QUIKTRIP 4235

SITE PLAN AND CONDITIONAL USE

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

BASIS OF BEARINGS:

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

BENCHMARK:

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

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

ELEVATION: 5436.90 FEET (NAVD 1988)

LEGAL DESCRIPTION:

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

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

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

N00°19'14"W, A DISTANCE OF 36.49 FEET, TO THE SOUTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER 2002031053238 IN SAID RECORDS;

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

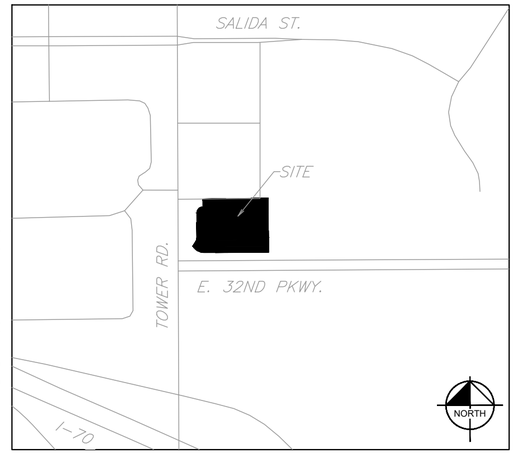
THENCE LEAVING SAID SOUTHERLY BOUNDARY SOUTH 00°19'30" EAST, A DISTANCE OF 253.12 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 32ND PARKWAY RECORDED AT THE RECEPTION NUMBER 1981020344288 IN SAID RECORDS;

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

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

PROJECT DATA:

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



VICINITY MAP
SCALE 1"=500'

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

CONTACTS:

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

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

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

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC. 2
6200 SOUTH SYRACUSE WAY STE 300
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 228-2327
CONTACT: SHELBY MADRID, P.E.

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC. 2
6200 SOUTH SYRACUSE WAY STE 300
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 228-2319
CONTACT: CHRIS HEPLER, PLA

PARKING SUMMARY:

BICYCLE PARKING — 2 REQ. — 2 PROVIDED

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

AMENDMENTS

1. AN ELECTRICAL ENCLOSURE HAS BEEN ADDED TO THE REAR OF THE BUILDING TO PROTECT AND SCREEN THE EXTERIOR ELECTRICAL EQUIPMENT. ALSO, THE SOUTH ACCESS OFF OF E 32ND PKWY HAS BEEN SHIFTED TO THE EAST TO ALIGN WITH THE PROPOSED ACCESS ACROSS THE STREET. NORTHEAST PRIVATE DRIVE EXTENSION HAS BEEN REMOVED.
2. A PROPOSED MONUMENT SIGN HAS BEEN ADDED TO THE WEST LANDSCAPED ARE OF THE SITE.

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING & ZONING COMMISSION: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:

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

CLERK AND RECORDER: _____

DEPUTY: _____

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, _____ HAS
(CORPORATION, COMPANY, OR INDIVIDUAL)

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

BY: _____ CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF _____

COUNTY OF _____

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

WITNESS MY HAND AND OFFICIAL SEAL

_____ NOTARY SEAL
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

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

NO.	REVISION	BY	DATE	APPR
2	MONUMENT SIGN CHANGES	IM	07/15/24	SAM
1	ACCESS SHIFT	SPD	02/12/24	SAM

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6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

