

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



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KH Review 12/11/2024
Danielle Koch, P.E
Shelby Madrid, P.E

December 9, 2024

Shelby Madrid
Kimley-Horn
6200 S Syracuse Way, Ste 300
Greenwood Village, CO 80111

Re: Initial Submission Review – QUIKTRIP 4251 AT STATION 60 – Site Plan Amendment
Case Number: 2023-6012-02

Dear Shelby,

Thank you for your initial submission. We have reviewed it and attached our comments along with this cover 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 **Monday, December 23, 2024** (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 and email your resubmittal to me. 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 jloma@auroragov.org or 720-346-2145. Also, please contact each reviewer directly, their contact information is provided adjacent to the department comment.

Thank you for your review. Please refer to detailed comment responses on the following pages.

Sincerely,

Josue Loma, Planner
City of Aurora Planning Department

cc: File: K:\\$MA\2023-6012-02 - QUIKTRIP 4251 AT STATION 60\Rev1



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Planning (Josue Loma / 720-346-2145 / jloma@auroragov.org / Comments in teal)

1A. Page 1, Sheet 1:

- i. Prior to the description of the current project scope, please include "MA #2023-6012-02."

1B. Page 3, Sheet 3:

- i. Please add a red cloud and delta 1 around the proposed changes as shown here and carry forward to subsequent sheets. In addition, please remove the previous route and ensure that any new labels or details integrate with the current plan set format and that they do not obscure site features/details. Please carry these changes to subsequent revised sheets.

2. Civil Engineering (Julie Bingham / jbingham@auroragov.org / Comments in green)

2A. Page 3, Sheet 3:

- i. Please note that a civil plan revision is required to reflect the change in the ADA path.
- ii. Please note that stairs are not permitted in the ROW.

3. Fire / Life Safety (Stephen Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

3A. Page 3, Sheet 3:

- i. Please remove the previous sidewalk with the accessible route. TYP
- ii. Please adjust the photometric sheet to reflect changes.

4. Utilities (Iman Ghazali / ighazali@auroragov.org / Comments in red)

4A. Page 1, Sheet 1:

- i. Please note that coordination with the Aurora Water Drainage division is necessary to determine if any drainage documents are required for this amendment. Please coordinate with the current reviewer and Janet Bender (jbender@auroragov.org) to determine drainage requirements.

Thank you for your review. Please refer to detailed comment responses on the following pages.

QUIKTRIP 4251 AT STATION 60

SITE PLAN WITH ADJUSTMENT AND CONDITIONAL USE

LOT 3, BLOCK 1 OF STATION 60 SUBDIVISION FILING NO. 1

BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEING MONUMENTED AT THE NORTH END BY A 3" BRASS CAP STAMPED "LS 23527" AND AT THE SOUTH END BY A 3" BRASS CAP STAMPED "LS 16419", SAID LINE BEARING N00°30'59"W AS REFERENCED TO COLORADO STATE PLANE, CENTRAL ZONE.

LEGAL DESCRIPTION:

LOT 3, BLOCK 1 OF STATION 60 SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NUMBER 2022000093988, BEING LOCATED IN TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF AURORA, ADAMS COUNTY, COLORADO.

CONTACTS:

DEVELOPER:

QUIKTRIP CORPORATION
1200 WASHINGTON ST, SUITE 175
THORNTON, CO 80241
PHONE: (918) 697-7167
CONTACT: JESSICA GLAVAS

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 228-2327
CONTACT: SHELBY MADRID, P.E.

OWNER:

QUIKTRIP CORPORATION
1200 WASHINGTON ST, SUITE 175
THORNTON, CO 80241
PHONE: (918) 697-7167
CONTACT: JESSICA GLAVAS

LANDSCAPE ARCHITECT:

KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 228-2300
CONTACT: CHRIS HEPLER, PLA

PARKING SUMMARY:

LOT 3	REQUIRED	PROPOSED
STANDARD CUSTOMER (3 SPACE PER 1000 GROSS FLOOR AREA):	16	42
ACCESSIBLE (1 PER 25 SPACES)**:	2	2
ACCESSIBLE (VAN COMPLIANT) (1 PER 6 ACCESSIBLE SPACES)**:	1	1

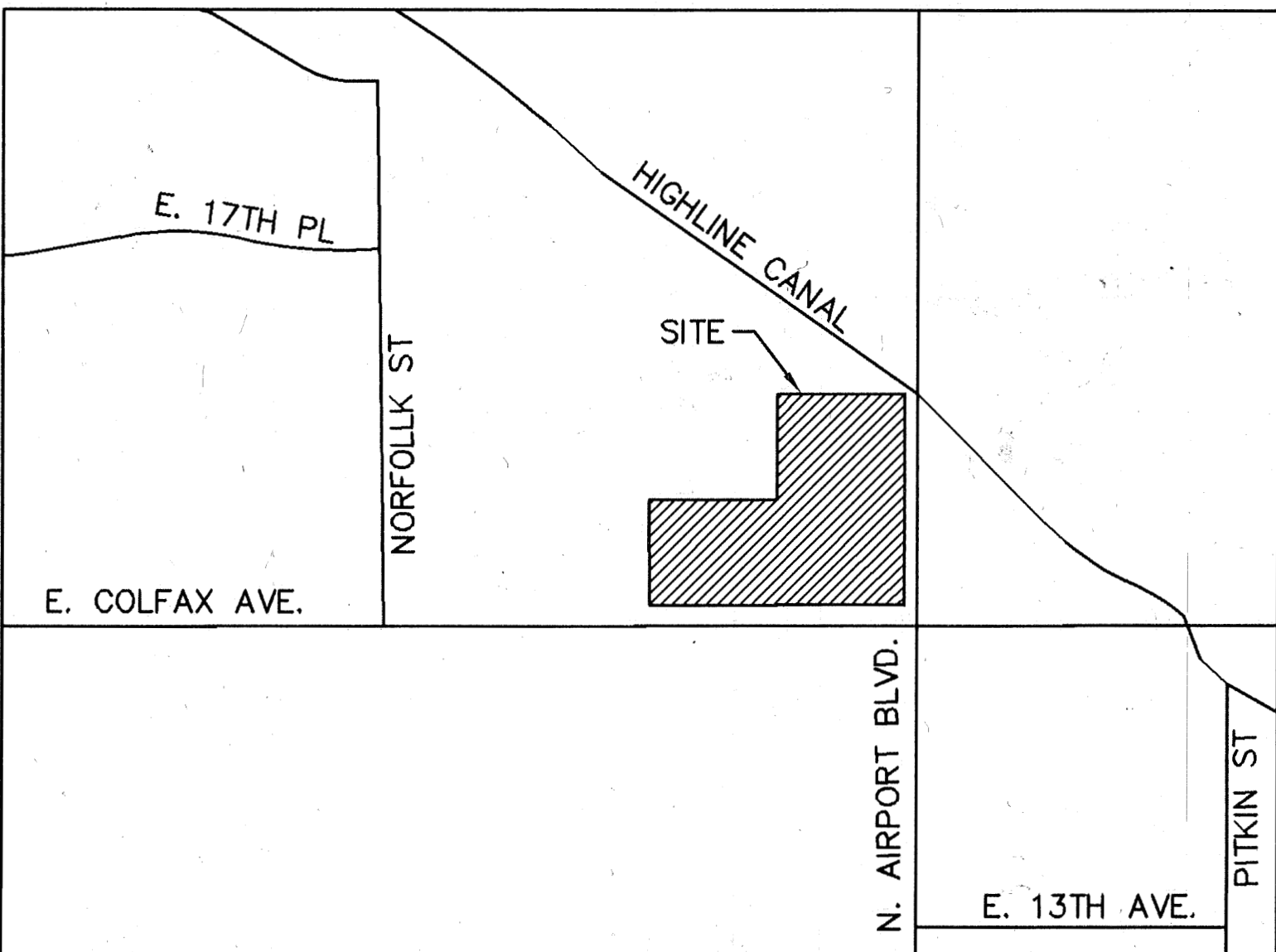
** NOTE: ACCESSIBLE AND VAN ACCESSIBLE REQUIREMENTS ARE WITHIN AND NOT IN ADDITION TO THE REQUIRE NUMBER OF SPACES

BICYCLE PARKING (10% OF REQUIRED VEHICLE PARKING): 2 2

PROJECT DATA:

LAND AREA WITHIN PROPERTY LINE	± 3.89 ACRES
BUILDING COVERAGE	± 5,312 SF, 0.12 ACRES, 3.13% OF TOTAL AREA
CANOPY COVERAGE	± 7,287 SF, 0.17 ACRES, 4.30% OF TOTAL AREA
HARDSCAPE	± 74,170 SF, 1.70 ACRES, 43.77% OF TOTAL AREA
LANDSCAPE	± 82,885 SF, 1.90 ACRES, 48.91% OF TOTAL AREA
NUMBER OF BUILDINGS	1
MAXIMUM ALLOWABLE HEIGHT OF BUILDINGS	75 FT
MAXIMUM PROPOSED HEIGHT OF BUILDINGS	20'
NUMBER OF CANOPIES	1
NUMBER OF TRASH ENCLOSURES	1
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
2021 IBC OCCUPANCY CLASSIFICATION (ENCLOSURES)	S1, TYPE V-B
2021 IBC OCCUPANCY CLASSIFICATION (CANOPIES)	U, TYPE II-B
CONSTRUCTION TYPE (ENCLOSURES)	NON-SPRINKLERED
CONSTRUCTION TYPE (CANOPIES)	NON-SPRINKLERED
TOTAL PERMITTED SIGN AREA	184.8 SQ. FT.
PROPOSED TOTAL SIGN AREA	
MONUMENT SIGN AREA (31 SF EACH SIDE)	62 SF
BUILDING FRONT SIGN AREA (1)	60 SF
BUILDING BACK SIGN AREA (1)	44 SF
CANOPY SIGN AREA (1)	9 SF
PROPOSED NUMBER OF CANOPY/BUILDING SIGNS	3

** REFER TO STATION 60 SIGN PROGRAM FOR SIGNAGE DETAILS



VICINITY MAP
SCALE 1"=500'

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	SITE PLAN
4	OPERATIONS PLAN
5	GRADING & UTILITY PLAN
6	LANDSCAPE PLAN
7	LANDSCAPE TABLES
8	LANDSCAPE DETAILS
9	LANDSCAPE DETAILS
10	SITE DETAILS SHEET
11	SITE DETAILS SHEET
12	PHOTOMETRIC PLAN
13	PHOTOMETRIC DETAILS
14	BUILDING ELEVATIONS
15	CANOPY ELEVATIONS

ADJUSTMENT:

SECTION 146-4.6.5.2.A STATES 'NO MORE THAN 25 PERCENT OF THE LOT FRONTAGE ON ARTERIAL OR COLLECTOR STREET TO A DEPTH OF 60 FEET SHALL BE OCCUPIED BY SURFACE PARKING. THE REMAINING 75 PERCENT OF THE LOT FRONTAGE ON ARTERIAL OR COLLECTOR STREETS SHALL BE OCCUPIED BY A STRUCTURE, AND NO SURFACE PARKING SHALL BE LOCATED BETWEEN THAT BUILDING AND THE STREET.'

THE SITE LAYOUT PROPOSES 18.8 PERCENT OF THE PROPERTY FRONTAGE WILL BE OCCUPIED BY PARKING, COMPLIANT WITH THE CODE. DUE TO THE EXTENSIVE PROPERTY FRONTAGE (965 LINEAL FEET), LANDSCAPE SETBACK REQUIREMENTS, CANOPY ORIENTATION REQUIREMENTS, SITE SAFETY/CIRCULATION, THE PROPOSED OUTDOOR PATIO SPACE, AND THE BUILDING SIZE THE PROPOSED SITE MUST HAVE PARKING/DRIVES BETWEEN THE BUILDING AND RIGHTS-OF-WAY AND IS NOT ABLE TO PROVIDE BUILDING SPACE ALONG 75 PERCENT OF THE PROPERTY FRONTAGE. THUS, WE ARE REQUESTING AN ADJUSTMENT FROM THIS REQUIREMENT. TO MITIGATE THE IMPACTS RELATED TO THIS ADJUST, INCREASED PEDESTRIAN CONNECTIVITY THROUGH THE SITE THROUGH THE USE OF MEANDERING SIDEWALKS AND THE ENHANCED BUILDING FRONTAGE WITH PLAZA AREA LOCATED ALONG THE AIRPORT BLVD RIGHT-OF-WAY HAS BEEN PROVIDED IN ADDITION TO ENHANCED LANDSCAPE AREAS. WE BELIEVE THAT THROUGH THESE FEATURES, THE SITE CREATES A WELCOME AND COHESIVE SPACE IN LIEU OF THIS REQUIREMENT BEING MET.

CITY OF AURORA APPROVALS

CITY ATTORNEY: [Signature] DATE: 12/6/23
PLANNING & ZONING COMMISSION: [Signature] DATE: 12/12/23
PLANNING DIRECTOR: [Signature] DATE: 12/4/23
ATTEST: N/A DATE: N/A
(CITY CLERK)
DATABASE APPROVAL DATE: 8/23/23

RECORDER'S CERTIFICATE:

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

PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND 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, James Accord, Regional Director of Retail Safety, QuikTrip Corporation HAS
(CORPORATION, COMPANY, OR INDIVIDUAL)

CAUSED THESE PRESENTS TO BE EXECUTED THIS 31st DAY OF

October AD. 2023

BY: [Signature] CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF Kansas

COUNTY OF Johnson

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF October AD. 2023 BY James Accord
(PRINCIPALS OR OWNERS)

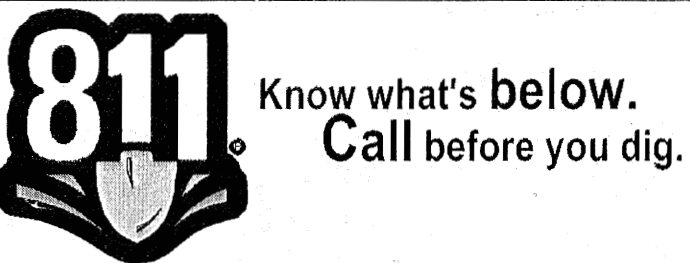
WITNESS MY HAND AND OFFICIAL SEAL

Deanna Popp NOTARY SEAL
(NOTARY PUBLIC)

MY COMMISSION EXPIRES 8-07-2025

NOTARY BUSINESS ADDRESS: 5725 Foxridge Dr.

Mission, KS 66202



AMENDMENTS

THE PEDESTRIAN SIDEWALK CONNECTION TO AIRPORT BLVD HAS BEEN REVISED TO SHOW A STRAIGHT PATH WITH STAIRS TO MAINTAIN COVER OVER THE EXISTING MAGELLAN PIPELINE.

Prior to the description for the current project scope, please include "MA #2023-6012-02."

MA# has been added prior to work description

Kimley»Horn

QUIKTRIP 4251 AT STATION 60
LOT 3, BLOCK 1 OF STATION 60 FILING NO. 1
QUIKTRIP 4251 SITE PLAN WITH CONDITIONAL USE
COVER SHEET

DATE: 09/28/2023
DESIGNED BY: SAM
DRAWN BY: DEK
CHECKED BY: SAM

FILE NO.: 096888020_CV
PROJECT NO.: 096888020
SHEET NO.: 1

FIFTH SUBMISSION DK 09/28/23 SAM
FOURTH SUBMISSION DK 09/08/23 SAM
THIRD SUBMISSION DK 07/14/23 SAM
SECOND SUBMISSION DK 05/16/23 SAM
REVISION BY DATE APPR

CITY OF AURORA 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.
2.

ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII – NUMBERING OF BUILDINGS.
3.

THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
4.

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 BASED ON THE 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117.1–2017.
5.

PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTIONS 22–425 THROUGH 22–434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 55/65 (RESIDENTIAL/COMMERCIAL) (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE–CASE NOISE CONDITIONS.
6.

EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO; GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.
7.

EMERGENCY INGRESS AND EGRESS – 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".
8.

THE 2021 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66–38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.

9.

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".
10.

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.
11.

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.
12.

ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
13.

IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
14.

THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT–OF–WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

15.

OWNER SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF COLFAX AVENUE AND NORFOLK STREET, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT–TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147–37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
16.

PEDESTRIAN CONNECTION WILL BE PROVIDED FROM THE STATION 60 DEVELOPMENT TO THE ADJACENT HIGH LINE CANAL TRAIL. THE CONNECTION DESIGN SHALL BE PROVIDED TO THE CITY OF AURORA FOR REVIEW AND APPROVAL AS A SEPARATE CONSTRUCTION DOCUMENT PACKAGE PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FIRST VERTICAL DEVELOPMENT ON THE STATION 60 SITE CONSISTENT WITH THE STATION 60 MASTER PLAN FORM J.
17.

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.
18.

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.
19.

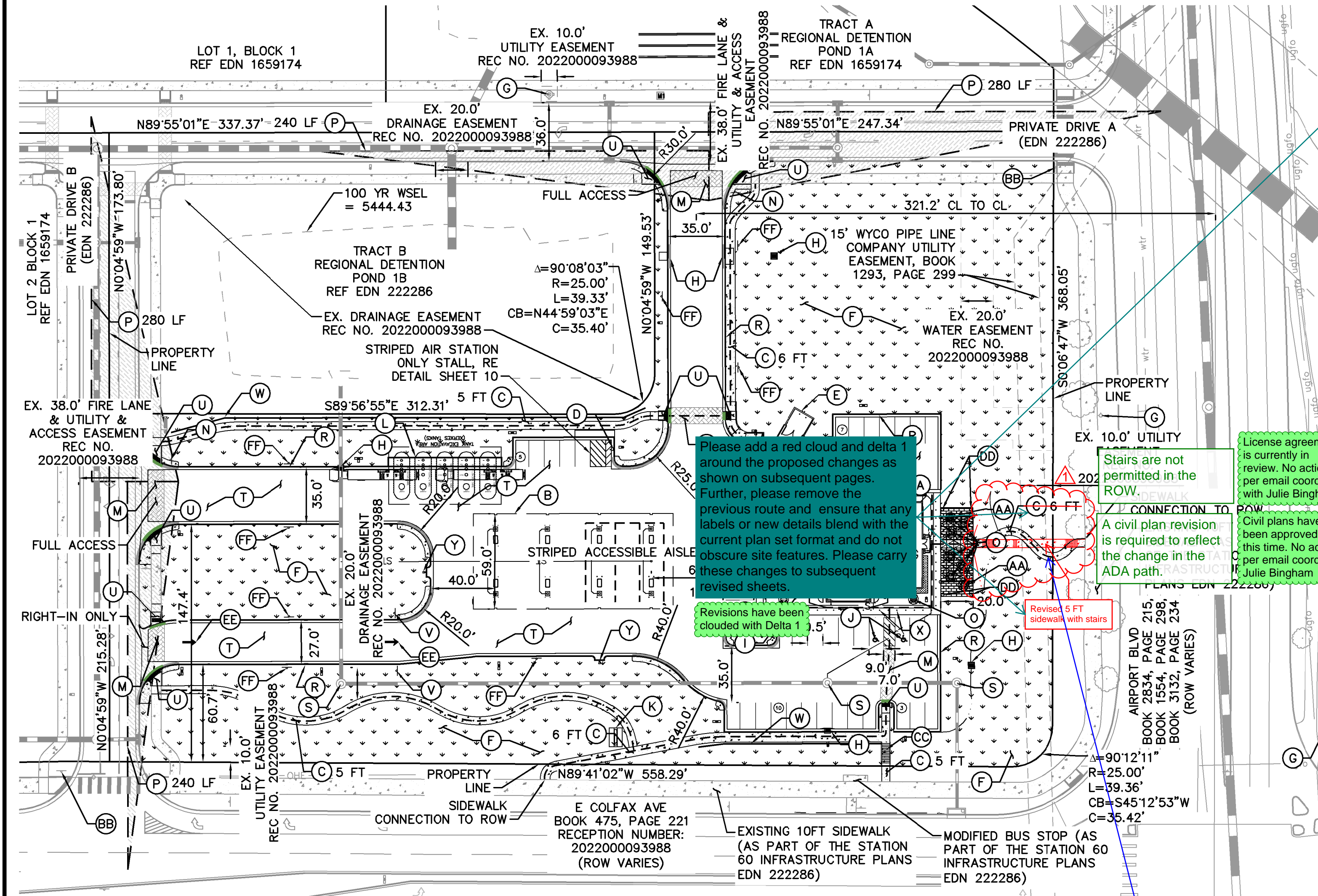
THE INFRASTRUCTURE SITE PLAN (ISP) AND CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE APPROVED PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON THE CIVIL PLANS FOR THE ISP FOR ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) OR CERTIFICATE OF OCCUPANCY (CO) PER THE APPROVED PUBLIC IMPROVEMENT PLAN.

PARKS, RECREATION & OPEN SPACE:

PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.



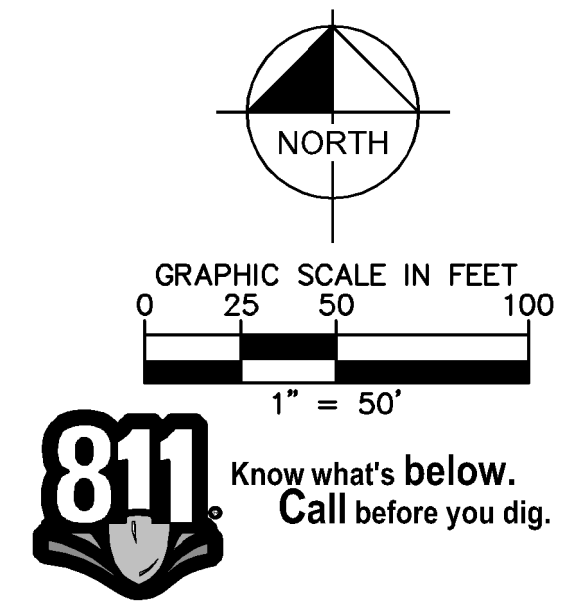
FILE NO. 09688020_CV	DATE: 09/28/2023	QUIKTRIP 4251 AT STATION 60 LOT 3, BLOCK 1 OF STATION 60 FILING NO. 1 QUIKTRIP 4251 SITE PLAN WITH CONDITIONAL USE		Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 6020 SOUTH SYRACUSE AVENUE, SUITE 150 GREENWOOD VILLAGE, CO 80111 (303) 228-2300	05	FIFTH SUBMISSION	DK	09/28/23	SAM
PROJECT NO. 09688020	DESIGNED BY: DRAWN BY: CHECKED BY:	04	FOURTH SUBMISSION		DK	09/08/23	SAM		
SHEET NO. 2		03	THIRD SUBMISSION		DK	07/14/23	SAM		
		02	SECOND SUBMISSION	DK	05/16/23	SAM	BY	DATE	APPR
		NO.	REVISION						



- LEGEND**
- EXISTING PROPERTY LINE
 - EASEMENT LINE
 - SITE LIGHT
 - EXISTING FIRE HYDRANT
 - PROPOSED STORM DRAINAGE INLET
 - PROPOSED STORM OUTLET
 - ADA ACCESSIBLE ROUTE
 - PROPOSED LANDSCAPE
 - PROPOSED SIDEWALK
 - EXISTING SIDEWALK
 - PROPOSED STAMPED/COLORED PAVEMENT PEDESTRIAN CROSSING

- 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, REF DETAIL ON SHEET 10
 - (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, 2 STALLS, REF LANDSCAPE DETAILS
 - (J) ACCESSIBLE PARKING
 - (K) MONUMENT SIGN (UNDER SEPARATE PERMIT)
 - (L) UNDERGROUND FUEL TANKS (5-15,000 GAL)
 - (M) STAMPED AND COLORED PAVEMENT PEDESTRIAN CROSSING
 - (N) STOP SIGN
 - (O) OUTDOOR SEATING (FIXED)
 - (P) SIGHT TRIANGLE PER COA STD DTL TE-12, LENGTH PER PLAN
 - (R) CONCRETE CURB & GUTTER
 - (S) EX STORM SEWER MANHOLE (COA EDN 1659174)
 - (T) PAVEMENT - MATERIAL TO BE DETERMINED IN FINAL CONSTRUCTION DOCUMENTS
 - (U) ACCESSIBLE RAMP
 - (V) "DO NOT ENTER" SIGNAGE
 - (W) LANDSCAPE KNEE WALL
 - (X) ACCESSIBLE PARKING SIGNAGE
 - (Y) EMERGENCY SHUT-OFF SWITCH
 - (Z) KNOX BOX
 - (AA) PLAZA AREA WITH TABLES AND PERGOLA - REF LANDSCAPE DETAILS
 - (BB) EXISTING STOP (R1-1), RIGHT TURN ONLY (R3-5R), AND STREET NAME SIGNAGE AS PART OF STATION 60 INFRASTRUCTURE PLANS (EDN 222286)
 - (CC) SITE STAIRS
 - (DD) TRASH RECEPTACLE, REF SITE DETAILS
 - (EE) PAVEMENT MARKING
 - (FF) FIRE LANE NO PARKING SIGNAGE



Please add a red cloud and delta 1 around the proposed changes as shown on subsequent pages. Further, please remove the previous route and ensure that any labels or new details blend with the current plan set format and do not obscure site features. Please carry these changes to subsequent revised sheets.

Revisions have been clouded with Delta 1.5

Stairs are not permitted in the ROW.

A civil plan revision is required to reflect the change in the ADA path.

License agreement is currently in review. No action per email coord with Julie Bingham

Civil plans have been approved at this time. No action per email coord with Julie Bingham

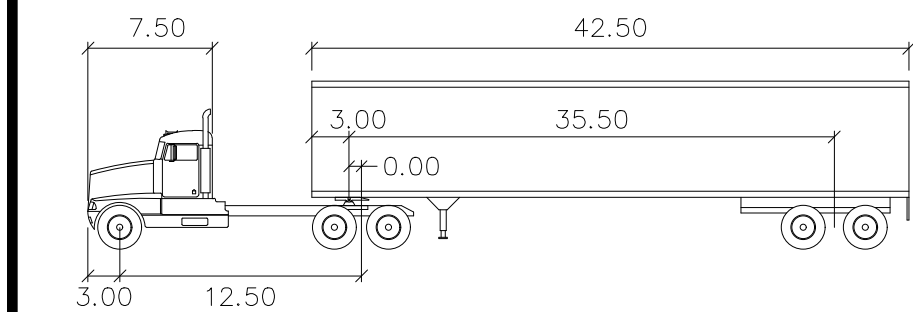
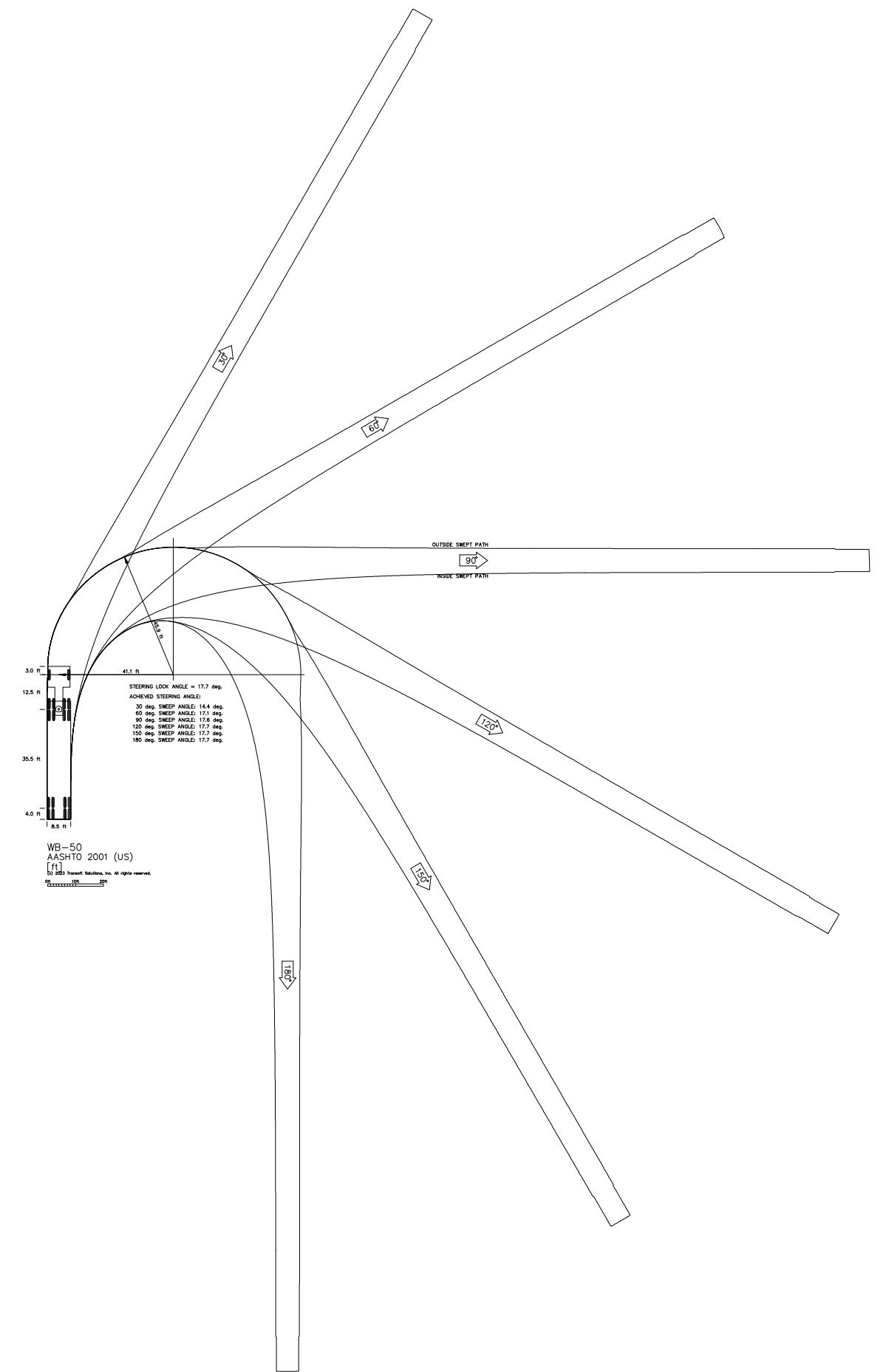
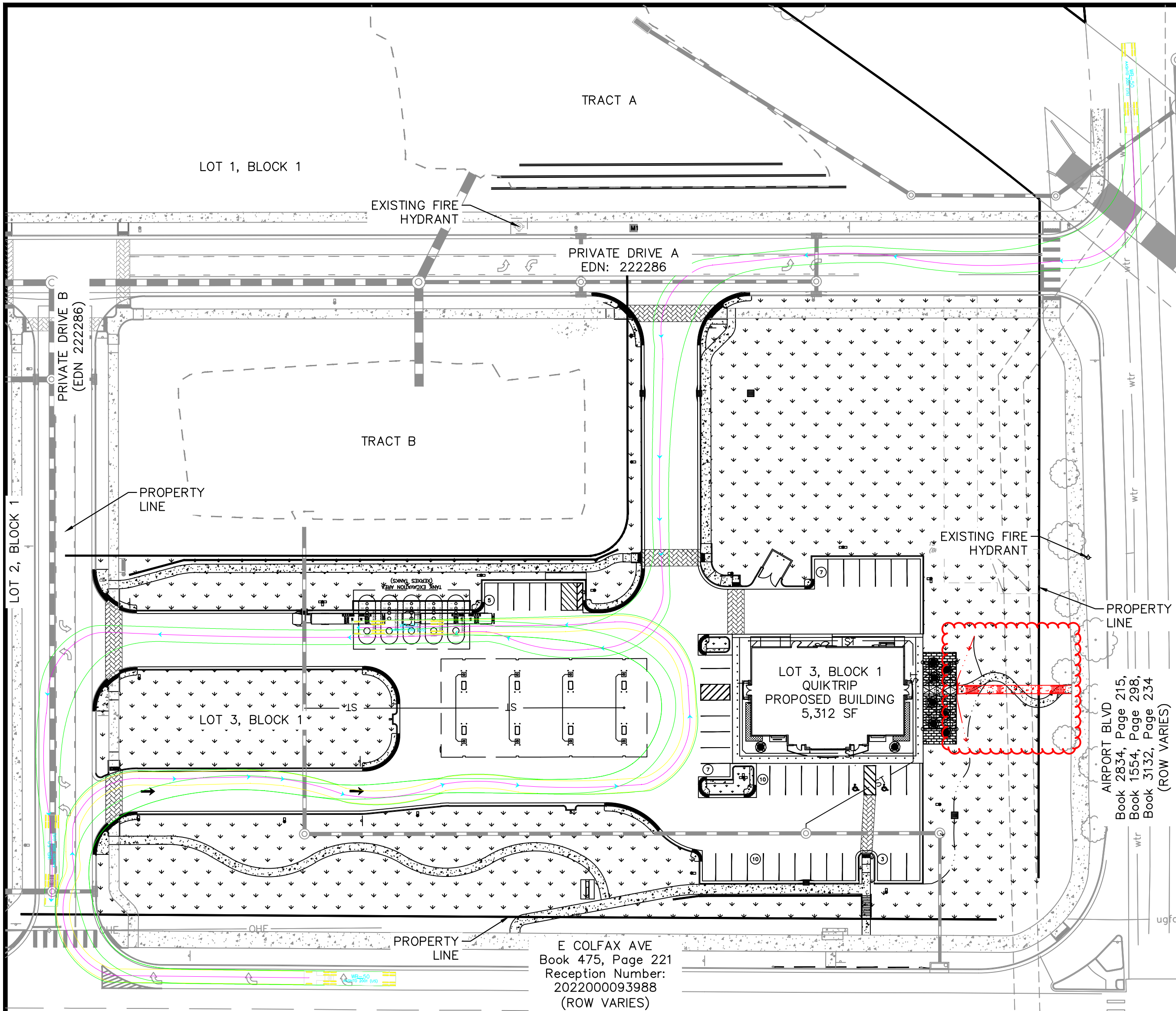
Please remove previous sidewalk with accessible route. TYP

