

QUIKTRIP 4251 AT STATION 60
SITE PLAN WITH ADJUSTMENT AND CONDITIONAL USE

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

BASIS OF BEARINGS:

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

LEGAL DESCRIPTION:

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

CONTACTS:

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

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

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

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

PARKING SUMMARY:

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

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

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

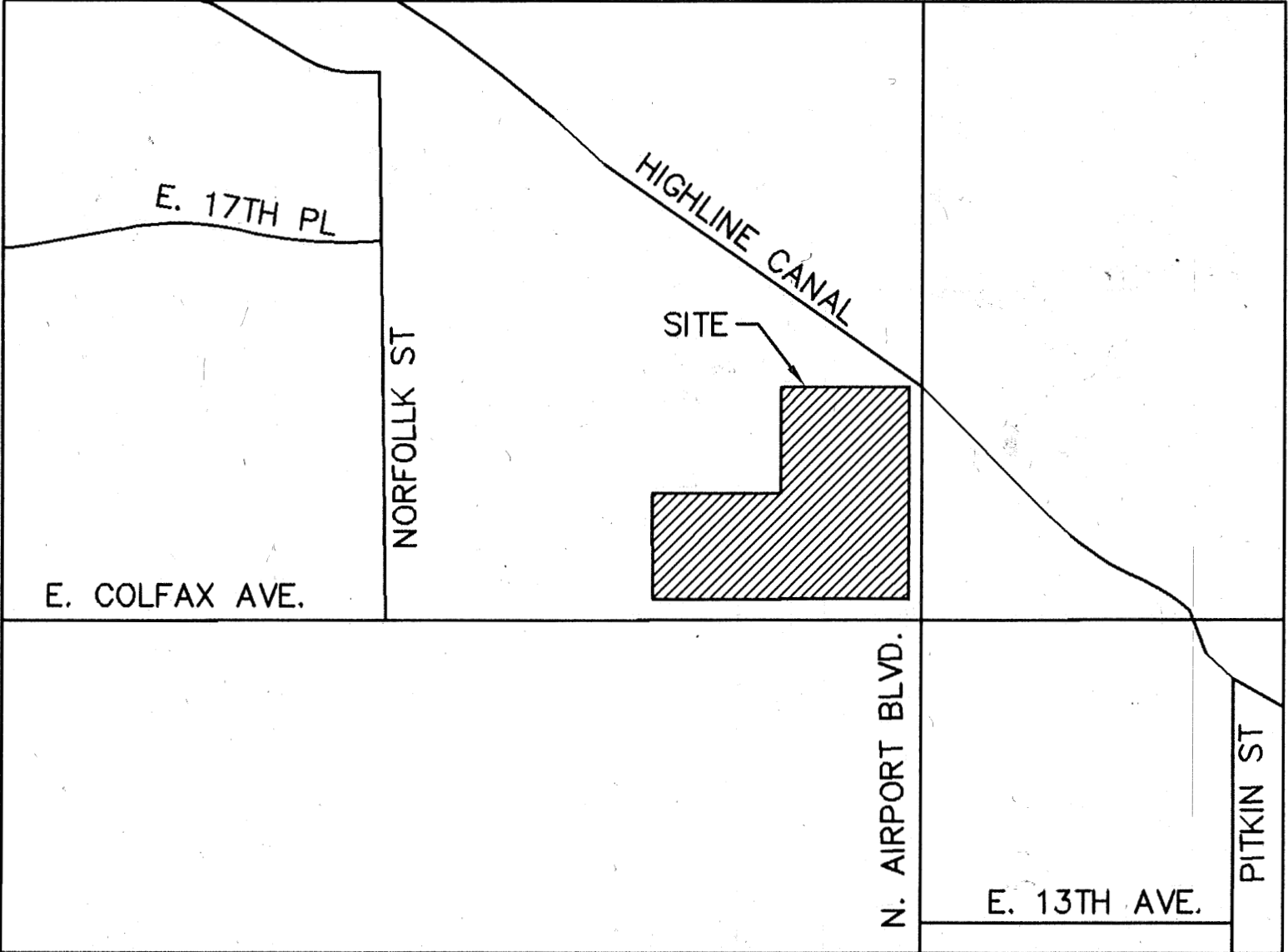
PROJECT DATA:

LAND AREA WITHIN PROPERTY LINE ± 3.89 ACRES
BUILDING COVERAGE ± 5,312 SF, 0.12 ACRES, 3.13% OF TOTAL AREA
CANOPY COVERAGE ± 7,287 SF, 0.17 ACRES, 4.30% OF TOTAL AREA
HARDSCAPE ± 74,170 SF, 1.70 ACRES, 43.77% OF TOTAL AREA
LANDSCAPE ± 82,885 SF, 1.90 ACRES, 48.91% OF TOTAL AREA

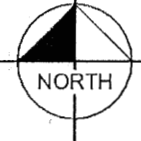
NUMBER OF BUILDINGS 1
MAXIMUM ALLOWABLE HEIGHT OF BUILDINGS 75 FT
MAXIMUM PROPOSED HEIGHT OF BUILDINGS 20'
NUMBER OF CANOPIES 1
NUMBER OF TRASH ENCLOSURES 1
MAXIMUM HEIGHT OF ENCLOSURES / CANOPIES 22.5 FT (APPROX)
PRESENT ZONING CLASSIFICATION MIXED USE CORRIDOR (MU-C)
PROPOSED USE MOTOR VEHICLE FUEL DISPENSING STATION (CONDITIONAL USE) AND CONVENIENCE STORE

2021 IBC OCCUPANCY CLASSIFICATION (ENCLOSURES) S1, TYPE V-B
2021 IBC OCCUPANCY CLASSIFICATION (CANOPIES) U, TYPE II-B
CONSTRUCTION TYPE (ENCLOSURES) NON-SPRINKLERED
CONSTRUCTION TYPE (CANOPIES) NON-SPRINKLERED
TOTAL PERMITTED SIGN AREA 184.8 SQ. FT.
PROPOSED TOTAL SIGN AREA
MONUMENT SIGN AREA (31 SF EACH SIDE) 62 SF
BUILDING FRONT SIGN AREA (1) 60 SF
BUILDING BACK SIGN AREA (1) 44 SF
CANOPY SIGN AREA (1) 9 SF
PROPOSED NUMBER OF CANOPY/BUILDING SIGNS 3

** REFER TO STATION 60 SIGN PROGRAM FOR SIGNAGE DETAILS



VICINITY MAP
SCALE 1"=500'



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

ADJUSTMENT:

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

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

AMENDMENTS

MA #2023-6012-02
THE PEDESTRIAN SIDEWALK CONNECTION TO AIRPORT BLVD HAS BEEN REVISED TO SHOW A STRAIGHT PATH WITH STAIRS TO MAINTAIN COVER OVER THE EXISTING MAGELLAN PIPELINE

CITY OF AURORA APPROVALS

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

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF
____ COUNTY AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____ AD, _____
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, James Accord, Regional Director of Real Estate, QuikTrip Corporation HAS
(CORPORATION, COMPANY, OR INDIVIDUAL)

CAUSED THESE PRESENTS TO BE EXECUTED THIS 31st DAY OF October AD. 2023

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

STATE OF Kansas

COUNTY OF Johnson

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

WITNESS MY HAND AND OFFICIAL SEAL
Deanna Popp NOTARY SEAL
(NOTARY PUBLIC)

MY COMMISSION EXPIRES 8-07-2025

NOTARY BUSINESS ADDRESS: 5725 Foxridge Dr.

Missouri, KS 64202



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

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

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

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

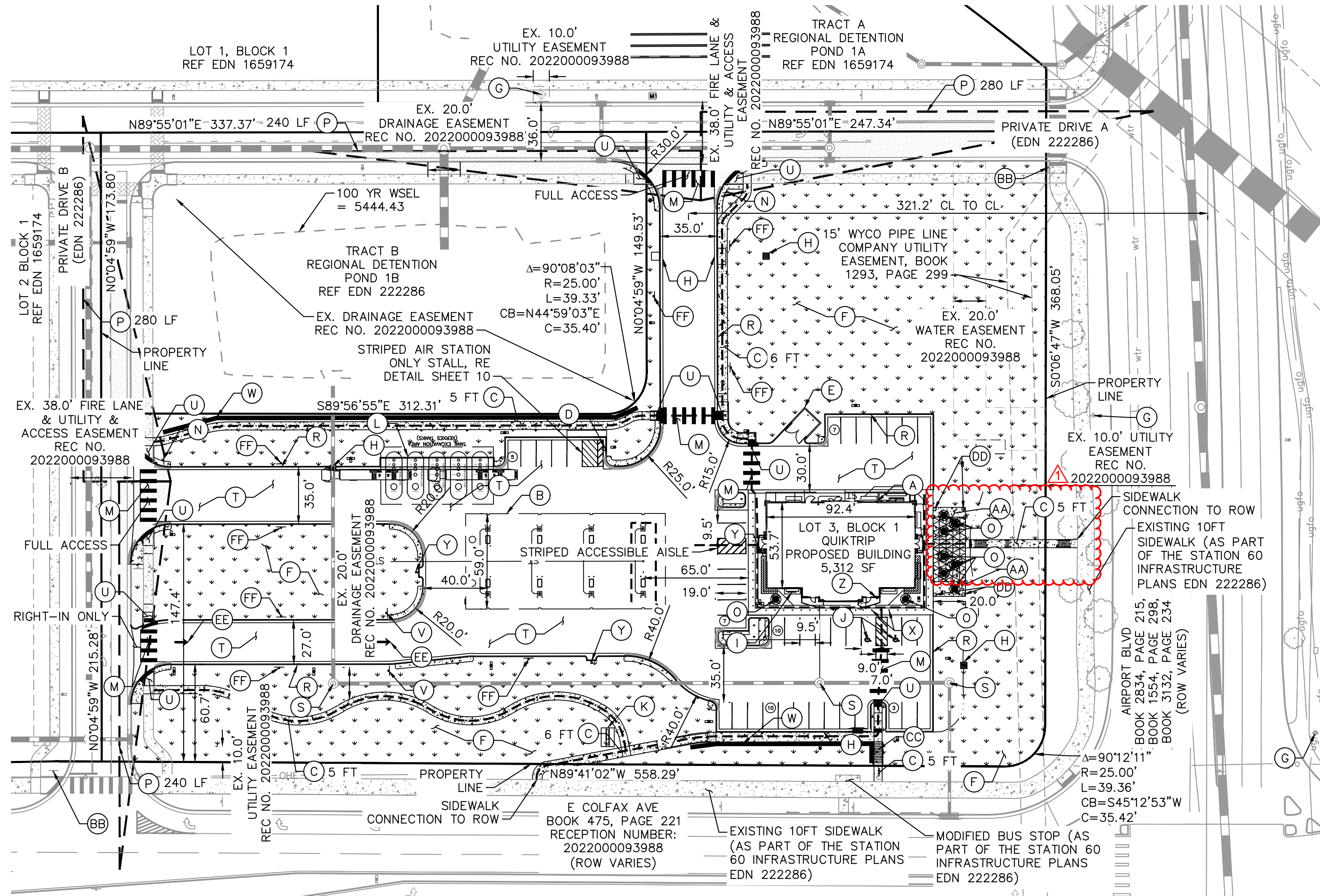
Kimley»Horn
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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
2. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII – NUMBERING OF BUILDINGS.
3. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
4. ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117.1–2017.
5. PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTIONS 22–425 THROUGH 22–434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 55/65 (RESIDENTIAL/COMMERCIAL) (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE–CASE NOISE CONDITIONS.
6. EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO: GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.
7. EMERGENCY INGRESS AND EGRESS – RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING –FIRE LANE".
8. THE 2021 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66–38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.