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

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

FILE NO. 096888026_CV
PROJECT NO. 096888026

SHEET NO. 1

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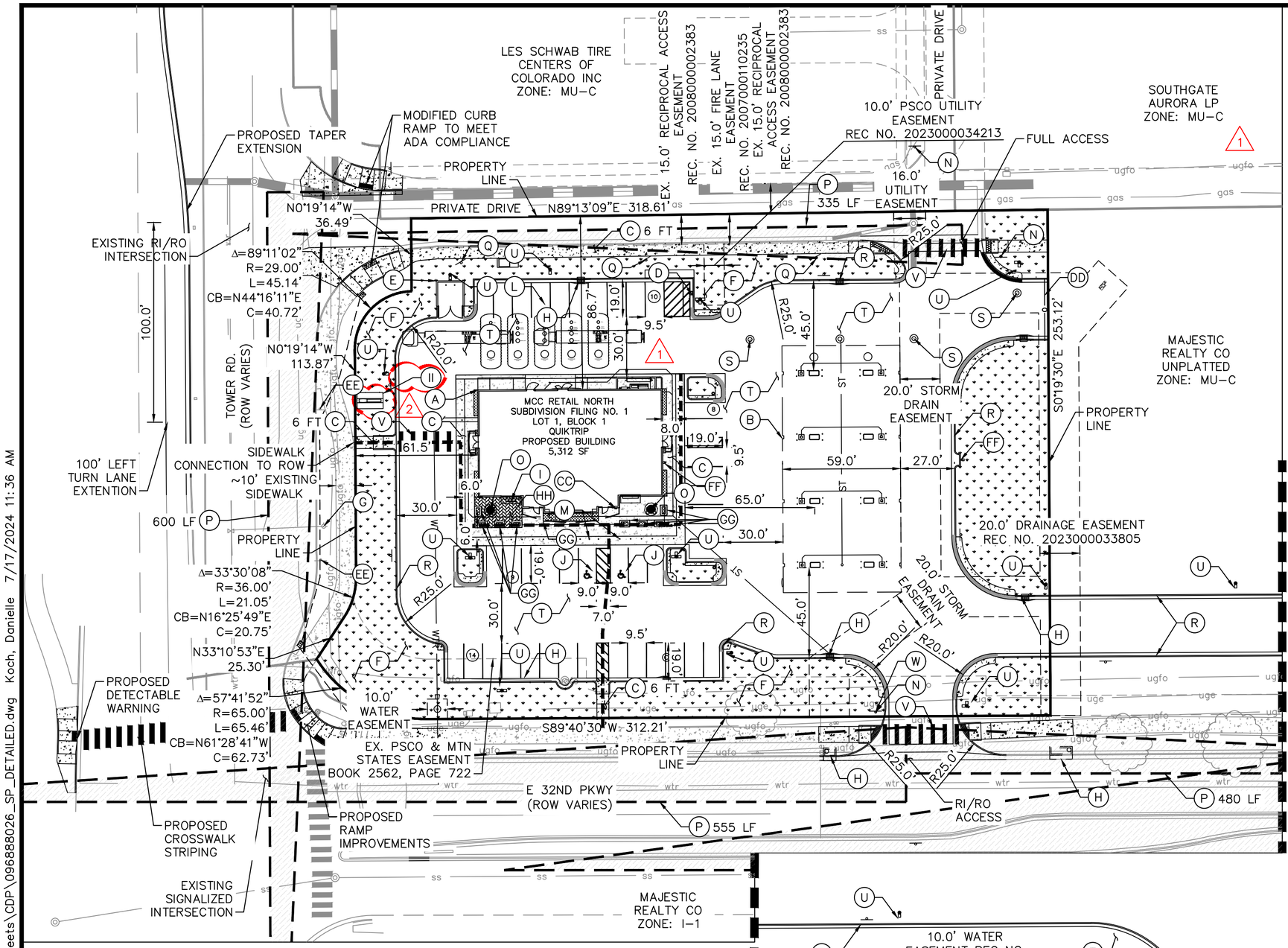

SITE KEYNOTES

- (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 DIESL, & 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)
- (II) PROPOSED MONUMENT SIGN (REF DETAIL SHEETS)

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

1. THESE PLANS ARE NOT FOR CONSTRUCTION.
2. 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.
3. PUBLIC IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED PRIOR TO THE COMMENCEMENT OF BUSINESS OPERATIONS.

NORTH

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

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

NO.	REVISION	BY	DATE	APPR
2	MONUMENT SIGN CHANGES	IM	07/15/24	SAM
1	ACCESS SHIFT	SPD	02/12/24	SAM

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6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

