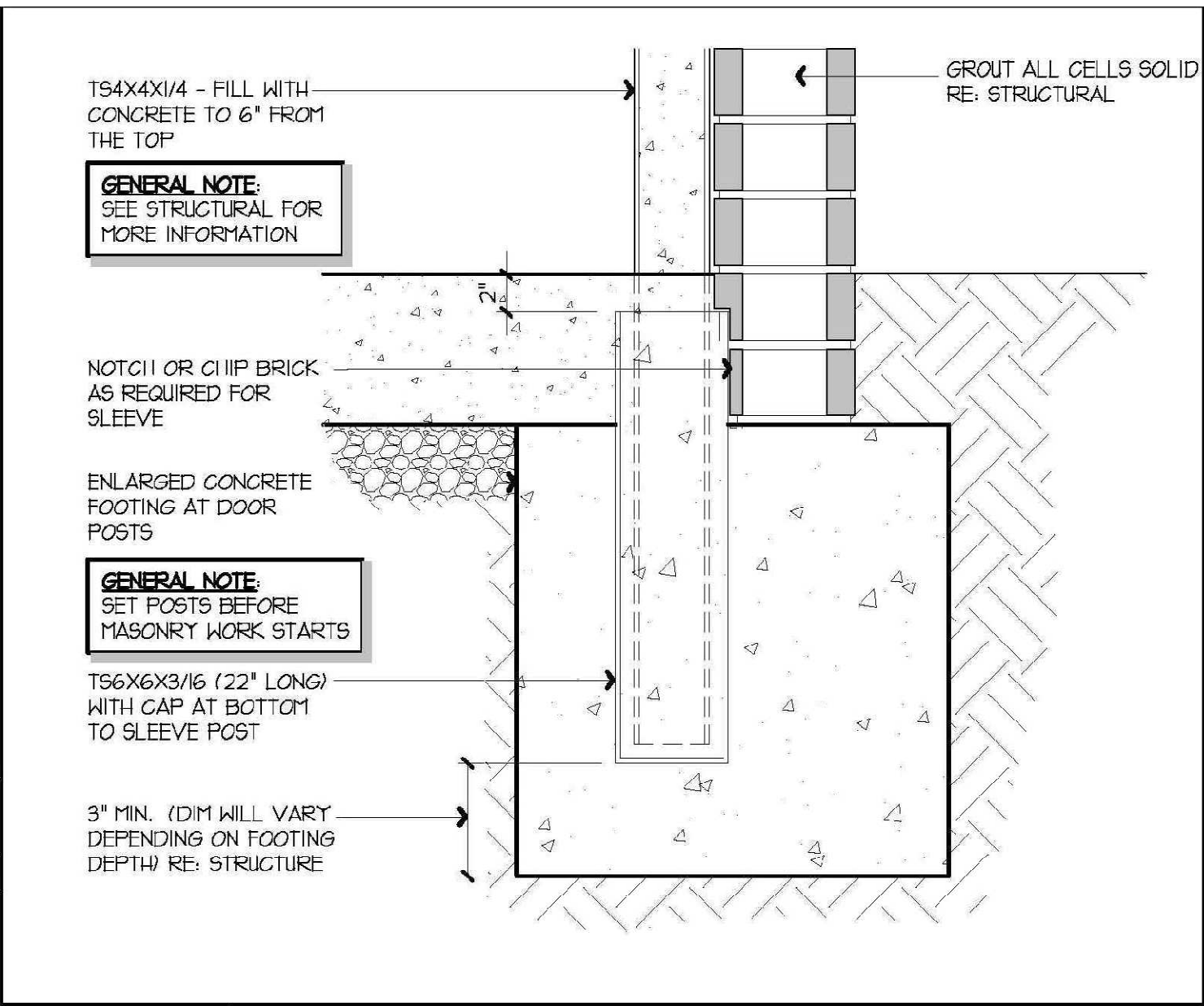
G1 DOUBLE STACK 8 GAS CANOPY PLAN

3/8" = 1'-0"

