

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



Worth Discovering • auroragov.org

KH Comment Responses
2/12/2024

February 8, 2023

Shelby Madrid
Kimley-Horn and Associates
(303) 228-2327
Shelby.madrid@kimley-horn.com

Re: Second Submission Review: QuikTrip 4235 at MCC Site Plan Amendment
Case Number: 2022-6030-02

To whom it may concern:

Thank you for your second submission, which we started to process on Thursday, February 1, 2023. We have reviewed your plans and attached our comments along with this letter.

Since several important issues remain, you will need to make another submission. To stay within the typical review timeframes, please revise your previous work and send us a new submission on or before Thursday, February 15, 2023 (but you may still submit after this date).

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

If you have any comments or concerns, please don't hesitate to send an email or give me a call. I may be reached at AHufft@auroragov.org or 303.868.4178. Also, please contact each reviewer directly, their contact information is provided adjacent to the department comment.

Sincerely,

A handwritten signature in black ink that reads "Alex Hufft".

Alex Hufft

K:\Dept\Planning and Dev Serv\ZDR\MA\2023 MAS\2022-6030-02 Quiktrip 4235 at MCC\Rev2



Second Submission Review

1. Planning (Alex Hufft / 303-868-4178 / Ahufft@auroragov.org / Comments in dark teal)

1A. Approved. No Comments. Thank you for your review.

2. Landscaping (Kelly Bish / Kbish@auroragov.org / Comments in bright teal)

Sheet 3

2A. Whatever is happening along the sidewalk at the north end of the site should be included in the minor amendment description on Sheet 1. Cover sheet Amendment block has been revised for clarity of the drive extension being removed.

3. Traffic Engineering (Dean Kaiser / Djkaiser@auroragov.org / Comments in amber)

Cover Sheet

3A. Revise to state “NORTHEAST PRIVATE DRIVE EXTENSION” HAS BEEN REMOVED. This will help answer other divisions questions.

Sheet 2

3B. What is being called out is being removed from the plan set, correct?

Sheet 3

3C. See Arrow. Is this being removed or the access as called out on sheet 1?

Cover sheet Amendment block has been revised for clarity of the drive extension being removed.

4. Fire/Life Safety (Richard Tenorio / RTenorio@auroragov.org / Comments in blue)

4A. Approved. No comments. Thank you for your review.

K:\DEN_Civil\096888026_QuikTrip 4235 Aurora\CADD\PlanSheets\CDP\096888026_CV.dwg Koch, Danielle 1/31/2024 9:50 AM

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE COLORADO NORTH ZONE 0502, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GROUND UNITS. BEING THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 27, BEARING N00°19'30"W, BETWEEN MONUMENTS SHOWN HEREON.

BENCHMARK:

VERTICAL RELIEF WAS MADE FROM AN ON THE GROUND SURVEY, CONTOURS SHOWN HEREON ARE AT 1' INTERVALS USING THE NORTH AMERICAN VERTICAL DATUM OF 198 (NAVD 88), GEOID 12A. SITE VERTICAL WAS ESTABLISHED BY USING CITY OF AURORA BENCH MARK "3S6627SW002"

LOCATED AT CENTER BACK (SOUTH SIDE) OF A 4 FOOT WIDE STORM INLET, NORTH AND EAST MEDIAN CURB OF EAST 32ND PKWY.

ELEVATION: 5436.90 FEET (NAVD 1988)

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 27; AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27 TO BEAR N00°19'30"W, THENCE N81°27'32"E, A DISTANCE OF 65.73 FEET, TO THE EASTERLY RIGHT-OF-WAY OF TOWER ROAD RECORDED AT RECEPTION NUMBER 2006001011109 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING; THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES:

- 1. N33°10'53"E, A DISTANCE OF 25.30 FEET;
 - 2. ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 33°30'08", A RADIUS OF 36.00 FEET, AN ARC LENGTH OF 21.05 FEET AND A CHORD THAT BEARS NORTH 16°25'49" EAST, A DISTANCE OF 20.75 FEET;
 - 3. N00°19'14"W, A DISTANCE OF 113.87 FEET;
 - 4. ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 89°11'02", A RADIUS OF 29.00 FEET, AN ARC LENGTH OF 45.14 FEET AND A CHORD THAT BEARS NORTH 44°16'11" EAST, A DISTANCE OF 40.72 FEET;
- N00°19'14"W, A DISTANCE OF 36.49 FEET, TO THE SOUTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER 2002031053238 IN SAID RECORDS;

THENCE NORTH 89°13'09" EAST ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 318.61 FEET;

THENCE LEAVING SAID SOUTHERLY BOUNDARY SOUTH 00°19'30" EAST, A DISTANCE OF 253.12 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 32ND PARKWAY RECORDED AT THE RECEPTION NUMBER 1981020344288 IN SAID RECORDS;

THENCE SOUTH 89°40'30" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 312.21 FEET TO SAID EASTERLY BOUNDARY AND A CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 57°41'52", A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 65.46 FEET AND A CHORD THAT BEARS NORTH AT 61°28'41" WEST, A DISTANCE OF 62.73 FEET TO A POINT OF NON-TANGENCY AND THE POINT OF BEGINNING.

PROJECT DATA:

LAND AREA WITHIN PROPERTY LINE ± 1.98 ACRES
BUILDING COVERAGE ± 5,312 SF, 0.12 ACRES
CANOPY COVERAGE ± 7,277 SF, 0.17 ACRES
HARDSCAPE ± 1.18 ACRES
LANDSCAPE ± 0.51 ACRES
NUMBER OF BUILDINGS 1
MAXIMUM ALLOWABLE HEIGHT OF BUILDINGS 100 FT
MAXIMUM PROPOSED HEIGHT OF BUILDINGS 22'-6"
NUMBER OF ENCLOSURES / CANOPIES 2
MINIMUM CANOPY HEIGHT 15 FT (APPROX)
MAXIMUM HEIGHT OF ENCLOSURES / CANOPIES 22.5 FT (APPROX)
PRESENT ZONING CLASSIFICATION MIXED USE CORRIDOR (MU-C)
PROPOSED USE MOTOR VEHICLE FUEL DISPENSING STATION (CONDITIONAL USE) AND CONVENIENCE STORE
2015 IBC OCCUPANCY CLASSIFICATION (ENCLOSURES) M
2015 IBC OCCUPANCY CLASSIFICATION (CANOPIES) U
CONSTRUCTION TYPE (ENCLOSURES) NON-SPRINKLERED
CONSTRUCTION TYPE (CANOPIES) NON-SPRINKLERED
TOTAL PERMITTED SIGN AREA 184.66 SQ. FT.
PROPOSED TOTAL SIGN AREA
MONUMENT SIGN AREA 0 SF
TOTAL BUILDING SIGN AREA SEE TOTAL
FRONT SEE TOTAL
BACK SEE TOTAL
CANOPY SIGN AREA (2 @ 14 SF EA) SEE TOTAL
TOTAL SIGN AREA 132 SF
PROPOSED NUMBER OF SIGNS 5
LOADING SPACES REQUIRED AS PER CODE N/A
TOTAL NUMBER OF PROPOSED PARKING SPACES 43

CONTACTS:

DEVELOPER:
QUIKTRIP CORPORATION
12000 WASHINGTON ST. STE 175
THORNTON, CO 80241
PHONE: (303) 574-8903
CONTACT: JESSICA GLAVAS

OWNER:
MAJESTIC REALTY
20100 E. 32ND PKWY. STE 150
AURORA, CO 80011
PHONE: (303) 574-8903
CONTACT: MICHAEL KAPOOR

ARCHITECT:
LICKEL ARCHITECTURE
14 W 3RD ST. STE 100
KANSAS CITY, MO 64105
PHONE: (913) 389-7866
CONTACT: AMANDA SPITZER

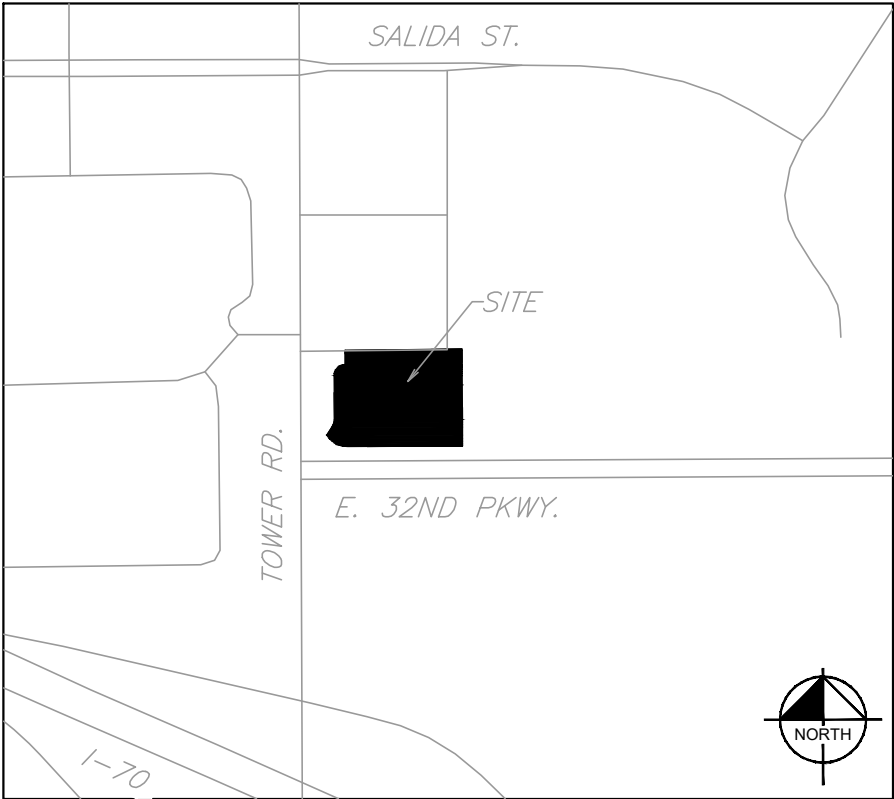
PARKING SUMMARY:

BICYCLE PARKING	2 REQ.	2 PROVIDED
LOT 1	REQUIRED	PROPOSED
STANDARD CUSTOMER (3 PER 1000 GROSS FLOOR AREA):	16	36
STANDARD EMPLOYEE (1 PER EMPLOYEE):	6	6
ACCESSIBLE (1 PER 25 SPACES):	1	2
ACCESSIBLE (VAN COMPLIANT) (1 PER 6 ACCESSIBLE SPACES):	1	1
TOTAL:	24	43

QUIKTRIP 4235

SITE PLAN AND CONDITIONAL USE

A PARCEL OF LAND LOCATED IN THE WEST 1/2 SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP
SCALE 1"=500'

SHEET LIST TABLE		
SHEET NO.	SHEET TITLE	
1	COVER SHEET	
2	GENERAL NOTES	
3	MASTER SITE PLAN	
4	SITE PLAN	
5	OPERATIONS PLAN	
6	GRADING & UTILITY PLAN	
7	SITE DETAILS SHEET	
8	SITE DETAILS SHEET	
9	SITE DETAILS SHEET	
10	TREE MITIGATION PLAN	
11	LANDSCAPE PLAN	
12	LANDSCAPE NOTES	
13	LANDSCAPE DETAILS	
14	LANDSCAPE DETAILS	
15	PHOTOMETRIC	
16	SITE LIGHTING DETAILS	
17	SITE LIGHTING DETAILS	
18	SITE LIGHTING DETAILS	
19	BUILDING ELEVATIONS	
20	CANOPY ELEVATIONS	

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER ST. STE 1500
DENVER, CO 80237
PHONE: (303) 228-2327
CONTACT: SHELBY MADRID, P.E.

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER ST. STE 1500
DENVER, CO 80237
PHONE: (303) 228-2319
CONTACT: CHRIS HEPLER, PLA

AMENDMENTS

AN ELECTRICAL ENCLOSURE HAS BEEN ADDED TO THE REAR OF THE BUILDING TO PROTECT AND SCREEN THE EXTERIOR ELECTRICAL EQUIPMENT. ALSO, THE SOUTH ACCESS OFF OF E 32ND PKWY HAS BEEN SHIFTED TO THE EAST TO ALIGN WITH THE PROPOSED ACCESS ACROSS THE STREET. NORTHEAST DRIVE HAS BEEN REMOVED.

Revise to state "NORTHEAST PRIVATE DRIVE EXTENSION" HAS BEEN REMOVED, will help answer other Division's question

Wording has been revised as noted

AURORA APPROVALS

CITY ATTORNEY _____ DATE: _____
PLANNING & ZONING COMMISSION: _____ DATE: _____
PLANNING DIRECTOR: _____ DATE: _____
ATTEST: _____ DATE: _____
(CITY CLERK)
DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:

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

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
(CORPORATION, COMPANY, OR INDIVIDUAL)

CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____ AD. _____

BY: _____ CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF _____

COUNTY OF _____

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: _____



Kimley»Horn

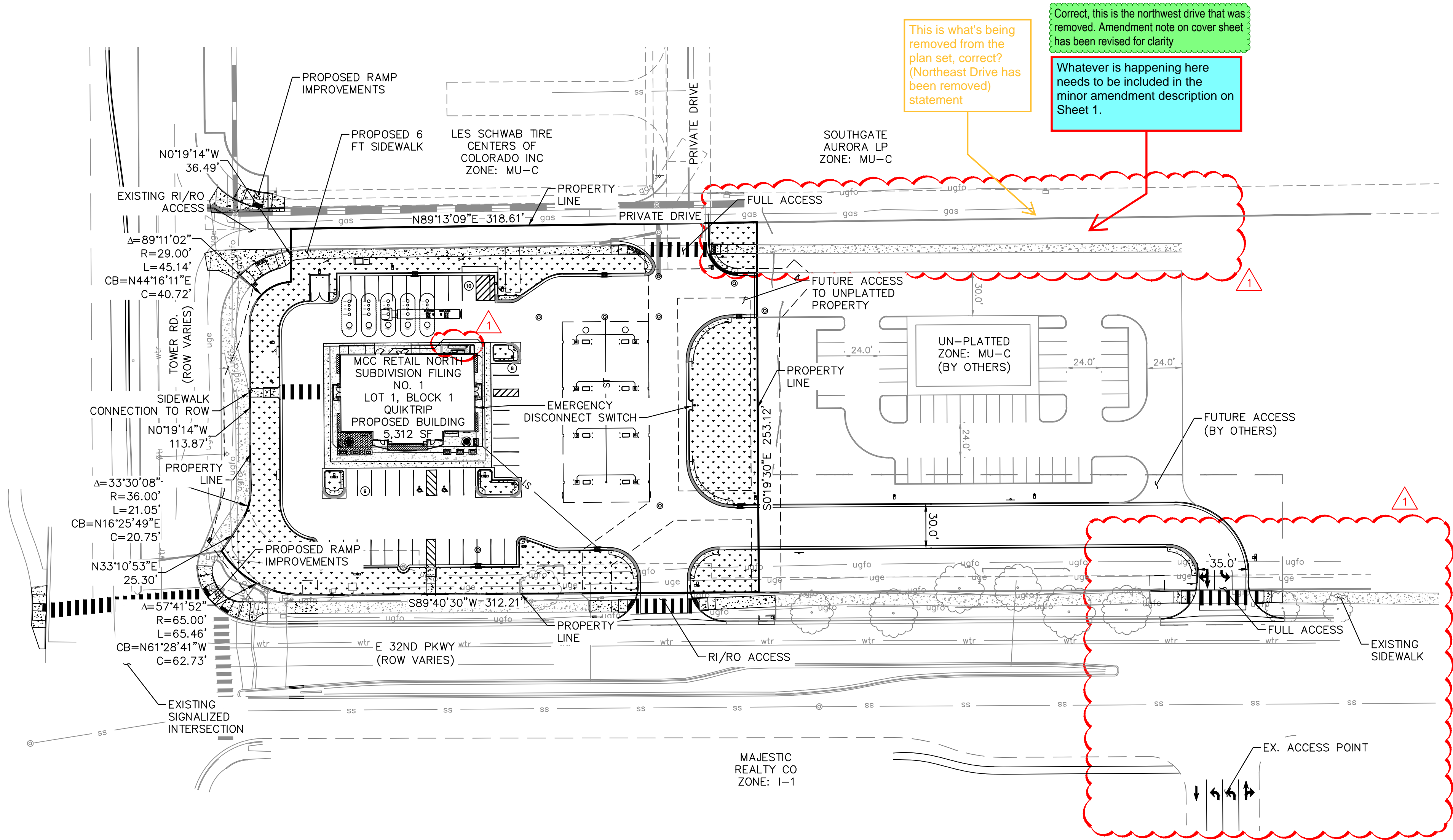
© KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Ulster Street, Suite 1500
Greenwood Village, Colorado 80111 (303) 228-2300

QUIKTRIP 4235
E. 32ND PKWY & TOWER RD
SITE PLAN

COVER SHEET

DATE: 09/01/2023
DESIGNED BY: SAM
DRAWN BY: DEK
CHECKED BY: SAM
FILE NO. 096888026_CV
PROJECT NO. 096888026

SHEET NO. 1

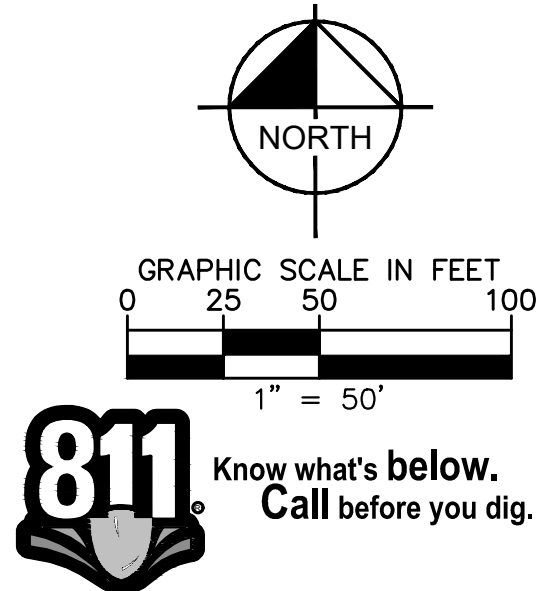


LEGEND

- EXISTING PROPERTY LINE
- PROPOSED SITE PROPERTY LINE
- EASEMENT LINE
- SITE LIGHT
- PROPOSED STORM DRAINAGE INLET
- PROPOSED LANDSCAPE
- PROPOSED SIDEWALK
- EXISTING SIDEWALK

NOTES

- THESE PLANS ARE NOT FOR CONSTRUCTION.
- PUBLIC IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED PRIOR TO THE COMMENCEMENT OF BUSINESS OPERATIONS
- SITE LAYOUT SHOWN ON FUTURE LOT 2 IS FOR SCHEMATIC PURPOSES ONLY AND WILL BE FURTHER DEFINED WITH THE DEVELOPMENT OF LOT 2.
- THE PROPOSED USE IS COMPLIANT WITH COA ZONING CODE SECTION 66-33. THE SITE DOES NOT LIE WITHIN 500 FT OF ANY E, I, OR R-4 OCCUPANCY.
- SITE PLAN AS SHOWN ON THE ADJACENT UNPLATTED PROPERTY HAS NOT BEEN REVIEWED OR APPROVED BY STAFF AND IS SUBJECT TO CHANGE.



