

Response: Comment noted, thank you.

This Site Plan cannot be approved until the Preliminary Drainage Report has been approved.

2nd Submittal Casey Ballard Aurora Water cballard@auroragov.org

SITE DATA TABLE

Table with columns for SITE DATA, BUILDING INFORMATION, SIGNAGE, and PARKING. Includes rows for PROPOSED USE, LAND AREA, BUILDING HEIGHT, etc.

QUIKTRIP NO. 4238

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SITE PLAN AND CONDITIONAL USE

VICINITY MAP



SHEET INDEX

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PROJECT TEAM

DEVELOPER: QUIKTRIP CORPORATION
PLANNER/LANDSCAPE ARCHITECT: NORRIS DESIGN
CIVIL ENGINEER: GALLOWAY
COUNSEL: FOSTER GRAHAM MILSTEIN & CALISHER, LLP

ADJUSTMENTS

CODE SECTION: 4.10.5.C.2
THE MAXIMUM HEIGHT OF MONUMENT SIGNS SHALL BE DETERMINED BY THE LOCATION AS FOLLOWS, MEASURED FROM GRADE TO TOP OF SIGN:
A. ALONG ARTERIAL STREETS: 12 FEET
B. ALONG ALL OTHER STREETS: 8 FEET
ADJUSTMENT REQUEST: REQUEST TO ALLOW FOR A PRIMARY MULTI TENANT HIGHWAY/E-470 SIGN HEIGHT OF 30'.
ADJUSTMENT REQUEST: REQUEST TO ALLOW FOR A PRIMARY MULTI TENANT SIGN TO BE ADDED TO THE SITE PLAN ALONG I-70 WHERE THE HIGHWAY ABUTS THE PROPERTY.

SIGNATURE BLOCK

LEGAL DESCRIPTION: SEE THIS SHEET
THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS.
IN WITNESS THEREOF, \_\_\_\_\_ HAS CAUSED THESE
PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD.
BY: \_\_\_\_\_ CORPORATE SEAL
STATE OF COLORADO \_\_\_\_\_ )SS
COUNTY OF \_\_\_\_\_ )
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, BY \_\_\_\_\_ (PRINCIPALS OR OWNERS)
WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_ NOTARY SEAL
MY COMMISSION EXPIRES \_\_\_\_\_
NOTARY BUSINESS ADDRESS: \_\_\_\_\_

CITY OF AURORA APPROVALS:

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_
PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_
PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_
ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_
(CITY CLERK)
DATABASE APPROVAL DATE \_\_\_\_\_

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_
COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, HIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_
CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

