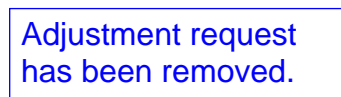


**A PARCEL OF LAND LOCATED IN THE NORTHEAST $\frac{1}{4}$ SECTION 7 TOWNSHIP 5 SOUTH,
RANGE 66 WEST, 6TH P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO**



Remove the adjustment request as the landscape requirements are being met with the provision of a tall landscape screen.

~~LANDSCAPE:
AN ADMINISTRATIVE ADJUSTMENT IS REQUESTED FROM CODE SECTION 146-4.7.5 E.2.A.
OF THE UDO. THE ADJUSTMENT REQUESTS FOR THE NON-STREET PERIMETER BUFFER
TO BE REDUCED FROM 10' WIDE TO 5' WIDE. PER COORDINATION WITH COA, THIS IS
PERMITTED WITH A TALL LANDSCAPE SCREEN. NO ENCROACHMENTS ARE PERMITTED
WITHIN THE BUFFER. THIS PROJECT WILL PROVIDE TALL LANDSCAPE SCREENING WITH
SHRUBS AND TREES AND A 5' BUFFER.~~

CONTACTS:

DEVELOPER:
QUIKTRIP CORPORATION
12000 WASHINGTON ST. STE 175
THORNTON, CO 80241
PHONE: (303) 248-0435
CONTACT: JESSICA GLAVAS

OWNER:
QUIKTRIP CORPORATION
12000 WASHINGTON ST. STE 175
THORNTON, CO 80241
PHONE: (303) 248-0435
CONTACT: JESSICA GLAVAS

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

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY SUITE 300
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 228-2327
CONTACT: DANIELLE PRESCOTT, 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

TABLE PROVIDED IN COMPLIANCE WITH 1106.1 OF THE IBC.

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING & ZONING COMMISSION: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE:

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 COUNCIL OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFOR, 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
(PRINCIPALS OR OWNERS) SEAL

STATE OF _____
COUNTY OF _____

Stamp has been removed.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____ AD, _____ BY _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

[illegible]

Kimley»»Horn

2023 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, CO 80111 (303) 228-2300

DESIGNED BY: MGK
DRAWN BY: MGK
CHECKED BY: DNP
DATE: 9/23/2024

QUIKTRIP 4274
E. SMOKY HILL RD & S. CHAMBERS RD
SITE PLAN
 COUNTY OF ARAPAHOE, STATE OF COLORADO
COVERSHEET



PROJECT NO.
096888040

DRAWING NAME

1

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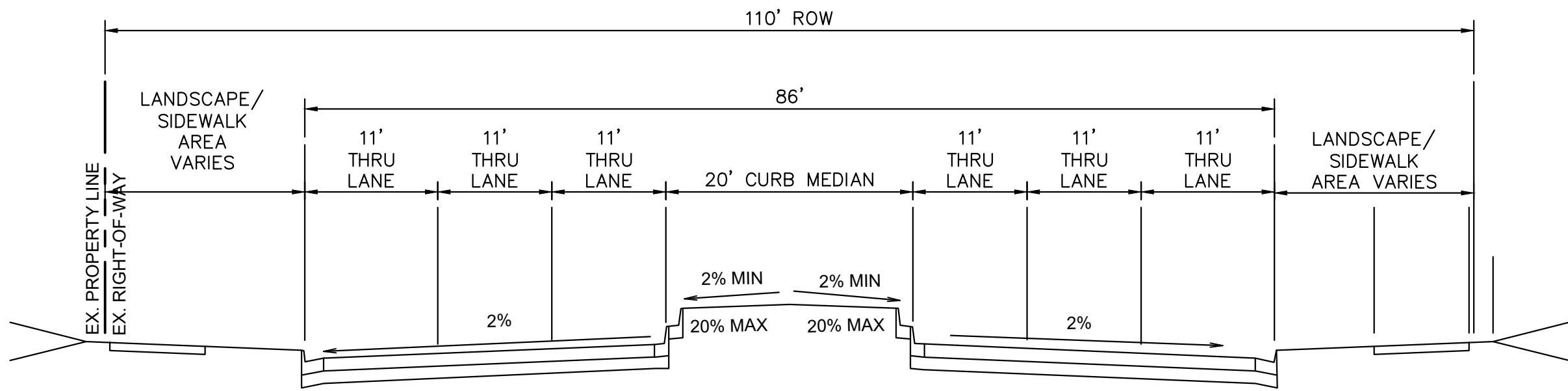
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CITY OF AURORA SITE PLAN NOTES:

- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII – NUMBERING OF BUILDINGS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. 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. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH 2021 IBC AND THE 2017 A117.1 ANSI. (NOTE TO APPLICANT: PLEASE SEE EXHIBIT B8 UNDER THE DEVELOPMENT/DESIGN STANDARDS SECTION OF THIS GUIDEBOOK FOR ITEMS TO BE SHOWN ON A SITE PLAN).
- 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.
- 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".
- 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 DEVELOPER'S 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.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE 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.
- 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF CHAMBERS ROAD AND SMOKY HILL ROAD, WHEN THE TRAFFIC SIGNAL UPGRADE PROJECT IS COMPLETED. 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.
- 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, 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.
- 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.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF

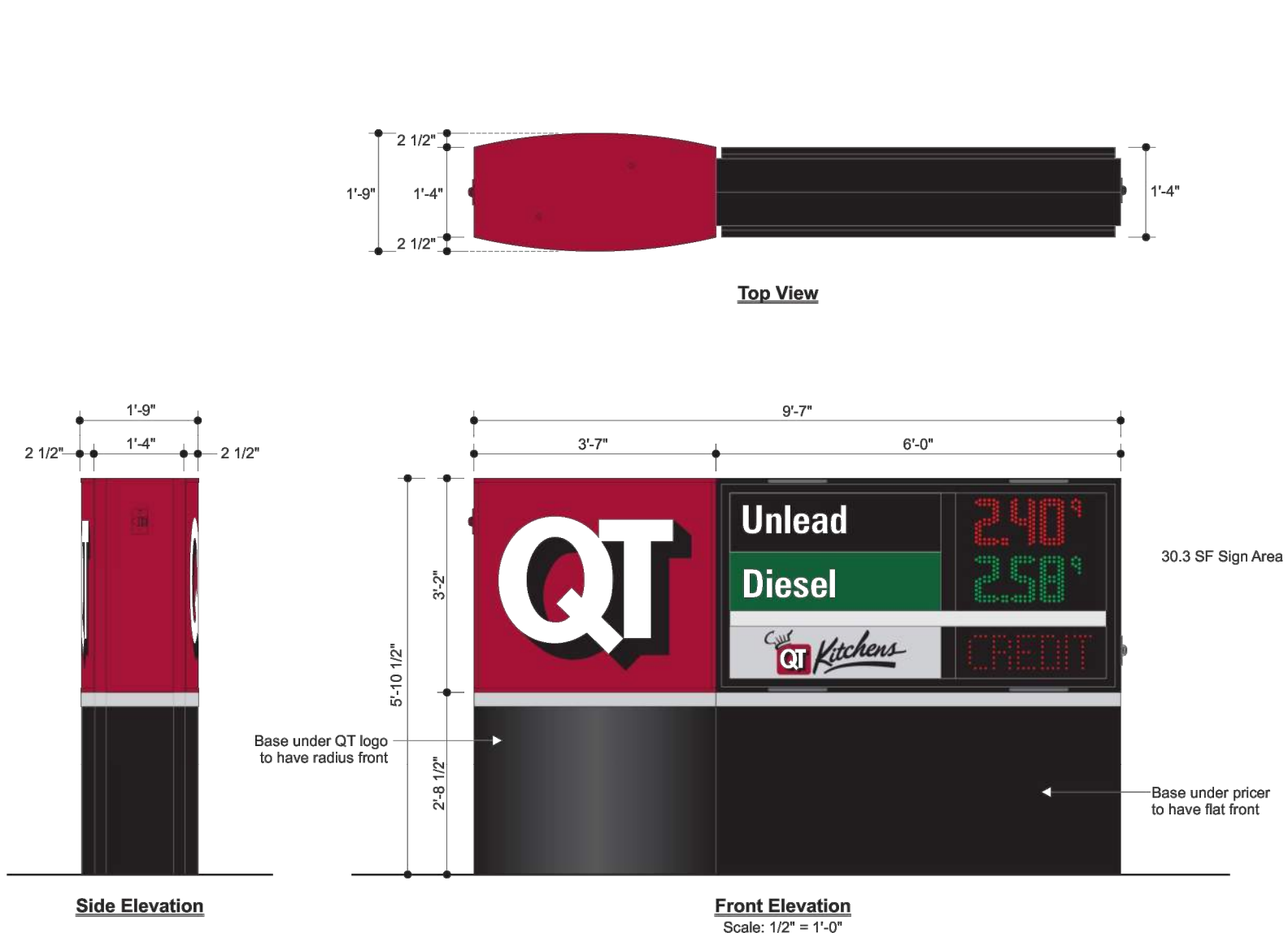
THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER

- 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.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- 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.
- 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 PHOTOMETRICS 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 SUBMITTED 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.



SOUTH CHAMBERS ROAD TYPICAL SECTION

NTS



Color Specifications	
All Paint Finishes to be Akzo Nobel	
Opague Silver	
Translucent White	
Black - Low Gloss	
Matte White (Interior of Sign)	
Match 3M Cardinal Red #3632-53	
Match PMS 349C	

4251 -E2PQ-CC-31
Horizontal Monument Sign

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

- Notes:
- Engineering provided by QT.
 - Steel supports provided by sign installer.