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

SITE PLAN

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

FILE NO. 096888026_SP_DETAILED
PROJECT NO. 096888026

SHEET NO. 4

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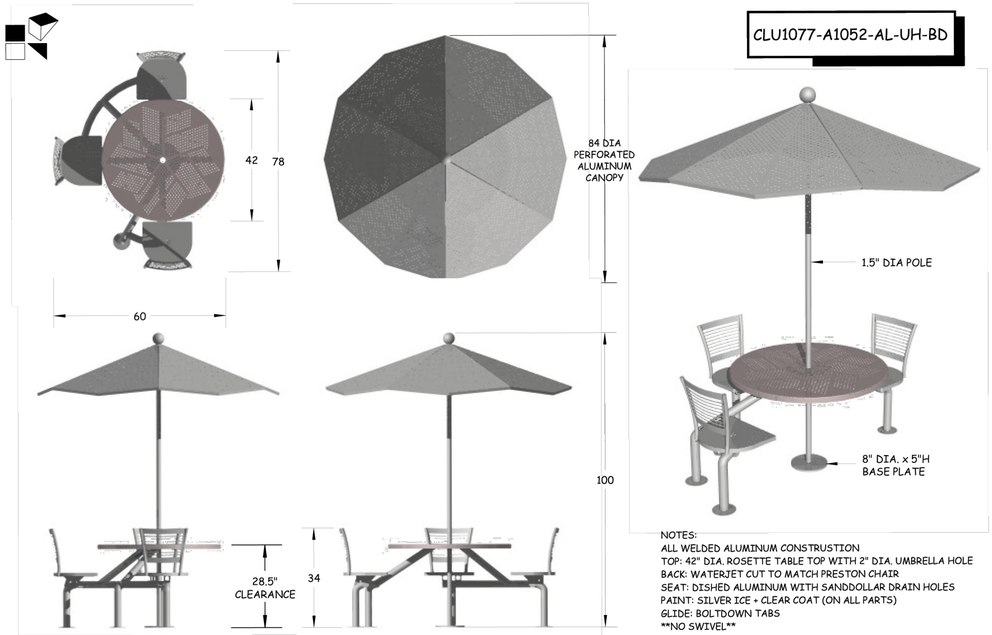


NOTES:
ALL WELDED ALUMINUM CONSTRUSTION
TOP: 42" DIA. ROSETTE TABLE TOP WITH 2" DIA. UMBRELLA HOLE
BACK: WATERJET CUT TO MATCH PRESTON CHAIR
SEAT: DISHED ALUMINUM WITH SANDDOLLAR DRAIN HOLES
PAINT: SILVER ICE + CLEAR COAT (ON ALL PARTS)
GLIDE: BOLTDOWN TABS
NO SWIVEL

GENERAL NOTES: Not drawn to scale *- Critical dimensions
ANY AND ALL INFORMATION ON THIS DRAWING
MAY BE PROPRIETORY TO SHAPE INDUSTRIES INC.
AND MAY NOT BE COPIED OR ALTERED WITHOUT
PERMISSION FROM SHAPE INDUSTRIES INC.
120 AVRO ELLEN ST., WINNIPEG, MANITOBA CANADA
postal code: R3E 2Z7.

BENCHMARK DESIGN GROUP
456 OSCEOLA AVENUE
JACKSONVILLE, FL.
32250

DATE	E.C.O	REV.	BY	APPROVED
27FEB12	ADD TABLE TOP		RN	
29MAR11	ILLUSTRATION		DK	

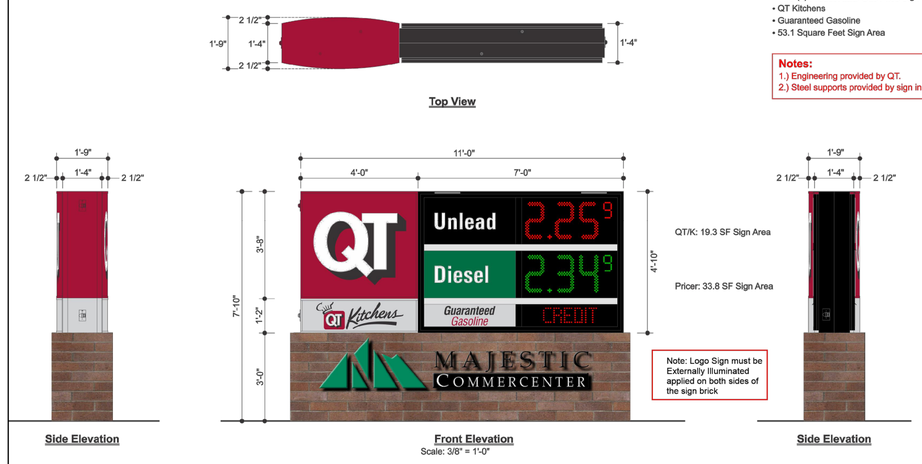
TCW file location: F: Rebecca / Umb & Clusters / 3-seater / CLU1077-A1052-AL-UH-BD

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

MH15-E2PGQ-CC-54
Horizontal Monument Sign

- QT Logo
- Two (2) Product LED Gas Price Sign with Cash & Credit
- QT Kitchens
- Guaranteed Gasoline
- 53.1 Square Feet Sign Area

Notes:
1.) Engineering provided by QT.
2.) Steel supports provided by sign installer.

