

QUIKTRIP NO. 4245 SITE PLAN AND CONDITIONAL USE

LOCATED AT THE NORTHEAST CORNER OF E ALAMEDA AVE AND S CRYSTAL STREET
 LOCATED IN THE SW QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

3rd Submittal
 Comments in green were made by PW Engineering reviewer Sergio Um. Please reach out to him at sum@auroragov.org for any comments or questions.

LEGAL DESCRIPTION

PARCEL A:
 LOT 1, BLOCK 1, LOWRY CREDIT UNION SUBDIVISION FILING NO. 1, RECEPTION NUMBER R2734520, BOOK 92, PAGE 74, COUNTY OF ARAPAHOE, STATE OF COLORADO.

TOGETHER WITH THAT PART OF SOUTH CRYSTAL STREET VACATED BY ORDINANCE NO. 2001-93, RECORDED DECEMBER 3, 2001 UNDER RECEPTION NO. B1206665.

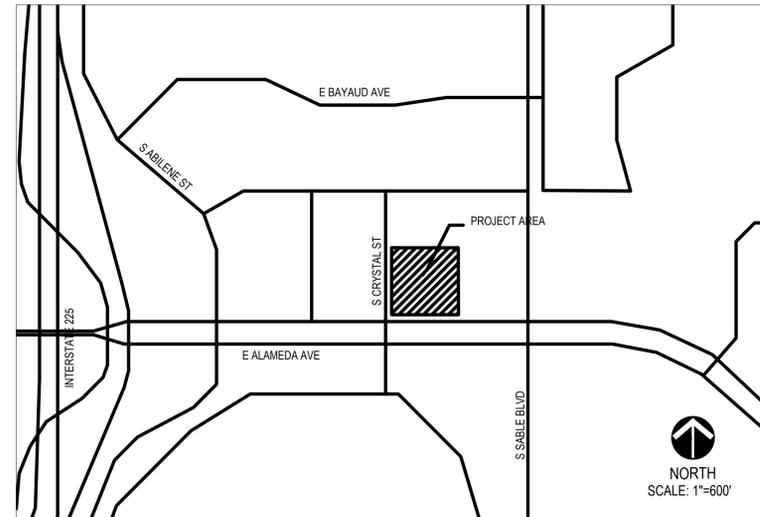
EXCEPT THAT PART CONVEYED BY DEED RECORDED MARCH 19, 2002 UNDER RECEPTION NO. B2051156.

PARCEL B:
 THOSE EASEMENT RIGHTS CREATED BY RECIPROCAL ACCESS AND PARKING EASEMENT AGREEMENT RECORDED MARCH 19, 2002 UNDER RECEPTION NO. B2051157.

SITE DATA TABLE

SITE DATA	
PROPOSED USE	MOTOR VEHICLE FUEL DISPENSING STATION (CONDITIONAL USE REQUIRED)
LAND AREA WITHIN PROPERTY LINES	1.57 AC / 68,381 SF
NUMBER OF BUILDINGS	1
BUILDING HEIGHT	20'
TOTAL BUILDING COVERAGE AND GFA	5,312 SF (7.62%)
HARD SURFACE AREA	40,830 SF (59.71%)
LANDSCAPE AREA	21,309 SF (31.20 %)
ENHANCED PAVING URBAN PLAZA	930 SF (1.36%)
PRESENT ZONING CLASSIFICATION	MIXED USE REGIONAL (MU-R)
ZONING SUBAREA	A
BUILDING INFORMATION	
IBC YEAR	2021
CONSTRUCTION TYPE	V-B
OCCUPANCY TYPE	M OCCUPANCY
SIGNAGE	
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	5
PROPOSED NUMBER OF SIGNS (TOTAL)	5
TOTAL SIGN AREA	182 SF
PROPOSED WALL/FASCIA SIGNS (TOTAL)	4
PROPOSED WALL/FASCIA SIGN AREA (TOTAL)	144 SF
PROPOSED MONUMENT SIGNS (TOTAL)	1
PROPOSED MONUMENT SIGN AREA	38 SF PER SIDE
PARKING	
PARKING SPACES REQUIRED	22
PARKING SPACES PROVIDED	30
ACCESSIBLE SPACES REQUIRED	1
ACCESSIBLE SPACES PROVIDED	2
VAN ACCESSIBLE SPACES PROVIDED	2
LOADING SPACES REQUIRED	NA
LOADING SPACES PROVIDED	NA
PARKING SPACES TOTAL	32

VICINITY MAP



SHEET INDEX

- | | | |
|-------------------------------|-------------------------------------|--------------------------------|
| 1. COVER SHEET | 9. LANDSCAPE SCHEDULE | 17. CANOPY ELEVATIONS |
| 2. NOTES SHEET | 10. LANDSCAPE PLAN | 18. CANOPY ELEVATIONS |
| 3. SITE PLAN | 11. HYDROZONE MAP | 19. TRASH ENCLOSURE ELEVATIONS |
| 4. GRADING PLAN | 12. TREE MITIGATION PLAN | 20. MATERIALS |
| 5. GRADING PLAN | 13. LANDSCAPE DETAILS | 21. PHOTOMETRIC DETAILS |
| 6. UTILITY PLAN | 14. BUILDING ELEVATIONS | |
| 7. DETAILS SHEET | 15. BUILDING ELEVATIONS(FRONT/BACK) | |
| 8. LANDSCAPE NOTES AND TABLES | 16. BUILDING ELEVATIONS (SIDES) | |

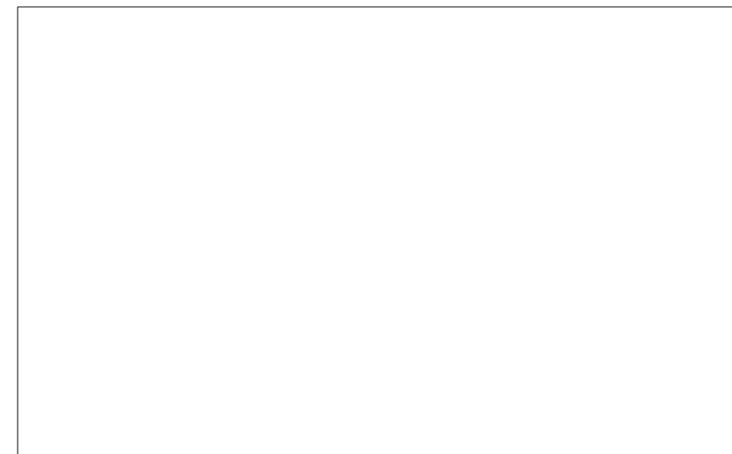
PROJECT TEAM

DEVELOPER: QUIKTRIP CORPORATION 12000 WASHINGTON ST, STE 175 THORNTON, CO 80241 303.248.0435 JESSICA GLAVAS	CIVIL ENGINEER: LAMP-RYNEARSON 4715 INNOVATION DR, STE 100 FORT COLLINS, CO 80525 970.226.0342 MICHAEL PALIZZI	LANDSCAPE ARCHITECT: NORRIS DESIGN 1101 BANNOCK ST. DENVER, CO 80204 303.892.1166 BEN PESSO	PLANNER: NORRIS DESIGN 1101 BANNOCK ST. DENVER, CO 80204 303.892.1166 STACEY WEAKS
---	--	---	--

Response: Noted, thank you.

The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

AMENDMENTS



SIGNATURE BLOCK

LEGAL DESCRIPTION: SEE THIS SHEET

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 CAUSED THESE
 (CORPORATION, COMPANY, INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, _____

BY: _____ CORPORATE SEAL
 (PRINCIPALS OR OWNERS)

STATE OF COLORADO)
 COUNTY OF _____)SS

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: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
 (CHAIRPERSON)

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

COLORADO AT _____ O'CLOCK ____ M, HIS _____ DAY OF _____ AD, _____

CLERK AND RECORDER: _____ DEPUTY: _____

QUIKTRIP NO. 4245
 SITE PLAN AND CONDITIONAL USE
 ALAMEDA AVE & CRYSTAL ST
 CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

APPLICANT
 QuikTrip Corporation
 12000 Washington St, Ste. 175
 Thornton, CO 80241
 303.248.0435

NOT FOR CONSTRUCTION

DATE:
 04/05/2023 SP-CUP 01
 10/11/2023 SP-CUP 02
 02/07/24 SP-CUP 03

SHEET TITLE:

COVER

1 OF 21

QUIKTRIP NO. 4245 SITE PLAN AND CONDITIONAL USE

LOCATED AT THE NORTHEAST CORNER OF E ALAMEDA AVE AND S CRYSTAL STREET
 LOCATED IN THE SW QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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 AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. 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".
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 ENTRANCES 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 INTERNATIONAL CODE OF COUNCIL (ICC) A117.1-2017.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
6. 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 PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. 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.
8. 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.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. 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.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES
13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
14. 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.
15. 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.
16. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
17. THERE WILL BE NO OUTSIDE, OVERNIGHT STORAGE OF VEHICLES ON THE SITE.

Add Note:
 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

Response: Noted added

QUIKTRIP NO. 4245
SITE PLAN AND CONDITIONAL USE
 ALAMEDA AVE & CRYSTAL ST
 CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

APPLICANT
 QuikTrip Corporation
 12000 Washington St, Ste. 175
 Thornton, CO 80241
 303.248.0435

NOT FOR
 CONSTRUCTION

DATE:
 04/05/2023 SP-CUP 01
 10/11/2023 SP-CUP 02
 02/07/24 SP-CUP 03

SHEET TITLE:
NOTES

LEGEND

---	PROPERTY LINE
- - - -	EASEMENT
---	ROAD STRIPING
---	STORM SEWER LINE
---	EDGE OF PAVEMENT
---	EDGE OF GRAVEL
---	CURB LINE
---	EDGE OF SIDEWALK
---	ELECTRIC LINE
---	GAS LINE
---	WATER LINE (CITY OF AURORA)
---	STORM LINE
---	LIGHT POLE
---	SIGN
---	STORM MANHOLE
---	WATER VALVE
---	CONCRETE BOLLARD

GENERAL NOTES:

1. NO MERCHANDISE WILL BE STORED BENEATH CANOPY.
2. ALL PARKING AREAS SHALL BE SURFACED WITH CONCRETE OR ASPHALT. PAVING TYPE WILL BE DECIDED DURING CONSTRUCTION.

Advisory Note: Coordinate with Kinder Morgan during the civil plan process. The plans are showing proposed work on an easement belonging to an outside agency. The City does not send out referrals to these agencies. It is the responsibility of the applicant to coordinate and send plans to them. During the civil plan review, please provide a letter of authorization or email correspondence with the agency showing that coordination is occurring.

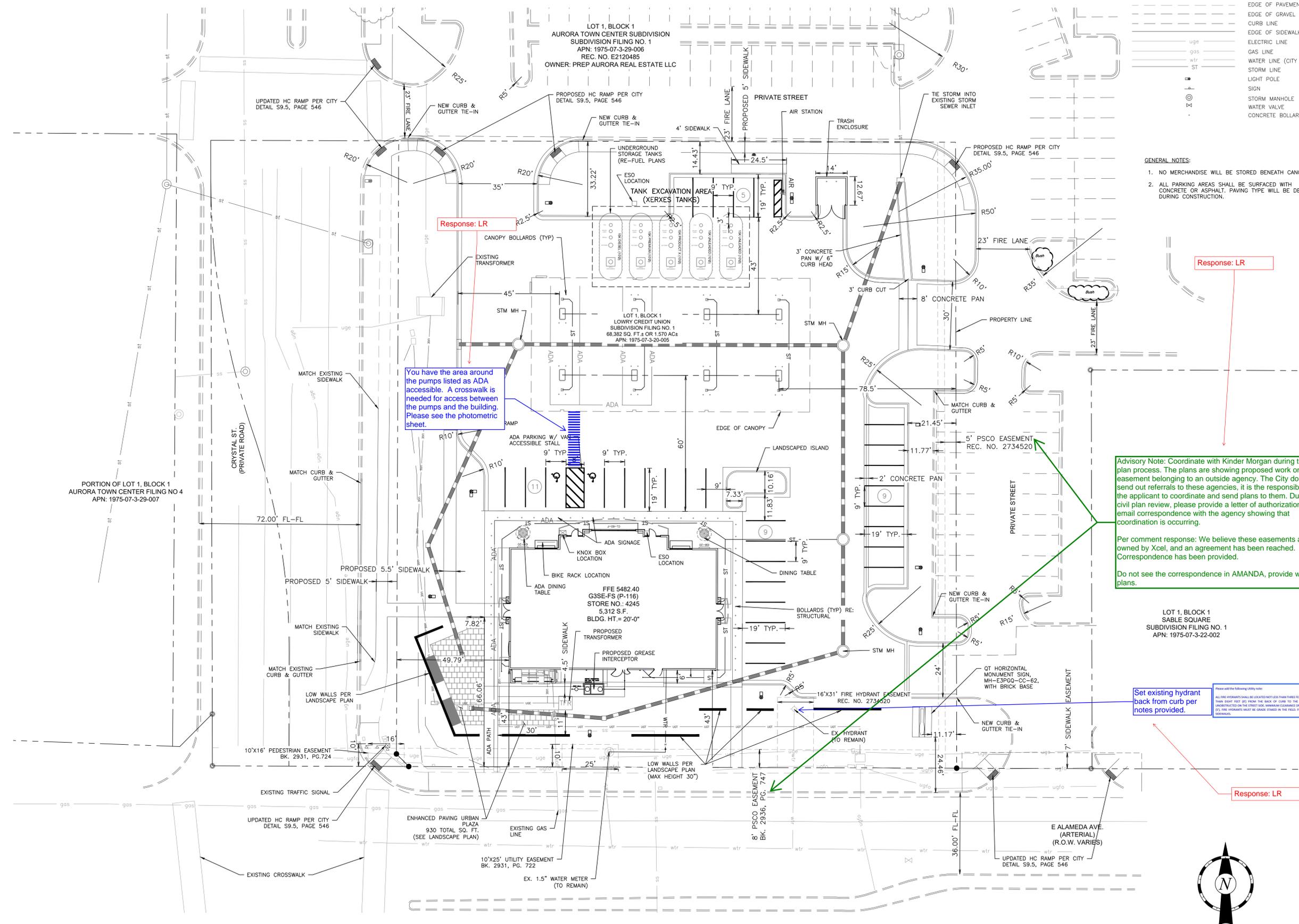
Per comment response: We believe these easements are owned by Xcel, and an agreement has been reached. Correspondence has been provided.

