

QUIKTRIP 4283

SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER SECTION OF 12, TOWNSHIP 3

SOUTH, RANGE 66 WEST, 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO

Advisory note:
The adjacent street improvements for 64th and Gun Club shall be in place and initially accepted prior to the issuance of a Certificate of Occupancy (CO).

Understood and acknowledged.

Remove benchmark, TYP.

Removed.

FLOODPLAIN:

THIS SITE IS A PART OF FEMA FIRM FLOOD PANEL NUMBER 08001C0665J, EFFECTIVE ON FEBRUARY 17, 2017, AND IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON CITY OF AURORA CONTROL NETWORK, FROM HORIZONTAL CONTROL MAP 94U, DATED NOVEMBER 03, 2008, BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST, MONUMENTED ON THE WEST END OF THE LINE BY THE NORTHWEST CORNER OF SECTION 7, BEING A FOUND 2-1/2" ALUMINUM CAP STAMPED "R. NOBBE, T3S R65W S1, S6, S7, S12, 2023, PLS #23899" IN A RANGE BOX, 0.50' BELOW, AND ON THE EAST END BY THE NORTH QUARTER CORNER OF SECTION 7, BEING A 2-1/2" ALUMINUM CAP R. NOBBE, T3S R65W S1, S6, S7, S12, 2023, PLS #23899" IN A RANGE BOX, 0.20' BELOW, AND IS CONSIDERED TO BEAR N88°30'38"E.

BENCHMARK:

VERTICAL RELIEF WAS MADE FROM AN ON THE GROUND SURVEY, CONTOURS SHOWN HEREON ARE AT 1' INTERVALS USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 12A. SITE VERTICAL WAS ESTABLISHED BY USING CITY OF AURORA BENCH MARK "5S6607NE002"

CITY OF AURORA BENCHMARK, 3/4" STEEL ROD IN RANGEBOX
ELEVATION: 5443.06 FEET (NAVD 1988)

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

LOT 1, BLOCK 7, HIGH POINT EAST FILING NO. 7, AS RECORDED UNDER RECEPTION NO. 2022000039717 IN THE RECORDS OF ADAMS COUNTY, STATE OF COLORADO.

PROJECT DATA:

LAND AREA WITHIN PROPERTY LINE ± 11.44 ACRES
BUILDING COVERAGE ± 5,312 SF, 0.13 ACRES
CANOPY COVERAGE ± 9,841 SF, 0.23 ACRES
HARDSCAPE ± 2.48 ACRES
LANDSCAPE ± 4.81 ACRES

NUMBER OF BUILDINGS 1
MAXIMUM ALLOWABLE HEIGHT OF BUILDINGS 100 FT
MAXIMUM PROPOSED HEIGHT OF BUILDINGS 22'-6"
NUMBER OF ENCLOSURES / CANOPIES 2
MINIMUM CANOPY HEIGHT 17 FT (APPROX)
MAXIMUM HEIGHT OF ENCLOSURES / CANOPIES 22 FT (APPROX)
PRESENT ZONING CLASSIFICATION AIRPORT DISTRICT (AD)
PROPOSED USE MOTOR VEHICLE FUEL DISPENSING STATION (PERMISSIVE USE) AND CONVENIENCE STORE

2021 IBC OCCUPANCY CLASSIFICATION (ENCLOSURES) M
2021 IBC OCCUPANCY CLASSIFICATION (CANOPIES) U
CONSTRUCTION TYPE (ENCLOSURES) NON-SPRINKLERED
CONSTRUCTION TYPE (CANOPIES) NON-SPRINKLERED
MAXIMUM PERMITTED SIGN AREA 600 SQ. FT.
MAXIMUM NUMBER OF SIGNS 5
LOADING SPACES REQUIRED AS PER CODE N/A
TOTAL NUMBER OF PROPOSED PARKING SPACES 51

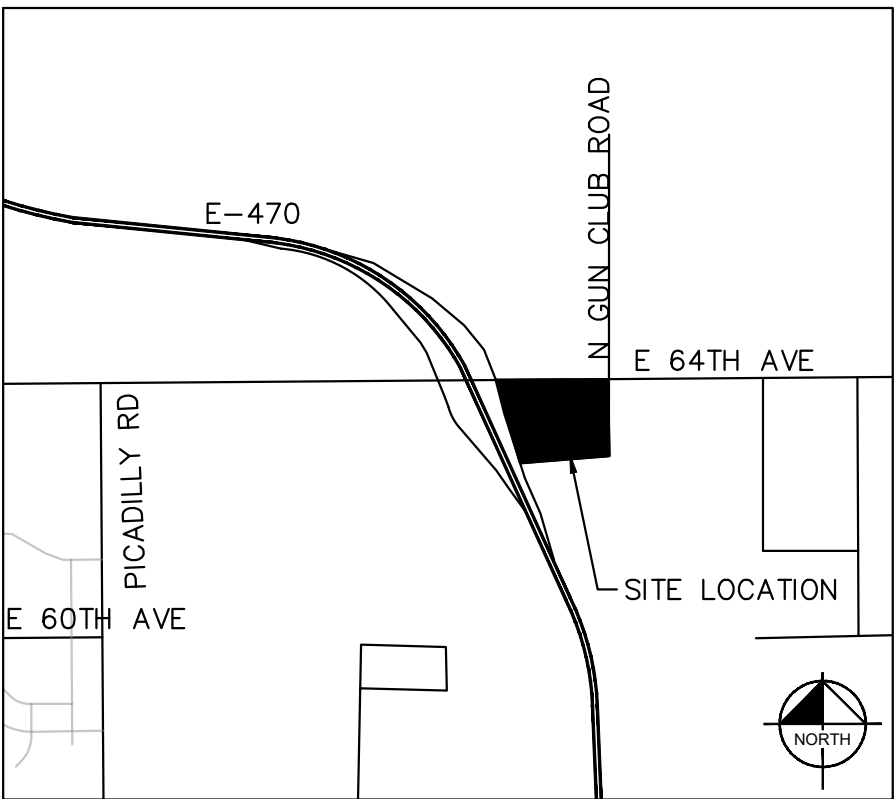
PARKING SUMMARY:

BICYCLE PARKING	2 REQ.	2 PROVIDED
LOT 1	REQUIRED	PROPOSED
STANDARD CUSTOMER (3 PER 1000 GROSS FLOOR AREA):	16	49
ACCESSIBLE (1 PER 25 SPACES):	2	2
ACCESSIBLE (VAN COMPLIANT) (1 PER 6 ACCESSIBLE SPACES)	0	0
TOTAL:	18	51

Revised to 215 sq. ft.

revise

AMENDMENTS



VICINITY MAP
SCALE 1"=500'

SHEET INDEX

Sheet Number	Sheet Title
1	COVERSHEET
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6	GRADING & UTILITY PLAN
7	GRADING & UTILITY PLAN
8	VEHICULAR CIRCULATION PLAN
9	VEHICULAR CIRCULATION DETAILS
10	SITE DETAILS
11	LANDSCAPE PLAN
12	LANDSCAPE PLAN
13	LANDSCAPE NOTES
14	LANDSCAPE DETAILS
15	PHOTOMETRIC PLAN
16	PHOTOMETRIC DETAILS
17	PHOTOMETRIC DETAILS
18	CANOPY ELEVATIONS
19	TRUCK CANOPY ELEVATIONS
20	BUILDING ELEVATIONS

Lot 2 info included.

Add Lot 2 info

Removed.

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING & ZONING COMMISSION: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

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

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

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

BY: _____ CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF _____

COUNTY OF _____

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

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC) NOTARY SEAL

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CONTACTS:

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

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

OWNER:
QUIKTRIP CORPORATION
12000 WASHINGTON ST. STE 175
THORNTON, CO 80241
PHONE: (303) 248-0435
CONTACT: JESSICA GLAVAS
CIVIL ENGINEER / LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111
PHONE: (720) 897-6312
CONTACT: DANIELLE PRESCOTT, P.E.
CONTACT: CHRIS HEPLER, PLA

Kimley»Horn

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

QUIKTRIP 4283
E-470 & EAST 64TH AVENUE
SITE PLAN

COVERSHEET

DATE: 03/22/2024
DESIGNED BY: MGK
DRAWN BY: MGK
CHECKED BY: DNP

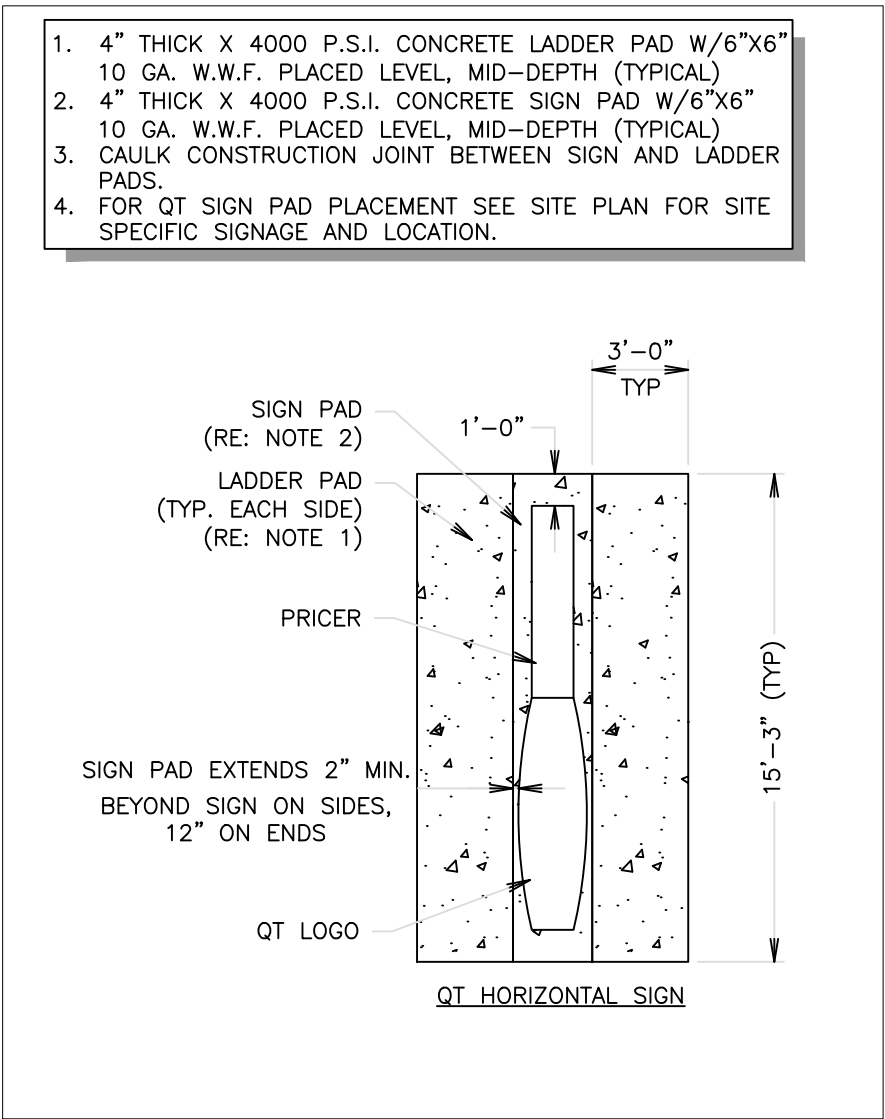
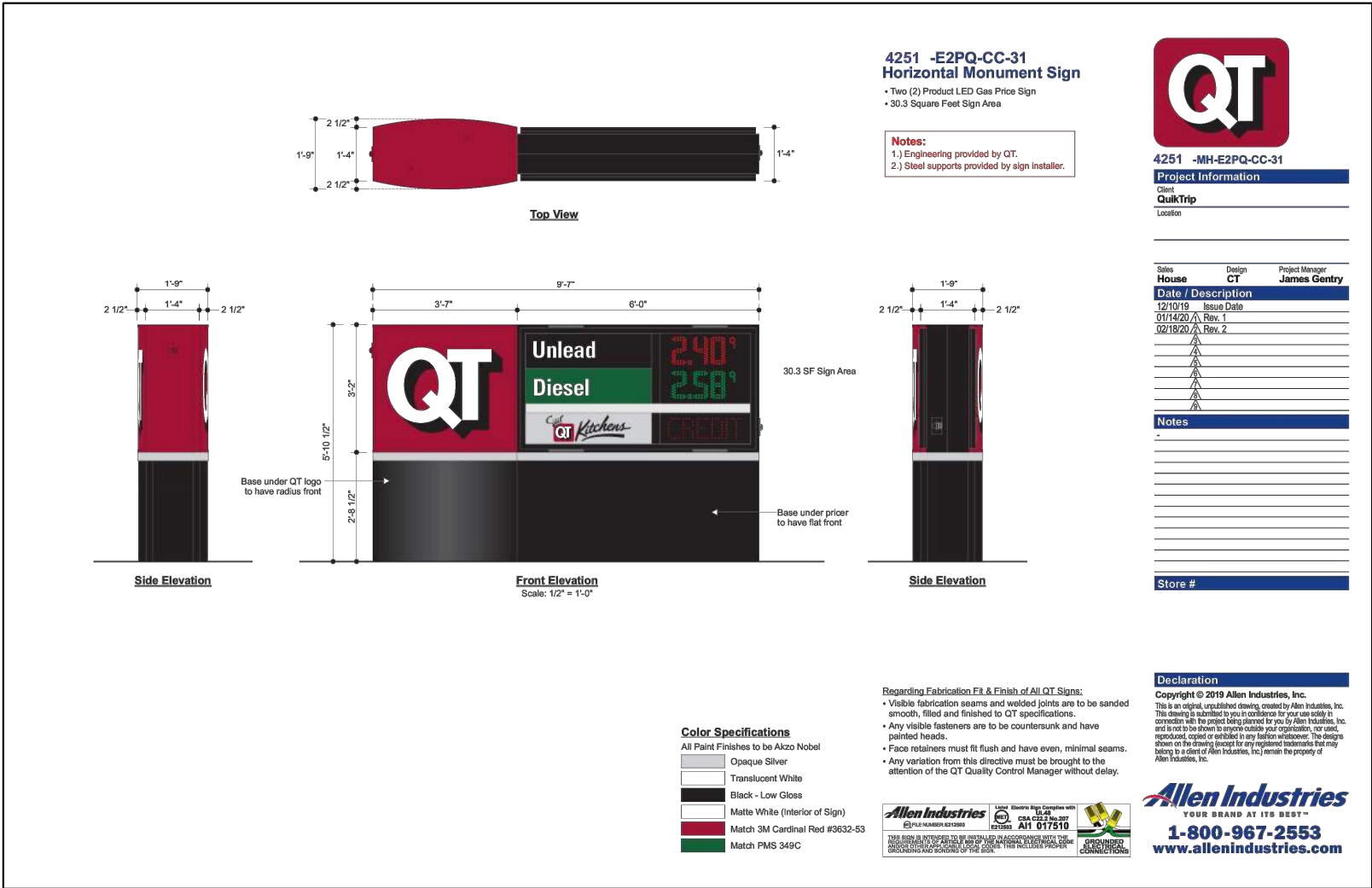
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PROJECT NO. 09688043
SHEET NO. 1

