

QUIKTRIP NO. 4245 SITE PLAN WITH 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

Response: Reception number added

Reception Number R2734520,
 Book 92, Page 74?- Update
 throughout document where
 subdivision is listed

LEGAL DESCRIPT

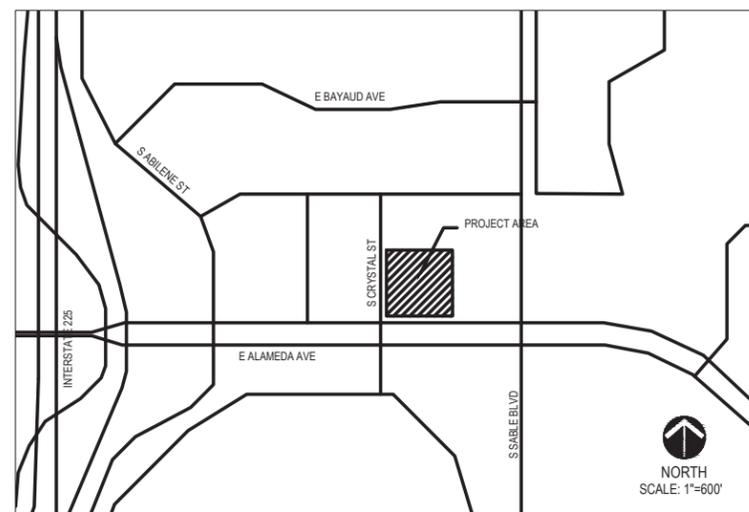
PARCEL A:
 LOT 1, BLOCK 1, LOWRY CREDIT UNION SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.
 TOGETHER WITH THAT PART OF SOUTH CRYSTAL STREET VACATED BY ORDINANCE NO. 2001-93, RECORDED DECEMBER 3, 2001 UNDER RECEPTION NO. B1206665.
 EXCEPT THAT PART CONVEYED BY DEED RECORDED MARCH 19, 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	
LAND AREA WITHIN PROPERTY LINES	1.5 AC
NUMBER OF BUILDINGS	1
BUILDING HEIGHT	20'
TOTAL BUILDING COVERAGE AND GFA	5,312 SF (7.62%)
HARD SURFACE AREA	47,462 SF (68.10%)
LANDSCAPE AREA	16,922 SF (24.28%)
SIDEWALKS AND PATIOS	2,764 SF (3.97%)
PRESENT ZONING CLASSIFICATION	MU-R
SIGNAGE	
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	PER CODE
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	PER CODE
PARKING SPACES PROVIDED	30
ACCESSIBLE SPACES REQUIRED	PER CODE
ACCESSIBLE SPACES PROVIDED	2
LOADING SPACES REQUIRED	PER CODE
LOADING SPACES PROVIDED	X
PARKING SPACES TOTAL	32

AMENDMENTS

VICINITY MAP



SHEET INDEX

- | | |
|-------------------------------|--------------------------------------|
| 1. COVER SHEET | 11. TREE MITIGATION PLAN |
| 2. NOTES SHEET | 12. LANDSCAPE DETAILS |
| 3. SITE PLAN | 13. BUILDING ELEVATIONS |
| 4. GRADING PLAN | 14. BUILDING ELEVATIONS (FRONT/BACK) |
| 5. UTILITY PLAN | 15. BUILDING ELEVATIONS (SIDES) |
| 6. DETAILS SHEET | 16. CANOPY ELEVATIONS |
| 7. LANDSCAPE NOTES AND TABLES | 17. CANOPY ELEVATIONS |
| 8. LANDSCAPE SCHEDULE | 18. TRASH ENCLOSURE ELEVATIONS |
| 9. LANDSCAPE PLAN | 19. MATERIALS |
| 10. HYDROZONE MAP | 20. PHOTOMETRIC DETAILS |

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 PASSO	PLANNER: NORRIS DESIGN 1101 BANNOCK ST, DENVER, CO 80204 303.892.1166 STACEY WEAKS
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The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

Response: Understood thank you

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 PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, _____
 BY: _____
 (PRINCIPALS OR OWNERS)
 NAME: _____
 TITLE: _____
 STATE OF COLORADO
 COUNTY OF _____
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD, _____
 BY: _____
 (PRINCIPALS OR OWNERS)
 WITNESS MY HAND AND OFFICIAL SEAL

 (NOTARY PUBLIC)
 MY COMMISSION EXPIRES _____
 NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____
 PLANNING DIRECTOR: _____ DATE: _____
 ATTEST: _____ DATE: _____
 DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____, COLORADO AT _____ O'CLOCK ____ M,
 THIS _____ DAY OF _____ AD, _____
 CLERK AND RECORDER: _____
 DEPUTY: _____

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

APPLICANT
 QuikTrip Corporation
 12000 Washington St, Ste. 175
 Thornton, CO 80241
 303.248.0435

NOT FOR CONSTRUCTION

DATE:
 04/05/2023

SHEET TITLE:
 COVER

QUIKTRIP NO. 4245 SITE PLAN WITH 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

Comments in green were made by PW Engineering reviewer Sergio Um. Please contact him at sum@auroragov.org for any comments or questions.

LEGAL DESCRIPTION

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LOT 1, BLOCK 1, LOWRY CREDIT UNION SUBDIVISION FILING NO. 1, 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.

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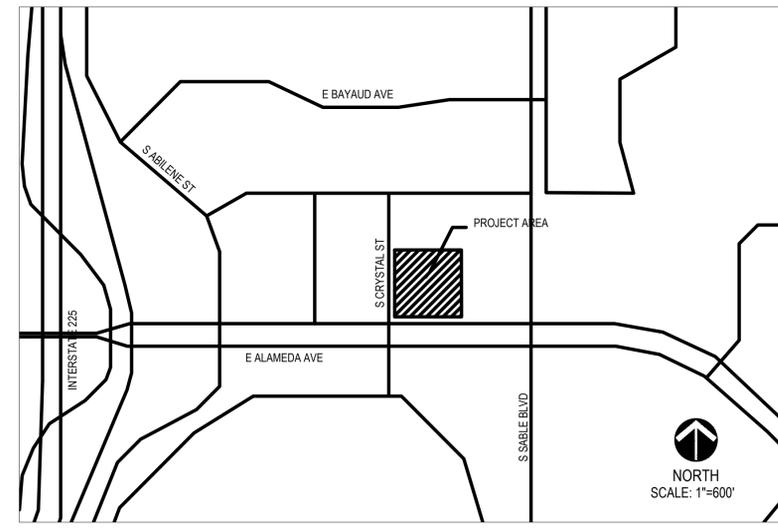
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AMENDMENTS

Empty box for amendments.

VICINITY MAP



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PROJECT TEAM

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IN WITNESS THEREOF, _____ HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD.

BY: _____
(PRINCIPALS OR OWNERS)

NAME: _____

TITLE: _____

STATE OF COLORADO
COUNTY OF _____

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

BY _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____, COLORADO AT _____ O'CLOCK ____ M.

THIS _____ DAY OF _____ AD, _____

CLERK AND RECORDER: _____

DEPUTY: _____

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

APPLICANT
QuikTrip Corporation
12000 Washington St, Ste. 175
Thornton, CO 80241
303.248.0435

NOT FOR CONSTRUCTION

DATE:
04/05/2023

SHEET TITLE:
COVER

SITE PLAN NOTES

LANE

Response: Language updated

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. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE ARTICLE VII-NUMBERING OF BUILDINGS
4. 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".
5. COMMERCIAL PROJECTS BUILT UNDER THE 2015 IBC: "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.
(NOTE TO APPLICANT: PLEASE SEE EXHIBITB8 UNDER THE DEVELOPMENT/DESIGN STANDARDS SECTION OF THIS GUIDEBOOK FOR ITEMS TO BE SHOWN ON A SITE PLAN).
ACCESSIBILITY NOTE FOR COMMERCIAL PROJECTS BUILT UNDER THE 2009 IBC:
"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 ENTRANCE 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.
6. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
7. 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.
8. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, 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 AND/OR PRIVATE UTILITIES.
9. 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.
10. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
11. 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.
12. 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.
13. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES
14. 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.
15. 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.
16. 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.
17. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.
18. THERE WILL BE NO OUTSIDE, OVERNIGHT STORAGE OF VEHICLES ON THE SITE.

QUIKTRIP NO. 4245

SITE PLAN
ALAMEDA AVE & CRYSTAL ST
CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

APPLICANT

QuikTrip Corporation

12000 Washington St, Ste. 175
Thornton, CO 80241
303.248.0435

NOT FOR
CONSTRUCTION

DATE:

04/05/2023

SHEET TITLE:

NOTES

02 OF 20

Response: Additional slopes added throughout the site. Grading shall meet all requirements of the 2.08.1.06 of the 2023 COA Roadway Manual.

Response: All easements and tracts have been clearly labeled and dimensioned. Street widths have also been dimensioned.

Show more slopes throughout site, not a lot of slopes shown at landscaping surfaces. Minimum grades shall be: -0.50% for concrete surfaces -1.0% for asphalt surfaces -2.0 for all grass-lined swales, landscape areas, and all non-paved areas. (2.08.1.06 of the 2023 COA Roadway Manual)

Type and dimension of easement or tract shall be clearly labeled. R.O.W. and street widths shall be dimensioned. (2.06.1.01 of the 2023 COA Roadway Manual)

Response: Fire lane removed.

Show longitudinal and cross slopes along fire lane to ensure maximum slopes are not exceeded. Maximum slopes shall be 10% longitudinal, 4% cross slope, and 4% resultant slope. (2.08.1.06.2 of the 2023 COA Roadway Manual)

Response: Slopes around the building will be from 2% max to 1.5% minimum to meet ADA and COA Roadway Manual requirements.

Minimum slope away from a building shall be 2% (impervious) for at the first 10' away from the building. Due to the ADA path being around the building, aim for a 1.8% cross slope. (2.08.1.06.2 of the 2023 COA Roadway Manual)

Response: See lighting plan for pole height. This comment is pointing to an existing light pole that will be left in place.

Specify pole height and fixture type of all lights. Location of this lightpole does not match lighting sheet

Where is the lightpole in this area? Shown in lighting sheet

Response: Lighting plan will match grading/site plan.

Response: This site layout has been updated and all existing contours will tie into existing.

Where is contour tying in to existing?

Response: All contours labeled.

Shown at different location in lighting sheet

Label contour

Response: Labels and text have been cleaned up. All lots, easements and contours have been labeled. Existing features have also been screened back.

Response: Lighting plan will match grading/site plan.

Show the resultant slope to show slopes do not exceed 2% in any direction

Missing linework, lots of unlabeled lines (easements, etc.), and overall very messy in this area. Clean up, label all easements, shade back existing features such as existing easement linework, existing contours, etc.

Response: Resultant slope shown on ADA stalls and do not exceed 2%.