9. THE RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS AND SHALL BE POSTED "NO PARKING -FIRE LANE".
10. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
11. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
12. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
13. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
14. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

15. OWNER SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF COLFAX AVENUE AND NORFOLK STREET, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
16. PEDESTRIAN CONNECTION WILL BE PROVIDED FROM THE STATION 60 DEVELOPMENT TO THE ADJACENT HIGH LINE CANAL TRAIL. THE CONNECTION DESIGN SHALL BE PROVIDED TO THE CITY OF AURORA FOR REVIEW AND APPROVAL AS A SEPARATE CONSTRUCTION DOCUMENT PACKAGE PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FIRST VERTICAL DEVELOPMENT ON THE STATION 60 SITE CONSISTENT WITH THE STATION 60 MASTER PLAN FORM J.
17. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
18. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
19. THE INFRASTRUCTURE SITE PLAN (ISP) AND CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE APPROVED PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON THE CIVIL PLANS FOR THE ISP FOR ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) OR CERTIFICATE OF OCCUPANCY (CO) PER THE APPROVED PUBLIC IMPROVEMENT PLAN.

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



LEGEND

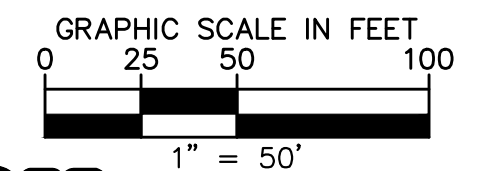
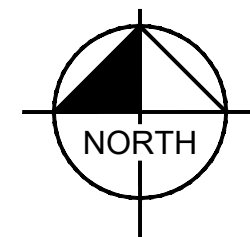
- EXISTING PROPERTY LINE
- EASEMENT LINE
- SITE LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED STORM DRAINAGE INLET
- PROPOSED STORM OUTLET
- ADA ACCESSIBLE ROUTE
- PROPOSED LANDSCAPE
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED STAMPED/COLORED PAVEMENT PEDESTRIAN CROSSING

NOTES

- THESE PLANS ARE NOT FOR CONSTRUCTION.
- THE PROPERTY OWNER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/ CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/ DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/ CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/ DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF NOTIFICATION.
- PUBLIC IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED PRIOR TO THE COMMENCEMENT OF BUSINESS OPERATIONS.

SITE KEYNOTES

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



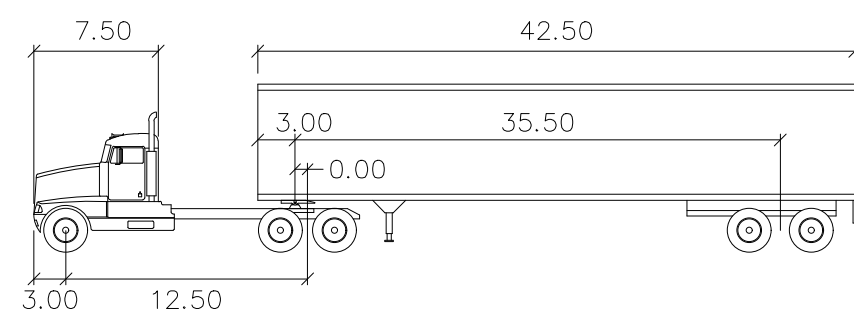
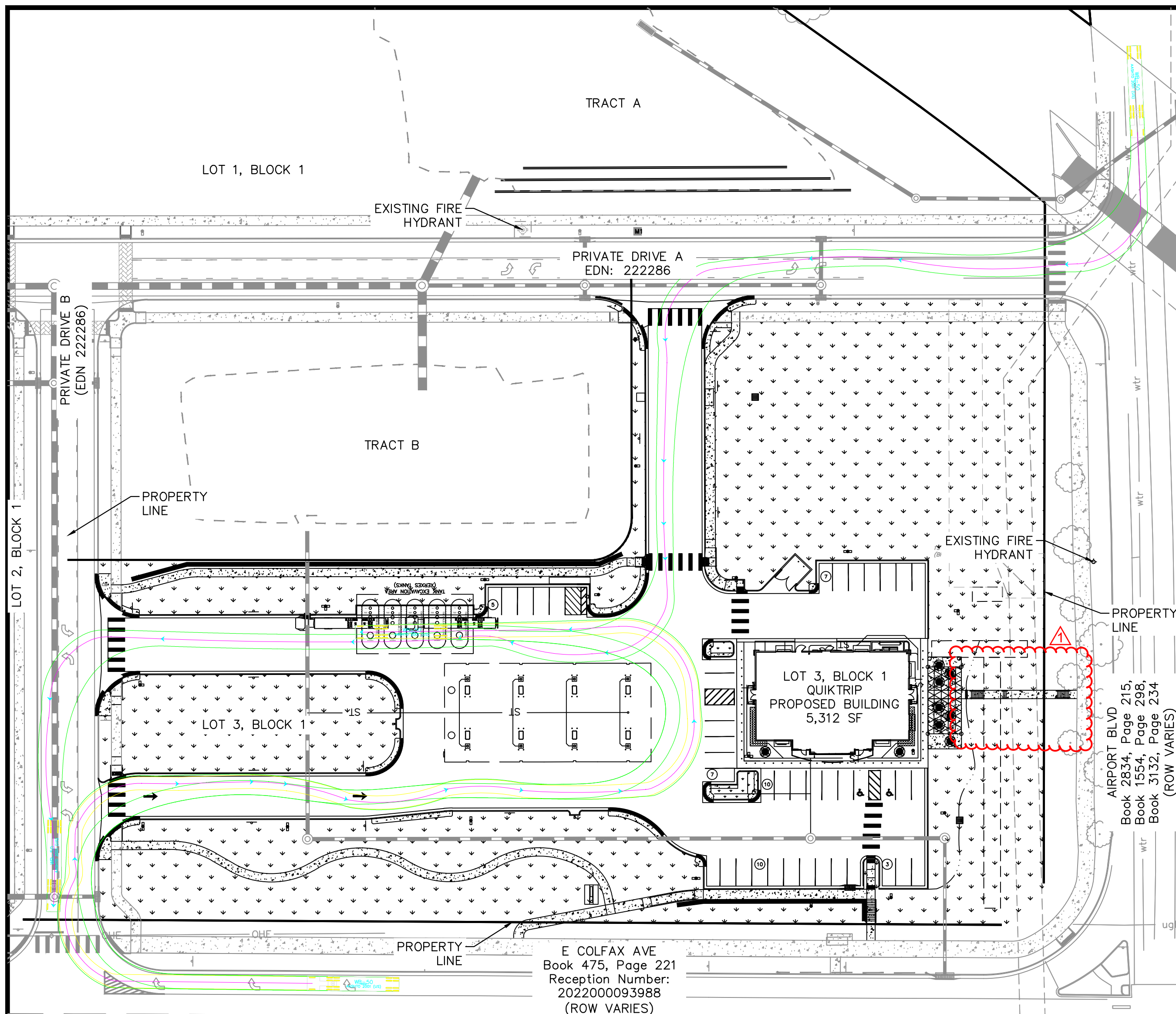
Kimley»Horn
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6020 SOUTH SYRACUSE AVENUE, SUITE 150
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

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

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

FILE NO: 096888020_SP
PROJECT NO: 096888020
SHEET NO: 3

NO.	REVISION	BY	DATE	APPR
01	PEDESTRIAN CONNECTION	DEK	12/12/24	SAM



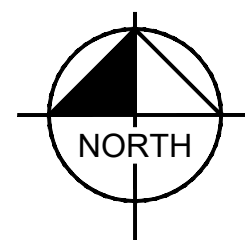
WB-50

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

OPERATIONS PLAN

THE CONVENIENCE STORE WITH FUEL SALES WILL BE OPEN 24HRS PER DAY. EACH LOCATION EMPLOYS AN AVERAGE OF 22 PEOPLE, 4 EMPLOYEES PER SHIFT, 3 SHIFTS PER DAY. THE PEAK VISITATION TO THE SITE CORRELATES WITH NORMAL BUSINESS TRAVEL HOURS. IN THE MORNING FROM 6AM-9AM AS PEOPLE ARE HEADING TO WORK, FROM 11AM TO 1PM AS PEOPLE ARE SEARCHING OUT LUNCH OPTIONS, THEN FROM 4PM TO 6PM WHEN PEOPLE ARE ON THEIR WAY HOME FROM WORK. THE NUMBER OF CUSTOMERS DURING THESE PEAK HOURS IS DIRECTLY DEPENDENT ON THE NUMBER OF RESIDENTS WITHIN THE IMMEDIATE AREA AND TRAFFIC THAT CURRENTLY USES THE ADJACENT ROADWAY SYSTEM.

ALL DELIVERIES WILL BE SCHEDULED DURING DAYTIME HOURS SO AS TO NOT HAVE AN ADVERSE EFFECT ON THE NEIGHBORING PROPERTIES, THERE WILL NOT BE ANY OUTDOOR STORAGE OF MATERIALS, AND THERE ARE NO HAZARDOUS MATERIALS STORED ON SITE



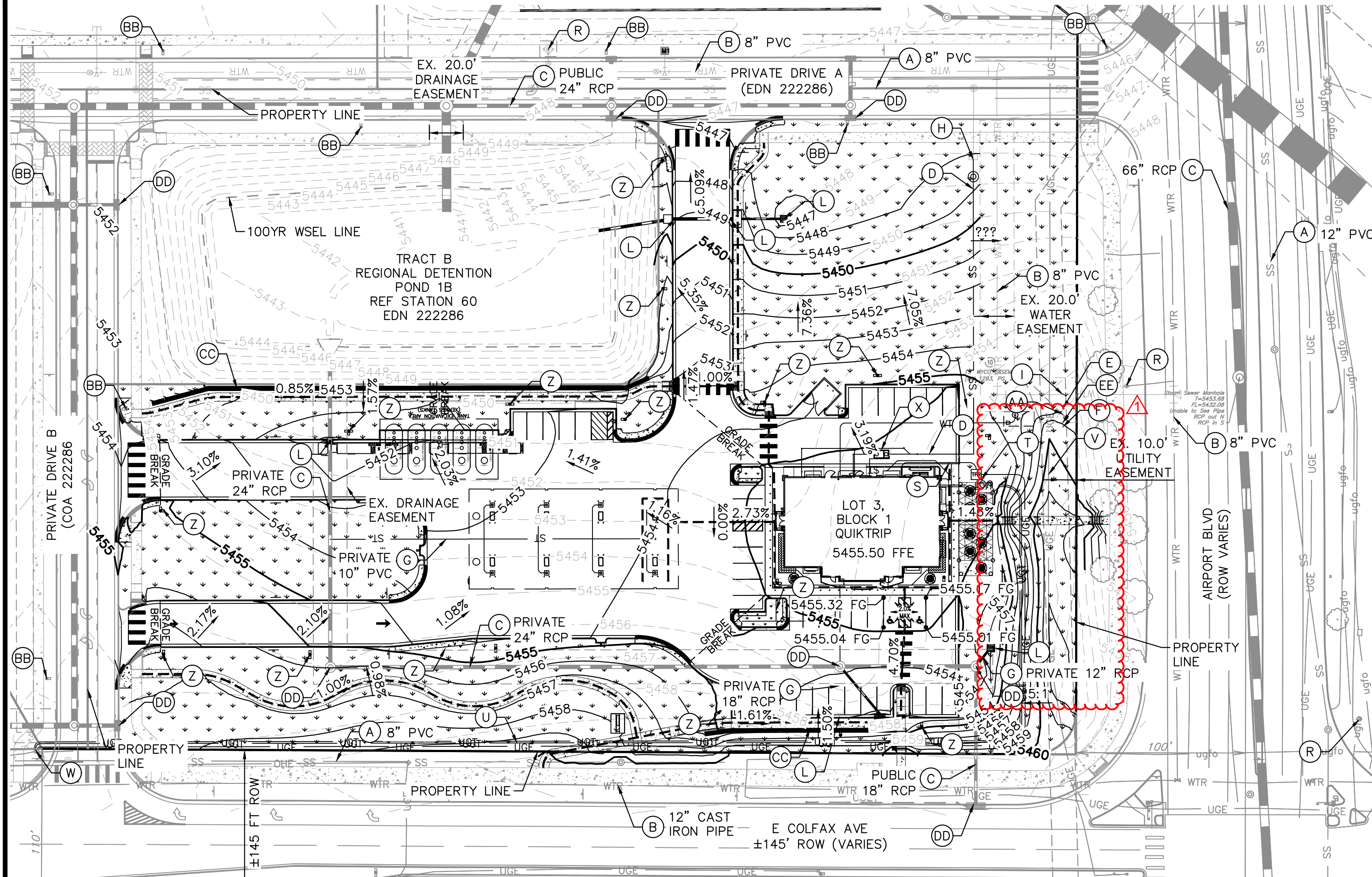
GRAPHIC SCALE IN FEET

0 25 50 100

1" = 50'



