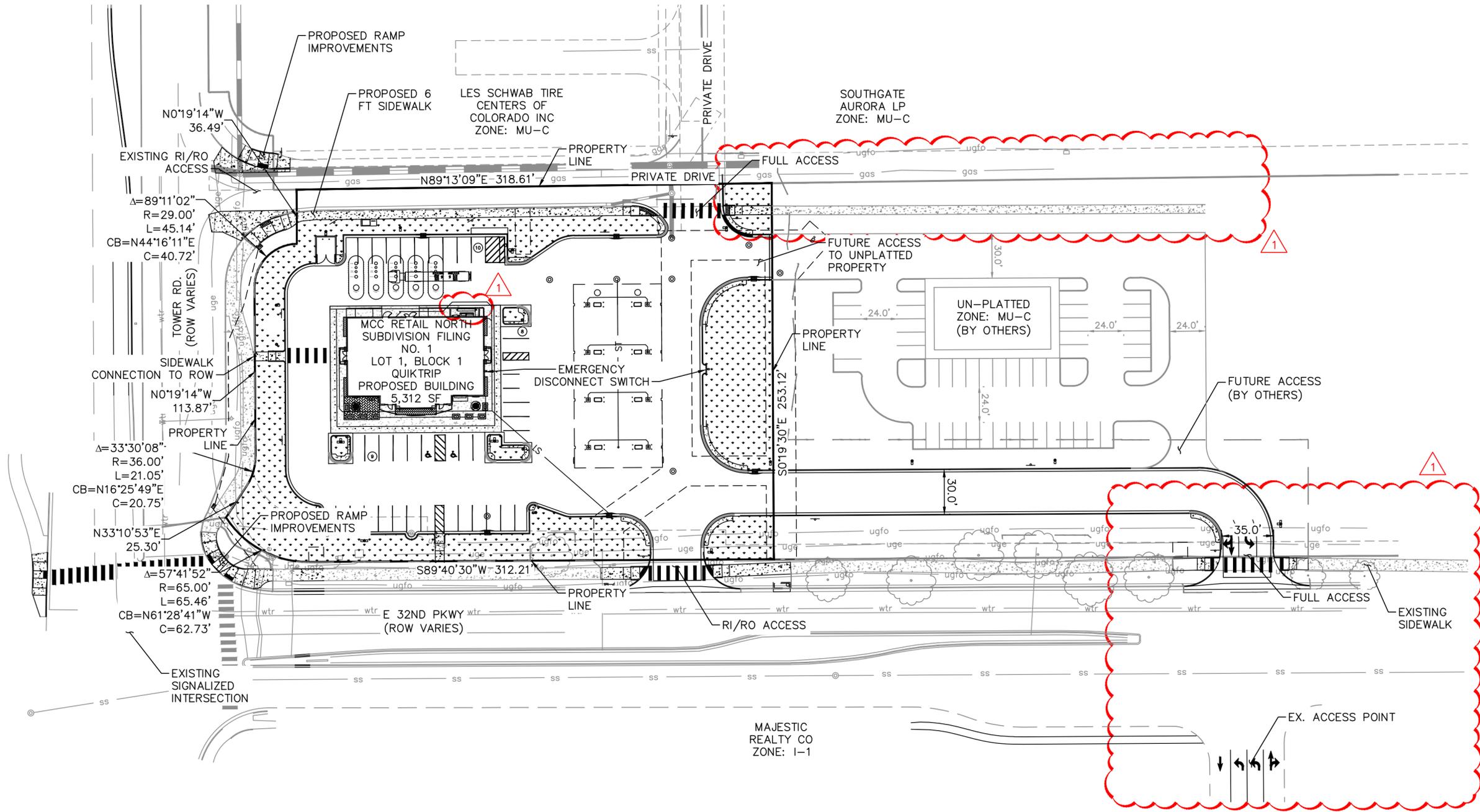


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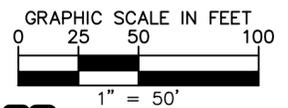