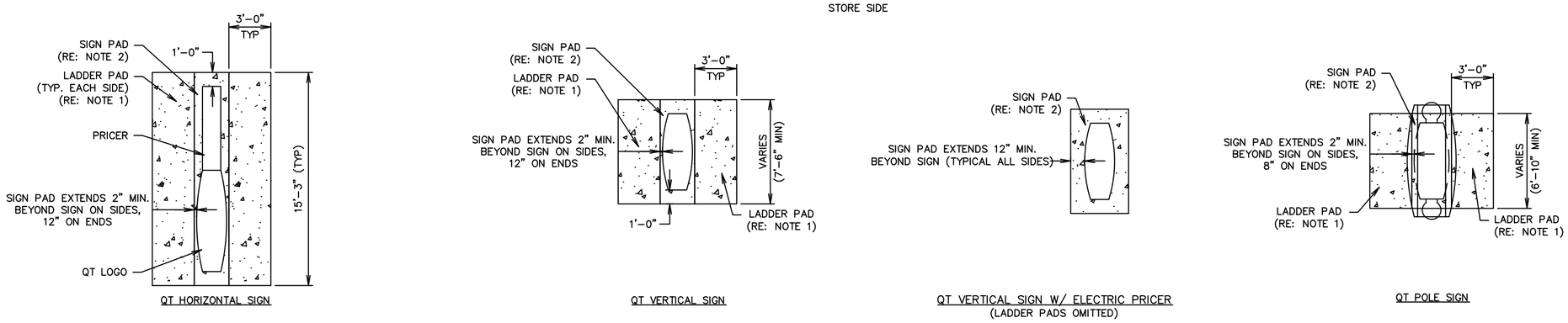


Color Specifications
All Paint Finishes to be Akzo Nobel
- Opaque Silver
- Translucent White
- Black - Low Gloss
- Matte White (Interior of Sign)
- Match 3M Cardinal Red #3632-53
- Match PMS 349C

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.

Allen Industries
FILE NUMBER:E212503
Listed ETL Electric Sign Complies with UL48 E212503 CSA C22.2 No.207
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, ARTICLES 600 AND 250 AND THE LOCAL AHJ AND OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
GROUNDED ELECTRICAL CONNECTIONS

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. CAULK CONSTRUCTION JOINT BETWEEN SIGN AND LADDER PADS.
4. FOR QT SIGN PAD PLACEMENT, RE: SITE PLAN FOR SITE SPECIFIC SIGNAGE.



GEN III SIGN PAD DETAIL

NTS SN: SD015A005

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

NO.	REVISION	BY	DATE	APPR
2	MONUMENT SIGN CHANGES	IM	07/15/24	SAM
1	ACCESS SHIFT	SPD	02/12/24	SAM

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6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