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



SITE IMPROVEMENTS

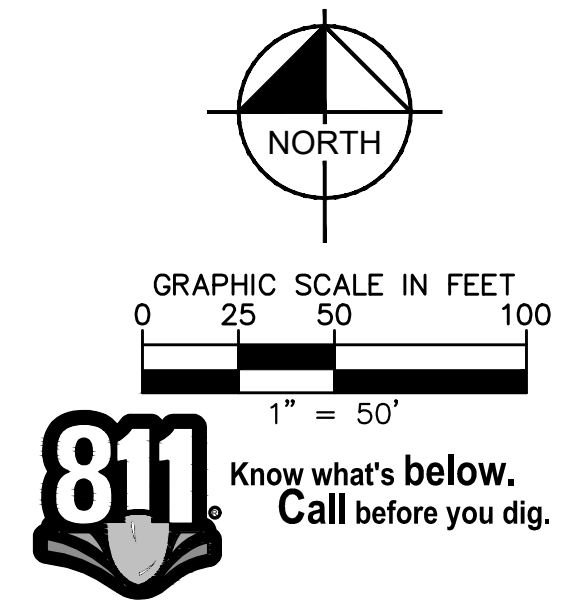
- (A) EXISTING SANITARY SEWER MAIN, SIZE AND MATERIAL NOTED ON PLAN
- (B) EXISTING WATER MAIN
- (C) EXISTING STORM LINE OWNERSHIP, SIZE AND MATERIAL NOTED ON PLAN
- (D) PROPOSED 6" PVC SANITARY SEWER SERVICE LINE
- (E) TYPE K COPPER DOMESTIC SERVICE LINE FROM METER TO THE BUILDING
- (F) IRRIGATION STUB,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

GENERAL NOTES

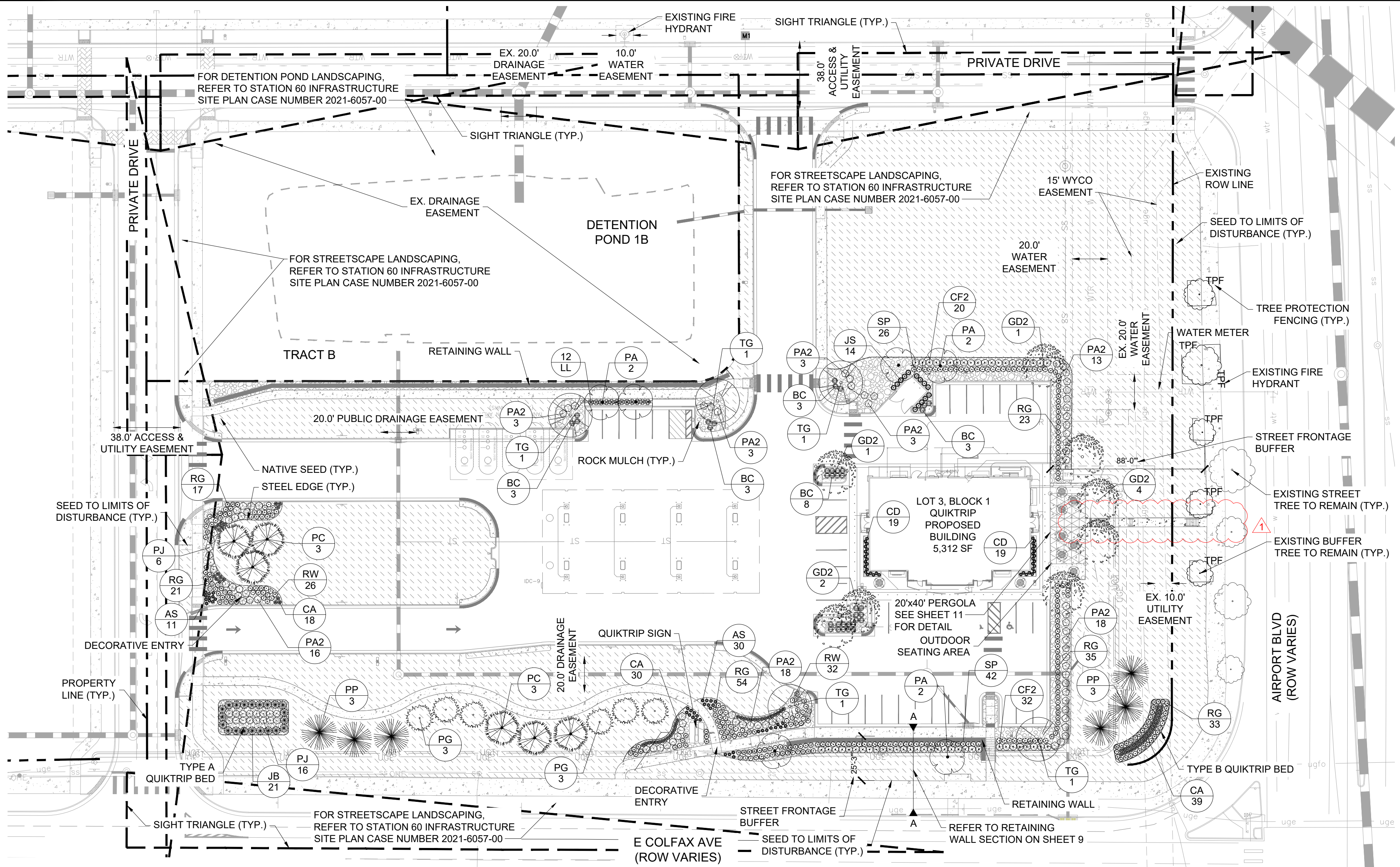
1. THESE PLANS ARE NOT FOR CONSTRUCTION. REFER TO THE FINAL APPROVED CONSTRUCTION PLANS.
2. ALL GRADE ELEVATIONS ARE TOP OF PAVEMENT ELEVATIONS UNLESS INDICATED OTHERWISE.
3. ALL SANITARY SEWER PIPES AND STRUCTURES TO BE INSTALLED WILL BE PRIVATE FACILITIES.
4. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE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

LEGEND

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



 © 2023 KIMLEY-HORN & ASSOCIATES, INC. 6202 SOUTH SYRACUSE WAY, SUITE 300 GREENWOOD VILLAGE, CO 80111 (303) 228-2300		QUICKTRIP 4251 AT STATION 60 LOT 3, BLOCK 1 OF STATION 60 FILING NO. 1 QUICKTRIP 4251 SITE PLAN WITH CONDITIONAL USE		GRADING & UTILITY PLAN	
		DATE: 09/28/2023 DESIGNED BY: SAM DRAWN BY: DEK CHECKED BY: SAM		FILE NO. 096888020_GD&UT PROJECT NO. 096888020 SHEET NO. 5	
		REVISION		BY DATE APPR	
		01		DEK 12/12/24 SAM	



SYMBOL CODE BOTANICAL NAME

TREES

- GD2 GYMNOCLADUS DIOICA 'ESPRESSO'
- PA PYRUS CALLERYANA 'ARISTOCRAT' TM
- TG TILIA CORDATA 'GREENSPIRE'

EXISTING TREES



EVERGREEN TREES

- PG PICEA GLAUCA 'DENSATA'
- PC PICEA PUNGENS
- PP PINUS EDULIS

SHRUBS

- BC BERBERIS THUNBERGII 'CRIMSON PYGMY'
- CD CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'
- CF2 CORNUS SERICEA 'FARROW' TM
- JB JUNIPERUS SABINA 'ARCADIA'
- JS JUNIPERUS SCOPULORUM 'SKYROCKET'

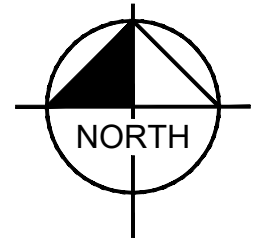
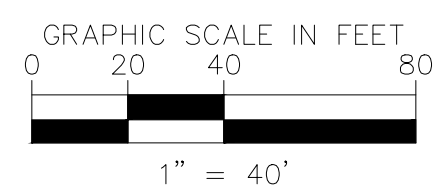
- JS JUNIPERUS SCOPULORUM 'SKYROCKET'
- LL LIGUSTRUM VULGARE 'LODENSE'
- PA2 PEROVSKIA ATRIPLICIFOLIA
- PJ POTENTILLA FRUTICOSA 'JACKMANII'
- RG RHUS AROMATICA 'GRO-LOW'
- RW ROSA WOODSII
- SP SPIRAEA X BUMALDA 'ANTHONY WATERER'

ORNAMENTAL GRASSES

- AS ANDROPOGON SCOPARIUS
- CA CALAMAGROSTIS ACUTIFLORA KARL FOERSTER

GROUND COVERS

- RM BUTTER ROCK MULCH
- NS NATIVE SHORTGRASS SEED MIX



NOTE: SEE FULL PLANT SCHEDULE ON PAGE 7

Kimley»Horn




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

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

FILE NO. 09688020_LA
PROJECT NO. 09688020
SHEET NO. 6



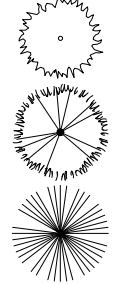
NO.	REVISION	BY	DATE	APPR
01	PEDESTRIAN CONNECTION	DEK	12/12/24	SAM

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
TREES							
	GD2	8	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2" CAL MIN	10' - 12' HT. MIN.
	PA	6	PYRUS CALLERYANA 'ARISTOCRAT' TM	ARISTOCRAT CALLERY PEAR	B & B	2" CAL MIN	8' - 10' HT. MIN.
	TG	5	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL MIN	10' - 12' HT. MIN.

EXISTING TREES

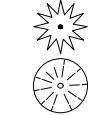


EVERGREEN TREES





SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
SHRUBS							
	BC	36	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY JAPANESE BARBERRY	5 GAL	SEE PLAN	18" FULL
	CD	38	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUEBEARD	5 GAL	SEE PLAN	18" HT MIN
	CF2	52	CORNUS SERICEA 'FARROW' TM	ARCTIC FIRE RED TWIG DOGWOOD	5 GAL	SEE PLAN	36" HT MIN
	JB	21	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	5 GAL	SEE PLAN	12" SPREAD MIN.
	JS	14	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	5 GAL	SEE PLAN	36" HT MIN
	LL	12	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	5 GAL	SEE PLAN	24" FULL
	PA2	77	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	SEE PLAN	24" FULL
	PJ	22	POTENTILLA FRUTICOSA 'JACKMANII'	JACKMAN'S POTENTILLA	5 GAL	SEE PLAN	24" FULL
	RG	183	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	SEE PLAN	24" FULL
	RW	58	ROSA WOODSII	MOUNTAIN ROSE	5 GAL	SEE PLAN	24" FULL
	SP	68	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	5 GAL	SEE PLAN	18" FULL

ORNAMENTAL GRASSES



SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
--------	------	-----	----------------	-------------	------	------	---------

GROUND COVERS

	RM	12,485 SF	BUTTER ROCK MULCH	2"-3" RIVER ROCK MULCH	-
	NS	81,030 SF	NATIVE SHORTGRASS SEED MIX		

WATER USAGE TABLE

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

NATIVE SEED MIX
SEEDING RATE: 15 PLS/ACRE

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

LANDSCAPE CODE REQUIREMENTS:

	AMOUNT	REQUIRED	PROVIDED
PARKING LOT PERIMETER SCREENING:			
3'-4' DOUBLE ROW OF SHRUBS 3' O.C.		DOUBLE ROW SHRUBS	DOUBLE ROW SHRUBS
>50% DECIDUOUS FLOWERING SHRUBS 1 TREE PER 40 LF	240 LF	6 TREES	6 TREES
PARKING LOT ISLAND LANDSCAPE:			
1 TREE AND 6 SHRUBS PER 9'X19' ISLAND 2 TREES AND 12 SHRUBS PER 9'X38' ISLAND	6 ISLANDS 1 ISLAND	6 TREES & 36 SHRUBS 2 TREES & 12 SHRUBS	6 TREES & 36 SHRUBS 2 TREES & 18 SHRUBS
BUILDING PERIMETER LANDSCAPE:			
1 TREE EQUIVALENT EVERY 40 LF OF BUILDING ELEVATION			
EAST	54 LF	1.4 T.E.s	1.4 T.E.s
WEST	54 LF	1.4 T.E.s	1.4 T.E.s
SOUTH	92 LF	2.3 T.E.s	2.5 T.E.s
OVERALL LANDSCAPE REQUIREMENTS:			
ZONE: MU-C TOTAL SITE AREA: ±3.89 ACRES TOTAL LANDSCAPE AREA: ±2.17 ACRES OR 94,679 SF (MORE THAN COVER SHEET BECAUSE LA PLANS INCLUDE SEEDING OUTSIDE PROPERTY LINE)			
>50% OF LANDSCAPE AREA MUST BE LIVING MATERIAL		>39,422 SF	91,384 SF (96.5%)

LANDSCAPE NOTES

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

FIRE SAFETY LANDSCAPE NOTES

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

STREET PERIMETER BUFFER LANDSCAPING

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



Know what's below.
Call before you dig.