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CITY OF AURORA SITE PLAN NOTES:

1. THE DEVELOPER, SUCCESSORS OR 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. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES EASEMENTS OR FIRE LANE CORRIDORS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. WHERE DEDICATED AS A FIRE LANE EASEMENT OR DESIGNATED AS A FIRE LANE CORRIDOR, THE ROADWAY SHALL BE POSTED "NO PARKING – FIRE LANE".
3. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH IBC CHAPTER 11, AND ICC A117.1.
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
5. THE DEVELOPER, SUCCESSORS OR 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 AND DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, 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 AND/OR PRIVATE UTILITIES.
7. 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.
8. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
9. 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.
10. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126–271 AND 126–278 OF THE AURORA CITY CODE.
11. SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF 64TH AVENUE AND GUN CLUB ROAD, 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 126–38 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.
12. 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 AND DEVELOPMENT SERVICES MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
13. 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.
14. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
15. 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 AND DEVELOPMENT SERVICES DEPARTMENT. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE OBTAINED 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.
16. 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.
17. 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.
18. 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.
19. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146–1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
20. 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, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
21. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.



GEN III SIGN PAD DETAIL
SD015A005 NTS

Acknowledged. Thank you.

The TIS shows that this development generates enough trips on opening day to warrant a signal. Traffic will require that the signal be built with this development and the city will reimburse the developer for 3/4 of the cost of the signal instead of doing an escrow. We have found this to be beneficial to the city and development to make sure that the signal gets installed in a timely fashion.

If there is questions about this reach out to Jason Igo at JIgo@auroragov.org.

Note included.

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.

Kimley»Horn

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6200 South
Greenwood Village, Colorado 80111 (303) 228-2300

QUIKTRIP 4283
E-470 & EAST 64TH AVENUE
SITE PLAN

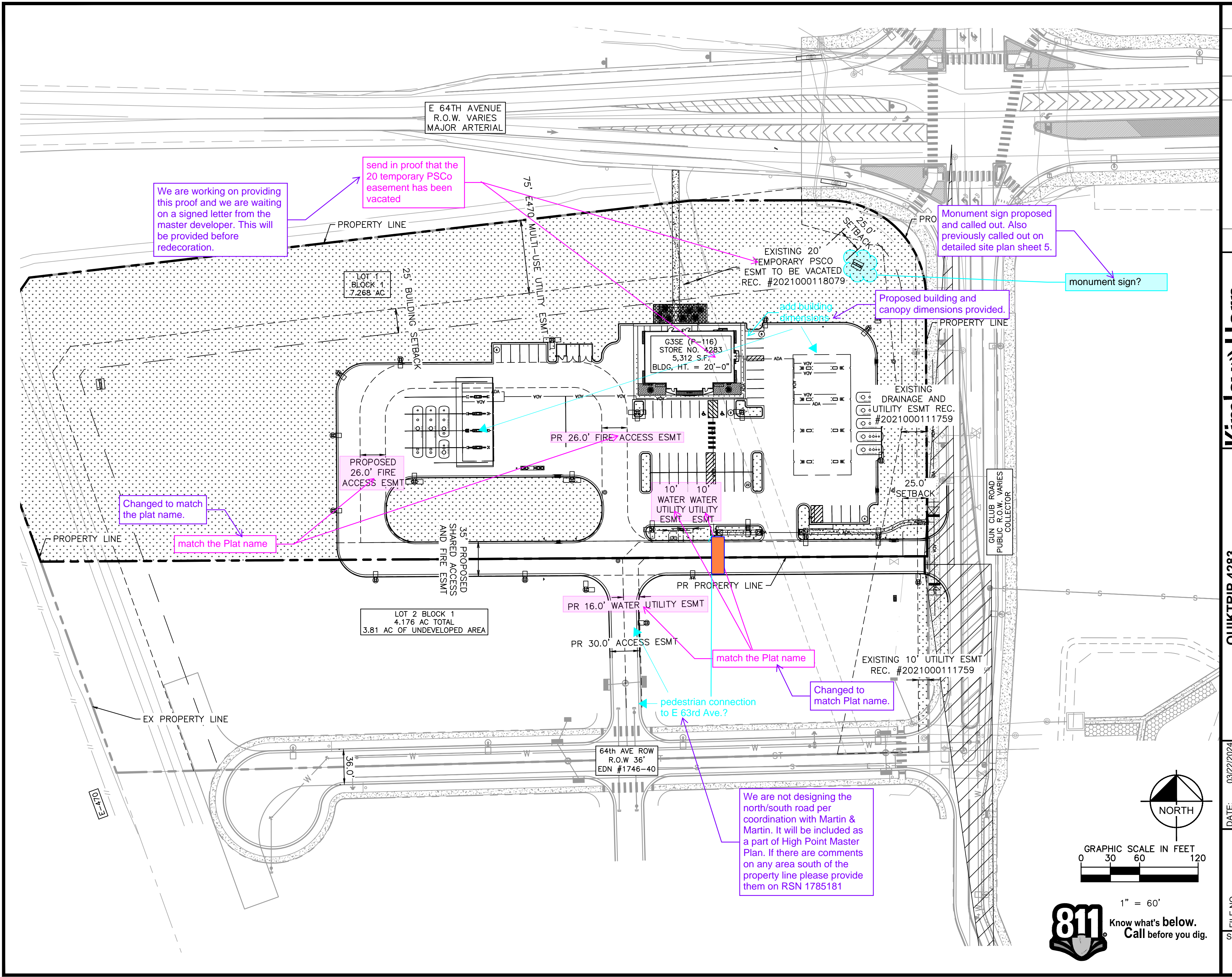
GENERAL NOTES

DATE: 03/22/2024
DESIGNED BY: MGK
DRAWN BY: MGK
CHECKED BY: DNP

FILE NO.
096888043_CV
PROJECT NO.
096888043

SHEET NO.
2

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6200 South Gilpin Street
Greenwood Village, Colorado 80111 (303) 228-2300

QUIKTRIP 4283
E-470 & EAST 64TH AVENUE
SITE PLAN
OVERALL SITE PLAN

FILE NO.	096888043_SP_Overall
DESIGNED BY:	MGK
DRAWN BY:	MGK
CHECKED BY:	DNP
PROJECT NO.	096888043
SHEET NO.	3



Know what's below.
Call before you dig.

E 64TH AVENUE
R.O.W. VARIES
MAJOR ARTERIAL

PROPERTY LINE

683.8'
S83°21'23"W

The proposed canopy height is acceptable at 16-feet it does meet the 13.5' clear height verified with Richard Tenorio via email 8/23/2024.

This portion of the canopy is in the Fire Lane easement - Please confirm if this okay with Fire/Life Safety?

75' E470
MULTI-USE
UTILITY ESMT

25'
BUILDING
SETBACK

PROPOSED MONUMENT SIGN

Removed

check this name

PROPOSED
26.0' FIRE
ACCESS ESMT

PR SHARED ACCESS AND UTILITY ESMT

CLEAN WATER TRENCH DRAIN
(S & E SIDE OF CANOPY)

DIRECTIONAL SIGNAGE FOR TRUCK ACCESS

PR PROPERTY LINE

match the Plat name

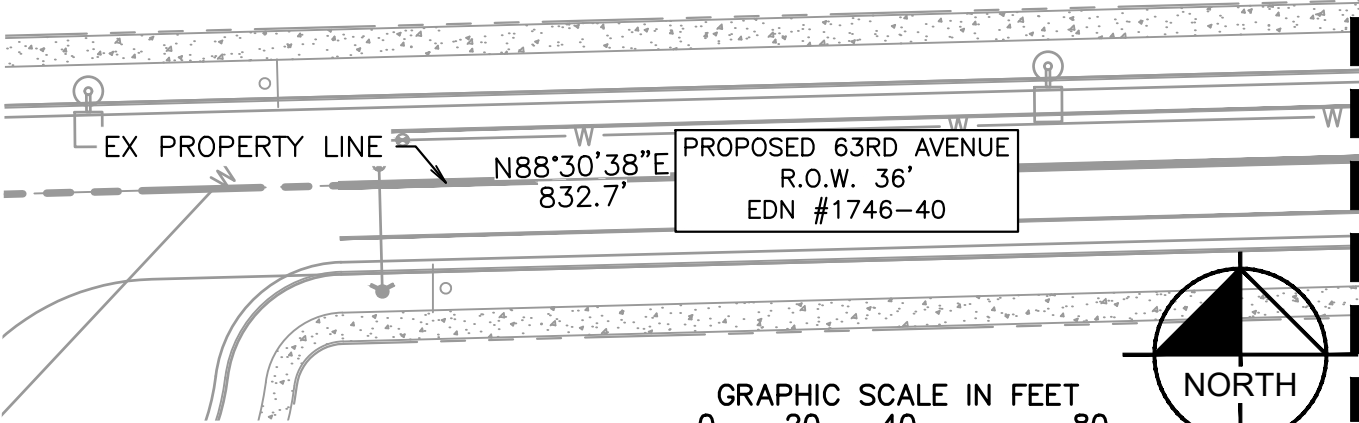
Plat name matched for all proposed easements.

LOT 2 BLOCK 1
4.176 AC
3.81 AC OF UNDEVELOPED AREA

MATCHLINE SEE SHEET 4

NOTES

- THESE PLANS ARE NOT FOR CONSTRUCTION.
- PUBLIC IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED PRIOR TO THE COMMENCEMENT OF BUSINESS OPERATIONS
- THE EXISTING STREETLIGHTS ALONG BOTH EAST 64TH AVENUE AND GUN CLUB ROAD SHALL BE EVALUATED FOR CONFORMANCE WITH THE MOST CURRENT PHOTOMETRIC REQUIREMENTS FROM THE ROADWAY MANUAL WITH THE CIVIL PLANS. ADDITIONAL LIGHT MAY BE REQUIRED TO COMPLY WITH CURRENT PHOTOMETRIC REQUIREMENTS.
- 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.
- QUIKTRIP SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF 64TH AVENUE AND GUN CLUB ROAD, 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 126-38 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.



SITE KEYNOTES

- (A) BUILDING
- (B) GAS CANOPY
- (C) PROPOSED SIDEWALK, WIDTH PER PLAN
- (D) AIR STATION
- (E) TRASH ENCLOSURE
- (F) LANDSCAPE AREA (REFER TO LANDSCAPE PLANS)
- (G) EXISTING FIRE HYDRANT ASSEMBLY
- (H) STORM INLET (REFER TO GRADING PLAN)
- (I) BIKE RACK
- (J) ACCESSIBLE PARKING
- (L) UNDERGROUND FUEL TANKS (6-15,000 GAL, 3 RUL, 1 PUL, 1 DIESEL, & 1 EO)
- (M) ADA PARKING SIGNAGE
- (N) STOP SIGN (MUTCD R1-1)
- (O) OUTDOOR SEATING (FIXED)
- (P) SIGHT TRIANGLE PER COA STD DTL TE-12, LENGTH PER PLAN
- (Q) FIRE LANE SIGN
- (R) CONCRETE CURB & GUTTER
- (S) STORM SEWER MANHOLE
- (T) PAVEMENT - MATERIAL TO BE DESIGNATED IN FINAL CONSTRUCTION DOCUMENTS
- (U) STOP BAR, PER COA STD DTL 12-3
- (V) CROSSWALK, PER COA STD DTL TE-12
- (W) SANITARY SEWER MANHOLE
- (AA) PROPOSED FIRE HYDRANT ASSEMBLY
- (BB) SIDEWALK RAMP PER COA DTL
- (CC) KNOX BOX
- (DD) RED & WHITE TYPE III BARRICADES WITH "ROAD CLOSED SIGNAGE
- (EE) EXISTING SIGN TO REMAIN
- (FF) EMERGENCY FUEL SHUT-OFF SWITCH
- (GG) LANDSCAPE PLANTER (TYP.) (REF LA SHEETS)
- (HH) 1,000 SF PATIO AREA W/ PATTERNED CONCRETE (REF SHEET 8)
- (II) ROLL OVER CURB

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROP LINE
- EASEMENT LINE
- PROPOSED STORM DITCH
- PROPOSED / EXISTING SITE LIGHT
- PROPOSED STORM DRAINAGE INLET
- PROPOSED LANDSCAPE
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- SITE TRIANGLE
- PROPOSED ADA ROUTE
- ROLL OVER CURB
- PROPOSED SEATING AREA