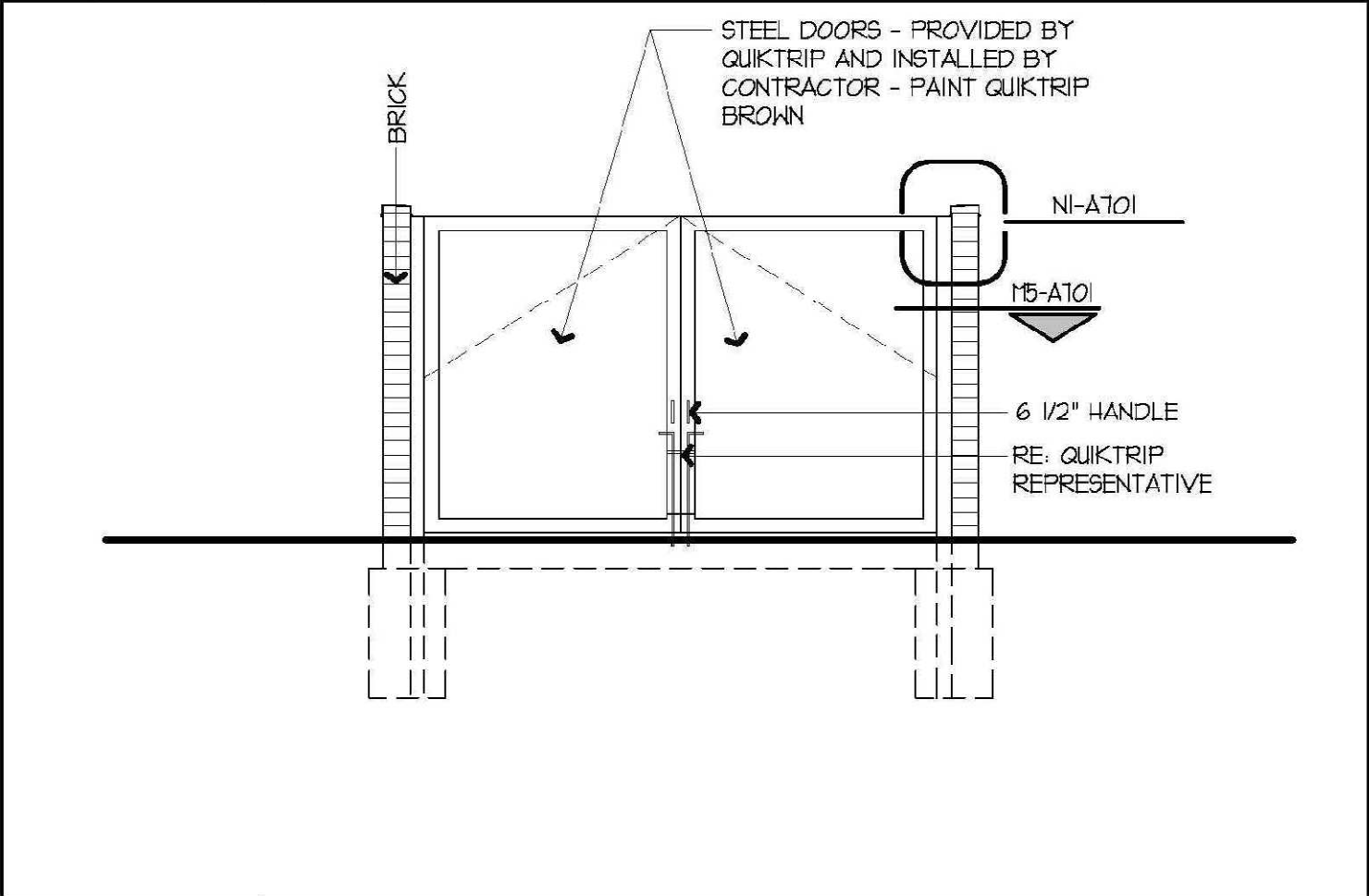


A1 DOUBLE STACK 8 GAS CANOPY ELEVATION

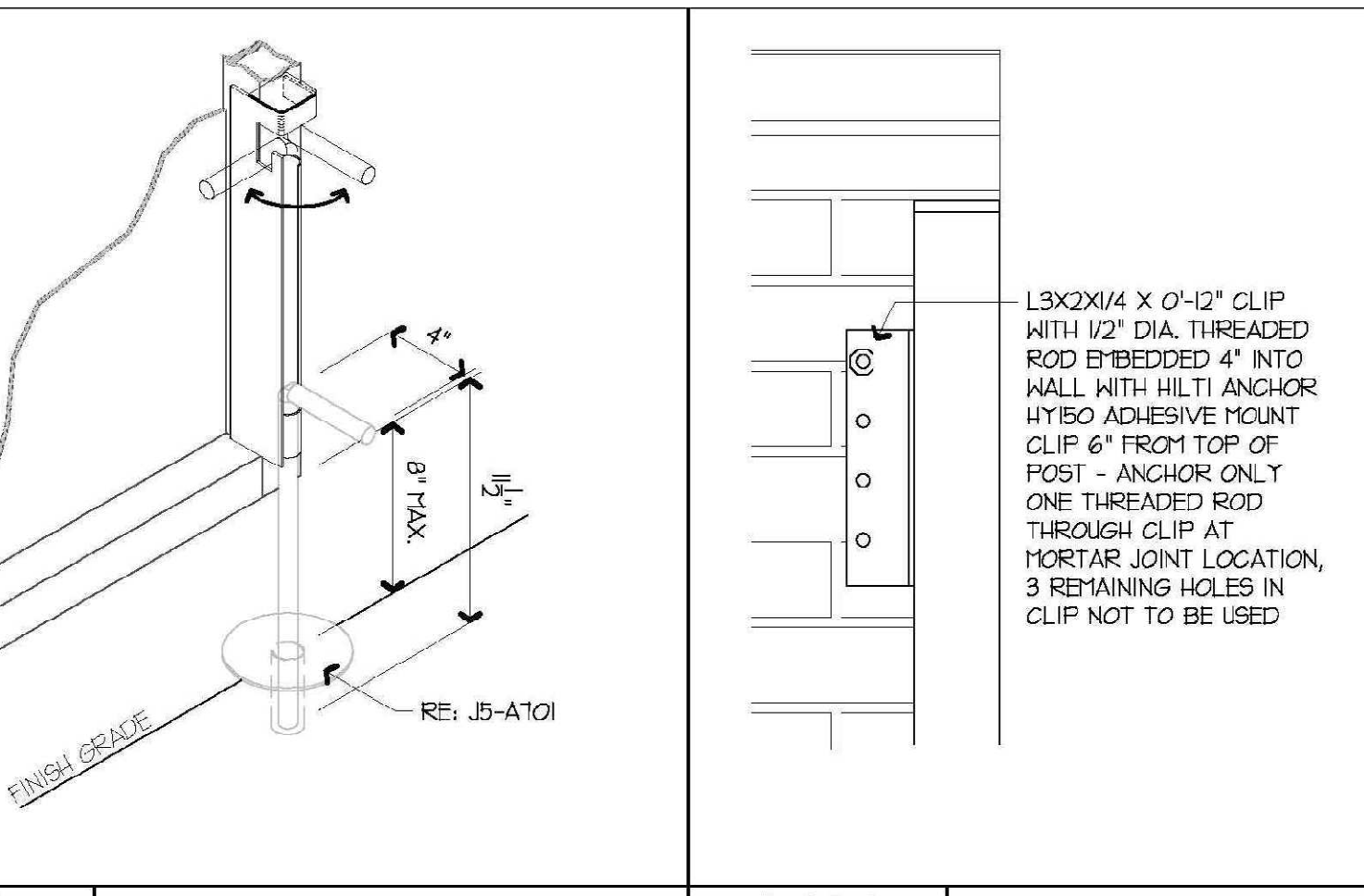
3/8" = 1'-0"



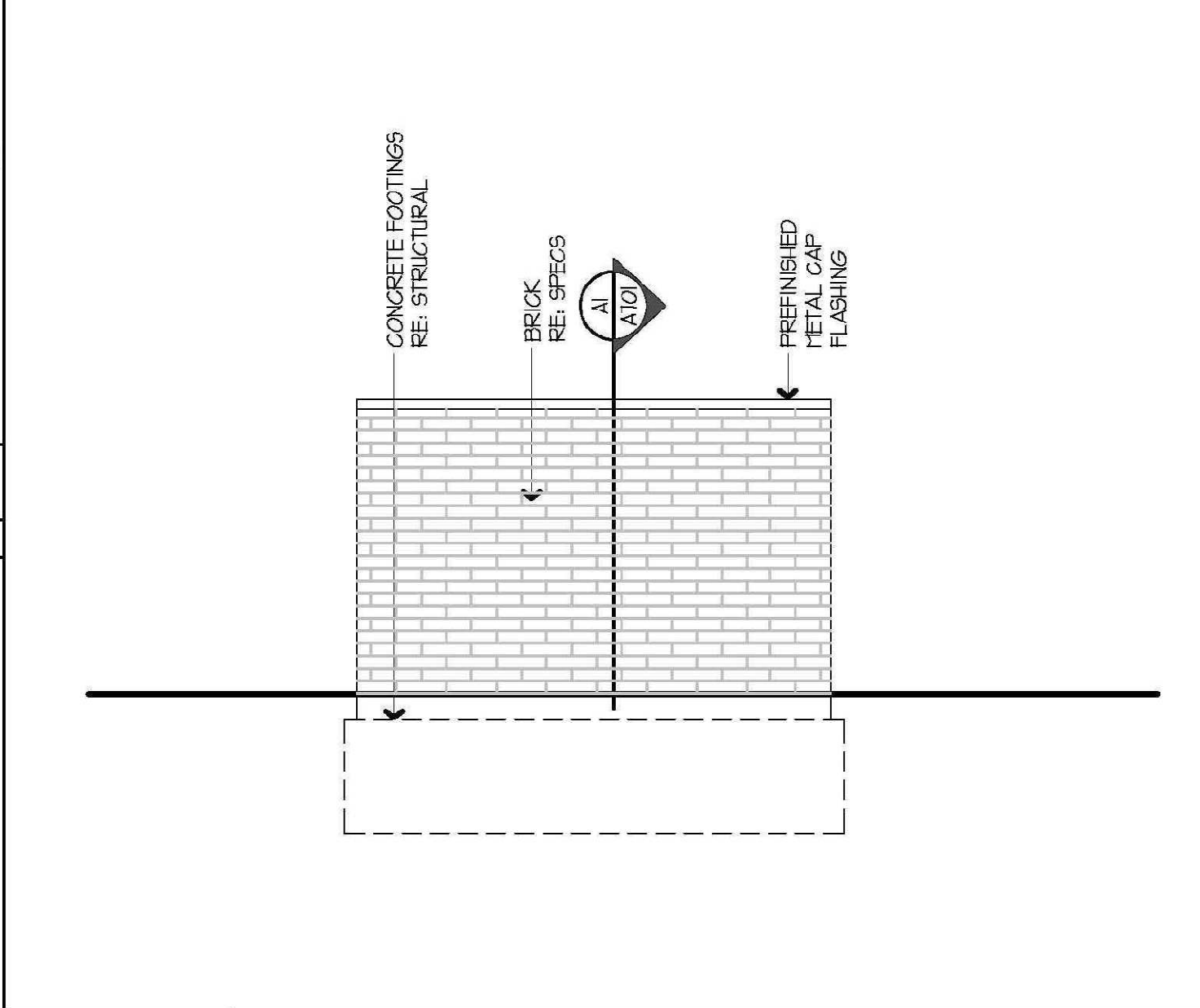
L13 DOOR POST DETAIL
1/2" = 1'-0" A1-A701