NOT FOR CONSTRUCTION

QUICKTRIP 4251 AT STATION 60

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

QUICKTRIP 4251 SITE PLAN WITH CONDITIONAL USE

LANDSCAPE TABLES

DATE: 09/28/2023

DESIGNED BY: AMP

DRAWN BY: AMP

CHECKED BY: GPH

FILE NO.
096888020_LA

PROJECT NO.
096888020

SHEET NO.

7

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

12/12/24

DEK

BY

DATE

APPR

REVISION

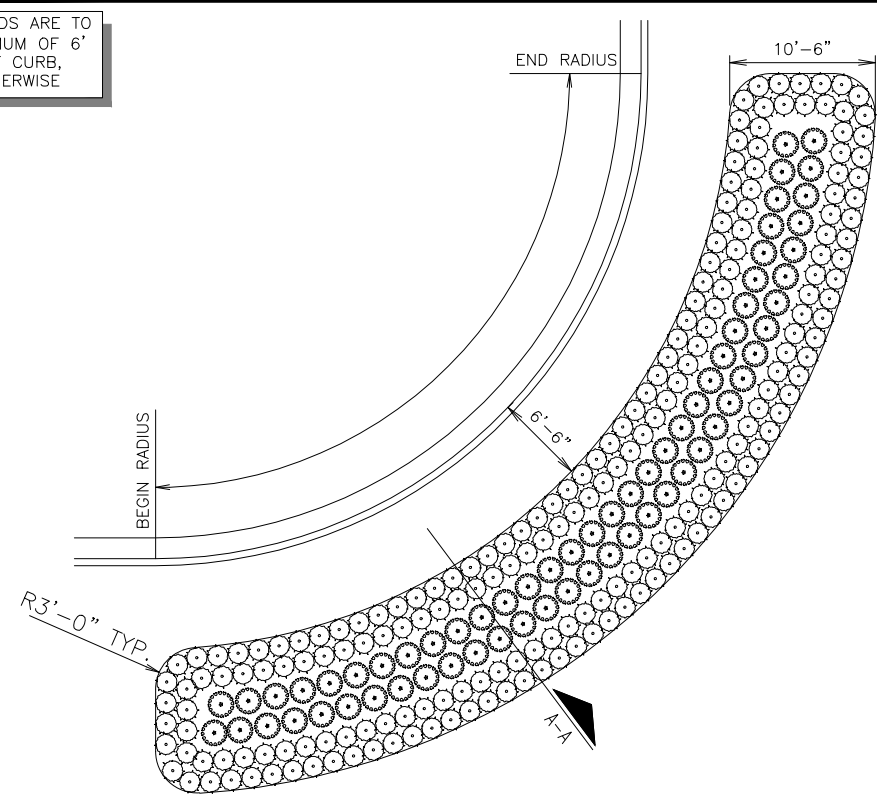
CONNECTION

PEDESTRIAN

NO.

01

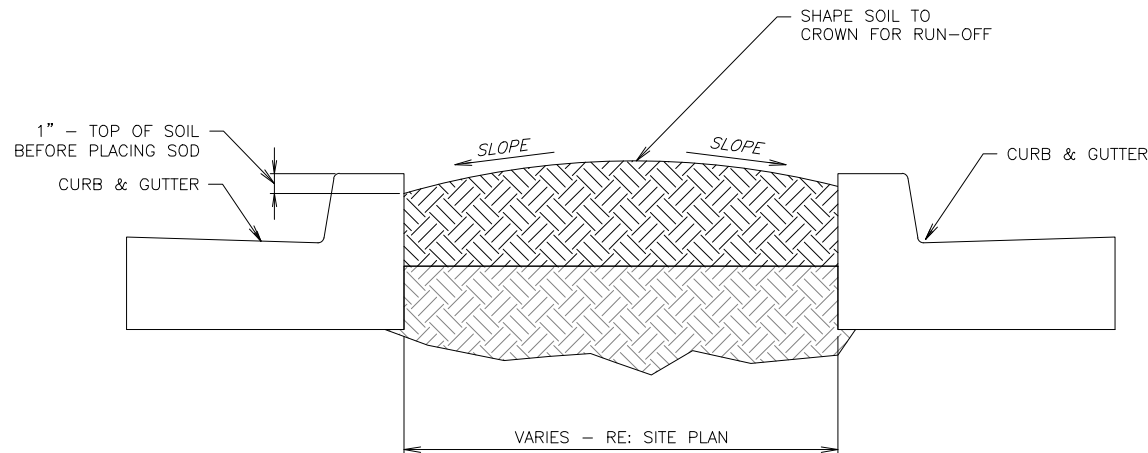
ALL LANDSCAPE BEDS ARE TO BE PLACED A MINIMUM OF 6" FROM THE FACE OF CURB, UNLESS NOTED OTHERWISE



LANDSCAPE BED TYPE "B"

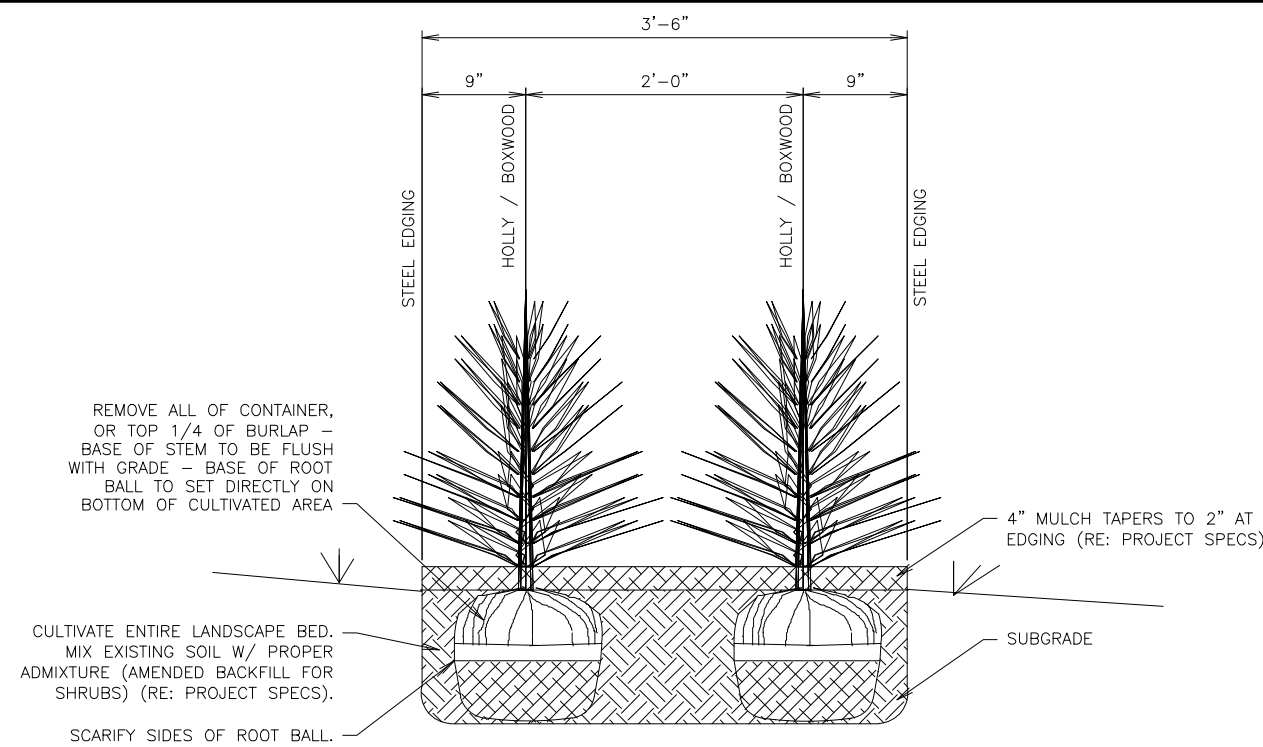
NTS
SN: LD002C004

NOTE: SLOPE ON LAWN AREAS NOT TO EXCEED 3:1 UNLESS NOTED OTHERWISE (RE: GRADING PLAN)



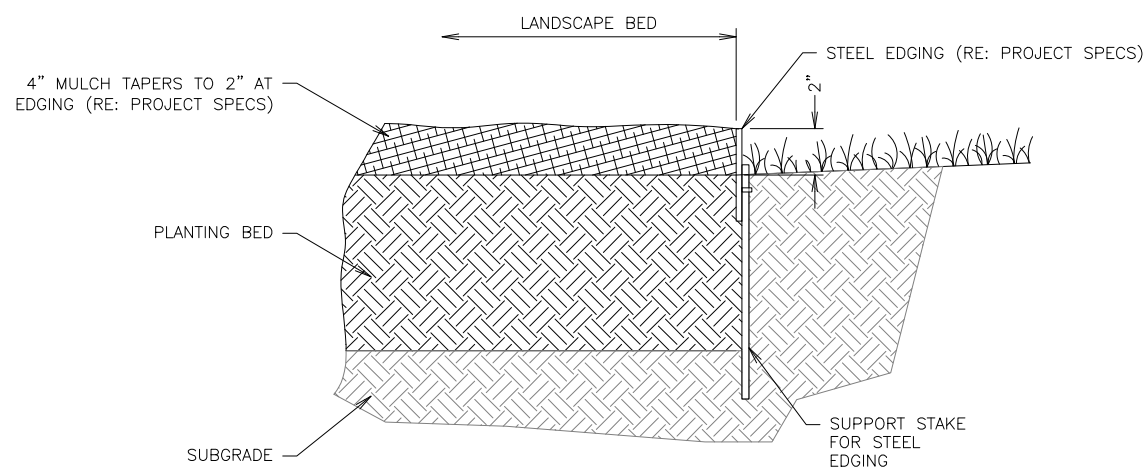
TYPICAL LAWN SECTION

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SHRUB SCREENING SECTION B-B

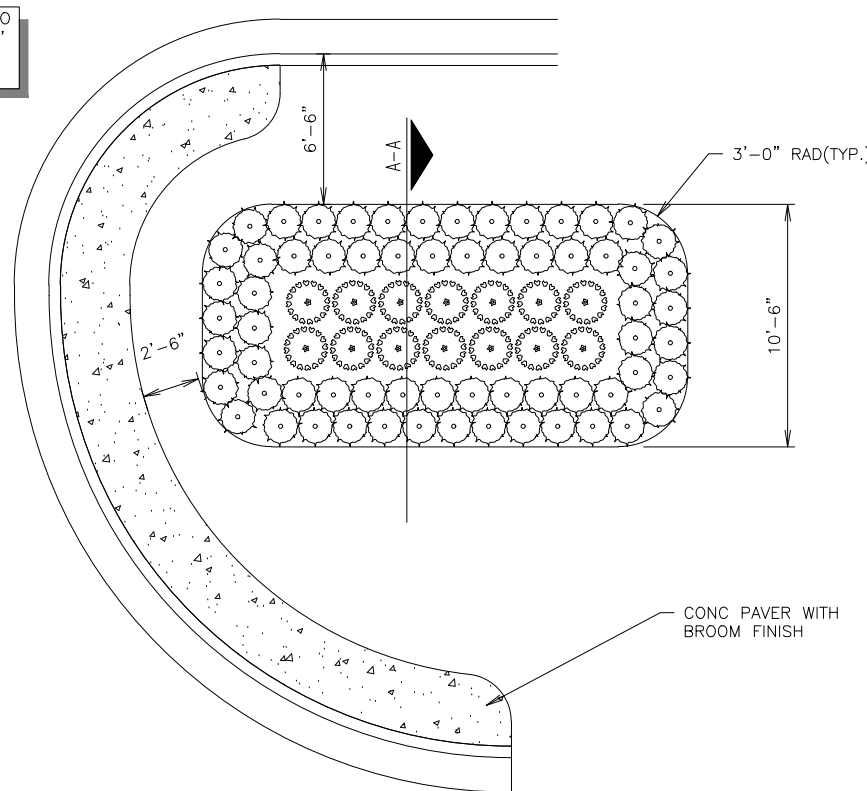
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LANDSCAPE STEEL EDGING DETAIL