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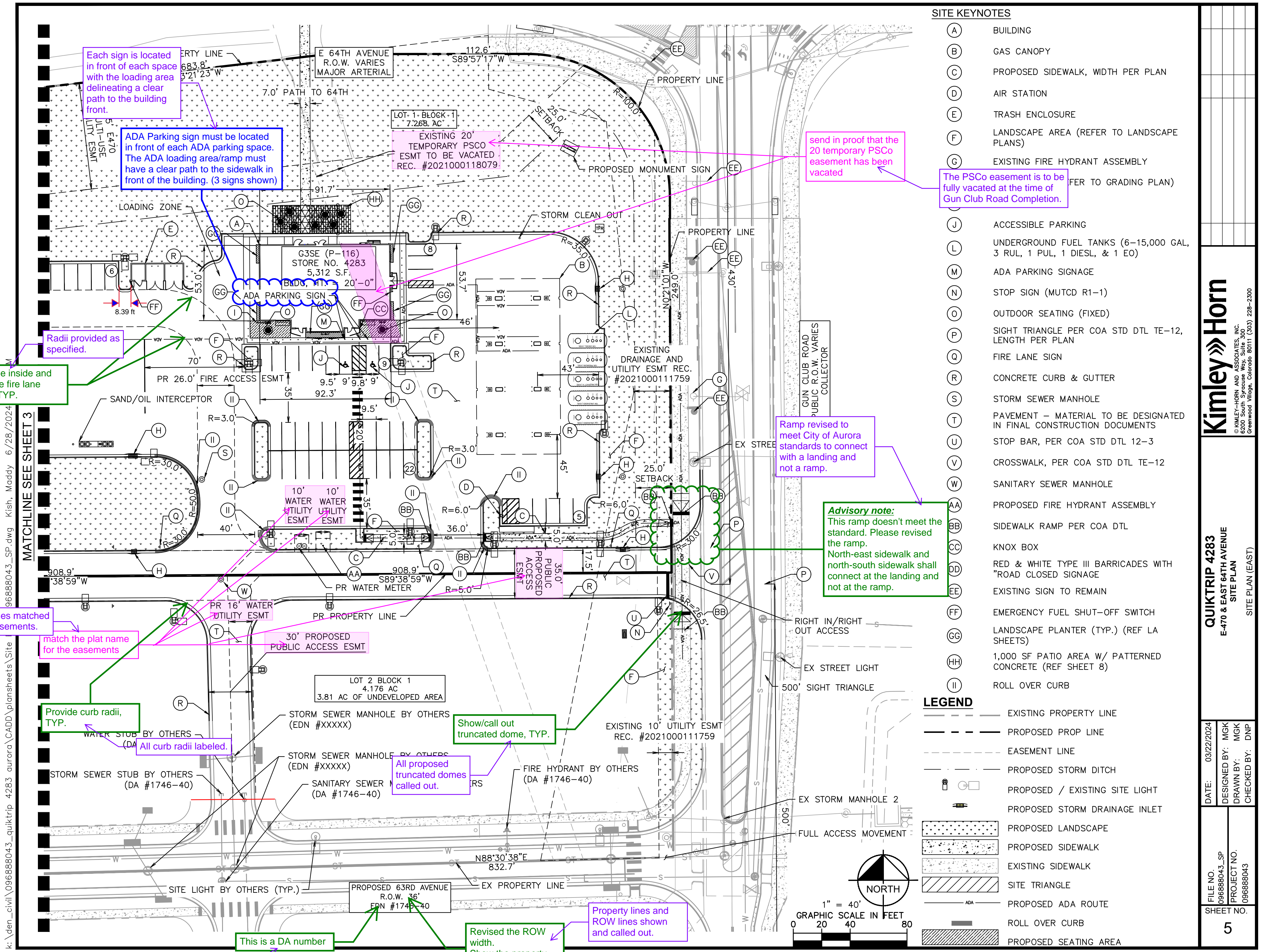
QUIKTRIP 4283
E-470 & EAST 64TH AVENUE
SITE PLAN

SITE PLAN (WEST)

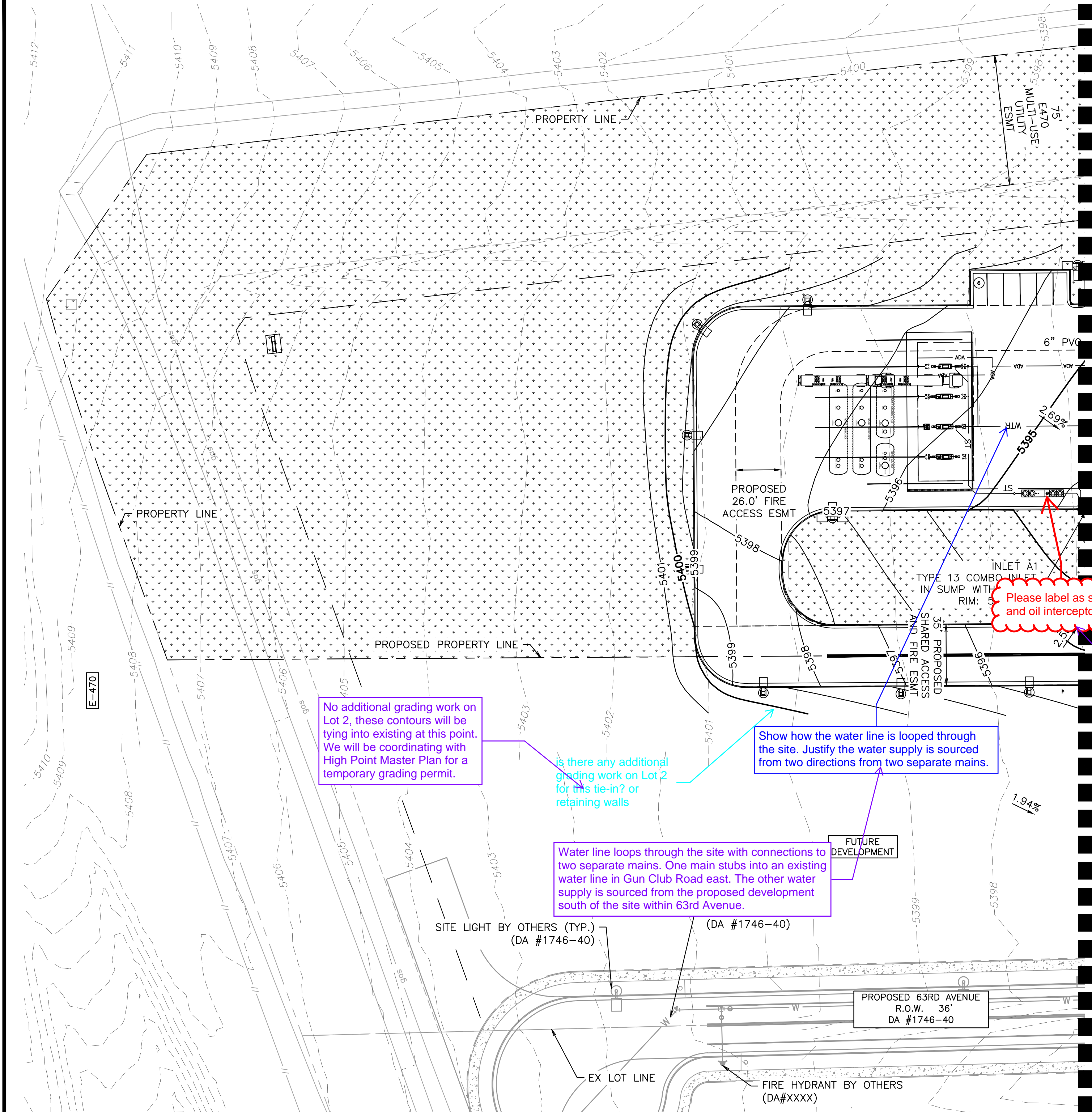
DATE: 03/22/2024
DESIGNED BY: MGK
DRAWN BY: MGK
CHECKED BY: DNP

FILE NO.
09688043_SP
PROJECT NO.
09688043

SHEET NO.
4



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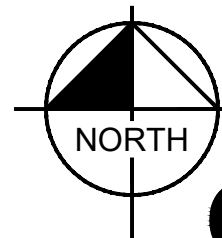


LEGEND

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

GENERAL NOTES

- THESE PLANS ARE NOT FOR CONSTRUCTION. REFER TO THE FINAL APPROVED CONSTRUCTION PLANS.
- ALL GRADE ELEVATIONS ARE TOP OF PAVEMENT ELEVATIONS UNLESS INDICATED OTHERWISE.
- ALL SANITARY SEWER PIPES AND STRUCTURES TO BE INSTALLED WILL BE PRIVATE FACILITIES.
- ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY PROPERTY OWNER.
- ACCESSIBLE PARKING STALLS AND ROUTE SHALL MAINTAIN A MAX 2% SLOPE IN ANY DIRECTION
- MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SWALE AROUND THE LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
- THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
- THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
- PAVEMENT MATERIAL TYPES TO BE DECIDED BY CONTRACTOR DURING CONSTRUCTION.
- THE WATER SERVICE LINE IS PRIVATE FROM THE METER TO BUILDING, AND THE FIRELINE IS PRIVATE FROM THE MAIN TO THE BUILDING.



GRAPHIC SCALE IN FEET

0 20 40 80

1" = 40'



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QUIKTRIP 4283

E-470 & EAST 64TH AVENUE

SITE PLAN

GRADING & UTILITY PLAN (WEST)

DATE: 03/22/2024

DESIGNED BY: MGK

DRAWN BY: MGK

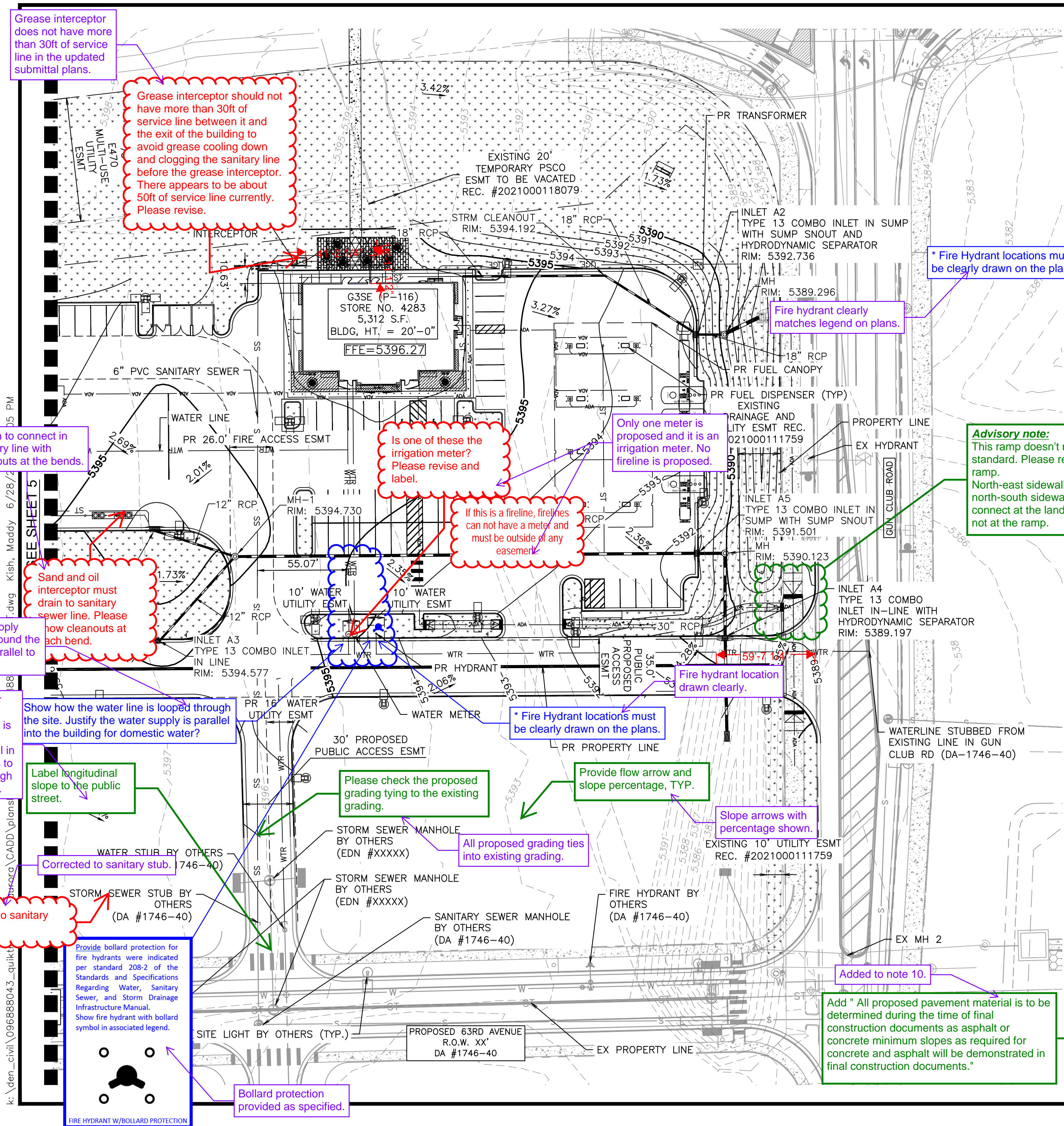
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FILE NO.
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PROJECT NO.
096888043

SHEET NO.

6



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

GENERAL NOTES

1. Ramp revised to show layout with landing connection.
2. NOT FOR CONSTRUCTION. ALL APPROVED CONSTRUCTION CONDITIONS ARE TOP OF OTHERWISE. ALL SANITARY SEWER PIPES AND STRUCTURES TO BE INSTALLED WILL BE PRIVATE FACILITIES. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY PROPERTY OWNER. ACCESSIBLE PARKING STALLS AND ROUTE SHALL MAINTAIN A MAX 2% SLOPE IN ANY DIRECTION.
3. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
4. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF THE PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
5. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
6. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
7. PAVEMENT MATERIAL TYPES TO BE DECIDED BY CONTRACTOR DURING CONSTRUCTION. THE WATER SERVICE LINE IS PRIVATE FROM THE METER TO BUILDING, AND THE FIRELINE IS PRIVATE FROM THE MAIN TO THE BUILDING.