Do not see the correspondence in AMANDA, provide with civil plans.

Set existing hydrant back from curb per notes provided.

Response: LR

You have the area around the pumps listed as ADA accessible. A crosswalk is needed for access between the pumps and the building. Please see the photometric sheet.



FILE LOCATION: \\FCFS\Projects\engineering\022026 quik_trip_aurora\DRAWINGS\CONSTRUCTION DRAWINGS\83--4245_Civil--SITE.dwg TAB NAME:Site USER:DavidC SAVED:2/5/2024 3:26 PM PLOTTED:2/7/2024 11:08 AM

CHECKED BY: HF
 DRAWN BY: DAS

GRADING LEGEND	
ST	STORM PIPE (≤ 10" NEW)
ST	STORM PIPE (≥ 12" NEW)
st	STORM PIPE (EXISTING)
XXXX	MAJOR CONTOUR (NEW)
xxxx	MAJOR CONTOUR (EXISTING)
xxx	MINOR CONTOUR (NEW)
xxx	MINOR CONTOUR (EXISTING)
xxx	GRADE BREAK
TC XXXX.XX	TOP OF CURB ELEVATION (NEW)
G XXXX.XX	GUTTER ELEVATION (NEW)
FG XXXX.XX	FINISHED GRADE ELEVATION (NEW)
FG XXXX.XX	SPOT ELEVATION (EXISTING)
[Symbol]	STORM GRATE (NEW)

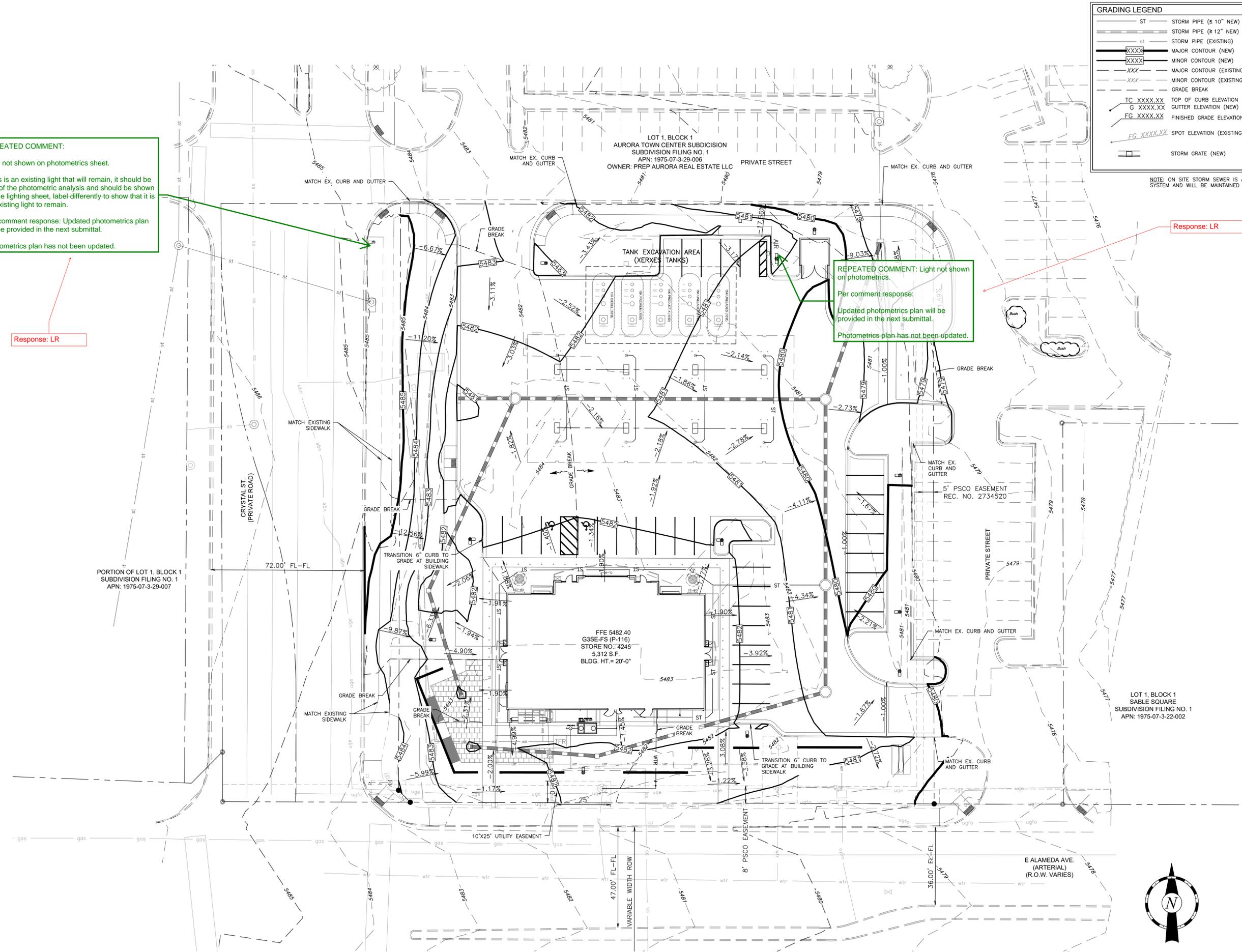
NOTE: ON SITE STORM SEWER IS A PRIVATE SYSTEM AND WILL BE MAINTAINED BY OWNER

Response: LR

REPEATED COMMENT: Light not shown on photometrics.
 Per comment response: Updated photometrics plan will be provided in the next submittal.
 Photometrics plan has not been updated.

REPEATED COMMENT:
 Light not shown on photometrics sheet.
 If this is an existing light that will remain, it should be part of the photometric analysis and should be shown on the lighting sheet, label differently to show that it is an existing light to remain.
 Per comment response: Updated photometrics plan will be provided in the next submittal.
 Photometrics plan has not been updated.

Response: LR

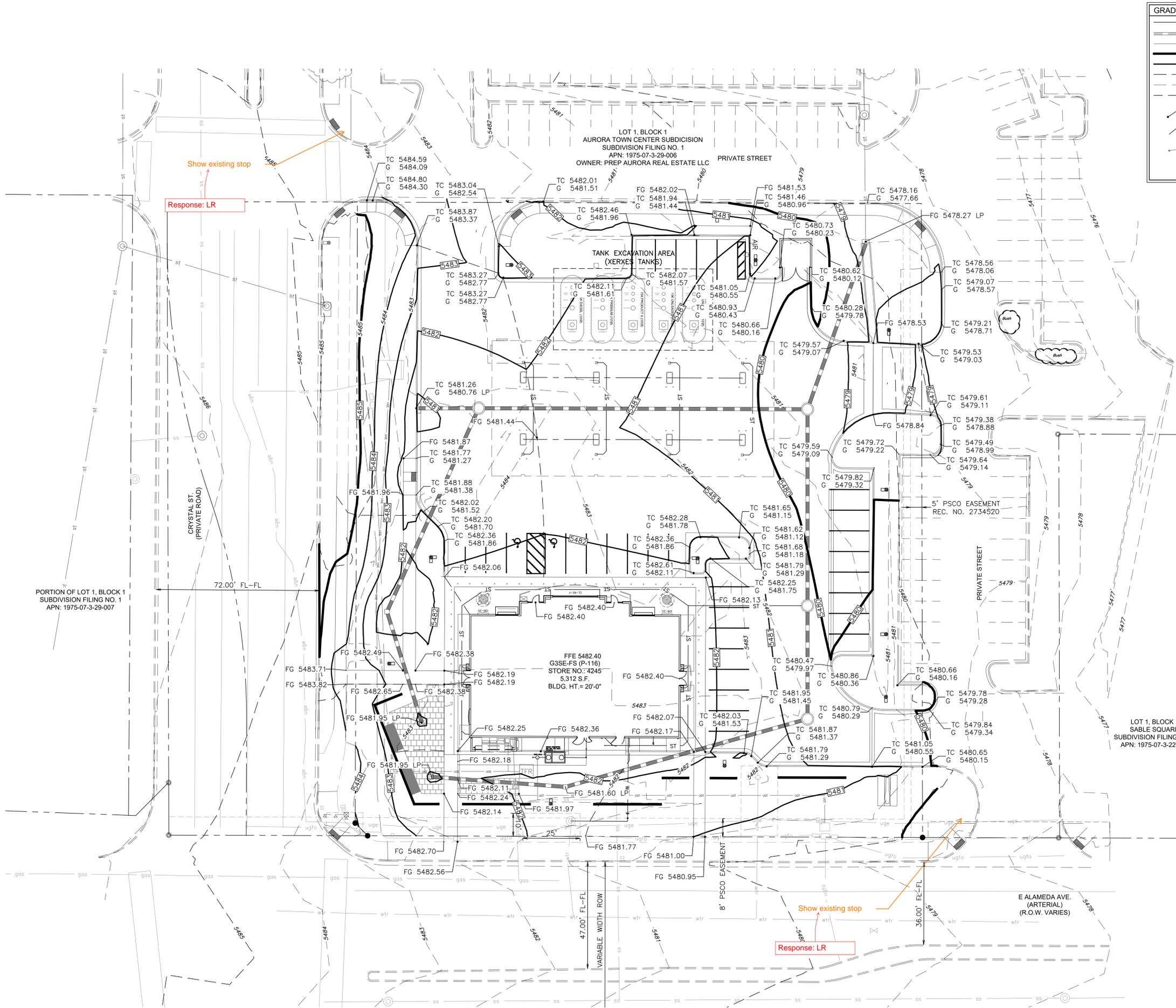


FILE LOCATION: \\FCFS\Projects\Engineering\0222026 quik trip aurora\DRAWINGS\CONSTRUCTION DRAWINGS\83--4245 Civil--SITE.dwg TAB NAME:Grading USER:DavidC SAVED:2/2/2024 3:15 PM PLOTTED:2/2/2024 3:26 PM

CHECKED BY: HF
 DRAWN BY: DAS

GRADING LEGEND	
	ST STORM PIPE (≤ 10" NEW)
	ST STORM PIPE (≥ 12" NEW)
	ST STORM PIPE (EXISTING)
	XXXX MAJOR CONTOUR (NEW)
	XXXX MAJOR CONTOUR (EXISTING)
	xxx MINOR CONTOUR (NEW)
	xxx MINOR CONTOUR (EXISTING)
	--- GRADE BREAK
	TC XXXX.XX TOP OF CURB ELEVATION (NEW)
	G XXXX.XX GUTTER ELEVATION (NEW)
	FG XXXX.XX FINISHED GRADE ELEVATION (NEW)
	FG XXXX.XX SPOT ELEVATION (EXISTING)
	□ STORM GRATE (NEW)

NOTE: ON SITE STORM SEWER IS A PRIVATE SYSTEM AND WILL BE MAINTAINED BY OWNER



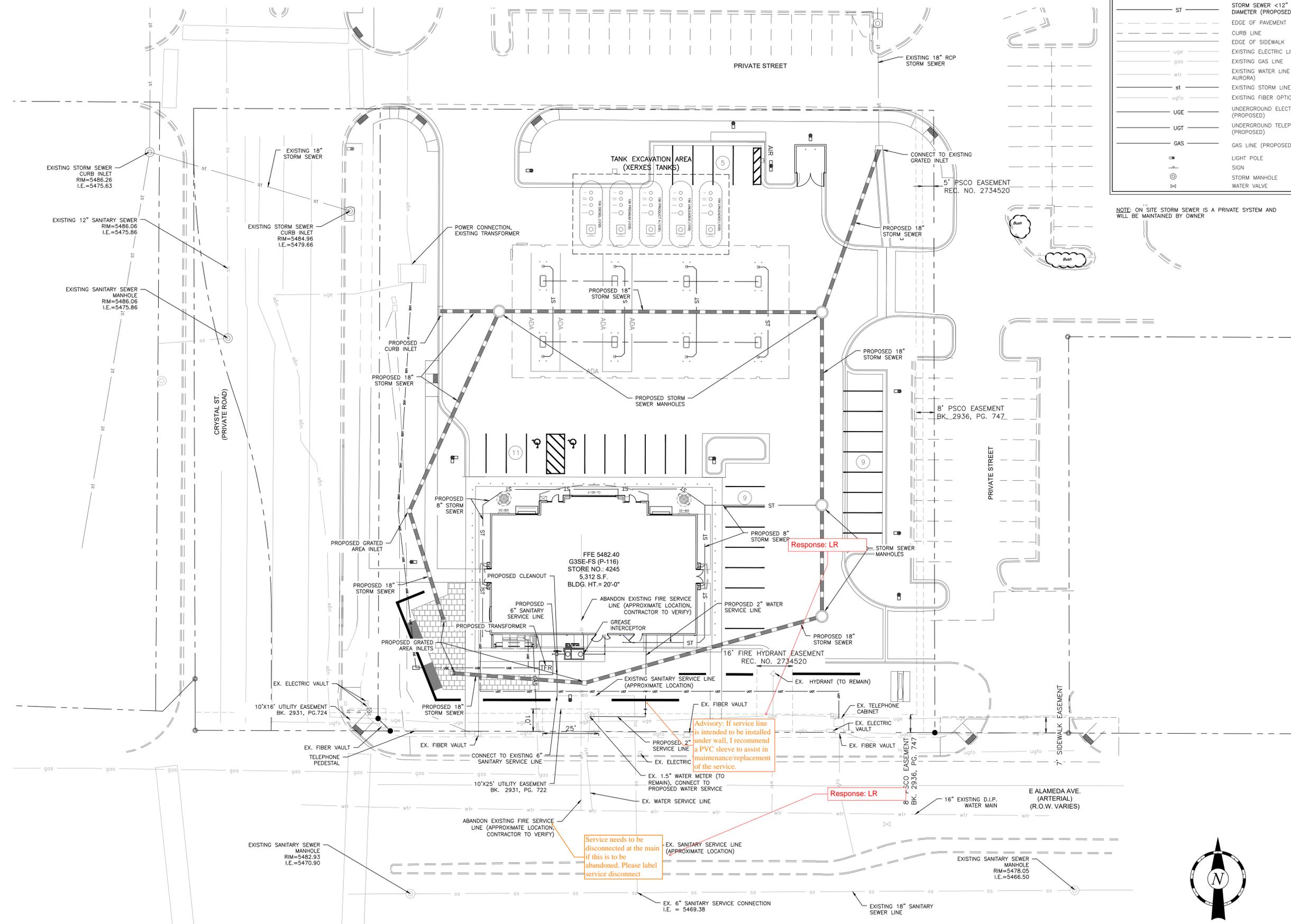
FILE LOCATION: \\FCFS\Projects\Engineering\0222026 quik trip aurora\DRAWINGS\CONSTRUCTION DRAWINGS\83--4245 Civil--SITE.dwg USER:DavidC SAVED:2/7/2024 3:15 PM PLOTTED:2/7/2024 3:26 PM
 CHECKED BY: HF
 DRAWN BY: DAS