4251 -MH-E2PQ-CC-31

Project Information

Client: QuikTrip

Location:

Sign: House

Design: CT

Project Manager: James Gentry

Date / Description

12/10/19 Issue Date

01/14/20 Rev. 1

02/19/20 Rev. 2

Notes

Store #

4251

Declaration

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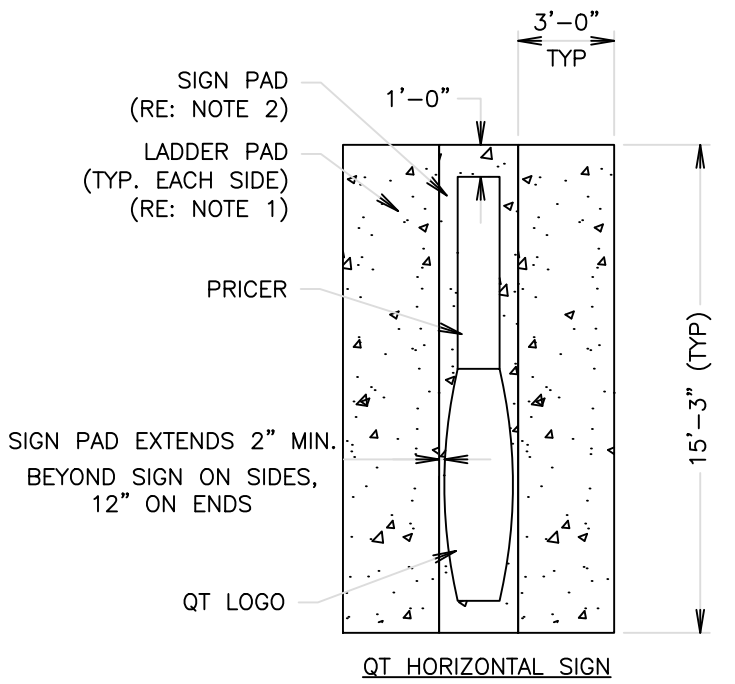
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www.allenindustries.com



- 4" THICK X 4000 P.S.I. CONCRETE LADDER PAD W/6"x6" 10 GA. W.W.F. PLACED LEVEL, MID-DEPTH (TYPICAL)
- 4" THICK X 4000 P.S.I. CONCRETE SIGN PAD W/6"x6" 10 GA. W.W.F. PLACED LEVEL, MID-DEPTH (TYPICAL)
- CAULK CONSTRUCTION JOINT BETWEEN SIGN AND LADDER PADS.
- FOR QT SIGN PAD PLACEMENT SEE SITE PLAN FOR SITE SPECIFIC SIGNAGE AND LOCATION.



GEN III SIGN PAD DETAIL

SD015A005

NTS



Know what's below.
Call before you dig.

QUIKTRIP 4274

E. SMOKY HILL RD & S. CHAMBERS RD

SITE PLAN

COUNTY OF ARAPAHOE, STATE OF COLORADO

GENERAL NOTES & DETAILS



PROJECT NO. 09688040

DRAWING NAME

2

LOT 2, BLOCK 1
PHEASANT RUN SUBDIVISION FILING NO. 12

OWNER: TOROTLAN LLC
ZONING: MU-C

PROPOSED 75-500KVA
TRANSFORMER PAD
TRANSFORMER WORKING CLEARANCE

EXISTING PARKING OUTSIDE
PROPERTY TO REMAIN

EXISTING STREET
LIGHT TO REMAIN

EXISTING STREET
LIGHT TO REMAIN

AIR STATION
5.0'
LANDSCAPE
BUFFER

AIR STATION TO BE STRIPED OUT

PRIVATE INLET (TYP.)

PROPERTY LINE

PROPOSED CURB

EXISTING CURB TO REMAIN

PROPOSED CURB TO TIE INTO EXISTING
4 BELOW GRADE 15,000
GAL FUEL TANKS

N113 55°08'W
118.00'

PR STOP SIGN

EXISTING STREET
LIGHT TO BE
RELOCATED

R=25.0'

500' SIGHT TRIANGLE

FULL ACCESS MOVEMENT

ADA ACCESS RAMP (TYP.)

PROPOSED CURB AND GUTTER (TYP.)

PROPERTY LINE

PEDESTRIAN & TRAFFIC ESMT (WIDTH
VARIES) BY SEPARATE DOCUMENT
REC. NO.

SITE PAVEMENT

1 BELOW GRADE 15,000
GAL FUEL TANKS

EMERGENCY FUEL SHUT OFF

TRAFFIC STRIPING TO BE
UPDATED PER TIS FINDINGS

WOODGATE NORTH SUBDIVISION
FILING NO. 1
ZONING: R-2
REC. NO. R2099859

This was set up to create
easier circulation. Since
this is ROW area
maintained by COA, this
will be updated to simplify
irrigation.

LOT 2, BLOCK 1
PHEASANT RUN
SUBDIVISION FILING NO.
12

PROPOSED TRANSFORMER

PARKING SPACE
MARKING (TYP)

BOLLARDS (TYP)

PROPOSED BIKE RACK, SEE SHEET 5

EXISTING 6" GAS ESMT
REC. NO. R2371086

EMERGENCY FUEL
SHUT OFF LOCATED
ON BUILDING

ACCESSIBLE PARKING
SIGNAGE

VAN ACCESSIBLE PARKING

LOT 1, BLOCK 1
PHEASANT RUN
SUBDIVISION FILING NO. 12
48,951 SQ. FT. ± OR 1.123 ACRES ±

G3SE (P-114)
STORE NO.: 4274
5,312 S.F.
BLDG. HT. = 20'-0"

35.3' PROPOSED
STORM SEWER ESMT
BY SEPARATE
DOCUMENT

42.1' FROM EMERGENCY
FUEL SHUT OFF TO MPD

PARKING SPACE
MARKING (TYP)

335.3' TO EXISTING FIRE
HYDRANT

R=30.0'

LOADING ZONE

PROPOSED PLAZA AREA

6" GAS EASEMENT
REC. NO. R2371086

10' STORM SEWER ESMT
BY SEPARATE DOCUMENTS
REC. NO.

S66 04°52'E
236.28'

QT HORIZONTAL MONUMENT SIGN,
MH-E2PQ-CC-24,
5'-5 1/2" HT X 8'-8" W X 23.8 SF
(RE: L1-C500)

NEW MAST ARM SIGNAL POLE

PROPOSED NON-STANDARD RAMP TO BE
REVIEWED/APPROVED AS PART OF CIVIL PLANS

R=25.0'

EXISTING SIGNAL POLE
MODIFICATION BY CITY

Δ=113 55°08"
R=20.00"
L=39.77'
T=30.75'

EXISTING HYDRANT TO BE RELOCATED

FIXED OUTDOOR SEATING (TYP.)

PROPOSED HYDRANT

PROPERTY LINE

334.3' TO EXISTING FIRE HYDRANT

PEDESTRIAN AND TRAFFIC ESMT BY SEPARATE DOCUMENT
REC. NO.

10' LANDSCAPE SETBACK

110.0' ROW

TRAFFIC STRIPING TO BE
UPDATED PER TIS FINDINGS

TRAFFIC STRIPING TO BE EXTENDED 20 LF

TRAFFIC STRIPING TO BE EXTENDED 36 LF

STOP SIGN W/ RIGHT
TURN ONLY SIGN

PROPOSED 5' WIDE SIDEWALK TO
BUILDING CONNECTION WITH 3 STAIRS

465' SIGHT TRIANGLE

PROPOSED CROSSWALK PER COA DTL TE-12

RI/RO ACCESS

ADA ACCESS RAMP (TYP.)

EXISTING RETAINING WALL

PROPOSED STORM SEWER ESMT

PRIVATE INLET

PROPERTY LINE

R=25.0'

EXISTING 15' ACCESS &
UTILITY EASEMENT
REC. NO. D3132611

EXISTING FIRE LANE
SIGN TO REMAIN

589 55°52'W
176.00'

EX. 15' ACCESS & UTILITY
EASEMENT REC. NO. D3132611

EXISTING 30' INGRESS-EGRESS
UTILITY & FIRE EASEMENT
BK. 3281, PG. 642; BK. 3286, PG.
599; & BK 3633, PG. 704 & 707

S45 28°30'W
51.48'

S89 57°02'W
32.00'

PROPERTY LINE

EXISTING STREET
LIGHT TO REMAIN

DUMPSTER ENCLOSURE

R=3.0'

25.0' DRAINAGE
ACCESS ESMT
BY SEPARATE
DOCUMENT

PROPOSED CONCRETE PAN

34.32'

30.45'

PROPOSED WALL

R=25.0'

342.4'

TO EXISTING FIRE HYDRANT

Identify the max
height, material, and
provide a typical
section.

Max height,
material, and a
typical section is
now provided.

PHEASANT RUN TOWNHOMES
SUBDIVISION FILING NO.1
ZONING: R-3
REC. NO. R1320881

S. CHAMBERS RD.
MAJOR ARTERIAL
REC. NO. R1250685
& REC. NO. R1294323

EAST SMOKY HILL RD.
(120' R.O.W.)
MAJOR ARTERIAL
REC. NO. R1250685

Why not have the
concrete be at right
angles to the street? The
angular left over space is
hard to irrigate.

"Non-Standard" has
been removed.

1. THESE PLANS ARE NOT FOR CONSTRUCTION.
2. PUBLIC IMPROVEMENTS MUST BE COMPLETED
AND ACCEPTED PRIOR TO THE
COMMENCEMENT OF BUSINESS OPERATIONS.
3. THE EXISTING STREETLIGHTS ALONG BOTH
SMOKY HILL ROAD AND CHAMBERS ROAD
SHALL BE EVALUATED FOR CONFORMANCE
WITH THE MOST CURRENT PHOTOMETRIC
REQUIREMENTS FROM THE ROADWAY MANUAL
WITH THE CIVIL PLANS. ADDITIONAL LIGHT
MAY BE REQUIRED TO COMPLY WITH
CURRENT PHOTOMETRIC REQUIREMENTS.