Table with columns: REVISION, DATE, DESCRIPTION. Title: AMENDMENTS

LEGAL DESCRIPTION

PARCEL A: A PARCEL IN THE SE1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SE CORNER OF SAID SECTION 35; THENCE N 00 DEGREES 28'30" E AND ALONG THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 222.13 FEET; THENCE S 75 DEGREES 20'00" W, A DISTANCE OF 31.36 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE WEST R.O.W. LINE OF A COUNTY ROAD AND THE NORTH R.O.W. LINE OF COLFAX AVENUE; THENCE S 75 DEGREES 20'00" W AND ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 105.40 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT AND CONTINUING ALONG SAID NORTH R.O.W. LINE, SAID CURVE HAVING A CENTRAL ANGLE OF 13 DEGREES 08'00", A RADIUS OF 947.13 FEET, AND ARC LENGTH OF 217.10 FEET TO A POINT OF TANGENT; THENCE S 88 DEGREES 28'00" W AND CONTINUING ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 288.10 FEET; THENCE S 74 DEGREES 06'00" W AND CONTINUING ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 84.30 FEET; THENCE S 89 DEGREES 56'00" W AND CONTINUING ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 323.90 FEET; THENCE N 37 DEGREES 36'38" E, A DISTANCE OF 874.36 FEET TO A POINT LYING ON THE SOUTHWESTERLY R.O.W. LINE OF INTERSTATE 70; THENCE S 52 DEGREES 19'57" E AND ALONG SAID SOUTHWESTERLY R.O.W. LINE, A DISTANCE OF 603.53 FEET TO A POINT LYING ON THE WEST R.O.W. LINE OF SAID COUNTY ROAD; THENCE S 0 DEGREES 28'30" W AND ALONG THE WEST R.O.W. LINE OF SAID COUNTY ROAD, A DISTANCE OF 235.47 FEET TO THE POINT OF BEGINNING;
ALSO KNOWN AS KEIL SUBDIVISION.
EXCEPT THAT PORTION OF PARCEL A CONVEYED TO E-470 PUBLIC HIGHWAY AUTHORITY, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO, IN SPECIAL WARRANTY DEED RECORDED SEPTEMBER 24, 1997 IN BOOK 5111 PAGE 151, ADAMS COUNTY RECORDS.
FURTHER EXCEPTING THEREFROM THOSE PORTIONS AS SHOWN IN RULE AND ORDER RECORDED JANUARY 28, 2022 AT RECEPTION NO. 20220000008813, ADAMS, COUNTY RECORDS.
PARCEL B: A PARCEL OF LAND IN THE SE1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SE CORNER OF SAID SECTION 35, T. 3 S., R. 66 W., OF THE 6TH P.M.; THENCE S 89 DEGREES 56'00" W ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1038.95 FEET; THENCE N 00 DEGREES 28'30" E, A DISTANCE OF 127.00 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO LYING ON THE NORTH R.O.W. LINE OF U.S. HIGHWAY NO. 40; THENCE N 37 DEGREES 36'38" E, A DISTANCE OF 874.36 FEET TO A POINT ON THE SOUTHWESTERLY R.O.W. LINE OF INTERSTATE 70;
THENCE N 52 DEGREES 19'57" W ALONG SAID SOUTHWESTERLY R.O.W. LINE, A DISTANCE OF 958.38 FEET; THENCE S 00 DEGREES 28'44" W, A DISTANCE OF 1278.61 FEET TO A POINT ON THE NORTH R.O.W. LINE OF SAID STATE HIGHWAY NO. 40; THENCE N 89 DEGREES 56'00" E ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 235.70 FEET TO THE POINT OF BEGINNING.
EXCEPT A 70 FOOT STREET R.O.W. TO THE CITY OF AURORA, COLORADO, RECORDED IN BOOK 1990 AT PAGE 479.
FURTHER EXCEPTING THEREFROM THOSE PORTIONS AS SHOWN IN RULE AND ORDER RECORDED JANUARY 28, 2022 AT RECEPTION NO. 20220000008813, ADAMS, COUNTY RECORDS.
CONTAINING 575,716 SQUARE FEET OR 13.217 ACRES, MORE OR LESS.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS DEVELOPMENT/SITE PLAN IS BASED UPON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., WHICH BEARS SOUTH 89°26'21" WEST BETWEEN THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON IN STATE PLANE GRID COORDINATES, NORTH ZONE 0502. FOR RECORD BEARING OF SAID SOUTH LINE PER THE PLAT OF KEIL SUBDIVISION, RECORDED MAY 3, 1966 AT RECEPTION NO. 785294 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF ADAMS, STATE OF COLORADO, ADD 00°29'39" TO THE GRID BEARING STATED ABOVE FOR A BEARING OF SOUTH 89°56'00" WEST BETWEEN SAID FOUND AND DESCRIBED MONUMENTS AS SHOWN HEREON.

Galloway logo and contact information: 5500 Greenwood Plaza Boulevard, Suite 200, Greenwood Village, CO 80111, 303.770.8884, GallowayUS.com

QuikTrip No. 4238 COLFAX & PICADILLY AURORA, CO



Table with columns: PROTOTYPE, DIVISION, VERSION, DESIGNED BY, DRAWN BY, REVIEWED BY.