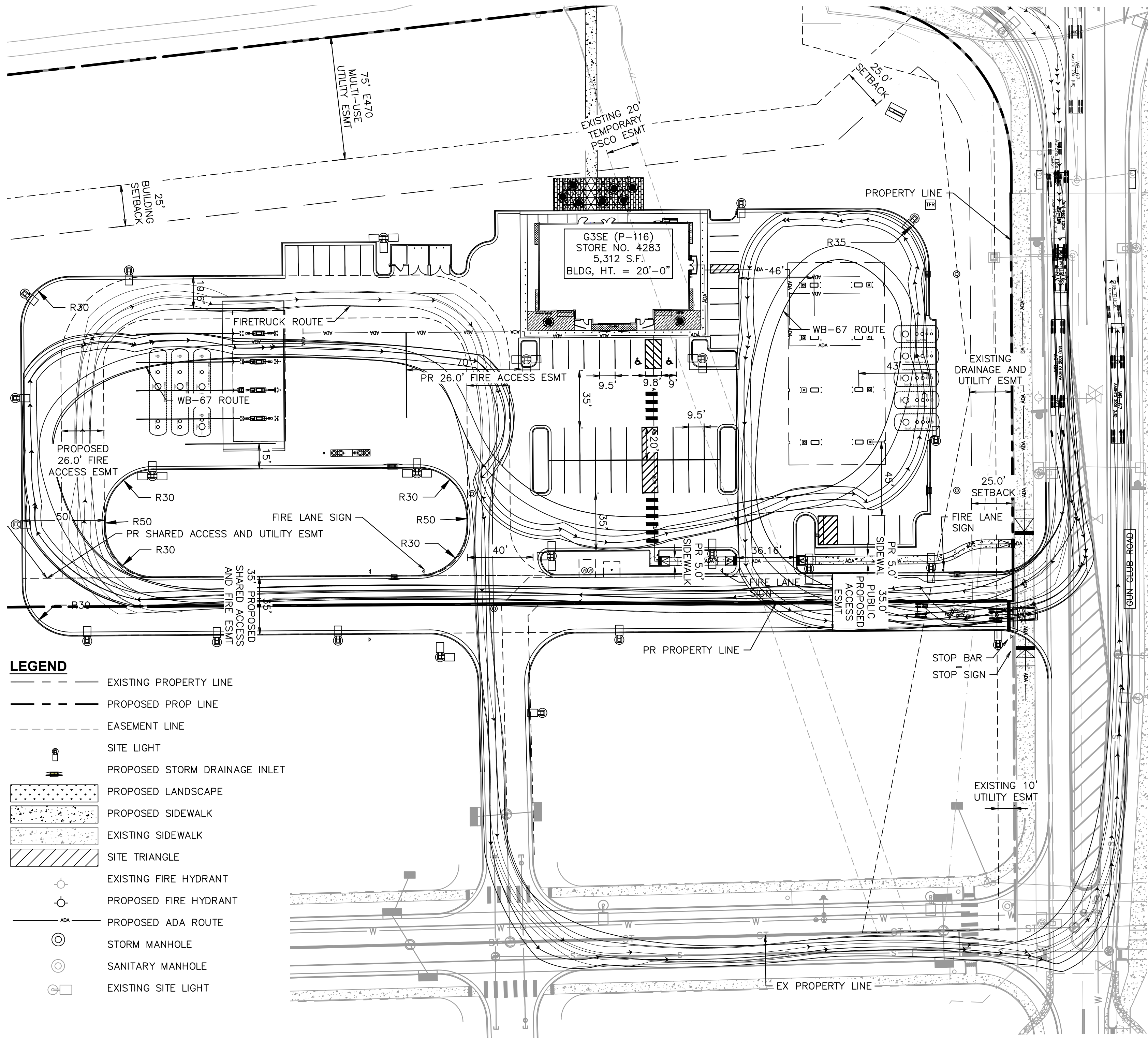
NORTH

GRAPHIC SCALE IN FEET

1" = 40'

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

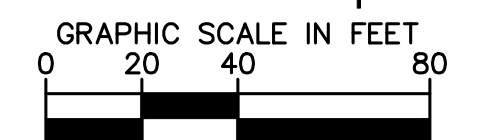
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OPERATIONS PLAN

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

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



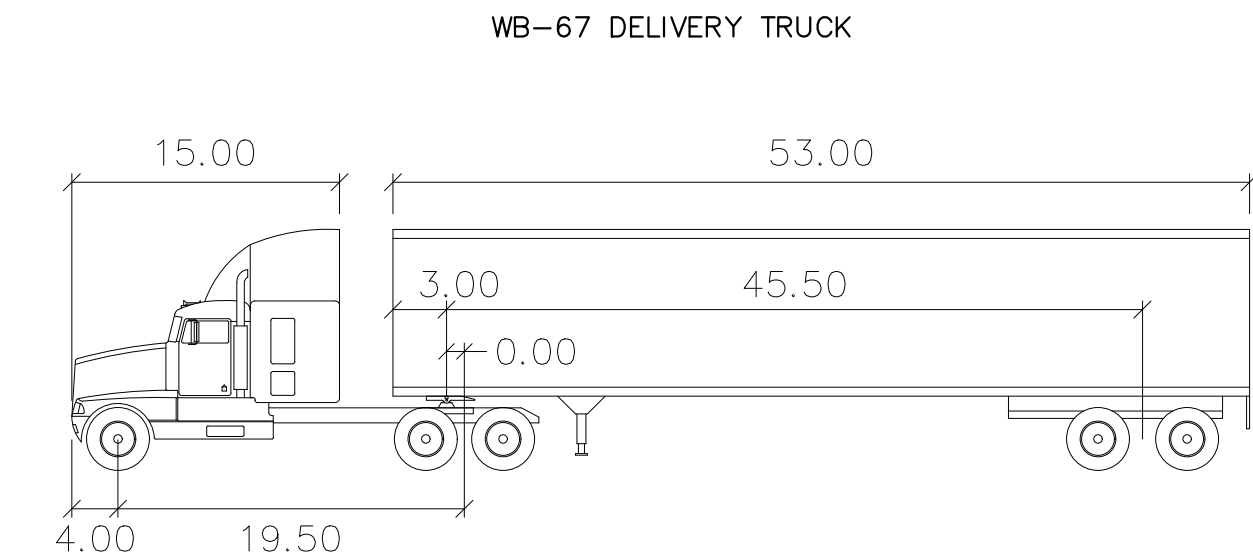
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QUIKTRIP 4283
E-470 & EAST 64TH AVENUE
SITE PLAN
VEHICULAR CIRCULATION PLAN

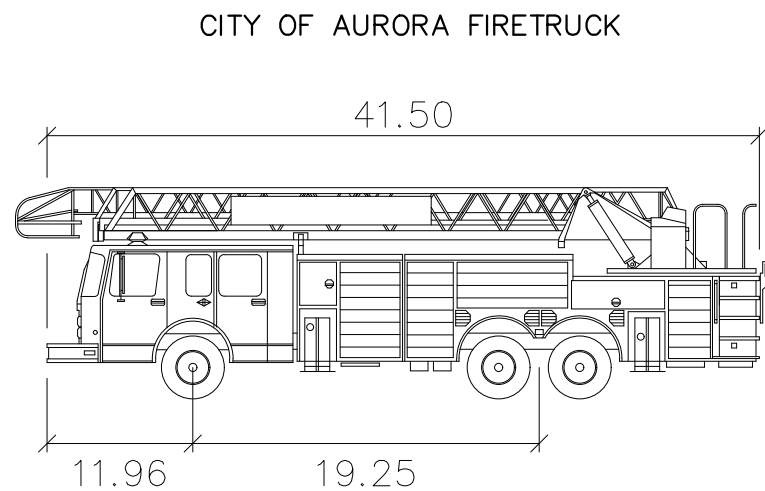
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FILE NO. 096888043_Truck Turn
PROJECT NO. 096888043
SHEET NO.



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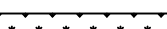






	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

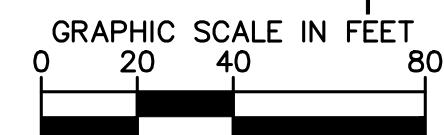
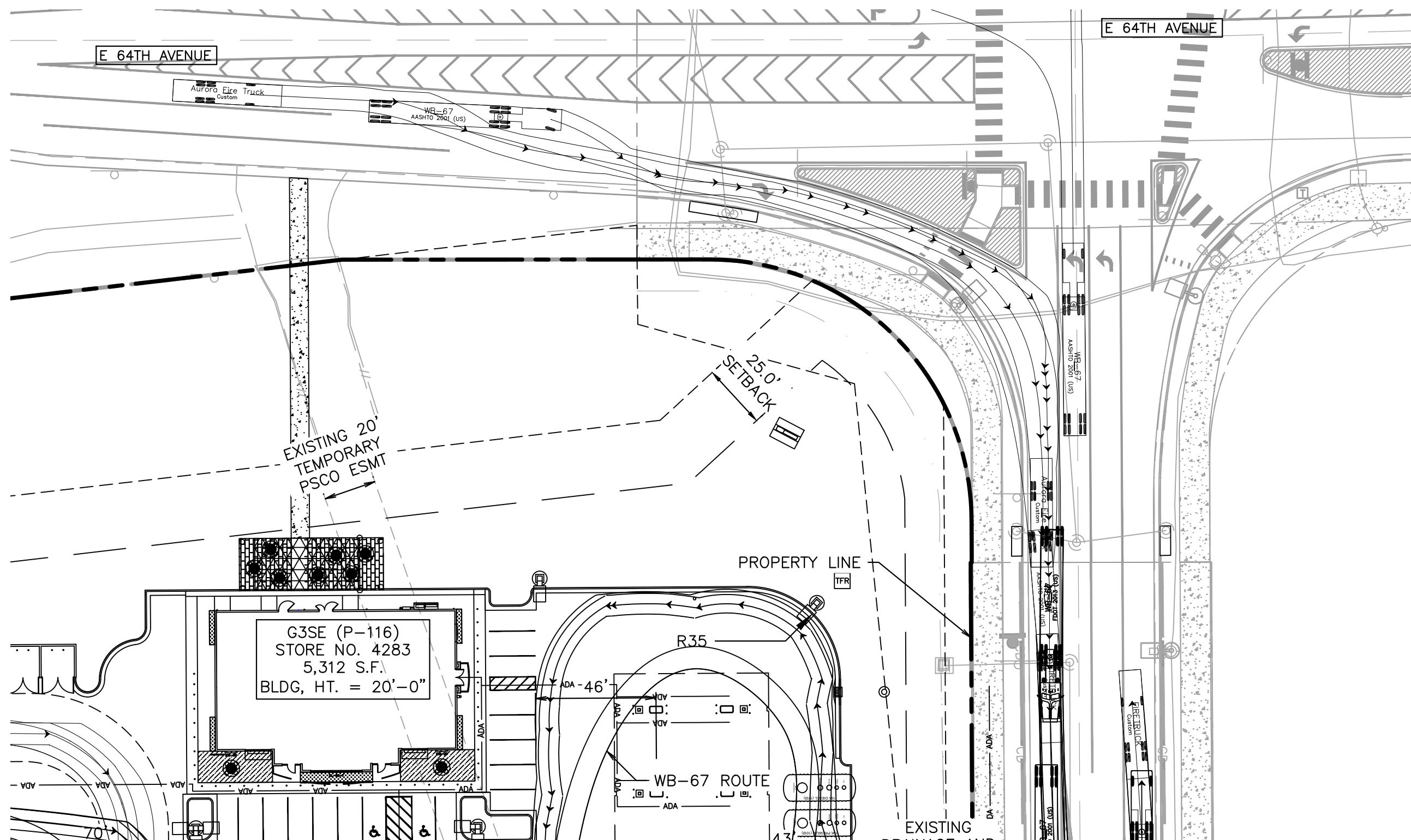