Previous sidewalk has been removed

QUIKTRIP 4251 AT STATION 60		DATE:	09/28/2023	DESIGNED BY:	SAM	FILE NO.	06888020_SP
LOT 3, BLOCK 1 OF STATION 60 FILING NO. 1		DRAWN BY:		DEK	PROJECT NO.		096888020
QUIKTRIP 4251 SITE PLAN WITH CONDITIONAL USE		CHECKED BY:		SAM	SHEET NO.		3
SITE PLAN		REVISION		BY	DATE	APPR	
		05		NO.			
		04		THIRD SUBMISSION	07/14/23		SAM
		03		FOURTH SUBMISSION	09/08/23		SAM
		02		FIFTH SUBMISSION	09/28/23		SAM

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GREENWOOD VILLAGE, CO 80111 (303) 228-2300



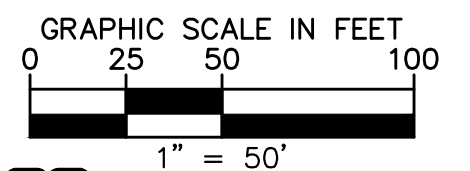
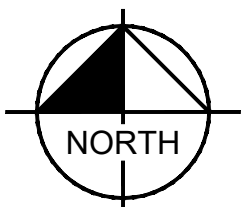
WB-50

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Tractor Track	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Tractor Track	: 8.50		

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



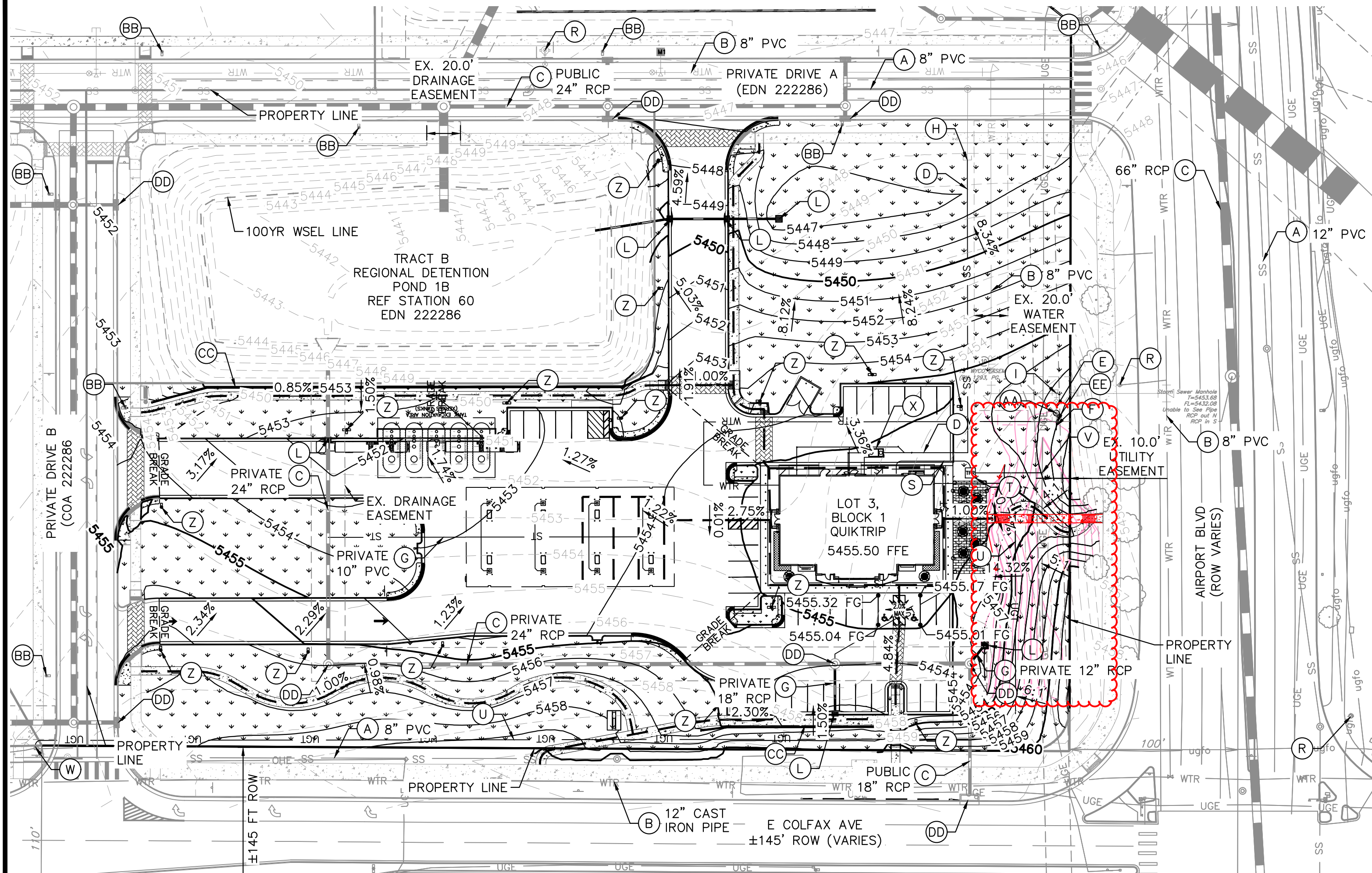
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QUIKTRIP 4251 AT STATION 60
LOT 3, BLOCK 1 OF STATION 60 FILING NO. 1
QUIKTRIP 4251 SITE PLAN WITH CONDITIONAL USE

DATE: 04/28/2023
DESIGNED BY: SAM
DRAWN BY: DEK
CHECKED BY: SAM

FILE NO. 09688020_FuelTruckTurn
PROJECT NO. 09688020
SHEET NO. 4

NO.	REVISION	BY	DATE	APPR



GENERAL NOTES

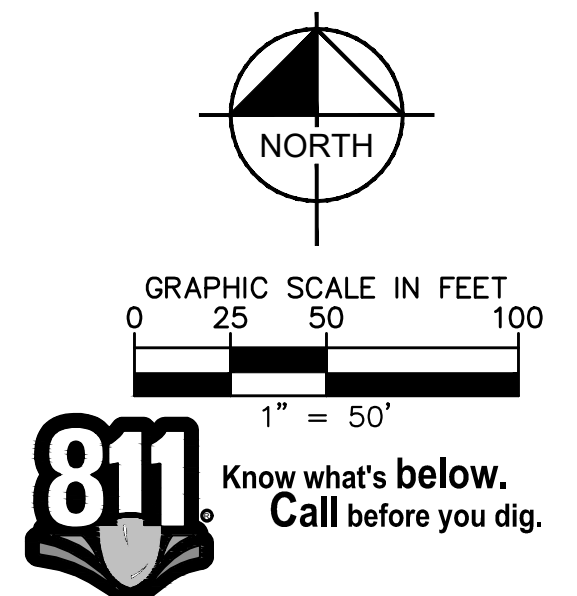
1. THESE PLANS ARE NOT FOR CONSTRUCTION. REFER TO THE FINAL APPROVED CONSTRUCTION PLANS.
2. ALL GRADE ELEVATIONS ARE TOP OF PAVEMENT ELEVATIONS UNLESS INDICATED OTHERWISE.
3. ALL SANITARY SEWER PIPES AND STRUCTURES TO BE INSTALLED WILL BE PRIVATE FACILITIES.
4. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY PROPERTY OWNER.
5. ENCLOSED STORAGE BUILDINGS WILL CONSIST OF SLOPING CANOPY STRUCTURES CAPABLE OF ACCOMMODATING GARAGE DOORS ON STEPPED CONCRETE LIP/SILL. INTERIOR PORTIONS MAY BE CONSTRUCTED WITHIN. FLOOR TO CONSIST OF SLOPING GRAVEL OR CONCRETE.
6. ALL UTILITY STRUCTURES NOTES AS "EXISTING" ON THIS PLAN ARE PER THE STATION 60 INFRASTRUCTURE PLANS (COA EDN 222286)
7. EXISTING WATER MAIN SIZE IN COLFAX AVE. AND AIRPORT BLVD. COULD NOT BE DETERMINED; CONTRACTOR TO VERIFY SIZE IN THE FIELD.

LEGEND

	SITE PROPERTY LINE		EXISTING CONTOUR
	PROPOSED WATER LINE		PROPOSED SITE LIGHT
	PROPOSED SSWR LINE		PROPOSED STORM DRAINAGE INLET
	PROPOSED STORM SEWER		EXISTING FIRE HYDRANT
	PROPOSED CONTOUR		PROPOSED CANOPY LIGHT
	ACCESSIBLE ROUTE		

SITE IMPROVEMENTS

- (A) EXISTING SANITARY SEWER MAIN, SIZE AND MATERIAL NOTED ON PLAN
- (B) EXISTING WATER MAIN
- (C) EXISTING STORM LINE OWNERSHIP, SIZE AND MATERIAL NOTED ON PLAN
- (D) PROPOSED 6" PVC SANITARY SEWER SERVICE LINE
- (E) TYPE K COPPER DOMESTIC SERVICE LINE FROM METER TO THE BUILDING
- (F) IRRIGATION STUB, DETAILS TO BE FURTHER IDENTIFIED AS PART OF THE CONSTRUCTION DOCUMENT PROCESS.
- (G) PROPOSED STORM LINE OWNERSHIP, SIZE AND MATERIAL NOTED ON PLAN
- (H) PROPOSED SANITARY SEWER CONNECTION TO EXISTING 6" PVC SANITARY STUB
- (I) EXISTING 2" WATER STUB
- (J) NOT USED
- (K) NOT USED
- (L) PROPOSED STORM INLET
- (R) EXISTING FIRE HYDRANT
- (S) PROPOSED UNDERGROUND ELECTRIC LINE
- (T) PROPOSED TRANSFORMER
- (U) PROPOSED TELECOM LINE
- (V) CONNECTION TO EXISTING ELECTRIC LINE
- (W) CONNECTION TO EXISTING TELECOM LINE
- (X) PROPOSED GREASE TRAP
- (Y) NOT USED
- (Z) PROPOSED SITE LIGHT
- (AA) 3" DOMESTIC WATER METER
- (BB) EXISTING STREET LIGHT
- (CC) RETAINING WALL, MAX 4.5 FT SEE TYPICAL SECTION SHEET 9
- (DD) EXISTING STORM SEWER STRUCTURE
- (EE) CONNECTION TO EXISTING WATER STUB



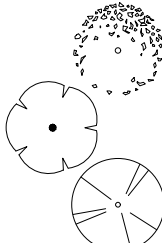
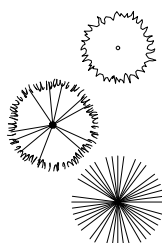

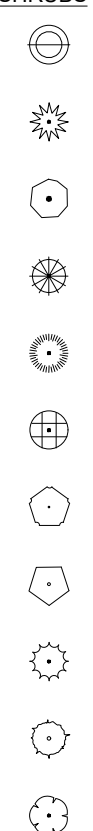
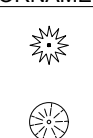

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QUIKTRIP 4251 AT STATION 60
LOT 3, BLOCK 1 OF STATION 60 FILING NO. 1
QUIKTRIP 4251 SITE PLAN WITH CONDITIONAL USE

DATE:	09/28/2023	DESIGNED BY:	SAM
FILE NO.	096888020_G0&UT	DRAWN BY:	DEK
SHEET NO.	096888020	CHECKED BY:	SAM

NO.	REVISION	BY	DATE	APPR
05	FIFTH SUBMISSION	DK	09/28/23	SAM
04	FOURTH SUBMISSION	DK	09/08/23	SAM
03	THIRD SUBMISSION	DK	07/14/23	SAM
02	SECOND SUBMISSION	DK	05/16/23	SAM

PLANT SCHEDULE

<div>TREES</div> <div></div>	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	GD2	8	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2" CAL MIN	10' - 12' HT. MIN.
	PA	6	PYRUS CALLERYANA 'ARISTOCRAT' TM	ARISTOCRAT CALLERY PEAR	B & B	2" CAL MIN	8' - 10' HT. MIN.
	TG	5	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL MIN	10' - 12' HT. MIN.
<div>EVERGREEN TREES</div> <div></div>	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	PG	6	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	B & B	-	6' HT MIN
	PC	6	PICEA PUNGENS	COLORADO SPRUCE	B & B	-	6' HT MIN
	PP	6	PINUS EDULIS	PINON PINE	B & B	-	6' HT MIN
<div>EXISTING TREES</div> <div></div>							
<div>SHRUBS</div> <div></div>	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	BC	36	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY JAPANESE BARBERRY	5 GAL	SEE PLAN	18" FULL
	CD	38	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUEBEARD	5 GAL	SEE PLAN	18" HT MIN
	CF2	52	CORNUS SERICEA 'FARROW' TM	ARCTIC FIRE RED TWIG DOGWOOD	5 GAL	SEE PLAN	36" HT MIN
	JB	21	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	5 GAL	SEE PLAN	12" SPREAD MIN.
	JS	14	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	5 GAL	SEE PLAN	36" HT MIN
	LL	22	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	5 GAL	SEE PLAN	24" FULL
	PA2	77	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	SEE PLAN	24" FULL
	PJ	22	POTENTILLA FRUTICOSA 'JACKMANII'	JACKMAN'S POTENTILLA	5 GAL	SEE PLAN	24" FULL
	RG	183	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	SEE PLAN	24" FULL
	RW	58	ROSA WOODSII	MOUNTAIN ROSE	5 GAL	SEE PLAN	24" FULL
	SP	68	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	5 GAL	SEE PLAN	18" FULL
<div>ORNAMENTAL GRASSES</div> <div></div>	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	AS	41	ANDROPOGON SCOPARIUS	LITTLE BLUESTEM	1 GAL	SEE PLAN	12" HT MIN
<div>GROUND COVERS</div> <div></div>	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	RM	12,994 SF	BUTTER ROCK MULCH	2"-3" RIVER ROCK MULCH	-		
	NS	81,380 SF	NATIVE SHORTGRASS SEED MIX		SEED		