PORTION OF LOT 1, BLOCK 1
 SUBDIVISION FILING NO. 1
 APN: 1975-07-3-29-007

LOT 1, BLOCK 1
 SABLE SQUARE
 SUBDIVISION FILING NO. 1
 APN: 1975-07-3-22-002

LEGEND	
---	PROPERTY LINE
- - - -	EASEMENT
---	ROAD STRIPING
---	STORM SEWER LINE >12" DIAMETER (PROPOSED)
---	STORM SEWER <12" DIAMETER (PROPOSED)
---	EDGE OF PAVEMENT
---	CURB LINE
---	EDGE OF SIDEWALK
---	EXISTING ELECTRIC LINE
---	EXISTING GAS LINE
---	EXISTING WATER LINE (CITY OF AURORA)
---	EXISTING STORM LINE
---	EXISTING FIBER OPTIC LINE
---	UNDERGROUND ELECTRIC (PROPOSED)
---	UNDERGROUND TELEPHONE (PROPOSED)
---	GAS LINE (PROPOSED)
⊙	LIGHT POLE
⊙	SIGN
⊙	STORM MANHOLE
⊙	WATER VALVE

NOTE: ON SITE STORM SEWER IS A PRIVATE SYSTEM AND WILL BE MAINTAINED BY OWNER



Advisory: If service line is intended to be installed under wall, I recommend a PVC sleeve to assist in maintenance/replacement of the service.

Service needs to be disconnected at the main if this is to be abandoned. Please label service disconnection.

Response: LR

Response: LR



FILE LOCATION: \\FCFS\Projects\engineering\0222026 quik trip aurore\DRAWINGS\CONSTRUCTION DRAWINGS\83--4245 Civil--SITE.dwg USER:dbavdic SAVED:2/9/2024 10:31 AM PLOTTED:2/5/2024 11:03 AM

CHECKED BY: HF
 DRAWN BY: DAS

CITY OF AURORA NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
- THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE BROOM FINISH, STANDARD GRAY CONCRETE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ACCESS.
- THE OWNER/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 CERTIFICATE 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.
- 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 DISCERNABLE. 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 ENCR OACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
- SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1" - 1 1/2" RIVER ROCK MULCH. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH.
- SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 26" IN HEIGHT.
- ALL CROSSINGS OR ENCR OACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF -WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.

Building Perimeter Landscape Table						
Building Perimeter Landscape Description	Length	Trees / T.E. Required	Trees Provided	Shrubs Required	Shrubs Provided	Grasses/ Perennials Provided
North Elevation (1 Tree or 10 Shrubs per 40 LF)	92	2	2	23	21	21
East Elevation (1 Tree or 10 Shrubs per 40 LF)	53	1	0	13	4	39
West Elevation (1 Tree or 10 Shrubs per 40 LF)	53	1	2	13	34	6
South Elevation (1 Tree or 10 Shrubs per 40 LF)	92	2	0	23	22	21
Totals:		6	4	72	119	32

NOTES:
 1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.
 2.) One tree equivalent is equal to one tree, or 10 five-gallon shrubs, or 30 one-gallon perennial plants or ornamental grasses.
 3.) Shrub equivalents provided for tree deficit.

There do not appear to be any grasses/perennials on the east side of the building.

Response: NDLA Table updated to show accurate quantities. The calculation counts all plant material within a 20' offset of the building facade.

Non Street Frontage Buffer						
Direction	Site Perimeter Description	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	
North	Site Perimeter Buffer: (1 Tree and 5 Shrubs per 40 LF)	144	4	8	23	65
East	Site Perimeter Buffer: (1 Tree and 5 Shrubs per 40 LF)	100	2	2	13	27
Totals:		6	10	36	92	

NOTES:
 1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.
 2.) Shrub equivalents provided for tree deficit.

Response: NDLA Comment noted

Street Frontage Buffer					
Street Frontage Description	LF	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Street Perimeter Buffer: Alameda Ave. (1 Tree and 10 Shrubs per 40 LF)	236	6	7	60	190
Street Perimeter Buffer: Crystal St. (1 Tree and 10 Shrubs per 40 LF)	238	6	4	60	189
Totals:		12	11	120	379

NOTES:
 1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.
 2.) Utilities are located within the Crystal Avenue Street Frontage area, limiting tree placement. Remaining trees required are provided with shrubs as a tree equivalent.

Add a column for width required/width provided.

Water Use Table						
Area (Tract)	Water Conserving Irrigation (Shrub Bed and Trees in Non-irrigated Seed)	Water Conserving Irrigation (Native Seed)	Non-Water Conserving Irrigation (Sod)	Z-Zone Area	Non-Irrigated Area/ Cobble	Total Area (SF)
A	25,603					25,603
Totals:	25,603					25,603

Response: NDLA 6 Street trees are now provided. Utility conflict prevented them in the past

Curbside Landscape					
Curbside Buffer Description	LF / SF	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Curbside Landscape: Alameda Ave. (1 Tree/ 40 LF) & (1 Shrub per 40 SF)	236 LF	6	6	0	0
Curbside Landscape: Crystal St. (1 Tree/ 40 LF) & (1 Shrub per 40 SF)	238 LF / 1543 SF	6	3	39	75
Totals:		12	9	39	75

NOTES:
 1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.
 2.) Utilities are located within the Crystal Avenue curbside area limiting tree placement. Remaining trees required are provided with shrubs as a tree equivalent.
 3.) Attached sidewalk condition along Alameda Ave. allows for required street trees between Street Frontage Buffer and Curbside Landscape to overlap. 6 trees are provided to meet both requirements.

Why are only 3 street trees being provided?

TREE MITIGATION CHART (SEE SHEET 11 FOR TREE MITIGATION PLAN)

Alameda and Crystal Tree Inventory and Assessment								
Tree #	Inches DBH	Species	Unit cost \$/sq.in.	Mitigation inches	Mitigation inches provided	Estimated value	Issues and concerns	Disposition
1	15	Austrian pine	\$ 74.00		0		Rock bed w/fabric in entry drive bed. Drought, heavy needle drop, crown raised for visibility.	Protect in Place
2	12	Austrian pine	\$ 74.00		0		Likely IPS beetle, heavy needle drop, thinning crown: declining. Top dead with 75% dieback overall.	Protect in Place
3	9	Austrian pine	\$ 74.00		0		Likely IPS beetle, heavy needle drop, thinning crown: declining. Fading fast 80% dieback overall.	Protect in Place
4	11	Austrian pine	\$ 74.00		0		Declining, likely bark beetles, heavy needle drop, off-color and 50% dieback.	Remove From Site
5	11	Austrian pine	\$ 74.00	4	4	\$ 888.00	Entry median rock bed. Good color, near turf irrigation. Fair vigor, minimal dieback, normal needle drop.	Remove From Site
6	11	Austrian pine	\$ 74.00	4	4	\$ 888.00	Multi-top at 6', weak structure. Declining with heavy needle drop. Off-color and heavily shaded interior crown.	Remove From Site
7	20	Austrian pine	\$ 74.00		0		Limited branching and root space due to curb and sidewalk. Fair vigor, normal needle drop.	Protect in Place
8	14	Honeylocust	\$ 115.00	4	4	\$ 1,177.00	Rock bed near building, limited roots. Gummosis and likely nectria canker. One-sided crown, minimal dieback.	Remove From Site
9	13	Calgary Pear	\$ 162.00	1	1	\$ 378.00	Rock bed with utilities. Lost bark in weather event: survived. Weak trunk w/decay, low vigor and possible fireblight.	Remove From Site
10	10	Callery pear	\$ 162.00	1	1	\$ 224.00	In turf, irrigated. Lost bark due to weather, co-dominant trunk: weak structure, multi-top at 5'.	Remove From Site
11	13	Callery pear	\$ 162.00	1	1	\$ 378.00	In turf, irrigated. Lost bark due to weather, Large trunk scar to 4". Many broken and lost branches.	Remove From Site
12	14	Callery pear	\$ 162.00	1	1	\$ 438.00	Rock bed. Lost bark in weather event: survived. Limited root space due to sidewalk. Declining, low vigor.	Remove From Site
13	11	Austrian pine	\$ 74.00	3	3	\$ 555.00	Turf w/ irrigation. Lost top, slight lean in trunk, good needle color, fair vigor.	Remove From Site
14	9	Austrian pine	\$ 74.00	1	1	\$ 200.00	Turf w/ irrigation. Crooked top, limited roots with rock drain and curb. Fair vigor and needle color.	Remove From Site
15	11	Austrian pine	\$ 74.00	1	1	\$ 194.00	Turf w/ irrigation. Limited roots w/curb and lightpole. Raised crown, off-color foliage and moderate needle drop.	Remove From Site
16	15	Honeylocust	\$ 115.00	6	6	\$ 2,159.00	Rock bed, drought stressed. Some gummosis, with about 5% crown dieback.	Remove From Site
17	11	Honeylocust	\$ 115.00	4	4	\$ 1,005.00	Rock bed, drought stressed. Gummosis and likely nectria canker. Trunk borers, declining, > 20% crown dieback.	Remove From Site
18	12	Honeylocust	\$ 115.00	0	0	\$ -	Rock bed, drought stressed. Large trunk scar, borers, rapidly declining w/ 15 - 20% crown dieback	Remove From Site
19	11	Honeylocust	\$ 115.00	0	0		Rock bed, drought stressed. Squirrel damage in crown, gummosis. Limited roots with parking and sidewalk.	Protect in Place
20	11	Honeylocust	\$ 115.00	0	0		Rock bed, drought stressed. One-sided crown, many dead/pruned branches. Weak top, declining.	Protect in Place
21	11	Honeylocust	\$ 115.00	0	0		Rock bed, drought stressed. Solid trunk, heavy, congested crown. Minimal crown dieback.	Protect in Place
22	15	Honeylocust	\$ 115.00	0	0		Rock bed, drought stressed. Many broken branches throughout crown. Limited space, minimal crown dieback.	Protect in Place
23	5	Cockspur hawthorn	\$ 166.00	2	2	\$ 281.00	Rock bed south side and near building. Reflected heat, one-sided crown, limited space. Good vigor, tough spot.	Remove From Site
Total				33	0	\$ 8,765		

- TREE INVENTORY AND ASSESSMENT PREPARED BY SCOTT GRIMES, CONSULTING ARBORIST WITH COLORADO TREE CONSULTANTS ON APRIL 24, 2023.
- MITIGATION TO BE PAID IN THE AMOUNT OF \$8,765, TO THE COMMUNITY TREE PLANTING FUND.

Cannot approve plan until tree mitigation has been paid, please contact Aurora Forestry.