Response: Slope label added to concrete flume

Show slope of trickle channel

Response: Xcel will be notified prior to construction. A letter of authorization will be provided from them.

Lightpole symbol does not match lighting sheet

Response: Lighting plan will match grading/site plan.

Show contour tie ins

Response: This site layout has been updated and all existing contours will tie into existing.

Response: Lighting plan will match grading/site plan.

MISCELLANEOUS GRADING NOTES
 1. GAS CANOPY INSTALLER SHALL INSTALL THE CANOPY COLUMN DRAIN PIPE AND OVERFLOW FITTING. THE STORM WATER INSTALLER SHALL CONNECT THEIR PIPING TO THE GAS INSTALLER'S OVERFLOW FITTING.
 2. WHEN PLAN GRADES DEPICT RUNOFF TO BE DIRECTED AWAY FROM THE CURB, USE DRAIN AWAY CURB ALTERNATE. (RE: "CURB DETAIL-BARRIER" PD009A00X DETAIL)

VERTICAL CURVE AT GRADE BREAK NOTES
 1. TO AVOID ANY DEFINED CRESTS OR SUMPS, "GRADE BREAKS" SHALL BE CONSTRUCTED AS A "VERTICAL CURVE". SURVEYOR & CONTRACTOR SHALL CONFER WITH QUIKTRIP CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION STAKING OR CONCRETE PLACEMENT RELATIVE TO ANY GRADE BREAKS.
 2. GRADE TRANSITIONS IN THE CURB LINE SHOULD NOT BE SHARP. VERTICAL CURVES SHOULD BE CONSTRUCTED TO SOFTEN THE ABRUPT CHANGE IN GRADE. THE VERTICAL CURVE SHALL BE APPROXIMATED BY SPOT ELEVATIONS IN 10' INCREMENTS ON THE GRADING PLAN. ABSOLUTE CHANGE IN GRADE SHALL NOT EXCEED 4%. THIS HOLDS FOR BOTH CRESTS AND SUMPS IN THE CURB AND GUTTER.

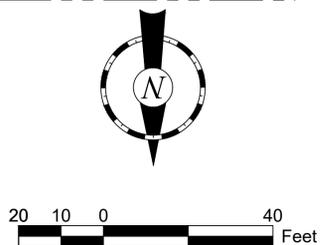
GRADING LEGEND

ST	STORM PIPE (≤ 10" NEW)
ST	STORM PIPE (≥ 12" NEW)
ST	STORM PIPE (≥ 12" EXISTING)
FD	FRENCH DRAIN
CD	BACK OF CURB DRAIN
ADA	ADA PATH OF TRAVEL
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
---	LIMITS OF DISTURBANCE
TC XXXX.XX	TOP OF CURB ELEVATION (NEW)
G XXXX.XX	GUTTER ELEVATION (NEW)
FG XXXX.XX	FINISHED GRADE ELEVATION (NEW)
FG XXXX.XX	SPOT ELEVATION (EXISTING)
SG	STORM GRATE (NEW)

BENCHMARKS
 1. CUT "X" IN CONCRETE WALK AT ± MOST SOUTHERLY CORNER OF THE SURVEYED PROPERTY AT NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 24, AS SHOWN HEREON. ELEVATION= 945.52
 2. CUT "X" IN CONCRETE WALK AT ±340' NORTHEASTERLY OF THE MOST SOUTHERLY CORNER OF THE SURVEYED PROPERTY AT NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 24, AS SHOWN HEREON. ELEVATION= 936.69

FILE LOCATION: Engineering\0222026 Quik Trip Aurora\DRAWINGS\CONSTRUCTION DRAWINGS\B3-4245 Civil-SITE.dwg TAB NAME:Grading USER:joimpep SAVER:3/27/2023 4:49 PM PLOTTED: 3/27/2023 7:07 PM

CHECKED BY: XX
 DRAWN BY: XX



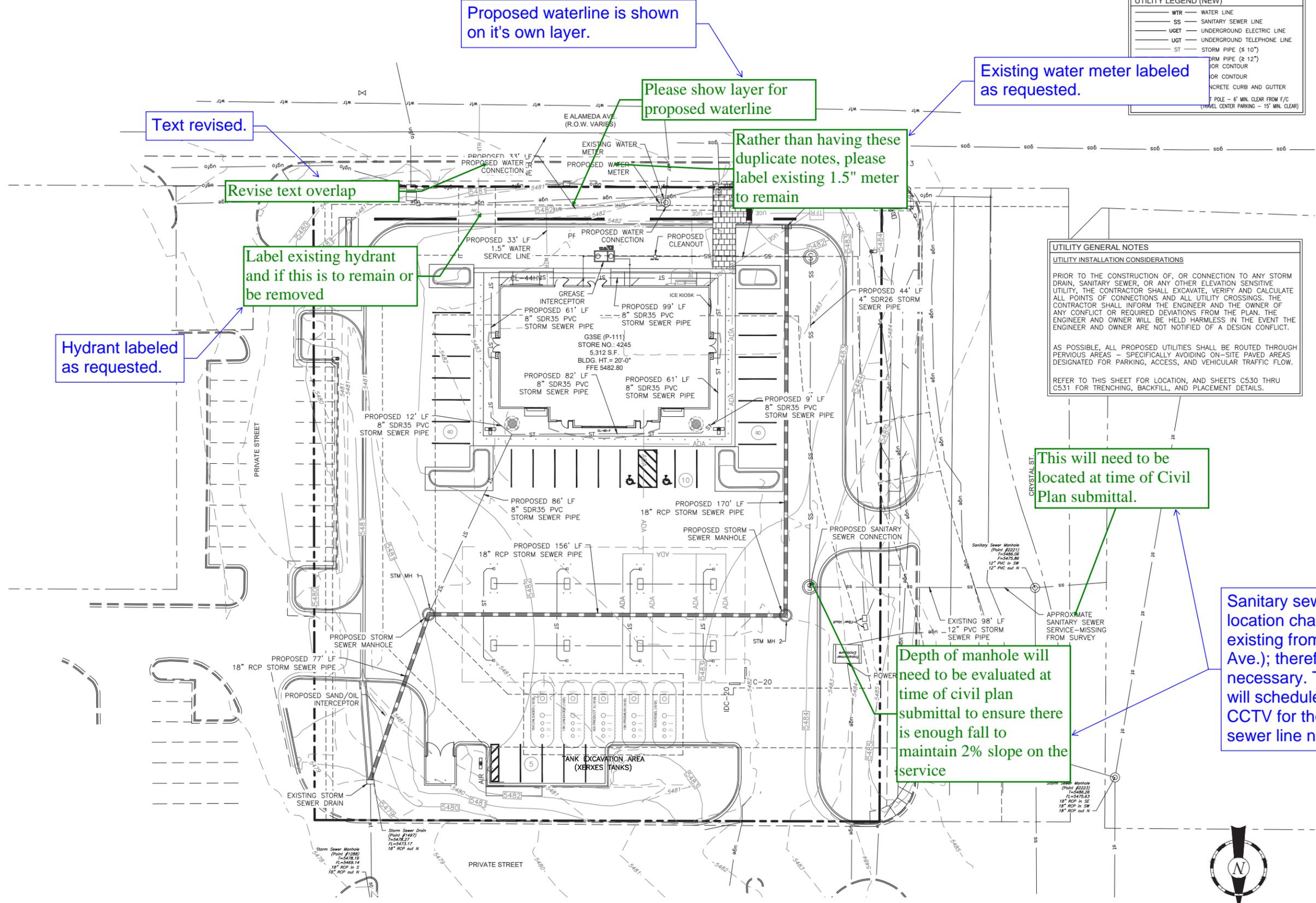
UTILITY LEGEND (NEW)	
---	WTR WATER LINE
---	SS SANITARY SEWER LINE
---	UGET UNDERGROUND ELECTRIC LINE
---	UGT UNDERGROUND TELEPHONE LINE
---	ST STORM PIPE (≤ 10")
---	DRM PIPE (≥ 12")
---	OR CONTOUR
---	OR CONTOUR
---	CONCRETE CURB AND GUTTER
---	T POLE - 6' MIN. CLEAR FROM F/C
---	(TRAVEL CENTER PARKING - 15' MIN. CLEAR)

UTILITY GENERAL NOTES
UTILITY INSTALLATION CONSIDERATIONS

PRIOR TO THE CONSTRUCTION OF, OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, OR ANY OTHER ELEVATION SENSITIVE UTILITY, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTIONS AND ALL UTILITY CROSSINGS. THE CONTRACTOR SHALL INFORM THE ENGINEER AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. THE ENGINEER AND OWNER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER AND OWNER ARE NOT NOTIFIED OF A DESIGN CONFLICT.

AS POSSIBLE, ALL PROPOSED UTILITIES SHALL BE Routed THROUGH PERVIOUS AREAS - SPECIFICALLY AVOIDING ON-SITE PAVED AREAS DESIGNATED FOR PARKING, ACCESS, AND VEHICULAR TRAFFIC FLOW.

REFER TO THIS SHEET FOR LOCATION, AND SHEETS C530 THRU C531 FOR TRENCHING, BACKFILL, AND PLACEMENT DETAILS.



Proposed waterline is shown on it's own layer.

Please show layer for proposed waterline

Existing water meter labeled as requested.

Text revised.

Revise text overlap

Rather than having these duplicate notes, please label existing 1.5" meter to remain

Label existing hydrant and if this is to remain or be removed

Hydrant labeled as requested.

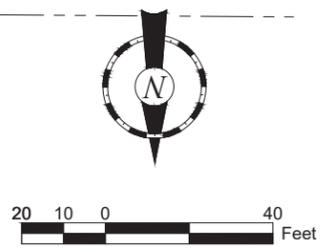
This will need to be located at time of Civil Plan submittal.