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

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

FILE NO. 096888026_DT
PROJECT NO. 096888026

SHEET NO.
8

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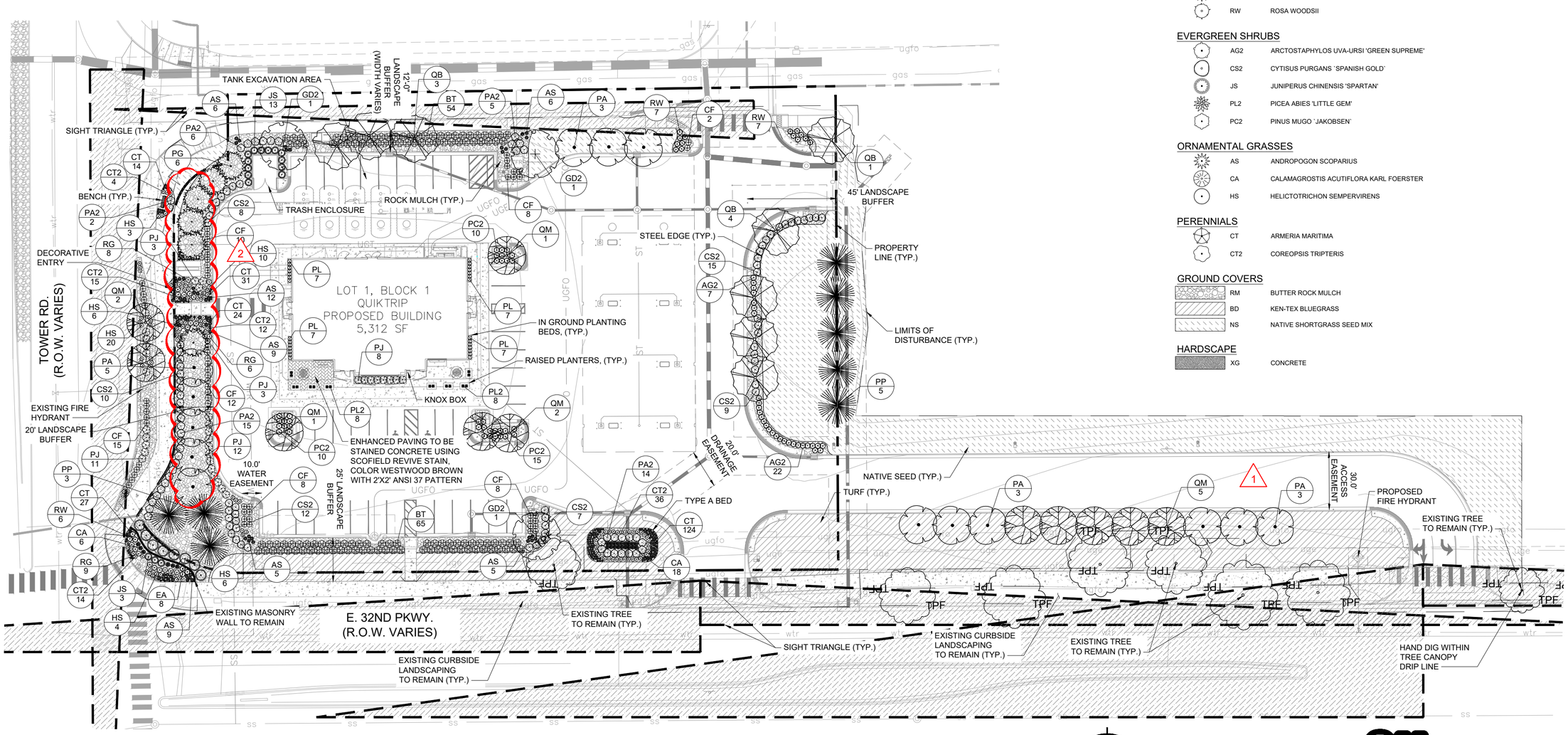
TREE MITIGATION				
TREE #	SPECIES	DIAMETER	MITIGATION VALUE	MITIGATION INCHES
1	WHITE ASH	12	$505.23	4
2	GREEN ASH	10	$472.16	4
3	HONEYLOCUST	18	$2,004.01	7
4	GREEN ASH	7	$238.74	3
5	GREEN ASH	14	$911.74	6
TOTAL		61	$4,131.88	24

1

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



NOT FOR CONSTRUCTION

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME
TREES		
	GD2	GYMNOCLADUS DIOICA `ESPRESSO`
	PG	PICEA GLAUCA `DENSATA`
	PP	PINUS EDULIS
	PA	PYRUS CALLERYANA `ARISTOCRAT` TM
	QB	QUERCUS BICOLOR
	QM	QUERCUS MACROCARPA
DECIDUOUS SHRUBS		
	BT	BERBERIS THUNBERGII 'ROSE GLOW'
	CF	CORNUS SERICEA 'FARROW' TM
	EA	EUONYMUS ALATUS
	PA2	PEROVSKIA ATRIPLICIFOLIA
	PL	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'
	PJ	POTENTILLA FRUTICOSA `JACKMANII`
	RG	RHUS AROMATICA `GRO-LOW`
	RW	ROSA WOODSII
EVERGREEN SHRUBS		
	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		
	AS	ANDROPOGON SCOPARIUS
	CA	CALAMAGROSTIS ACUTIFLORA KARL FOERSTER
	HS	HELICTOTRICHON SEMPERVIRENS
PERENNIALS		
	CT	ARMERIA MARITIMA
	CT2	COREOPSIS TRIPTERIS
GROUND COVERS		
	RM	BUTTER ROCK MULCH
	BD	KEN-TEX BLUEGRASS
	NS	NATIVE SHORTGRASS SEED MIX
HARDSCAPE		
	XG	CONCRETE

NO.	REVISION	BY	DATE	APPR
2	MONUMENT SIGN CHANGES	JM	07/15/24	SAM
1	ACCESS SHIFT	SPD	02/12/24	SAM

Kimley»Horn

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6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

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

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AURORA STANDARD LANDSCAPE NOTES

1. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
2. 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.
3. 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.