Response: NDLA Comment Noted

NOT FOR CONSTRUCTION

DATE:
 04/05/2023 SP-CUP 01
 10/11/2023 SP-CUP 02
 02/07/2024 SP CUP 03

LANDSCAPE PLANT LIST

DECIDUOUS CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
GL TT	2	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST'	SUNBURST HONEY LOCUST	B & B	2.5" CAL.	MOD
UL MG	3	ULMUS X 'MORTON GLOSSY' TM	TRIUMPH ELM	B & B	2.5" CAL.	MOD
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AC GN	1	ACER GINNALA	AMUR MAPLE	B & B	2.5" CAL.	MOD
AC SA	5	ACER SACCHARINUM	SILVER MAPLE	B & B	2.5" CAL.	LOW
GL SH	1	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	B & B	2.5" CAL.	LOW
GL SK	1	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	B & B	2.5" CAL.	MOD
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
PI BA	4	PICEA PUNGENS GLAUCA 'BAKERI'	BAKERI BLUE SPRUCE	B & B	6' HEIGHT	MOD
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
PR CH	3	PRUNUS X VIRGINIANA 'P002'	SUCKER PUNCH CANADA CHOKECHERRY	B & B	2.5" CAL.	LOW
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AM AL	9	AMELANCHIER ALNIFOLIA	SERVICEBERRY	CONT.	#5	LOW
AR LS	63	ARONIA MELANOCARPA 'UCONNAM165'	LOW SCAPE MOUND® BLACK CHOKEBERRY	CONT.	#5	LOW
BE CP	9	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	CONT.	#5	LOW
CA MR	14	CARYOPTERIS X CLANDONENSIS CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	CONT.	#5	LOW
CH NN	15	CHRYSOTHAMNUS NAUSEOSUS NAUCEOSUS	BABY BLUE RABBITBRUSH	CONT.	#5	VERY LOW
CO AF	58	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	CONT.	#5	MOD
CO KE	10	CORNUS SERICEA 'KELSEYI'	KELSEYI DOGWOOD	CONT.	#5	MOD
CO BA	6	CORNUS SERICEA 'BAILEY'	BAYLEY'S RED TWIG DOGWOOD	CONT.	#5	MOD
CY SP	27	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	CONT.	#5	LOW
DA CM	35	DAPHNE X BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	CONT.	#5	MOD
DA FR	42	DASIPHORA FRUTICOSA	BUSH CINQUEFOIL	CONT.	#5	LOW
ER AI	9	ERICAMERIA NAUSEOSA NAUSEOSA	BLUE RABBITBRUSH	CONT.	#5	VERY LOW
EU AL	1	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	CONT.	#5	MOD
JA AM	4	JAMESIA AMERICANA	WAXFLOWER	CONT.	#5	LOW
PE AB	33	PEROVSKIA ABROTANOIDES	RUSSIAN SAGE	CONT.	#5	LOW
PE LS	62	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' TM	LITTLE SPIRE RUSSIAN SAGE	CONT.	#5	VERY LOW
PR PA	77	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	CONT.	#5	LOW
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AR CO	35	ARCTOSTAPHYLOS X COLORADOENSIS	MOCK BEARBERRY MANZANITA	CONT.	#5	LOW
JU BH	58	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	CONT.	#5	LOW
YU GL	27	YUCCA GLAUCA	SOAPWEED	CONT.	#5	LOW
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
BO BA	140	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1	VERY LOW
CA BR	35	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	CONT.	#1	LOW
PA SH	31	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	CONT.	#1	LOW
PE BU	135	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	CONT.	#1	LOW
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AC MI	15	ACHILLEA MILLEFOLIUM	COMMON YARROW	CONT.	#1	LOW
AC MO	16	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	CONT.	#1	LOW
EC PU	11	ECHINACEA PURPUREA	PURPLE CONEFLOWER	CONT.	#1	LOW
GA AR	32	GAILLARDIA ARISTATA	NATIVE BLANKET FLOWER	CONT.	#1	LOW
GA OD	4	GALIUM ODORATUM	SWEET WOODRUFF	CONT.	#1	MOD
HE HB	2	HEUCHERA X 'HARVEST BURGUNDY'	HARVEST BURGUNDY CORAL BELLS	CONT.	#1	MOD
HE SA	5	HEUCHERA X 'SNOW ANGEL'	SNOW ANGEL CORAL BELLS	CONT.	#1	MOD
NE WA	30	NEPETA MUSSINII 'WALKER'S LOW'	WALKER'S LOW CATMINT	CONT.	#1	LOW
PE PP	6	PENSTEMON MEXICALI 'PIKE'S PEAK PURPLE'	PIKES PEAK PURPLE PENSTEMON	CONT.	#1	LOW
PE RR	9	PENSTEMON MEXICALI 'RED ROCKS'	RED ROCKS PENSTEMON	CONT.	#1	LOW

SITE AMENITY SCHEDULE

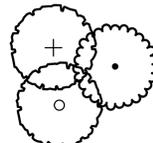
			
<p>DESCRIPTION: BENCH</p> <p>MANUFACTURER: BENCHMARK DESIGN GROUP (FURNISHINGS BY OWNER) MODEL: BACKLESS SOUTH BEACH BENCH COLOR / FINISH: SILVER ICE NOTES: CONCEALED ANCHOR MOUNT</p>	<p>DESCRIPTION: TABLE AND CHAIRS</p> <p>MANUFACTURER: BENCHMARK DESIGN GROUP (FURNISHINGS BY OWNER) MODEL: CLU1077-A1052-AL-UH-BD COLOR / FINISH: SILVER ICE + CLEAR COAT NOTES: SURFACE MOUNT</p>	<p>DESCRIPTION: TRASH RECEPTACLE</p> <p>MANUFACTURER: BELSON OUTDOOR (OR APPROVED EQUAL) MODEL: PSFT34 COLOR / FINISH: POWDER COATED BLACK NOTES: INSTALL PER MANUFACTURERS SPECIFICATIONS</p>	<p>DESCRIPTION: PLANTER POT</p> <p>MANUFACTURER: TOURNESOL (OR APPROVED EQUAL) MODEL: URBAN COLLECTION / 24" x 19" x 27" COLOR / FINISH: COLOR - PUDDLE / FINISH - SMOOTH NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS</p>
 <p>DESCRIPTION: BIKE RACK</p> <p>MANUFACTURER: TOURNESOL (OR APPROVED EQUAL) MODEL: LOOP COLLECTION: LP-1700 SIZE: FIVE-LOOP RACK- 62" W COLOR / FINISH: BLACK POWDER COAT NOTES: SURFACE MOUNT</p>			

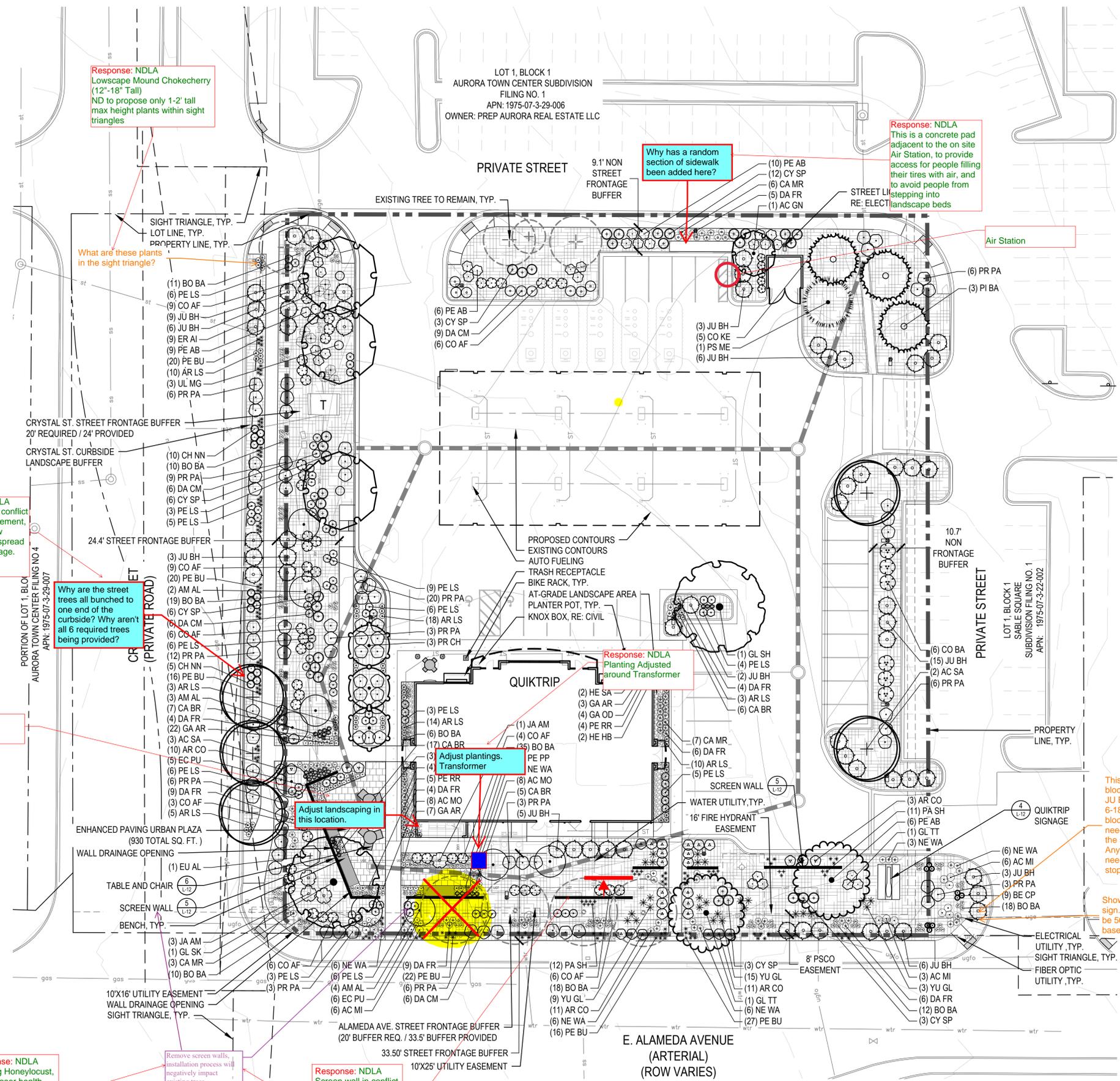
NOT FOR CONSTRUCTION

DATE:
 04/05/2023 SP-CUP.01
 10/11/2023 SP-CUP.02
 02/07/2024 SP CUP.03

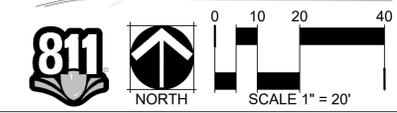
SHEET TITLE:
 LANDSCAPE SCHEDULE

LEGEND

-  PROPERTY LINE
-  PLANTING BED
-  ROCK COBBLE
-  EXISTING TREE
-  CANOPY TREE
-  EVERGREEN TREE, (6" HEIGHT UNLESS OTHERWISE NOTED)
-  DECIDUOUS SHRUB
-  EVERGREEN SHRUB
-  ORNAMENTAL GRASSES
-  PERENNIALS
-  TRASH RECEPTACLE
-  PICNIC TABLE
-  BENCH
-  STREET LIGHTING, RE: ELECTRICAL
-  PROPOSED MONUMENT SIGN
-  SIGN, RE: CIVIL



CHECKED BY: S.W. BP
 DRAWN BY:



QUIKTRIP NO. 4245
 SITE PLAN AND CONDITIONAL USE
 ALAMEDA AVE & CRYSTAL ST
 CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

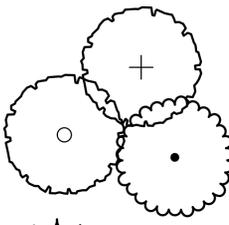
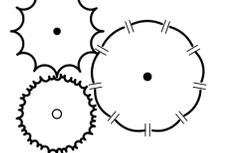
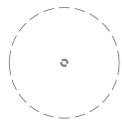
APPLICANT
 QuikTrip Corporation
 12000 Washington St, Ste. 175
 Thornton, CO 80241
 303.248.0435

NOT FOR
 CONSTRUCTION

DATE:
 04/05/2023 SP-CUP.01
 10/11/2023 SP-CUP.02
 02/07/2024 SP CUP.03

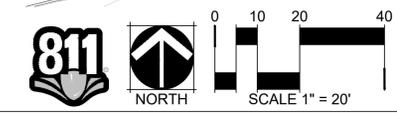
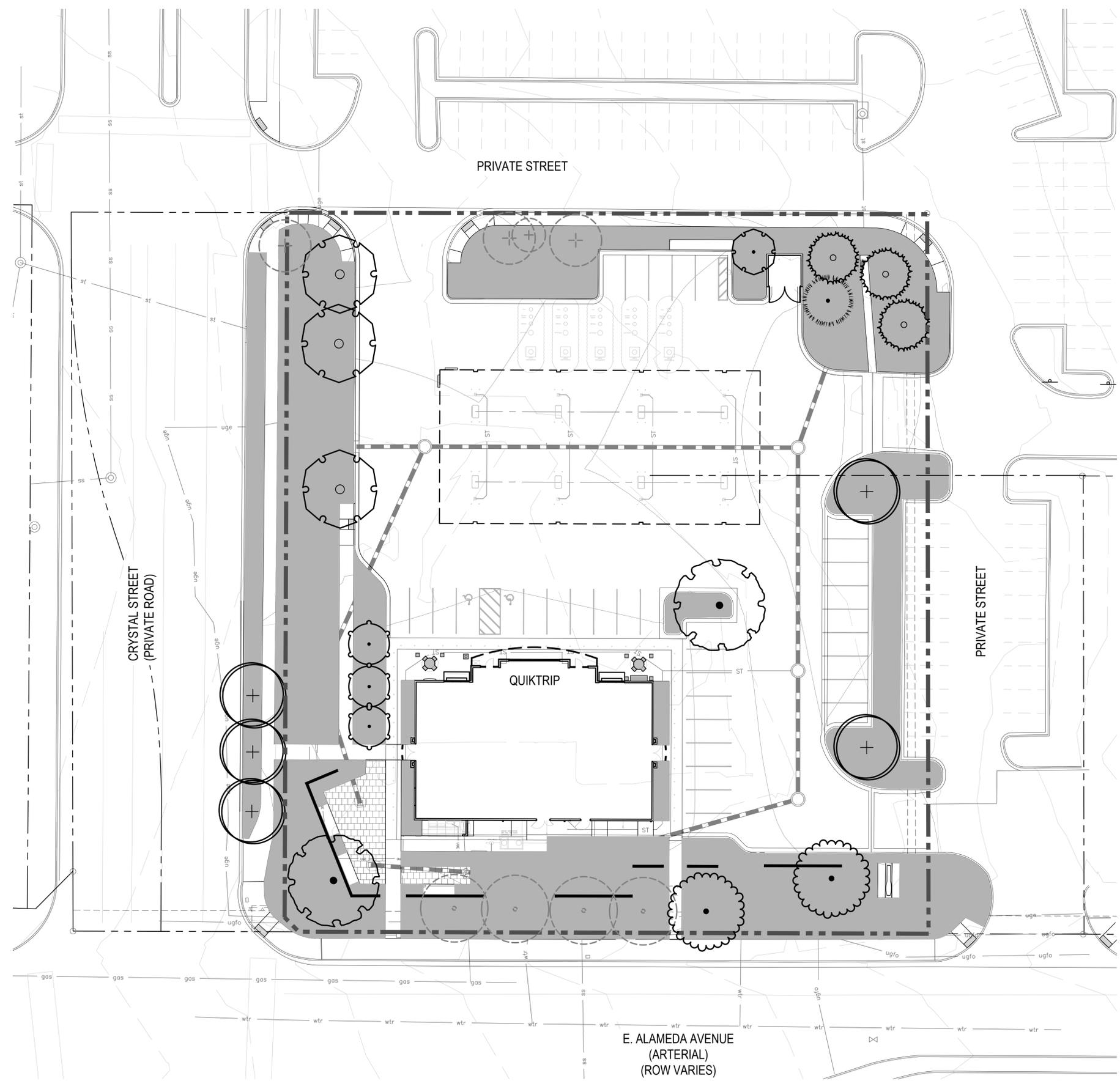
SHEET TITLE:
 HYDROZONE
 MAP