Table with columns: REV, DATE, DESCRIPTION. Title: AMENDMENTS

SHEET TITLE: COVER

SHEET NUMBER: 01

ORIGINAL ISSUE DATE: 05/03/2024

# QUIKTRIP NO. 4238

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

## SITE PLAN AND CONDITIONAL USE

### SITE PLAN NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. 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.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING 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 INTERNATIONAL CODE COUNCIL (ICC) A117.1-2017.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
6. THE DEVELOPER HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES
13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
15. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
16. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
17. THERE WILL BE NO OUTSIDE, OVERNIGHT STORAGE OF VEHICLES ON THE SITE.
18. 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. STREETLIGHT AND/OR PEDESTRIAN PHOTOMETRIC

19. (APPLICANT/OWNER NAME, ADDRESS, PHONE #) SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION COLFAX AVENUE AND PICADILLY 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 PURPOSES. 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.
20. NO DEVELOPMENT OF ANY KIND WILL BE ALLOWED ON PARCEL B UNTIL A SITE PLAN IS APPROVED FOR THAT PARCEL.

Repeat request to add this note. Place the word INFLUENCE between the words EXCEEDING and UNDER.

Add the following site plan note:  
ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING UNDER WORSE-- CASE NOISE CONDITIONS.

Response: Note added as requested.

PROJECT NO.: QKT004238



**QuikTrip No. 4238**  
 COLFAX & PICADILLY  
 AURORA, CO



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PROTOTYPE: P-116  
 DIVISION: 83  
 VERSION: 001  
 DESIGNED BY: SGO  
 DRAWN BY: JRC  
 REVIEWED BY: ACJ

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 05/03/2024

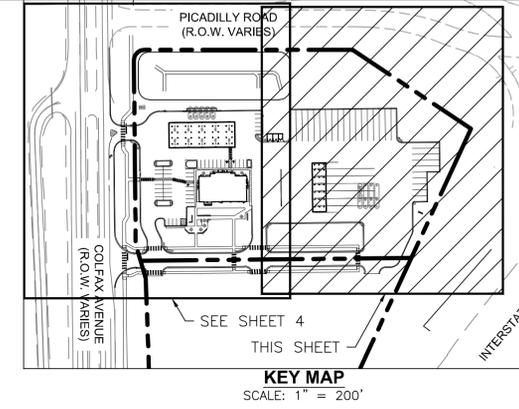
SHEET TITLE:  
**NOTES**

SHEET NUMBER:  
**02**

# QUIKTRIP NO. 4238

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

## SITE PLAN AND CONDITIONAL USE



PROJECT NO.: QKT004238

**Galloway**

5500 Greenwood Plaza Boulevard, Suite 200  
Greenwood Village, CO 80111  
303.770.8884  
GallowayUS.com

**QuikTrip No. 4238**

COLFAX & PICADILLY  
AURORA, CO

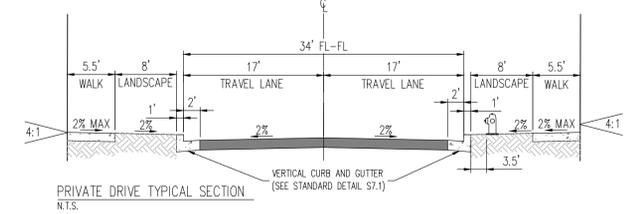
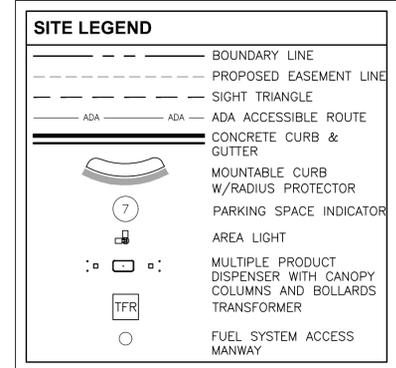
<b>QT</b>	
© COPYRIGHT QUIKTRIP CORPORATION 2011 ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.	
PROTOTYPE: P-116	
DIVISION: 83	
VERSION: 001	
DESIGNED BY: SGO	
DRAWN BY: JRC	
REVIEWED BY: ACJ	