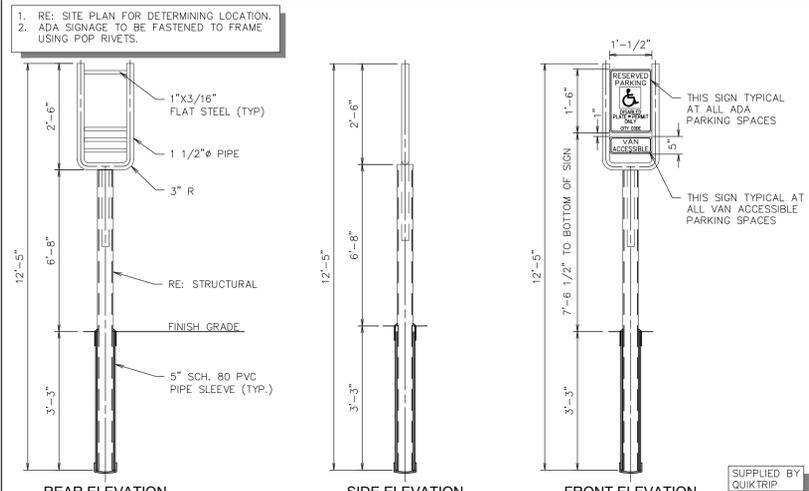
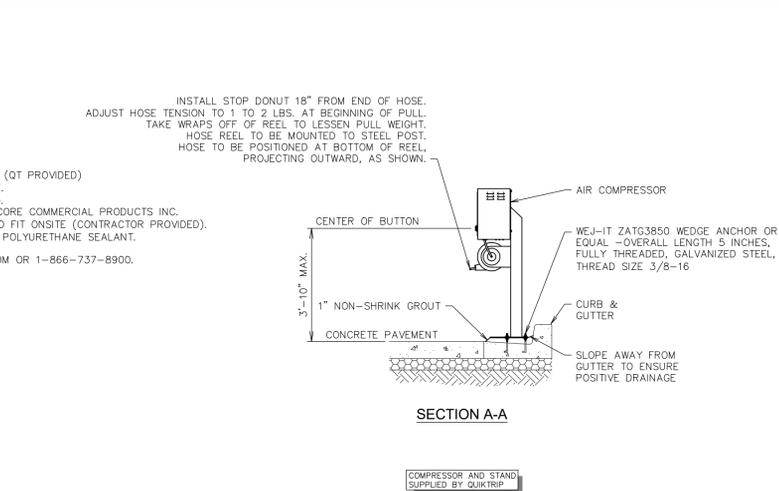
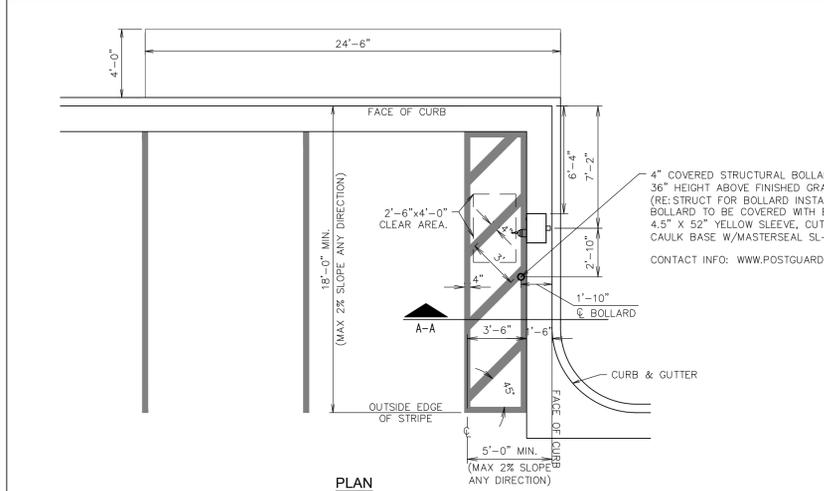
Depth of manhole will need to be evaluated at time of civil plan submittal to ensure there is enough fall to maintain 2% slope on the service

Sanitary sewer service location changed (i.e., use existing from main in Alameda Ave.); therefore, location not necessary. The design team will schedule potholing and CCTV for the existing sanitary sewer line noted above.

FILE LOCATION: \\Engineering\02220206 Quik Trip Aurora\DRAWINGS\CONSTRUCTION DRAWINGS\83-4245 Civil-SITE.dwg TAB MAKE:Utility USER:rubinp SAVES:3/27/2023 4:49 PM PLOTTED:4/4/2023 3:04 PM

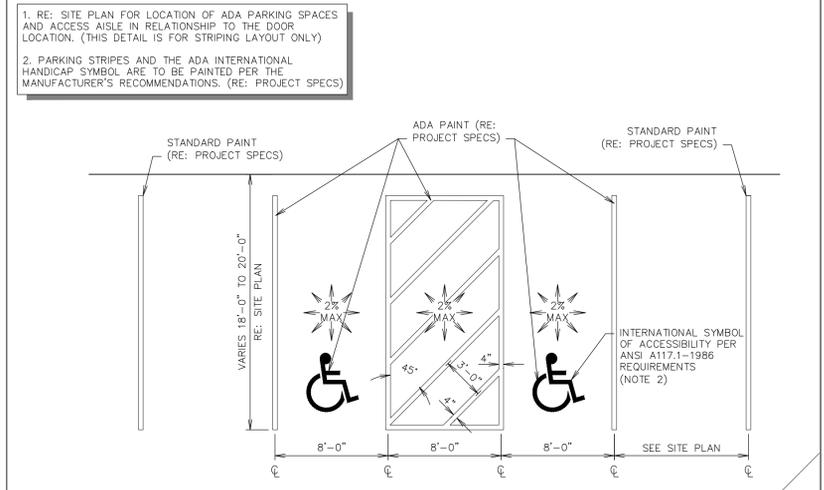
CHECKED BY: XX
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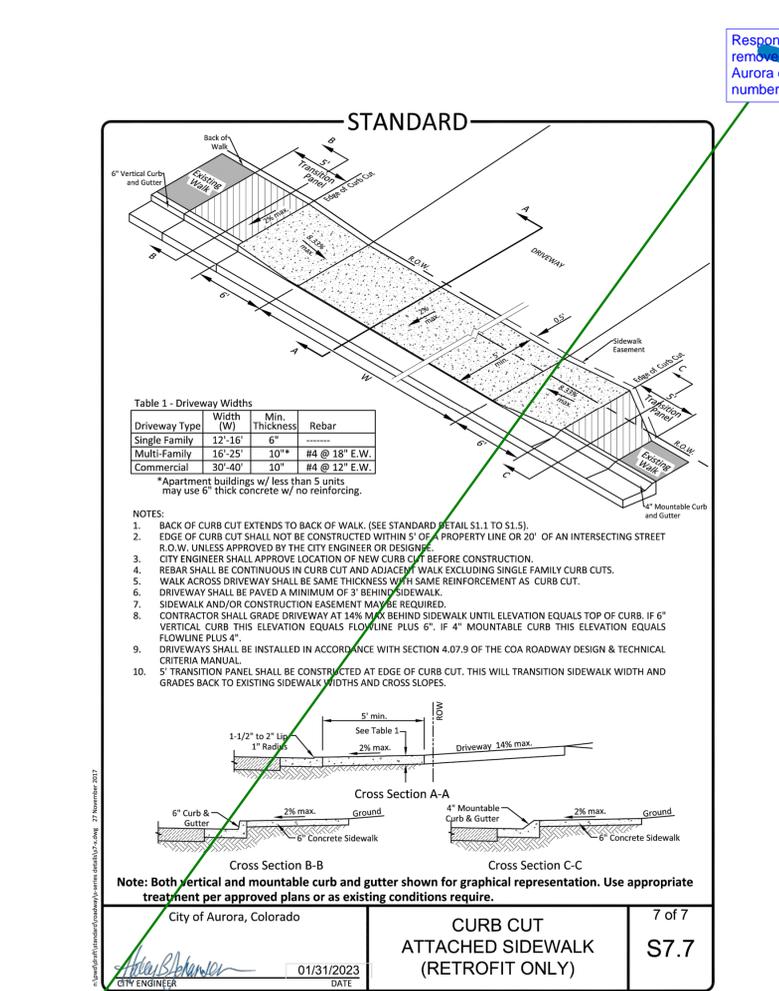


F1 AIR SERVICE INSTALL PLAN (RIGHT HAND INSTALL)
 NTS SN: A0004A014

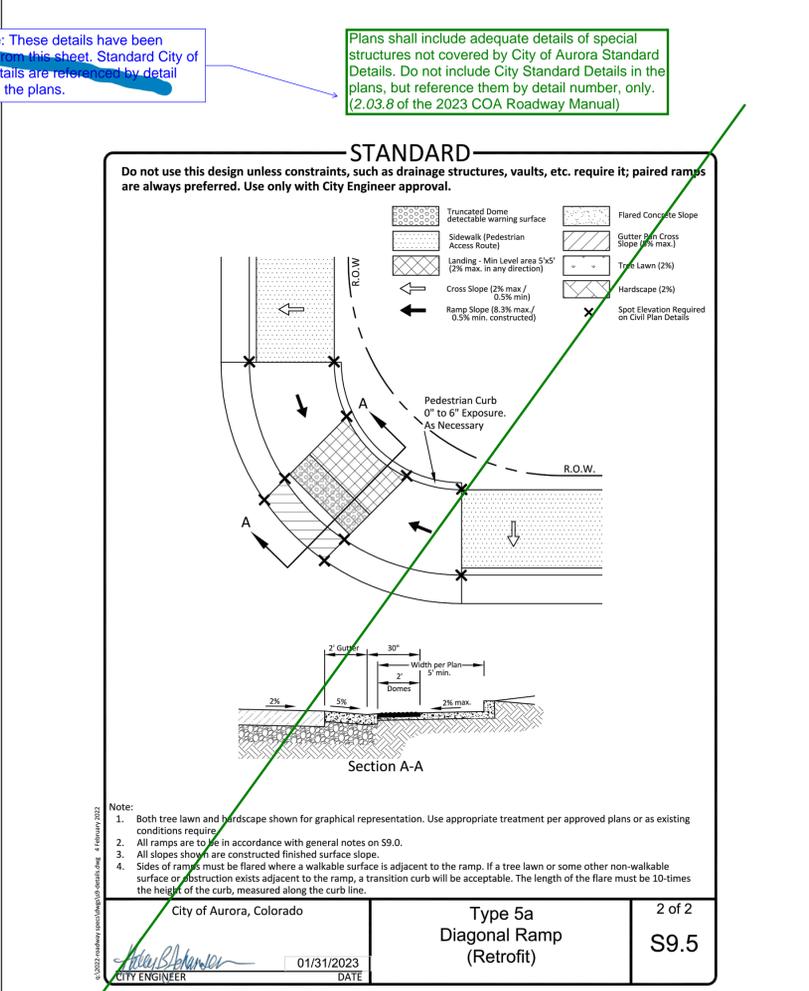
L11 ADA SIGN IN BOLLARD
 NTS SN: A0003C0010



L1 DOUBLE STALL ADA PARKING STRIPING DETAIL
 NTS SN: A0001A009



A1



A2

Response: These details have been removed from this sheet. Standard City of Aurora details are referenced by detail number in the plans.