LEGEND

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

NOTES

1. THESE PLANS ARE NOT FOR CONSTRUCTION.
2. PUBLIC IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED PRIOR TO THE COMMENCEMENT OF BUSINESS OPERATIONS
3. SITE LAYOUT SHOWN ON FUTURE LOT 2 IS FOR SCHEMATIC PURPOSES ONLY AND WILL BE FURTHER DEFINED WITH THE DEVELOPMENT OF LOT 2.
4. 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.
5. SITE PLAN AS SHOWN ON THE ADJACENT UNPLATTED PROPERTY HAS NOT BEEN REVIEWED OR APPROVED BY STAFF AND IS SUBJECT TO CHANGE.



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Greenwood Village, Colorado 80111 (303) 228-2300

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

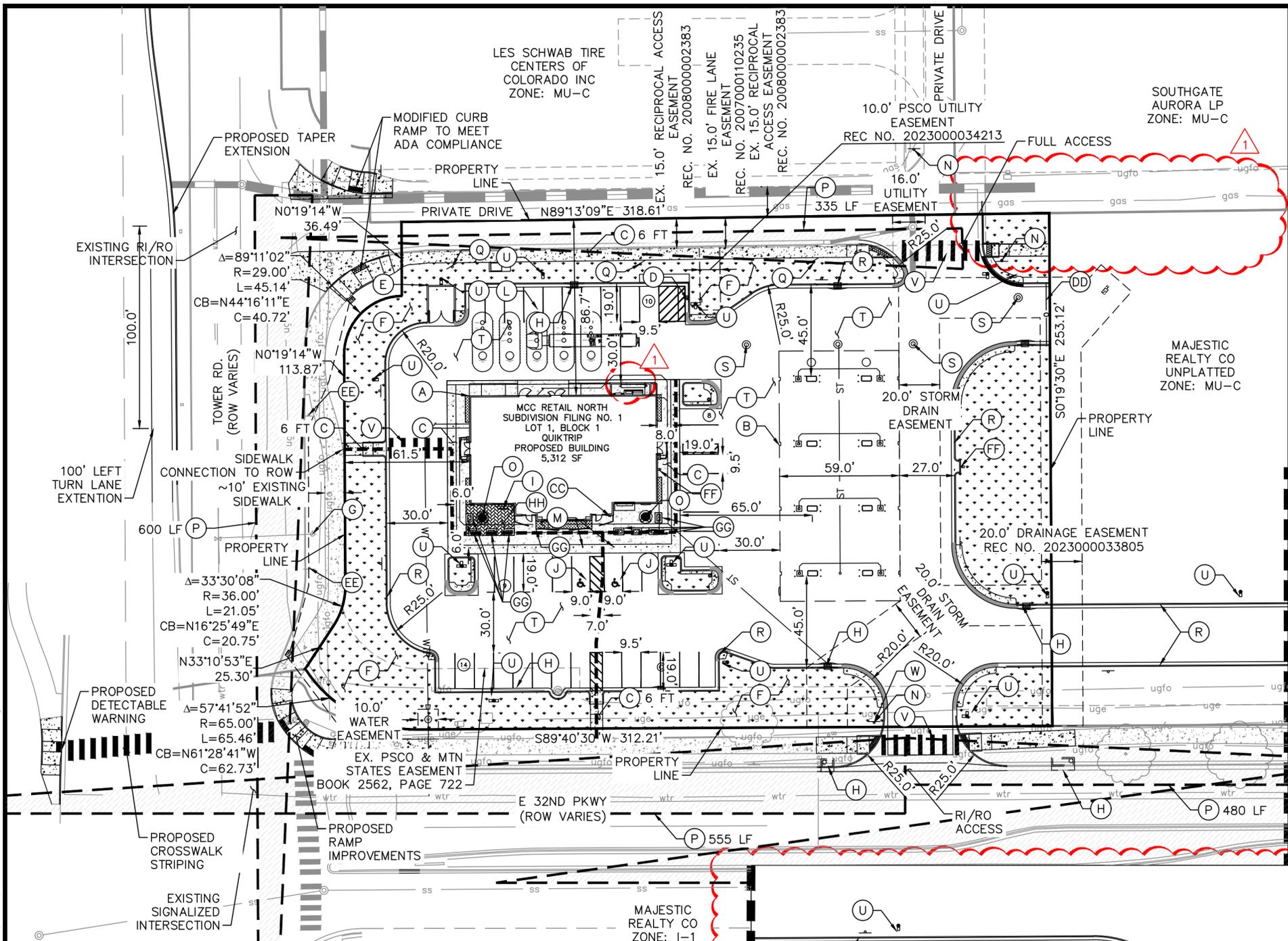
MASTER SITE PLAN