WATER USAGE TABLE

WATER USAGE	SQUARE FOOTAGE	% OF TOTAL LA AREA
LOW	81,380 SF	86%
MEDIUM	13,177 SF	14%
HIGH	0 SF	0%
TOTAL	94,557 SF	100%

NATIVE SEED MIX
SEEDING RATE: 15 PLS/ACRE

COMMON NAME	PERCENTAGE
WESTERN WHEATGRASS	20%
SLENDER WHEATGRASS	20%
BLUE GRAMA	15%
BUFFALOGRASS	15%
SODAR STREAMBANK WHEATGRASS	15%
SHERMAN BIG BLUEGRASS	10%
CANADA WILDRYE	5%
TOTALS	100%

LANDSCAPE CODE REQUIREMENTS:

	AMOUNT	REQUIRED	PROVIDED
PARKING LOT PERIMETER SCREENING:			
3'-4' DOUBLE ROW OF SHRUBS 3' O.C.		DOUBLE ROW SHRUBS	DOUBLE ROW SHRUBS
>50% DECIDUOUS FLOWERING SHRUBS 1 TREE PER 40 LF	240 LF	6 TREES	6 TREES
PARKING LOT ISLAND LANDSCAPE:			
1 TREE AND 6 SHRUBS PER 9'X19' ISLAND 2 TREES AND 12 SHRUBS PER 9'X38' ISLAND	6 ISLANDS 1 ISLAND	6 TREES & 36 SHRUBS 2 TREES & 12 SHRUBS	6 TREES & 36 SHRUBS 2 TREES & 18 SHRUBS
BUILDING PERIMETER LANDSCAPE:			
1 TREE EQUIVALENT EVERY 40 LF OF BUILDING ELEVATION			
EAST	54 LF	1.4 T.E.s	1.4 T.E.s
WEST	54 LF	1.4 T.E.s	1.4 T.E.s
SOUTH	92 LF	2.3 T.E.s	2.5 T.E.s

OVERALL LANDSCAPE REQUIREMENTS:

ZONE: MU-C
TOTAL SITE AREA: ±3.89 ACRES
TOTAL LANDSCAPE AREA: ±2.17 ACRES OR 94,679 SF
(MORE THAN COVER SHEET BECAUSE LA PLANS
INCLUDE SEEDING OUTSIDE PROPERTY LINE)

>50% OF LANDSCAPE AREA MUST BE LIVING MATERIAL

>39,422 SF

91,384 SF (96.5%)

LANDSCAPE NOTES

- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF LANDSCAPE AREA IS REQUIRED FOR SOIL AMENDMENT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- 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.
- THE PROPOSED FREE STANDING LIGHTS ARE THE EVOLVE-LED SCALABLE AREA LIGHT (EASC SERIES). THE EVOLVE-EASC IS AN LED SQUARE FIXTURE MOUNTED TO A SQUARE POLE AT 25'. TYPE 4 LIGHTING DISTRIBUTION IS PROPOSED THROUGHOUT THE PROPERTY AREA, WHILE TYPE 3 LIGHTING DISTRIBUTION IS PROPOSED AT THE PERIMETER OF THE PROPERTY. LIGHTING DISTRIBUTION SHIELDS ARE USED AT SPECIFIC POLE LOCATIONS TO INHIBIT LIGHTING SPILL-OVER TO ADJACENT PROPERTIES
- SIDEWALKS WILL BE A CONCRETE SLAB. VEHICULAR DRIVES AND PARKING LOTS WILL BE ASPHALT.
- ALL PLANTING BEDS TO HAVE 3/4 " THICK RIVER ROCK MULCH PLACED AT A DEPTH OF 3", INCLUDING AROUND TREES AND SHRUBS
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

FIRE SAFETY LANDSCAPE NOTES

- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

STREET PERIMETER BUFFER LANDSCAPING

	FRONTAGE LENGTH	BUFFER REQUIRED	BUFFER PROVIDED	REQUIRED TREES & SHRUBS (1 TREE AND 10 SHRUBS PER 40 LF)	PROVIDED TREES & SHRUBS
EAST - N AIRPORT BLVD	377 LF	20' WIDTH	88' WIDTH	10 TREES & 94 SHRUBS	5 EXISTING AND 5 PROPOSED TREES & 119 SHRUBS
SOUTH - E COLFAX AVE	564 LF	20' WIDTH	25' WIDTH	14 TREES & 141 SHRUBS	14 PROPOSED TREES & 141 SHRUBS



Know what's below.
Call before you dig.

NOT FOR CONSTRUCTION

Kimley»Horn

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GREENWOOD VILLAGE, CO 80111 (303) 228-2300

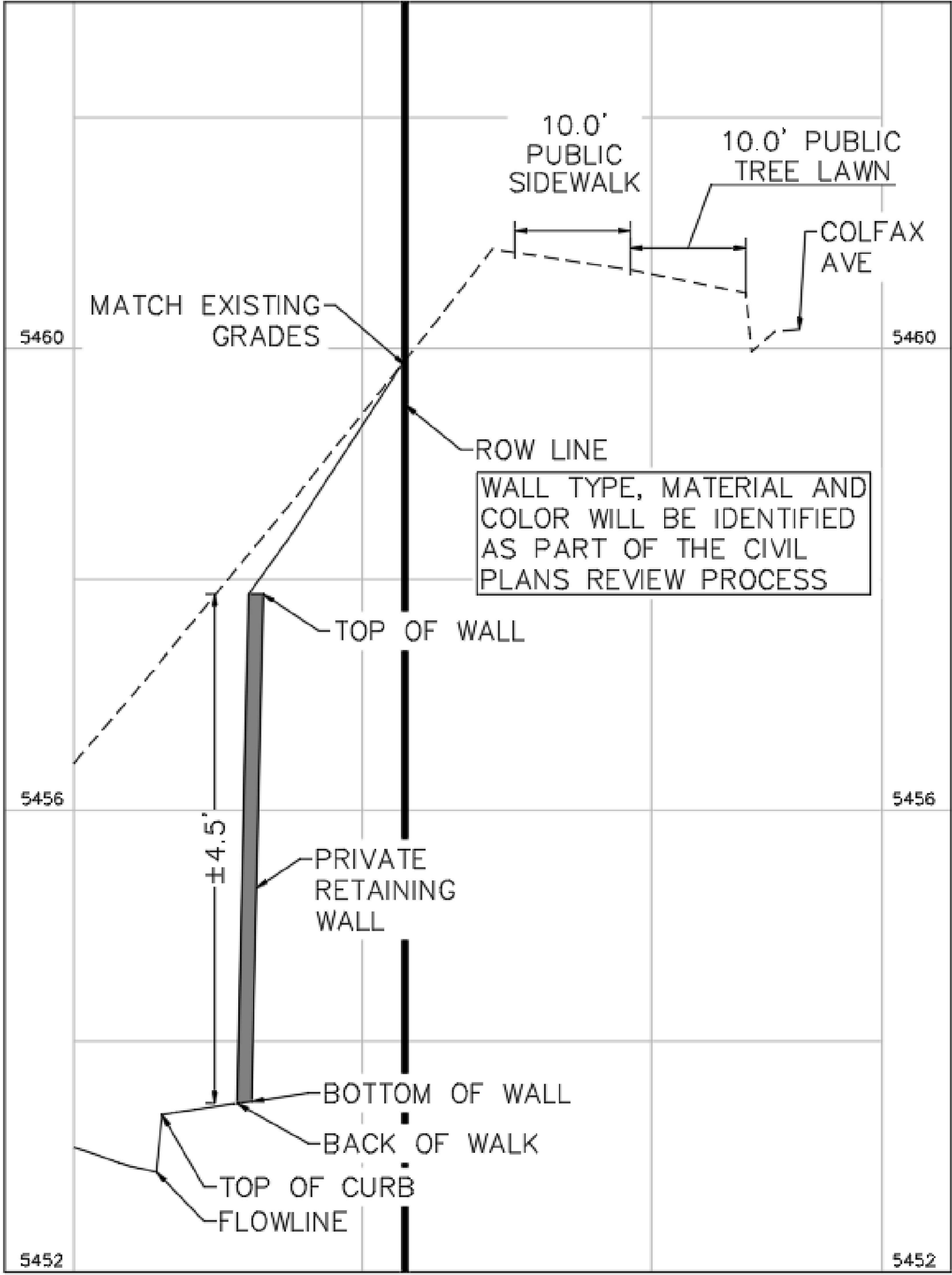
QUIKTRIP 4251 AT STATION 60
LOT 3, BLOCK 1 OF STATION 60 FILING NO. 1
QUIKTRIP 4251 SITE PLAN WITH CONDITIONAL USE

LANDSCAPE TABLES

DATE: 09/28/2023
DESIGNED BY: AMP
DRAWN BY: AMP
CHECKED BY: GPH

FILE NO. 096888020_LA
PROJECT NO. 096888020
SHEET NO.

7



RETAINING WALL TYPICAL SECTION A-A
NOT TO SCALE

- NOTE:
1. THESE PLANS ARE NOT FOR CONSTRUCTION. REFER TO THE FINAL APPROVED CONSTRUCTION PLANS.
 2. PUBLIC IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED PRIOR TO THE COMMENCEMENT OF BUSINESS OPERATIONS.
 3. FIRE LANE SIGNS ARE TO BE FIXED TO CANOPY AND BUILDING COLUMNS EVERY 100'.
 4. ENCLOSED STORAGE BUILDINGS WILL CONSIST OF SLOPING CANOPY STRUCTURES CAPABLE OF ACCOMMODATING GARAGE DOORS ON STEPPED CONCRETE LIP/SILL. INTERIOR PORTIONS MAY BE CONSTRUCTED WITHIN. FLOOR TO CONSIST OF SLOPING GRAVEL OR CONCRETE.

poligon[®]

trellis with latilla-style lattice roof, laser cut decorative inlays

Santa Fe

SFE

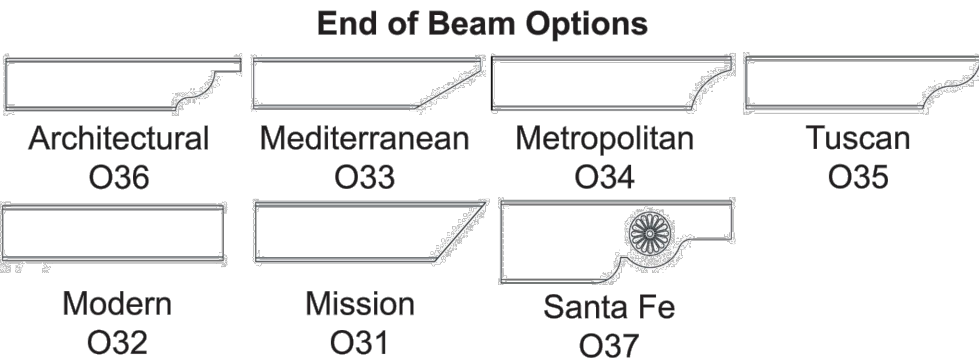


- Design Intent:

Earliest shade trellis consisted of debarked wood laid upon horizontal frames, a system providing shade for literally thousands of years. That ancient form is the inspiration for the Santa Fe Trellis, using die formed metal tube, laser cut corbels and steel frame in place of wood, providing a long lasting and distinctive trellis suitable for installation in situations with sympathetic surroundings.
- Shelter Modifications:

Modifications include specifying corbels style, designing medallions (custom), specifying truss ends, adding railing, integrated seating, lightning protection, electrical cutouts, increasing clearance height and/or custom columns.

- Standard With This Structure:
- Steel columns, frame members, and lattice roof coated with super-durable Poli-5000 powder coat finish.
 - Latilla-style lattice roof.
 - Albuquerque corbels.



Santa Fe

SFE

W

L

8'-8"

8'

SFE 20 x 20

Corbel Options

Santa Fe comes standard with Albuquerque ornamentation (left).

Laser cut medallion corbels are optional (left).

Standard Sizes

BIN	W	L	# of Columns	Sq. Ft. of Shading
SFE	10	10	4	100
SFE	10	20	4	200
SFE	10	30	6	300
SFE	10	40	6	400
SFE	20	20	4	400
SFE	20	30	6	600
SFE	20	40	6	800

Shelter sizes can be increased by 1' increments.