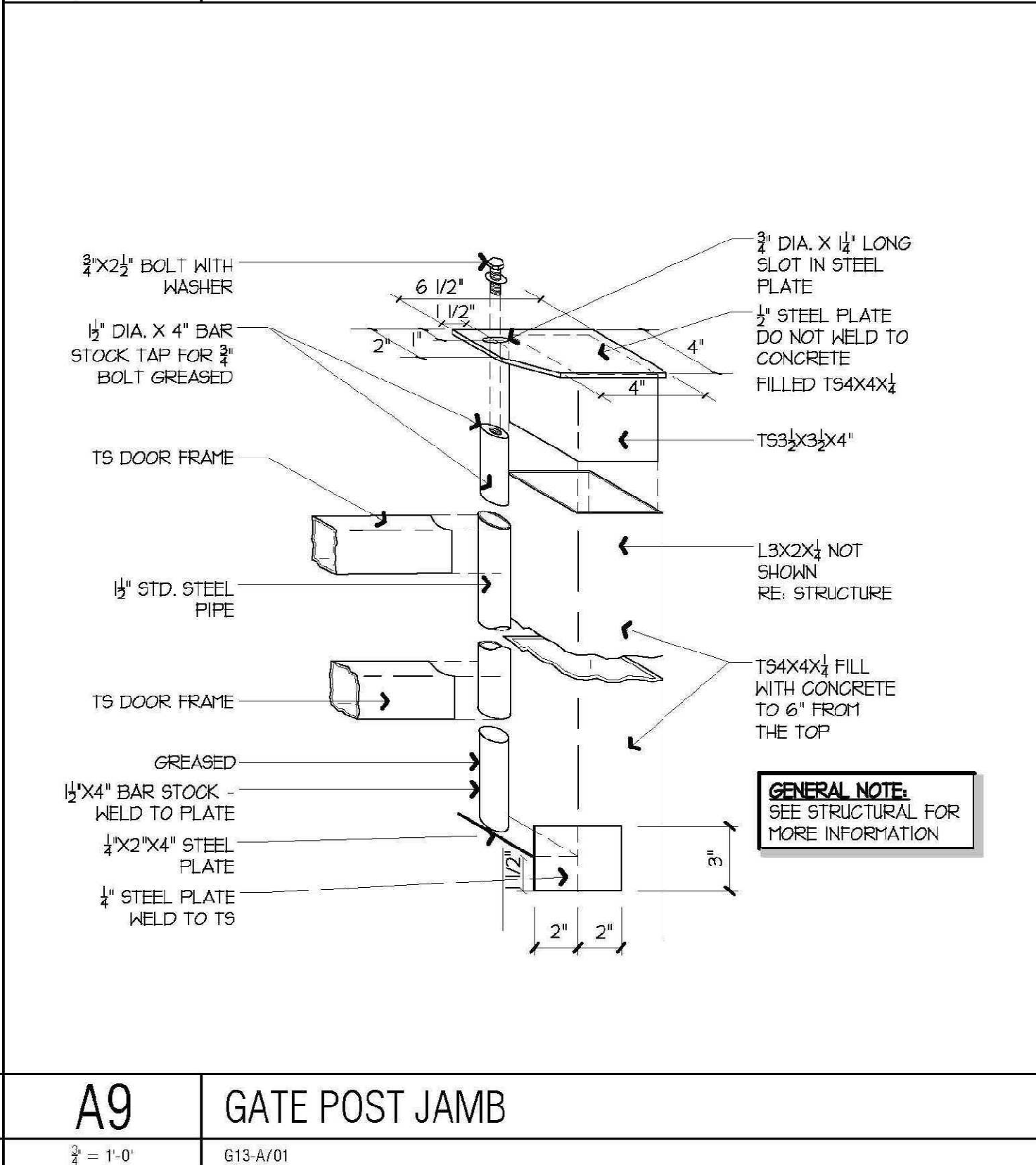
G13 TRASH ENCLOSURE FRONT ELEVATION
1/2" = 1'-0" A13-A701



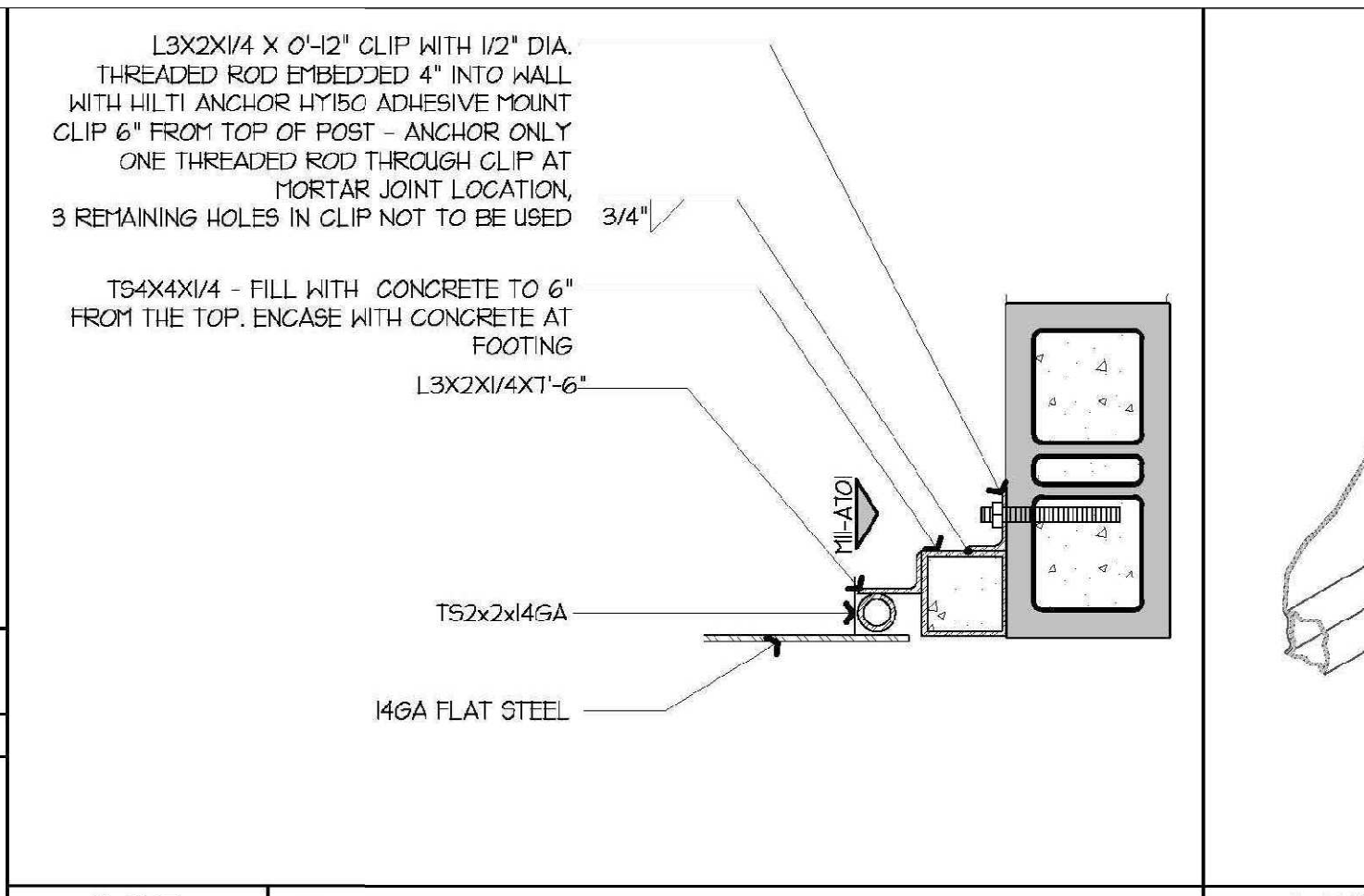
M9 DOOR HOLD OPEN DETAIL
1/2" = 1'-0" A13-A701