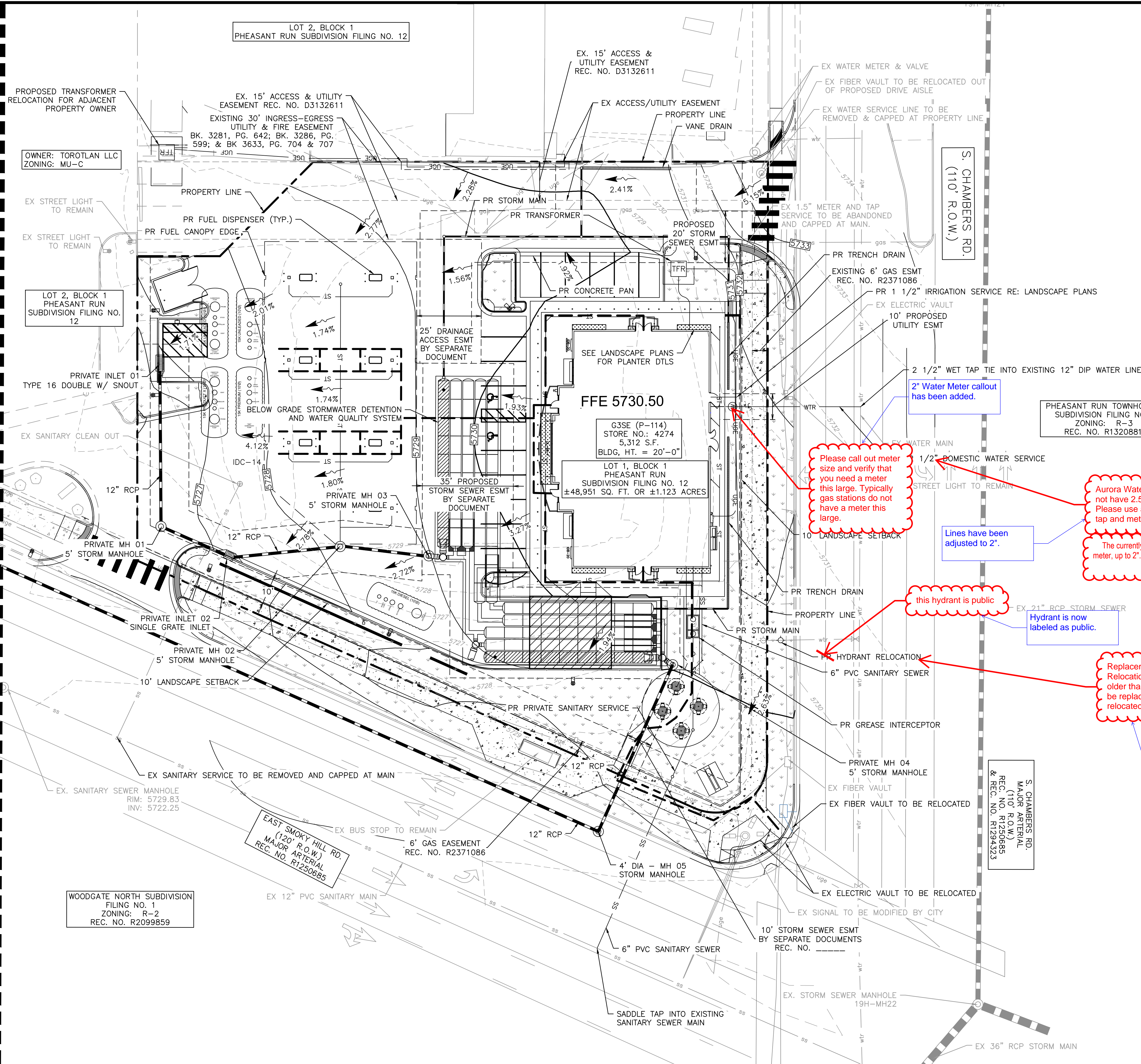
3



Know what's below.
Call before you dig.

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MATCHLINE SEE SHEET 5



LEGEND

- SITE PROPERTY LINE
- WTR — PROPOSED WATER LINE
- SS — PROPOSED SSWR LINE
- PROPOSED STORM SEWER
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SITE LIGHT
- PROPOSED STORM DRAINAGE INLET
- PROPOSED STORM MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- EX. GATE VALVE
- ACCESSIBLE ROUTE

GENERAL NOTES

- THESE PLANS ARE NOT FOR CONSTRUCTION. REFER TO THE FINAL APPROVED CONSTRUCTION PLANS.
- ALL GRADE ELEVATIONS ARE TOP OF PAVEMENT ELEVATIONS UNLESS INDICATED OTHERWISE.
- ALL SANITARY SEWER PIPES AND STRUCTURES TO BE INSTALLED WITH PRIVATE FACILITIES.

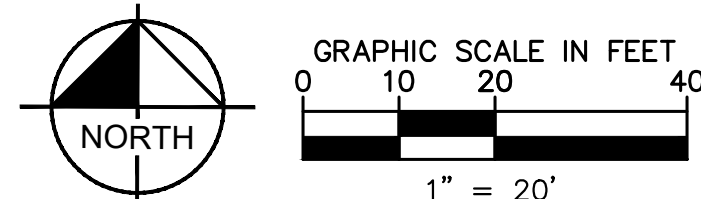
Meters and Hydrants Required Easements

Fixture	Easement
3/4" to 1" meter	10' wide and 5' behind meter pit or in R.O.W. behind back of walk or in the tree lawn if detached walk is required
1 1/2" to 2" meter	10' wide and 5' behind meter pit
3", 4", 6"	18' wide and 5' behind meter pit
Fire Hydrant	10' wide and 5' behind hydrant

- REQUIRE THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES IN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
- MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MINIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
- THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
- THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
- MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1% AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- ALL PROPOSED PAVEMENT MATERIAL IS TO BE DETERMINED DURING THE TIME OF FINAL CONSTRUCTION DOCUMENTS AS ASPHALT OR CONCRETE. MINIMUM SLOPES AS REQUIRED FOR CONCRETE AND ASPHALT WILL BE DEMONSTRATED IN FINAL CONSTRUCTION DOCUMENTS.

GENERAL NOTES

- THESE PLANS ARE NOT FOR CONSTRUCTION. PUBLIC IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED PRIOR TO THE COMMENCEMENT OF BUSINESS OPERATIONS.
- THE EXISTING STREETLIGHTS ALONG BOTH SMOKY HILL ROAD AND CHAMBERS ROAD SHALL BE EVALUATED FOR CONFORMANCE WITH THE MOST CURRENT PHOTOMETRIC REQUIREMENTS FROM THE ROADWAY MANUAL WITH THE CIVIL PLANS. ADDITIONAL LIGHT MAY BE REQUIRED TO COMPLY WITH CURRENT PHOTOMETRIC REQUIREMENTS.



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

Horn

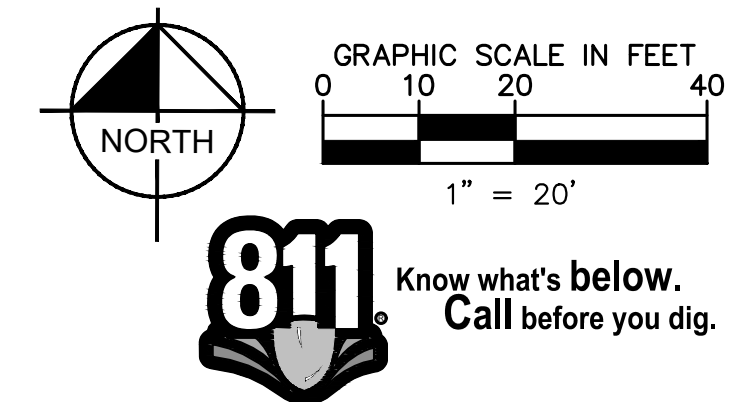
ASSOCIATES, INC.
Suite 300
PO Box 2228-2300

DESIGNED BY: MCK
DRAWN BY: MCK
CHECKED BY: DNP
DATE: 9/23/2024

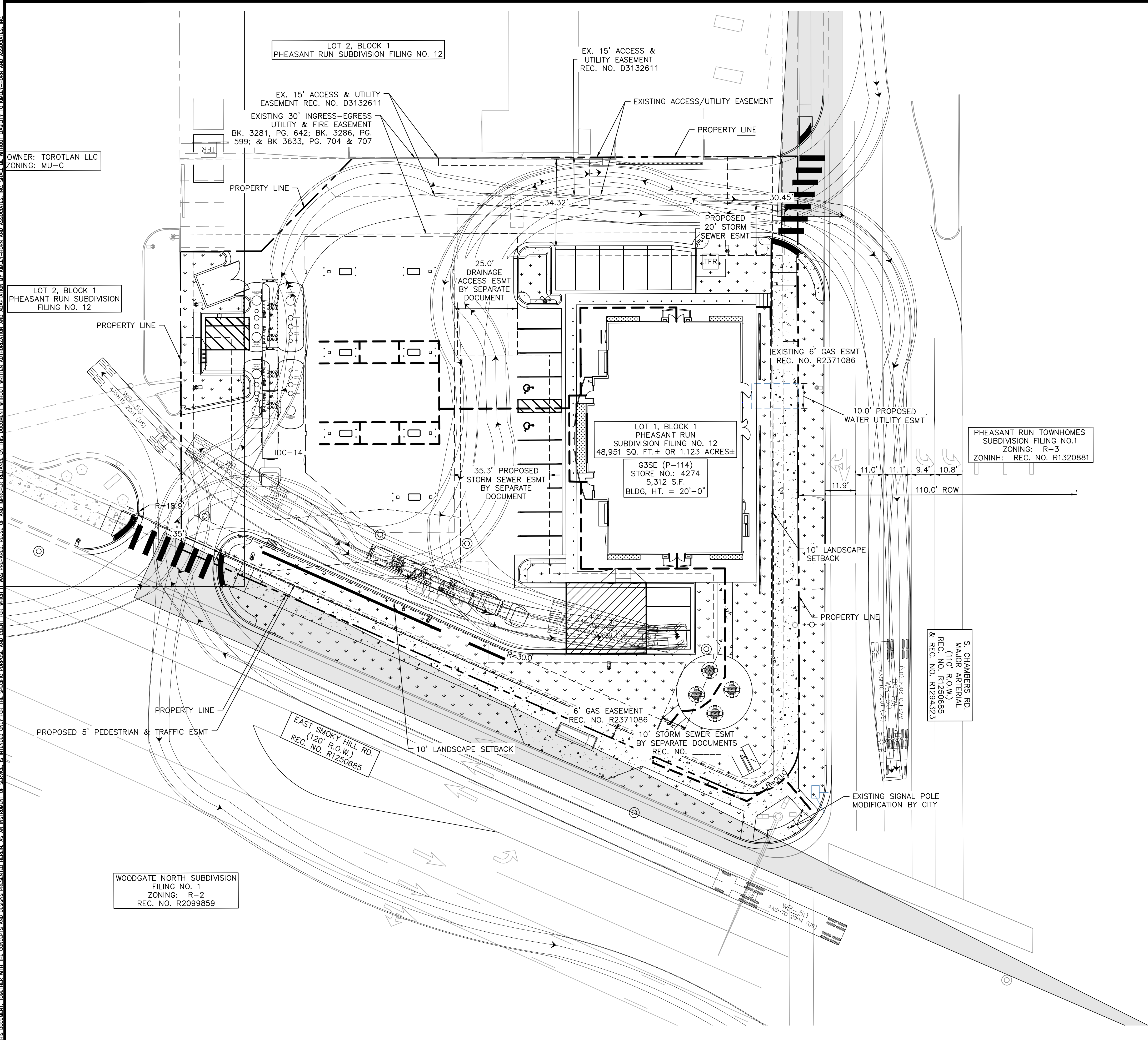
QUICKTRIP 4274
E. SMOKY HILL RD & S. CHAMBERS RD
SITE PLAN
COUNTY OF ARAPAHOE, STATE OF COLORADO
GRADING & UTILITY PLAN