Poligon

Holland, MI

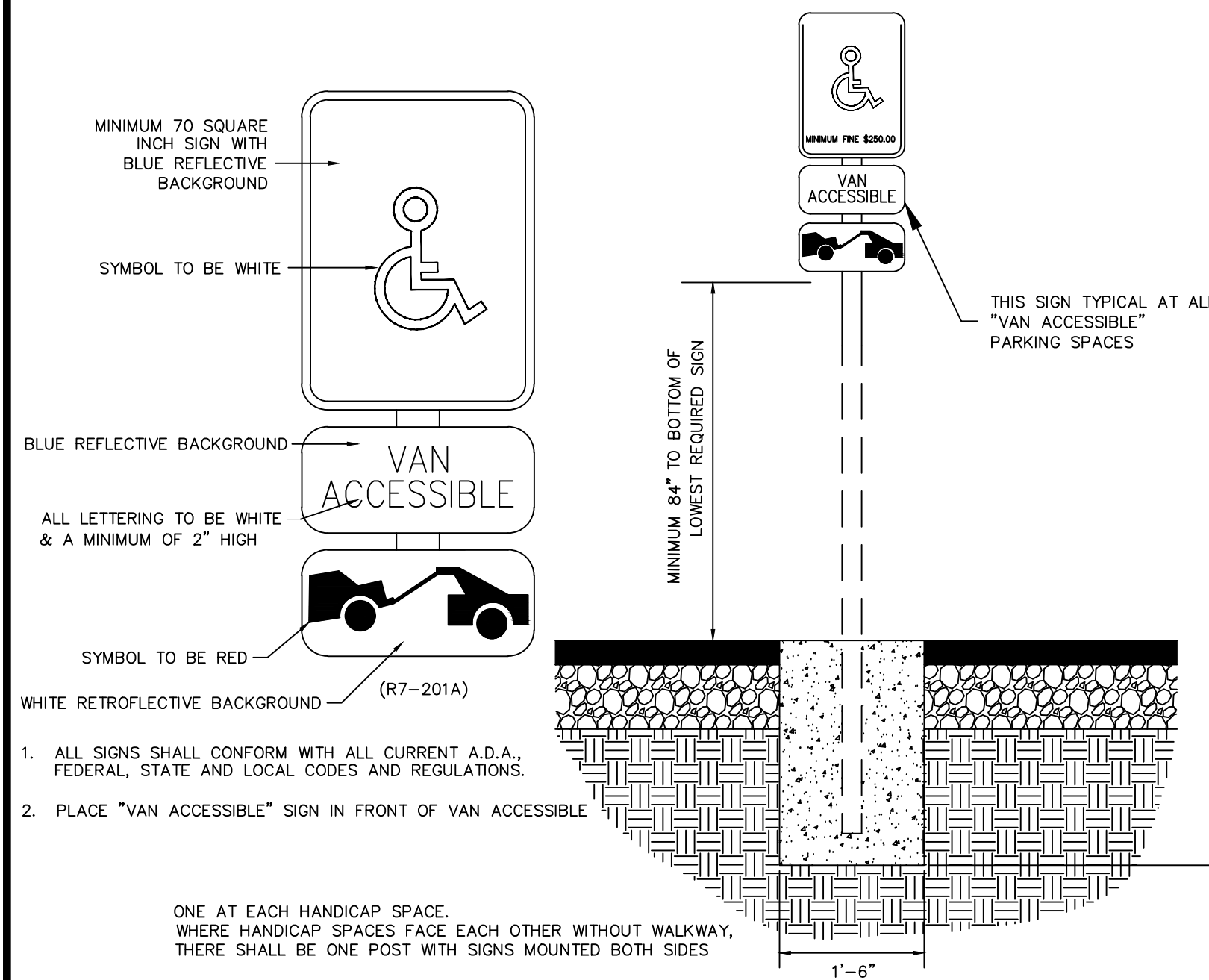
Tel: 616.399.1963

Email: info@poligon.com

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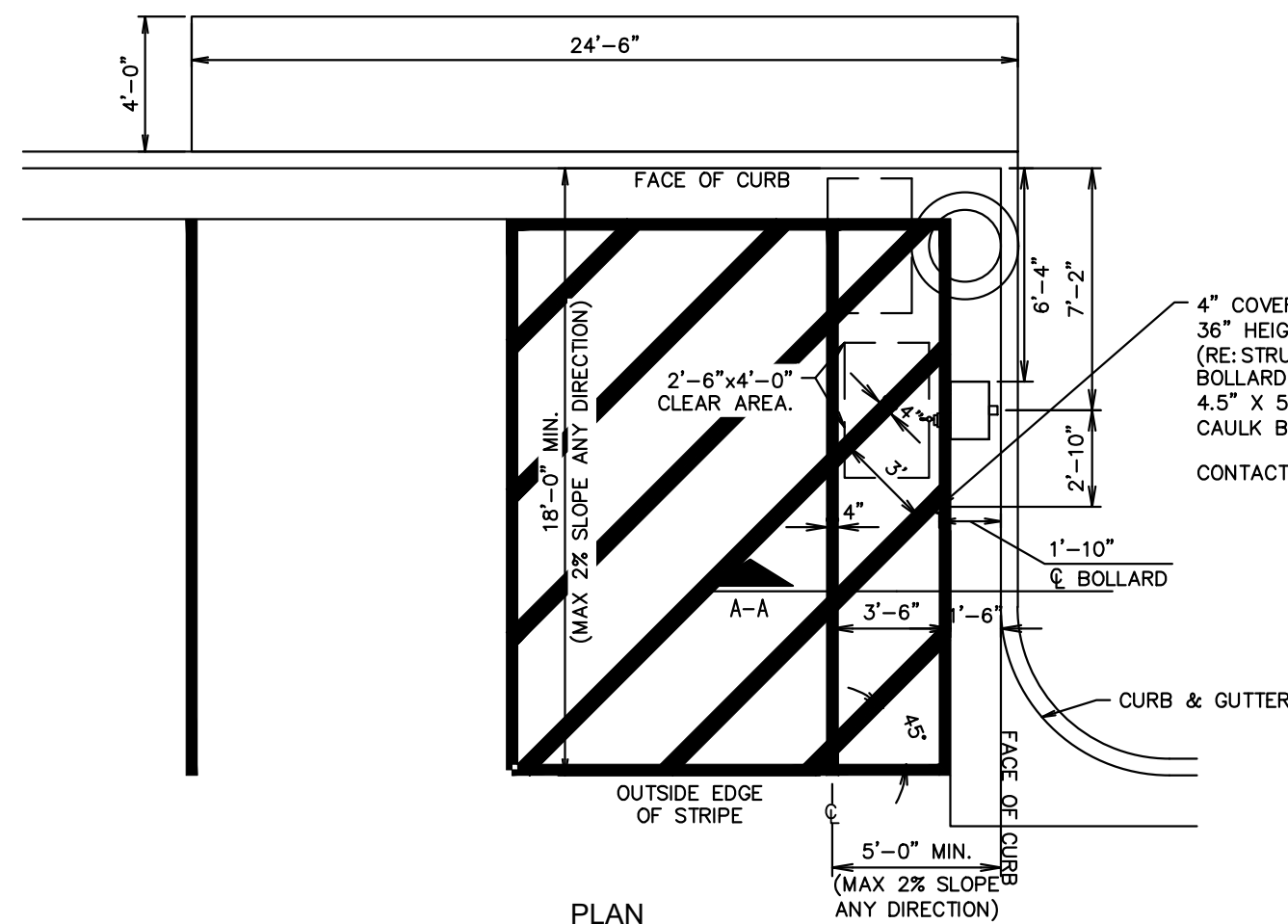
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SIGN LEGEND:



ACCESSIBLE PARKING SIGN

N.T.S.

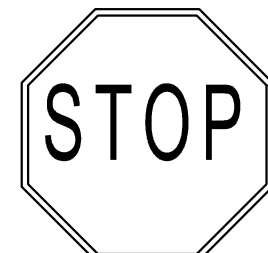


AIR SERVICE INSTALL PLAN (RIGHT HAND INSTALL)

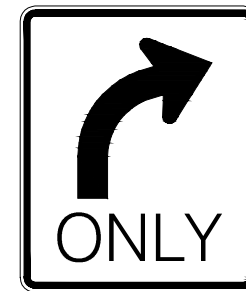
N.T.S.



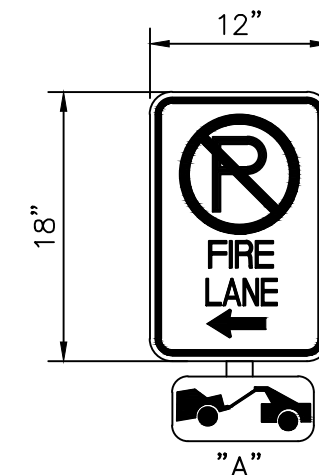
R5-1
DO NOT ENTER SIGN



30"x30"
MINIMUM SIZE
R1-1
STOP SIGN



R3-5R MOD
RIGHT TURN
ONLY SIGN



"A"



"B"



”C”



**EMERGENCY FUEL
SHUT-OFF SIGN**

FIRE LANE NOTES:

1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.

2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT. WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.

3. THE SIGNS SHALL BE SET AT ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.

4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.

5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR POST.

6. PLACEMENT OF THESE SIGNS CANNOT ENCROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

7. SIGNS SHALL BE INSTALLED PER COA DETAIL TE-11

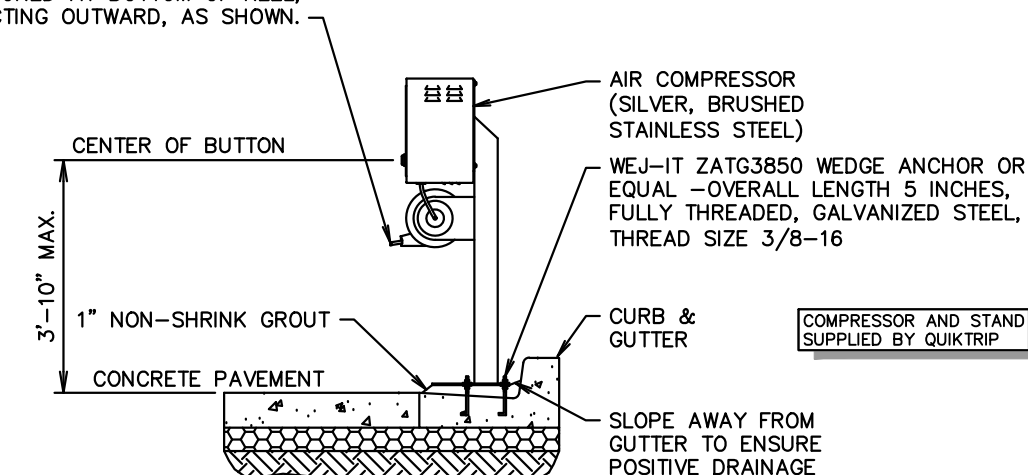
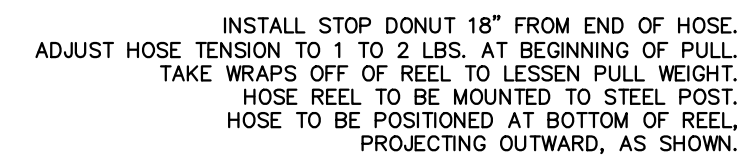
8. SIGNS SHALL BE SPACED 50- FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2015-IFC

9. FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR) IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS

10. LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE

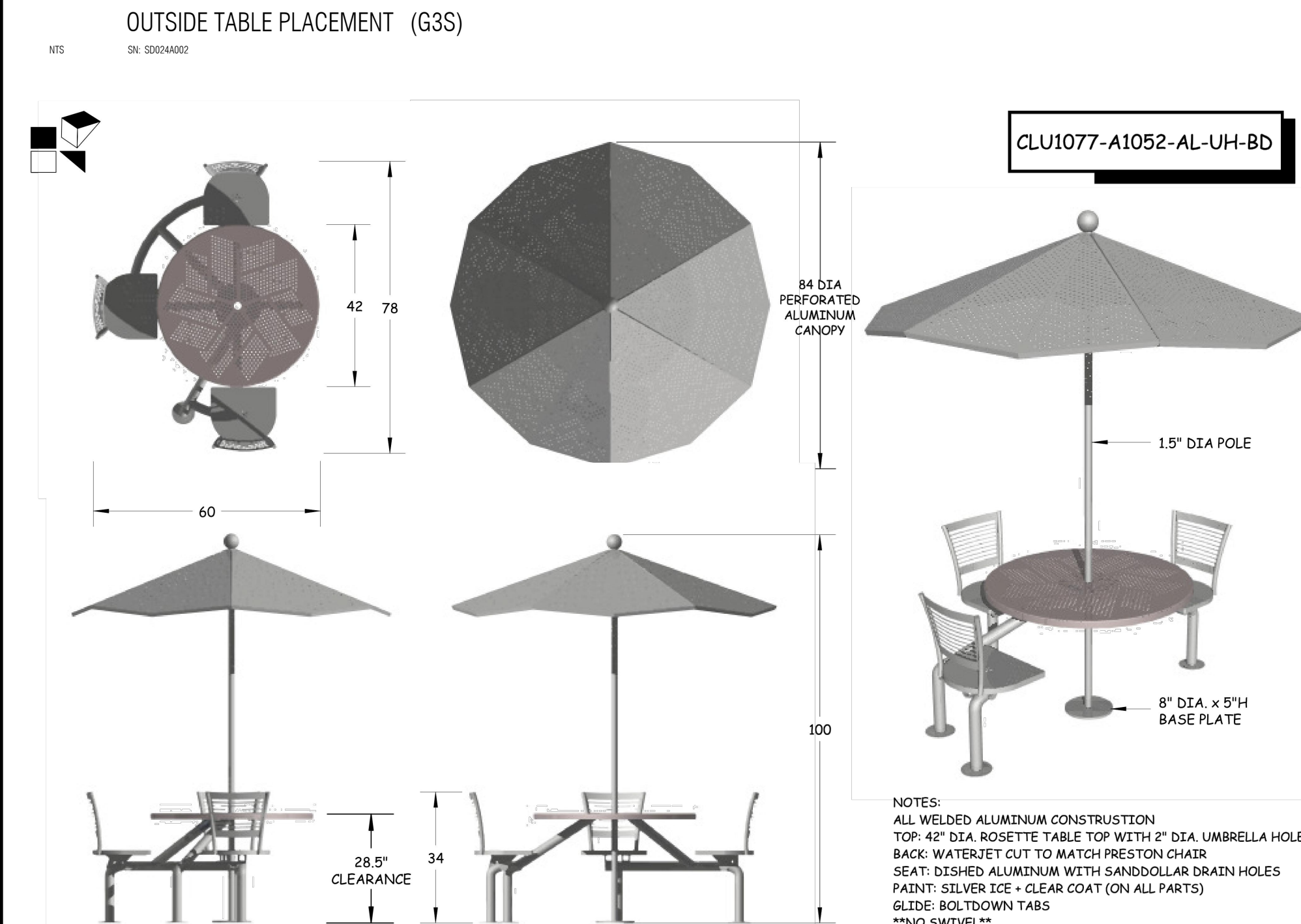
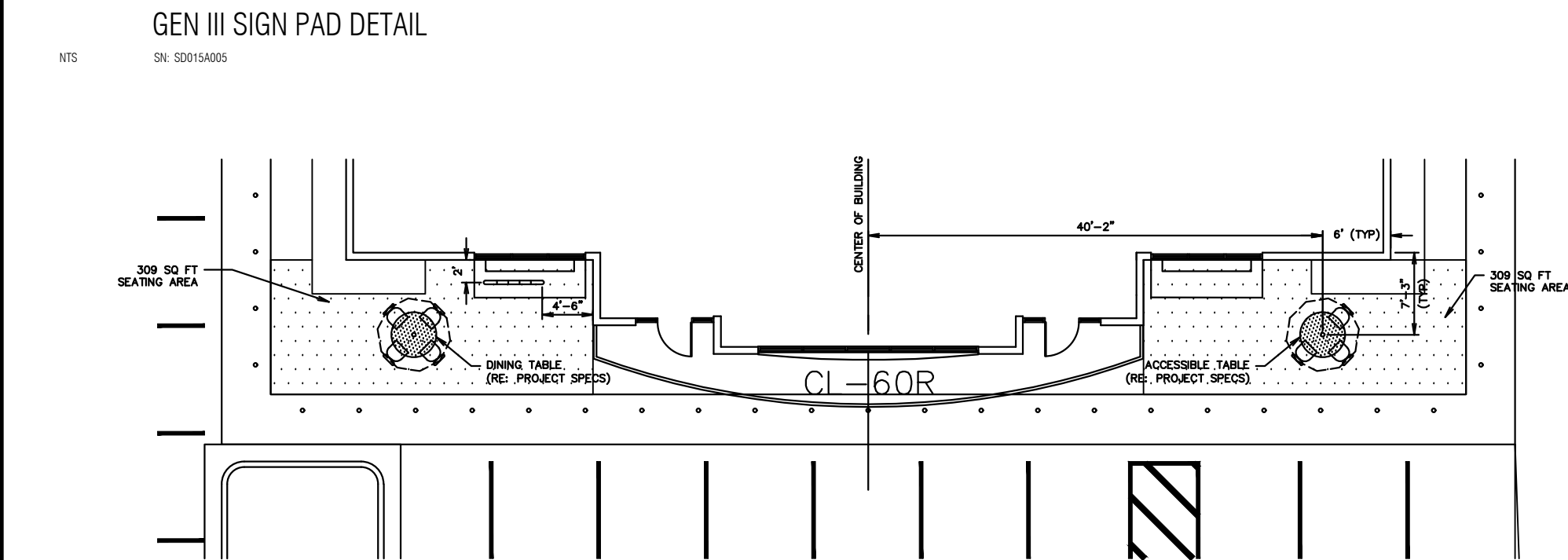
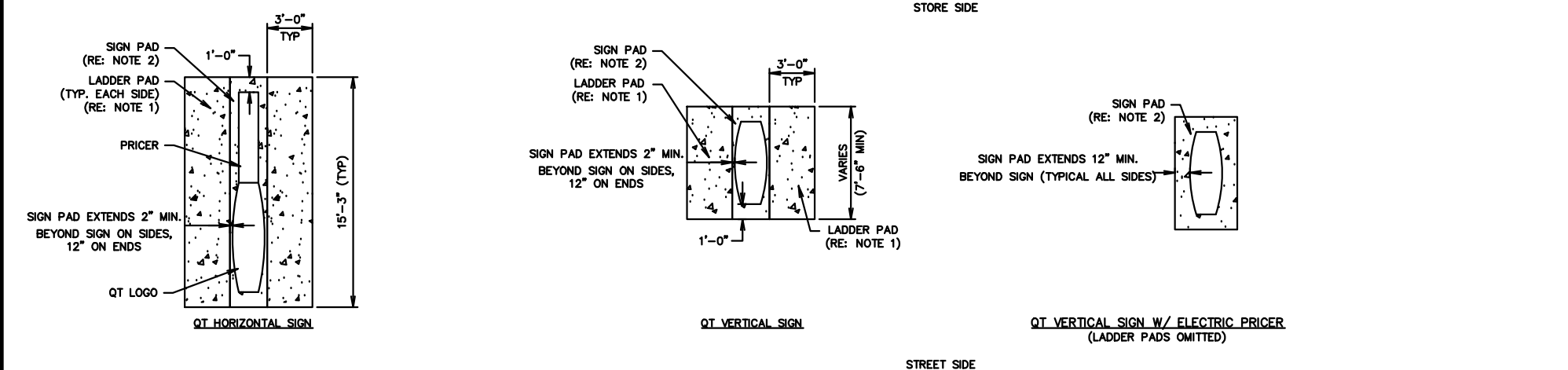
FIRE LANE SIGN

N.T.S.