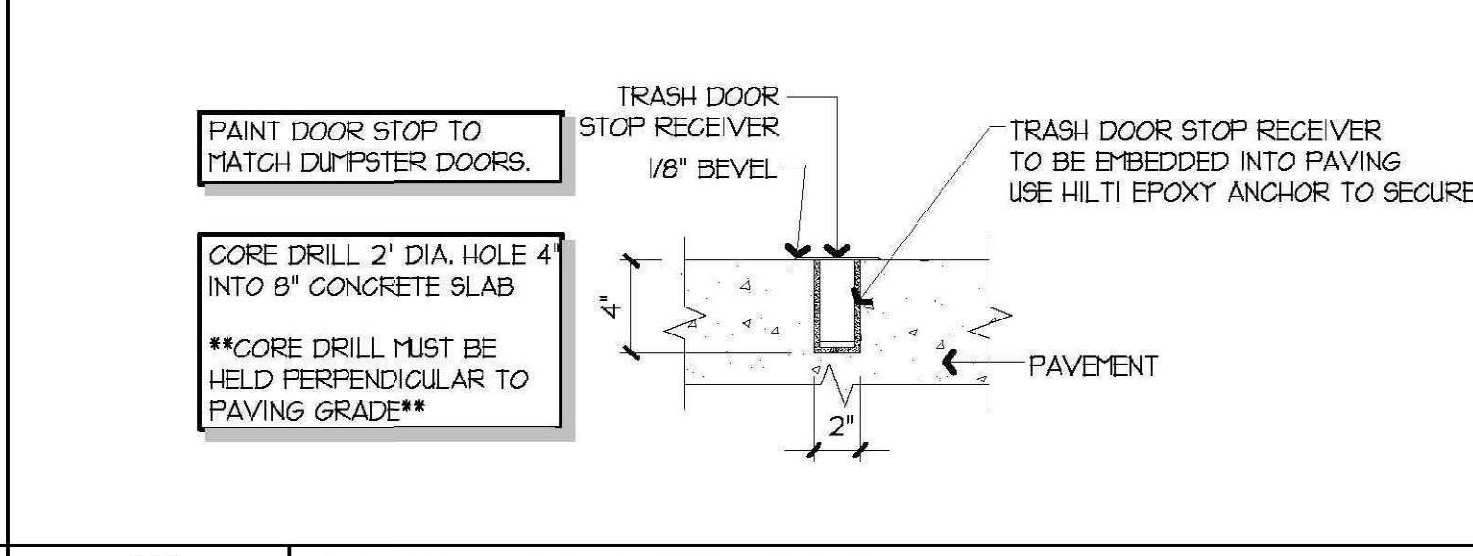
G9 TRASH ENCLOSURE SIDE ELEVATION
1/2" = 1'-0" A13-A701



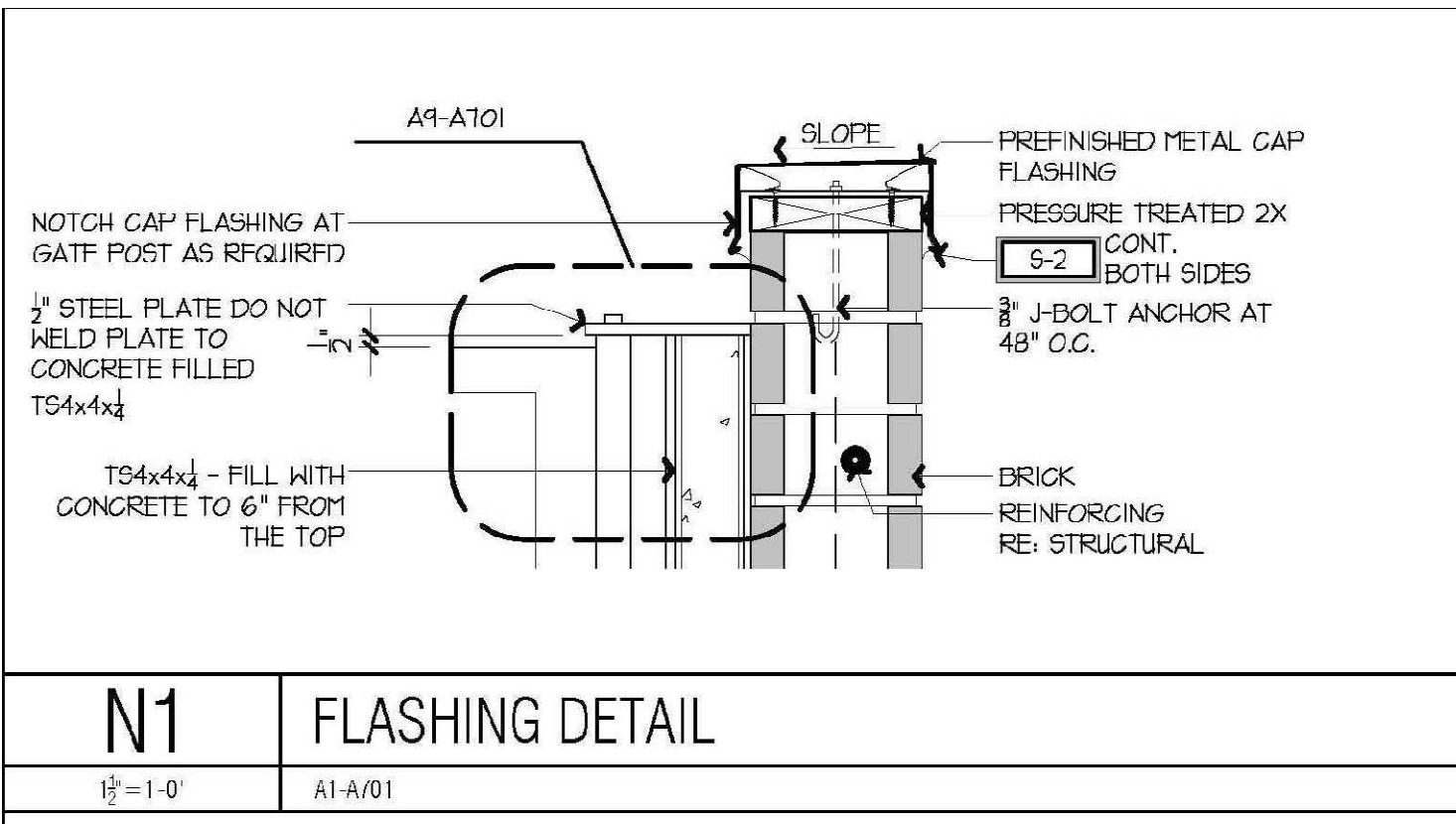
A9 GATE POST JAMB
1/2" = 1'-0" G13-A701