LEGEND

-  LOW WATER USE HYDROZONE
-  PROPERTY LINE
-  PROPOSED CONTOURS
-  EXISTING CONTOURS
-  DECIDUOUS CANOPY TREE
-  EVERGREEN TREE
-  EXISTING EVERGREEN TREE
-  EXISTING DECIDUOUS CANOPY TREE

HYDRO-ZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE (%)
HIGH WATER USE	0 SF	0%
LOW WATER USE BED	25,261 SF	100.0%
LOW WATER USE SEED	0 SF	0%
TOTAL:	25,261 SF	100 %

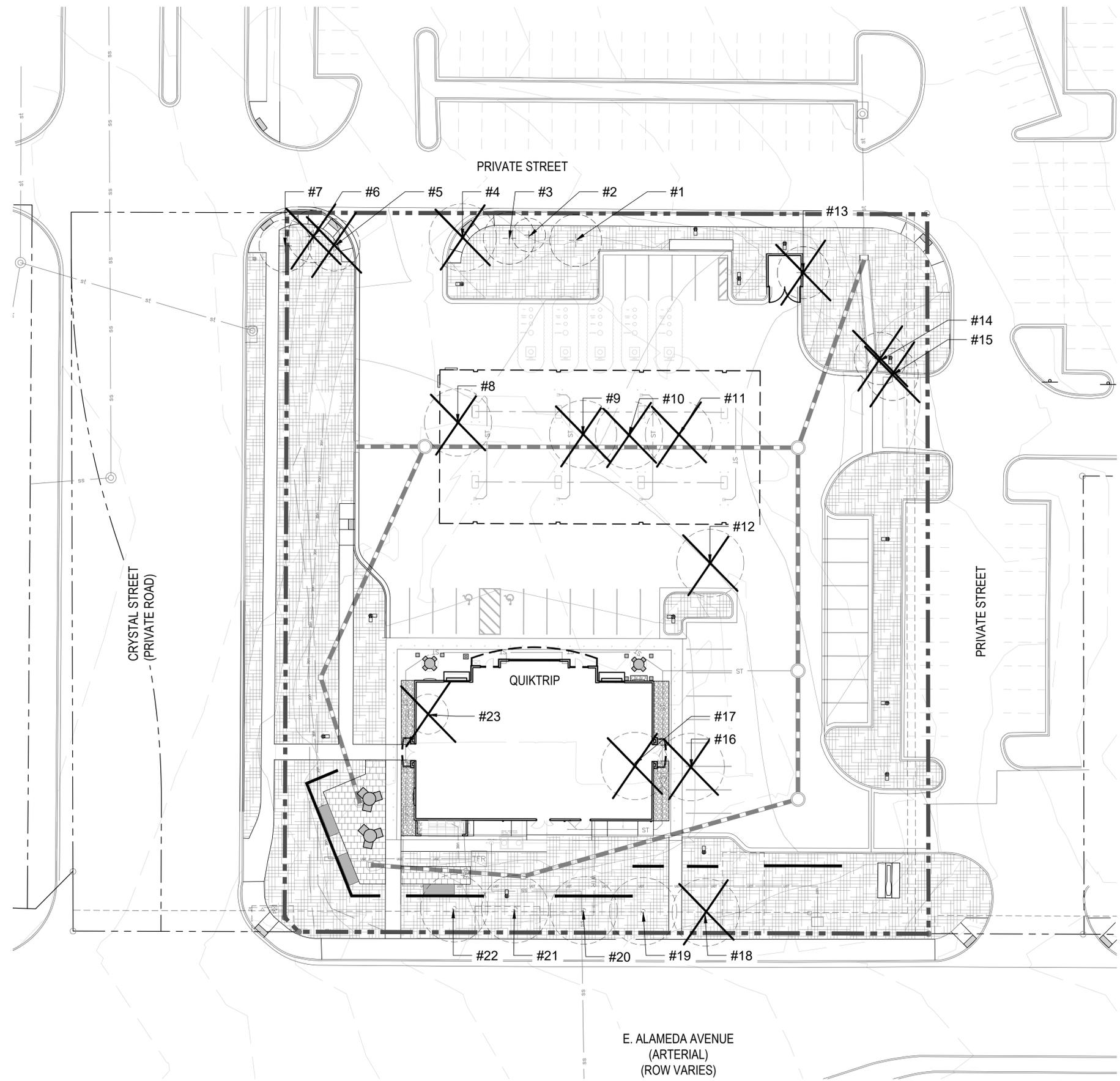


CHECKED BY: S.W.
 DRAWN BY: B.P.

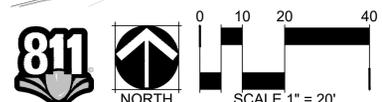
LEGEND

-  PROPERTY LINE
-  PROPOSED CONTOURS
-  EXISTING CONTOURS
-  EXISTING EVERGREEN TREE
-  EXISTING EVERGREEN TREE TO BE REMOVED
-  EXISTING DECIDUOUS TREE
-  EXISTING DECIDUOUS TREE TO BE REMOVED

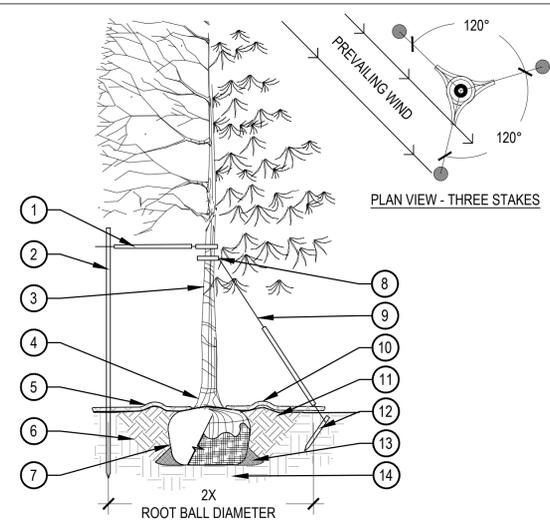
NOTE:
 REFER TO TREE MITIGATION CHART ON SHEET 8



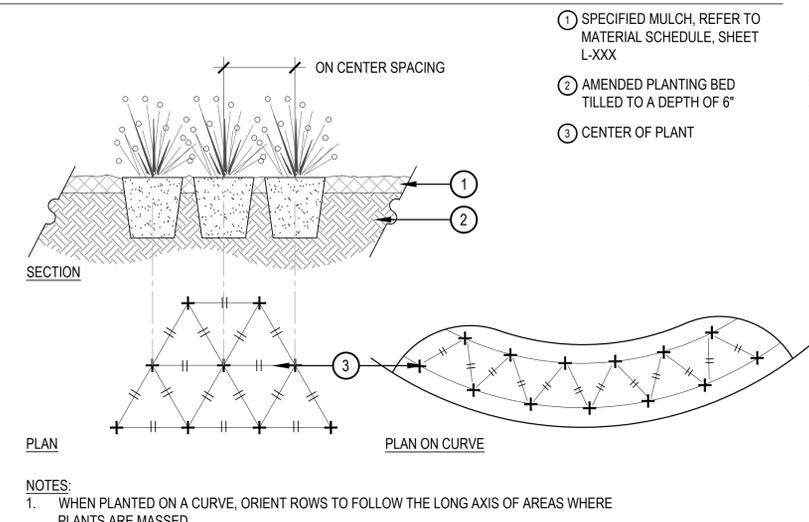
1. IN AREAS WHERE GRADING SHOWN WITHIN TREE PROTECTION FENCING ALL GRADING SHALL BE PERFORMED BY HAND. NO GRADING IS ALLOWED IN THESE AREAS PRIOR TO AND ON-SITE PRE-CONSTRUCTION MEETING WITH AURORA
2. NO SITE IMPROVEMENTS ARE ALLOWED WITHIN THE LIMITS OF THE TREE PROTECTION FENCING OTHER THAN HAND GRADING.
3. BURLAP, OR OTHER ACCEPTABLE WATER MOISTENED COVERINGS, NEEDS TO BE ADDED TO THE BASE OF ANY EXPOSED SOIL BELOW ANY TREE THAT IS WITHIN THE LIMITS OF WALL CONSTRUCTION. COVERING TO BE MOISTENED WITH WATER UNTIL GRADING IS COMPLETE BEHIND WALLS (TYP.)



- PRUNING NOTES:**
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:**
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1-1/2" CALIPER SIZE - MIN. 2 STAKES - ONE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
 - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
 - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
 - WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



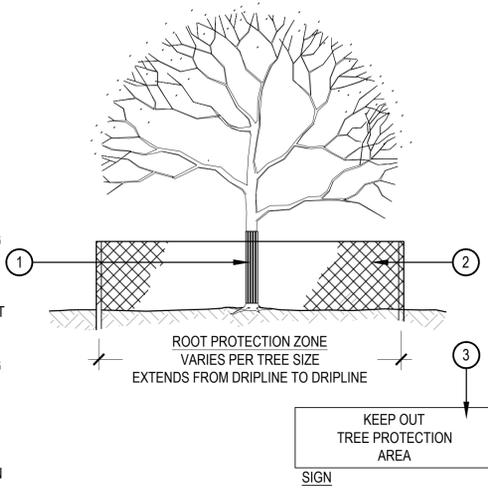
- PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER. ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY. WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
- PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
- 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
- 1:1 SLOPE ON SIDES OF PLANTING HOLE
- ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
- 4'-6" HIGH WATER SAUCER IN NON-TURF AREAS
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
- PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT



- SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT

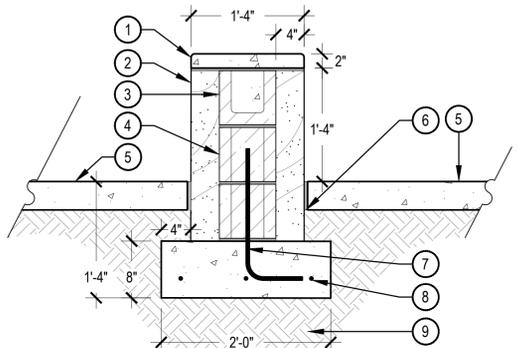
1 TREE PLANTING DETAIL

- NOTES:**
- TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
 - TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
 - FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
 - FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
 - TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
 - WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. ROOTS SHALL BE CUT NO MORE THAN 1/3 OF THE RADIUS FROM DRIPLINE TO TRUNK. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. ROOT STIMULATOR SHALL BE APPLIED TO CUT ROOTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
 - WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
 - ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.



- TRUNK PROTECTION** - 1" BOARDS NO LESS THAN 5' LONG OR TO REACH FIRST SCAFFOLD BRANCH. WIRE TO HOLD BOARDS IN PLACE. NO NAILS PERMITTED. INCLUDE WRAPPING OF BURLAP UNDER BOARDS.
- BRANCH PROTECTION** - PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE CONSTRUCTION FENCING OR EQUAL AT DRIPLINE MINIMUM.
- PLACE SIGNS EVERY 50'. PLACE SIGNS WHERE VISIBLE, ATTACH TO FENCING.

3 TREE PROTECTION



- PRECAST CONCRETE CAP, 1" RADIUS ON ALL EXPOSED EDGES, TO MATCH ARCH.
- BRICK VENEER, TO MATCH ARCH.
- FULLY GROUTED CMU BOND BEAM BLOCK FOR THE TOP COURSE
- 8"X8"X16" CMU BLOCK
- ADJACENT SURFACE, SEE PLANS AND MATERIAL SCHEDULE FOR TYPE
- EXPANSION JOINT AT CONCRETE
- #4 REBAR, 16" ON CENTER FOR LENGTH OF WALL, FULLY GROUT CELLS WITH REBAR
- (3) #4 REBAR, SPACED EQUALLY FOR LENGTH OF THE FOOTING, OVERLAP SPACES BY 12"
- SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

- NOTES:**
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS.
 - NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
 - NORRIS DESIGN IS NOT RESPONSIBLE FOR STRUCTURAL DESIGN AND CALCULATIONS.
 - MINIMUM BURY DEPTH ON ALL REBAR SHALL BE 2'-1/2".
 - DRAINAGE OPENINGS IN RETAINING WALL TO BE PROVIDED.