SECTION A-A

1. 4" THICK X 4000 P.S.I. CONCRETE LADDER PAD W/6"x6" 10 GA. W.W.F. PLACED LEVEL, MID-DEPTH (TYPICAL)
2. 4" THICK X 4000 P.S.I. CONCRETE SIGN PAD W/6"x6" 10 GA. W.W.F. PLACED LEVEL, MID-DEPTH (TYPICAL)
3. C.A.U.L.K. CONSTRUCTION JOINT BETWEEN SIGN AND LADDER PADS.
4. FOR QT SIGN PAD PLACEMENT, RE: SITE PLAN FOR SITE SPECIFIC SIGNAGE.



GENERAL NOTES:	DATE	E.C.O.	REV.	BY	APPROVED
1. Not drawn to scale 2. ANY AND ALL INFORMATION ON THIS DRAWING MAY BE PROPRIETARY TO SHAPE INDUSTRIES INC. AND MAY NOT BE COPIED OR ALTERED WITHOUT PERMISSION FROM SHAPE INDUSTRIES INC. 300 BAYVIEW BLVD., SUITE 100, WILMINGTON, MA 01897 PHONE: 508.688.0200 FAX: 508.688.0201 WWW.SHAPESIGN.COM	27FEB12	ADD TABLE TOP		RN	
	29MAR11	ILLUSTRATION		DK	

CLIENT:	QUIKTRIP
LOCATION:	TULSA, OK
DESCRIPTION:	3-SEAT PRESTON CLUSTER (ADA COMPLIANT)
MATERIAL:	ALL ALUMINUM

TCW file location: F: Rebecca / Umb & Clusters / 3-seater / CLU1077-A1052-AL-UH-BD

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M-F 8:00am - 4:30pm CST

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34 Gallon Powder-Coated Steel Trash Receptacles

Standard 34 Gallon Receptacle

This 34 gallon trash receptacle comes with a lid, security lanyard and rigid plastic liner. The durable powder-coated finish is available in the colors shown below. Ships fully assembled.

Matching Products

Model PSFT34 | Silver

Finish Options

The state of the art finishing process used on the trash receptacle combines the application of an 'Electrocoat Zinc Rich Primer' with a durable polyester powder-coat top layer to ensure every crevice and joint is completely sealed, providing full protection against corrosion and weathering. Trash receptacles are finished in either a gloss or textured polyester powder-coat finish.

Please Note

These powder-coated steel 'Flare Top' trash receptacles are available with several versatile options designed to suit your needs. To make your ordering process simple please follow the easy 3 step ordering process.

Step 1 - Select Base Type:
Select Model (A or B) and Choose receptacle color.

Step 2 - Select Lid:
Select Model (C, D, E, F, G or H) and Choose lid color.

Step 3 - (I) Enter the Quantity of the complete trash can(s) you would like to order.

Matching Products

Square Checkerboard Pedestal Table

Arcadia Pattern Steel Bench

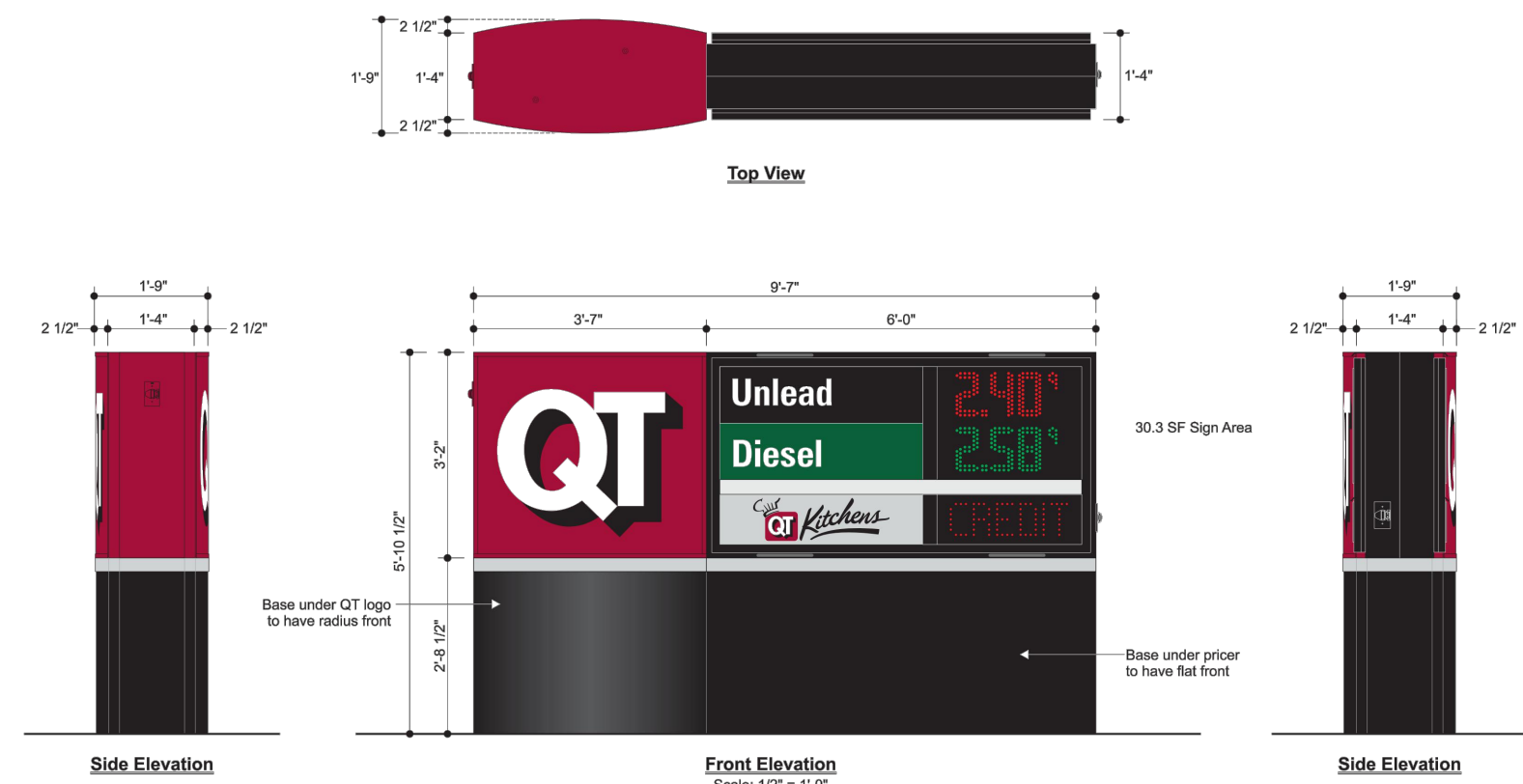
Flat Top Lid

Rain Shield Lid

Weather Shield Lid

Ash Urn Weather Shield Lid

Dome Top Lid



4251 -E2PQ-CC-31 Horizontal Monument Sign

- Two (2) Product LED Gas Price Sign
- 30.3 Square Feet Sign Area

- Regarding Fabrication Fit & Finish of All QT Signs:
- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
 - Any visible fasteners are to be countersunk and have painted heads.
 - Face retainers must fit flush and have even, minimal seams.
 - Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.



Kimley»Horn

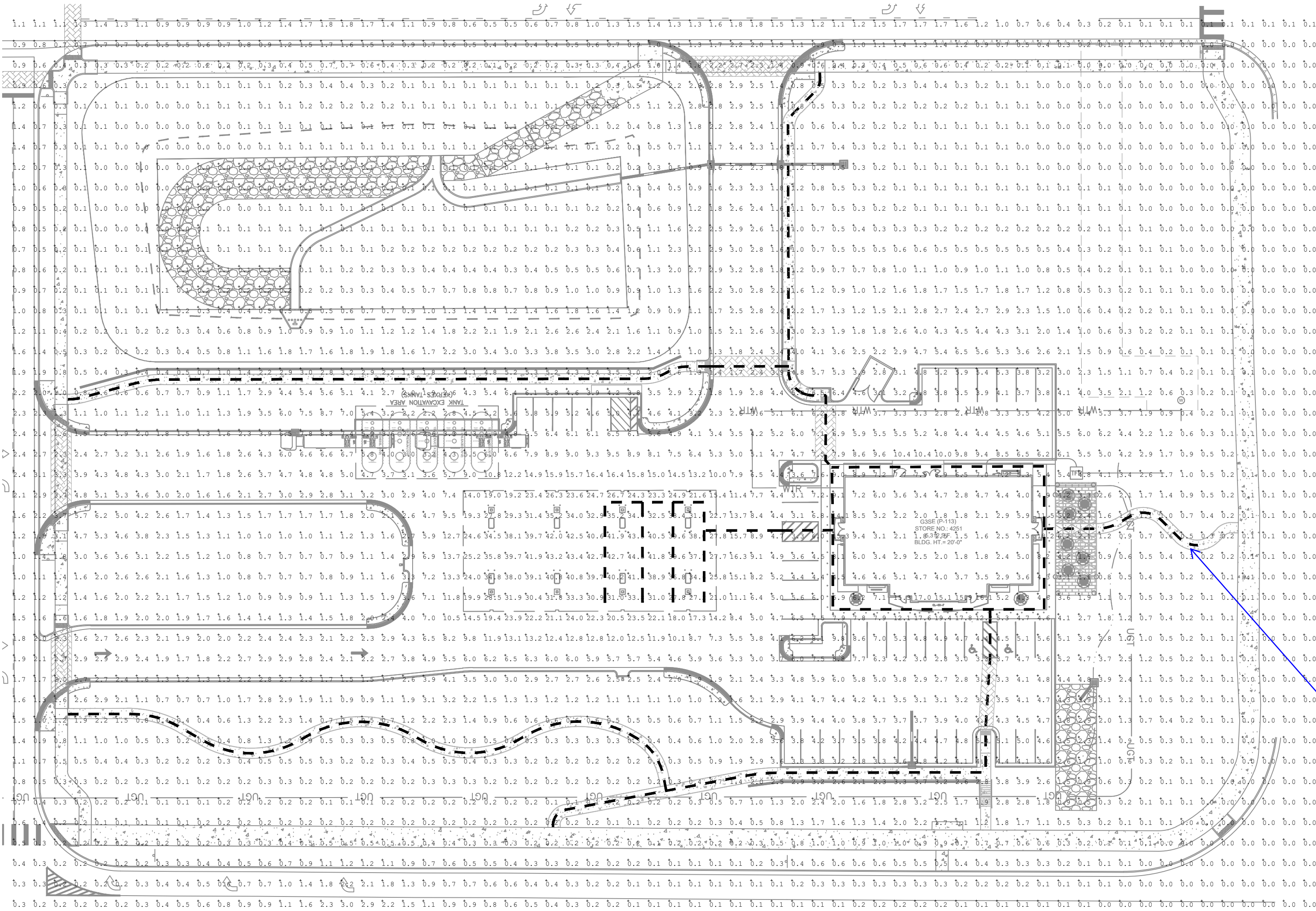
QUIKTRIP 4251 AT STATION 60
LOT 3, BLOCK 1 OF STATION 60 FILING NO. 1
QUIKTRIP 4251 SITE PLAN WITH CONDITIONAL USE

DATE: 09/28/2023
DESIGNED BY: SAM
DRAWN BY: DEK
CHECKED BY: SAM

FILE NO. 09688020_DT
PROJECT NO. 09688020
SHEET NO. 11

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620 SOUTH SYRACUSE AVENUE, SUITE 100
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

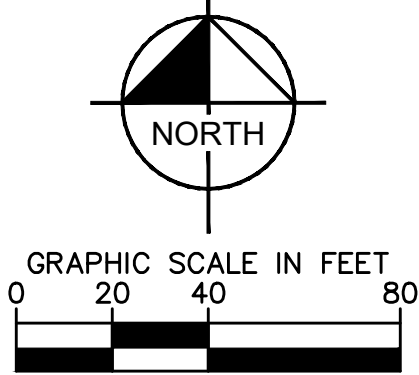
NO.	REVISION	BY	DATE	APPR
05	FIFTH SUBMISSION	DK	09/28/23	SAM
04	FOURTH SUBMISSION	DK	09/08/23	SAM
03	THIRD SUBMISSION	DK	07/14/23	SAM
02	SECOND SUBMISSION	DK	05/16/23	SAM



LEGEND

— — — — ADA ROUTE

CALCULATION SUMMARY	
<u>PARKING LOT</u>	<u>SIDEWALK</u>
ILLUMINANCE (FC)	ILLUMINANCE (FC)
MINIMUM = 1.2	MINIMUM = 0.2
AVERAGE = 5.39	AVERAGE = 2.01
AVG/MIN = 4.49	AVG/MIN = 10.05
<u>CANOPY</u>	<u>FUELING AREA</u>
ILLUMINANCE (FC)	ILLUMINANCE (FC)
MINIMUM = 14.0	MINIMUM = 2.6
AVERAGE = 32.54	AVERAGE = 4.74
AVG/MIN = 2.32	AVG/MIN = 1.82



LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	LLF	DESCRIPTION	TOTAL WATTS
	A	11	SINGLE	22'-0"	12861	0.90	SLM-LED-12L-SIL-FT-40-70CRI	85
	B	2	2 @ 180°	22'-0"	12861	0.90	SLM-LED-12L-SIL-FT-40-70CRI	85
	C	3	2 @ 90°	22'-0"	12861	0.90	SLM-LED-12L-SIL-FT-40-70CRI	85
	D	2	3 @ 90°	22'-0"	12861	0.90	SLM-LED-12L-SIL-FT-40-70CRI	85
	E	32	SINGLE	15'-0"	12861	0.90	SCV-LED-13L-SC-40	90
	F	9	SINGLE	12'-0"	6041	0.60	XSPS-S-LED-VHO-NW-DFL	48.70
	G	4	SINGLE	12'-0"	6800	0.90	XWM-3-LED-06L-40	47

Know what's below.
Call before you dig.