LANDSCAPE NOTES

1. FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF LANDSCAPE AREA IS REQUIRED FOR SOIL AMENDMENT.
2. 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
3. SIDEWALKS WILL BE A CONCRETE SLAB. VEHICULAR DRIVES AND PARKING LOTS WILL BE ASPHALT.
4. ALL PLANTING BEDS TO HAVE 3/4" THICK RIVER ROCK MULCH PLACED AT A DEPTH OF 3", INCLUDING AROUND TREES AND SHRUBS
5. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

FIRE SAFETY LANDSCAPE NOTES

1. 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.
2. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
3. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

NOT FOR CONSTRUCTION

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
TREES							
	GD2	3	GYMNOCLADUS DIOICA `ESPRESSO`	KENTUCKY COFFEETREE	B & B	2" CAL MIN	10` - 12` HT. MIN.
	PG	6	PICEA GLAUCA `DENSATA`	BLACK HILLS SPRUCE	B & B	-	6` HT MIN
	PP	8	PINUS EDULIS	PINON PINE	B & B	-	6` HT MIN
	PA	14	PYRUS CALLERYANA `ARISTOCRAT` TM	ARISTOCRAT CALLERY PEAR	B & B	2" CAL MIN	8` - 10` HT. MIN.
	QB	8	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2" CAL MIN	12`-14` HT MIN
	QM	11	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL MIN	10` - 12` HT. MIN.

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
DECIDUOUS SHRUBS							
	BT	119	BERBERIS THUNBERGII 'ROSE GLOW'	ROSE GLOW JAPANESE BARBERRY	5 GAL	SEE PLAN	18" FULL
	CF	63	CORNUS SERICEA 'FARROW' TM	ARCTIC FIRE RED TWIG DOGWOOD	5 GAL	SEE PLAN	24" FULL
	EA	8	EUONYMUS ALATUS	BURNING BUSH	5 GAL	SEE PLAN	36" FULL
	PA2	42	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	SEE PLAN	24" FULL
	PL	28	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	5 GAL	SEE PLAN	
	PJ	37	POTENTILLA FRUTICOSA `JACKMANII`	JACKMAN`S POTENTILLA	5 GAL	SEE PLAN	24" FULL
	RG	23	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	5 GAL	SEE PLAN	24" FULL
	RW	20	ROSA WOODSII	MOUNTAIN ROSE	5 GAL	SEE PLAN	24" FULL
EVERGREEN SHRUBS							
	AG2	29	ARCTOSTAPHYLOS UVA-URSI 'GREEN SUPREME'	GREEN SUPREME KINNIKINNICK	5 GAL	SEE PLAN	12" SPRD MIN.
	CS2	61	CYTISUS PURGANS `SPANISH GOLD`	SPANISH GOLD BROOM	5 GAL	SEE PLAN	24" FULL
	JS	16	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	5 GAL	SEE PLAN	24" HT MIN
	PL2	16	PICEA ABIES 'LITTLE GEM'	LITTLE GEM NORWAY SPRUCE	5 GAL	SEE PLAN	12" FULL
	PC2	35	PINUS MUGO `JAKOBSEN`	JACOBSEN DWARF MUGO PINE	5 GAL	SEE PLAN	24" FULL
ORNAMENTAL GRASSES							
	AS	52	ANDROPOGON SCOPARIUS	LITTLE BLUESTEM	1 GAL	SEE PLAN	12" HT MIN
	CA	24	CALAMAGROSTIS ACUTIFLORA KARL FOERSTER	REEDGRASS	1 GAL	SEE PLAN	18" HT MIN
	HS	49	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	SEE PLAN	18" HT MIN
PERENNIALS							
	CT	220	ARMERIA MARITIMA	SEA PINKS	1 GAL	SEE PLAN	6" HT MIN
	CT2	81	COREOPSIS TRIPTERIS	TALL COREOPSIS	1 GAL	SEE PLAN	6" HT MIN

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
GROUND COVERS							
	RM	13,267 SF	BUTTER ROCK MULCH	3/4`` RIVER ROCK MULCH	-		
	BD	14,977 SF	KEN-TEX BLUEGRASS	HYBRID BLUEGRASS	SOD		
	NS	17,190 SF	NATIVE SHORTGRASS SEED MIX		SEED		
HARDSCAPE							
	XG	33 SF	CONCRETE	TO MATCH EXISTING	-		

2

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

NO.	REVISION	BY	DATE	APPR
2	MONUMENT SIGN CHANGES	IM	07/15/24	SAM
1	ACCESS SHIFT	SPD	02/12/24	SAM

Kimley»Horn

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6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