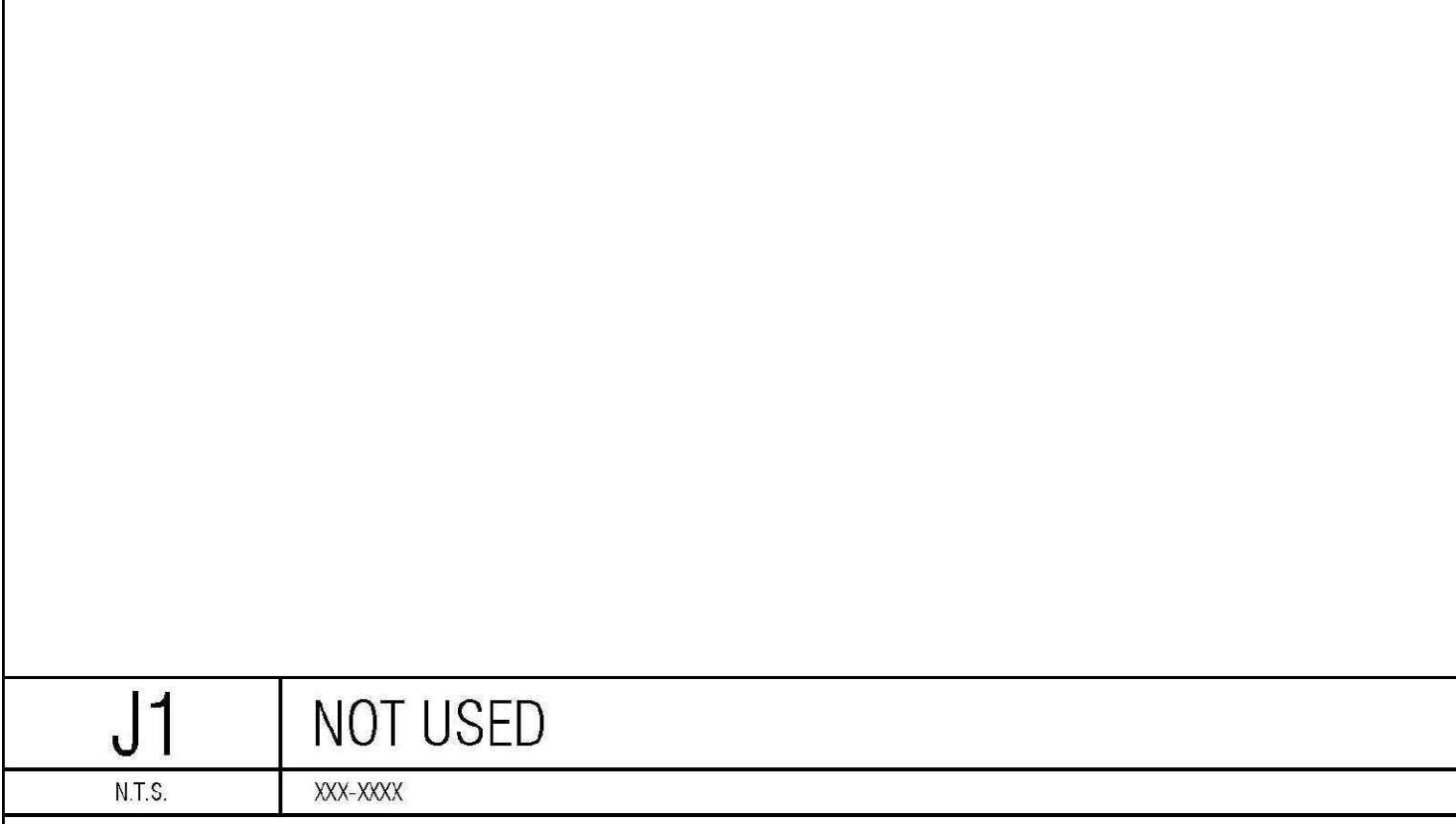
M5 GATE JAMB
1/2" = 1'-0" A1, A13-A701



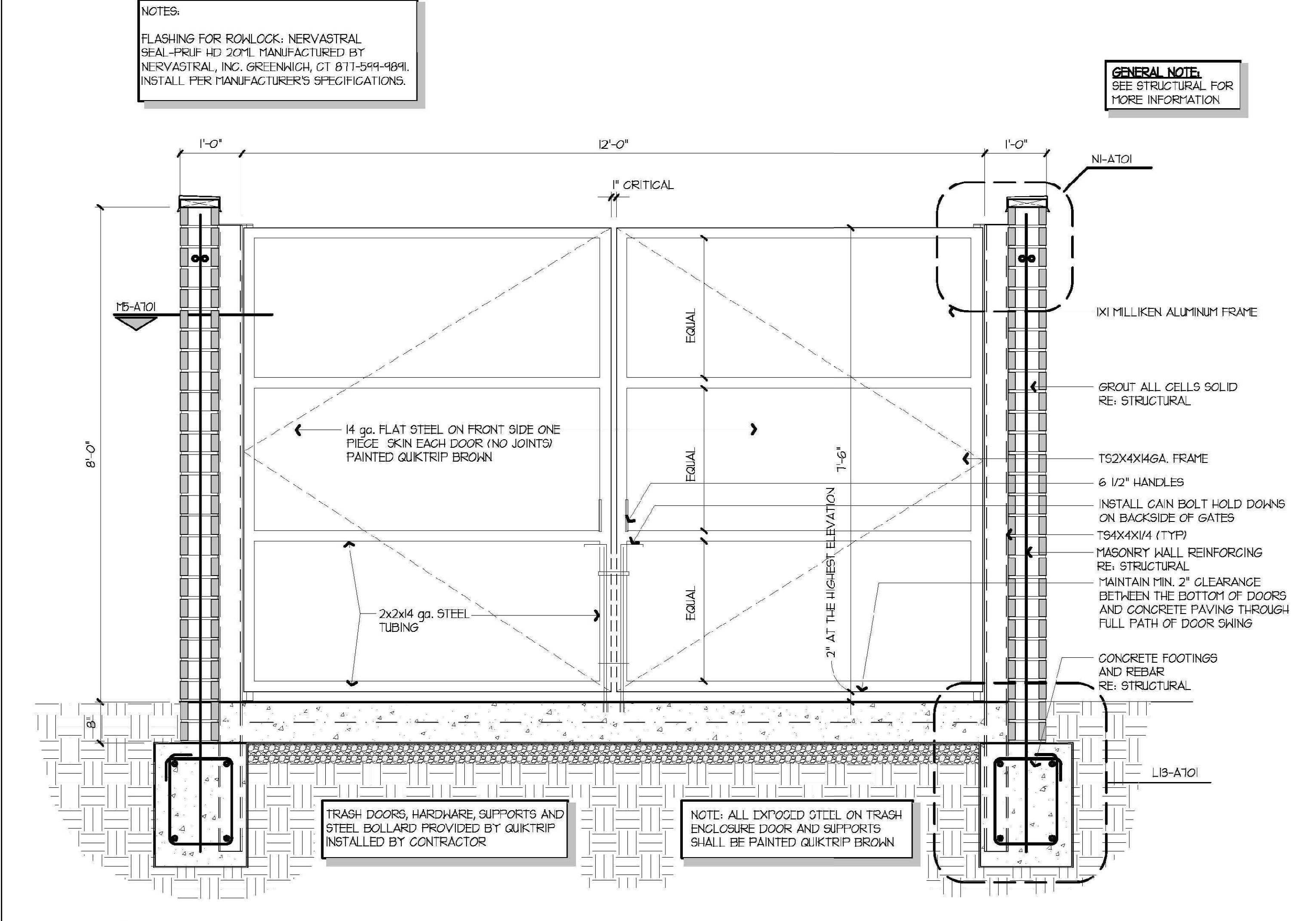
J5 DOOR HOLD OPEN DETAIL
1/2" = 1'-0" A13, M9-A701