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

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

NO.	REVISION	BY	DATE	APPR
1	ACCESS SHIFT	SPD	02/12/24	SAM

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SITE KEYNOTES

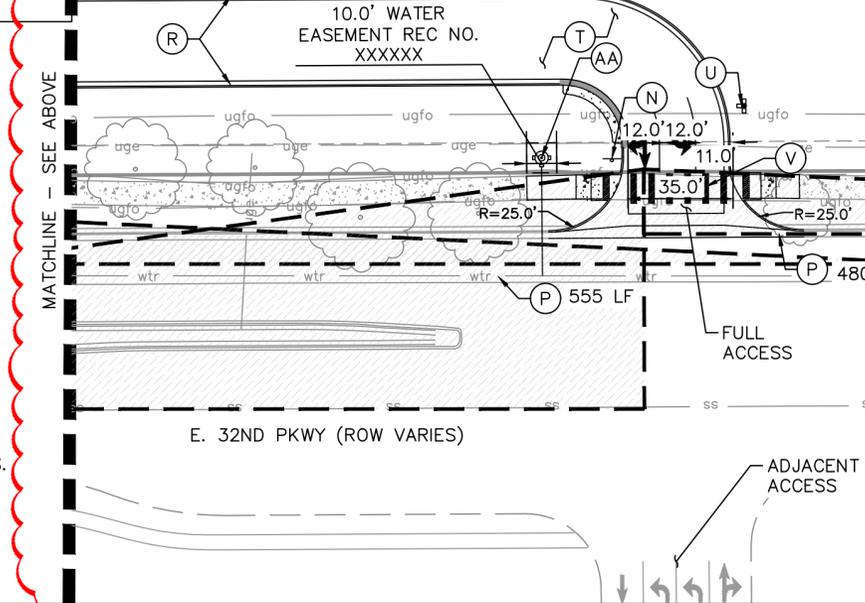
(A)	BUILDING
(B)	GAS CANOPY
(C)	PROPOSED SIDEWALK, WIDTH PER PLAN
(D)	AIR STATION
(E)	TRASH ENCLOSURE
(F)	LANDSCAPE AREA (REFER TO LANDSCAPE PLANS)
(G)	EXISTING FIRE HYDRANT ASSEMBLY
(H)	STORM INLET (REFER TO GRADING PLAN)
(I)	BIKE RACK
(J)	ACCESSIBLE PARKING
(L)	UNDERGROUND FUEL TANKS (6-15,000 GAL, 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)

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.



GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'