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

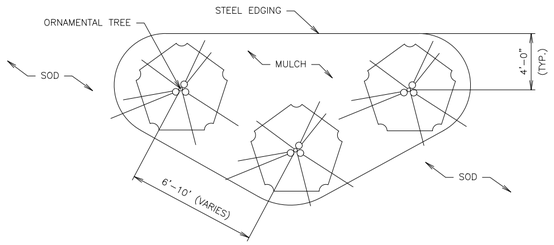
DATE: 09/01/2023
DESIGNED BY: AMP
DRAWN BY: AMP
CHECKED BY: CPH

FILE NO. 096888026_LA
PROJECT NO. 096888026

SHEET NO.
12

K:\DEN_Civil\096888026_QuikTrip 4235 Aurora\CADD\PlanSheets\096888026_LA.dwg Koch, Danielle 7/17/2024 10:50 AM

RE: LANDSCAPE PLAN FOR ORIENTATION AND LAYOUT.



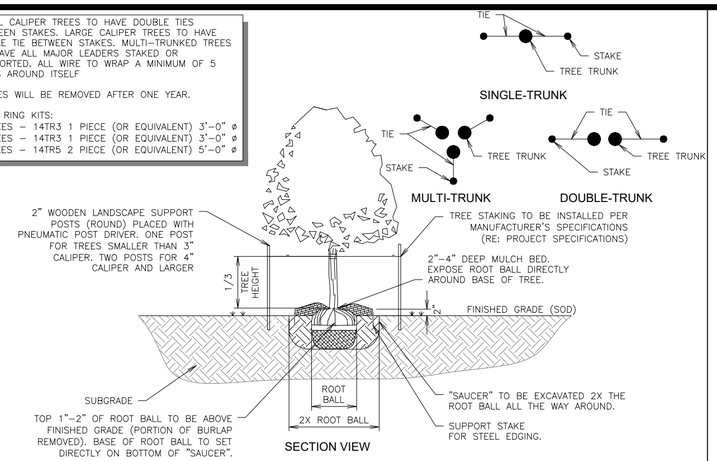
ORNAMENTAL TREE GROUPING DETAIL

NTS | SN: LD013A003

SMALL CALIPER TREES TO HAVE DOUBLE TIES BETWEEN STAKES. LARGE CALIPER TREES TO HAVE SINGLE TIE BETWEEN STAKES. MULTI-TRUNKED TREES TO HAVE ALL MAJOR LEADERS STAKED OR SUPPORTED. ALL WIRE TO WRAP A MINIMUM OF 5 TIMES AROUND ITSELF

STAKES WILL BE REMOVED AFTER ONE YEAR.

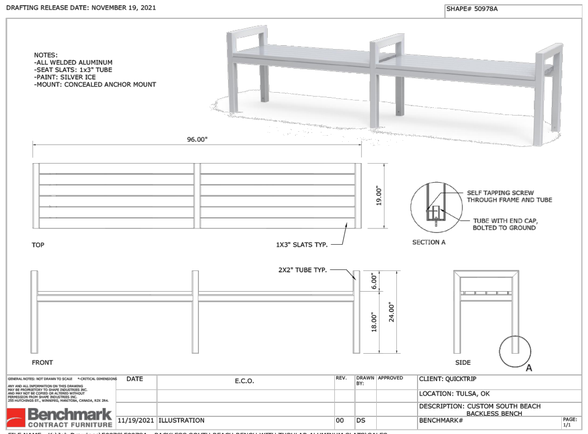
TREE RING KITS:
2"TREES – 14TR3 1 PIECE (OR EQUIVALENT) 3'-0" ø
3"TREES – 14TR3 1 PIECE (OR EQUIVALENT) 3'-0" ø
6"TREES – 14TR5 2 PIECE (OR EQUIVALENT) 5'-0" ø