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 05/03/2024

SHEET TITLE:  
SITE PLAN - NORTH

SHEET NUMBER:  
**3**



2021 IFC Section 2303.2 Emergency disconnect switches.  
An approved emergency disconnect switch shall be provided at an approved location to stop the transfer of fuel to the fuel dispensers in the event of a fuel spill or other emergency. The emergency disconnect switch for exterior fuel dispensers shall be provided with ready access and shall be located within 100 feet (20 400 mm) of, but not less than 20 feet (600 mm) from the fuel dispensers. For interior fuel dispensing operations, the emergency disconnect switch shall be provided with ready access and be installed at an approved location. Such devices shall be distinctly labeled as "EMERGENCY FUEL SHUTOFF." Signs shall be provided in approved locations.

2021 IFC Commentary: This section establishes the requirement for emergency disconnect switches to shut off the flow of fuel in an emergency and specifies where they are to be located for both exterior and interior applications. The emergency disconnect switch must be clearly visible and placed far enough away from the fuel dispenser so that the switch will be easily accessed without entering the fuel spill area, but not so far that it would take too long to get to the switch. The switch location must be prominently indicated by an approved sign and access to the switch must be free of any obstructions, such as displayed merchandise. Commentary Figure 2303.2 illustrates the zone in which the disconnect switch must be located.

ESO locations are not compliant with the provided notes.  
Galloway Response: All ESOs have been relocated to comply.

Curb and gutter aren't permitted within the fire lane easement. Revise the fire lane easement to only encompass the pavement.  
Galloway Response: Fire lane easement adjusted to be within paved area.

Is this a retaining wall of some sort?  
Provide truck turning template depicting trucks backing in or out of these western spaces.  
Galloway Response: These lines are trench drains that discharge to the oil/water separator. Truck turning template of vehicles backing in and out of western spaces is now included.

Match Plat shows N34°03'03"E?  
Galloway Response: Property line, D&B updated according to plat.

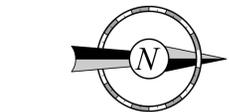
Galloway Response: Property line and distance updated=326.98'  
334.46'?

Plat shows S64°35'28"E?  
Galloway Response: Property line, D&B updated according to plat.

Call out striping  
Galloway Response: Call out included

Call out cross walk  
Galloway Response: Call out included

Label B&D  
Galloway Response: B&D information added.



FILE LOCATION: H:\Quiktrip\QKT004238-Aurora\_CO\02\A2-Plan\85-4238-Civil.dwg TAB NAME: Site Plan North USER: Stephen\_Orehscky SAVED: 5/17/2024 10:44 AM PLOTTED: 5/17/2024 10:45 AM