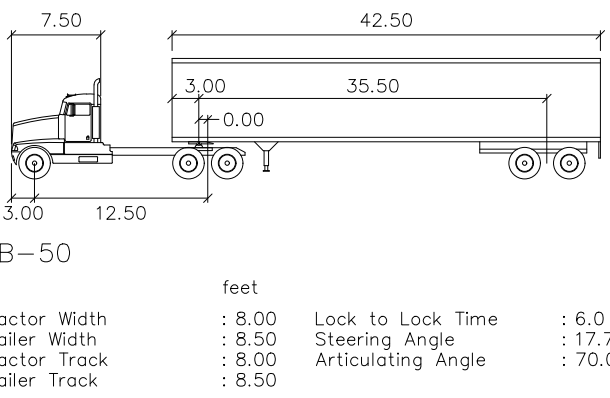
PROJECT NO.
096888040
DRAWING NAME



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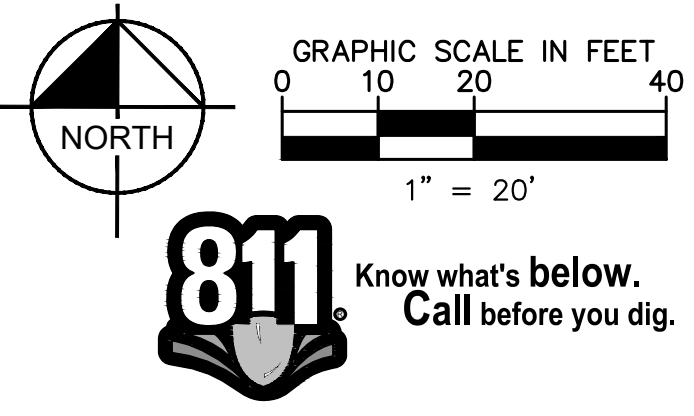
- LEGEND**
- SITE PROPERTY LINE
 - EASEMENT LINE
 - PROPOSED SITE LIGHT
 - EXISTING SITE LIGHT
 - PROPOSED STORM DRAINAGE INLET
 - PROPOSED LANDSCAPE
 - PROPOSED SIDEWALK
 - EXISTING SIDEWALK
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - PROPOSED ACCESSIBLE ROUTE
 - STORM MANHOLE
 - SANITARY MANHOLE




OPERATIONS PLAN

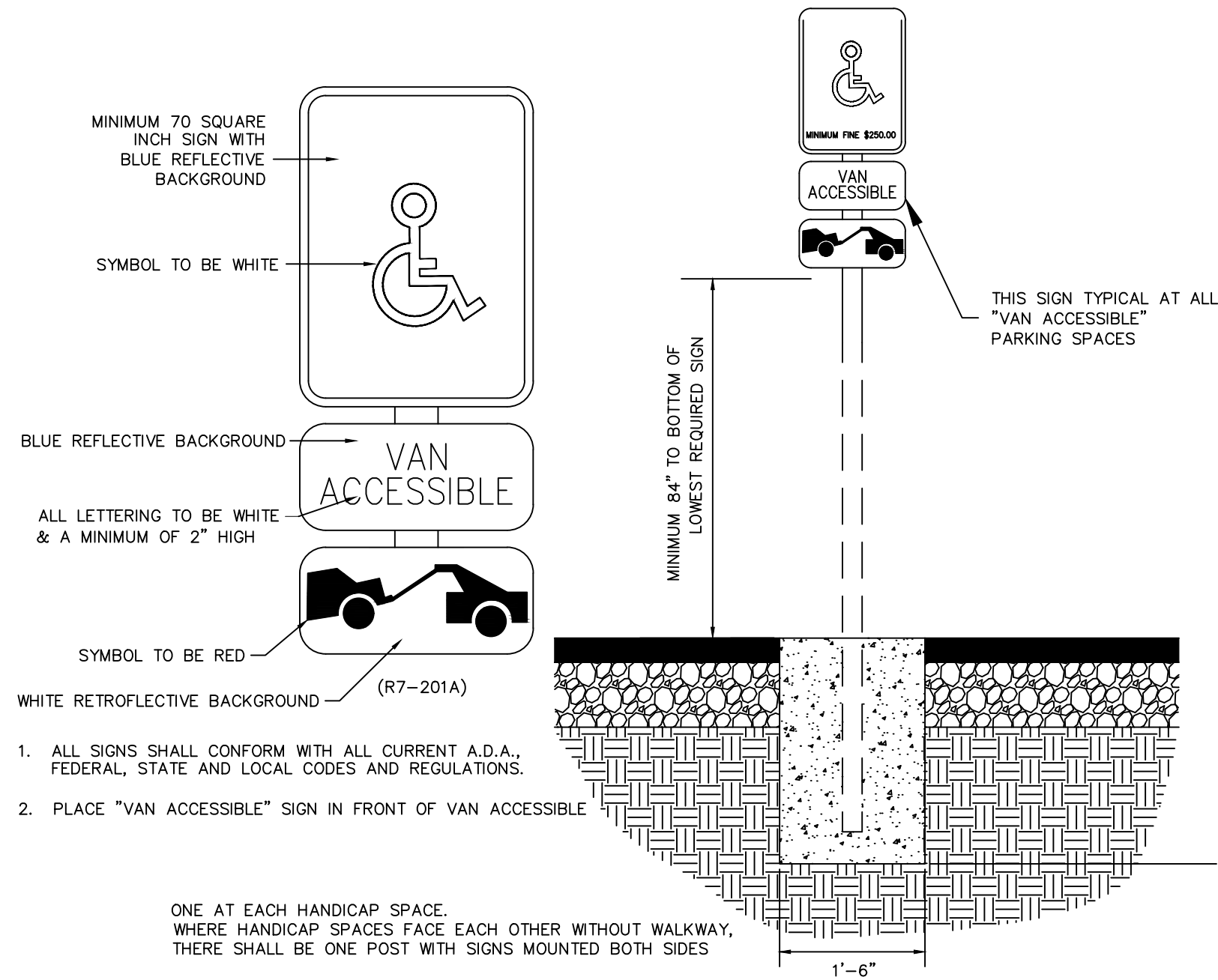
THE CONVENIENCE STORE WITH FUEL SALES WILL BE OPEN 24 HOURS PER DAY. EACH LOCATION EMPLOYS AN AVERAGE OF 22 PEOPLE, 4 EMPLOYEES PER SHIFT, 3 SHIFTS PER DAY. THE PEAK VISITATION TO THE SITE CORRELATES WITH NORMAL BUSINESS TRAVEL HOURS. IN THE MORNING FROM 6AM - 9AM AS PEOPLE ARE HEADING OUT TO WORK, FROM 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.



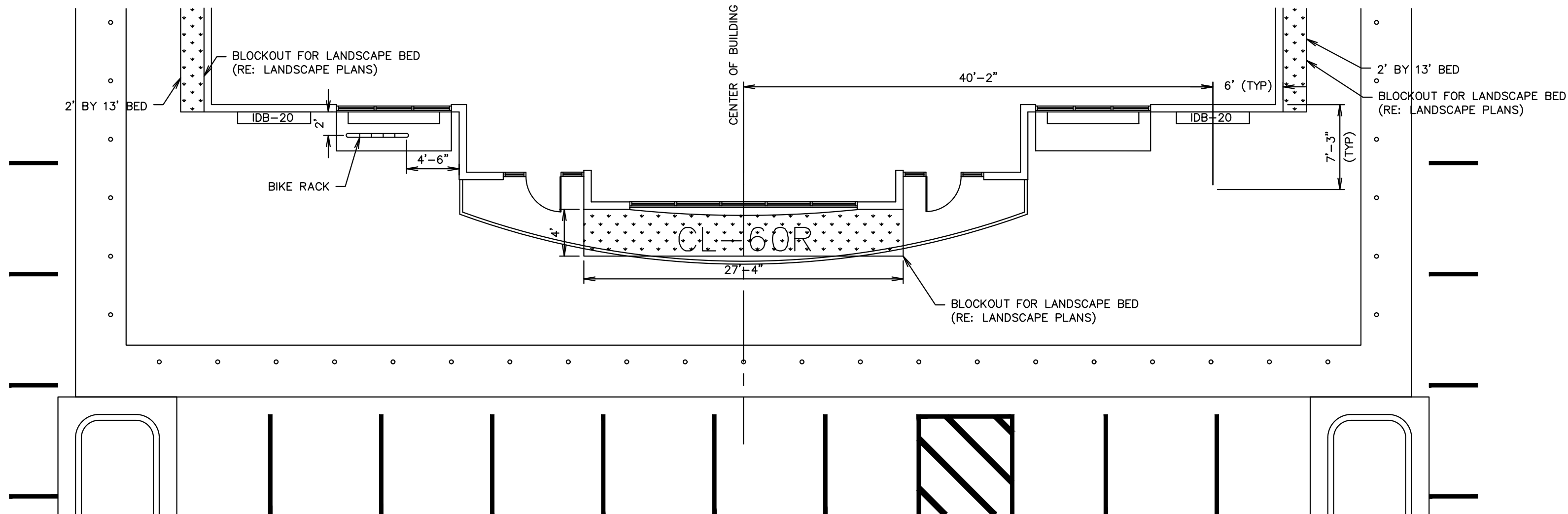
NO.		REVISION		BY	DATE	APPR
Kimley»Horn 2023 KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, CO 80111 (303) 228-2300						
DESIGNED BY: MGK DRAWN BY: MGK CHECKED BY: DNP DATE: 9/23/2024						
QUICKTRIP 4274 E. SMOKY HILL RD & S. CHAMBERS RD SITE PLAN COUNTY OF ARAPAHOE, STATE OF COLORADO OPERATIONS PLAN						
						