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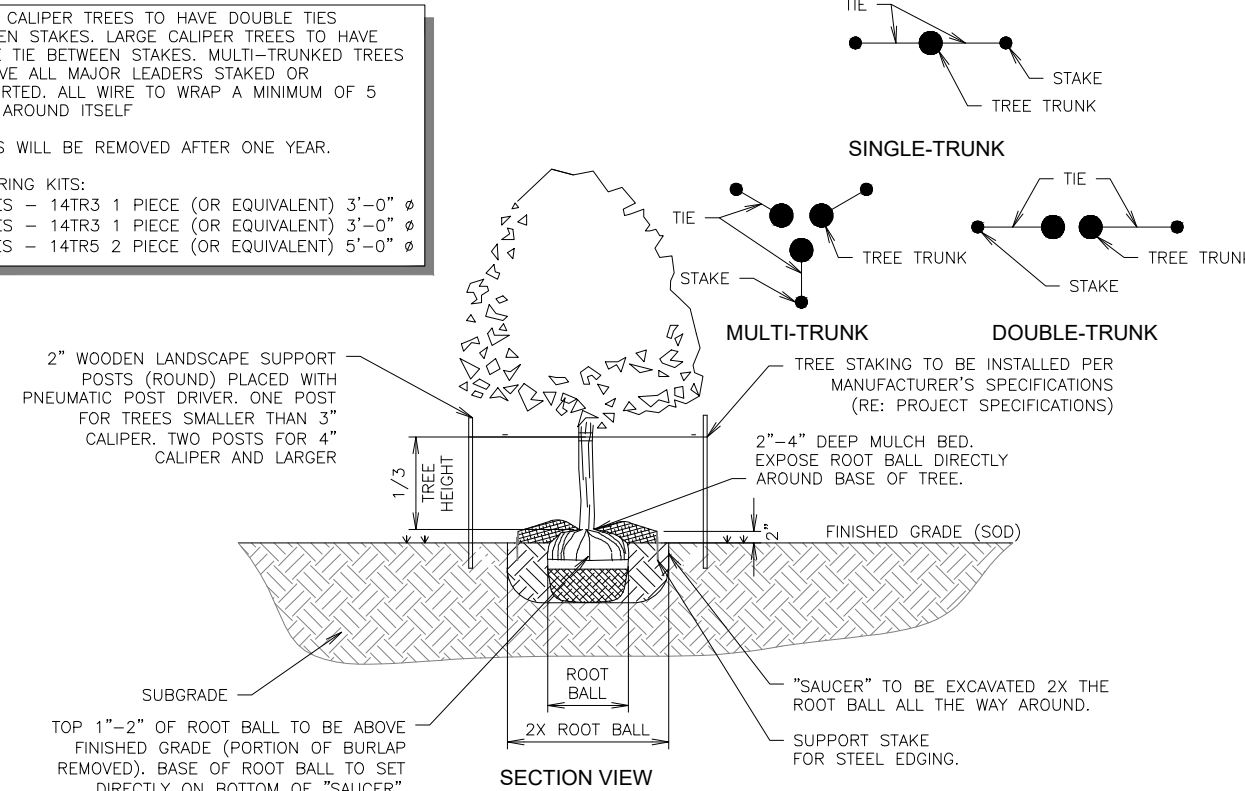
ALL LANDSCAPE BEDS ARE TO BE PLACED A MINIMUM OF 6" FROM THE FACE OF CURB, UNLESS NOTED OTHERWISE



LANDSCAPE BED TYPE "A"

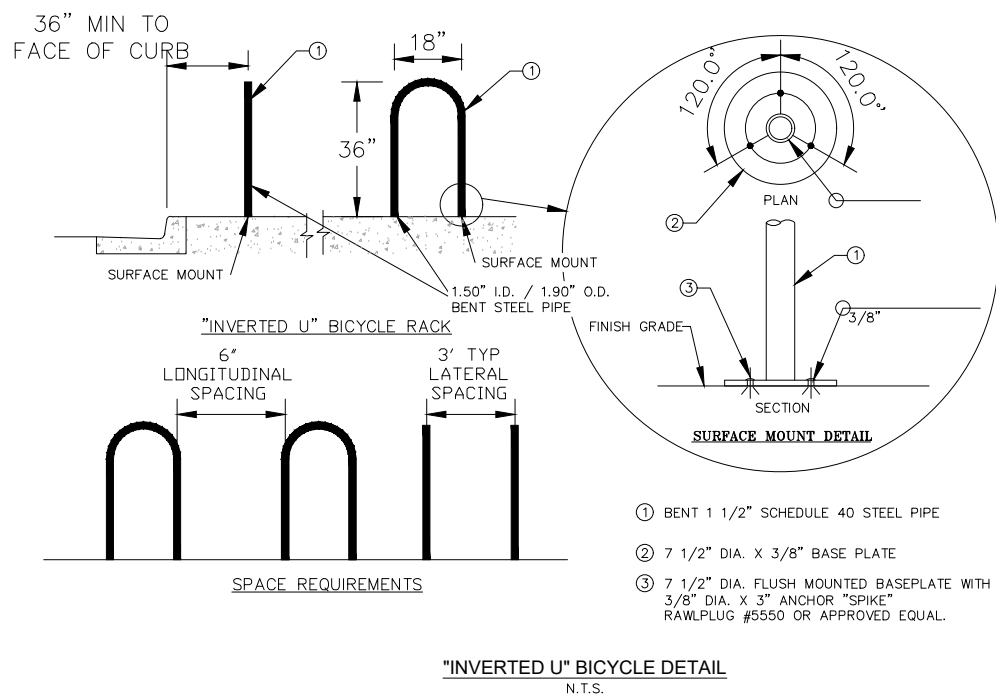
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SN: LD001B005

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" x 8
3" TREES - 14TR3 1 PIECE (OR EQUIVALENT) 3'-0" x 8
6" TREES - 14TR5 2 PIECE (OR EQUIVALENT) 5'-0" x 8



TREE PLANTING DETAIL

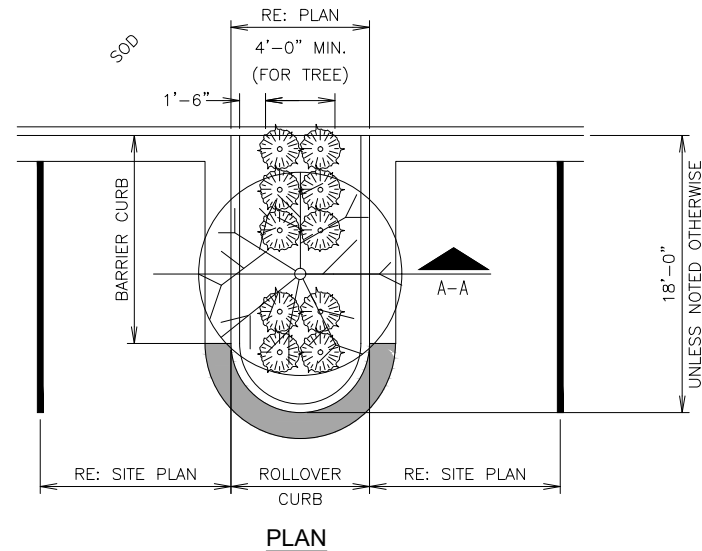
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SN: LD008A006



INVERTED_U-BIKE

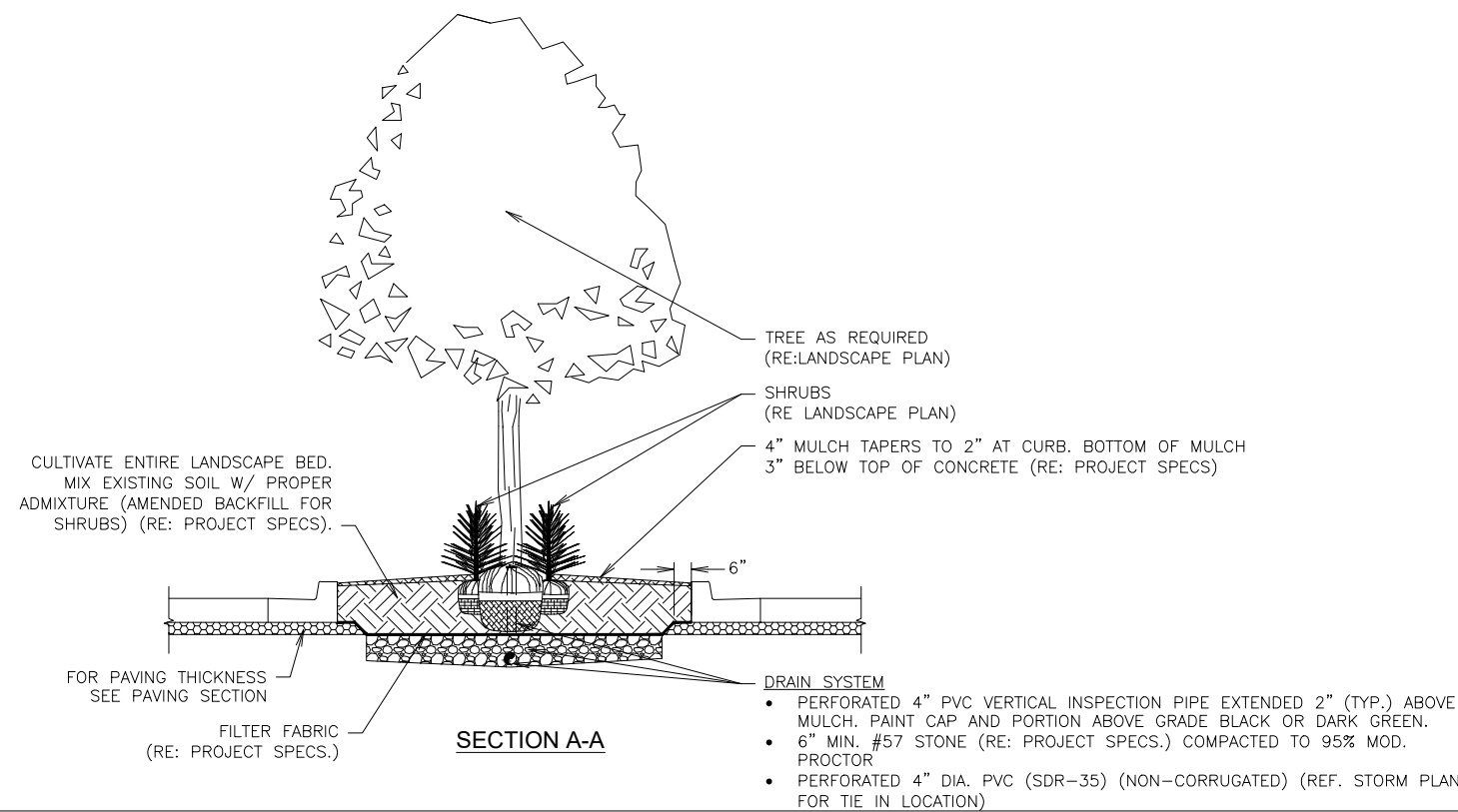
NTS

RE: LANDSCAPE PLAN FOR SHRUB PLACEMENT AND QUANTITY.
LANDSCAPE PARKING ISLANDS ARE TO BE IRRIGATED WITH A DRIP LINE SYSTEM. A SPRAY OR ROTARY HEAD SPRINKLER SYSTEM IS NOT AN ACCEPTABLE IRRIGATION METHOD FOR LANDSCAPE PARKING ISLANDS. (RE: PROJECT SPECS.)
RE: STORM PLAN TO DETERMINE IF USE OF LANDSCAPE BED DRAIN PIPE IS REQUIRED