N1 FLASHING DETAIL
1/2" = 1'-0" A1-A701



J1 NOT USED
N.T.S. XXX-XXXX



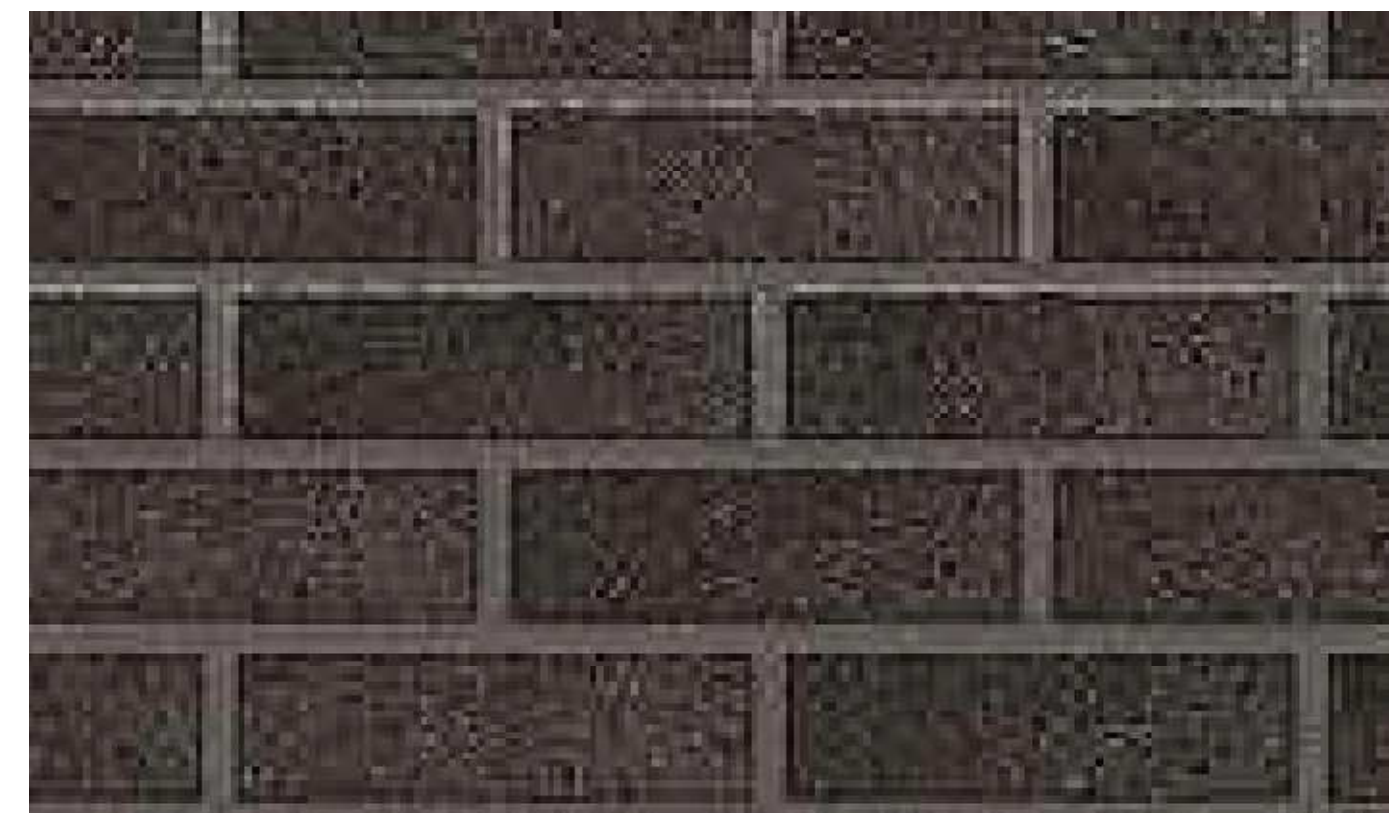
A1 TRASH ENCLOSURE SECTION
1/2" = 1'-0" A1-A701, A13, G9-A701



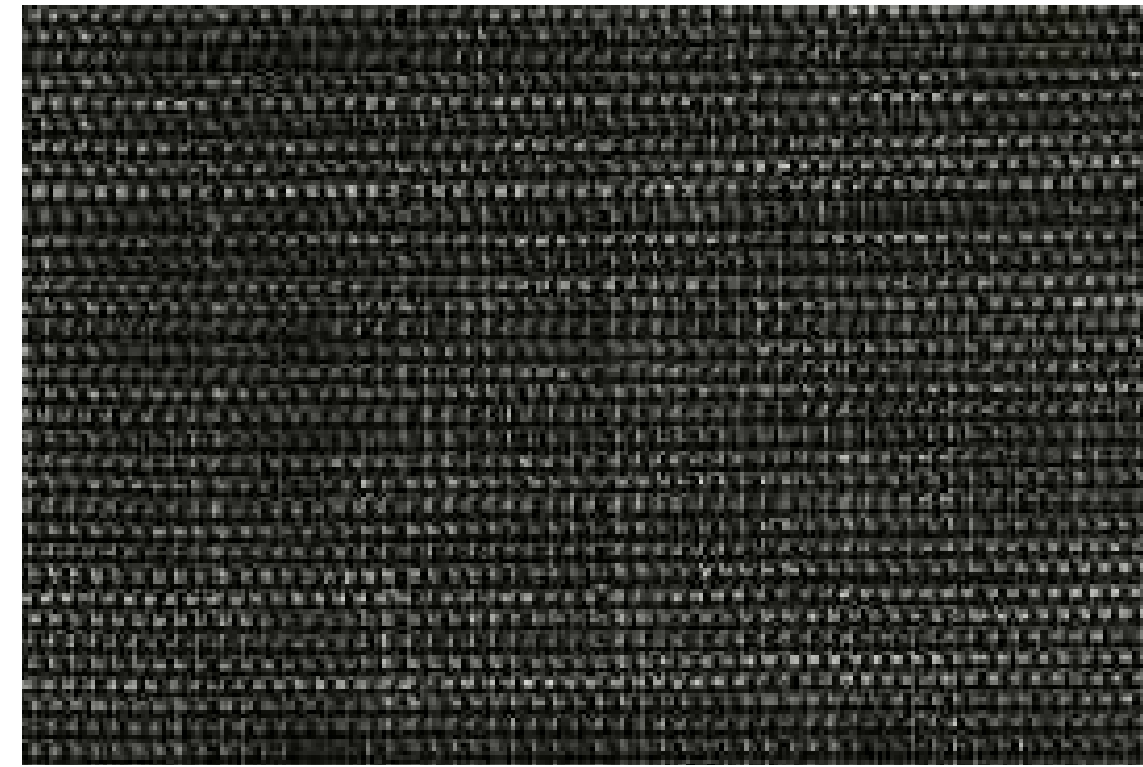
QT BROWN Metal Paint -
Light Poles/Canopy Columns