This is what's being removed from the plan set, correct? (Northeast Drive has been removed) statement

Correct, this is the northwest drive that was removed. Amendment note on cover sheet has been revised for clarity

Whatever is happening here needs to be included in the minor amendment description on Sheet 1.

Kimley»Horn

QUIKTRIP 4235
E 32ND PKWY & TOWER RD
SITE PLAN

DATE: 09/01/2023
DESIGNED BY: SAM
DRAWN BY: DEK
CHECKED BY: SAM

FILE NO. 096888026_SP_OVERALL
PROJECT NO. 096888026
SHEET NO.

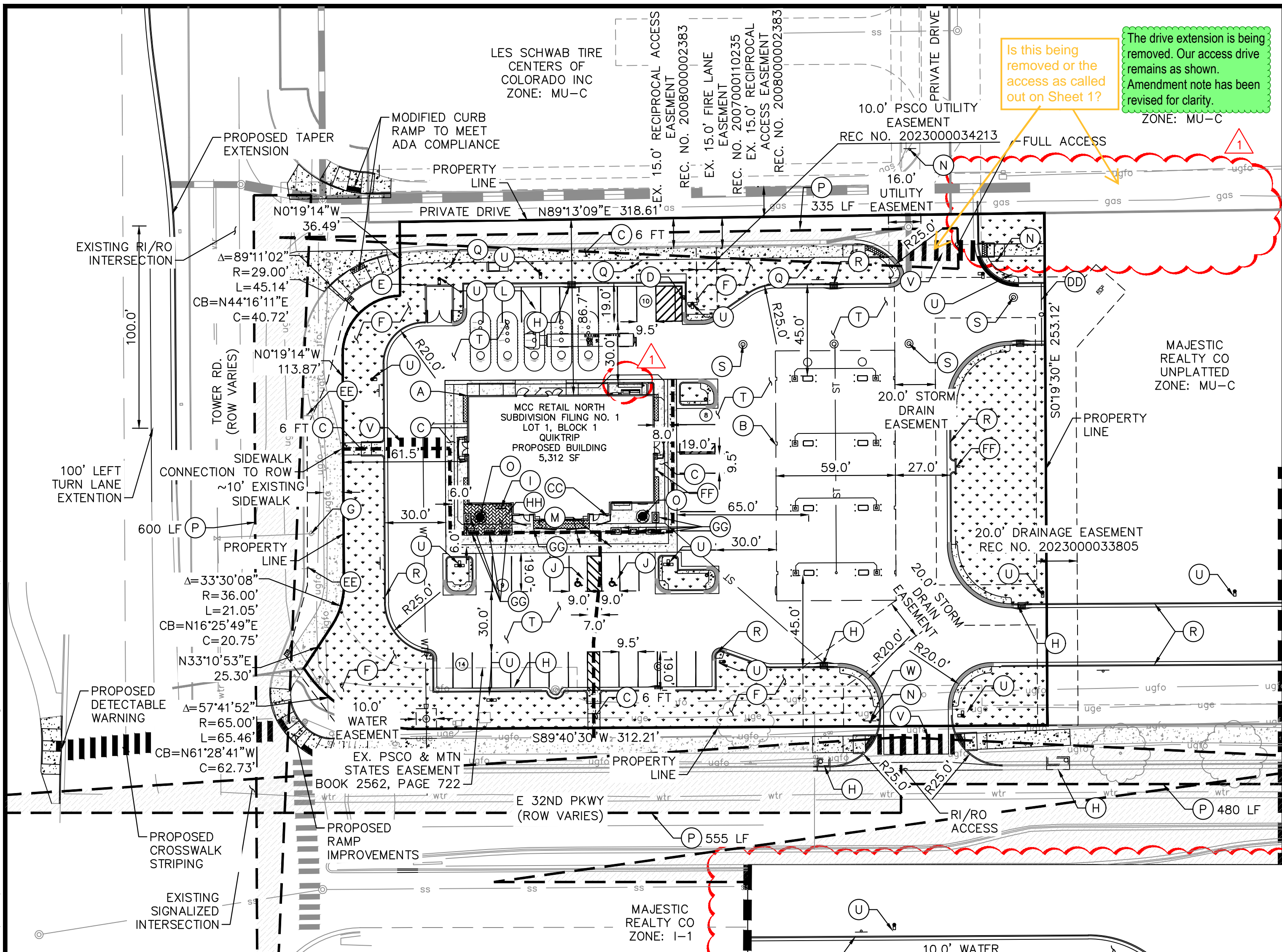
© KIMLEY-HORN AND ASSOCIATES, INC.
6200 South
Greenwood Village, Colorado 80111 (303) 228-2300

MASTER SITE PLAN

ACCESS SHIFT
REVISION
BY
DATE
APPR

SPD 01/31/24
BY
DATE
APPR

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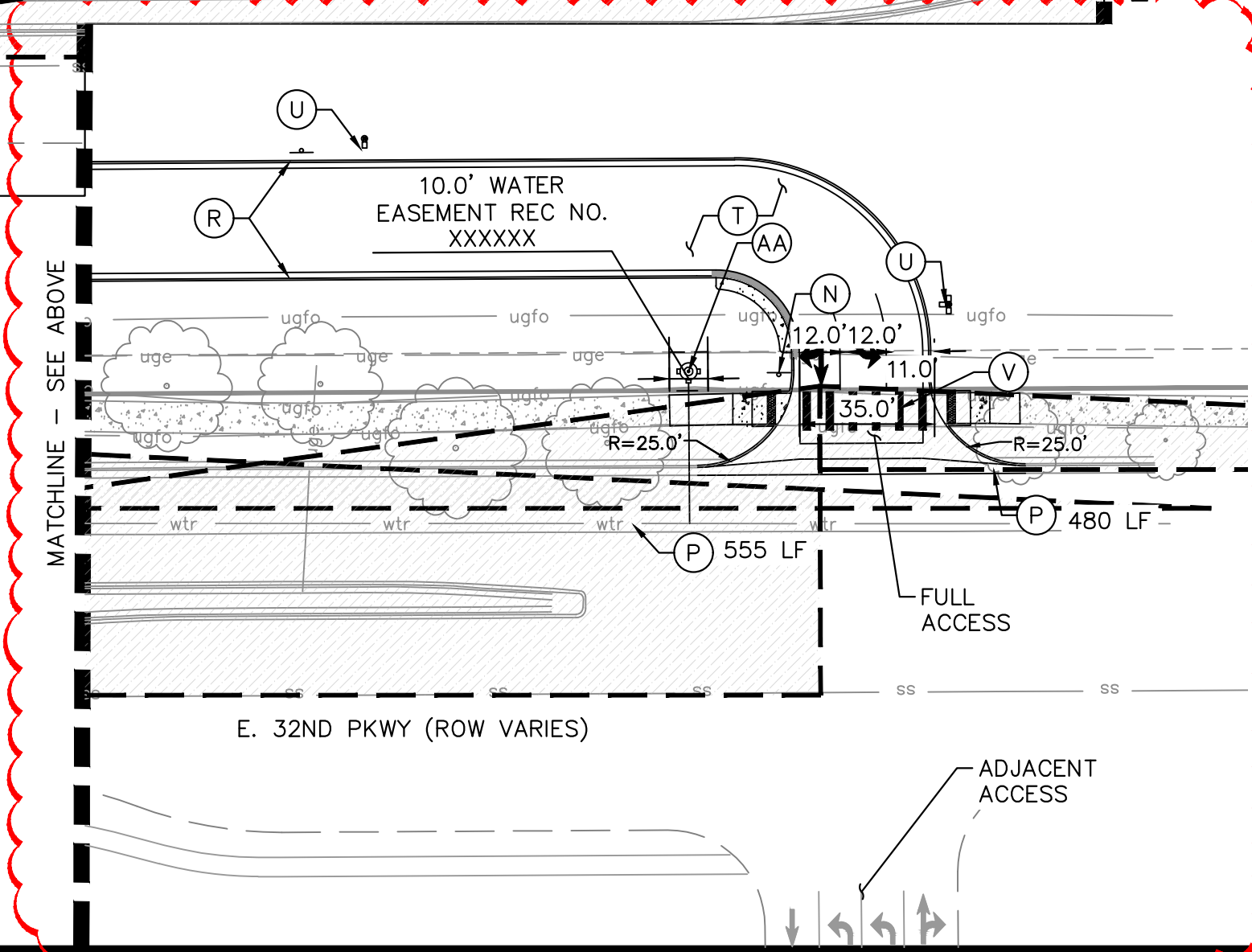
MATCHLINE - SEE BELOW

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED SITE PROPERTY LINE
- EASEMENT LINE
- SITE LIGHT
- PROPOSED STORM DRAINAGE INLET
- PROPOSED LANDSCAPE
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- SIGHT TRIANGLE
- ACCESSIBLE ROUTE
- PATIO AREA, ~300 SF

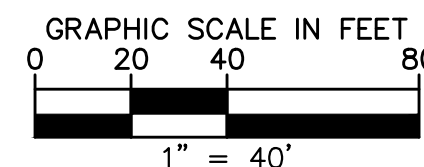
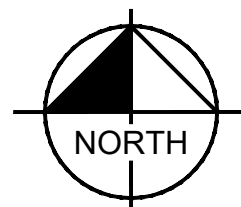
NOTES

- THESE PLANS ARE NOT FOR CONSTRUCTION.
- THE PROPERTY OWNER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/ CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/ DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/ CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/ DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF NOTIFICATION. PUBLIC IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED PRIOR TO THE COMMENCEMENT OF BUSINESS OPERATIONS.