811 Know what's below. Call before you dig.

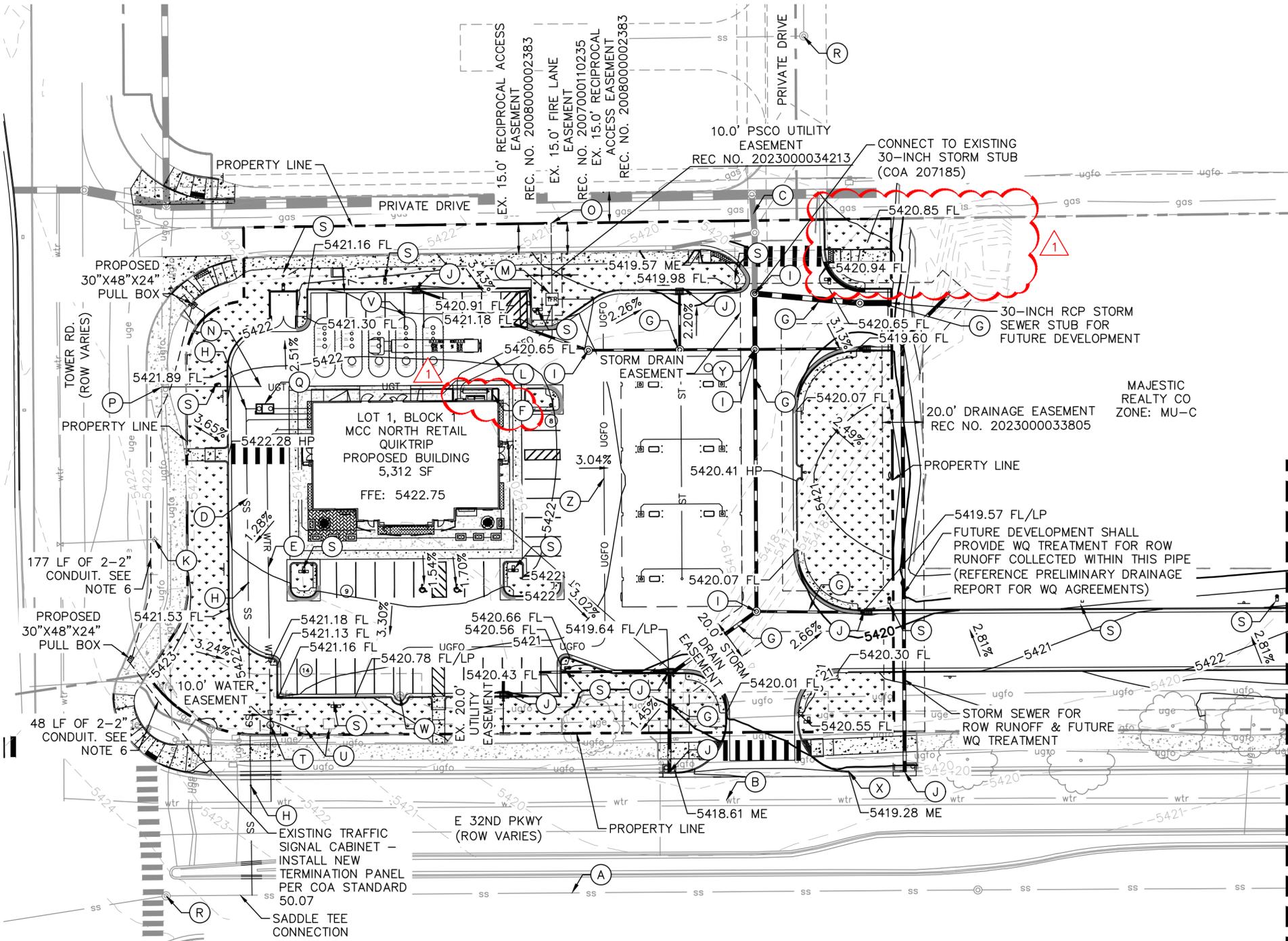
North Arrow

FILE NO. 096888026_SP_DETAILED	DATE: 09/01/2023	DESIGNED BY: SAM
PROJECT NO. 096888026	DESIGNED BY: SAM	DRAWN BY: DEK
SHEET NO. 4	CHECKED BY: SAM	DATE: 02/12/24
	ACCESS SHIFT REVISION	BY: DATE: APPR

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

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

K:\DEN_Civil\096888026_QuikTrip 4235 Aurora\CADD\PlanSheets\CDP\096888026_GD&UT.dwg Koch, Danielle 1/31/2024 9:52 AM