PARKING ISLAND W/ SHRUBS & TREE LANDSCAPE DETAIL (ADJACENT TO CURB & GUTTER)

NTS
SN: LD012A011

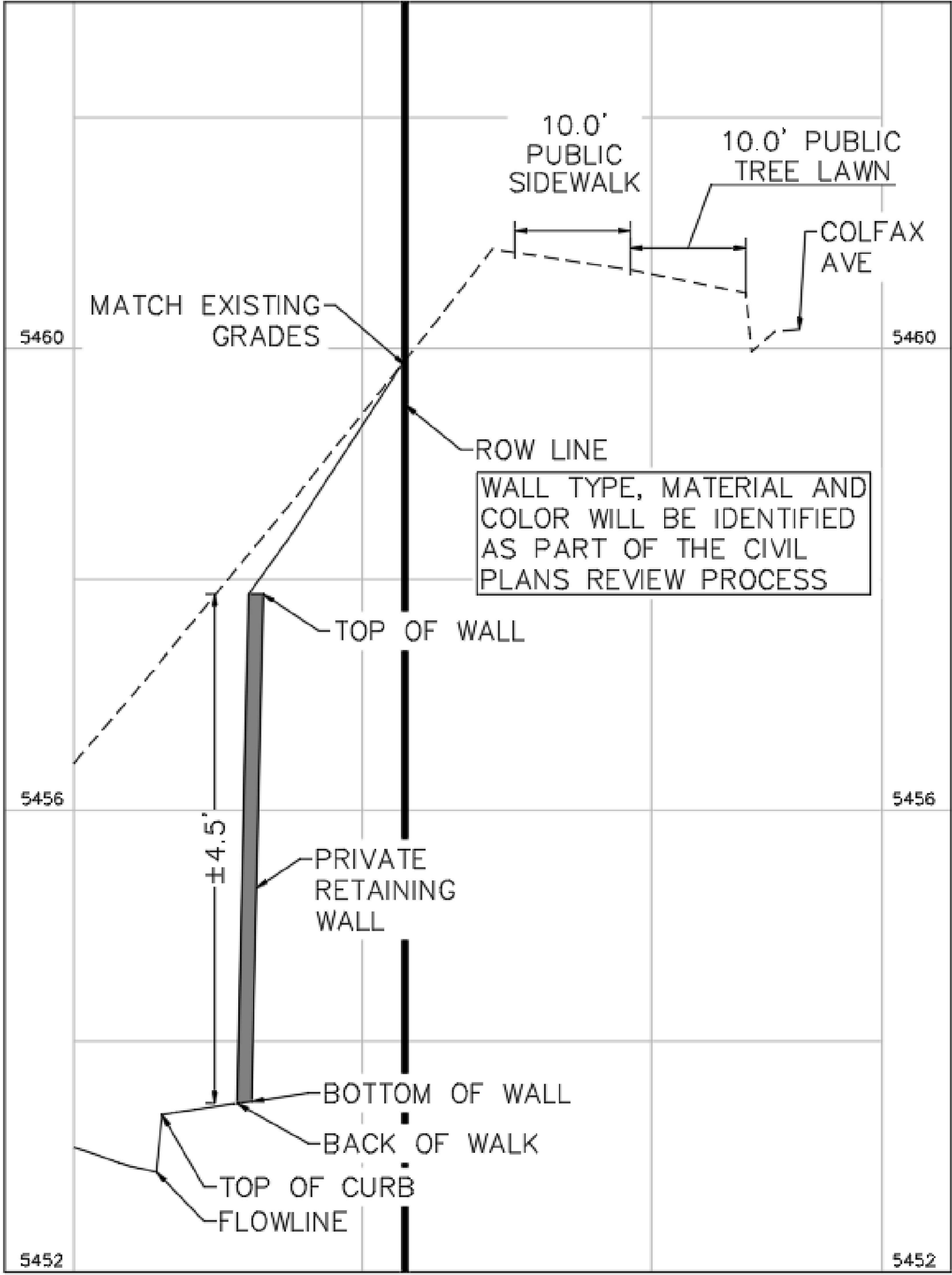


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GREENWOOD VILLAGE, CO 80111 (303) 228-2300

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

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

FILE NO. 096888020_LA
PROJECT NO. 096888020
SHEET NO. 8



RETAINING WALL TYPICAL SECTION A-A
NOT TO SCALE

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

poligon[®]

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

Santa Fe

SFE

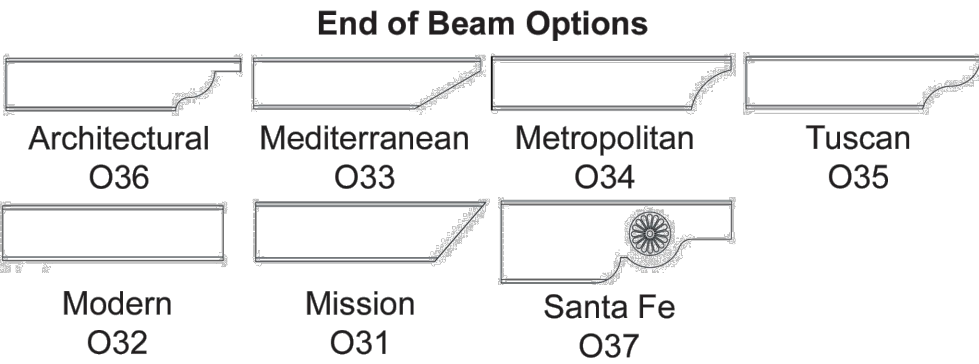


- Design Intent:

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

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

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



Santa Fe

SFE

W

L

8'-8"

8'

SFE 20 x 20

Corbel Options

Santa Fe comes standard with Albuquerque ornamentation (left).

Laser cut medallion corbels are optional (left).

Standard Sizes

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

Shelter sizes can be increased by 1' increments.

Poligon

Holland, MI

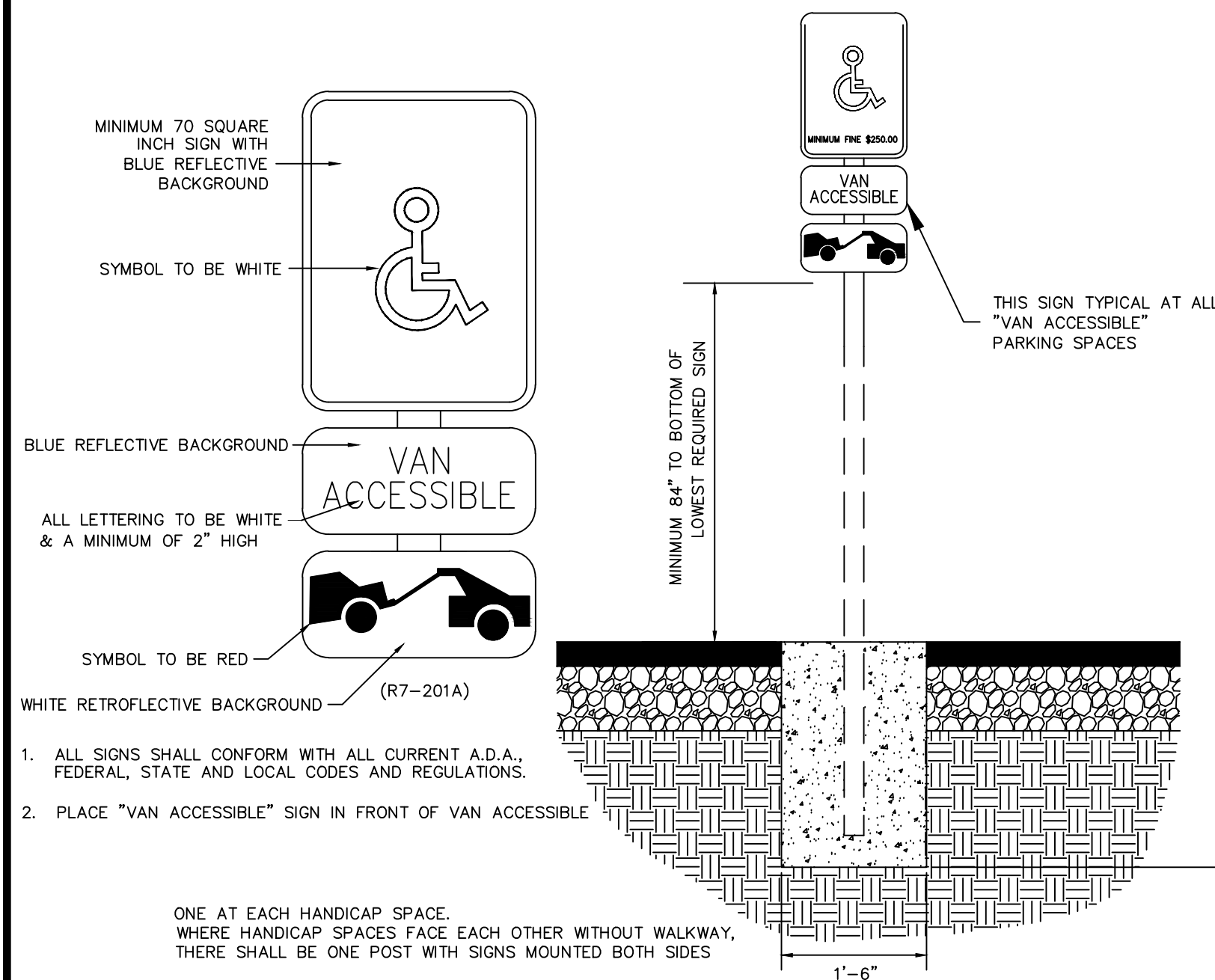
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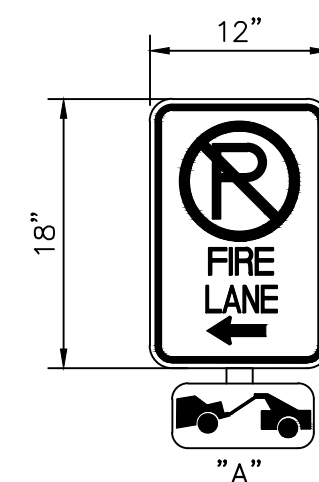
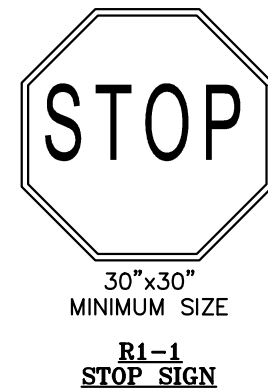
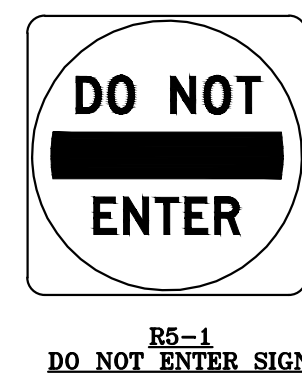
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SIGN LEGEND:



ACCESSIBLE PARKING SIGN

N.T.S.