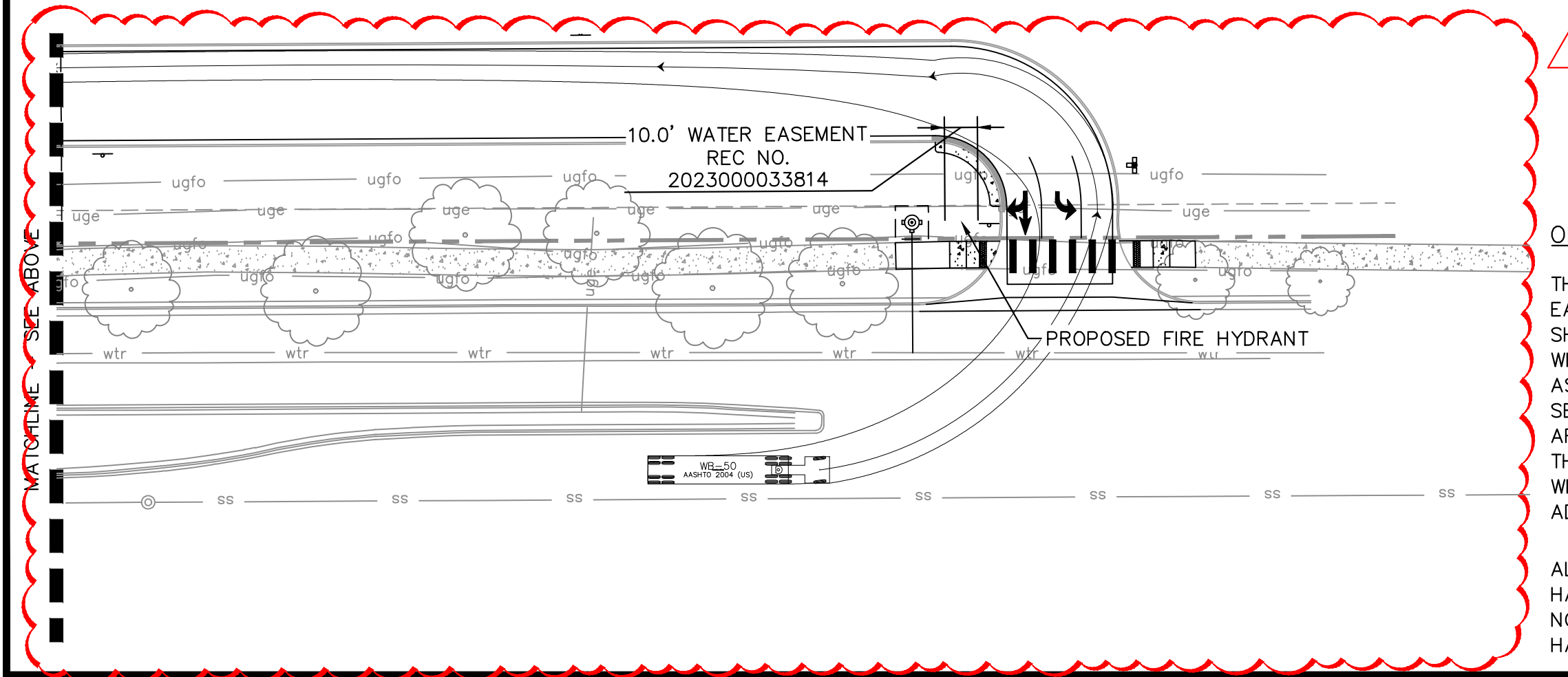
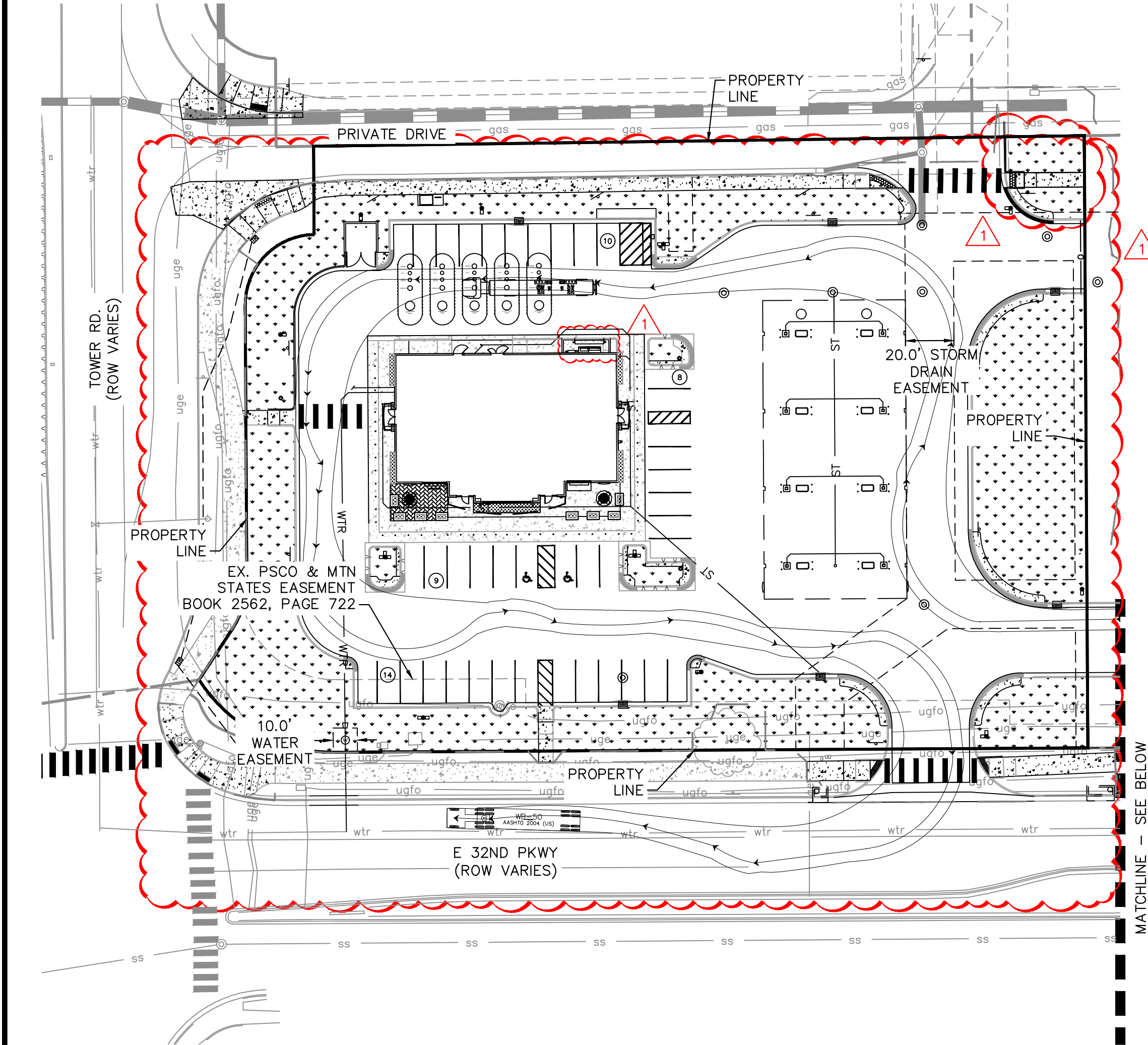


SITE KEYNOTES

- (A) BUILDING
- (B) GAS CANOPY
- (C) PROPOSED SIDEWALK, WIDTH PER PLAN
- (D) AIR STATION
- (E) TRASH ENCLOSURE
- (F) LANDSCAPE AREA (REFER TO LANDSCAPE PLANS)
- (G) EXISTING FIRE HYDRANT ASSEMBLY
- (H) STORM INLET (REFER TO GRADING PLAN)
- (I) BIKE RACK
- (J) ACCESSIBLE PARKING
- (L) UNDERGROUND FUEL TANKS (6-15,000 GAL, 3 RUL, 1 PUL, 1 DIESEL, & 1 EO)
- (M) ADA PARKING SIGNAGE
- (N) STOP SIGN (MUTCD R1-1)
- (O) OUTDOOR SEATING (FIXED)
- (P) SIGHT TRIANGLE PER COA STD DTL TE-12, LENGTH PER PLAN
- (Q) FIRE LANE SIGN
- (R) CONCRETE CURB & GUTTER
- (S) STORM SEWER MANHOLE
- (T) PAVEMENT - MATERIAL TO BE DESIGNATED IN FINAL CONSTRUCTION DOCUMENTS
- (U) SITE LIGHT
- (V) CROSSWALK, PER COA STD DTL TE-12
- (W) "RIGHT TURN ONLY" SIGN (MUTCD R3-5)
- (AA) PROPOSED FIRE HYDRANT ASSEMBLY
- (CC) KNOX BOX
- (DD) RED & WHITE TYPE III BARRICADES WITH "ROAD CLOSED SIGNAGE"
- (EE) EXISTING SIGN TO REMAIN
- (FF) EMERGENCY FUEL SHUT-OFF SWITCH
- (GG) LANDSCAPE PLANTER (TYP.) (REF LA SHEETS)
- (HH) 300 SF PATIO AREA W/ PATTERNED CONCRETE (REF SHEET 8)