FIRETRUCK

	feet
Width	: 8.33
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 31.9

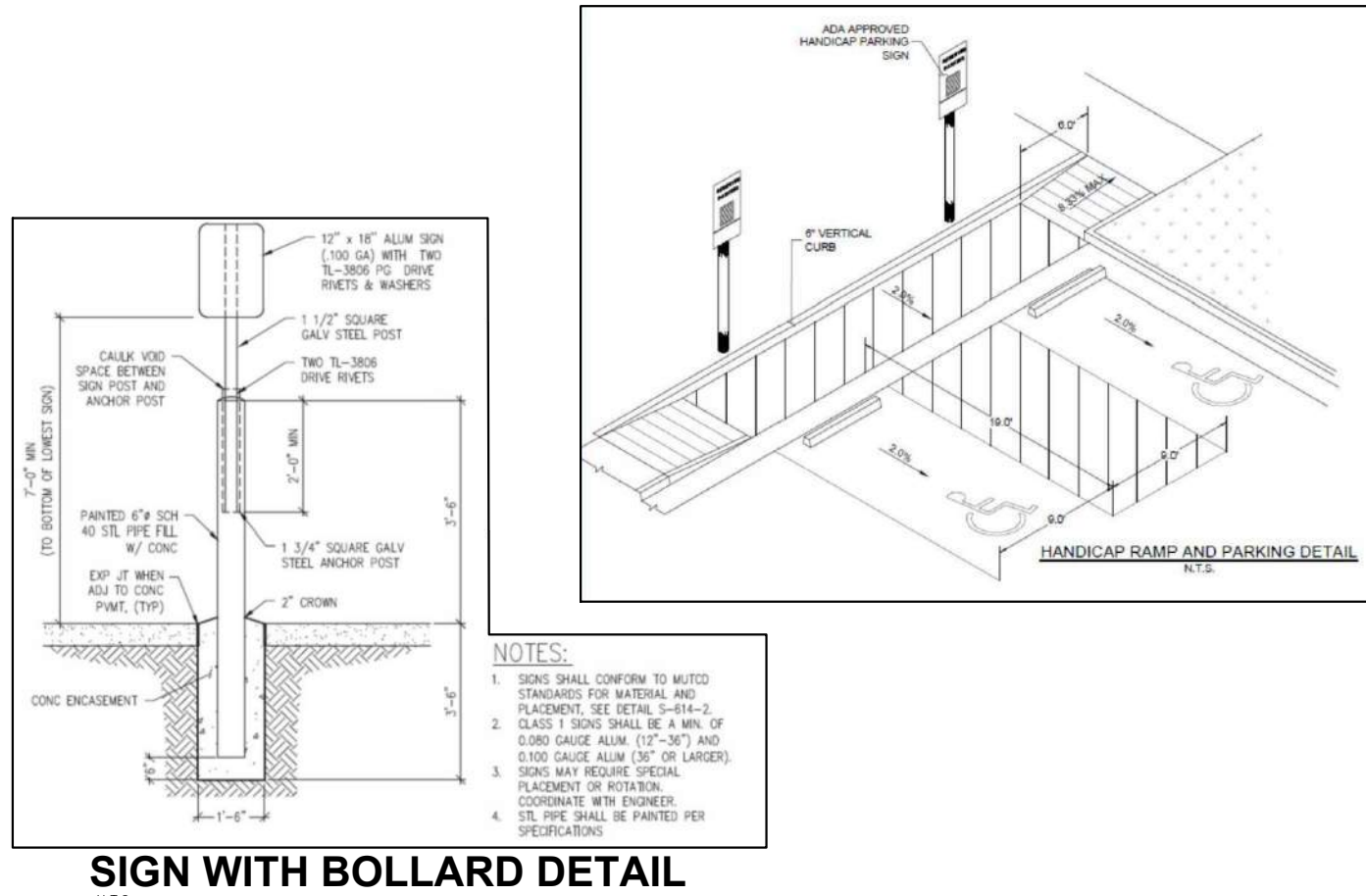
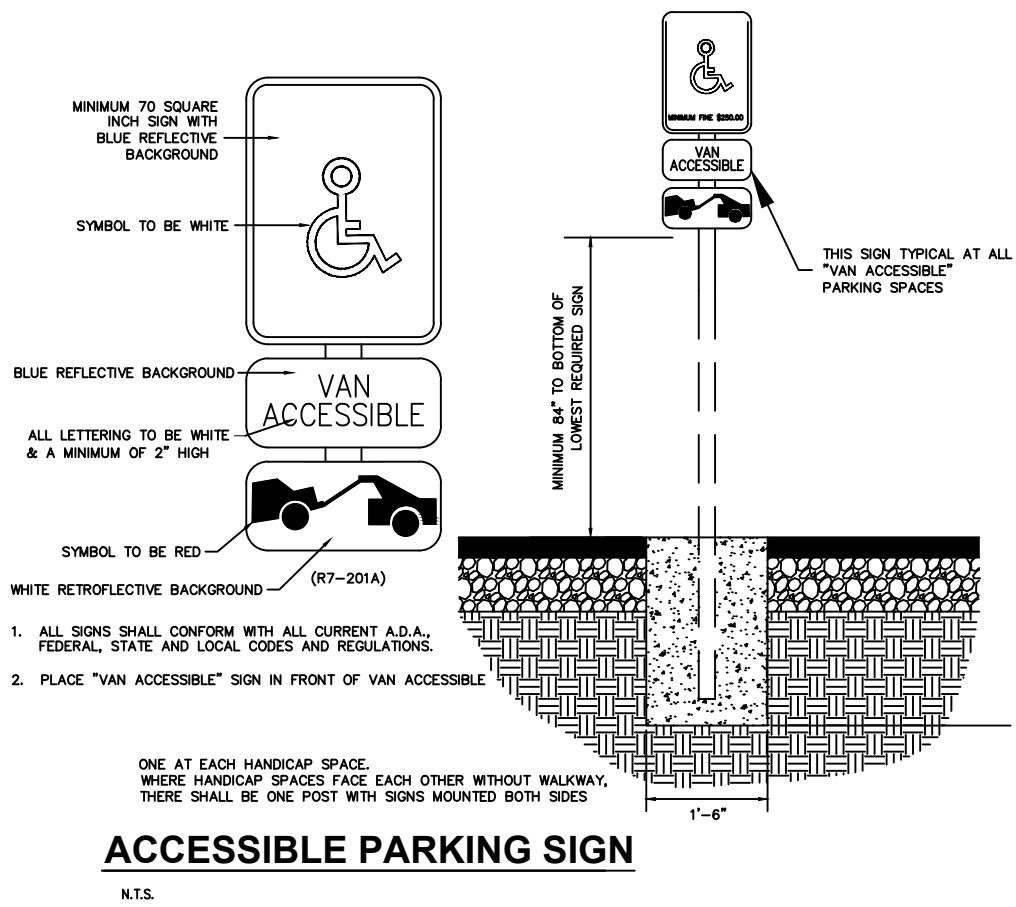


- | | |
|---|-------------------------------|
|  | EXISTING PROPERTY LINE |
|  | PROPOSED PROP LINE |
|  | EASEMENT LINE |
|  | SITE LIGHT |
|  | PROPOSED STORM DRAINAGE INLET |
|  | PROPOSED LANDSCAPE |
|  | PROPOSED SIDEWALK |
|  | EXISTING SIDEWALK |
|  | SITE TRIANGLE |
|  | EXISTING FIRE HYDRANT |
|  | PROPOSED FIRE HYDRANT |
|  | PROPOSED ADA ROUTE |
|  | STORM MANHOLE |
|  | SANITARY MANHOLE |
|  | EXISTING SITE LIGHT |

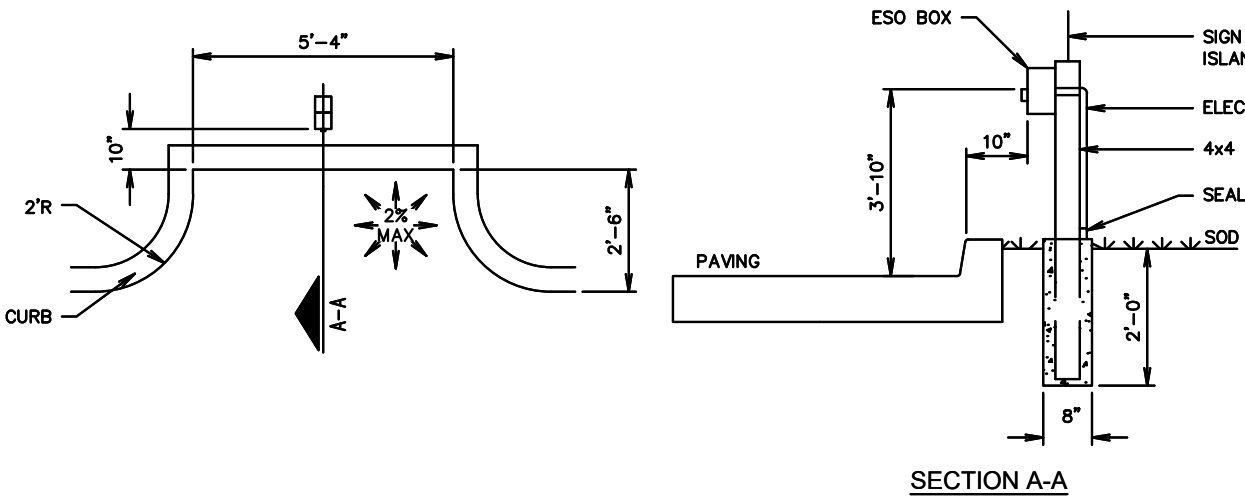
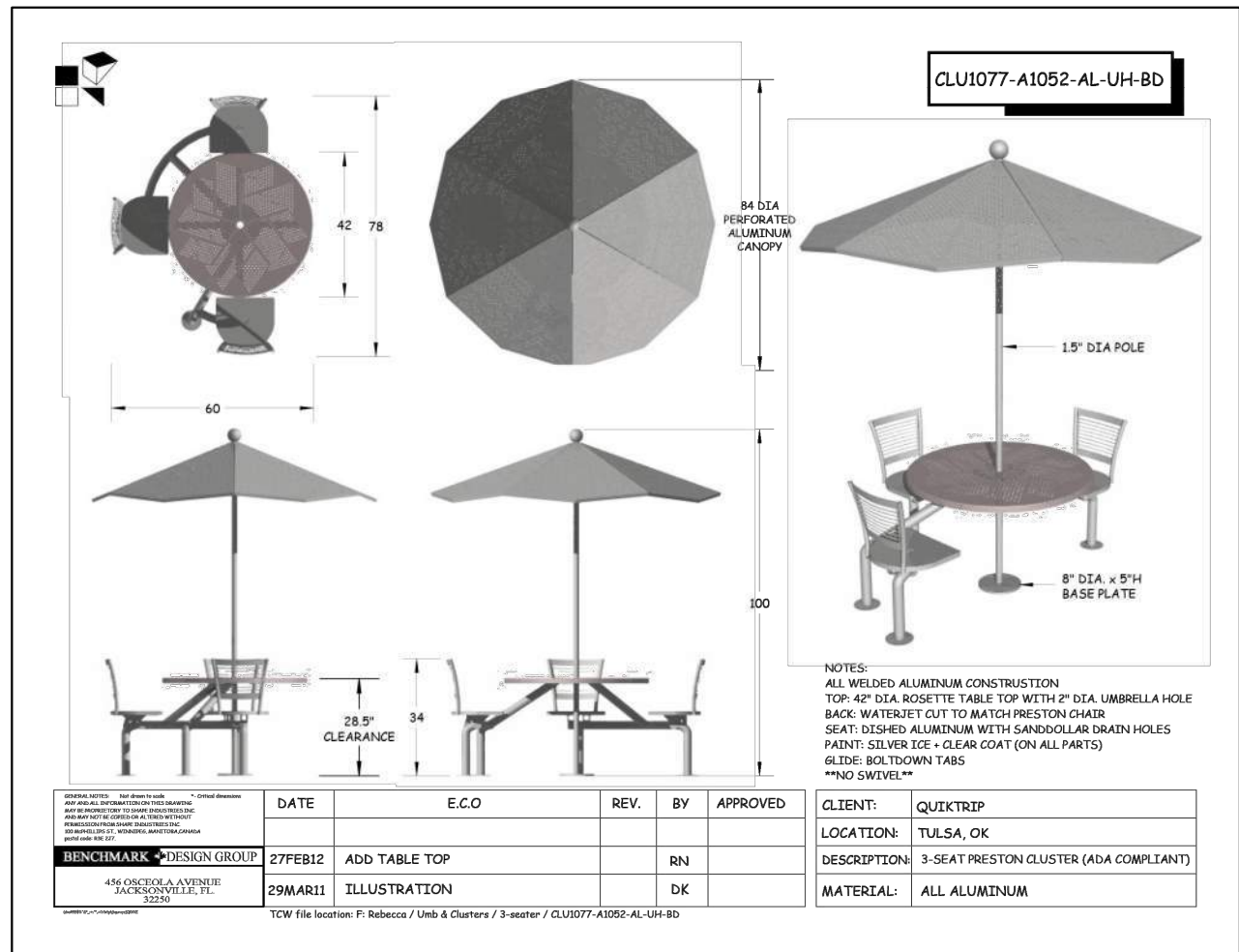
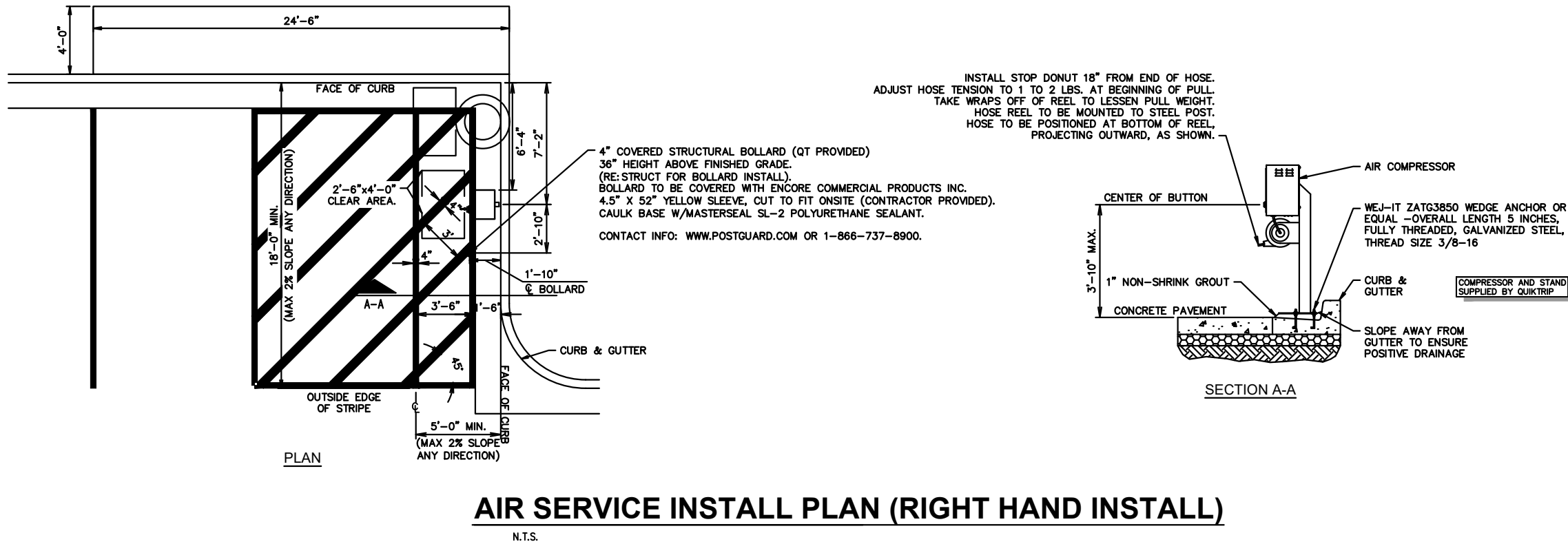
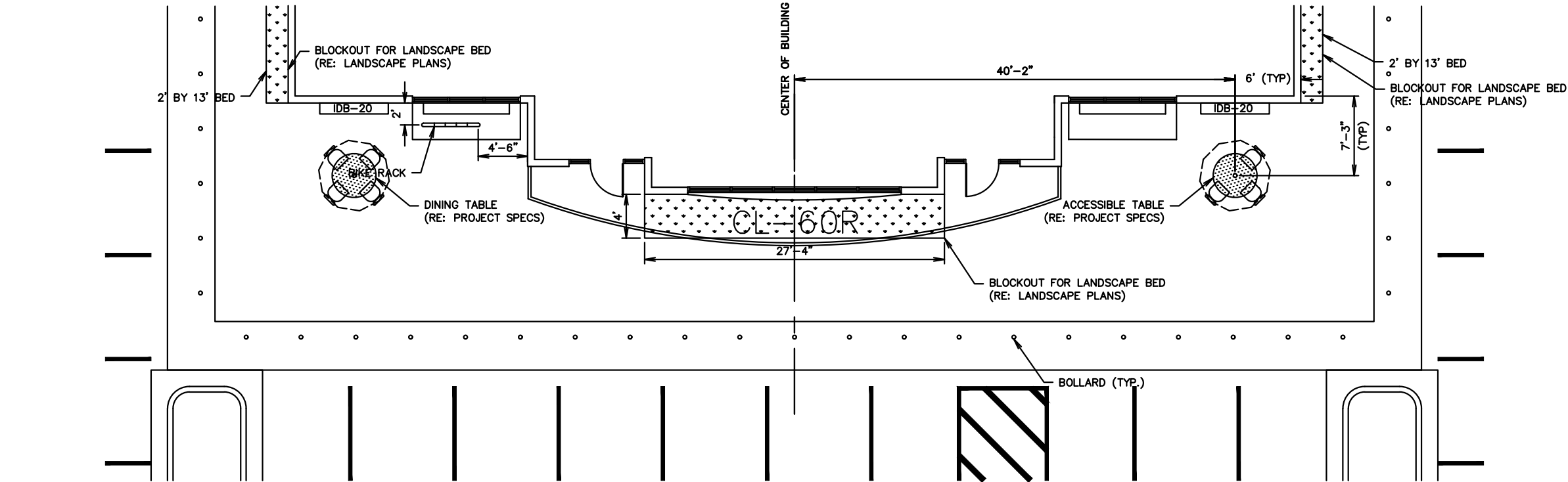