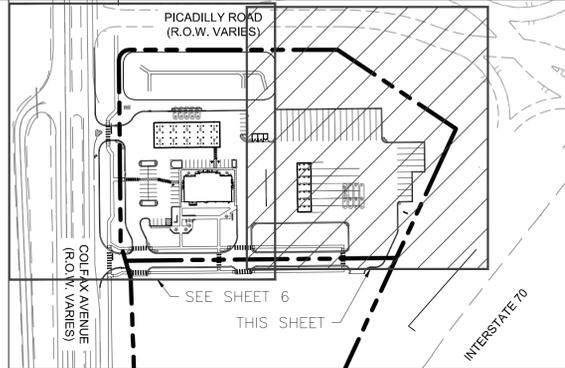
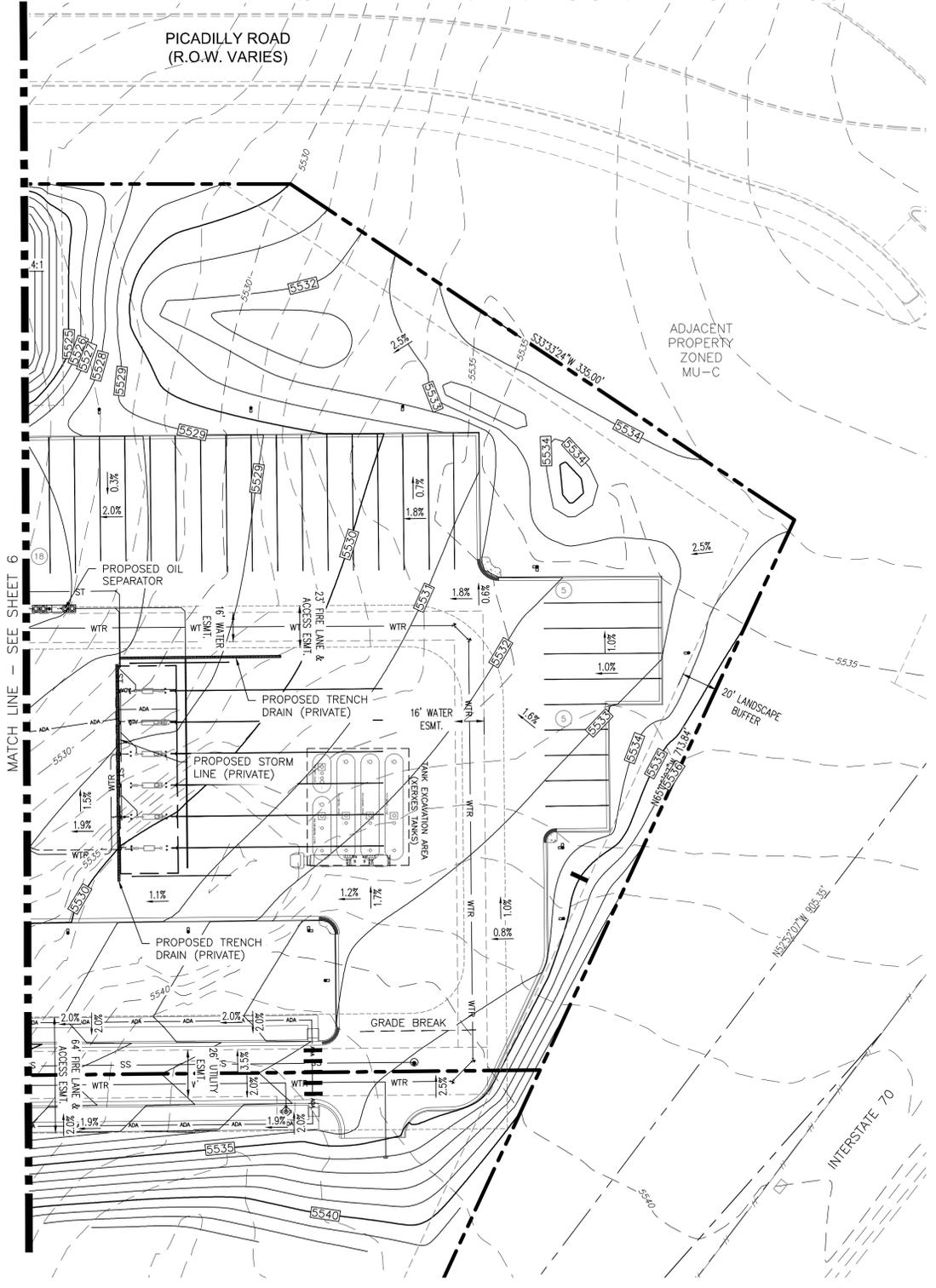


FILE LOCATION: H:\Q\Quiktrip\QKT004238-Aurora\_CO\CD\A2-Plan\85-4238-Civil.dwg TAB NAME: Grading Plan North USER: Stephen\_Orehosky SAVED: 5/17/2024 10:44 AM PLOTTED: 5/17/2024 10:45 AM

# QUIKTRIP NO. 4238

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

## SITE PLAN AND CONDITIONAL USE



**KEY MAP**  
SCALE: 1" = 200'

GRADING LEGEND	
ST	STORM PIPE (≤ 10" NEW)
ST	STORM PIPE (≥ 12" NEW)
ST	STORM PIPE (≥ 12" EXISTING)
FD	FRENCH DRAIN
CD	BACK OF CURB DRAIN
ADA	ADA PATH OF TRAVEL
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
- - - -	LIMITS OF DISTURBANCE
TC XXXX.XX	TOP OF CURB ELEVATION (NEW)
G XXXX.XX	GUTTER ELEVATION (NEW)
FG XXXX.XX	FINISHED GRADE ELEVATION (NEW)
FG XXXX.XX	SPOT ELEVATION (EXISTING)
SG	STORM GRATE (NEW)

### NOTES:

1. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
2. 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 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.
3. 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.
4. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
5. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.