PROJECT NO. 096888040						
DRAWING NAME						
6						

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ACCESSIBLE PARKING SIGN

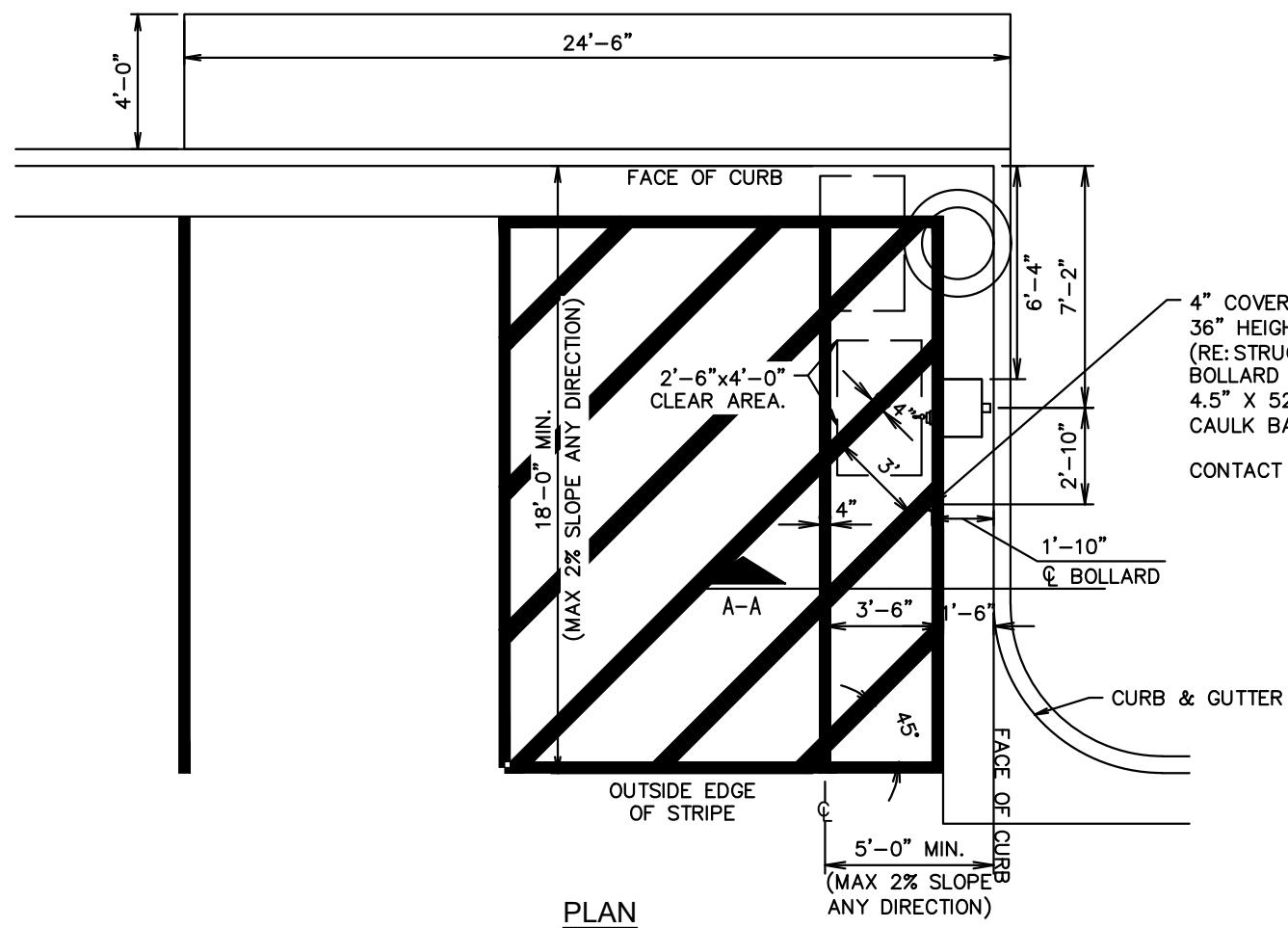
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OUTSIDE TABLE PLACEMENT (MOD) (G3SE)

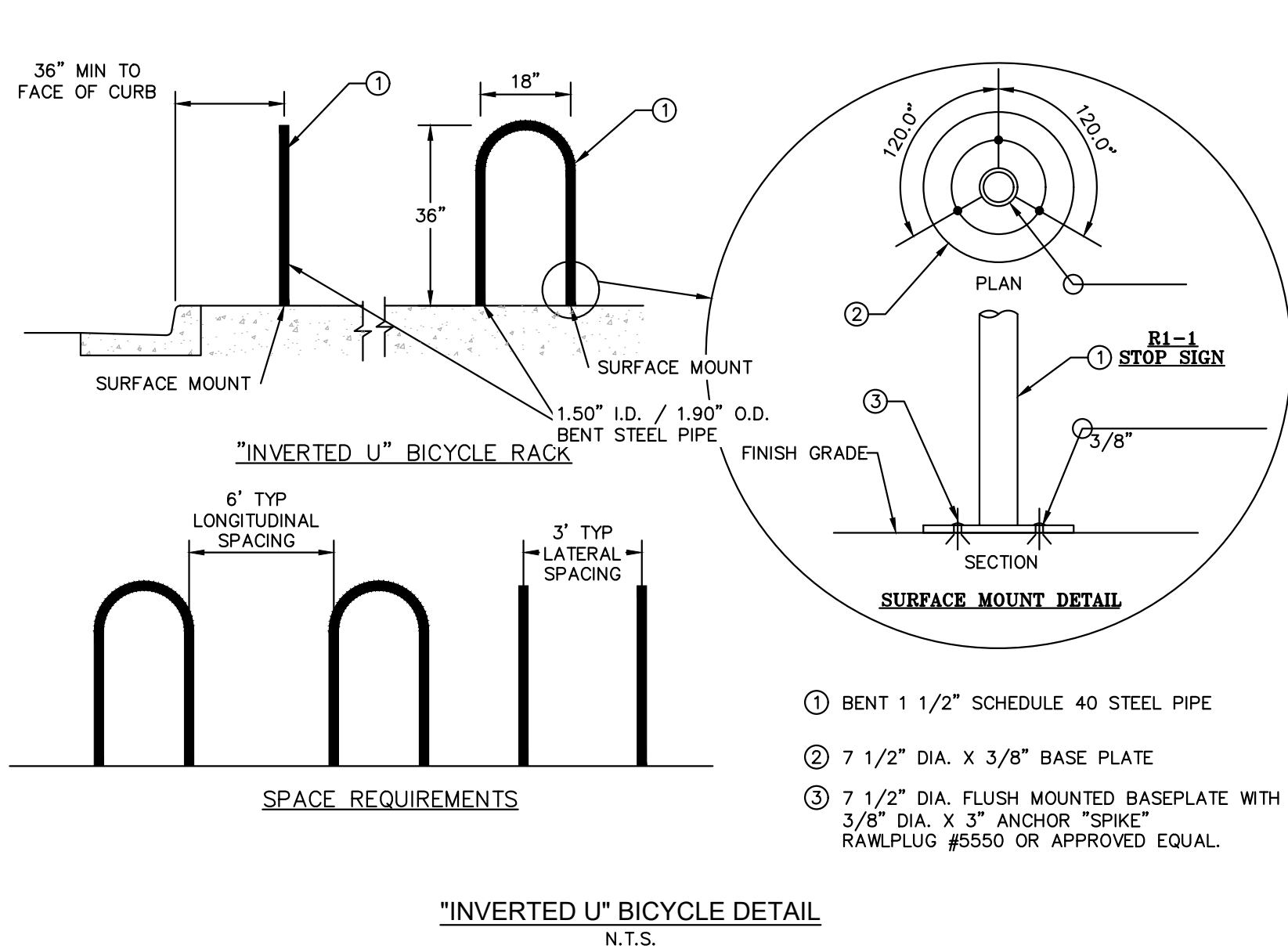
NTS

SN: SD024A002

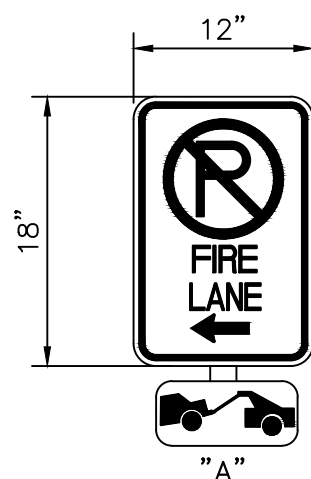
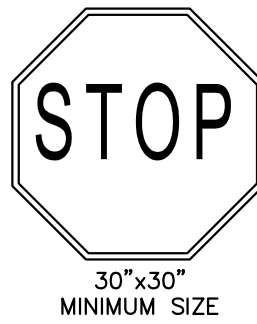


AIR SERVICE INSTALL PLAN (RIGHT HAND INSTALL)

N.T.S.



SIGN LEGEND:

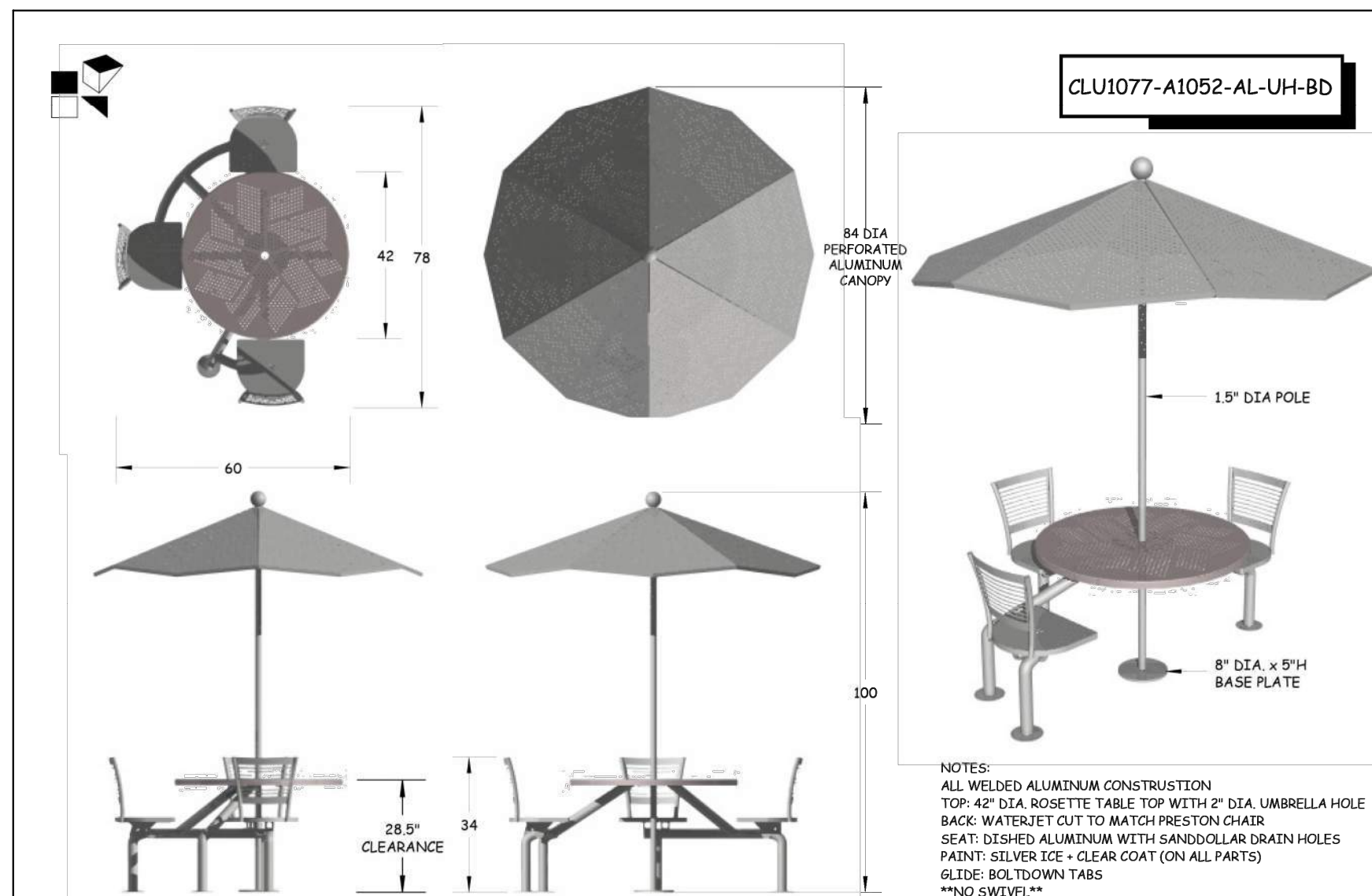


FIRE LANE NOTES:

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 SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
9. SIGNS SHALL BE SPACED 50- FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2021-IFC
10. SIGNS SHALL BE INSTALLED 2 FEET BEHIND CURB OR SIDEWALK
11. FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR) IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS
12. LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE

FIRE LANE SIGN

N.T.S.