TREE PLANTING DETAIL

NTS | SN: LD008A006

DRAFTING RELEASE DATE: NOVEMBER 19, 2021 | SHAPE# 50978A



DATE	E.C.O.	REV.	DRAWN BY:	APPROVED
11/19/2021	ILLUSTRATION	00	DS	

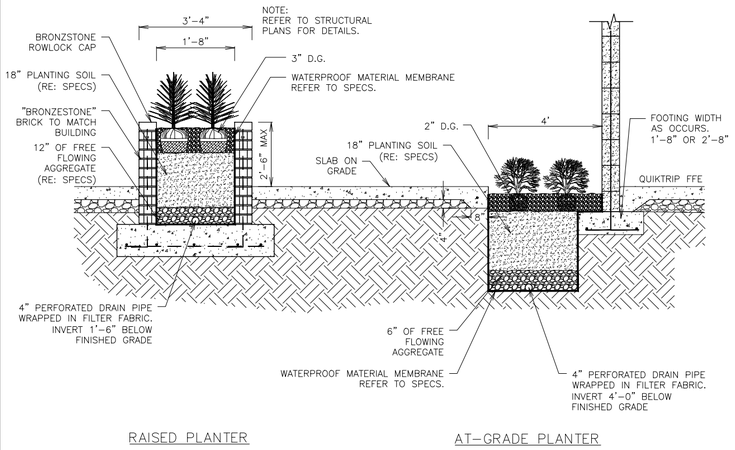
CLIENT: QUICKTRIP
LOCATION: TULSA, OK
DESCRIPTION: CUSTOM SOUTH BEACH BACKLESS BENCH
BENCHMARK# PAGE: 1/1

Benchmark CONTRACT FURNITURE

FILE NAME - K:\Job Drawings\50978\50978A - BACKLESS SOUTH BEACH BENCH WITH TUBULAR ALUMINUM SLATS\SALES

BENCH DETAIL

NTS | SN:



RAISED AND AT-GRADE PLANTER

NTS | SN: LD027X002

WATER USAGE TABLE

WATER USAGE	SQUARE FOOTAGE	% OF TOTAL LA AREA
LOW	17,304 SF	38%
MEDIUM	13,279 SF	29%
HIGH	14,976 SF	33%
TOTAL	45,559 SF	100%

LANDSCAPE CODE REQUIREMENTS:

	AMOUNT	REQUIRED	PROVIDED
PARKING LOT PERIMETER SCREENING:			
3'-4' DOUBLE ROW OF SHRUBS 3' O.C. >50% DECIDUOUS FLOWERING SHRUBS		DOUBLE ROW SHRUBS	DOUBLE ROW SHRUBS
CURBSIDE LANDSCAPING ONE TREE PER 4O LF			
TOWER RD.	80 LF	2 TREES	2 TREES
E 32ND PKWY	438 LF	11 TREES	4 EXISTING TREES AND 8 EXISTING TEs
PARKING LOT ISLAND LANDSCAPE:			
1 TREE AND 6 SHRUBS PER 9'X19' ISLAND	6 ISLANDS	6 TREES AND 36 SHRUBS	6 TREES* AND 51 SHRUBS
2 TREES AND 12 SHRUBS PER 9'X38' ISLAND	1 ISLAND	2 TREES AND 12 SHRUBS	2 TREES AND 15 SHRUBS
BUILDING PERIMETER LANDSCAPING 1 TE PER 4O LF			
SOUTH	92 LF	2.3 TEs	2.4 TEs (24, 5 GAL SHRUBS)
WEST	54 LF	1.4 TEs	1.4 TEs (14, 5 GAL SHRUBS)
EAST	54	1.4 TEs	1.4 TEs (14, 5 GAL SHRUBS)

*South West parking island tree replaced with 10 shrubs due to utility constraints

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%

STREET PERIMETER BUFFER LANDSCAPING ONE TREE AND 10 SHRUBS PER 40 LF OF FRONTAGE	AMOUNT	BUFFER REQUIRED	BUFFER PROVIDED	PLANTING REQUIRED	PLANTING PROVIDED
NORTH - PRIVATE DRIVE	262 LF	20' WIDTH	12' WIDTH (LOW HEDGE)	6 TREES AND 65 SHRUBS	8 TREES AND 81 SHRUBS
SOUTH - E. 32ND PARKWAY	597 LF	20' WIDTH	25' WIDTH	15 TREES & 150 SHRUBS	4 EXISTING TREES, 11 PROPOSED TREES, 1 TE, AND 257 SHRUBS
WEST - TOWER ROAD	190 LF	20' WIDTH	20' WIDTH	5 TREES & 48 SHRUBS	7 TREES AND 315 SHRUBS
NON-STREET BUFFER LANDSCAPING					
EAST	211 LF	20' WIDTH	45' WIDTH	5 TREES & 53 SHRUBS	5 TREES AND 72 SHRUBS

2

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SHEET NO.
13

K:\DEN_Civil\096888026_QuikTrip 4235 Aurora\CADD\PlanSheets\096888026_LA.dwg Koch, Danielle 7/17/2024 10:50 AM