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- FIRE LANE NOTES:
1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
 2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT. WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
 3. THE SIGNS SHALL BE SET AT ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
 4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
 5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR POST.
 6. PLACEMENT OF THESE SIGNS CANNOT ENCROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.
 7. SIGNS SHALL BE INSTALLED PER COA DETAIL TE-11
 8. SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
 9. SIGNS SHALL BE SPACED 50- FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2015-IFC
 10. SIGNS SHALL BE INSTALLED 2 FEET BEHIND CURB OR SIDEWALK
 11. FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR) IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS
 12. LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE



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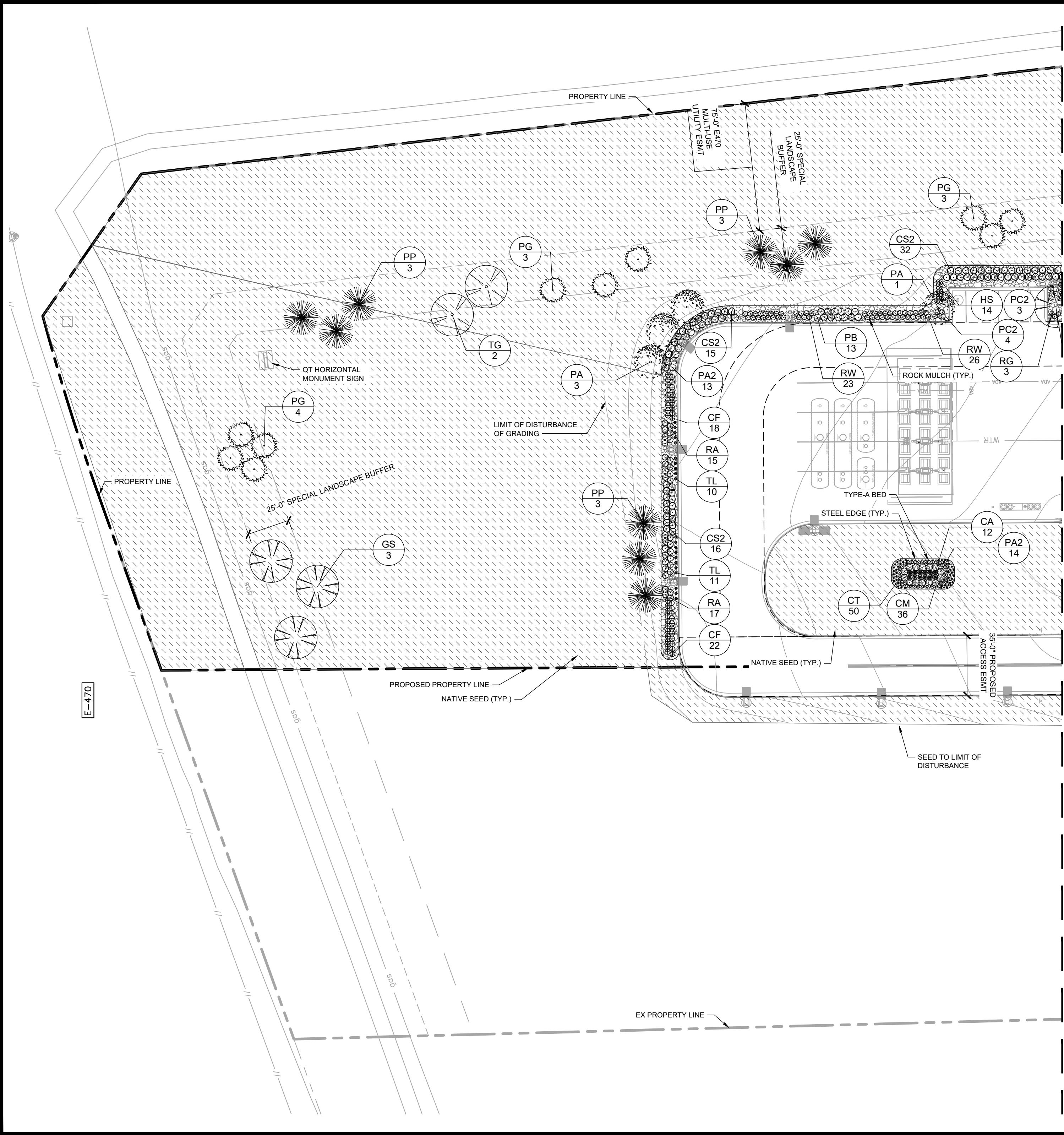
QUIKTRIP 4283
E-470 & EAST 64TH AVENUE
SITE PLAN

SITE DETAILS

DATE: 03/22/2024
DESIGNED BY: MGK
DRAWN BY: MGK
CHECKED BY: DNP

FILE NO. 096888043_DT
PROJECT NO. 096888043
SHEET NO. 10

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LEGEND

EXISTING PROPERTY LINE

PROPOSED PROP LINE

EASEMENT LINE

PROPOSED STORM DITCH

PROPOSED / EXISTING SITE LIGHT

PROPOSED STORM DRAINAGE INLET

PROPOSED SIDEWALK

EXISTING SIDEWALK

SITE TRIANGLE

PROPOSED ADA ROUTE

ROLL OVER CURB

PROPOSED SEATING AREA

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).

NOTES

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

NORTH

0204080

GRAPHIC SCALE IN FEET

0204080

1" = 40'

811

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QUIKTRIP 4283
E-470 & EAST 64TH AVENUE
SITE PLAN
LANDSCAPE PLAN

DATE: 03/22/2024
DESIGNED BY: MGK
DRAWN BY: MGK
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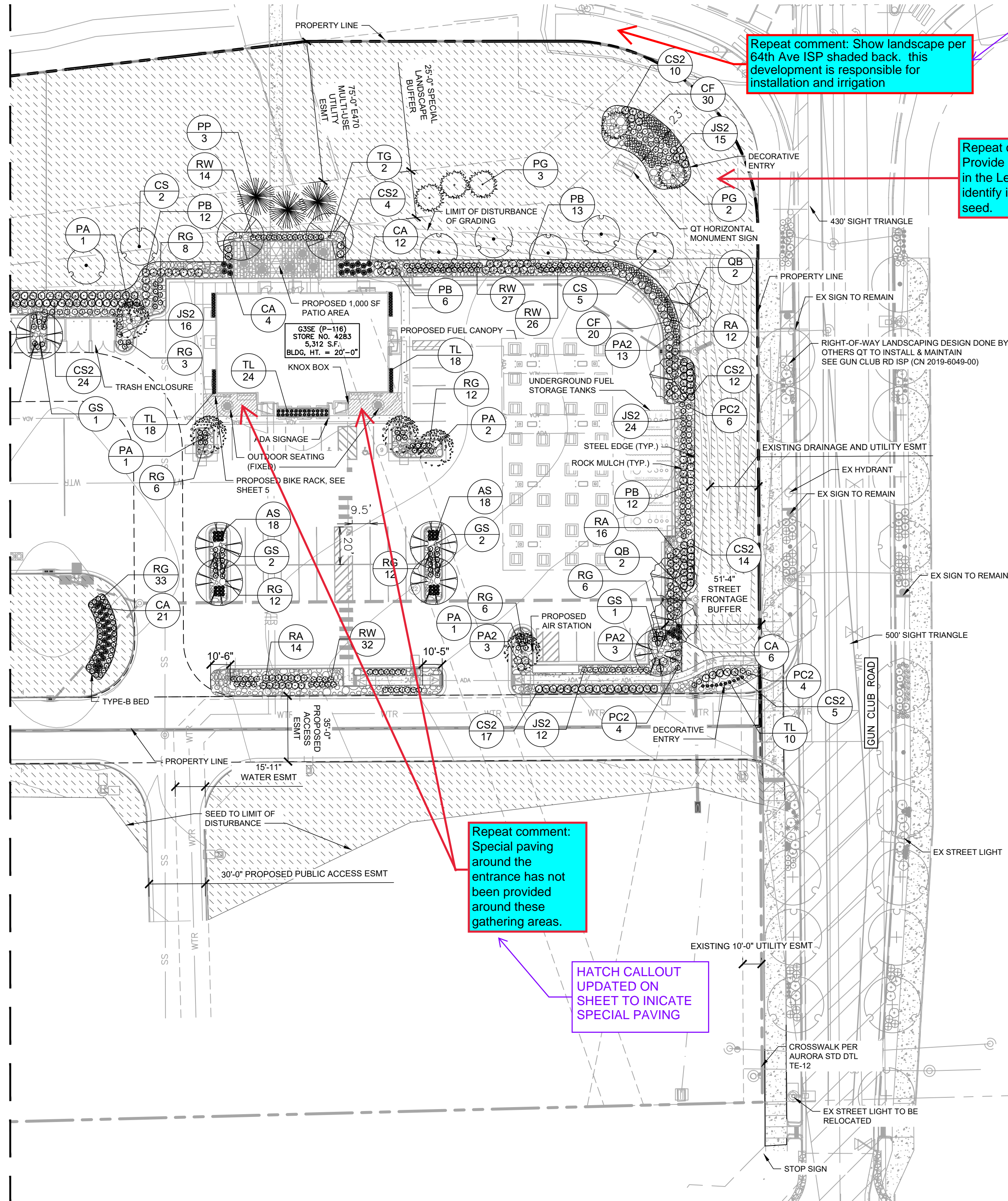
FILE NO. 096888043_LA
PROJECT NO. 096888043
SHEET NO. 11

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MATCHLINE, SEE SHEET 11



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROP LINE
- EASEMENT LINE
- PROPOSED STORM DITCH
- PROPOSED / EXISTING SITE LIGHT
- PROPOSED STORM DRAINAGE INLET
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- SITE TRIANGLE
- PROPOSED ADA ROUTE
- ROLL OVER CURB
- PROPOSED SEATING AREA

GROUND COVERS

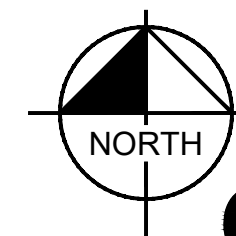
NS	204,661 SF	NATIVE SHORTGRASS SEED MIX
RM	17,077 SF	2" 3" RIVER ROCK MULCH BUTTER ROCK MULCH

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 ENCRANCH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

NOTES

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



GRAPHIC SCALE IN FEET

0 20 40 80

1" = 40'



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QUICKTRIP 4283
E-470 & EAST 64TH AVENUE
SITE PLAN
LANDSCAPE PLAN

DATE: 03/22/2024
DESIGNED BY: MGK
DRAWN BY: MGK
CHECKED BY: DNP

FILE NO.
096888043_LA
PROJECT NO.
096888043
SHEET NO.