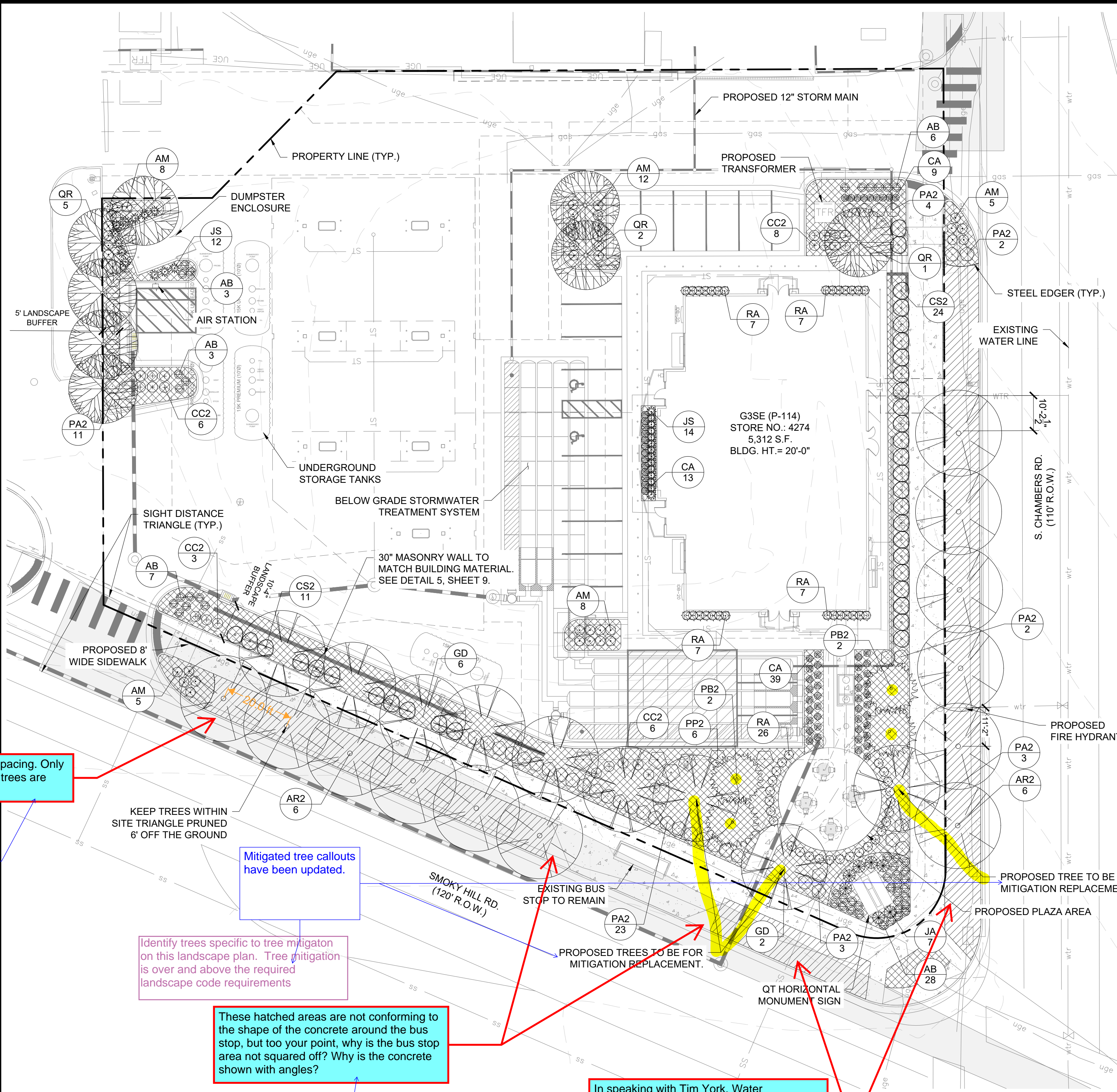
QUICKTRIP 4274
E. SMOKY HILL RD & S. CHAMBERS RD
SITE PLAN
COUNTY OF ARAPAHOE, STATE OF COLORADO
SITE DETAILS



PROJECT NO.
096888040
DRAWING NAME



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ADJUSTMENTS:
LANDSCAPE
AN ADMINISTRATIVE ADJUSTMENT IS REQUESTED FROM CODE SECTION 146-4.7.5 E.2.A. OF THE UDO. THE ADJUSTMENT REQUESTS FOR THE NON-STREET PERIMETER BUFFER TO BE REDUCED FROM 10' WIDE TO 5' WIDE. PER COORDINATION WITH COA, THIS IS PERMITTED WITH A TALL LANDSCAPE SCREEN. NO ENCROACHMENTS ARE PERMITTED WITHIN THE BUFFER. THIS PROJECT WILL PROVIDE TALL LANDSCAPE SCREENING WITH SHRUBS AND TREES AND A 5' BUFFER.

Because the UDO requirements are being met with a tall landscape screen, there is no requirement for an adjustment.

Adjustment request has been removed.

4 Trees are now being provided. Code table has been updated. Thank you

PLANT SCHEDULE						
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
TREES						
	QR	8	NORTHERN RED OAK QUERCUS RUBRA	B & B	2.5" CAL MIN	10' - 12' HT. MIN.
	AR2	12	RED MAPLE ACER RUBRUM	B & B	2.5" CAL MIN	10' - 12' HT. MIN.
	GD	9	STREET KEEPER® HONEY LOCUST GLEDTISIA TRIACANTHOS INERMIS 'DRAVES'	B & B	2.5" CAL MIN	10' - 12' HT. MIN.
EVERGREEN TREES						
	PB2	4	BLACK HILLS SPRUCE PICEA GLAUCA DENSATA	B & B		6' HT MIN
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SPACING	SIZE
DECIDUOUS SHRUBS						
	RA	54	ALPINE CURRANT RIBES ALPINUM	5 GAL	SEE PLAN	18" HT MIN
	CC2	23	BLUE MIST SPIREA 'DARK KNIGHT' CARNYOPTERIS CLAUDONENSIS	5 GAL	SEE PLAN	18" FULL
	PP2	6	PAWNEE BUTTES SAND CHERRY PRUNUS BESSEYI 'P011S' TM	5 GAL	SEE PLAN	18" SPRD.
	PA2	48	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA	5 GAL	SEE PLAN	18" HT MIN
EVERGREEN SHRUBS						
	JA	7	ARCADIA JUNIPER JUNIPERUS SABINA 'ARCADIA'	5 GAL	SEE PLAN	24" SPRD. MIN.
	AM	38	MANZANITA 'PANCHITO' ARCTOSTAPHYLOS MANZANITA	5 GAL	SEE PLAN	18" FULL
	JS	26	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM 'SKYROCKET'	5 GAL	SEE PLAN	30" HT MIN
	CS2	35	SPANISH GOLD BROOM CYTISUS PURGANS 'SPANISH GOLD'	5 GAL	SEE PLAN	36" FULL
ORNAMENTAL GRASSES						
	AB	47	BLUE Avena HELICTOTRICHON SEMPERVIRENS	1 GAL	SEE PLAN	12" HT MIN
	CA	61	RED GRASS KARL FOERSTER	1 GAL	SEE PLAN	18" HT MIN
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE	SPACING
GROUND COVERS						
	R	7,799 SF	2"-3" ROCK COBBLE MULCH RIVER ROCK MULCH	-	ROCK	
	FR	3,702 SF	RTF TALL FESCUE FESTUCA ARUNDINACEA 'RHIZOMATOUS RTF'	SEED		

LANDSCAPE CODE REQUIREMENTS:
ZONE: MU-C

CURBSIDE LANDSCAPING:
ONE TREE PER 40 LF

S CHAMBERS RD
SMOKEY HILL RD

PARKING LOT ISLAND LANDSCAPE:
1 TREE AND 6 SHRUBS PER 9'X19' ISLAND

BUILDING PERIMETER LANDSCAPING:
ONE TREE EQUIVALENT PER 40 LF

NORTH
SOUTH
WEST
EAST

TURF NOT TO CONSIST OF MORE THAN 33% OF TOTAL LANDSCAPE AREA. 32% PROVIDED

*South East building corner parking island tree placed in North island due to below grade stormwater treatment system.
* West parking island tree placed north of the dumpster due to underground fuel tanks.

STREET PERIMETER BUFFER LANDSCAPING ONE TREE AND 10 SHRUBS PER 40 LF OF FRONTAGE	AMOUNT	BUFFER REQUIRED	BUFFER PROVIDED	PLANTING REQUIRED	PLANTING PROVIDED
SOUTH - SMOKEY HILL RD	233 LF	20' WIDTH	10' WIDTH	6 TREES & 58 SHRUBS	6 PROPOSED & 89 SHRUBS & 35 GRASSES
NON-STREET BUFFER LANDSCAPING ONE TREE AND 5 SHRUBS PER 40 LF OF FRONTAGE					
WEST	123 LF	10' WIDTH	5' WIDTH	4 TREES AND 16 SHRUBS	4 PROPOSED AND 19 SHRUBS**

** REQUIRED TREE PLANTINGS PROVIDED IN EAST AND WEST BUFFERS DUE TO SITE LIMITATIONS. ADDITIONAL LANDSCAPING HAS BEEN PROVIDED ALONG THE EAST AND SOUTH BUFFERS FOR ADJUSTMENT REQUEST DUE TO ENCROACHMENT.

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 DISCOVERED. FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE 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).