DATE: 09/28/2023
DESIGNED BY: SAM
DRAWN BY: DEK
CHECKED BY: SAM

FILE NO. 09688902 -PH
PROJECT NO. 096889020
SHEET NO. 12

QUIKTRIP 4251 AT STATION 60
LOT 3, BLOCK 1 OF STATION 60 FILING NO. 1
QUIKTRIP 4251 SITE PLAN WITH CONDITIONAL USE
PHOTOMETRIC PLAN

QUICKTRIP 4251 AT STATION 60
LOT 3, BLOCK 1 OF STATION 60 FILING NO. 1
QUIKTRIP 4251 SITE PLAN WITH CONDITIONAL USE
PHOTOMETRIC PLAN

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FIFTH SUBMISSION
FOURTH SUBMISSION
THIRD SUBMISSION
SECOND SUBMISSION
REVISION
NO.

05
04
03
02

09/28/23
09/08/23
07/14/23
05/16/23

DK
DK
DK
DK

BY
DATE
APPR

STATION 60 QUIKTRIP 2023-6012-00

Scottsdale Vertex™ (SCV) Petroleum Canopy Light

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Profile	Light Source	Lumen Package	Distribution	Voltage	Driver	Color Temperature	Finish	Options	Mounting
SCV - Petroleum Canopy Luminaire	LED	30L - 10,000 Lumens 32L - 13,000 Lumens 34L - 15,000 Lumens 36L - 20,000 Lumens 38L - 25,000 Lumens Custom Lumen Packages	SC - Standard Symmetric	UNV - Universal Voltage (120-277VAC) WHT - 347-480V ¹	DM - 0-10V Dimming ² DM - 0-10V Dimming ²	30° - 3000K 40° - 4000K 50° - 5000K	WHT - White BLK - Black BRZ - Bronze	Blank - None ALSC1 - AirLink Blue Wireless Motion & Photo Sensor Controller (9-24" mounting height) ALSC2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40" mounting height) IPMBL1 - Integral Bluetooth [®] Motion and Photo Sensor (9-24" mounting height) ³ IPMBL2 - Integral Bluetooth [®] Motion and Photo Sensor (25-40" mounting height) IL - Hazardous Location Class I Div 2 ⁴	Blank - None REH - REHMount Integrated junction box option ⁵
		32L - 15,000 Lumens	SECT - Combination Standard Symmetric and Forward Throw ⁶						

Need more information?
Click here for our glossary.

Have additional questions?
Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION

Part Number	Description	Part Number	Description
67342582	Detrofit Panel Kit - EC / ECM / SCV to SCV for 12" Deck Panel with larger openings ⁷	687461	Junction Box
67611382	Detrofit Panel Kit - EC / ECM / SCV to SCV for 12" Deck Panel ⁸	1320540	Kit - Hole Plug and Sealant (enough for 25 retrofits)
67342582	Detrofit Panel Kit - RECU Richmond to SCV	67629320WHT	Rectangular Top Plate Kit (includes top plate and sealant)
67342782	Detrofit Panel Kit - Universal 2x2 to SCV	67343382	Surface Mount Box
357282	Detrofit 2x2 Cover Panel Blank (no holes)	68746282	Detrofit Kit - CRU/CRIS to SCV
354782	Detrofit RUC Cover Panel Blank (no holes)	744333	Detrofit Kit for SCV/SCV to upgrade SCV/EC/ECM White
557359WHT	20" x 120" Beady Plate Kit (with 4" Center hole)	75227282	Bracket SCV/SCV Direct Mount with Hardware
564360WHT	20" x 120" Beady Plate Kit (with 4" Center hole)		

- Custom lumen and voltage packages available consult factory. Values are within industry standard tolerances but not IEC listed.
- Not available with 0-10V dimming.
- LED voltage rated dimming not available with REHMount.
- IPMBL1 listed configurations are for SCV only but can be downloaded from your manufacturer's online app store.
- IL not compatible with ALSC1, IPMBL1, or REHMount.
- Light fixture design only with 0-10V dimming.
- Used for 8" to 12" openings.
- Used for 4" openings.

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SPEC-1018.C-1122



Type: _____

XSPS LED Soffit Light

Back to Quick Links

Profile	Distribution	Light Source	Driver Current	Color Temperature	Input Voltage	Finish	Lens	Options
XSPS - LED Soffit	S - Symmetric	LED	SS - 4000 Lumens HO - 5,000 Lumens VHO - 6,000 Lumens	DM - 0-10V Dimming WHT - 347-480V ¹	120V - 120V 240V - 240V 277V - 277V 347V - 347V	DMT - Gloss White	DPL - Diffused Acrylic Lens	CHMT - Channel Rail Mounting Kit BB - Emergency Battery Pack ²

- Emergency Battery Pack only available on the SS - 4000 lumen version (120, 240, 340 & 277V versions).

PERFORMANCE

Lumen Package	Distribution	Lens Type	CRI	Delivered Lumens	Efficacy	Beam Rating	Delivered Lumens	Efficacy	Beam Rating	Delivered Lumens	Efficacy	Beam Rating	Wattage
SS	S	DPL	80	3916	123	82-UG-01	4022	129	82-UG-01	3966	128	82-UG-01	31
HO	S	DPL	80	4796	120	82-UG-01	5011	127	82-UG-01	4941	125	82-UG-01	40
VHO	S	DPL	80	5733	118	82-UG-01	6041	124	82-UG-01	5967	122	82-UG-01	49
SHO	S	DPL	80	7959	113	83-UG-01	7965	119	83-UG-01	7863	118	83-UG-01	67

LEDs are frequently updated therefore values are nominal.

Electrical Data (Amps) ³	Wattage	120V	208V	240V	277V	347V
SS	31	0.26	0.13	0.13	0.11	0.09
HO	40	0.33	0.19	0.16	0.14	0.11
VHO	49	0.41	0.23	0.2	0.18	0.14
SHO	67	0.56	0.32	0.28	0.24	0.19

³Electrical data at 25C (77°F). Actual wattage may differ by +/-10%.

RECOMMENDED LUMEN MAINTENANCE	Ambient Temp °C	Initial ⁴	25K hrs. ⁵	50K hrs. ⁶	75K hrs. ⁷	100K hrs. ⁸
25 C	100%	90%	91%	86%	82%	

- In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
- In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.

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SPEC-2038.A-0230



Type: _____

Mirada Wall Sconce (XWM)

Back to Quick Links

ORDERING GUIDE

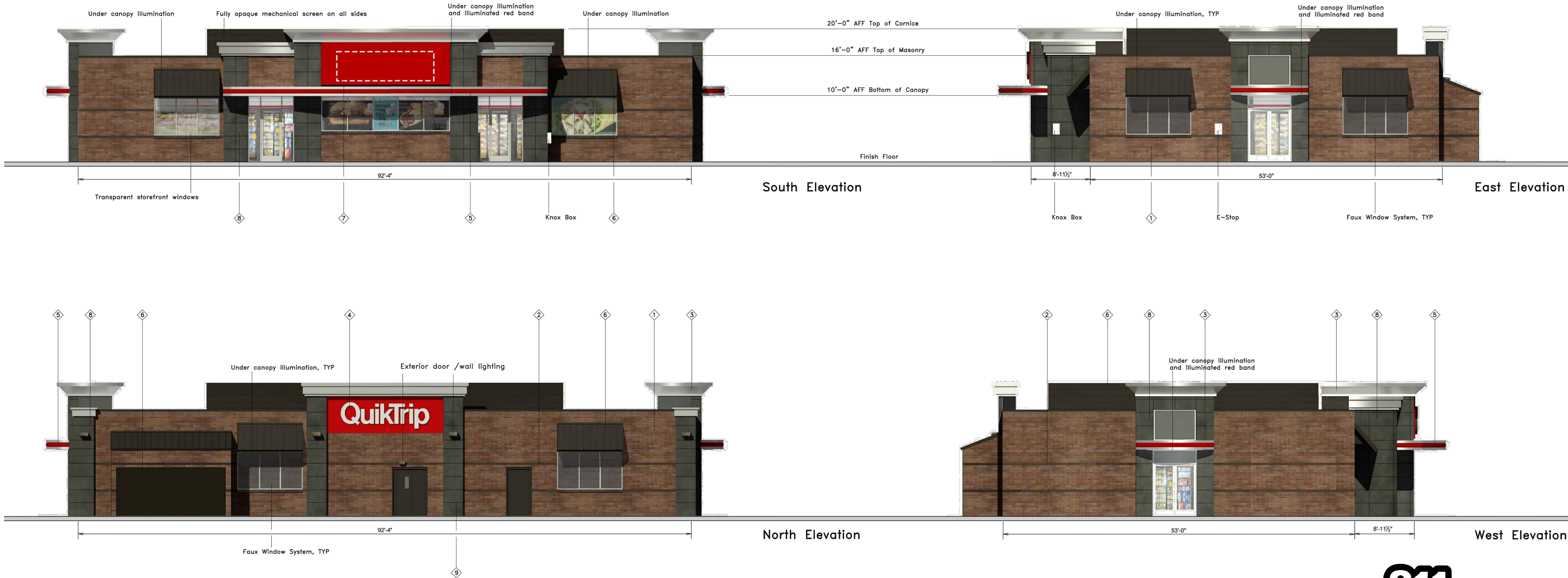
SPEC. ORDER FORM: XWM 2 LED 30 30 UE BRZ ALSC					
Family	Distribution	LED Technology	Lumen Package	Color Temperature	Voltage
XWM - Mirada Sconce	2 - Type 1 3 - Type 1 FT - Type 4 Forward Throw	LED	30L - 10,000 lms 32L - 13,000 lms 34L - 15,000 lms 36L - 20,000 lms 38L - 25,000 lms 40L - 30,000 lms 42L - 35,000 lms 44L - 40,000 lms 46L - 45,000 lms 48L - 50,000 lms 50L - 55,000 lms 52L - 60,000 lms 54L - 65,000 lms 56L - 70,000 lms 58L - 75,000 lms 60L - 80,000 lms 62L - 85,000 lms 64L - 90,000 lms 66L - 95,000 lms 68L - 100,000 lms 70L - 105,000 lms 72L - 110,000 lms 74L - 115,000 lms 76L - 120,000 lms 78L - 125,000 lms 80L - 130,000 lms 82L - 135,000 lms 84L - 140,000 lms 86L - 145,000 lms 88L - 150,000 lms 90L - 155,000 lms 92L - 160,000 lms 94L - 165,000 lms 96L - 170,000 lms 98L - 175,000 lms 100L - 180,000 lms 102L - 185,000 lms 104L - 190,000 lms 106L - 195,000 lms 108L - 200,000 lms 110L - 205,000 lms 112L - 210,000 lms 114L - 215,000 lms 116L - 220,000 lms 118L - 225,000 lms 120L - 230,000 lms 122L - 235,000 lms 124L - 240,000 lms 126L - 245,000 lms 128L - 250,000 lms 130L - 255,000 lms 132L - 260,000 lms 134L - 265,000 lms 136L - 270,000 lms 138L - 275,000 lms 140L - 280,000 lms 142L - 285,000 lms 144L - 290,000 lms 146L - 295,000 lms 148L - 300,000 lms 150L - 305,000 lms 152L - 310,000 lms 154L - 315,000 lms 156L - 320,000 lms 158L - 325,000 lms 160L - 330,000 lms 162L - 335,000 lms 164L - 340,000 lms 166L - 345,000 lms 168L - 350,000 lms 170L - 355,000 lms 172L - 360,000 lms 174L - 365,000 lms 176L - 370,000 lms 178L - 375,000 lms 180L - 380,000 lms 182L - 385,000 lms 184L - 390,000 lms 186L - 395,000 lms 188L - 400,000 lms 190L - 405,000 lms 192L - 410,000 lms 194L - 415,000 lms 196L - 420,000 lms 198L - 425,000 lms 200L - 430,000 lms 202L - 435,000 lms 204L - 440,000 lms 206L - 445,000 lms 208L - 450,000 lms 210L - 455,000 lms 212L - 460,000 lms 214L - 465,000 lms 216L - 470,000 lms 218L - 475,000 lms 220L - 480,000 lms 222L - 485,000 lms 224L - 490,000 lms 226L - 495,000 lms 228L - 500,000 lms 230L - 505,000 lms 232L - 510,000 lms 234L - 515,000 lms 236L - 520,000 lms 238L - 525,000 lms 240L - 530,000 lms 242L - 535,000 lms 244L - 540,000 lms 246L - 545,000 lms 248L - 550,000 lms 250L - 555,000 lms 252L - 560,000 lms 254L - 565,000 lms 256L - 570,000 lms 258L - 575,000 lms 260L - 580,000 lms 262L - 585,000 lms 264L - 590,000 lms 266L - 595,000 lms 268L - 600,000 lms 270L - 605,000 lms 272L - 610,000 lms 274L - 615,000 lms 276L - 620,000 lms 278L - 625,000 lms 280L - 630,000 lms 282L - 635,000 lms 284L - 640,000 lms 286L - 645,000 lms 288L - 650,000 lms 290L - 655,000 lms 292L - 660,000 lms 294L - 665,000 lms 296L - 670,000 lms 298L - 675,000 lms 300L - 680,000 lms 302L - 685,000 lms 304L - 690,000 lms 306L - 695,000 lms 308L - 700,000 lms 310L - 705,000 lms 312L - 710,000 lms 314L - 715,000 lms 316L - 720,000 lms 318L - 725,000 lms 320L - 730,000 lms 322L - 735,000 lms 324L - 740,000 lms 326L - 745,000 lms 328L - 750,000 lms 330L - 755,000 lms 332L - 760,000 lms 334L - 765,000 lms 336L - 770,000 lms 338L - 775,000 lms 340L - 780,000 lms 342L - 785,000 lms 344L - 790,000 lms 346L - 795,000 lms 348L - 800,000 lms 350L - 805,000 lms 352L - 810,000 lms 354L - 815,000 lms 356L - 820,000 lms 358L - 825,000 lms 360L - 830,000 lms 362L - 835,000 lms 364L - 840,000 lms 366L - 845,000 lms 368L - 850,000 lms 370L - 855,000 lms 372L - 860,000 lms 374L - 865,000 lms 376L - 870,000 lms 378L - 875,000 lms 380L - 880,000 lms 382L - 885,000 lms 384L - 890,000 lms 386L - 895,000 lms 388L - 900,000 lms 390L - 905,000 lms 392L - 910,000 lms 394L - 915,000 lms 396L - 920,000 lms 398L - 925,000 lms 400L - 930,000 lms 402L - 935,000 lms 404L - 940,000 lms 406L - 945,000 lms 408L - 950,000 lms 410L - 955,000 lms 412L - 960,000 lms 414L - 965,000 lms 416L - 970,000 lms 418L - 975,000 lms 420L - 980,000 lms 422L - 985,000 lms 424L - 990,000 lms 426L - 995,000 lms 428L - 1,000,000 lms 430L - 1,005,000 lms 432L - 1,010,000 lms 434L - 1,015,000 lms 436L - 1,020,000 lms 438L - 1,025,000 lms 440L - 1,030,000 lms 442L - 1,035,000 lms 444L - 1,040,000 lms 446L - 1,045,000 lms 448L - 1,050,000 lms 450L - 1,055,000 lms 452L - 1,060,000 lms 454L - 1,065,000 lms 456L - 1,070,000 lms 458L - 1,075,000 lms 460L - 1,080,000 lms 462L - 1,085,000 lms 464L - 1,090,000 lms 466L - 1,095,000 lms 468L - 1,100,000 lms 470L - 1,105,000 lms 472L - 1,110,000 lms 474L - 1,115,000 lms 476L - 1,120,000 lms 478L - 1,125,000 lms 480L - 1,130,000 lms 482L - 1,135,000 lms 484L - 1,140,000 lms 486L - 1,145,000 lms 488L - 1,150,000 lms 490L - 1,155,000 lms 492L - 1,160,000 lms 494L - 1,165,000 lms 496L - 1,170,000 lms 498L - 1,175,000 lms 500L - 1,180,000 lms 502L - 1,185,000 lms 504L - 1,190,000 lms 506L - 1,195,000 lms 508L - 1,200,000 lms 510L - 1,205,000 lms 512L - 1,210,000 lms 514L - 1,215,000 lms 516L - 1,220,000 lms 518L - 1,225,000 lms 520L - 1,230,000 lms 522L - 1,235,000 lms 524L - 1,240,000 lms 526L - 1,245,000 lms 528L - 1,250,000 lms 530L - 1,255,000 lms 532L - 1,260,000 lms 534L - 1,265,000 lms 536L - 1,270,000 lms 538L - 1,275,000 lms 540L - 1,280,000 lms 542L - 1,285,000 lms 544L - 1,290,000 lms 546L - 1,295,000 lms 548L - 1,300,000 lms 550L - 1,305,000 lms 552L - 1,310,000 lms 554L - 1,315,000 lms 556L - 1,320,000 lms 558L - 1,325,000 lms 560L - 1,330,000 lms 562L - 1,335,000 lms 564L - 1,340,000 lms 566L - 1,345,000 lms 568L - 1,350,000 lms 570L - 1,355,000 lms 572L - 1,360,000 lms 574L - 1,365,000 lms 576L - 1,370,000 lms 578L - 1,375,000 lms 580L - 1,380,000 lms 582L - 1,385,000 lms 584L - 1,390,000 lms 586L - 1,395,000 lms 588L - 1,400,000 lms 590L - 1,405,000 lms 592L - 1,410,000 lms 594L - 1,415,000 lms 596L - 1,420,000 lms 598L - 1,425,000 lms 600L - 1,430,000 lms 602L - 1,435,000 lms 604L - 1,440,000 lms 606L - 1,445,000 lms 608L - 1,450,000 lms 610L - 1,455,000 lms 612L - 1,460,000 lms 614L - 1,465,000 lms 616L - 1,470,000 lms 618L - 1,475,000 lms 620L - 1,480,000 lms 622L - 1,485,000 lms 624L - 1,490,000 lms 626L - 1,495,000 lms 628L - 1,500,000 lms 630L - 1,505,000 lms 632L - 1,510,000 lms 634L - 1,515,000 lms 636L - 1,520,000 lms 638L - 1,525,000 lms 640L - 1,530,000 lms 642L - 1,535,000 lms 644L - 1,540,000 lms 646L - 1,545,000 lms 648L - 1,550,000 lms 650L - 1,555,000 lms 652L - 1,560,000 lms 654L - 1,565,000 lms 656L - 1,570,000 lms 658L - 1,575,000 lms 660L - 1,580,000 lms 662L - 1,585,000 lms 664L - 1,590,000 lms 666L - 1,595,000 lms 668L - 1,600,000 lms 670L - 1,605,000 lms 672L - 1,610,000 lms 674L - 1,615,000 lms 676L - 1,620,000 lms 678L - 1,625,000 lms 680L - 1,630,000 lms 682L - 1,635,000 lms 684L - 1,640,000 lms 686L - 1,645,000 lms 688L - 1,650,000 lms 690L - 1,655,000 lms 692L - 1,660,000 lms 694L - 1,665,000 lms 696L - 1,670,000 lms 698L - 1,675,000 lms 700L - 1,680,000 lms 702L - 1,685,000 lms 704L - 1,690,000 lms 706L - 1,695,000 lms 708L - 1,700,000 lms 710L - 1,705,000 lms 712L - 1,710,000 lms 714L - 1,715,000 lms 716L - 1,720,000 lms 718L - 1,725,000 lms 720L - 1,730,000 lms 722L - 1,735,000 lms 724L - 1,740,000 lms 726L - 1,745,000 lms 728L - 1,750,000 lms 730L - 1,755,000 lms 732L - 1,760,000 lms 734L - 1,765,000 lms 736L - 1,770,000 lms 738L - 1,775,000 lms 740L - 1,780,000 lms 742L - 1,785,000 lms 744L - 1,790,000 lms 746L - 1,795,000 lms 748L - 1,800,000 lms 750L - 1,805,000 lms 752L - 1,810,000 lms 754L - 1,815,000 lms 756L - 1,820,000 lms 758L - 1,825,000 lms 760L - 1,830,000 lms 762L - 1,835,000 lms 764L - 1,840,000 lms 766L - 1,845,000 lms 768L - 1,850,000 lms 770L - 1,855,000 lms 772L - 1,860,000 lms 774L - 1,865,000 lms 776L - 1,870,000 lms 778L - 1,875,000 lms 780L - 1,880,000 lms 782L - 1,885,000 lms 784L - 1,890,000 lms 786L - 1,895,000 lms 788L - 1,900,000 lms 790L - 1,905,000 lms 792L - 1,910,000 lms 794L - 1,915,000 lms 796L - 1,920,000 lms 798L - 1,925,000 lms 800L - 1,930,000 lms 802L - 1,935,000 lms 804L - 1,940,000 lms 806L - 1,945,000 lms 808L - 1,950,000 lms 810L - 1,955,000 lms 812L - 1,960,000 lms 814L - 1,965,000 lms 816L - 1,970,000 lms 818L - 1,975,000 lms 820L - 1,980,000 lms 822L - 1,985,000 lms 824L - 1,990,000 lms 826L - 1,995,000 lms 828L - 2,000,000 lms 830L - 2,005,000 lms 832L - 2,010,000 lms 834L - 2,015,000 lms 836L - 2,020,000 lms 838L - 2,025,000 lms 840L - 2,030,000 lms 842L - 2,035,000 lms 844L - 2,040,000 lms 846L - 2,045,000 lms 848L - 2,050,000 lms 850L - 2,055,000 lms 852L - 2,060,000 lms 854L - 2,065,000 lms 856L - 2,070,000 lms 858L - 2,075,000 lms 860L - 2,080,000 lms 862L - 2,085,000 lms 864L - 2,090,000 lms 866L - 2,095,000 lms 868L - 2,100,000 lms 870L - 2,105,000 lms 872L - 2,110,000 lms 874L - 2,115,000 lms 876L - 2,120,000 lms 878L - 2,125,000 lms 880L - 2,130,000 lms 882L - 2,135,000 lms 884L - 2,140,000 lms 886L - 2,145,000 lms 888L - 2,150,000 lms 890L - 2,155,000 lms 892L - 2,160,000 lms 894L - 2,165,000 lms 896L - 2,170,000 lms 898L - 2,175,000 lms 900L - 2,180,000 lms 902L - 2,185,000 lms 904L - 2,190,000 lms 906L - 2,195,000 lms 908L - 2,200,000 lms		