Plans shall include adequate details of special structures not covered by City of Aurora Standard Details. Do not include City Standard Details in the plans, but reference them by detail number, only. (2.03.8 of the 2023 COA Roadway Manual)

FILE LOCATION: L:\Engineering\0222026 Quik Trip Aurora\DRAWINGS\CONSTRUCTION DRAWINGS\DETAILS ADA.dwg TAB NAME: C510 ADA Detail Sheet 1 USER: joinep SAVES: 3/20/2023 10:59 AM PLOTTED: 4/4/2023 3:17 PM

CHECKED BY:
 DRAWN BY:

LANDSCAPE PLANT LIST

DECIDUOUS CANOPY TREES	QTY	COMMON NAME	BOTANICAL NAME	ROOT	SIZE	WATER USE
GL TT	2	SUNBURST HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST'	B & B	2" CAL.	
TI GR	2	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDATA 'GREENSPIRE'	B & B	2" CAL	MOD
TI ST	2	STERLING SILVER LINDEN	TILIA TOMENTOSA 'STERLING'	B & B	2" CAL	MOD
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	ROOT	SIZE	WATER USE
PI BA	4	BAKERI BLUE SPRUCE	PICEA PUNGENS GLAUCA 'BAKERI'	B & B	6' HEIGHT	MOD
PI ED	2	PINON PINE	PINUS EDULIS	B & B	6' HEIGHT	VERY LOW
PI NI	2	AUSTRIAN BLACK PINE	PINUS NIGRA	B & B	6' HEIGHT	LOW
DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	ROOT	SIZE	WATER USE
AM LE	26	LEADPLANT	AMORPHA CANESCENS	CONT.	#5	LOW
AR LS	22	LOW SCAPE MOUND® BLACK CHOKEBERRY	ARONIA MELANOCARPA 'UCONNAM165'	CONT.	#5	LOW
BE CP	18	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CONT.	#5	LOW
CA MR	65	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS CARYOPTERIS X CLANDONENSIS	CONT.	#5	LOW
CH NN	18	BABY BLUE RABBITBRUSH	CHRYSOETHAMNUS NAUSEOSUS NAUCEOSUS	CONT.	#5	VERY LOW
CO AF	18	ARCTIC FIRE DOGWOOD	CORNUS SERICEA 'ARCTIC FIRE'	CONT.	#5	MOD
CO KE	10	KELSEYI DOGWOOD	CORNUS SERICEA 'KELSEYI'	CONT.	#5	MOD
CO BA	3	BAYLEY'S RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEYI'	CONT.	#5	MOD
CY SP	22	SPANISH GOLD BROOM	CYTISUS PURGANS 'SPANISH GOLD'	CONT.	#5	LOW
DA CM	6	CAROL MACKIE DAPHNE	DAPHNE X BURKWOODII 'CAROL MACKIE'	CONT.	#5	MOD
EU AL	6	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	CONT.	#5	MOD
PE LS	19	LITTLE SPIRE RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' TM	CONT.	#5	VERY LOW
PR PA	16	PAWNEE BUTTES® SAND CHERRY	PRUNUS BESSEYI 'P011S'	CONT.	#5	LOW
VI CA	21	KOREANSPICE VIBURNUM	VIBURNUM CARLESII	CONT.	#5	MOD
EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	ROOT	SIZE	WATER USE
AR CH	3	CHIEFTAIN MANZANITA	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	CONT.	#5	LOW
AR PA	2	PANCHITO MANZANITA	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	CONT.	#5	LOW
EU BL	15	BLONDY EUNONYMUS	EUONYMUS FORTUNEI 'BLONDY' TM	CONT.	#5	MOD
JU BH	21	BAR HARBOR CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	CONT.	#5	LOW
JU CC	6	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET' TM	CONT.	#5	LOW
JU BU	3	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	CONT.	#5	LOW
JU IT	28	COMPACT PFITZER JUNIPER	JUNIPERUS X PFITZERIANA 'PFITZERIANA COMPACTA'	CONT.	#5	LOW
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	ROOT	SIZE	WATER USE
BO BA	106	BLOND AMBITION BLUE GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	CONT.	#1	VERY LOW
NA TE	49	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	CONT.	#1	LOW
PE HA	67	HAMELN FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'	CONT.	#1	LOW
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	ROOT	SIZE	WATER USE
AQ AL	2	ALPINE COLUMBINE	AQUILEGIA ALPINA	CONT.	#1	MOD
GA AR	2	NATIVE BLANKET FLOWER	GAILLARDIA ARISTATA	CONT.	#1	LOW
HE SA	2	SNOW ANGEL CORAL BELLS	HEUCHERA X 'SNOW ANGEL'	CONT.	#1	MOD
HE SC	2	SOUTHERN COMFORT CORAL BELLS	HEUCHERA X 'SOUTHERN COMFORT'	CONT.	#1	MOD

SITE AMENITY SCHEDULE



1 DESCRIPTION: BENCH

MANUFACTURER: LANDSCAPE FORMS (OR APPROVED EQUAL)
 MODEL: FGP BENCH
 COLOR / FINISH: STONE POWDER COAT / WOODGRAIN : ASH

NOTES: SURFACE MOUNT



2 DESCRIPTION: PICNIC TABLE

MANUFACTURER: FURNISHINGS BY OWNER
 MODEL: CLU1077-A1052-AL-UH-BD
 COLOR / FINISH: SILVER ICE + CLEAR COAT
 NOTES: SURFACE MOUNT



3 DESCRIPTION: TRASH RECEPTACLE

MANUFACTURER: BELSON OUTDOOR
 MODEL: PSFT34
 COLOR / FINISH: POWDER COATED BLACK
 NOTES: INSTALL PER MANUFACTURERS SPECIFICATIONS



4 DESCRIPTION: PLANTER POT

MANUFACTURER: TOURNESOL
 MODEL: URBAN COLLECTION
 COLOR / FINISH: COLOR - PUDDLE FINISH - SMOOTH
 SIZE: 24" x 19" x 27"
 NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS



5 DESCRIPTION: TREE GRATE

MANUFACTURER: IRON WORKS

MODEL: "RAIN"

SIZE : 41.88" x 41.88" x 1"

COLOR / FINISH: RAW

NOTES : INSTALL PER MANUFACTURERS SPECIFICATIONS

LEGEND

- PROPERTY LINE
- [Grid Pattern] SOD
- [Dotted Pattern] SOD
- [Cross-hatch Pattern] SHRUB BED
- [Stippled Pattern] ROCK COBBLE
- [Circle with Cross] EXISTING TREE
- [Circle with Dots] CANOPY TREE
- [Circle with Dots] EVERGREEN TREE, (6' HEIGHT UNLESS OTHERWISE NOTED)
- [Circle with Dots] DECIDUOUS SHRUB
- [Circle with Dots] EVERGREEN SHRUB
- [Circle with Dots] ORNAMENTAL GRASSES
- [Circle with Dots] PERENNIALS
- [Circle with Dots] TRASH RECEPTACLE
- [Circle with Dots] PICNIC TABLE
- [Circle with Dots] BENCH
- [Circle with Dots] SITE LIGHTING, RE: ELECTRICAL
- [Circle with Dots] STREET LIGHTING, RE: ELECTRICAL
- [Circle with Dots] PROPOSED MONUMENT SIGN
- [Circle with Dots] SIGN, RE: CIVIL

LEGEND ADJUSTED, SOD REMOVED

Sod twice?? Sod is not permitted. Rock mulch or pavers perhaps?

STREET TREES PROVIDED ALONG CRYSTAL

Always measure the buffer from the most restrictive or narrowest location.

PARKING LOT BUFFER REQUIREMENTS ADDED

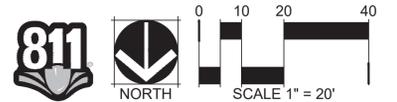
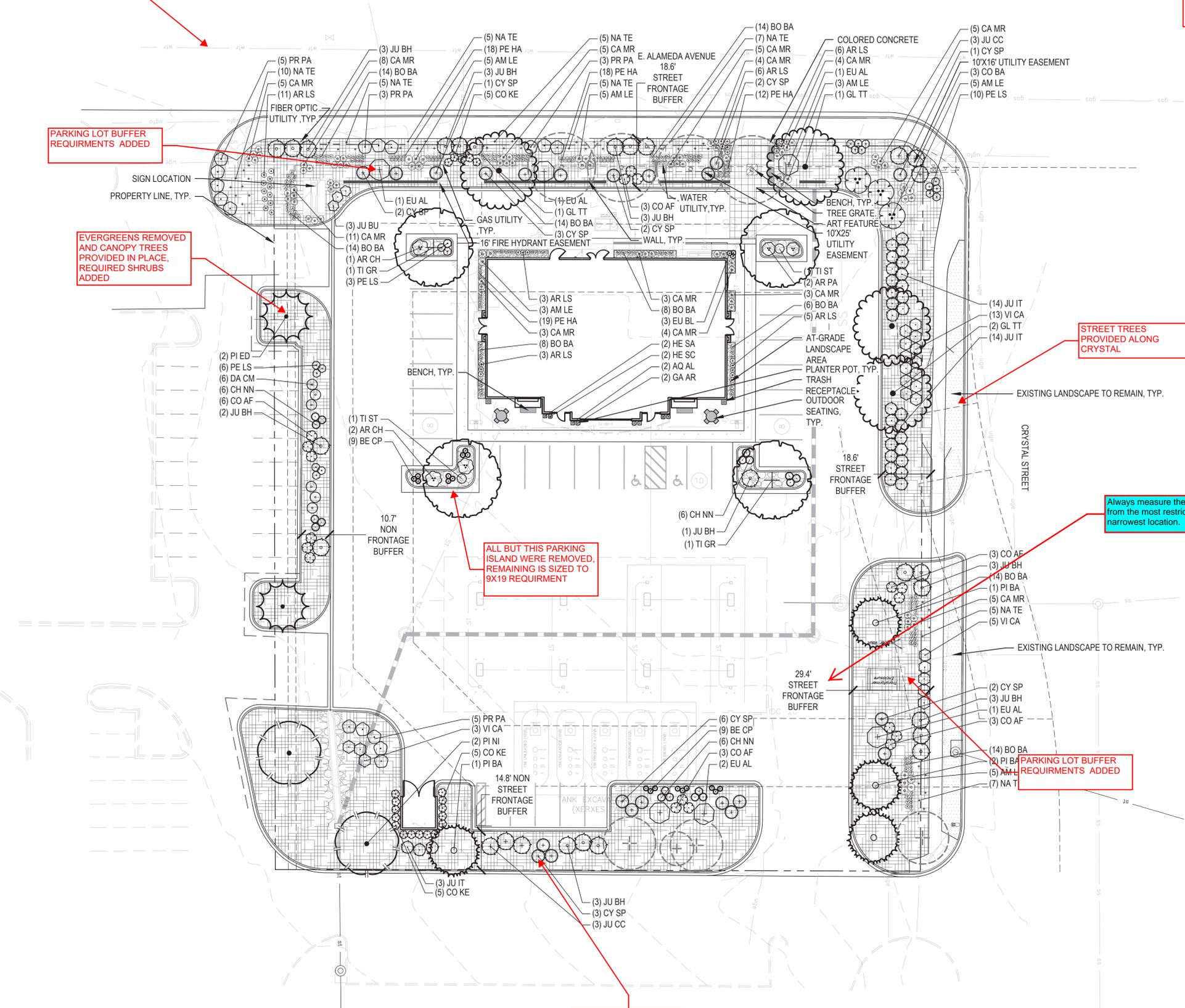
PARKING LOT BUFFER REQUIREMENTS ADDED