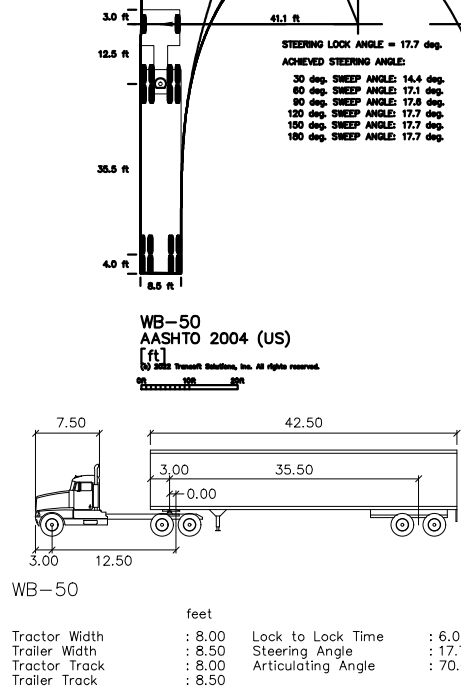


FILE NO.	096888026_SP_DETAILED	DESIGNED BY:	SAM	DATE:	09/01/2023
PROJECT NO.	096888026	DRAWN BY:	DEK	DESIGNED BY:	SAM
SHEET NO.	4	CHECKED BY:	SAM	DATE:	09/01/2023
QUICKTRIP 4235		E. 32ND PKWY & TOWER RD		SITE PLAN	
KIMLEY-HORN AND ASSOCIATES, INC.		6200 S. W. 10TH AVE., SUITE 300		GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300	
KIMLEY»Horn		ACCESS SHIFT		REVISION	
		BY		DATE	
		SPD		BY	
		01/31/24		SAM	
				APPR	



MATCHLINE - SEE BELOW

1

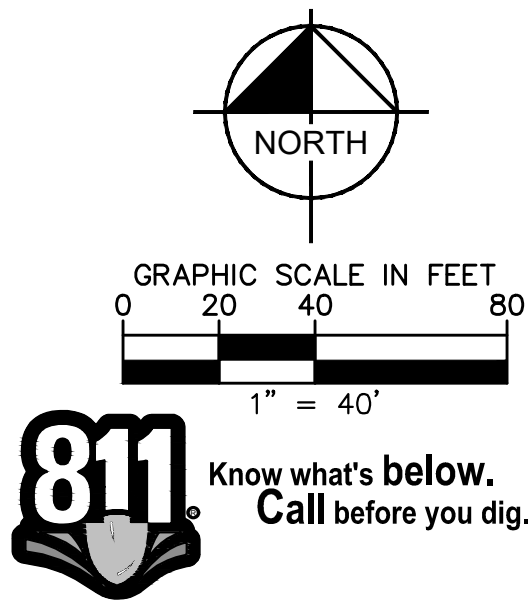
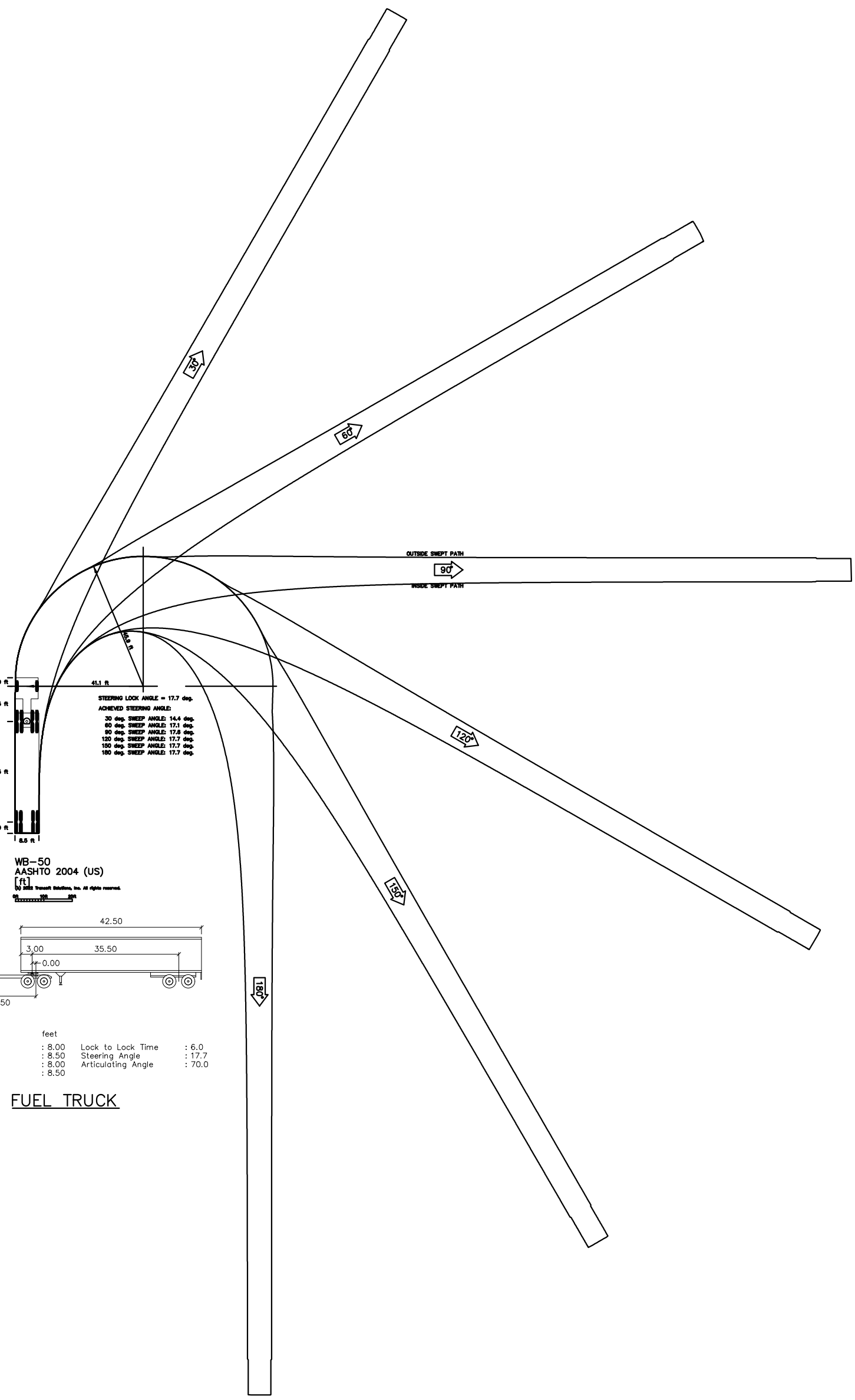


FUEL TRUCK

OPERATIONS PLAN

THE CONVENIENCE STORE WITH FUEL SALES WILL BE OPEN 24HRS PER DAY. EACH LOCATION EMPLOYS AN AVERAGE OF 22 PEOPLE, 4 EMPLOYEES PER SHIFT, 3 SHIFTS PER DAY. THE PEAK VISITATION TO THE SITE CORRELATES WITH NORMAL BUSINESS TRAVEL HOURS. IN THE MORNING FROM 6AM-9AM AS PEOPLE ARE HEADING TO WORK, FROM 11AM TO 1PM AS PEOPLE ARE SEARCHING OUT LUNCH OPTIONS, THEN FROM 4PM TO 6PM WHEN PEOPLE ARE ON THEIR WAY HOME FROM WORK. THE NUMBER OF CUSTOMERS DURING THESE PEAK HOURS IS DIRECTLY DEPENDENT ON THE NUMBER OF RESIDENTS WITHIN THE IMMEDIATE AREA AND TRAFFIC THAT CURRENTLY USES THE ADJACENT ROADWAY SYSTEM.