FIRE LANE NOTES:

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

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

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

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

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

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

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

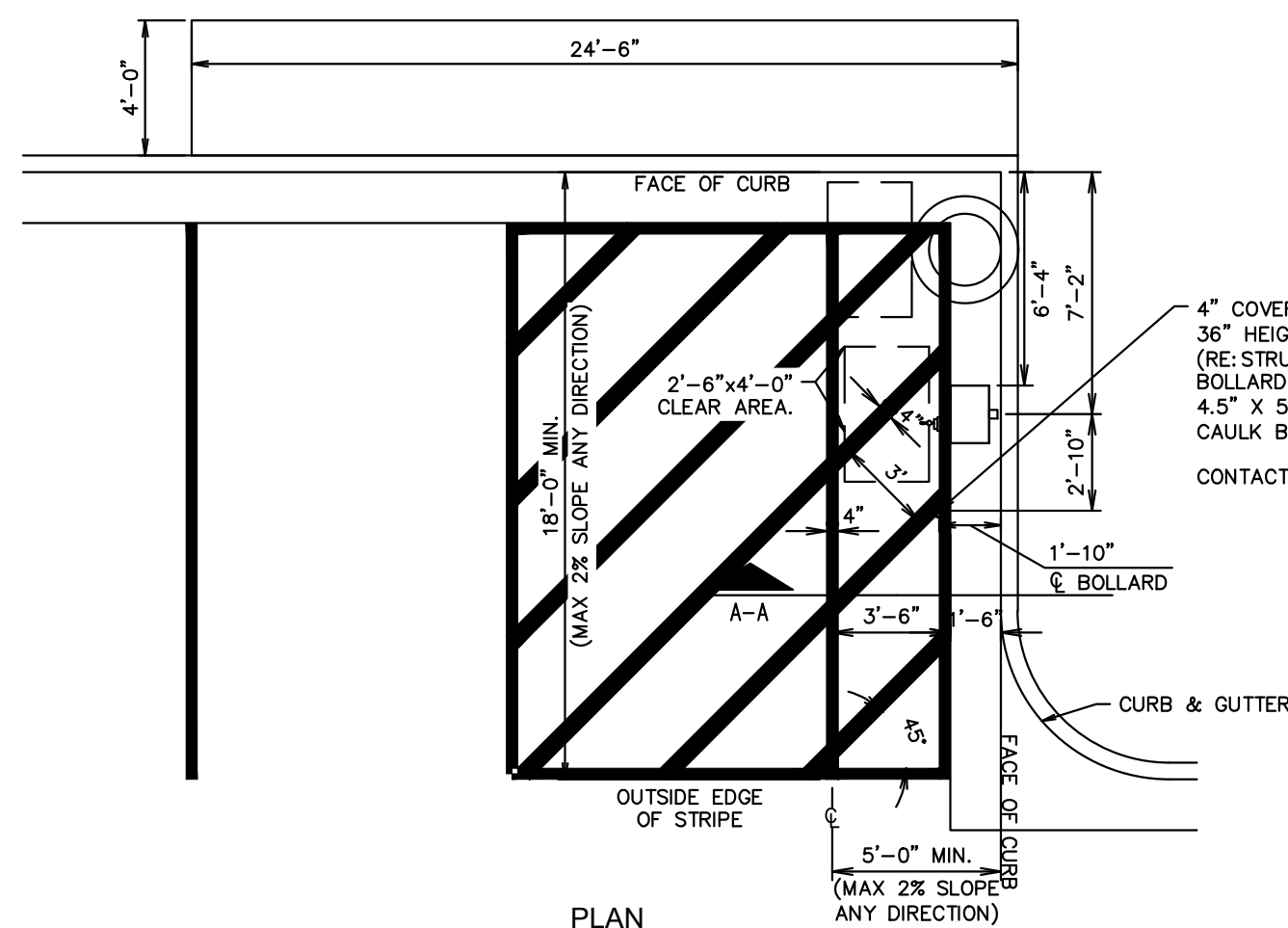
8. SIGNS SHALL BE SPACED 50- FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2015-IFC

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

10. LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE

FIRE LANE SIGN

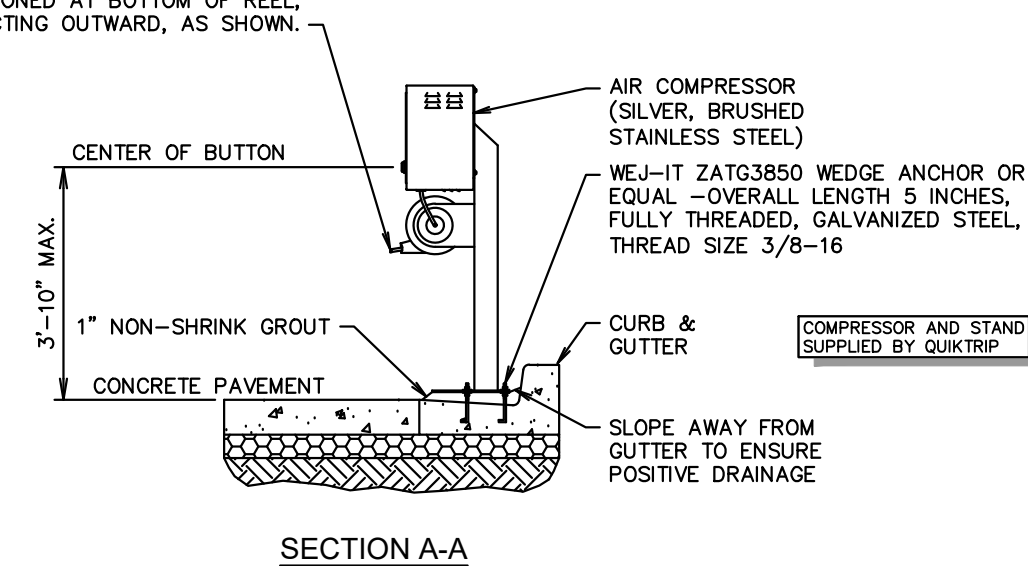
N.T.S.



AIR SERVICE INSTALL PLAN (RIGHT HAND INSTALL)

N.T.S.

INSTALL STOP DONUT 18" FROM END OF HOSE.
ADJUST HOSE TENSION TO 1 TO 2 LBS. AT BEGINNING OF PULL.
TAKE WRAPS OFF OF REEL TO LESSEN PULL WEIGHT.
HOSE REEL TO BE MOUNTED TO STEEL POST.
HOSE TO BE POSITIONED AT BOTTOM OF REEL,
PROJECTING OUTWARD, AS SHOWN.



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

SITE DETAILS SHEET

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

FILE NO.
096888020_DT

PROJECT NO.
096888020

10

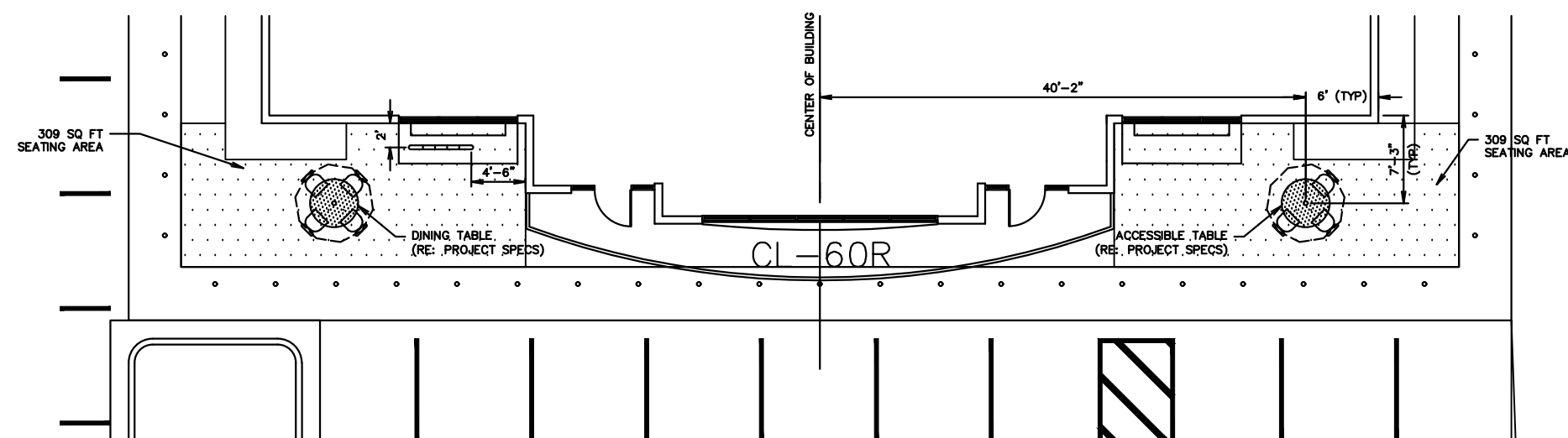
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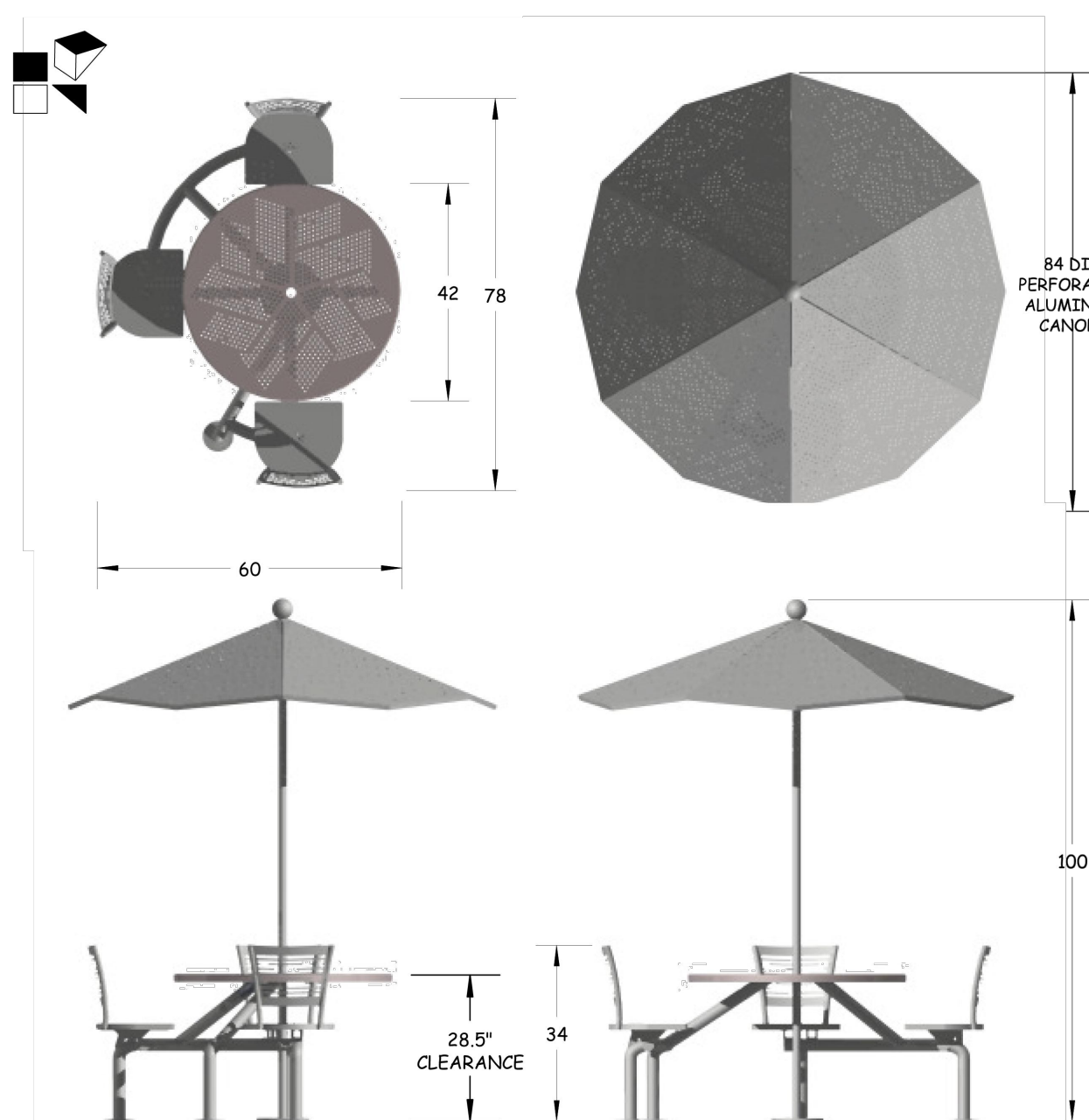
[illegible]

-
- Diagram illustrating the dimensions and components of a horizontal sign:
- Sign Pad (RE: NOTE 2):** Indicated by a line pointing to the top horizontal section.
 - Ladder Pad (TYP. EACH SIDE) (RE: NOTE 1):** Indicated by a line pointing to the vertical sections on either side.
 - PRICER:** Indicated by a line pointing to the central vertical section.
 - Sign Pad Extends 2" Min. Beyond Sign on Sides, 12" on Ends:** Indicated by a line pointing to the bottom horizontal section.
 - QT Logo:** Indicated by a line pointing to the bottom horizontal section.
 - Dimensions:**
 - Top horizontal section: 3'-0" TYP.
 - Central vertical section: 1'-0"
 - Bottom horizontal section: 15'-5" (TYP.)
 - QT HORIZONTAL SIGN:** The overall label for the diagram.