ALL BUT THIS PARKING ISLAND WERE REMOVED. REMAINING IS SIZED TO 9X19 REQUIREMENT

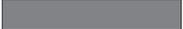
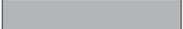
EVERGREENS REMOVED AND CANOPY TREES PROVIDED IN PLACE. REQUIRED SHRUBS ADDED

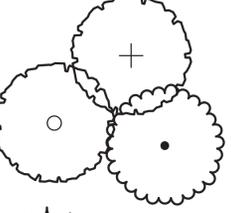
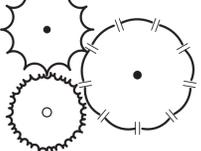
PARKING LOT BUFFER REQUIREMENTS ADDED

UTILITIES DARKENED



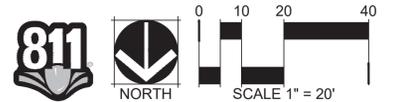
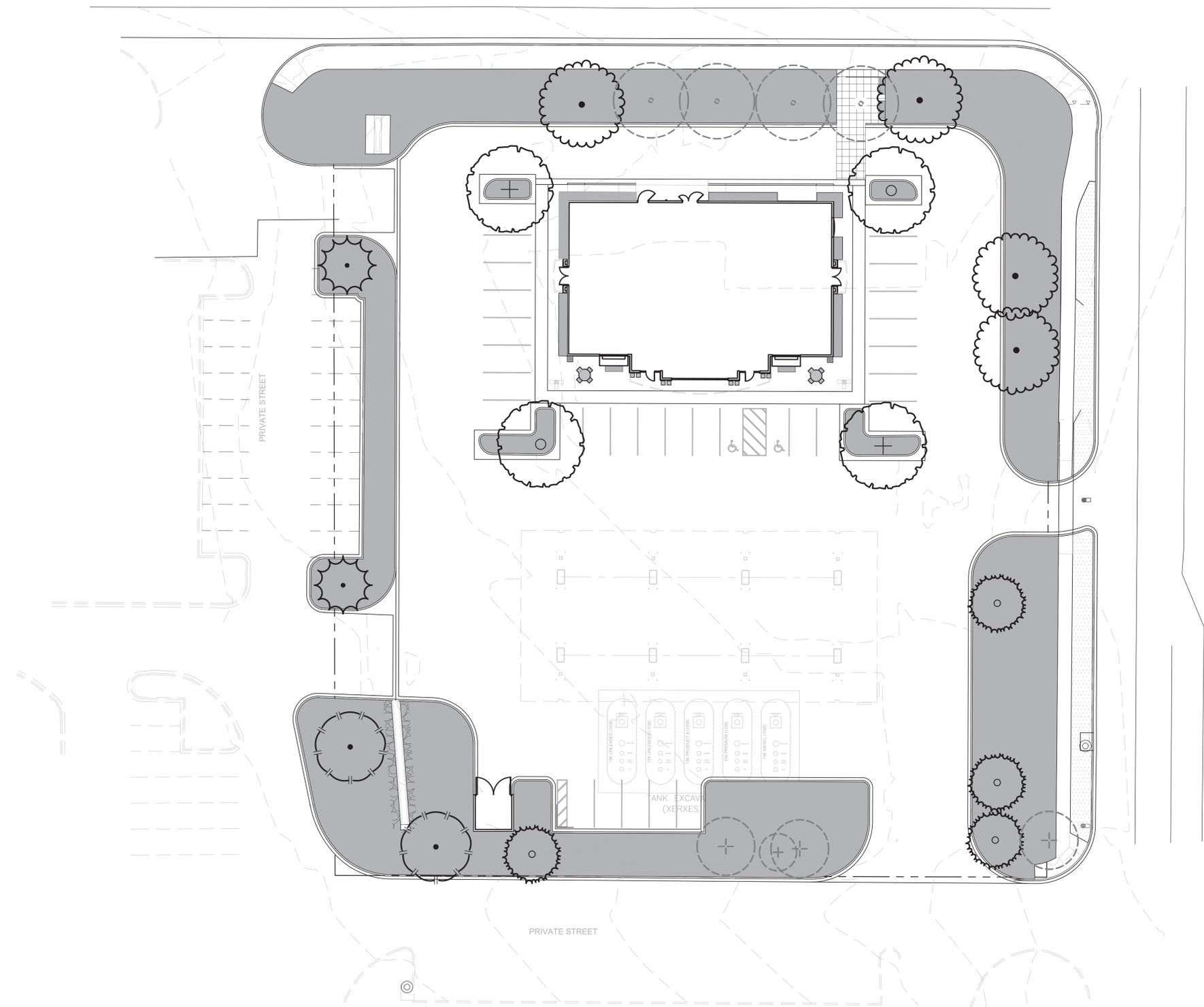
LEGEND

-  HIGH WATER USE HYDROZONE
-  LOW WATER USE HYDROZONE
-  PROPERTY LINE

-  DECIDUOUS CANOPY TREE
-  EVERGREEN TREE

HYDRO-ZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE (%)
HIGH WATER USE	0 SF	0%
LOW WATER USE BED	20,240 SF	100%
LOW WATER USE SEED	0 SF	0%
TOTAL:	20,240 SF	100 %



Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.
 Please show a tree mitigation chart provided below. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.
 The caliper inches that will be lost are 196", but only 37" would be required for planting back onto the site. The mitigation value is \$8,260.00.

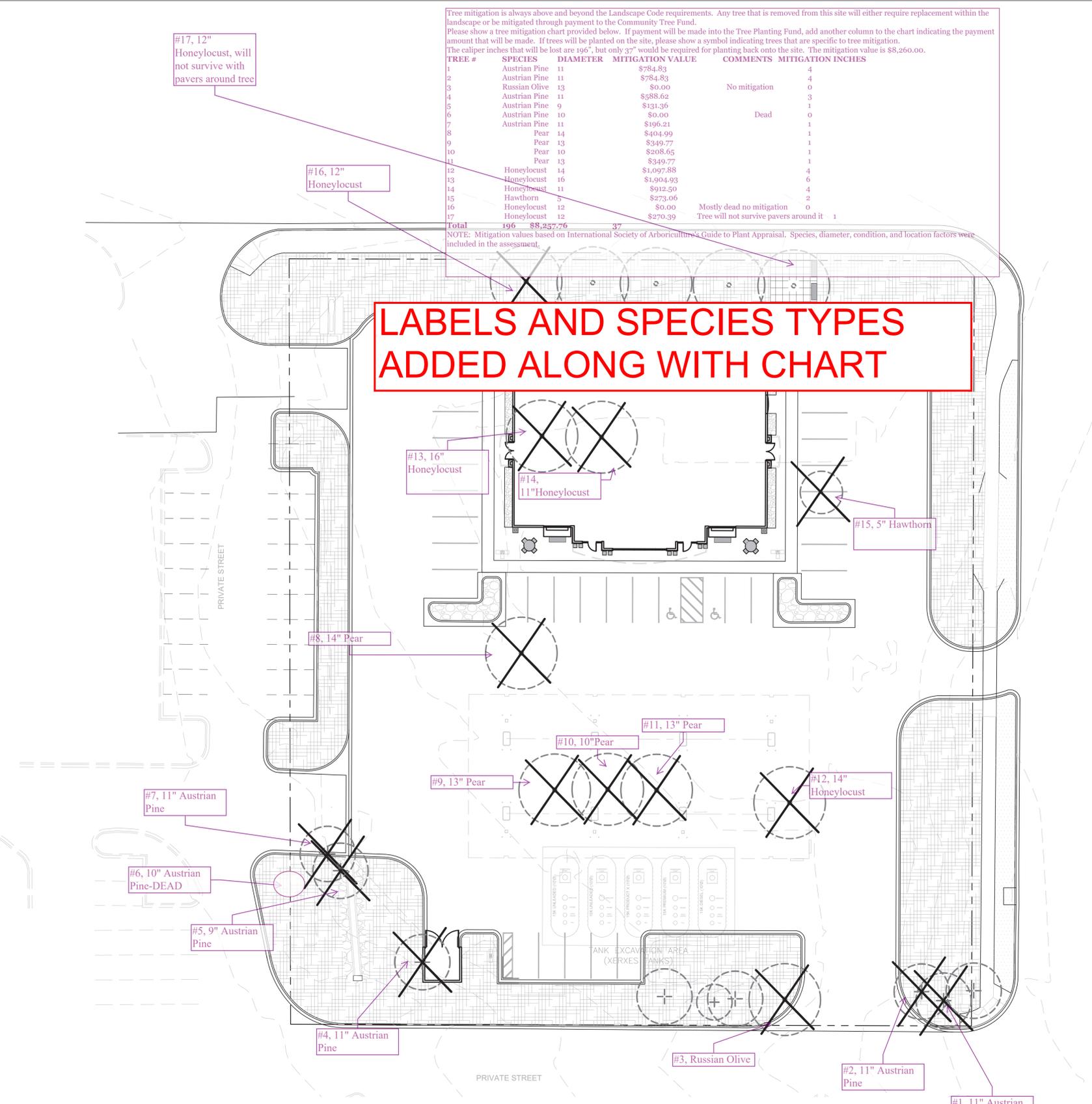
TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Austrian Pine	11	\$784.83		4
2	Austrian Pine	11	\$784.83		4
3	Russian Olive	13	\$0.00	No mitigation	0
4	Austrian Pine	11	\$588.62		3
5	Austrian Pine	9	\$131.36		1
6	Austrian Pine	10	\$0.00	Dead	0
7	Austrian Pine	11	\$196.21		1
8	Pear	14	\$404.99		1
9	Pear	13	\$349.77		1
10	Pear	10	\$208.65		1
11	Pear	13	\$349.77		1
12	Honeylocust	14	\$1,097.88		4
13	Honeylocust	16	\$1,904.93		6
14	Honeylocust	11	\$912.50		4
15	Hawthorn	5	\$273.06	Mostly dead no mitigation	2
16	Honeylocust	12	\$0.00		0
17	Honeylocust	12	\$270.39	Tree will not survive pavers around it	1
Total	196	\$8,257.76	37		

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.