Adjustment is no longer needed

Remove the stamp and signature

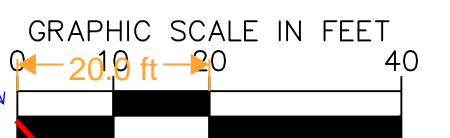
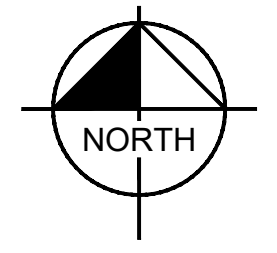
Removed, Thank you.

LANDSCAPE NOTES

- FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF LANDSCAPE AREA IS REQUIRED FOR SOIL AMENDMENT.
- 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

AURORA STANDARD LANDSCAPE NOTES

- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- 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.



NOT FOR CONSTRUCTION

Kimley»Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, CO 80111 (303) 228-2300

DESIGNED BY: AMC
DRAWN BY: AMC
CHECKED BY: CPH
DATE: 9/23/2024

QUICKTRIP 4274
E SMOKEY HILL RD & S CHAMBERS RD
SITE PLAN
COUNTY OF ARAPAHOE, STATE OF COLORADO
LANDSCAPE PLAN

PROJECT NO.
096888040

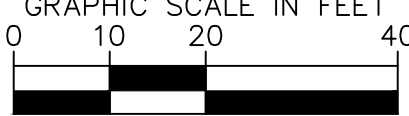
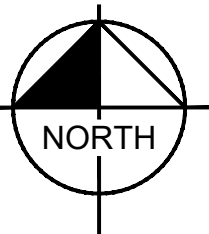
DRAWING NAME

8

DATE
9/23/2024

BY
AMC

REVISION
NO.



17.5" mitigated with additional trees on site in additional to code min.

Note has been added, thank you.
4.5" will be required to be paid @ \$932.22

Note has been added, thank you.
4.5" will be required to be paid @ \$932.22

1. 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.
2. TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO "T" POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
3. 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:
 - A. EQUIPMENT USE AND STORAGE
 - B. MATERIAL DELIVERY OR STORAGE
 - C. VEHICLE TRAFFIC, PARKING, USE OR STORAGE
 - D. SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
 - E. CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
 - F. FOOT TRAFFIC
 - G. RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR MATERIALS
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.



PROS

Removed, Thank you.



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



9

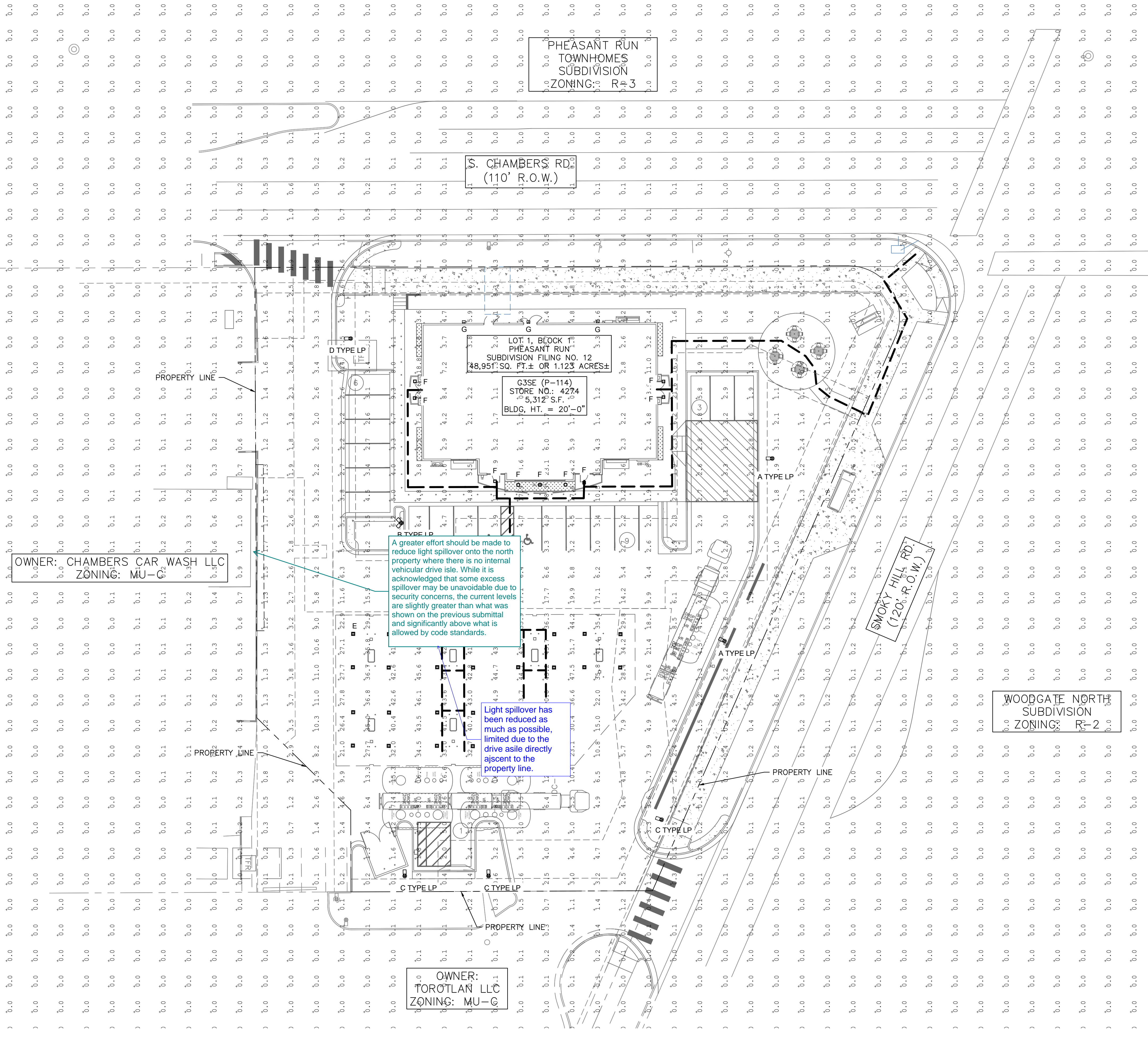
2023 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, CO 80111 (303) 228-23

DESIGNED BY: AMC
DRAWN BY: AMC
CHECKED BY: CPH
DATE: 9/23/2024

QUIKTRIP 4274
E. SMOKY HILL RD & S. CHAMBERS RD
SITE PLAN
COUNTY OF ARAPAHOE, STATE OF COLORADO

TREE MITIGATION PLAN

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LEGEND

- PROPERTY LINE
- - - PROPOSED ADA ROUTE
- ⬡ AREA LIGHT
- ⬢ CANOPY LIGHT
- ⬠ WALL SCONCE
- ⬡ SOFFIT LIGHT
- ⬢ EXISTING STREET LIGHT








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

GRAPHIC SCALE IN FEET
0 10 20 40
1" = 20'

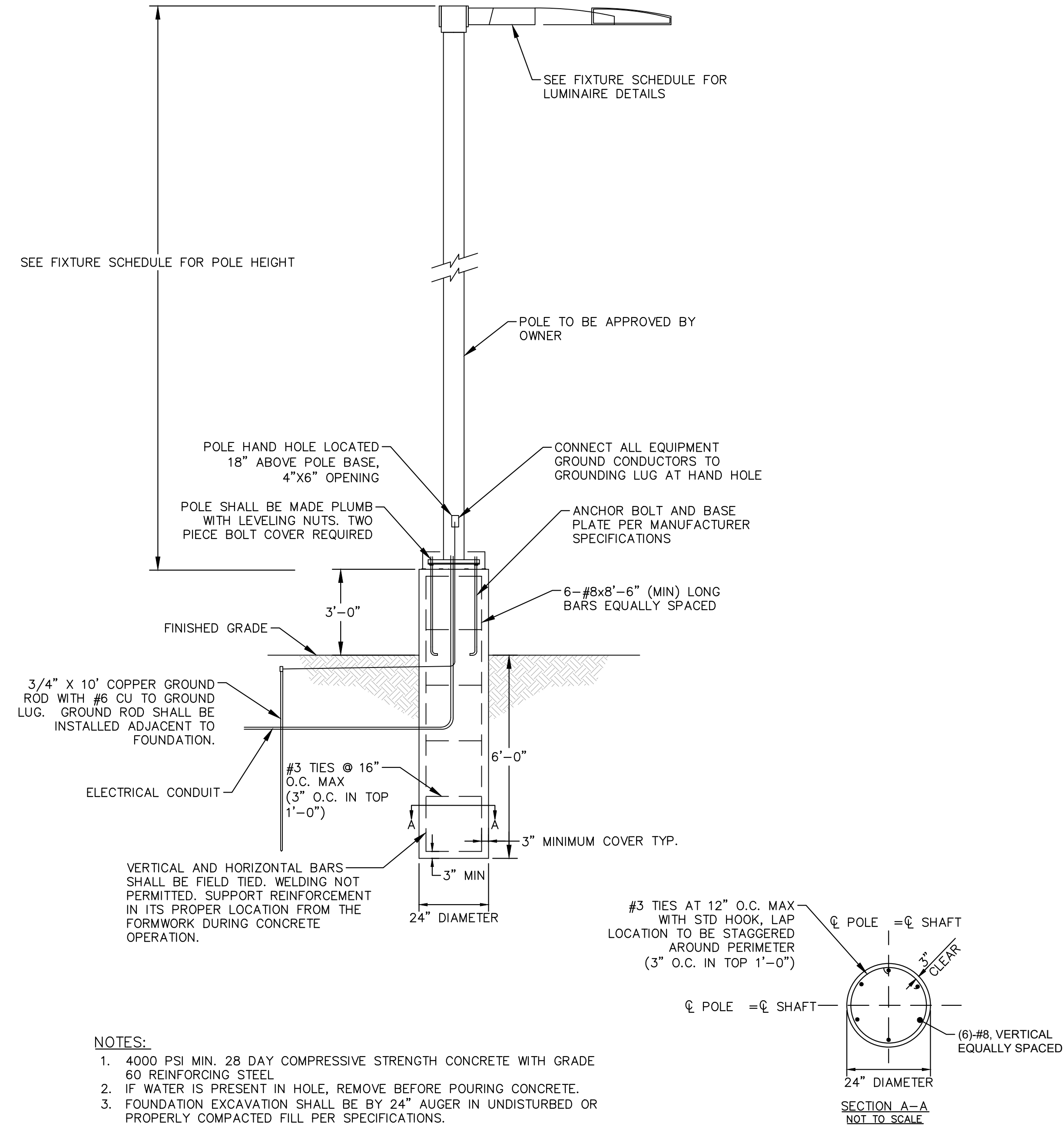
NOTES

1. THESE PLANS ARE NOT FOR CONSTRUCTION.
2. PUBLIC IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED PRIOR TO THE COMMENCEMENT OF BUSINESS OPERATIONS
3. PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY.
4. EVALUATION OF EXISTING STREET LIGHTS ON SMOKEY HILL AND CHAMBERS ROAD WILL BE COMPLETED DURING THE CIVIL CONSTRUCTION PLAN REVIEW.