Finish	Controls (Choose One)		Voltage
BL - Black	Wired Controls		18 - Battery Back-up (2PC)
WC - White	RC - Remote Control Seters		19 - Capacitive Touch Sensitive (2PC)
WC - White	RC - Remote Control Seters		20 - Hub Mounting Bracket
WC - White	RC - Remote Control Seters		21 - LED Strip Indicator
WC - White	RC - Remote Control Seters		22 - Terminal Block
WC - White	RC - Remote Control Seters		
WC - White	RC - Remote Control Seters		
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WC - White	RC - Remote Control Seters		
WC - White	RC - Remote Control Seters		
WC - White	RC - Remote Control Seters		
WC - White	RC - Remote Control Seters		
WC - White	RC - Remote Control Seters		
WC - White			

Table 4.8-8						
Façade Character Elements for Four-Sided Building Design						
BUILDING FACE	Mixed-Use and Multifamily Residential Districts			Special Purpose Districts		
	PRIMARY	SECONDARY	MINOR	PRIMARY	SECONDARY	MINOR
	FACADE	FACADE	FACADE	FACADE	FACADE	FACADE
Massing						
General	3	2	1	2	1	1
Wall off-set (min. 3 ft.)	X			X		
Wall/parapet height change (min. 3 ft.)	X	X	X	X	X	X
Roof form change	X	X	X	X	X	X
Upper floor stepback						
Wall notch (min. 12 in.)						
Materials						
General	2	2	1	2	1	1
Change in material	X	X	X	X	X	X
Change in color	X	X	X	X	X	X
Change in texture	X	X	X	X	X	X
Use of masonry (min. 40% of façade)	X	X	X	X	X	X
Use of panelized materials (min. 40% of façade)						
Variety of window sizes						
Transparency and glazing (min 70% transparent glass)						
Human Scale						
General	3	2	1	3	2	1
Architectural detailing						
Display cases on ground floor (for mixed-use)						
Building-mounted lighting fixtures	X	X	X	X	X	X
Awnings or shutters	X	X	X	X	X	X
Entry definition (pronounced massing/roof form, stoop, porch, etc.)	X	X	X	X	X	X
Building corner enhancements		X			X	
Wall art						
Balconies						
Landscape wall/decorative screen for vines						

#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOLBOND	FASCIA
4	CL-44	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN - WILLIAMS	METAL/PAINT
7	CL-60R	ALLEN INDUSTRIES	SIGNAGE
8	TILE	CROSSVILLE	FILM NOIR

G3S Material SF & Feature Analysis Table										
	TOTAL	ATLAS BRICK	TILE	FASCIA/CANOPY	DOORS/WINDOWS	SIGNAGE	BRIGHT COLORS (RED)	ILLUMINATED PANELS		
SOUTH FACADE:	1638 SF	678 SF 41%	266 SF 16%	366 SF 22%	351 SF 22%	60 SF 4%	167 SF 10%	38 SF 2%		
NORTH FACADE:	1536 SF	1003 SF 65%	104 SF 7%	270 SF 18%	183 SF 12%	44 SF 3%	95 SF 6%			
WEST FACADE:	840 SF	601 SF 72%	89 SF 11%	59 SF 7%	91 SF 11%		8 SF 1%	8 SF 1%		
EAST FACADE:	840 SF	397 SF 47%	89 SF 11%	141 SF 17%	207 SF 25%		8 SF 1%	8 SF 1%		



SCALE: 1/12"=1'0"



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620 SOUTH SYRACUSE AVENUE, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

QUIKTRIP 4251 AT STATION 60
LOT 3, BLOCK 1 OF STATION 60 FILING NO. 1
QUIKTRIP 4251 SITE PLAN WITH CONDITIONAL USE

BUILDING ELEVATIONS

DATE: 09/28/2023
DESIGNED BY: SAM
DRAWN BY: DEK
CHECKED BY: SAM

FILE NO. 096888020_CV
PROJECT NO. 096888020
SHEET NO.

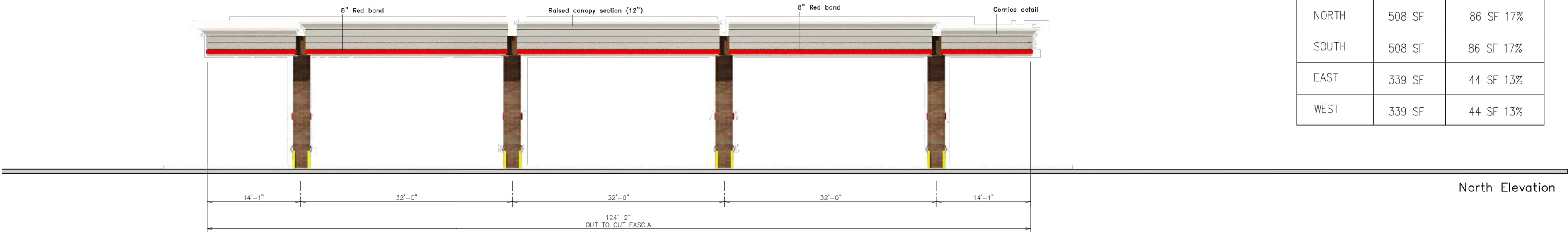
14

05 FIFTH SUBMISSION DK 09/28/23 SAM
04 FOURTH SUBMISSION DK 09/08/23 SAM
03 THIRD SUBMISSION DK 07/14/23 SAM
02 SECOND SUBMISSION DK 05/16/23 SAM
NO. REVISION BY DATE APPR

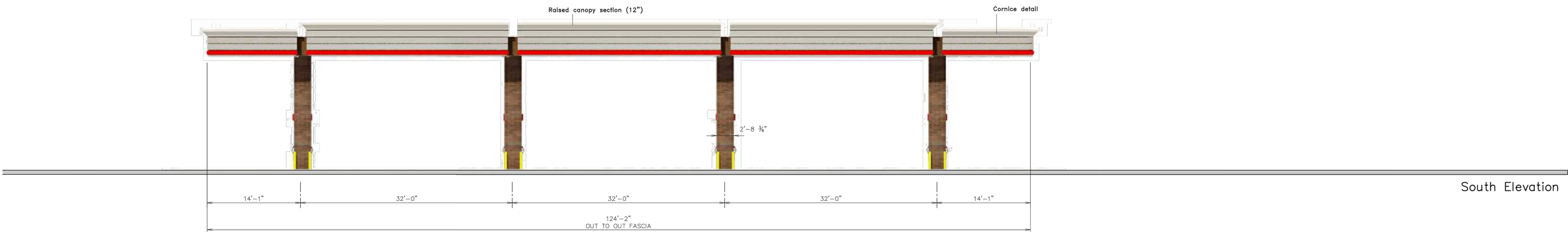
#	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN - WILLIAMS	METAL/PAINT
4	IDC-9	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH

Bright Color Percentage Table

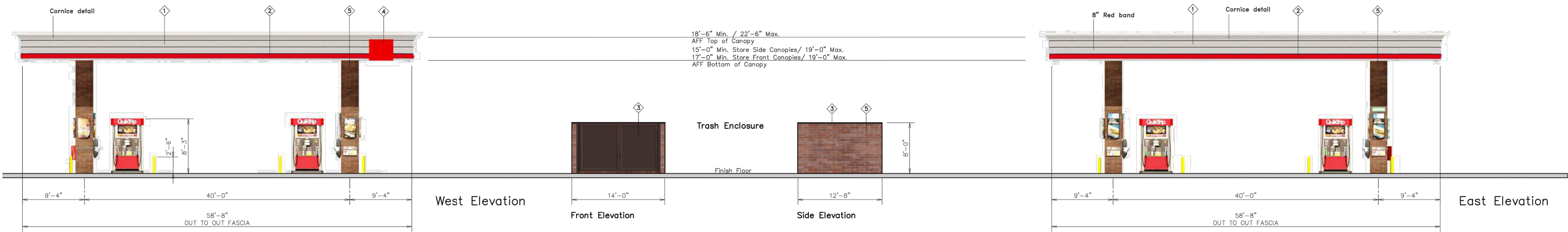
	TOTAL	BRIGHT COLOR
NORTH	508 SF	86 SF 17%
SOUTH	508 SF	86 SF 17%
EAST	339 SF	44 SF 13%
WEST	339 SF	44 SF 13%



North Elevation



South Elevation



West Elevation

Front Elevation

Side Elevation

East Elevation

SCALE: 1/12"=1'0"



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GREENWOOD VILLAGE, CO 80111 (303) 228-2300

QUIKTRIP 4251 AT STATION 60
LOT 3, BLOCK 1 OF STATION 60 FILING NO. 1
QUIKTRIP 4251 SITE PLAN WITH CONDITIONAL USE

CANOPY ELEVATIONS

DATE: 09/28/2023
DESIGNED BY: SAM
DRAWN BY: DEK
CHECKED BY: SAM

FILE NO.
096888020_CV
PROJECT NO.
096888020

SHEET NO.

15

NO.	REVISION	BY	DATE	APPR
05	FIFTH SUBMISSION	DK	09/28/23	SAM
04	FOURTH SUBMISSION	DK	09/08/23	SAM
03	THIRD SUBMISSION	DK	07/14/23	SAM
02	SECOND SUBMISSION	DK	05/16/23	SAM