**LABELS AND SPECIES TYPES
 ADDED ALONG WITH CHART**

LEGEND

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



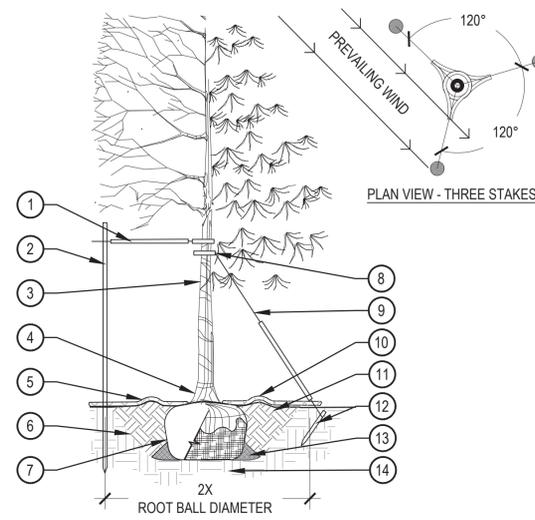
NOTE:
 TREE MITIGATION CHART TO FOLLOW WITH SECOND SUBMITTAL

PRUNING NOTES:

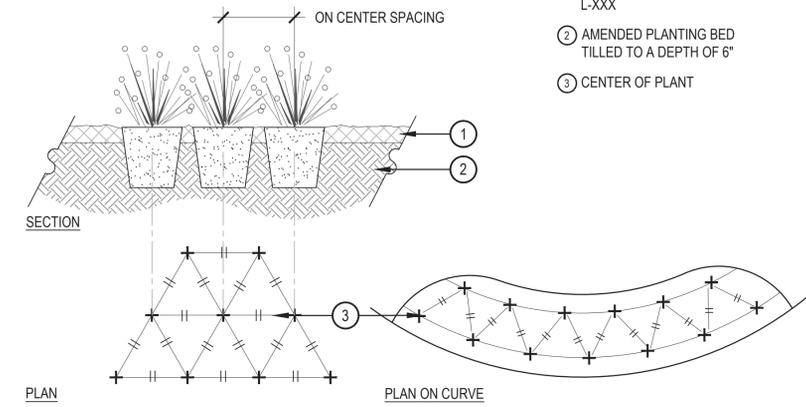
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF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



- SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT

NOTES:

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

2 PERENNIAL PLANT LAYOUT

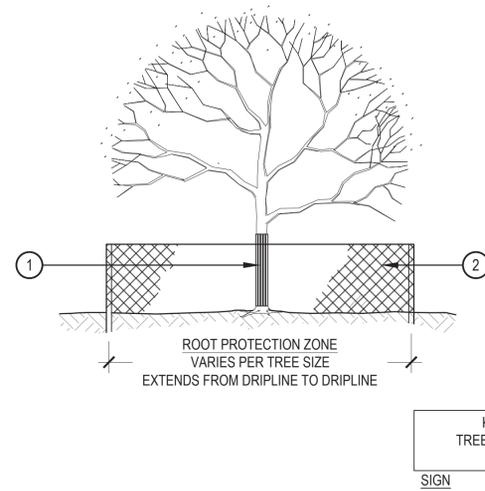
SCALE: 3/16" = 1'-0"

SCALE: 1" = 1'-0"

1 TREE PLANTING DETAIL

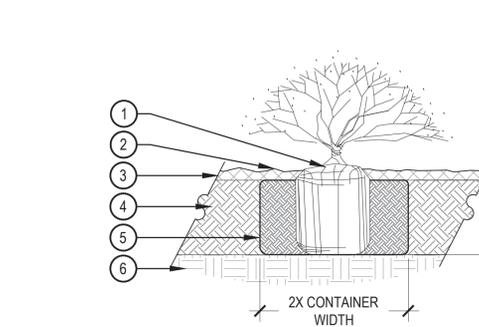
NOTES:

- 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.

2 PERENNIAL PLANT LAYOUT



- SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- FINISH GRADE (TOP OF MULCH)
- SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- 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.

4 SHRUB PLANTING

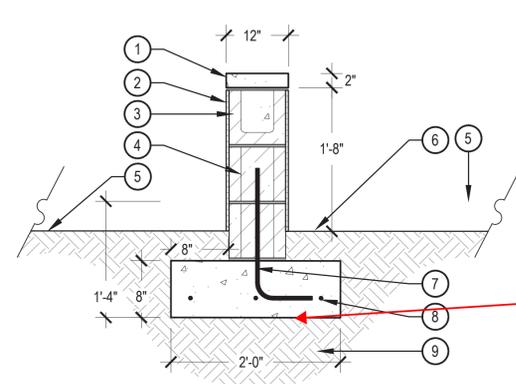
SCALE: 1 1/2" = 1'-0"

Include an elevation/detail of the proposed wall along E. Alameda. Specify color, material and height. If it is being provided on a civil drawing plan set, include it here as staff doesn't have access to the civil drawing files.

SEATWALL DETAIL ADDED

3 TREE PROTECTION

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



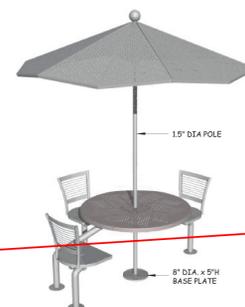
- PRECAST CONCRETE CAP, 1" RADIUS ON ALL EXPOSED EDGES, SEE MATERIAL SCHEDULE, SHEET L-XXX
- 4" STONE VENEER, SEE MATERIAL SCHEDULE, SHEET L-XXX
- FULLY GROUTED CMU BOND BEAM BLOCK FOR THE TOP COURSE
- 8"x8"x16" CMU BLOCK
- ADJACENT SURFACE, SEE PLANS AND MATERIAL SCHEDULE FOR TYPE
- EXPANSION JOINT 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 CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS.
- NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
- NORRIS DESIGN IS NOT RESPONSIBLE FOR STRUCTURAL DESIGN AND CALCULATIONS.
- MINIMUM BURY DEPTH ON ALL REBAR SHALL BE 2'-1/2".

5 CMU BLOCK SEATWALL

SCALE: 1" = 1'-0"

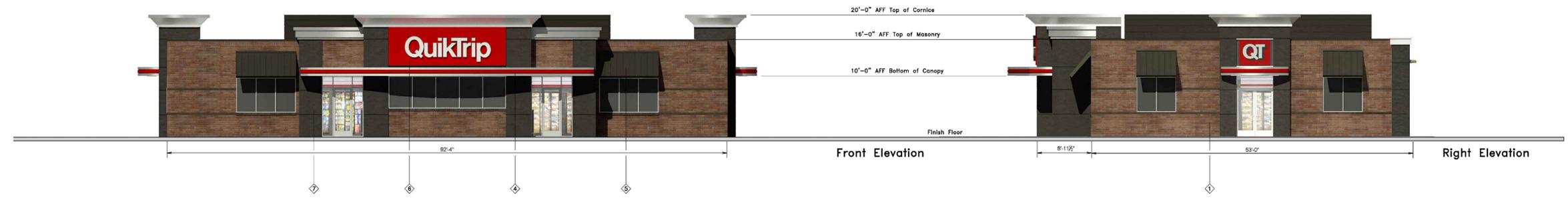


NOTES:
 ALL WELDED ALUMINUM CONSTRUCTION
 TOP: 48" DIA. ROSETTE TABLE TOP WITH 4" DIA. UMBRELLA HOLE
 BASE: WATERJET CUT TO MATCH PRESTON CHAIR
 SEAT: DESHED ALUMINUM WITH SERRATED DRIVEN HOLES
 PADDT: SILVER EDGE - CLEAR COAT (ON ALL PARTS)
 GLIDE: 80/20 TUBES
 NO SWIVEL

5 PICNIC TABLE

N.T.S.

DATE	E.C.O	REV.	BY	APPROVED	CLIENT:	QUICKTRIP
27FEB12	ADD TABLE TOP		RN		LOCATION:	TULSA, OK
29MAR11	ILLUSTRATION		DK		DESCRIPTION:	3-SEAT PRESTON CLUSTER (ADA COMPLIANT)
					MATERIAL:	ALL ALUMINUM



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

APPLICANT
 QuikTrip Corporation
 12000 Washington St, Ste. 175
 Thornton, CO 80241
 303.248.0435