Kimley»Horn 2023 KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, CO 80111 (303) 228-2300	DESIGNED BY: WRP DRAWN BY: WRP CHECKED BY: DJC DATE: 9/23/2024	QUIKTRIP 4274 E SMOKEY HILL RD & S CHAMBERS RD SITE PLAN COUNTY OF ARAPAHOE, STATE OF COLORADO PHOTOMETRIC PLAN	NO. _____ REVISION _____ BY _____ DATE _____ APPR _____
	PROJECT NO. 096888040	DRAWING NAME	11

LUMINAIRE SCHEDULE								
SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	LLF	DESCRIPTION	TOTAL WATTS
	A	2	SINGLE	22'-0"	12861	0.90	SLM-LED-12L-SIL-FT-40-70CRI	85
	B	1	2 @ 90°	22'-0"	12861	0.90	SLM-LED-12L-SIL-FT-40-70CRI	85
	C	3	SINGLE	22'-0"	8193	0.90	SLM-LED-12L-SIL-FT-40-70CRI-IL	85
	D	1	SINGLE	22'-0"	12974	0.90	SLM-LED-12L-SIL-3-40-70CRI	85
	E	28	SINGLE	15'-0"	12927	0.90	SCV-LED-13L-SC-40	90
	F	9	SINGLE	12'-0"	6041	0.90	XSPS-S-LED-VHO-NW-DFL	48.7
	G	3	SINGLE	12'-0"	6800	0.90	XWM-3-LED-06L-40	47

CALCULATION SUMMARY	
<u>ASPHALT</u>	<u>SIDEWALK</u>
ILLUMINANCE (FC)	ILLUMINANCE (FC)
MINIMUM = 1.20	MINIMUM = 1.90
MAXIMUM = 21.40	MAXIMUM = 18.30
AVERAGE = 5.54	AVERAGE = 8.81
AVG/MIN = 4.62	AVG/MIN = 4.64
<u>CANOPY</u>	<u>ADA ROUTE</u>
ILLUMINANCE (FC)	ILLUMINANCE (FC)
MINIMUM = 14.20	MINIMUM = 1.10
MAXIMUM = 51.70	MAXIMUM = 43.70
AVERAGE = 36.50	AVERAGE = 22.85
AVG/MIN = 2.57	AVG/MIN = 20.77



- NOTES:
1. 4000 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
 2. WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
 3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
 4. FOUNDATION HAS BEEN DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 1500 PSF.
 5. FOUNDATION HAS BEEN DESIGNED FOR A MINIMUM ALLOWABLE LATERAL SOIL PRESSURE OF 100 PCF.

1 POLE FOUNDATION DETAIL
SCALE: NTS

DESIGNED BY: WRP
DRAWN BY: WRP
CHECKED BY: DJC
DATE: 9/23/2024

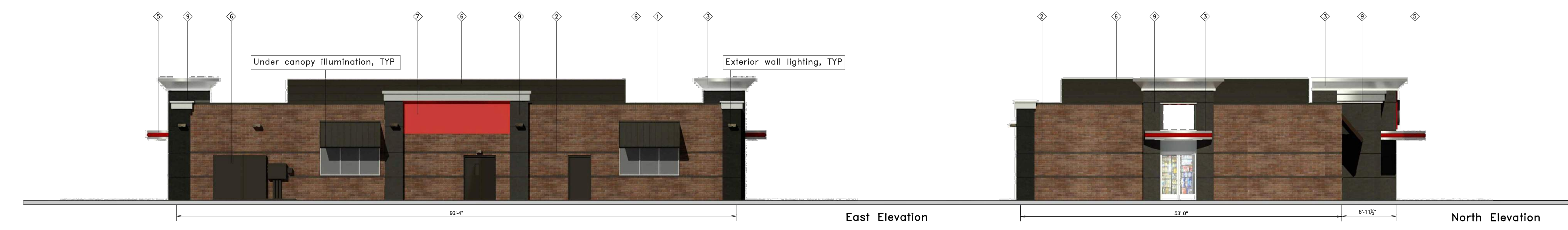
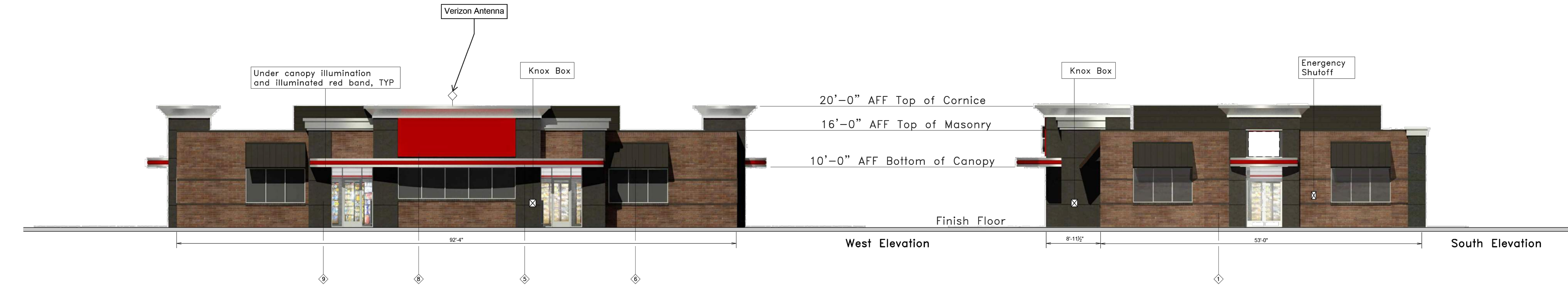
QUIKTRIP 4274
E. SMOKY HILL RD & S. CHAMBERS RD
SITE PLAN
COUNTY OF ARAPAHOE, STATE OF COLORADO
PHOTOMETRIC DETAILS



PROJECT NO.
096888040

DRAWING NAME

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Kimley»Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, CO 80111 (303) 228-2300

DESIGNED BY: MGK
DRAWN BY: MGK
CHECKED BY: DNP
DATE: 9/23/2024

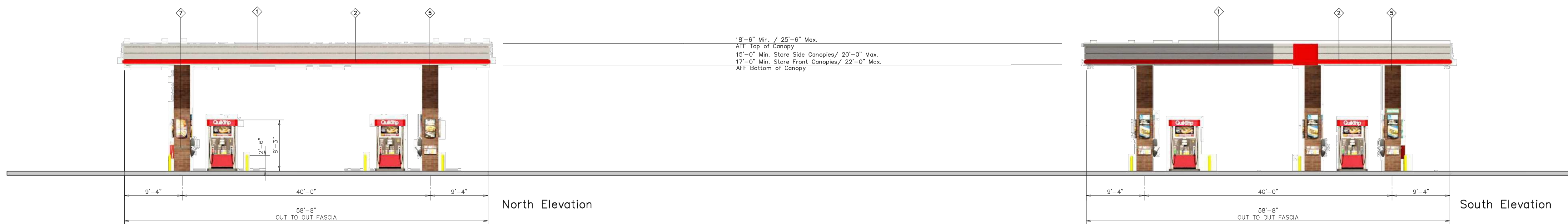
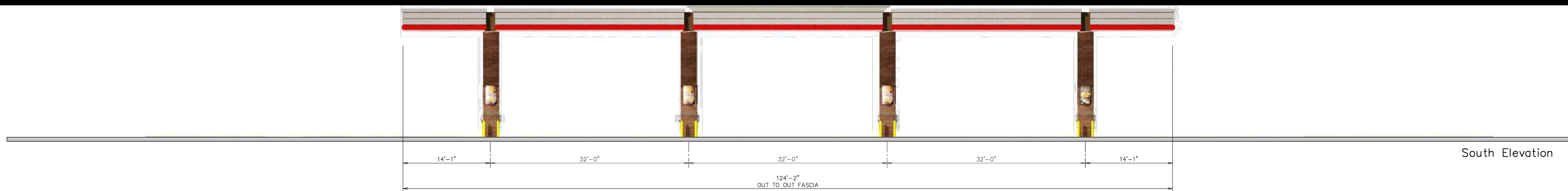
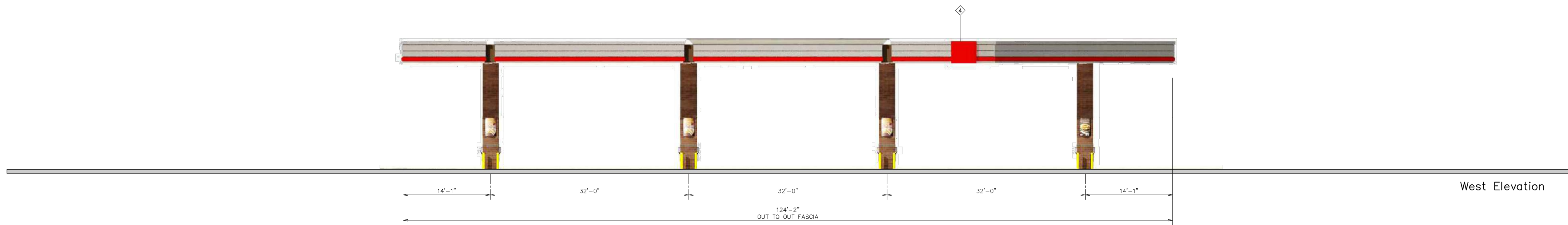
QUICKTRIP 4274
E. SMOKY HILL RD & S. CHAMBERS RD
SITE PLAN
COUNTY OF ARAPAHOE, STATE OF COLORADO
BUILDING ELEVATION




PROJECT NO.
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QuikTrip.
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store # 4274	Custom Gas Canopy	Address: 15275 E Smoky Hill Rd	City, State: Aurora, CO
Serial # 83-4274-GD07	Scale: 1/8"=1'-0"	Issue Date: 04.18.24	Drawn By: JK
Rev/Notes:			

①	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOLDS	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	01 BROWN	SHERWIN - WILLIAMS	VE-TA-ZZAIN
4	00-14	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTRASTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
7	MIDNIGHT	INTRASTATE BRICK	ATLAS STRUCTURAL BRICK

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QUIKTRIP 4274
E SMOKY HILL RD & S CHAMBERS RD
SITE PLAN
COUNTY OF ARAPAHOE, STATE OF COLORADO
CANOPY ELEVATIONS



PROJECT NO.
096888040

DRAWING NAME