5 SCREEN WALL

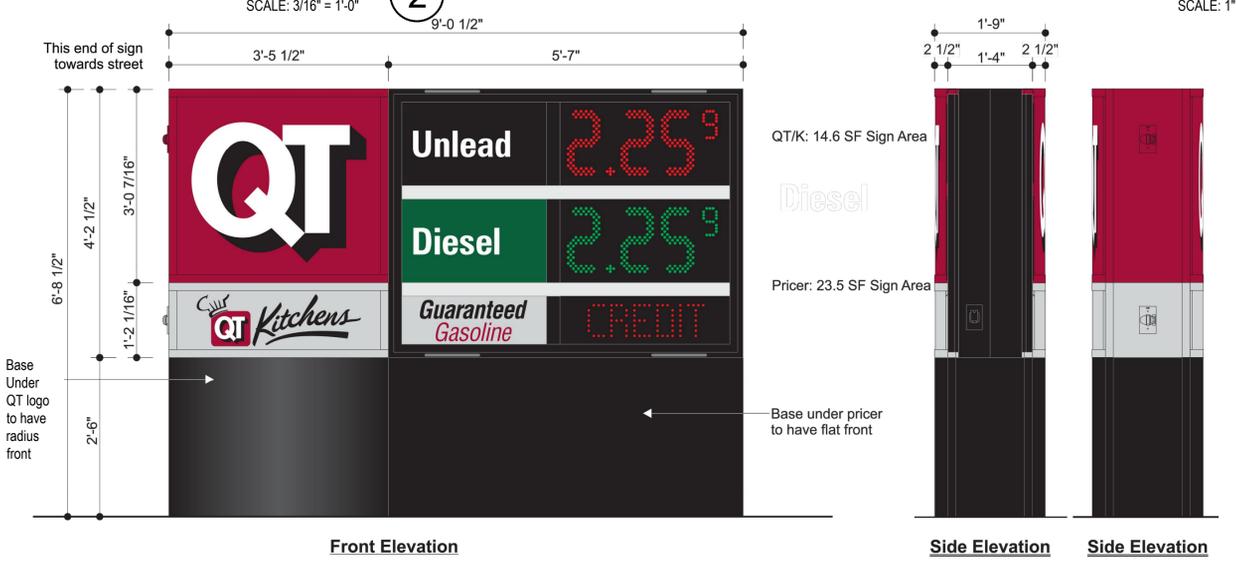


NOTES: ALL WELDED ALUMINUM CONSTRUCTION. TOP: 42" DIA. ROSETTE TABLE TOP WITH 2" DIA. UMBRELLA HOLE. BACK: WATERJET CUT TO MATCH PRESTON GRID. SEAT: DISHED ALUMINUM WITH SANDDOLLAR DRAIN HOLES. FABRY: SILVER SIDE - CLEAR COAT (ON ALL PARTS). GLIDE: BOLT-DOWN TABS. **NO SWIVEL**

DATE	E.C.O.	REV.	BY	APPROVED	CLIENT:
27FEB12	ADD TABLE TOP		RN		QUIKTRIP
29MAR11	ILLUSTRATION		DK		TULSA, OK
					DESCRIPTION: 3-SEAT PRESTON CLUSTER (ADA COMPLIANT)
					MATERIAL: ALL ALUMINUM

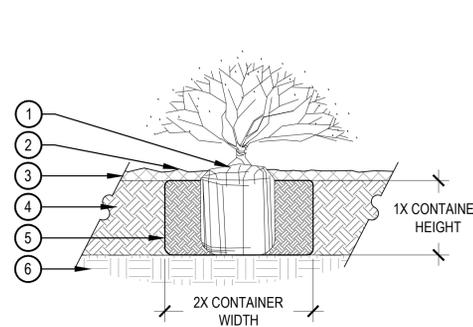
6 TABLE AND CHAIRS

4 QUIKTRIP SIGNAGE



- TRUNK PROTECTION** - 1" BOARDS NO LESS THAN 5' LONG OR TO REACH FIRST SCAFFOLD BRANCH. WIRE TO HOLD BOARDS IN PLACE. NO NAILS PERMITTED. INCLUDE WRAPPING OF BURLAP UNDER BOARDS.
- BRANCH PROTECTION** - PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE CONSTRUCTION FENCING OR EQUAL AT DRIPLINE MINIMUM.
- PLACE SIGNS EVERY 50'. PLACE SIGNS WHERE VISIBLE, ATTACH TO FENCING.

7 SHRUB PLANTING



- NOTE:**
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
 - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
 - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
 - DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
 - PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

- SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- FINISH GRADE (TOP OF MULCH)
- SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- BACKFILLED AMENDED SOIL
- UNDISTURBED SOIL

7 SHRUB PLANTING

QUIKTRIP NO. 4245
 SITE PLAN AND CONDITIONAL USE
 ALAMEDA AVE & CRYSTAL ST
 CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

APPLICANT
 QuikTrip Corporation
 12000 Washington St, Ste. 175
 Thornton, CO 80241
 303.248.0435

NOT FOR CONSTRUCTION

DATE:
 04/05/2023 SP-CUP_01
 10/11/2023 SP-CUP_02
 02/07/2024 SP CUP_03

SHEET TITLE:
 LANDSCAPE
 DETAILS

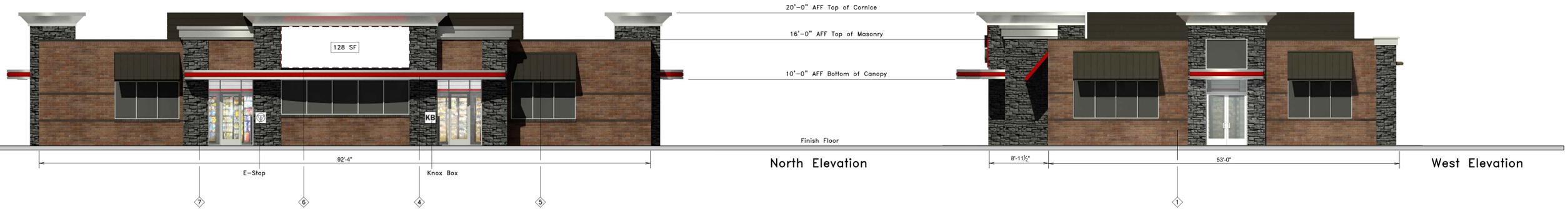
QUIKTRIP NO. 4245 SITE PLAN AND CONDITIONAL USE

LOCATED AT THE NORTHEAST CORNER OF E ALAMEDA AVE AND S CRYSTAL STREET
 LOCATED IN THE SW QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

**NORRIS
 DESIGN**
 PEOPLE + PLACEMAKING

1101 BANNOCK STREET
 DENVER, CO 80204
 P 303.892.1166

NORRIS-DESIGN.COM



QUIKTRIP NO. 4245
 SITE PLAN AND CONDITIONAL USE
 ALAMEDA AVE & CRYSTAL ST
 CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

APPLICANT
 QuikTrip Corporation
 12000 Washington St, Ste. 175
 Thornton, CO 80241
 303.248.0435

NOT FOR
 CONSTRUCTION

DATE:
 04/05/2023 SP-CUP.01
 10/11/2023 SP-CUP.02
 02/07/24 SP-CUP.03



Store # 4245 Custom G3SE Building Elevations

Address: 14305 E Alameda Ave

City, State: Aurora, CO

Serial # 83-4245-G3SE

Scale: 1/8" = 1'-0"

Issue Date: 12.07.23

Drawn By: JK

Rev/Notes:

COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS
 QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA,
 OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND
 INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION,
 PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOLDBOND	FASCIA
4	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
5	QT BROWN	SHERWIN-WILLIAMS	ME TAL/PAINT
6	CL-60R	ALLEN INDUSTRIES	SIGNAGE
7	BLACK	GLEN GERRY	STACKED STONE
4	CL-44	ALLEN INDUSTRIES	SIGNAGE

APPROVED
Joe Xu
 12/07/2023

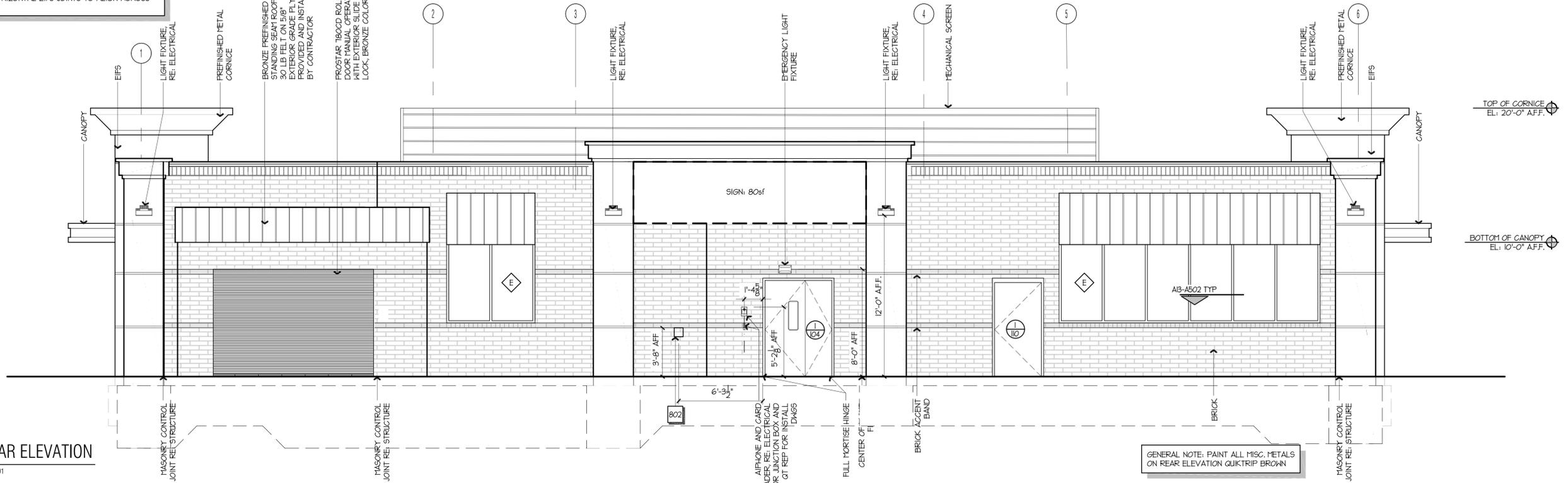
SHEET TITLE:
 BUILDING
 ELEVATIONS

QUIKTRIP NO. 4245 SITE PLAN AND CONDITIONAL USE

LOCATED AT THE NORTHEAST CORNER OF E ALAMEDA AVE AND S CRYSTAL STREET
 LOCATED IN THE SW QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

GENERAL NOTE: ALL CMU JOINTS TO BE FLUSH WITH SMOOTH FINISH

GENERAL NOTE: ALL HORIZONTAL EIFS JOINTS TO ALIGN ACROSS ALL ELEVATIONS

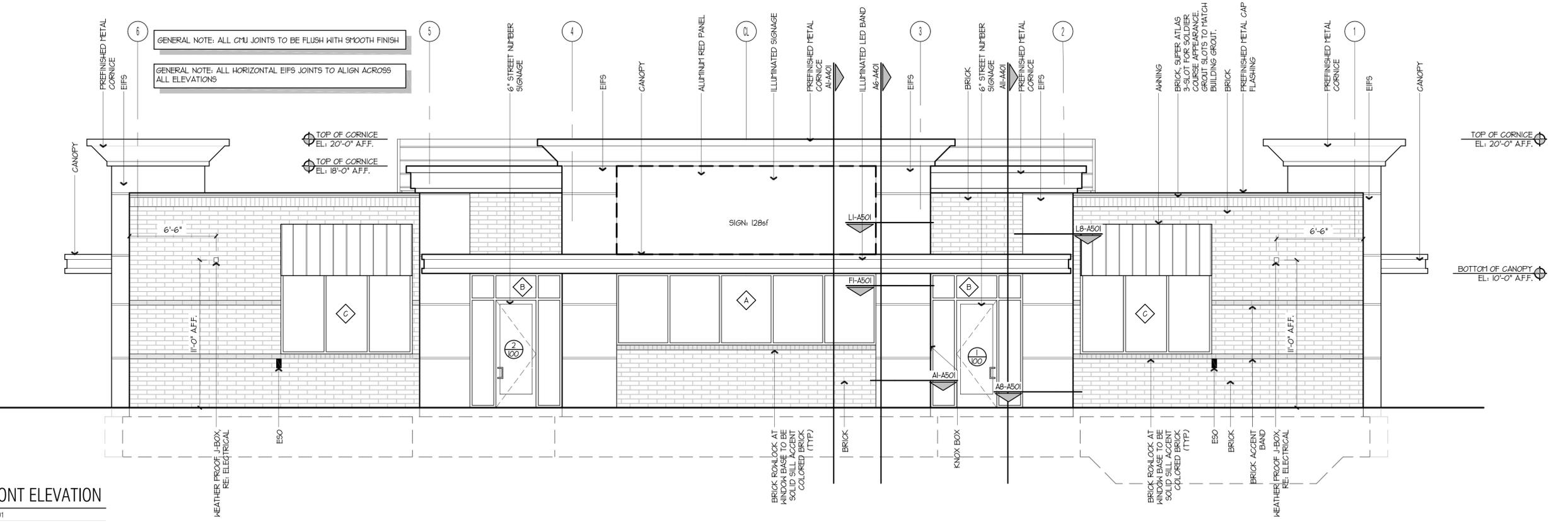


H1 REAR ELEVATION
 1/2" = 1'-0"
 A1-A101

GENERAL NOTE: PAINT ALL MISC. METALS ON REAR ELEVATION QUIKTRIP BROWN

GENERAL NOTE: ALL CMU JOINTS TO BE FLUSH WITH SMOOTH FINISH

GENERAL NOTE: ALL HORIZONTAL EIFS JOINTS TO ALIGN ACROSS ALL ELEVATIONS



A1 FRONT ELEVATION
 1/2" = 1'-0"
 A1-A101

QUIKTRIP NO. 4245
 SITE PLAN AND CONDITIONAL USE
 ALAMEDA AVE & CRYSTAL ST
 CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

APPLICANT
 QuikTrip Corporation
 12000 Washington St. Ste. 175
 Thornton, CO 80241
 303.248.0435