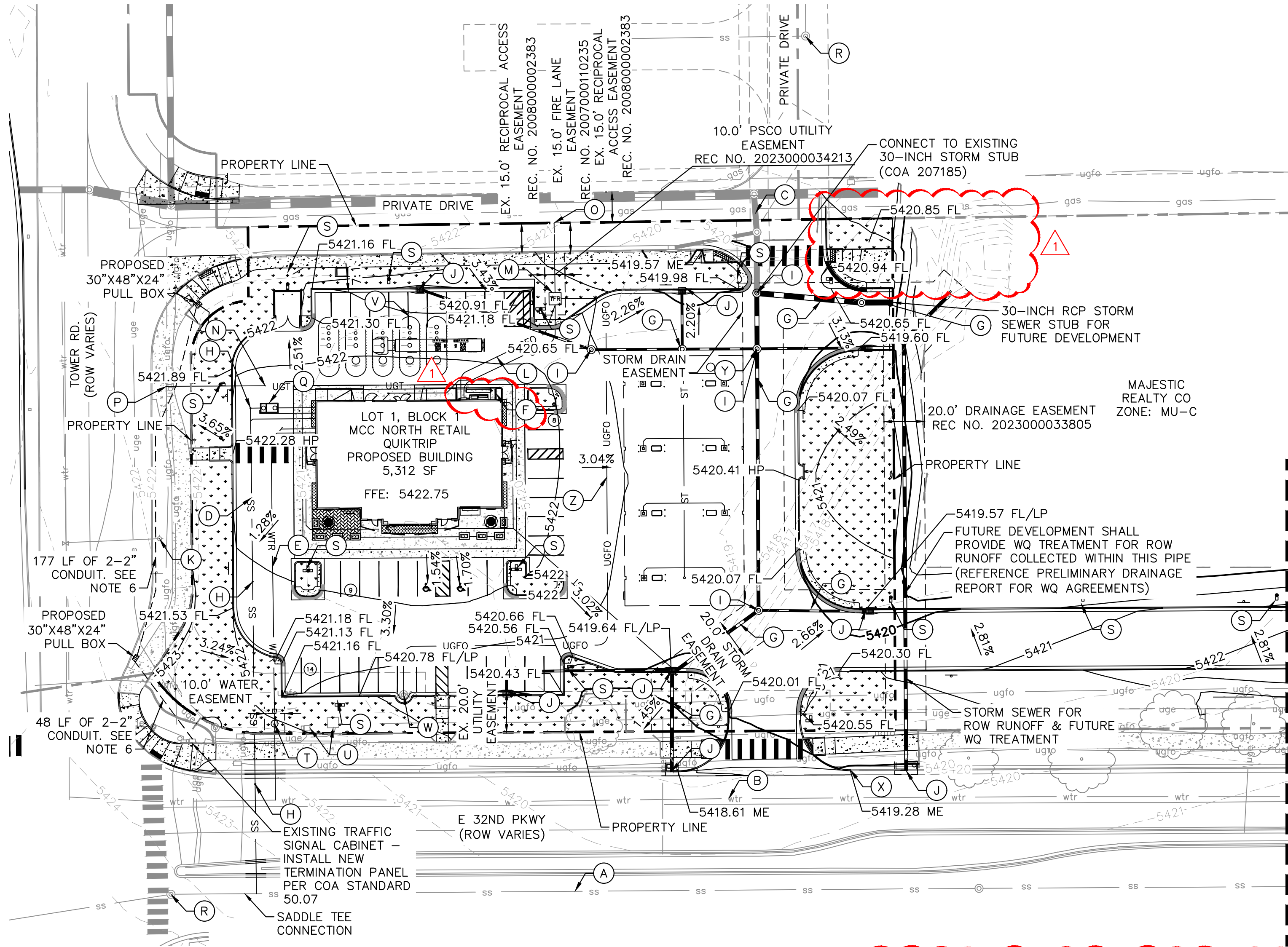
ALL DELIVERIES WILL BE SCHEDULED DURING DAYTIME HOURS SO AS TO NOT HAVE AN ADVERSE EFFECT ON THE NEIGHBORING PROPERTIES, THERE WILL NOT BE ANY OUTDOOR STORAGE OF MATERIALS, AND THERE ARE NO HAZARDOUS MATERIALS STORED ON SITE



QUICKTRIP 4235		DATE:	09/01/2023
E. 32ND PKWY & TOWER RD		DESIGNED BY:	SAM
SITE PLAN		DRAWN BY:	DEK
OPERATIONS PLAN		CHECKED BY:	SAM
FILE NO.	096888026_TRUCK	SHEET NO.	5
PROJECT NO.	096888026	NO.	
ACCESS	SHIFT	BY	DATE
REVISION			
APPR			

Kimley»Horn
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6200 S. HAWTHORNE AVE.
GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300

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GENERAL NOTES

1. THESE PLANS ARE NOT FOR CONSTRUCTION. REFER TO THE FINAL APPROVED CONSTRUCTION PLANS.
2. ALL GRADE ELEVATIONS ARE TOP OF PAVEMENT ELEVATIONS UNLESS INDICATED OTHERWISE.
3. ALL SANITARY SEWER PIPES AND STRUCTURES TO BE INSTALLED WILL BE PRIVATE FACILITIES.
4. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY PROPERTY OWNER.
5. ACCESSIBLE PARKING STALLS AND ROUTE SHALL MAINTAIN A MAX 2% SLOPE IN ANY DIRECTION
6. CONTRACTOR SHALL INSTALL ALL FIBER OPTIC CABLE AND EQUIPMENT PER COA STANDARD 50.07
- 7.

LEGEND

---	SITE PROPERTY LINE
WTR	PROPOSED WATER LINE
SS	PROPOSED SSWR LINE
---	PROPOSED STORM SEWER
5500	PROPOSED CONTOUR
5501	EXISTING CONTOUR
⊙	PROPOSED SITE LIGHT
---	PROPOSED STORM DRAINAGE

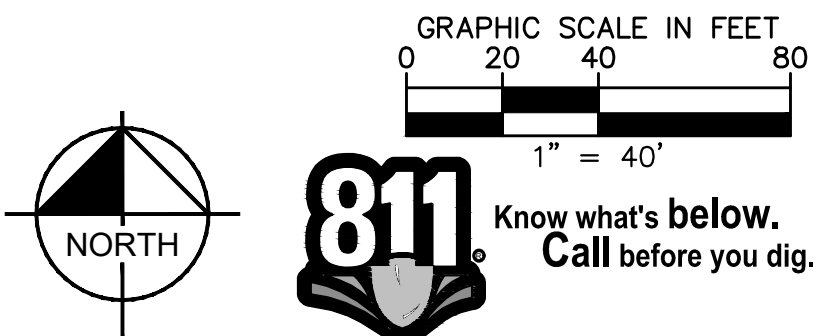
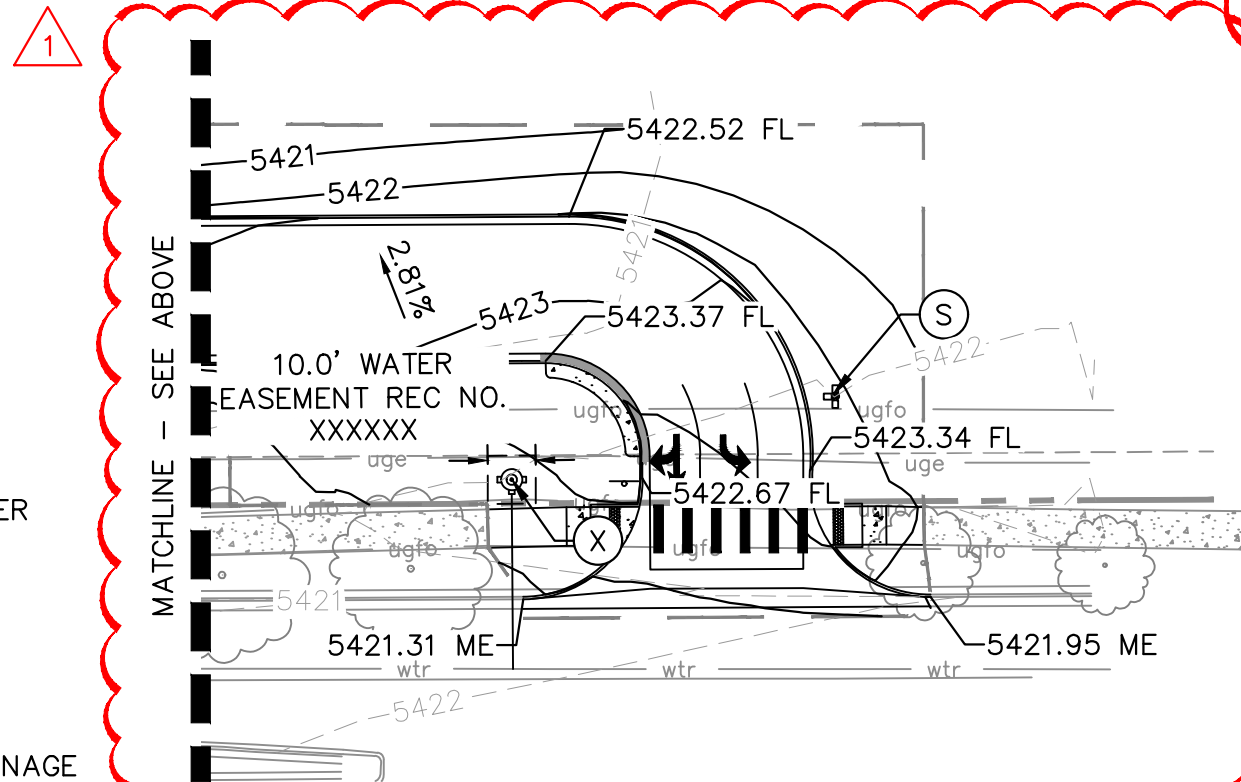
SITE IMPROVEMENTS

- (A) EXISTING SANITARY SEWER MAIN
- (B) EXISTING 12" DIP WATER MAIN
- (C) EXISTING STORM LINE
- (D) PROPOSED SANITARY SEWER SERVICE LINE
- (E) PROPOSED DOMESTIC WATER SERVICE LINE
- (F) ELECTRICAL EQUIPMENT ENCLOSURE
- (G) PROPOSED STORM LINE
- (H) PROPOSED SANITARY SEWER CLEANOUT
- (I) PROPOSED STORM SEWER MANHOLE
- (J) PROPOSED STORM INLET
- (K) EXISTING FIRE HYDRANT
- (L) PROPOSED UNDERGROUND ELECTRIC LINE
- (M) PROPOSED TRANSFORMER
- (N) PROPOSED COMMUNICATION LINE
- (O) CONNECTION TO EXISTING ELECTRIC LINE
- (P) CONNECTION TO EXISTING TELECOM LINE
- (Q) PROPOSED GREASE TRAP
- (R) EXISTING SANITARY SEWER MANHOLE
- (S) PROPOSED SITE LIGHT
- (T) 1.5" WATER METER
- (U) EXISTING ELECTRICAL EQUIPMENT
- (V) UNDERGROUND FUEL TANKS
- (W) CONNECTION TO EXISTING FIBER OPTIC MANHOLE
- (X) PROPOSED FIRE HYDRANT ASSEMBLY
- (Y) PROPRIETARY WATER QUALITY TREATMENT DEVICE (ADS BARRACUDA OR APPROVED EQUAL)
- (Z) PROPOSED FIBER OPTIC LINE

UNADJUSTED EARTHWORK

CUT: 38 CY
FILL: 5,397 CY
NET: 5,354 CY

NOTE: EARTHWORK QUANTITIES IS FROM THE OVERALL GRADING SURFACE AND DO NOT ACCOUNT FOR SHRINK, SWELL, PAVEMENT SECTIONS OR OVER EXCAVATION.