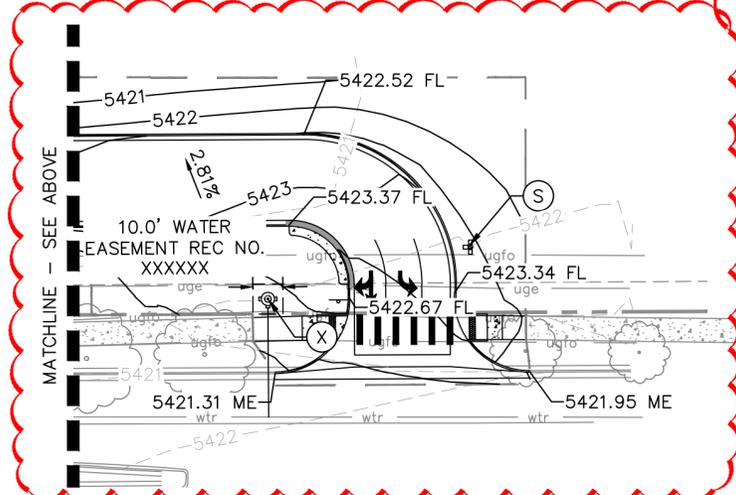
SITE IMPROVEMENTS

- (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.



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

GRAPHIC SCALE IN FEET
 0 20 40 80
 1" = 40'

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NORTH

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QUIKTRIP 4235
 E 32ND PKWY & TOWER RD
 SITE PLAN
 GRADING & UTILITY PLAN

DATE: 09/01/2023	DESIGNED BY: SAM	FILE NO: 096888026_GD&UT
DRAWN BY: DEK	CHECKED BY: SAM	PROJECT NO: 096888026
APPROVED BY: [Signature]	DATE: 02/12/24	SHEET NO: 6

K:\DEN_Civil\096888026_QuikTrip 4235 Aurora\CADD\PlanSheets\096888026_LA.dwg Koch, Danielle 1/31/2024 9:52 AM

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

SYMBOL KEY

-  TREE TO BE REMOVED
-  TREE PROTECTION FENCING
-  TREE EXISTING TO REMAIN

TREE PROTECTION NOTES

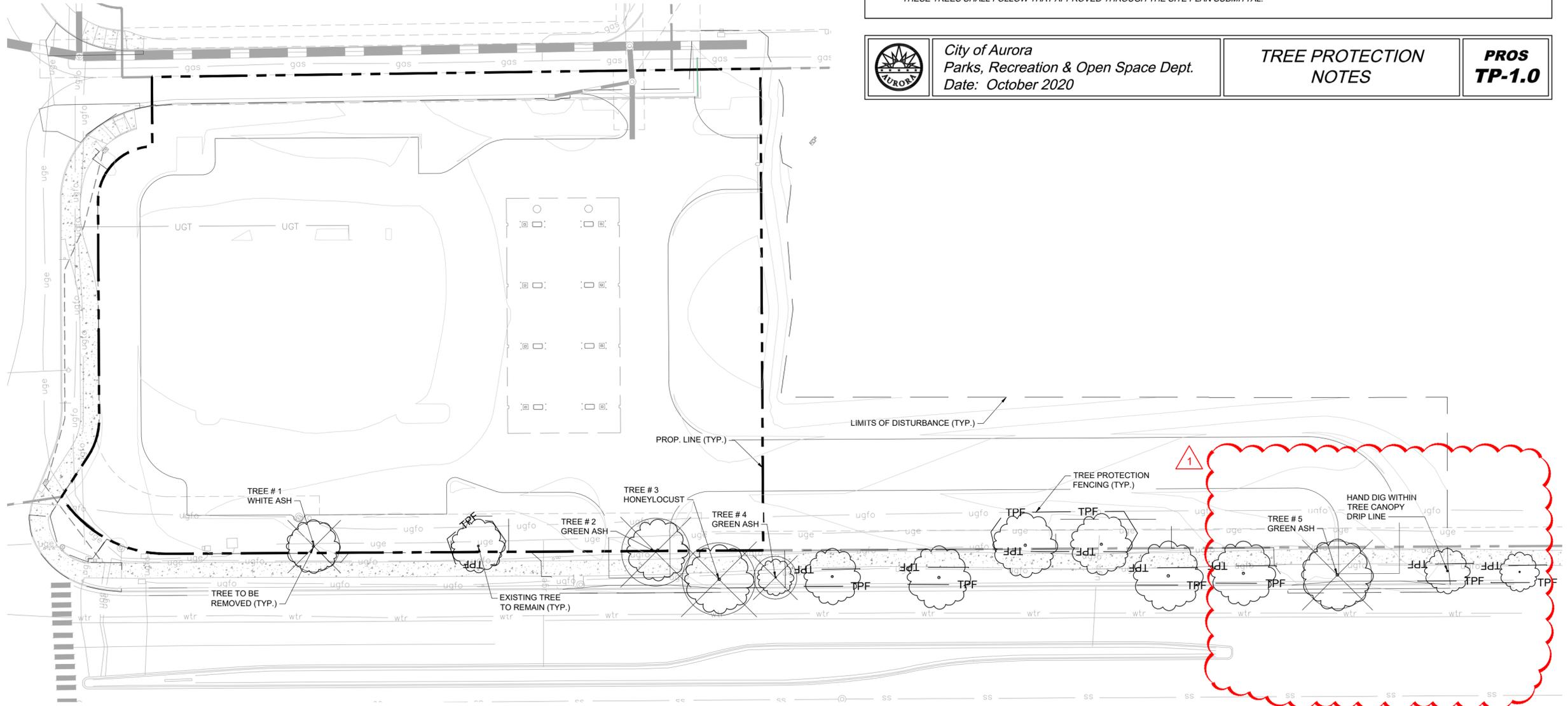
- PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE(1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, 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.