NOT FOR CONSTRUCTION

DATE:
 04/05/2023 SP-CUP.01
 10/11/2023 SP-CUP.02
 02/07/24 SP-CUP.03

SHEET TITLE:
 BUILDING ELEVATIONS
 FRONT/BACK

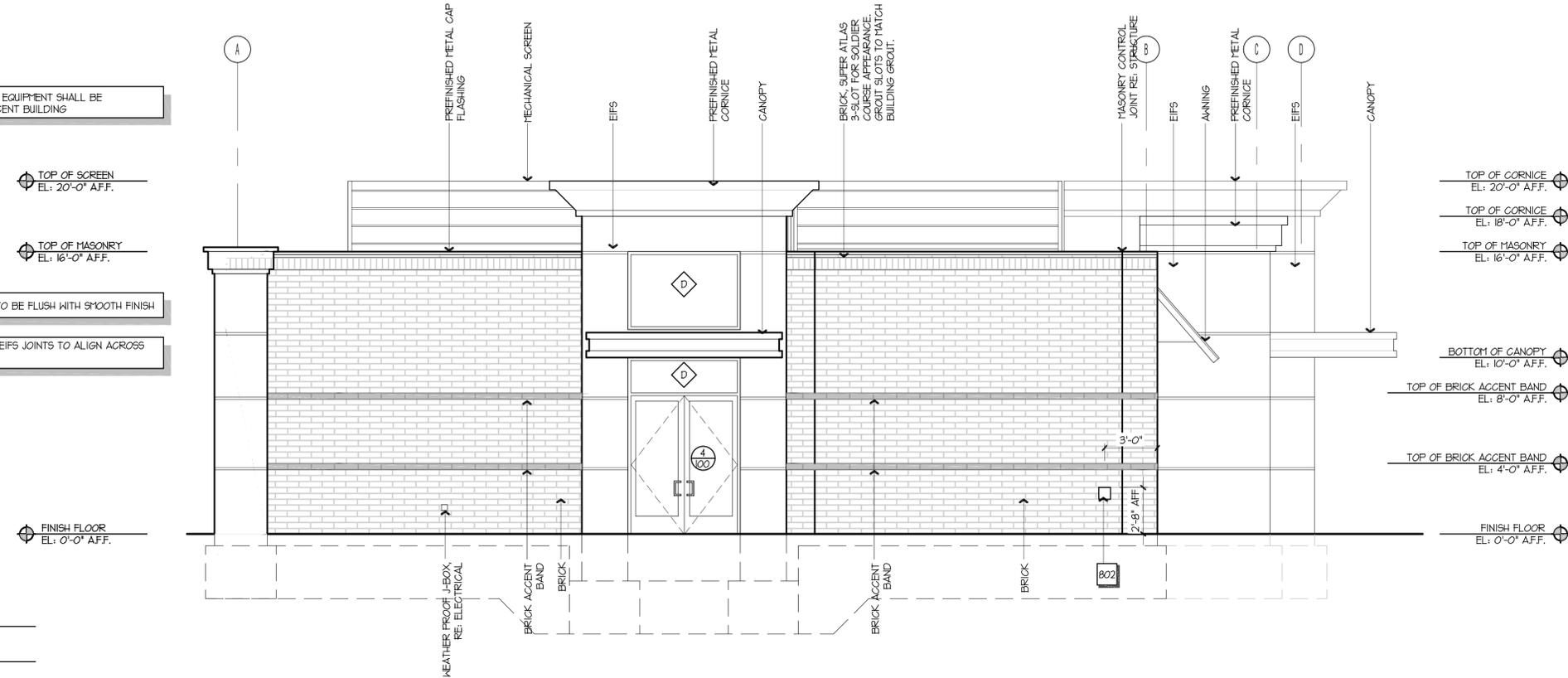
QUIKTRIP NO. 4245 SITE PLAN AND CONDITIONAL USE

LOCATED AT THE NORTHEAST CORNER OF E ALAMEDA AVE AND S CRYSTAL STREET
 LOCATED IN THE SW QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

GENERAL NOTE: ALL MECHANICAL EQUIPMENT SHALL BE EQUAL TO OR LOWER THAN ADJACENT BUILDING

GENERAL NOTE: ALL CMU JOINTS TO BE FLUSH WITH SMOOTH FINISH

GENERAL NOTE: ALL HORIZONTAL EIFS JOINTS TO ALIGN ACROSS ALL ELEVATIONS



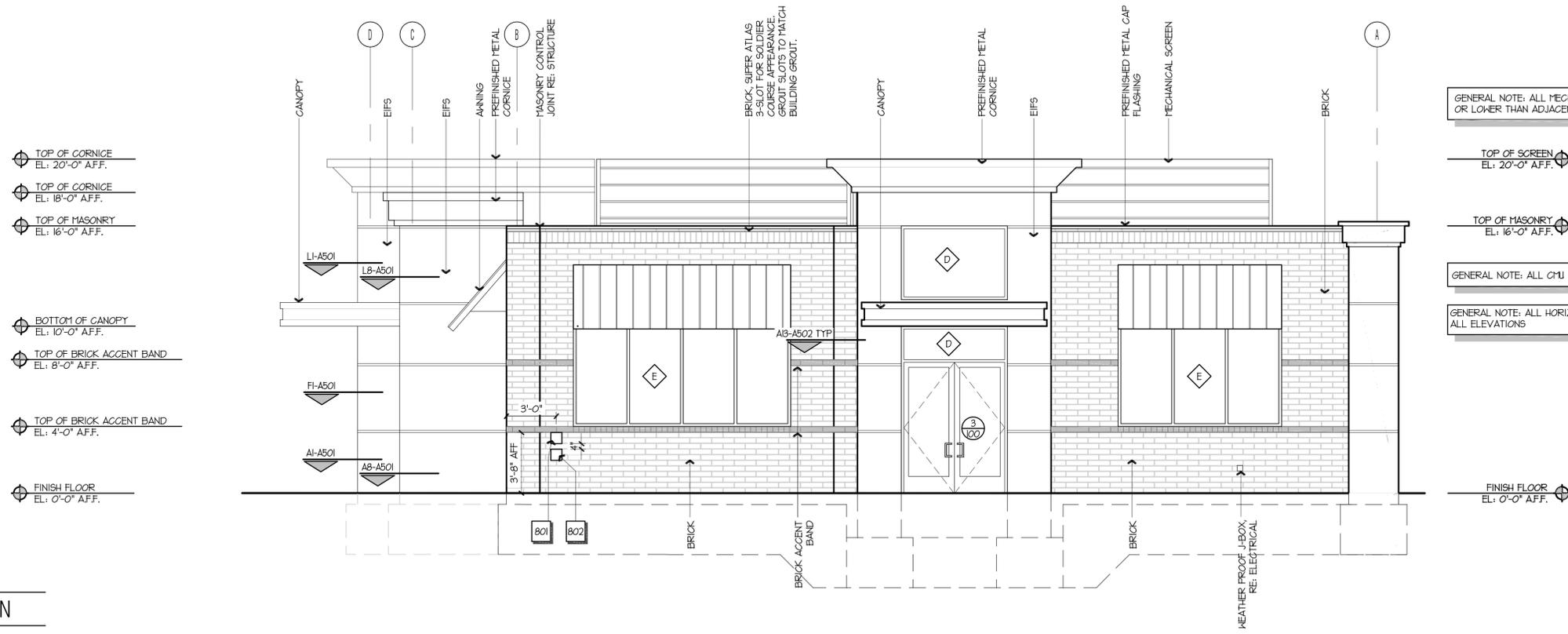
SIDE ELEVATION

A1-A101

GENERAL NOTE: ALL MECHANICAL EQUIPMENT SHALL BE EQUAL TO OR LOWER THAN ADJACENT BUILDING

GENERAL NOTE: ALL CMU JOINTS TO BE FLUSH WITH SMOOTH FINISH

GENERAL NOTE: ALL HORIZONTAL EIFS JOINTS TO ALIGN ACROSS ALL ELEVATIONS



SIDE ELEVATION

A1-A101

QUIKTRIP NO. 4245
 SITE PLAN AND CONDITIONAL USE
 ALAMEDA AVE & CRYSTAL ST
 CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

APPLICANT
 QuikTrip Corporation
 12000 Washington St, Ste. 175
 Thornton, CO 80241
 303.248.0435

NOT FOR CONSTRUCTION

DATE:
 04/05/2023 SP-CUP.01
 10/11/2023 SP-CUP.02
 02/07/24 SP-CUP.03

SHEET TITLE:
 BUILDING ELEVATIONS SIDES

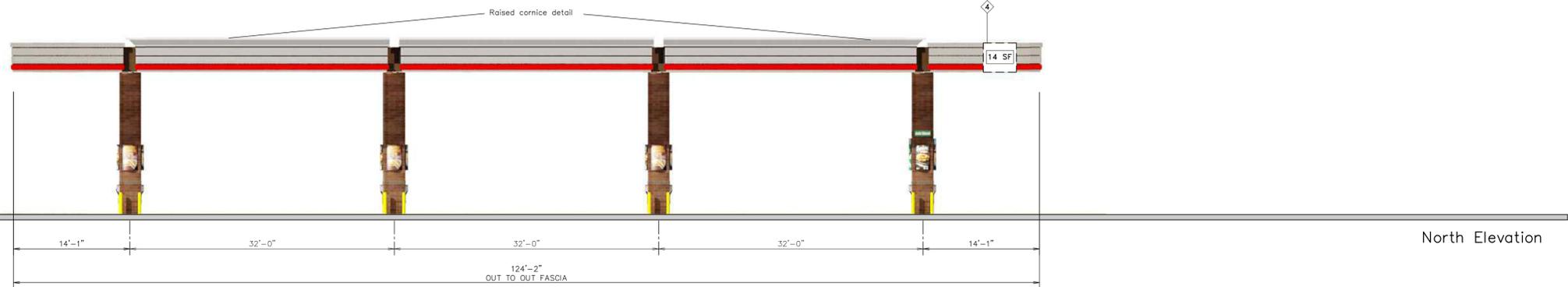
QUIKTRIP NO. 4245 SITE PLAN AND CONDITIONAL USE

LOCATED AT THE NORTHEAST CORNER OF E ALAMEDA AVE AND S CRYSTAL STREET
 LOCATED IN THE SW QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

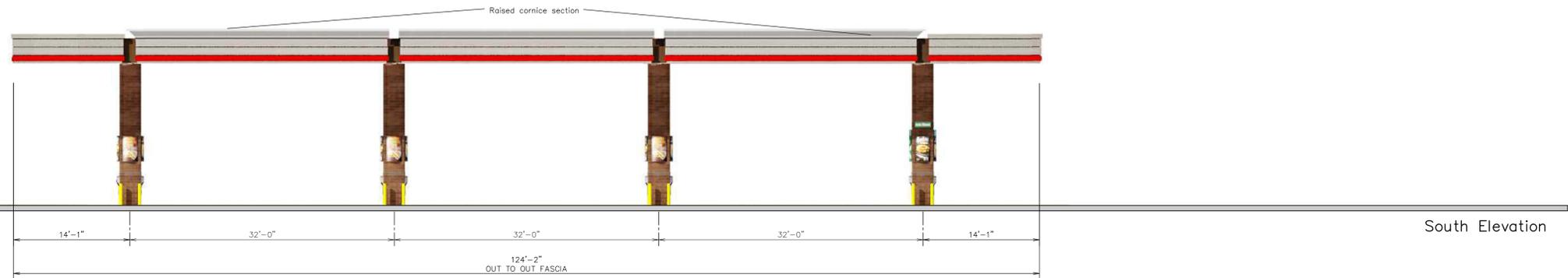
NORRIS DESIGN
 PEOPLE + PLACEMAKING

1101 BANNOCK STREET
 DENVER, CO 80204
 P 303.892.1166

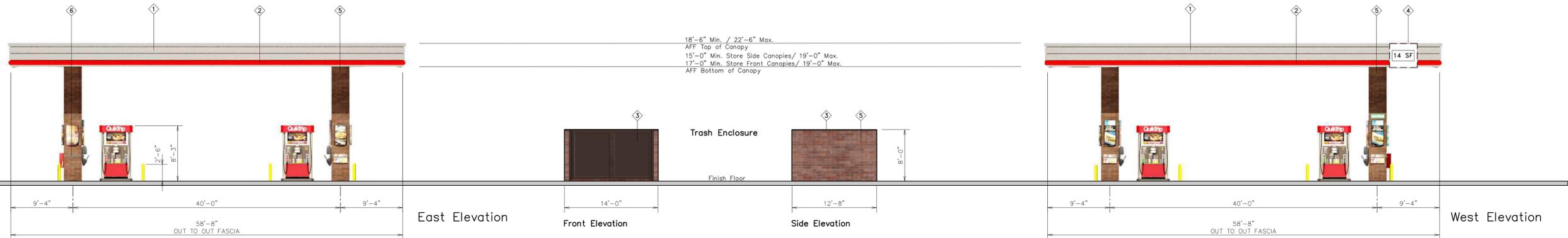
NORRIS-DESIGN.COM



North Elevation



South Elevation



East Elevation

Front Elevation

Side Elevation

West Elevation

QUIKTRIP NO. 4245
 SITE PLAN AND CONDITIONAL USE
 ALAMEDA AVE & CRYSTAL ST
 CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

APPLICANT
 QuikTrip Corporation
 12000 Washington St, Ste. 175
 Thornton, CO 80241
 303.248.0435

NOT FOR CONSTRUCTION

DATE:
 04/05/2023 SP-CUP.01
 10/11/2023 SP-CUP.02
 02/07/24 SP-CUP.03

4705 South 129th East Ave.
 Tulsa, OK 74134-7008
 P.O. Box 3475
 Tulsa, OK 74101-3475
 (918) 615-7700

Store #	4245	Custom DS8 Raised Canopy	Address:	14305 E Alameda Ave	City, State:	Aurora, CO	
Serial #	83-4245-GD08	Scale:	1/8" = 1'-0"	Issue Date:	12.06.23	Drawn By:	JK
Rev/Notes: _____ _____ _____							

COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS
 QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

①	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOLDBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN - WILLIAMS	METAL PAINT
4	100-14	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK

APPROVED
Joe
 12/07/2023

SHEET TITLE:
 CANOPY ELEVATIONS

CHECKED BY:
 DRAWING BY:

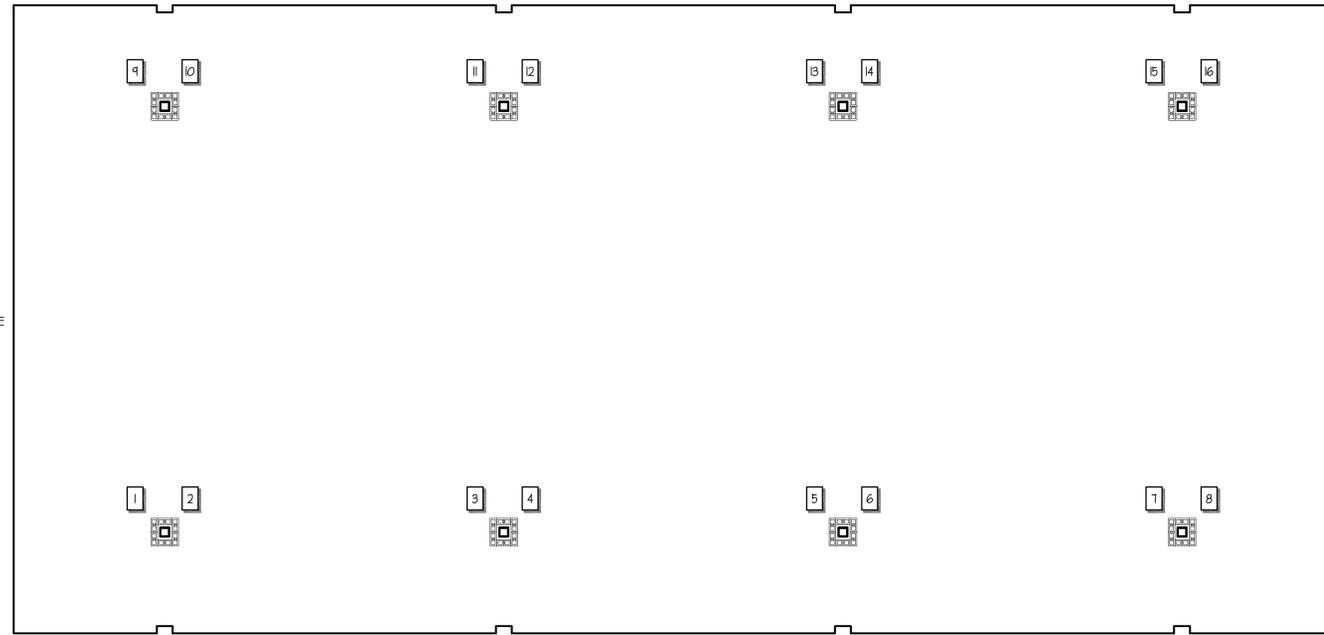
QUIKTRIP NO. 4245 SITE PLAN AND CONDITIONAL USE

LOCATED AT THE NORTHEAST CORNER OF E ALAMEDA AVE AND S CRYSTAL STREET
 LOCATED IN THE SW QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOT FOR CONSTRUCTION

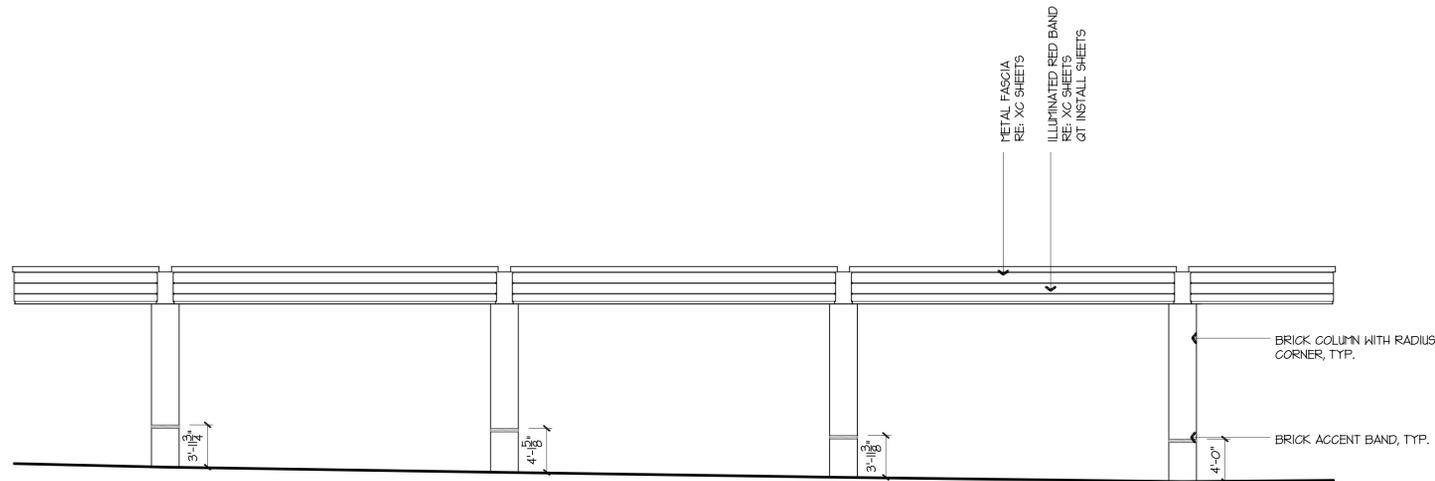
DATE:
 04/05/2023 SP-CUP.01
 10/11/2023 SP-CUP.02
 02/07/24 SP-CUP.03

SHEET TITLE:
 CANOPY ELEVATIONS



LEGEND	
	PUMP NUMBERS
	CANOPY SIGNAGE
	GASOLINE EMERGENCY SHUT OFF SWITCH

G1 | DOUBLE STACK 8 GAS CANOPY PLAN
1" = 1'-0"



A1 | DOUBLE STACK 8 GAS CANOPY ELEVATION
1" = 1'-0"

QUIKTRIP NO. 4245 SITE PLAN AND CONDITIONAL USE

LOCATED AT THE NORTHEAST CORNER OF E ALAMEDA AVE AND S CRYSTAL STREET
 LOCATED IN THE SW QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN



Brushed Aluminum - Reynobond
 Building Cornice/Gas Canopy Fascia



QT BROWN Metal Paint -
 Light Poles/Awnings/Mechanical
 Screen/Trash Enclosure Doors



Aluminum - Tubelite
 Entry Door/Window Frame



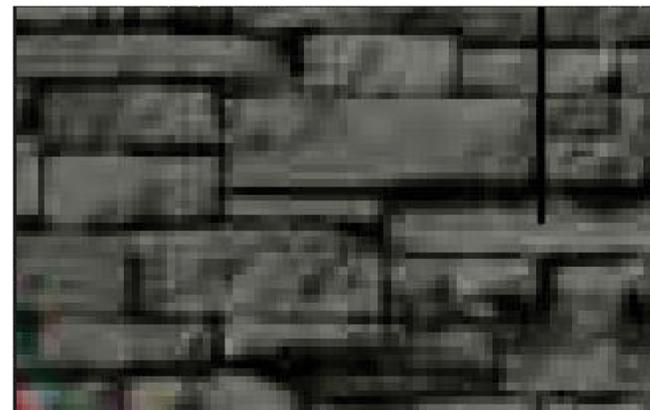
Material Samples # 4245
 14305 E Alameda Ave.
 Aurora, CO
 Convenience Store with Fuel
 Prepared by: QuikTrip 01.06.23



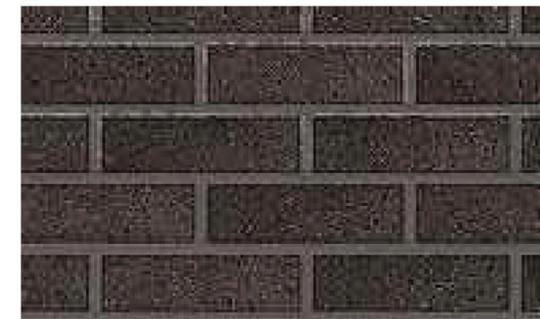
Translucent #2793 Red -
 Accent Band/Awning



Bronzestone Brick -
 Interstate Brick - Building/Canopy
 Columns



Stacked Stone -
 Interstate Brick - Building Columns



Midnight Black Brick -
 Interstate Brick - Building/Canopy
 Columns

QUIKTRIP NO. 4245 SITE PLAN AND CONDITIONAL USE

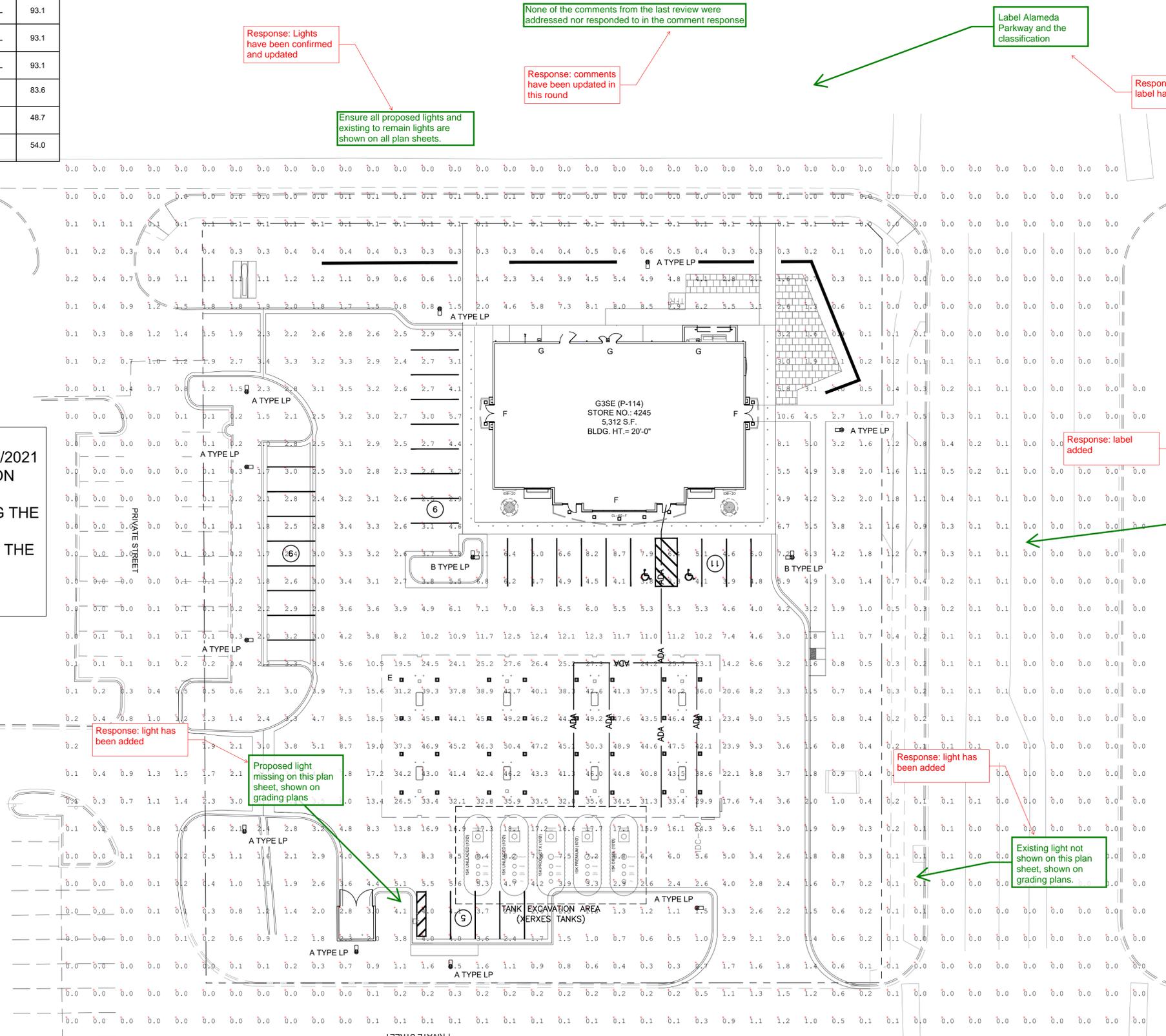
LOCATED AT THE NORTHEAST CORNER OF E ALAMEDA AVE AND S CRYSTAL STREET

LOCATED IN THE SW QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LUMINAIRE SCHEDULE								
SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	LLF	DESCRIPTION	TOTAL WATTS
	A	10	SINGLE	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI-IL	93.1
	B	02	2 @ 90°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI-IL	93.1
	C	00	2 @ 180°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI-IL	93.1
	D	00	3 @ 90°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI-IL	93.1
	E	32	SINGLE	15' TO 19'	12,793	0.90	SCV-LED-13L-SC-40	83.6
	F	09	SINGLE	10' TO 12'	6,041	0.90	XSPS-S-LED-VHO-NW-DFL	48.7
	G	03	SINGLE	10'	6,275	0.90	XWM-3-LED-06-40	54.0

NOTE:
ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".



Response: Lights have been confirmed and updated

None of the comments from the last review were addressed nor responded to in the comment response

Response: comments have been updated in this round

Ensure all proposed lights and existing to remain lights are shown on all plan sheets.

Label Alameda Parkway and the classification

Response: Alameda label has been added

QUIKTRIP NO. 4245
SITE PLAN AND CONDITIONAL USE
ALAMEDA AVE & CRYSTAL ST
CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

APPLICANT
QuikTrip Corporation
12000 Washington St, Ste. 175
Thornton, CO 80241
303.248.0135

REPEATED COMMENT: Label Crystal St and the classification

NOT FOR CONSTRUCTION

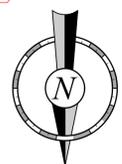
DATE:
04/05/2023 SP-CUP_01
10/11/2023 SP-CUP_02
02/07/24 SP-CUP_03

SHEET TITLE:
PHOTOMETRIC

Response: Note added

REPEATED COMMENT: Fix orientation. North arrow shall point up to match the rest of the sheets.

Response: north arrow changed to point to top of page



Response: light has been added

Proposed light missing on this plan sheet, shown on grading plans

Response: light has been added

Existing light not shown on this plan sheet, shown on grading plans.