Kimley»Horn

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6200 South
Greenwood Village, Colorado 80111 (303) 228-2300

QUIKTRIP 4235
E. 32ND PKWY & TOWER RD
SITE PLAN

GRADING & UTILITY PLAN

DATE: 09/01/2023
DESIGNED BY: SAM
DRAWN BY: DEK
CHECKED BY: SAM

FILE NO.
096888026_GD&UT
PROJECT NO.
096888026
SHEET NO.

SPD	BY	DATE	APPR
01/31/24	SAM		

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SYMBOL KEY



TREE TO BE REMOVED



TREE PROTECTION FENCING



TREE EXISTING TO REMAIN

TREE MITIGATION				
TREE #	SPECIES	DIAMETER	MITIGATION VALUE	MITIGATION INCHES
1	WHITE ASH	12	\$505.23	4
2	GREEN ASH	10	\$472.16	4
3	HONEYLOCUST	18	\$2,004.01	7
4	GREEN ASH	7	\$238.74	3
5	GREEN ASH	14	\$912.74	6
TOTAL		61	\$4,131.88	24

TREE PROTECTION NOTES

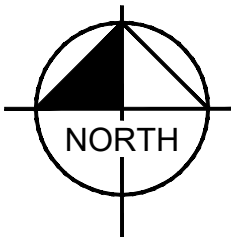
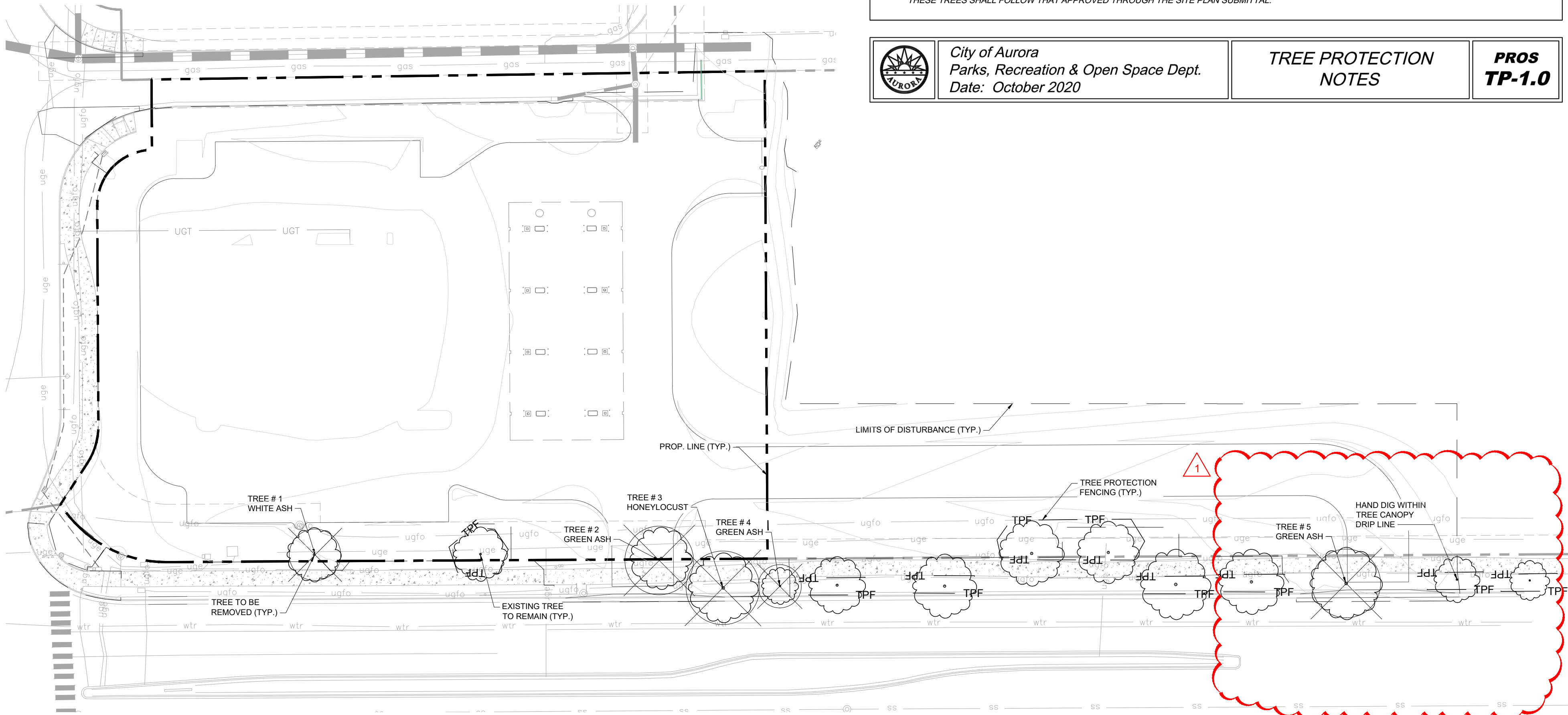
- PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE(1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN THE TREE TRUNK AND THE FENCING SHALL BE ONE(1) FOOT FOR EACH INCH OF TRUNK DIAMETER. FOLLOWING INSTALLATION OF FENCING, REQUEST INSPECTION BY THE CITY OF AURORA PARKS & FORESTRY DIVISION (303-739-7177) OR AUTHORIZED DESIGNEE.
- TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO 'T' POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS TP-2.0, 2.1, 3.1 & 3.2:
 - EQUIPMENT USE AND STORAGE
 - MATERIAL DELIVERY OR STORAGE
 - VEHICLE TRAFFIC, PARKING, USE OR STORAGE
 - SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
 - CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
 - FOOT TRAFFIC
 - RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR MATERIALS
- VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF \$500 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES). FOR THE PURPOSE OF THESE REQUIREMENTS, CONSTRUCTION FENCING (LOCATED AT THE LIMITS OF CONSTRUCTION) SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
- DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.
- LIMB REMOVAL IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA PARKS & FORESTRY DIVISION. LIMB REMOVAL, IF APPROVED, SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING ANSI A300 STANDARDS. UNAUTHORIZED LIMB DAMAGE OR REMOVAL CAN RESULT IN A FINE OF \$500 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT. LIMB REMOVAL AND ALL OTHER APPROVED PRUNING SHALL BE PERFORMED BY A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION.
- IF ROOTS GREATER THAN ONE(1) INCH DIAMETER REQUIRE CUTTING/REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO(2) 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR AUTHORIZED DESIGNEE.
- EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3 OF THE TREE PRESERVATION POLICY. THE MITIGATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.



City of Aurora
Parks, Recreation & Open Space Dept.
Date: October 2020

TREE PROTECTION
NOTES

PROS
TP-1.0



GRAPHIC SCALE IN FEET
0 20 40 80



Know what's below.
Call before you dig.