PROJECT NO.: QKT004238

**Galloway**  
5500 Greenwood Plaza Boulevard, Suite 200  
Greenwood Village, CO 80111  
303.770.8884  
GallowayUS.com

**QuikTrip No. 4238**  
COLFAX & PICADILLY  
AURORA, CO



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PROTOTYPE: P-116
DIVISION: 83
VERSION: 001
DESIGNED BY: SGO
DRAWN BY: JRC
REVIEWED BY: ACJ

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 05/03/2024

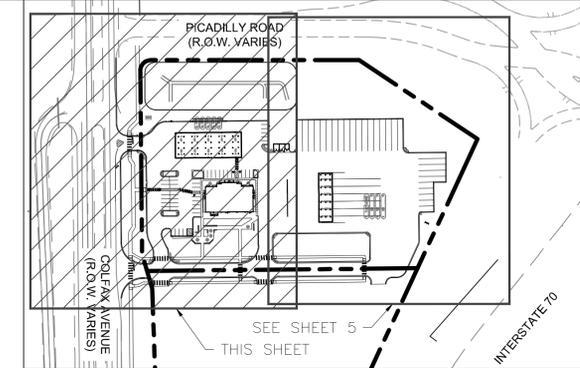
SHEET TITLE:  
GRADING PLAN - NORTH

SHEET NUMBER:  
**5**

# QUIKTRIP NO. 4238

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

## SITE PLAN AND CONDITIONAL USE



PROJECT NO.: QKT004238  
**Galloway**  
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REVIEWED BY:	ACJ