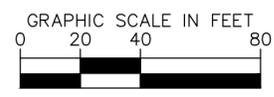
City of Aurora
Parks, Recreation & Open Space Dept.
Date: October 2020

TREE PROTECTION NOTES

PROS TP-1.0



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FILE NO.	096888026-LA
PROJECT NO.	096888026
SHEET NO.	10
DATE	02/12/24
BY	SPD
REVISION	ACCESS SHIFT
NO.	NO.

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QUIKTRIP 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

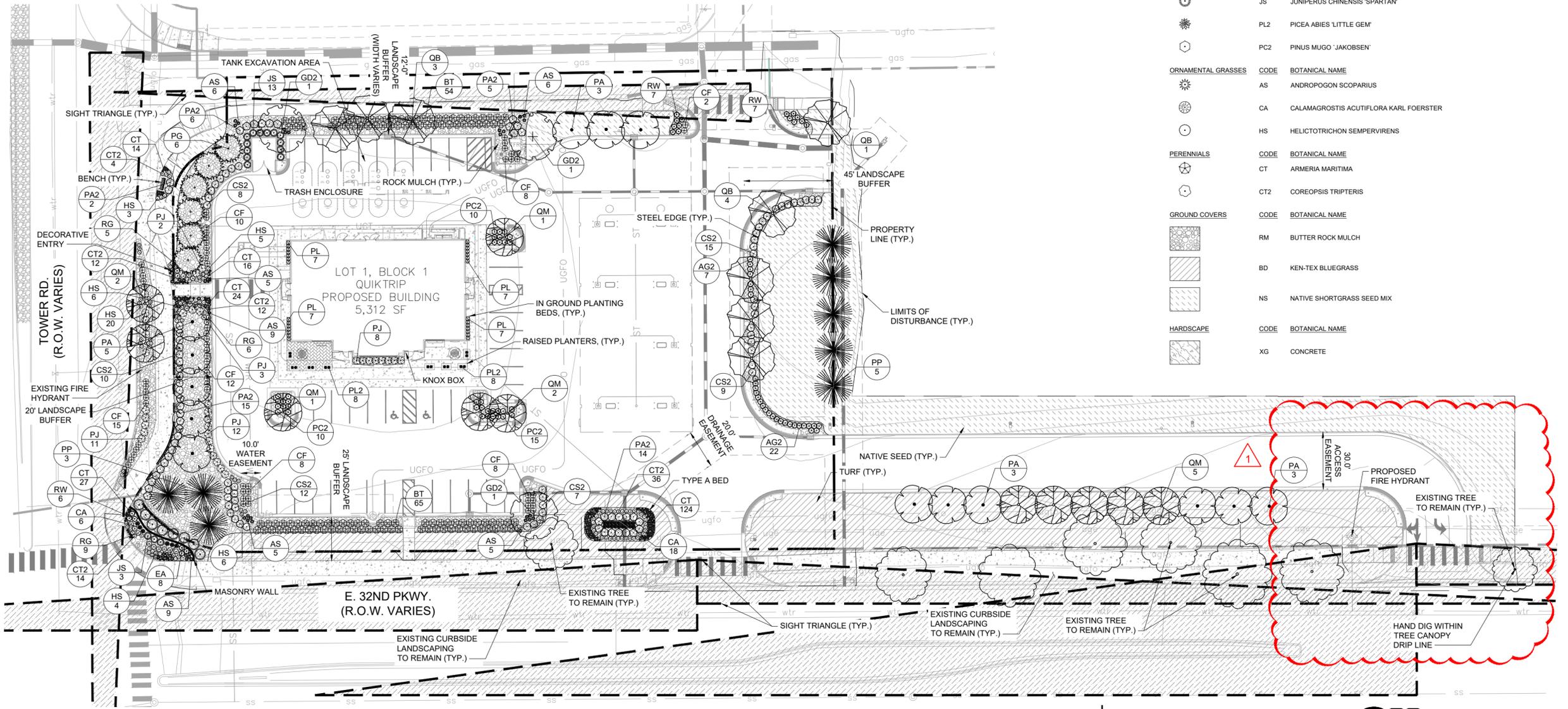
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TREE MITIGATION				
TREE #	SPECIES	DIAMETER	MITIGATION VALUE	MITIGATION INCHES
1	WHITE ASH	12	\$505.23	4
2	GREEN ASH	10	\$472.16	4
3	HONEYLOCUST	18	\$2,004.01	7
4	GREEN ASH	7	\$238.74	3
5	GREEN ASH	14	\$911.74	6
TOTAL		61	\$4,131.88	24

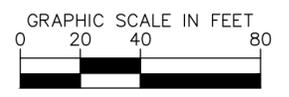
PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME
	GD2	GYMNOCLADUS 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 'JACKMANI'
	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	HELICOTRICHON SEMPERVIRENS
PERENNIALS	CODE	BOTANICAL NAME
	CT	ARMERIA MARITIMA
	CT2	COREOPSIS TRIPETERIS
GROUND COVERS	CODE	BOTANICAL NAME
	RM	BUTTER ROCK MULCH
	BD	KEN-TEX BLUEGRASS
	NS	NATIVE SHORTGRASS SEED MIX
HARDSCAPE	CODE	BOTANICAL NAME
	XG	CONCRETE

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



NOT FOR CONSTRUCTION



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

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

FILE NO. 096888026-**LA**
 PROJECT NO. 096888026
 SHEET NO.

11

NO.	REVISION	ACCESS	SHIFT	BY	DATE	APPR
1					02/12/24	SAM

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#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	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



<p>4705 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74101-3475 (918) 615-7700</p>	Store #	G3SE Custom Elevations	Address:	City, State:
	83-4235-G3SE	Scale: 1/8"=1'-0"	Issue Date: 06.20.23	Drawn By: JK
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SHEET NO.	19	DATE:	09/01/2023
DESIGNED BY:	SAM	CHECKED BY:	SAM
DRAWN BY:	DEK	DATE:	02/12/24
BY:	SPD	APPR:	SAM
REVISION	NO.	NO.	NO.

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QUIKTRIP 4235
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SITE PLAN
 BUILDING ELEVATIONS