NOT FOR CONSTRUCTION

QUICKTRIP 4235
E. 32ND PKWY & TOWER RD
SITE PLAN

TREE MITIGATION PLAN

DATE: 09/01/2023
DESIGNED BY: AMP
DRAWN BY: AMP
CHECKED BY: CPH

FILE NO.
096888026_LA
PROJECT NO.
096888026

SHEET NO.
10

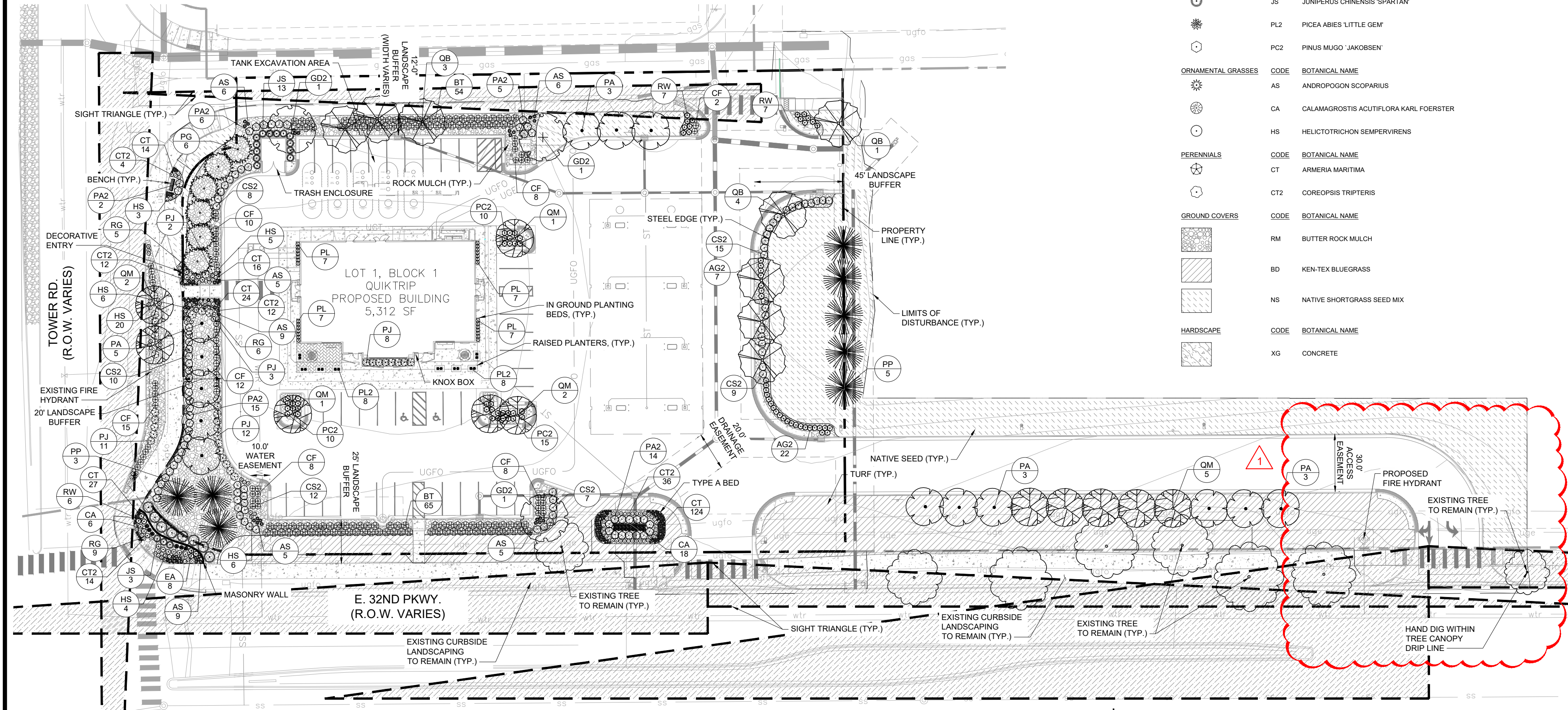
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6200 S. W. 30th Ave., Suite 200
Greenwood Village, Colorado 80111 (303) 228-2300

ACCESS SHIFT
REVISION
NO.
SPD 01/31/24
BY DATE APPR

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NOTE: ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

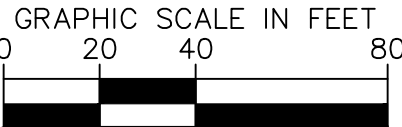
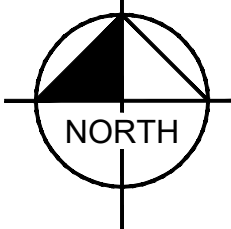


TREE MITIGATION				
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PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME
GD2	GYMNOCADUS DIOICA 'ESPRESSO'	
PG	PICEA GLAUCA 'DENSATA'	
PP	PINUS EDULIS	
PA	PYRUS CALLERYANA 'ARISTOCRAT' TM	
QB	QUERCUS BICOLOR	
QM	QUERCUS MACROCARPA	
DECIDUOUS SHRUBS	CODE	BOTANICAL NAME
BT	BERBERIS THUNBERGII 'ROSE GLOW'	
CF	CORNUS SERICEA 'FARROW' TM	
EA	EUONYMUS ALATUS	
PA2	PEROVSKIA ATRIPLICIFOLIA	
PL	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	
PJ	POTENTILLA FRUTICOSA 'JACKMANII'	
RG	RHUS AROMATICA 'GRO-LOW'	
RW	ROSA WOODSII	
EVERGREEN SHRUBS	CODE	BOTANICAL NAME
AG2	ARCTOSTAPHYLOS UVA-URSI 'GREEN SUPREME'	
CS2	CYTISUS PURGANS 'SPANISH GOLD'	
JS	JUNIPERUS CHINENSIS 'SPARTAN'	
PL2	PICEA ABIES 'LITTLE GEM'	
PC2	PINUS MUGO 'JAKOBSEN'	
ORNAMENTAL GRASSES	CODE	BOTANICAL NAME
AS	ANDROPOGON SCOPARIUS	
CA	CALAMAGROSTIS ACUTIFLORA KARL FOERSTER	
HS	HELIOTRICHON SEMPERVIRENS	
PERENNIALS	CODE	BOTANICAL NAME
CT	ARMERIA MARITIMA	
CT2	COREOPSIS TRIPTERIS	
GROUND COVERS	CODE	BOTANICAL NAME
RM	BUTTER ROCK MULCH	
BD	KEN-TEX BLUEGRASS	
NS	NATIVE SHORTGRASS SEED MIX	
HARDSCAPE	CODE	BOTANICAL NAME
XG	CONCRETE	

NOT FOR CONSTRUCTION



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QUIKTRIP 4235
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DATE: 09/01/2023
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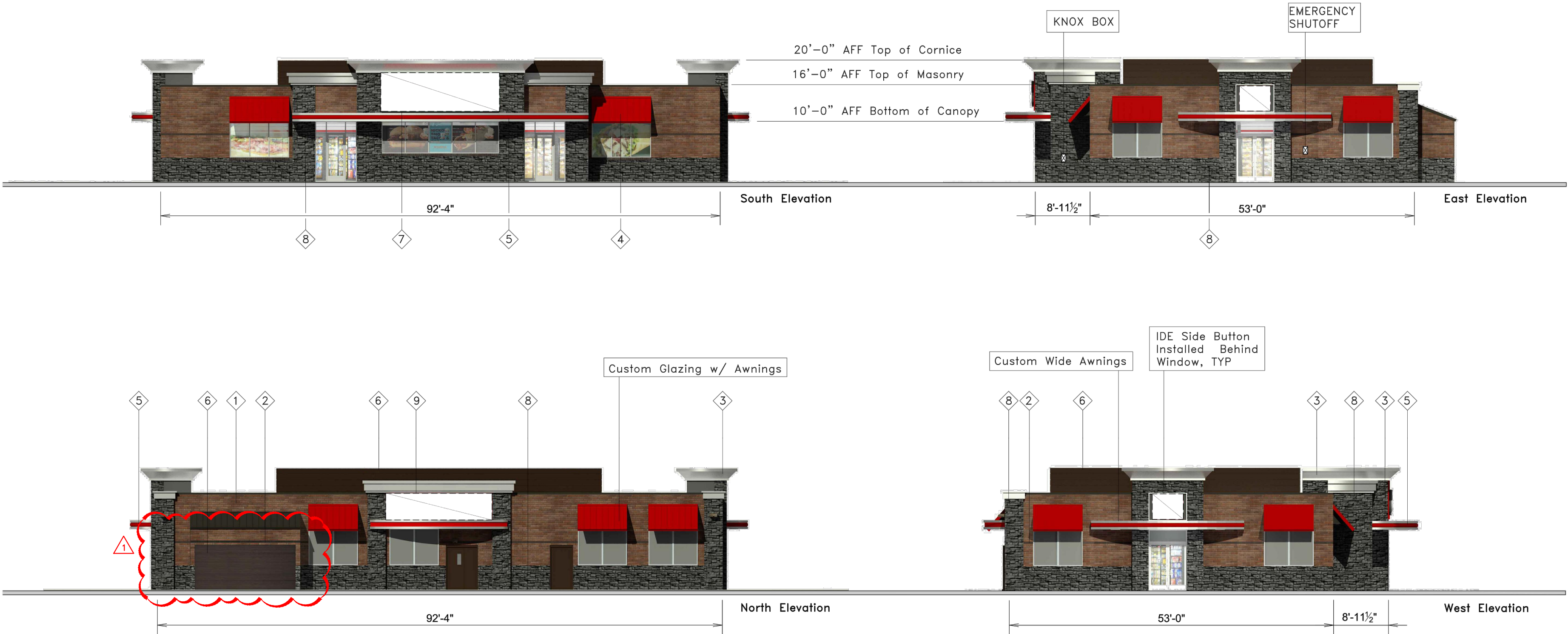
FILE NO. 096888026_LA
PROJECT NO. 096888026
SHEET NO.


11

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6200 S. W. 11TH AVE., SUITE 300
GREENWOOD VILLAGE, COLORADO 80111 (303) 228-2300

APPROVED BY: [Signature]
DATE: 01/31/24
REVISION: [Signature]
BY: [Signature]

#	FINISH	MANUFACTURER	SPECIFICATION
1	BONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOBOND	FASCIA
4	QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN - WILLIAMS	METAL/PAINT
7	G3S CL-60F	ALLEN INDUSTRIES	SIGNAGE
8	BLACK	GLEN GERY	STACKED STONE
9	CL-44	ALLEN INDUSTRIES	SIGNAGE



	Store # 4235 G3SE Custom Elevations		Address: NEC 32nd & Tower		City, State: Aurora, CO	
	Serial # 83-4235-G3SE	Scale: 1/8"=1'-0"	Issue Date: 06.20.23	Drawn By: JK	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 COPYRIGHTS AND PATENT RIGHTS. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