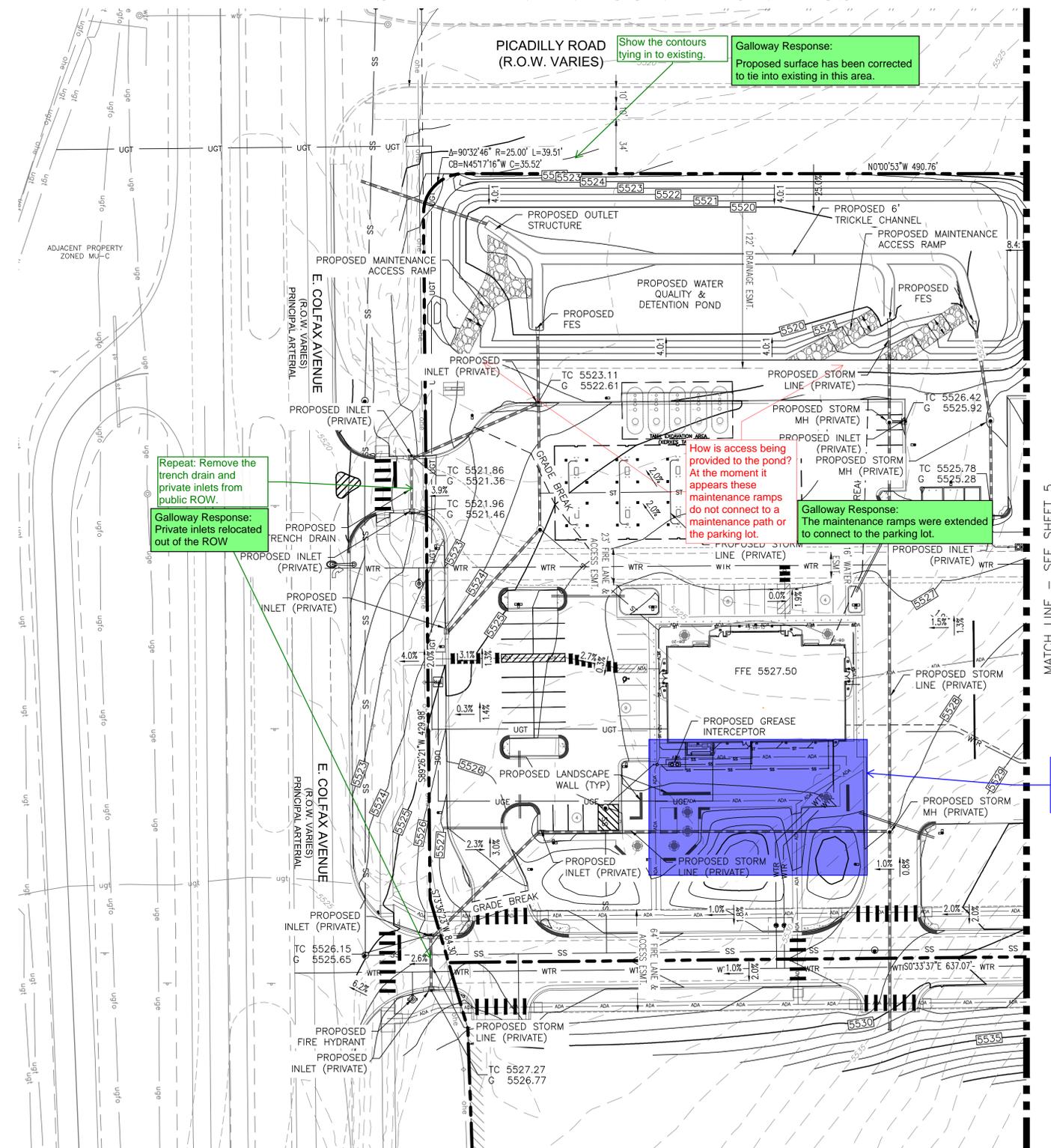
REV	DATE	DESCRIPTION

SHEET TITLE:  
GRADING PLAN - SOUTH

SHEET NUMBER:

6

ORIGINAL ISSUE DATE: 05/03/2024



PICADILLY ROAD (R.O.W. VARIES) Show the contours tying in to existing. Galloway Response: Proposed surface has been corrected to tie into existing in this area.

Repeat: Remove the trench drain and private inlets from public ROW. Galloway Response: Private inlets relocated out of the ROW

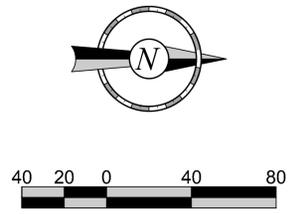
How is access being provided to the pond? At the moment it appears these maintenance ramps do not connect to a maintenance path or the parking lot. Galloway Response: The maintenance ramps were extended to connect to the parking lot.

Please provide more grade percentages for the accessible route in this area. Galloway Response: Additional grading information included along the accessible route.

**GRADING LEGEND**

ST	STORM PIPE (≤ 10" NEW)
ST	STORM PIPE (≥ 12" NEW)
ST	STORM PIPE (≥ 12" EXISTING)
FD	FRENCH DRAIN
CB	BACK OF CURB DRAIN
ADA	ADA PATH OF TRAVEL
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
---	LIMITS OF DISTURBANCE
TC XXXX.XX	TOP OF CURB ELEVATION (NEW)
G XXXX.XX	GUTTER ELEVATION (NEW)
FG XXXX.XX	FINISHED GRADE ELEVATION (NEW)
SP XXXX.XX	SPOT ELEVATION (EXISTING)
SG	STORM GRATE (NEW)

- NOTES:**
- THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
  - 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 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.
  - THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
  - THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
  - THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.