Translucent #2793 Red -
Accent Band/Awning



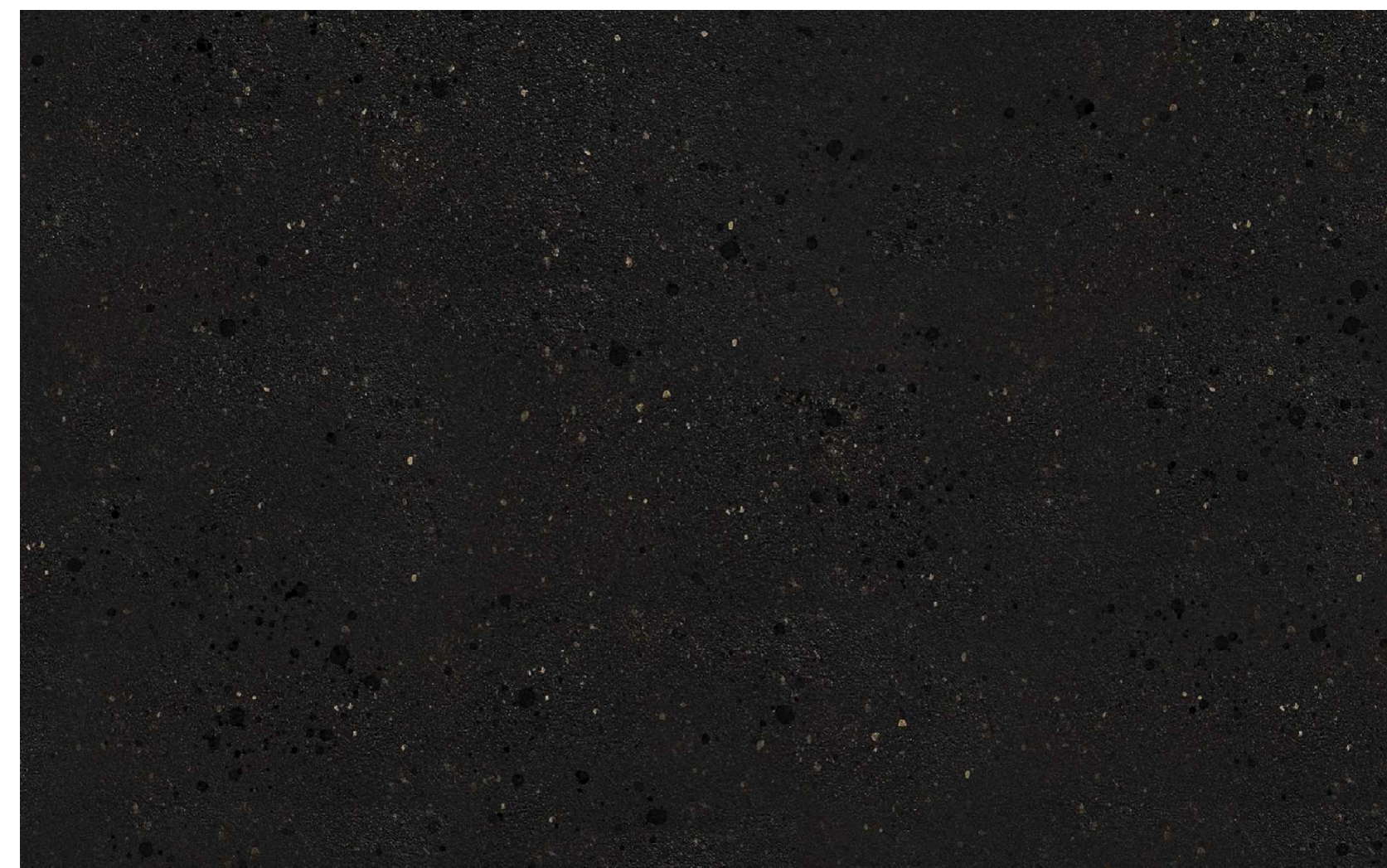
Midnight Black Brick -
Interstate Brick - Building



Polypro 95 Mesh - Black
Trash Enclosure/Mechanical Screen



Convenience Store with Fuel
Prepared by: QuikTrip



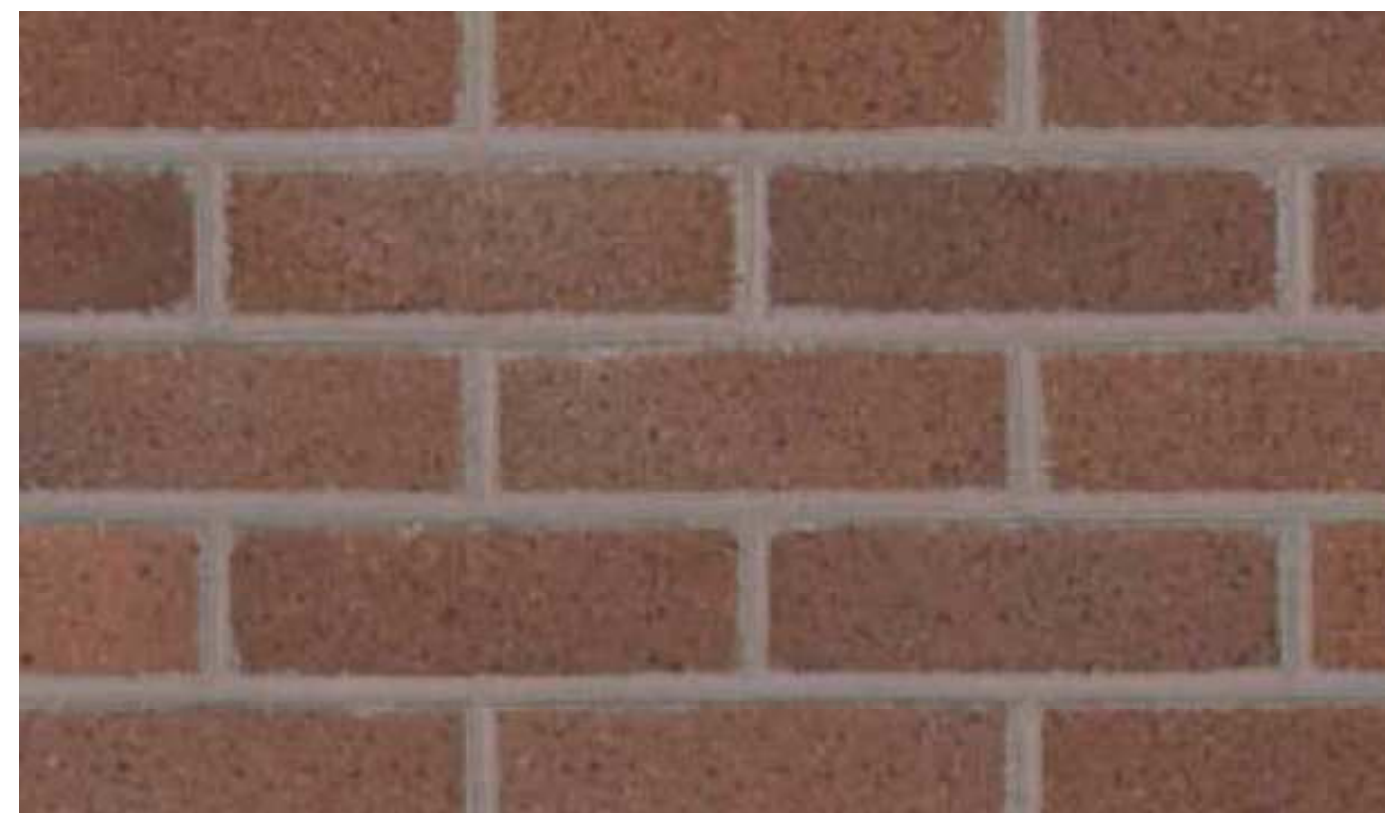
EIFS - Granite
STO - A100G - Building Columns