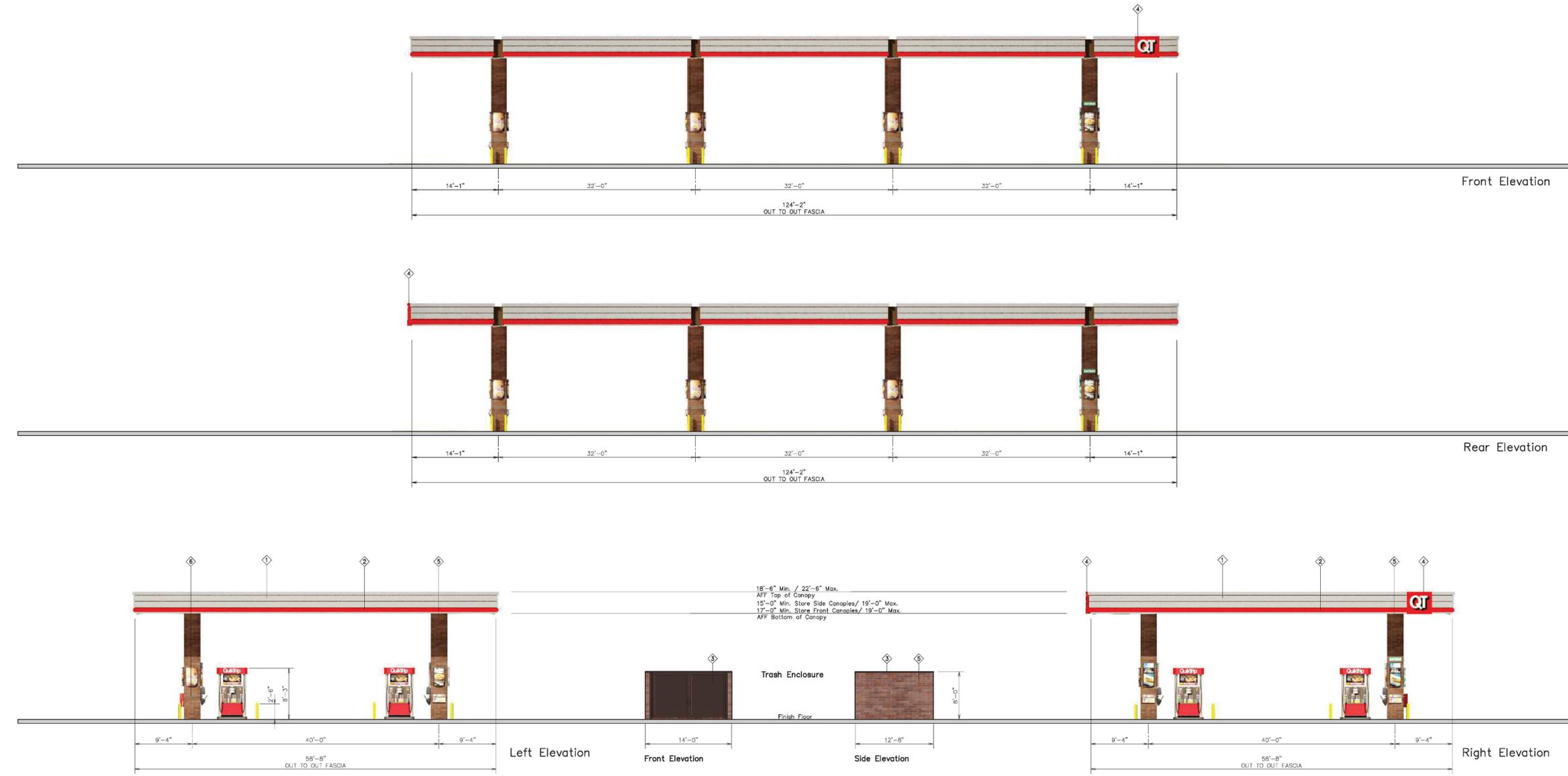
NOT FOR
 CONSTRUCTION

DATE:
 04/05/2023

 <p>QuikTrip 4705 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74101-3475 (918) 615-7700</p>	Store # 4245 Custom G3SE Building Elevations		Address: 14305 E Alameda Ave		City, State: Aurora, CO																									
	Serial # 83-4245-G3SE	Scale: 1/8"=1'-0"	Issue Date: 11/21/22	Drawn By: BP	Rev/Notes:	COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.	<table border="1"> <thead> <tr> <th>FINISH</th> <th>MANUFACTURER</th> <th>SPECIFICATION</th> </tr> </thead> <tbody> <tr> <td>1 BRONZESTONE</td> <td>INTERSTATE BRICK</td> <td>ATLAS STRUCTURAL BRICK</td> </tr> <tr> <td>2 MIDNIGHT</td> <td>INTERSTATE BRICK</td> <td>ATLAS STRUCTURAL BRICK</td> </tr> <tr> <td>3 BRUSHED ALUMINUM</td> <td>REYNOLDS</td> <td>PASSIA</td> </tr> <tr> <td>4 RED POLYCARBONATE</td> <td>ALLEN INDUSTRIES</td> <td>ILLUMINATED BAND</td> </tr> <tr> <td>5 10' BROWN</td> <td>SHERWIN WILLIAMS</td> <td>DEPT. 6501</td> </tr> <tr> <td>6 CL-20K</td> <td>ALLEN INDUSTRIES</td> <td>SIGNAGE</td> </tr> <tr> <td>7 GRANITE</td> <td>STC</td> <td>STUCCO SYSTEM</td> </tr> </tbody> </table>	FINISH	MANUFACTURER	SPECIFICATION	1 BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK	2 MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK	3 BRUSHED ALUMINUM	REYNOLDS	PASSIA	4 RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND	5 10' BROWN	SHERWIN WILLIAMS	DEPT. 6501	6 CL-20K	ALLEN INDUSTRIES	SIGNAGE	7 GRANITE	STC
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CHECKED BY: S.W.
 DRAWN BY: B.P.

SHEET TITLE:
ELEVATIONS



<p>QuikTrip 4705 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74101-3475 (918) 615-7700</p>	Store #	4245 DS8 Canopy w/ Brick Columns	Address:	14305 E Alameda Ave	City, State:	Aurora, CO	<table border="1"> <thead> <tr> <th>①</th> <th>FINISH</th> <th>MANUFACTURER</th> <th>SPECIFICATION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>BRUSHED ALUMINUM</td> <td>REYNOLDS</td> <td>CANOPY</td> </tr> <tr> <td>2</td> <td>RED POLYCARBONATE</td> <td>ALLEN INDUSTRIES</td> <td>ILLUMINATED BAND</td> </tr> <tr> <td>3</td> <td>QT BRICK</td> <td>SHERWIN - WILLIAMS</td> <td>METAL PAINT</td> </tr> <tr> <td>4</td> <td>IBC-14</td> <td>ALLEN INDUSTRIES</td> <td>ILLUMINATED SIGNAGE</td> </tr> <tr> <td>5</td> <td>BROWNSTONE</td> <td>INTERSTATE BRICK</td> <td>ATLAS STRUCTURAL BRICK</td> </tr> <tr> <td>6</td> <td>WOODGILT</td> <td>INTERSTATE BRICK</td> <td>ATLAS STRUCTURAL BRICK</td> </tr> </tbody> </table>	①	FINISH	MANUFACTURER	SPECIFICATION	1	BRUSHED ALUMINUM	REYNOLDS	CANOPY	2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND	3	QT BRICK	SHERWIN - WILLIAMS	METAL PAINT	4	IBC-14	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE	5	BROWNSTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK	6	WOODGILT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
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Serial #	83-4245-GD08	Scale:	1/8" = 1'-0"	Issue Date:	11/21/22	Drawn By:	BP																												

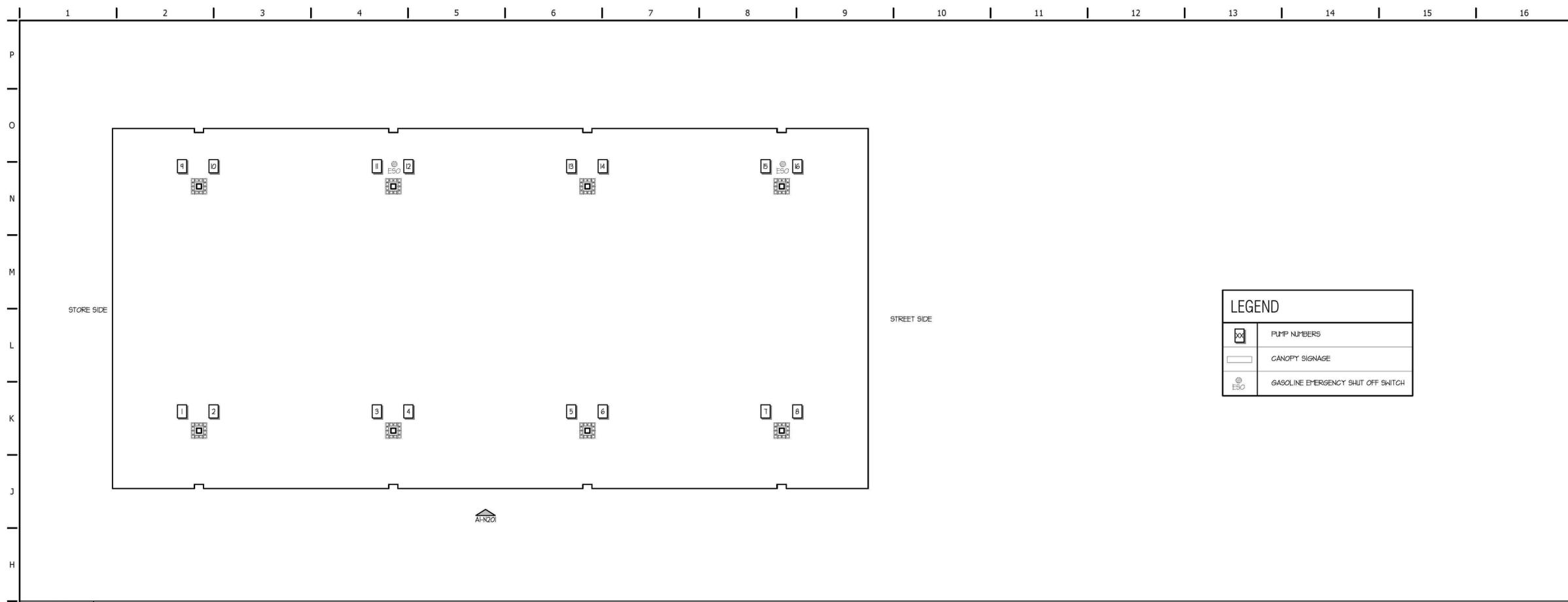
Rev/Notes:

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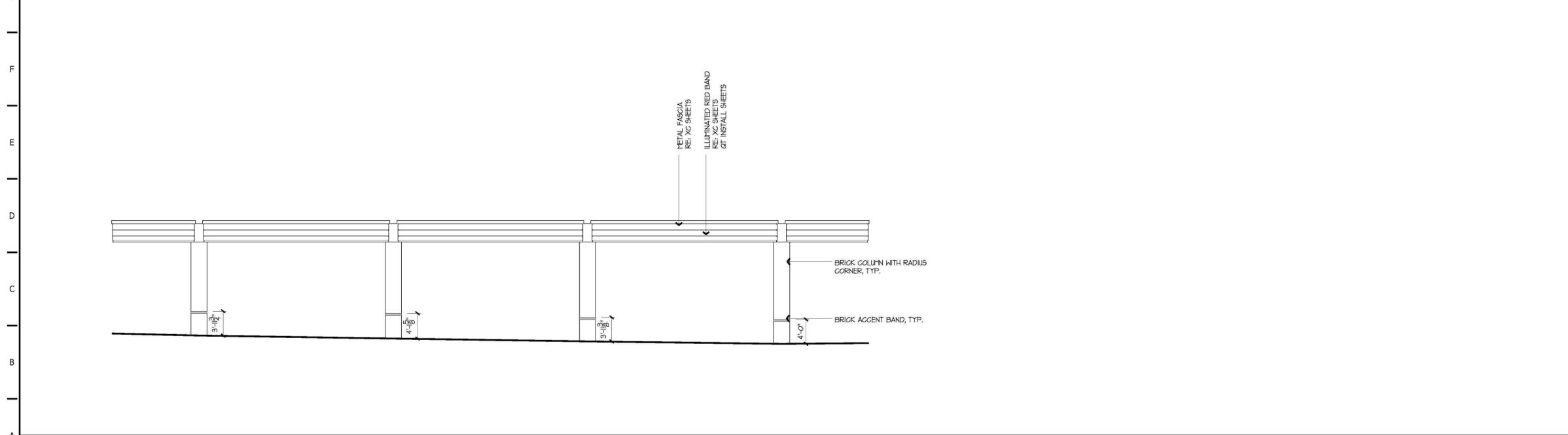
DATE:
 04/05/2023