NTS SN: SD015A005



NTS SN: SD024A002



NOTES:
ALL WELDED ALUMINUM CONSTRUCTION
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: BOLT/DOWN TABS
NO SWT/FJ

<small>GENERAL NOTES: See above for details. * Critical dimensions ANY AND ALL INFORMATION ON THESE DRAWINGS MAY BE PROPRIETARY TO BENCHMARK DESIGN AND MAY NOT BE COPIED OR ALTERED WITHOUT PERMISSION FROM BENCHMARK DESIGN, INC. 300 RUPPELLEPS ST., WINNIPEG, MANITOBA, CANADA phone: (431) 585-2277</small>		DATE	E.C.O.	REV.	BY	APPROVED
BENCHMARK DESIGN GROUP 456 OSCEOLA AVENUE JACKSONVILLE, FL. 32244		27FEB12	ADD TABLE TOP		RN	
		29MAR11	ILLUSTRATION		DK	

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

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34 Gallon Powder-Coated Steel Trash Receptacles

Model PSFT34 | Silver

Standard 34 Gallon Receptacle

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

Matching Products

**Square Checkerboard
Pedestal Table**

**Arcadia Pattern
Steel Bench**

Finish Options

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

Please Note

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

Step 1 - Select Base Type:

Select Model (A or B) and Choose receptacle color

Step 2 - Select Lid:

Select Model (C, D, E, F, G or H) and Choose lid color.

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

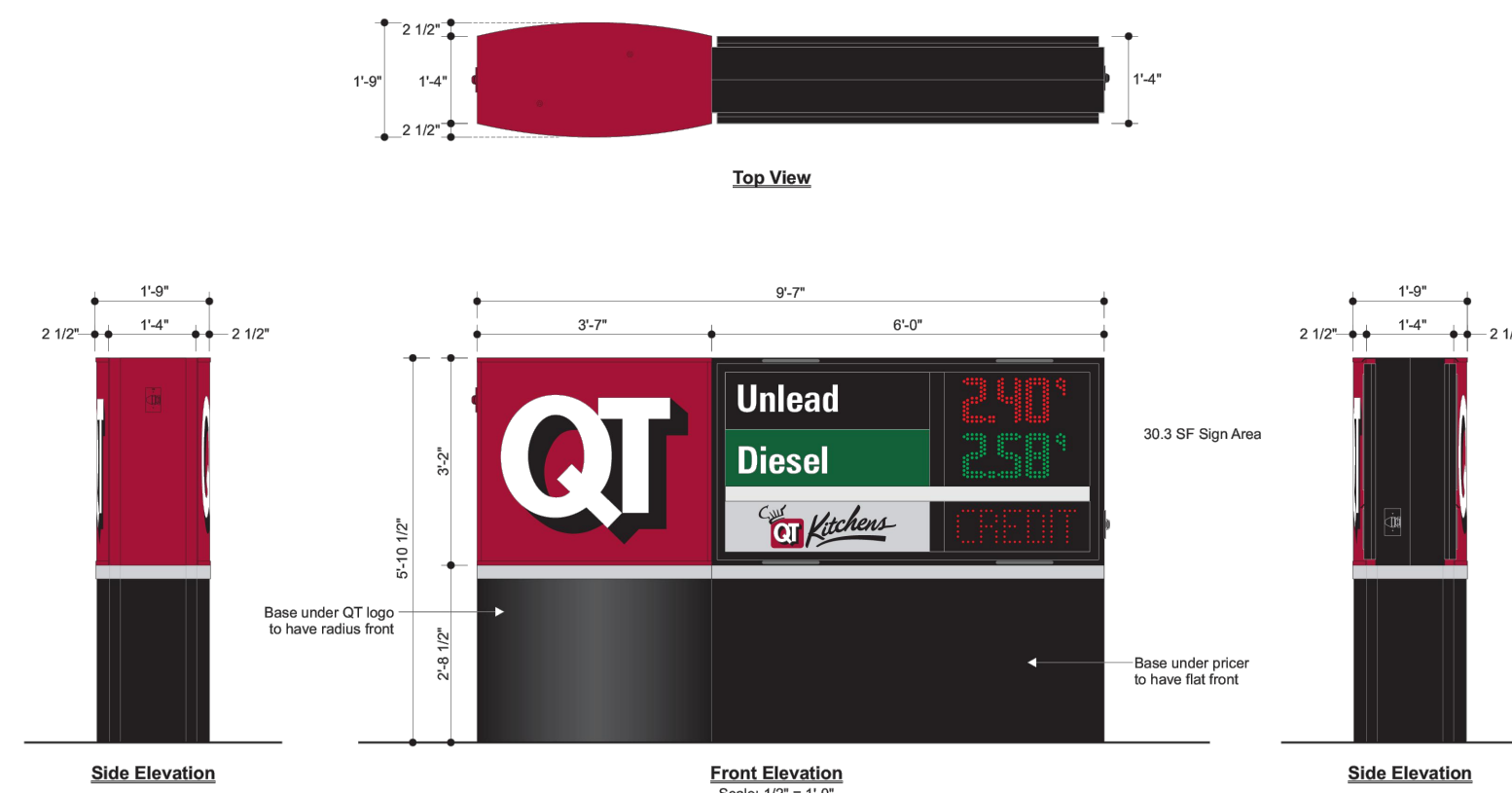
Flat Top Lid

Rain Shield Lid

Weather Shield Lid







**Ash Urn
Weather Shield Lid**

Dome Top Lid



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

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.



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

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

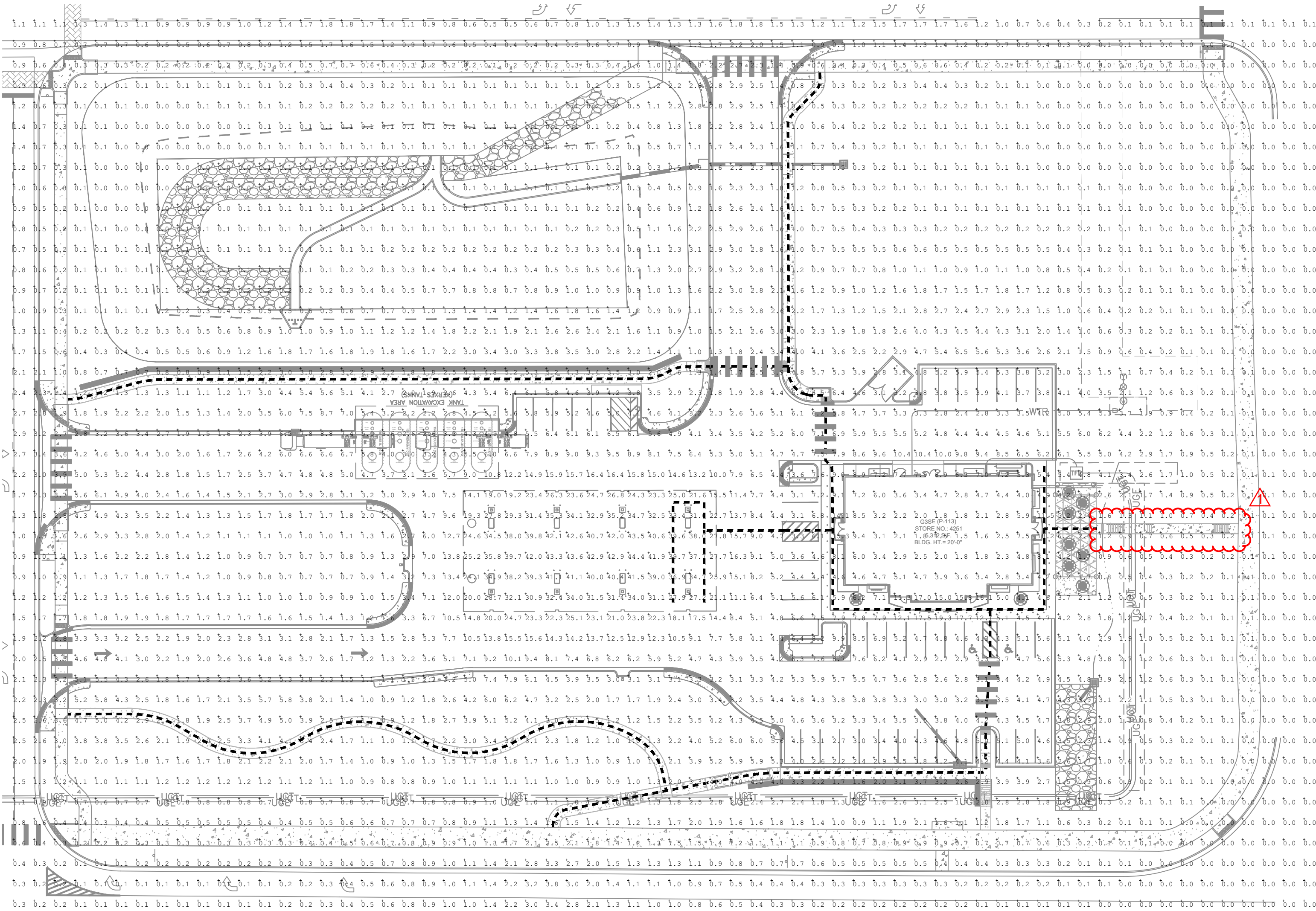
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PROJECT NO.	096888020
SHEET NO.	

11

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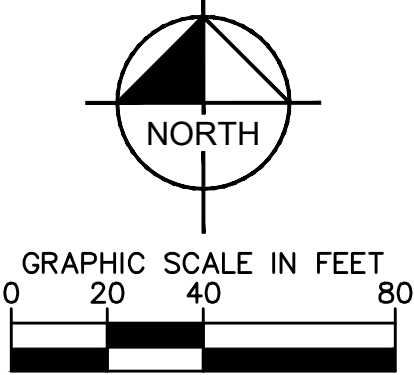
01	PEDESTRIAN CONNECTION	DEK	12/12/24	SA
N0	REVISION	BY	DATE	APP



LEGEND

— — — — ADA ROUTE

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



LUMINAIRE SCHEDULE

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

Know what's below.
Call before you dig.

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

PHOTOMETRIC PLAN

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

FILE NO. 0968802 -PH
PROJECT NO. 09688020
SHEET NO. 12

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PEDESTRIAN CONNECTION	REVISION	BY	DATE	APPR
01	NO.			
DEK	12/12/24			SAM

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

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

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



SCALE: 1/12"=1'0"



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

BUILDING ELEVATIONS

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

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