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LANDSCAPE NOTES

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

LANDSCAPE CODE REQUIREMENTS:			
	AMOUNT	REQUIRED	PROVIDED
CURBSIDE LANDSCAPING (SEC.146-4.7.5.C1 UDO): 1 TREE PER 40 LF AND 0.25 SHRUBS PER SF 64TH AVENUE GUN CLUB RD		PER APPROVED ISP (CN2019-6049-00) PER APPROVED ISP (CN2020-6066-00)	
PARKING LOT PERIMETER SCREENING: 3'-4" DOUBLE ROW OF SHRUBS 3' O.C. >50% DECIDUOUS FLOWERING SHRUBS 1 TREE PER 40 LF **REQUIREMENT OVERLAPS WITH BUFFER LANDSCAPING,THE MORE RESTRICTIVE REQUIREMENT IS BEING MET.	1,355 LF	DOUBLE ROW SHRUBS 34 TREES	DOUBLE ROW SHRUBS** 34 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 2 ISLAND	6 TREES & 36 SHRUBS 4 TREES & 24 SHRUBS	6 TREES & 48 SHRUBS 4 TREES & 24 SHRUBS
BUILDING PERIMETER LANDSCAPE (SEC. 146-4.7.5.J): 1 TREE EQUIVALENT EVERY 40 LF OF BUILDING ELEVATION EAST SOUTH WEST	54 LF 92 LF 54 LF	1.4 T.E.s 2.3 T.E.s 1.4 T.E.s	1.8 T.E.s (18 EVGRN SHRBS) 2.4 T.E.s (24 EVGRN SHRBS) 1.8 T.E.s (18 EVGRN SHRBS)
OVERALL LANDSCAPE REQUIREMENTS: TOTAL SITE AREA: ±7.29 ACRES TOTAL LANDSCAPE AREA: ±5.07 ACRES OR 221,267 SF (MORE THAN COVER SHEET BECAUSE LA PLANS INCLUDE SEEDING OUTSIDE PROPERTY LINE) >50% OF LANDSCAPE AREA MUST BE LIVING MATERIAL <33% LANDSCAPE AREA TO BE COOL SEASON GRASSES <30% OF SHRUBS TO BE ORNAMENTAL GRASSES (839 SHRUBS TOTAL)		>110,633.5 SF >73,018 SF (33%) <249 COUNT (30%)	216,841 SF (98%) 0 SF (0%) 105 COUNT (13%)
TOTAL LANDSCAPE TABULATIONS TREES DECIDUOUS TREES EVERGREEN TREES ORNAMENTAL TREES 5- GAL SHRUBS DECIDUOUS SHRUB EVERGREEN SHRUB 1- GAL PERENNIALS / GRASSES ORNAMENTAL GRASSES PERENNIALS			24 DEC. TREES 27 EVRGRN. TREES 09 ORN. TREES 660 DEC. SHRUBS 179 EVRGRN. SHRUBS 105 ORN. GRASSES 86 PERENNIALS

STREET FRONTAGE BUFFER LANDSCAPING (SEC. 146-4.7.5.) 1 TREE AND 10 SHRUBS PER 40 LF OF FRONTAGE (20% ORN. GRASS MAX ALLOWED)	AMOUNT	BUFFER REQUIRED	BUFFER PROVIDED	PLANTING REQUIRED	PLANTING PROVIDED
EAST - GUN CLUB RD	238 LF	20' WIDTH	45-50' WIDTH	6 TREES & 60 SHRUBS	4 TREES + 133 SHRUBS*** + 6 ORN. GRASSES (5%) (34 EVRGRN / 99 DEC. SHRUBS)
25'-0" SPECIAL BUFFER LANDSCAPING (SEC. 146-4.7.5.H) 1 TREE AND 10 SHRUBS PER 30 LF OF FRONTAGE (20% ORN. GRASS MAX ALLOWED) (50% EVRGRN TREES REQUIRED)					
WEST - E-470	303 LF	25' WIDTH	25' WIDTH	11 TREES & 110 SHRUBS	11 TREES + 117 SHRUBS (7 EVRGRN (63%) / 3 DEC. / 1 ORN.TREES) (21 EVRGRN / 96 DEC. SHRUBS)
NORTH - 64TH AVE	909 LF	25' WIDTH	25' WIDTH	31 TREES & 310 SHRUBS	33 TREES + 330 SHRUBS + 30 ORN. GRASSES (09%) (20 EVRGRN (60%) / 11 DEC. / 2 ORN.TREES) (38 EVRGRN / 292 DEC. SHRUBS)
NOTE: BUFFER LANDSCAPING OVERLAPS WITH PARKING LOT REQUIREMENTS, THE MORE RESTRICTIVE REQUIREMENT IS BEING MET. ***DUE TO UTILITY CONSTRAINTS, REQ. TREES HAVE BEEN PROVIDED THROUGH SHRUB EQUIVALENTS OF (10) 5-GAL SHRUBS PER 1 TREE REQ..					

PLANT SCHEDULE

Note that any of the deciduous trees located along collector or arterial streets are required to be 2.5" not 2" caliper.

SYMBOL	CODE	QTY	WATER USE	COMMON / BOTANICAL NAME	CONT	CAL	SIZE	COMMENTS
TREES							SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS	
	PA	9	MODERATE	ARISTOCRAT CALLERY PEAR PYRUS CALLERYANA 'ARISTOCRAT' TM	B & B	2" CAL MIN	8' - 10' HT. MIN.	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
	TG	4	MODERATE	GREENSPIRE LITTLELEAF LINDEN TILIA CORDATA 'GREENSPIRE'	B & B	2.5" CAL MIN	10' - 12' HT. MIN.	
	CS	7	LOW	NORTHERN CATALPA CATALPA SPECIOSA	B & B	2" CAL MIN	12'-14' HT MIN	
	GS	9	LOW	SHADEMASTER LOCUST GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	B & B	2" CAL MIN	12'-14' HT MIN	
	QB	4	LOW	SWAMP WHITE OAK QUERCUS BICOLOR	B & B	2" CAL MIN	12'-14' HT MIN	
EVERGREEN TREES								
	PG	15	MODERATE	BLACK HILLS SPRUCE PICEA GLAUCA 'DENSATA'	B & B	-	6' HT MIN	
	PP	12	MODERATE	PINON PINE PINUS EDULIS	B & B	-	6' HT MIN	
SYMBOL	CODE	QTY	REMARKS	COMMON / BOTANICAL NAME	CONT	SPACING	SIZE	
DECIDUOUS SHRUBS								
	RA	74	VERY LOW	ALPINE CURRANT RIBES ALPINUM	5 GAL	SEE PLAN	18" HT MIN	
	CF	90	MODERATE	ARCTIC FIRE RED TWIG DOGWOOD CORNUS SERICEA 'FARROW' TM	5 GAL	SEE PLAN	24" HT MIN	
	PB	56	LOW	DIABOLO NINEBARK PHYSOCARPUS OPULIFOLIUS 'MONLO' TM	5 GAL	SEE PLAN	24" HT MIN	
	RG	101	VERY LOW	GRO-LOW FRAGRANT SUMAC RHUS AROMATICA 'GRO-LOW'	1 GAL	SEE PLAN	24" HT MIN	
	RW	148	MODERATE	MOUNTAIN ROSE ROSA WOODSII	5 GAL	SEE PLAN	24" HT MIN	
	PA2	46	VERY LOW	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA	5 GAL	SEE PLAN	18" HT MIN	
	CS2	149	VERY LOW	SPANISH GOLD BROOM CYTISUS PURGANS 'SPANISH GOLD'	5 GAL	SEE PLAN	24" HT MIN	
EVERGREEN SHRUBS								
	PC2	21	LOW	JACOBSEN DWARF MUGO PINE PINUS MUGO 'JAKOBSEN'	5 GAL	SEE PLAN	24" HT MIN	
	JS2	67	LOW	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM 'SKYROCKET'	5 GAL	SEE PLAN	48" HT MIN	
	TL	91	MODERATE	TATER TOT® ARBORVITAE THUJA OCCIDENTALIS 'SMNTOBAB'	5 GAL	SEE PLAN	24" HT MIN	
ORNAMENTAL GRASSES								
	HS	14	LOW	BLUE OAT GRASS HELICTOTRICHON SEMPERVIRENS	1 GAL	SEE PLAN	18" HT MIN	
	AS	36	LOW	LITTLE BLUESTEM ANDROPOGON SCOPARIUS	1 GAL	SEE PLAN	12" HT MIN	
	CA	55	LOW	REEDGRASS CALAMAGROSTIS ACUTIFLORA KARL FOERSTER	1 GAL	SEE PLAN	18" HT MIN	
PERENNIALS								
	CM	36	LOW	MOONBEAM COREOPSIS COREOPSIS X 'MOONBEAM'	1 GAL	SEE PLAN	6" HT MIN	
	CT	50	LOW	SEA PINKS ARMERIA MARITIMA	1 GAL	SEE PLAN	6" HT MIN	
SYMBOL	CODE	QTY	REMARKS	COMMON / BOTANICAL NAME	CONT	SIZE	SPACING	SPACING
GROUND COVERS								
	NS	204,661 SF		NATIVE SHORTGRASS SEED MIX	SEED			
	RM	17,077 SF		2"-3" RIVER ROCK MULCH BUTTER ROCK MULCH	-			

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

PERCENTAGE
100%

WATER USAGE TABLE

WATER USAGE	SQUARE FOOTAGE	% OF TOTAL LA AREA
VERY LOW	4,942 SF	02%
LOW	210,942 SF	95%
MODERATE	5,376 SF	03%
HIGH	0 SF	0%
TOTAL	221,267 SF	100%



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QUIKTRIP 4283
E-470 & EAST 64TH AVENUE
SITE PLAN

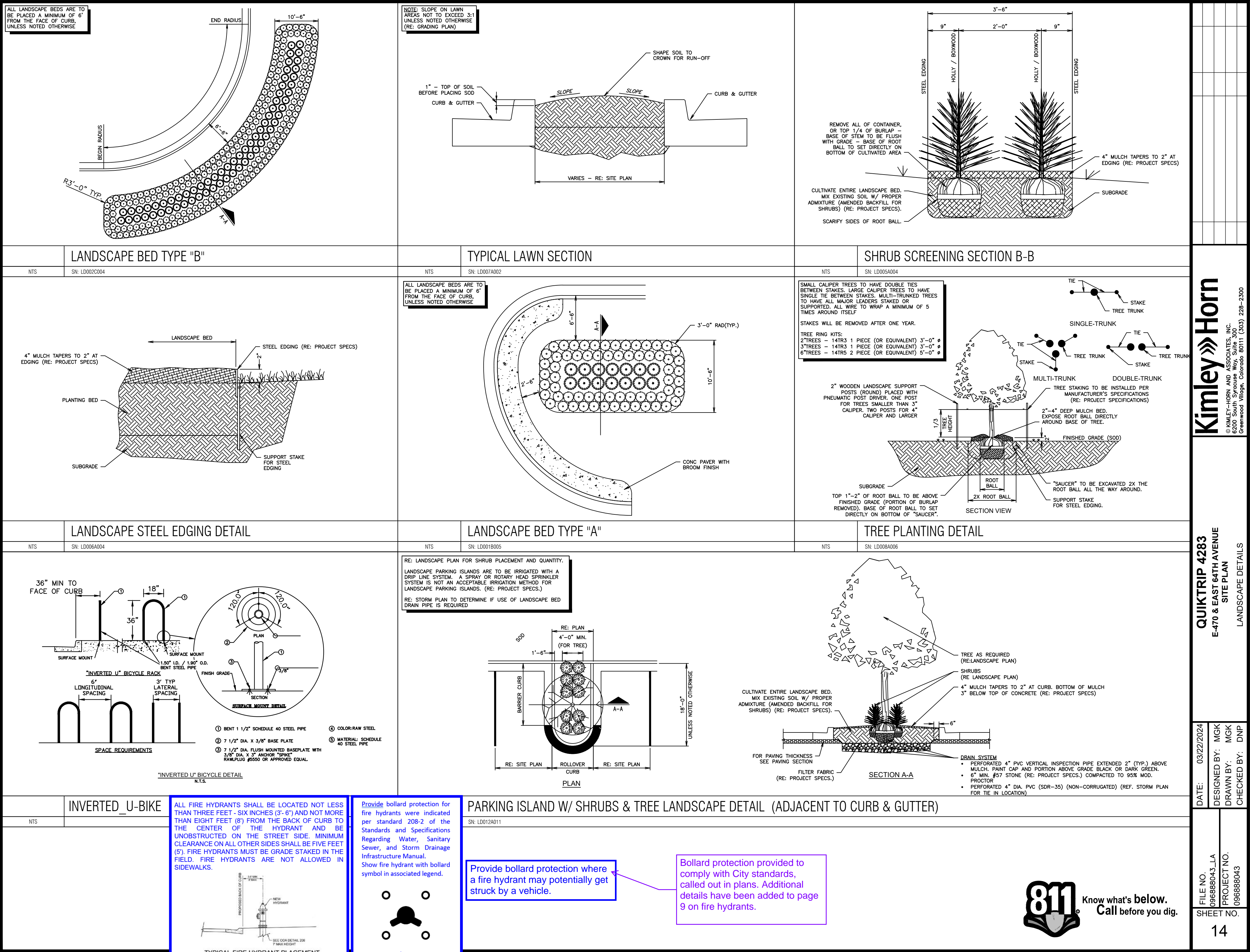
LANDSCAPE NOTES

DATE: 03/22/2024
DESIGNED BY: MGK
DRAWN BY: MGK
CHECKED BY: DNP

FILE NO.
096888043_LA
PROJECT NO.
096888043

SHEET NO.