SHEET TITLE:
 CANOPY ELEVATIONS



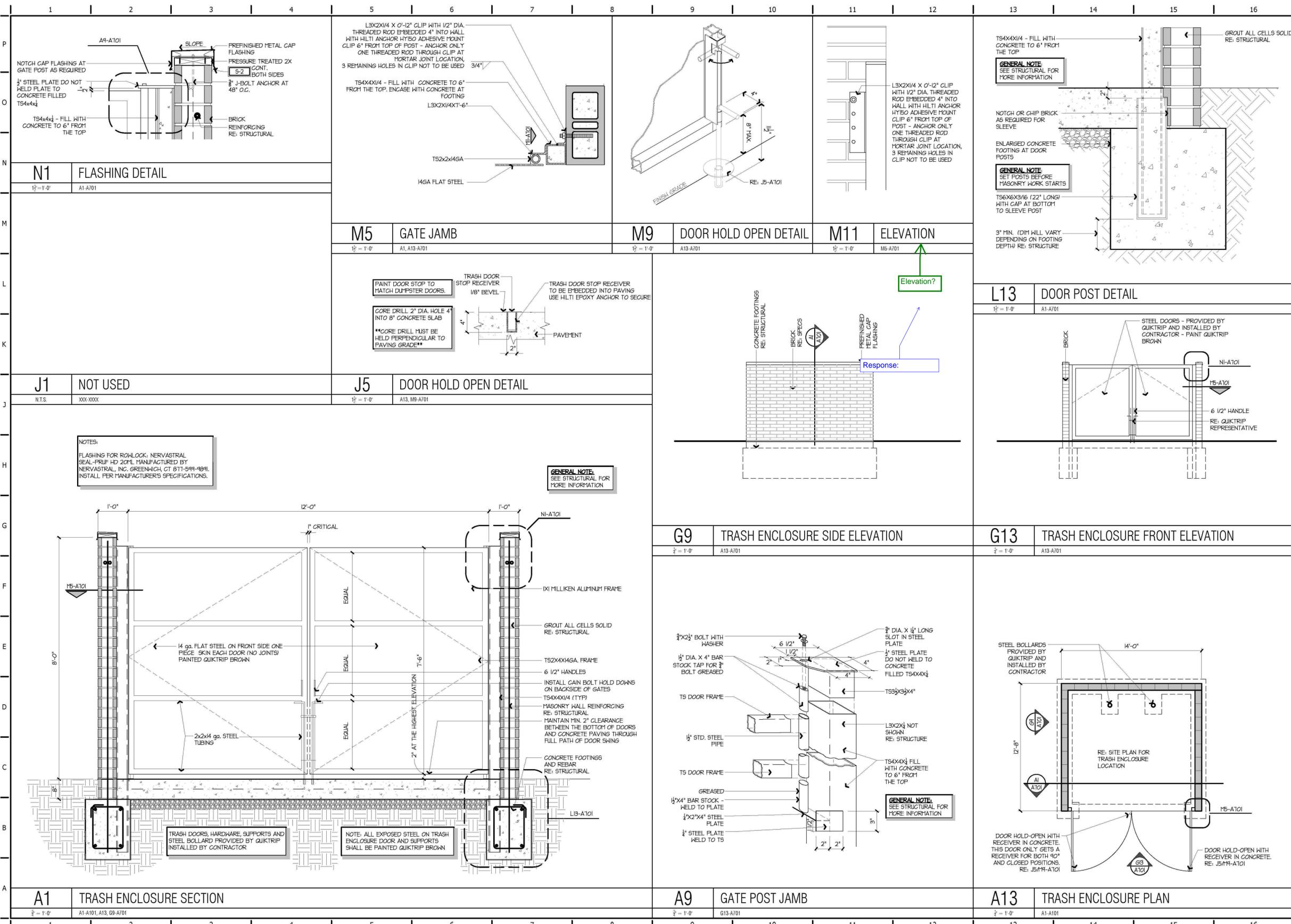
LEGEND	
	PUMP NUMBERS
	CANOPY SIGNAGE
	GASOLINE EMERGENCY SHUT OFF SWITCH

G1 DOUBLE STACK 8 GAS CANOPY PLAN
 1/8" = 1'-0"



A1 DOUBLE STACK 8 GAS CANOPY ELEVATION
 1/8" = 1'-0" G1-N201

CHECKED BY:
 DRAWN BY:
 BP



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



Brushed Aluminum - Reynobond
 Building Cornice/Gas Canopy Fascia



QT BROWN Metal Paint -
 Light Poles/Awnings/Mechanical
 Screen/Trash Enclosure Doors



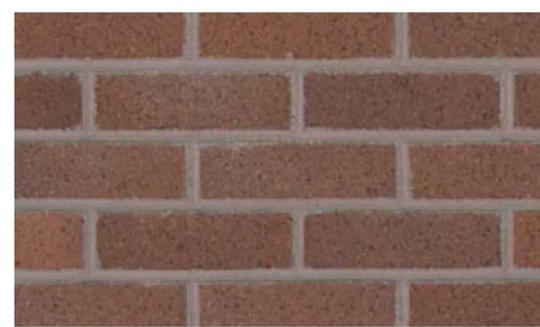
Aluminum - Tubelite
 Entry Door/Window Frame



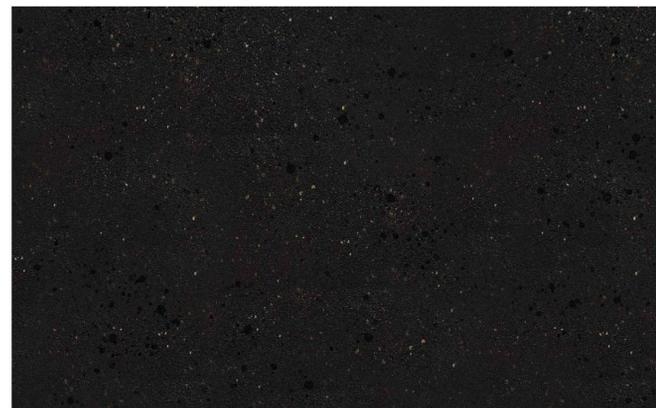
Material Samples # 4245
 14305 E Alameda Ave.
 Aurora, CO
 Convenience Store with Fuel
 Prepared by: QuikTrip 01.06.23



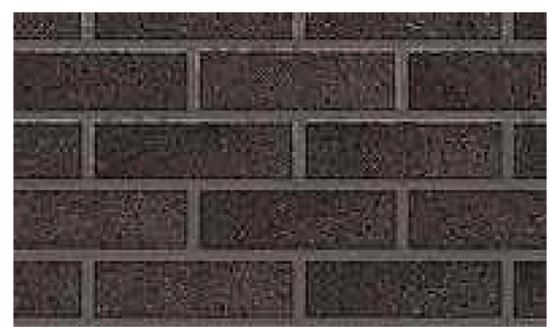
Translucent #2793 Red -
 Accent Band/Awning



Bronzestone Brick -
 Interstate Brick - Building/Canopy
 Columns



EIFS - Granite
 STO - A100G - Building Columns



Midnight Black Brick -
 Interstate Brick - Building/Canopy
 Columns

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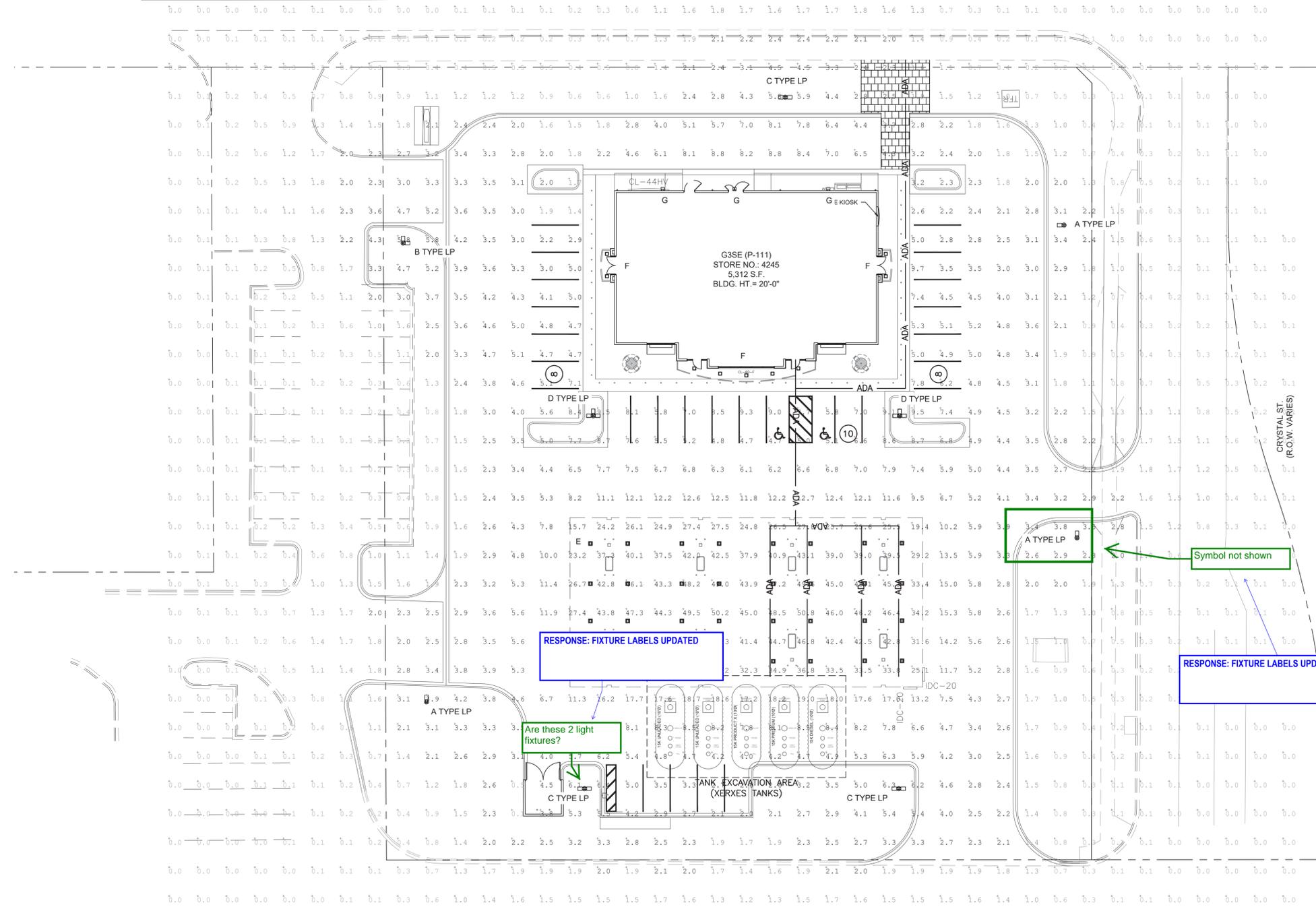
DATE:
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SHEET TITLE:
MATERIALS

LUMINAIRE SCHEDULE								
SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	LLF	DESCRIPTION	TOTAL WATTS
	A	03	SINGLE	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	B	01	2 @ 90°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	C	03	2 @ 180°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	D	02	3 @ 90°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	E	32	SINGLE	15' TO 19'	12,793	0.90	SCV-LED-13L-SC-40	83.6
	F	09	SINGLE	10' TO 12'	6,041	0.90	XSPS-S-LED-VHO-NW-DFL	48.7
	G	03	SINGLE	10'	6,275	0.90	XWM-3-LED-06-40	54.0

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".

E. ALAMEDA AVE.
 (R.O.W. VARIES)



RESPONSE: PHOTO AND GRADING BASES HAVE NOW BEEN COORDINATED

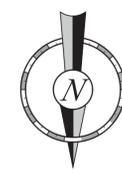
Grading plans do not show some of the light fixtures shown on this sheet, some locations are off as well.

Symbol not shown

RESPONSE: FIXTURE LABELS UPDATED

RESPONSE: FIXTURE LABELS UPDATED

Are these 2 light fixtures?



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SHEET TITLE:
 PHOTOMETRIC PLAN