Brushed Aluminum - Reynobond
Building Cornice/Gas Canopy Fascia



Aluminum - Tubelite
Entry Door/Window Frame

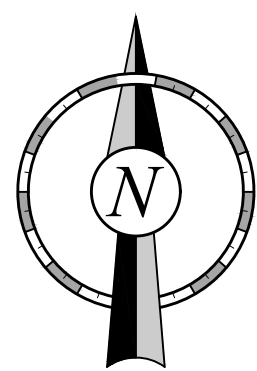
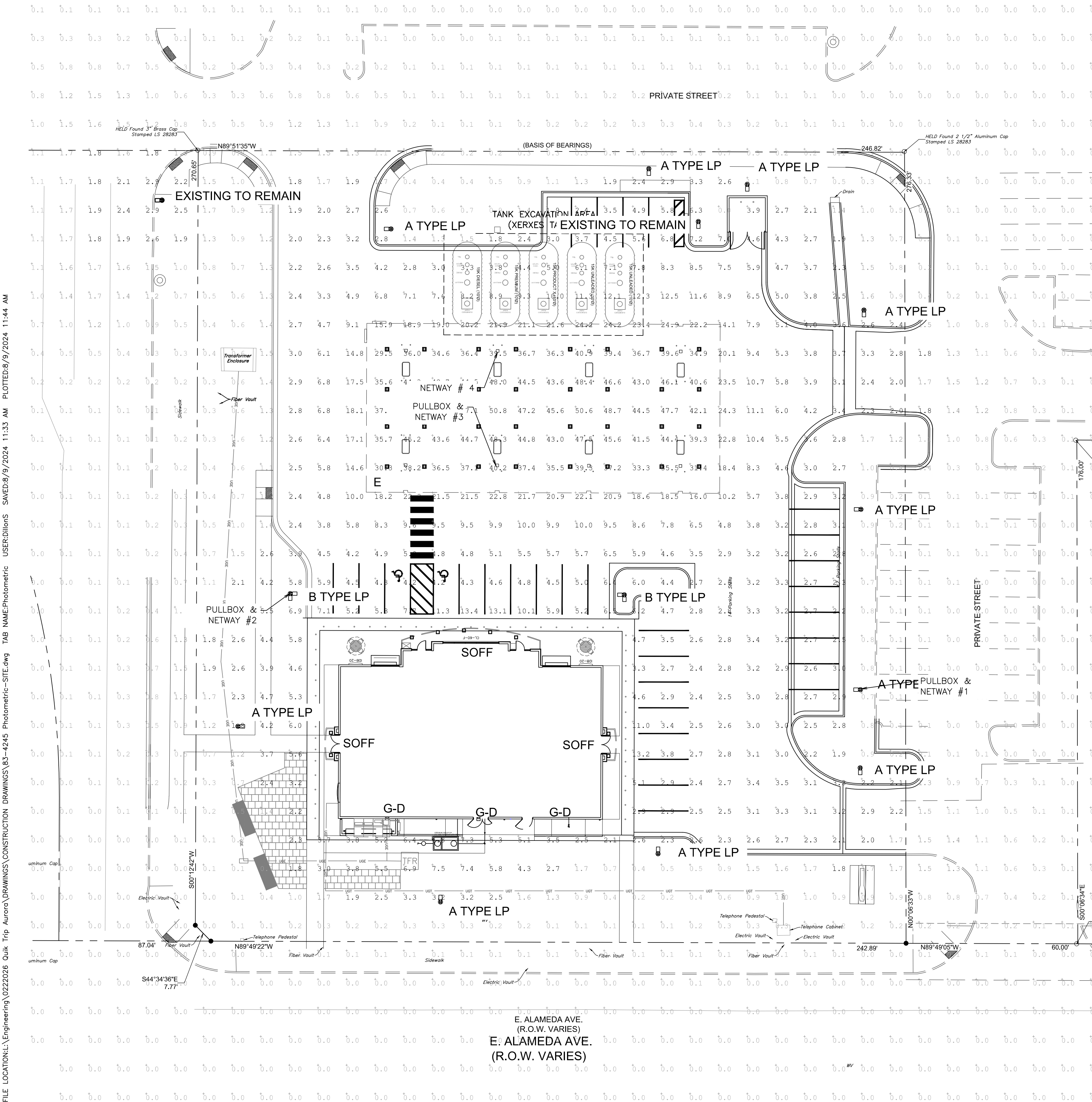


Bronzestone Brick -
Interstate Brick - Building

LUMINAIRE SCHEDULE								
SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	LLF	DESCRIPTION	TOTAL WATTS
	A	10	SINGLE	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI-HL	93.1
	B	02	2 @ 90°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI-HL	93.1
	C	00	2 @ 180°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI-HL	93.1
	D	00	3 @ 90°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI-HL	93.1
	E	32	SINGLE	15' TO 19'	12,793	0.90	SCV-LED-13L-SC-40	83.6
	SOFF	09	SINGLE	10' TO 12'	6,041	0.90	XSPS-S-LED-VHO-NW-DFL	48.7
	G-D	03	SINGLE	15' TO 19'	6,275	0.90	XWM-3-L-LED-06-40	54.0

LOW VOLTAGE POLES - 0

NOTE:
ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 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".



FILE LOCATION: L:\Engineering\0220206 Quik Trip Aurora\DRAWINGS\CONSTRUCTION DRAWINGS\83-4245 Photometric-SITE.dwg TAB NAME: Photometric USER: Dillons SAVED: 8/9/2024 11:33 AM PLOTTED: 8/9/2024 11:44 AM