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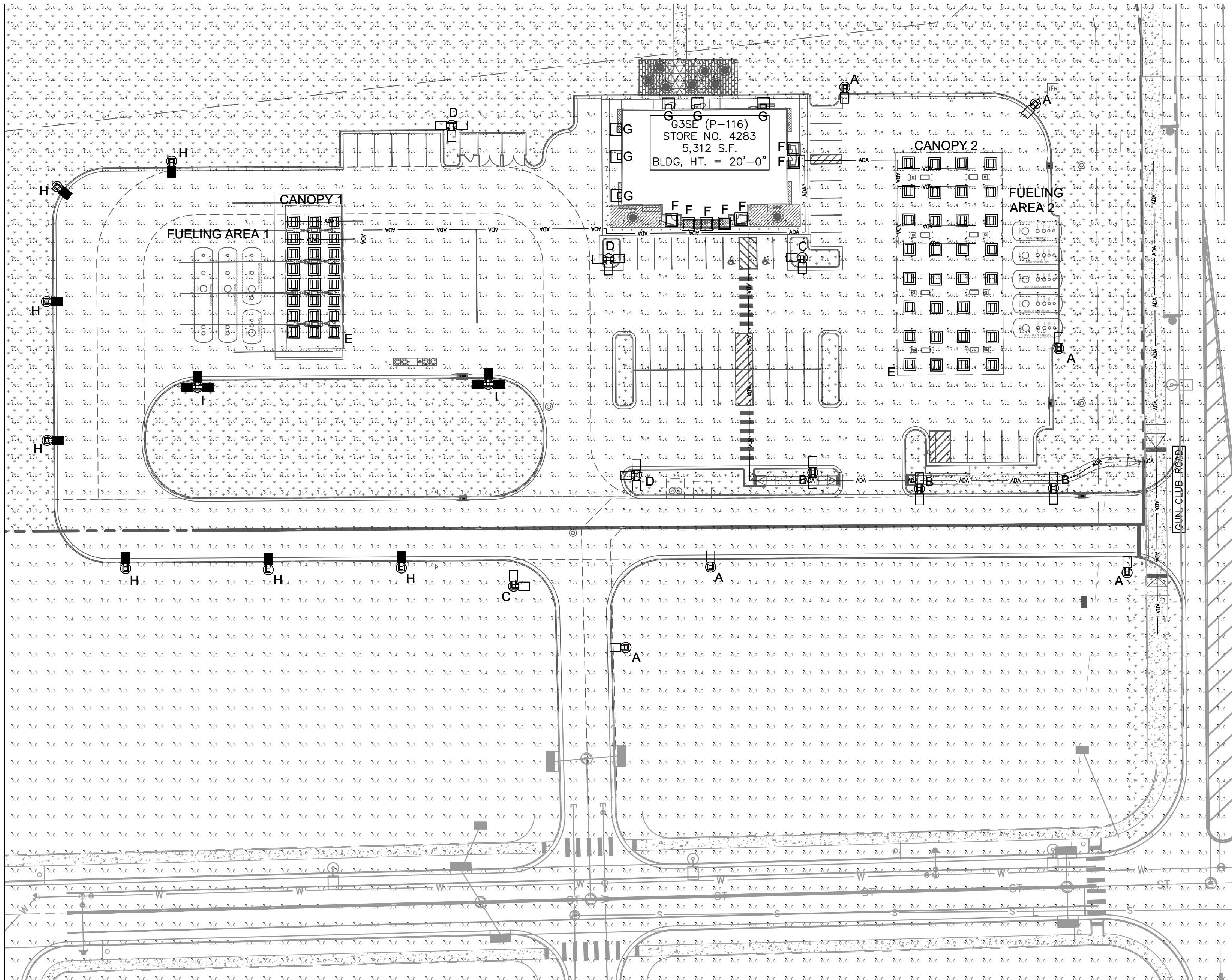


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QUICKTRIP 4283
E-470 & EAST 64TH AVENUE
SITE PLAN
LANDSCAPE DETAILS



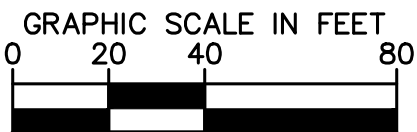
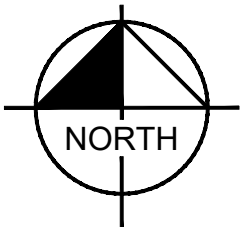
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LEGEND

- ADA — ADA ROUTE
- 35' LIGHT
- 35' TRIPLE LIGHT
- 22' LIGHT
- 22' BACK-TO-BACK LIGHT
- 22' 90° LIGHT
- 22' TRIPLE LIGHT
- GAS CANOPY LIGHT
- CEILING LIGHT
- WALL LIGHT

*NOTE: SEE LUMINAIRE SCHEDULE FOR DETAILS ON SHEET 16



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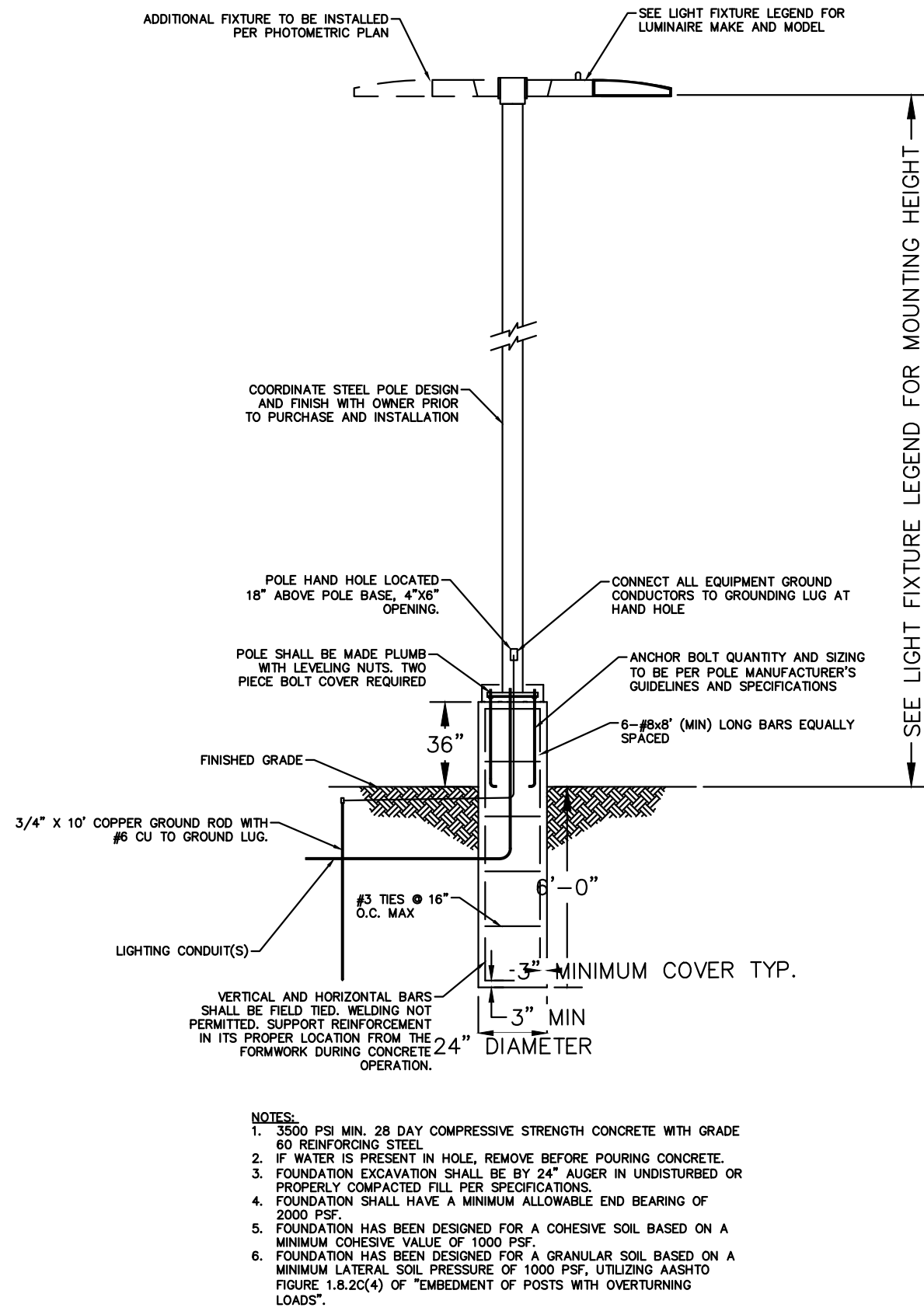
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QUIKTRIP 4283
E-470 & EAST 64TH AVENUE
SITE PLAN

PHOTOMETRIC PLAN

DATE: 03/22/2024
DESIGNED BY: MGK
DRAWN BY: MGK
CHECKED BY: DNP

FILE NO. 096888043_PH
PROJECT NO. 096888043
SHEET NO.



CALCULATION SUMMARY		
<u>PARKING LOT</u>	<u>FUELING AREA 1</u>	<u>CANOPY 1</u>
ILLUMINANCE (FC)	ILLUMINANCE (FC)	ILLUMINANCE (FC)
MINIMUM = 1.2	MINIMUM = 2.2	MINIMUM = 29.9
AVERAGE = 5.57	AVERAGE = 7.24	AVERAGE = 78.99
AVG/MIN = 4.64	AVG/MIN = 3.29	AVG/MIN = 2.64
<u>ACCESS DRIVE</u>	<u>FUELING AREA 2</u>	<u>CANOPY 2</u>
ILLUMINANCE (FC)	ILLUMINANCE (FC)	ILLUMINANCE (FC)
MINIMUM = 1.3	MINIMUM = 1.8	MINIMUM = 26.1
AVERAGE = 3.18	AVERAGE = 7.05	AVERAGE = 43.19
AVG/MIN = 2.45	AVG/MIN = 3.92	AVG/MIN = 1.65
<u>TRASH ENCLOSURE</u>	<u>ADA ROUTE</u>	
ILLUMINANCE (FC)	ILLUMINANCE (FC)	
MINIMUM = 3.6	MINIMUM = 1.8	
AVERAGE = 6.40		
AVG/MIN = 1.78		










1 PRIVATE POLE FOUNDATION DETAIL

N.T.S.

2 PHOTOMETRIC CALCULATION SUMMARY

N.T.S.

LUMINAIRE SCHEDULE

LUMINAIRE SCHEDULE								
SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	LLF	DESCRIPTION	TOTAL WATTS
	A	6	SINGLE	22'-0"	12861	0.90	SLM-LED-12L-SIL-FT-40-70CRI	85
	B	3	2 @ 180°	22'-0"	12861	0.90	SLM-LED-12L-SIL-FT-40-70CRI	85
	C	2	2 @ 90°	22'-0"	12861	0.90	SLM-LED-12L-SIL-FT-40-70CRI	85
	D	3	3 @ 90°	22'-0"	12861	0.90	SLM-LED-12L-SIL-FT-40-70CRI	85
	E	56	SINGLE	15'-0"	12861	0.90	SCV-LED-13L-SC-40	90
	F	7	SINGLE	12'-0"	6041	0.60	XSPS-S-LED-VHO-NW-DFL	48.70
	G	6	SINGLE	12'-0"	6800	0.90	XWM-3-LED-06L-40	47
	H	7	SINGLE	35'-0"	12861	0.90	SLM-LED-12L-SIL-FT-40-70CRI	85
	I	2	3 @ 90°	35'-0"	12861	0.90	SLM-LED-12L-SIL-FT-40-70CRI	85




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Brushed Aluminum - Reynobond
Building Cornice/Canopy Fascia

Aluminum - Tubella
Entry Door/Window Frame

Bronzestone Brick -
Interstate Brick - Building


Material Samples # 4283
Aurora, CO
Convenience Store with Fuel
Prepared by: QuikTrip 06.25.24

QT BROWN Metal Paint -
Light Pole/Mechanical
Screen/Warnings

Translucent #2782 Red -
Accent Band

STUCCO - Granite
STO - A1000 - Building Columns

Midnight Black Brick -
Interstate Brick - Building

Brightness Table		
	TOTAL	BRIGHT COLOR
FRONT/REAR FACADE:	590 SF	103 SF 17%
SIDE FACADES:	285 SF	42 SF 15%

Direction reference
included on elevation.

include direction
reference


Front Elevation

Rear Elevation

18'-6" Min. / 25'-6" Max.
AFF Top of Canopy
15'-0" Min. Store Side Canopies/ 20'-0" Max.
17'-0" Min. Store Front Canopies/ 22'-0" Max.
AFF Bottom of Canopy

Left Elevation

Right Elevation



4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 5475
Tulsa, OK 74101-3475
(918) 615-7700

Store #
4283 DS8 Canopy w/ Brick Columns

Serial #
83-4283-GD08

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

Issue Date:
02.29.24

Drawn By:
JK

Rev/Notes:

Address:
64th & Gun Club

City, State:
Aurora, CO

①	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOLBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN - WILLIAMS	METAL/PAINT
4	DS-14	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYESTER 35 MESH
7	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK



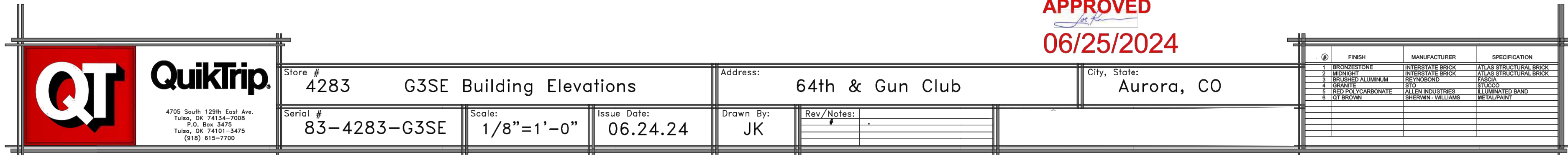
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QUIKTRIP 4283
E-470 & EAST 64TH AVENUE
SITE PLAN
CANOPY ELEVATIONS

DATE: 03/22/2024
DESIGNED BY: MGK
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CHECKED BY: DNP

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PROJECT NO.
096888043
SHEET NO.

Brightness Table			
	TOTAL	BRIGHT COLOR	
FRONT FACADE:	1635 SF	152 SF	9%
RIGHT FACADES:	899 SF	31 SF	3%
REAR FACADE:	1477 SF	96 SF	6%



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