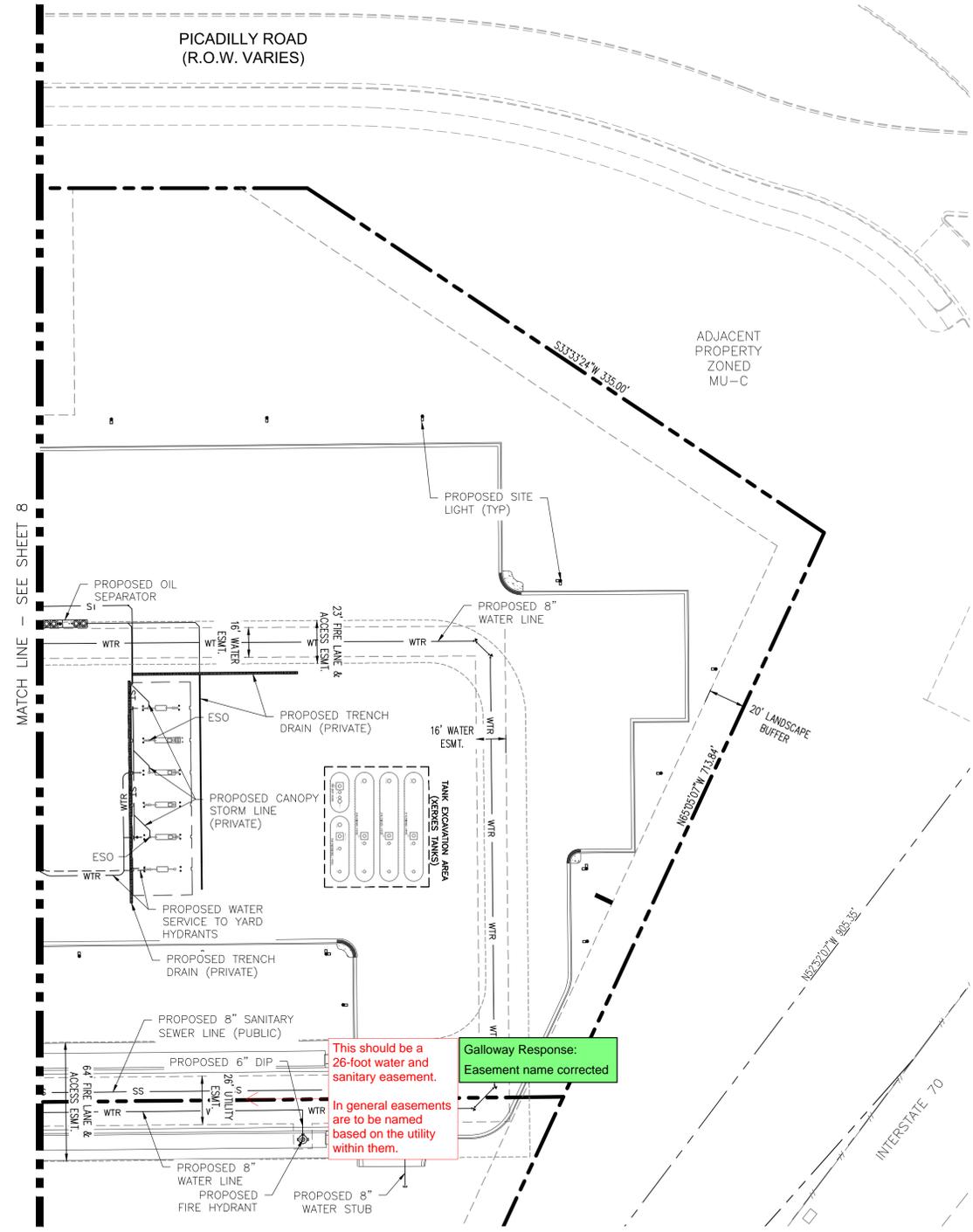
FILE LOCATION: H:\QuikTrip\QKT004238-Aurora\_CO\02\A2-Plan\85-4238-Civil.dwg TAB NAME: Grading Plan South USER: Stephen\_Orehsosky SAVED: 5/17/2024 10:44 AM PLOTTED: 5/17/2024 10:45 AM

FILE LOCATION: H:\Quiktrip\QKT004238-Aurora\_CO\DWG\2-Plan\85-4238-Civil.dwg USER: Stephen\_Drenosky SAVED: 5/17/2024 10:44 AM PLOTTED: 5/17/2024 10:45 AM

# QUIKTRIP NO. 4238

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

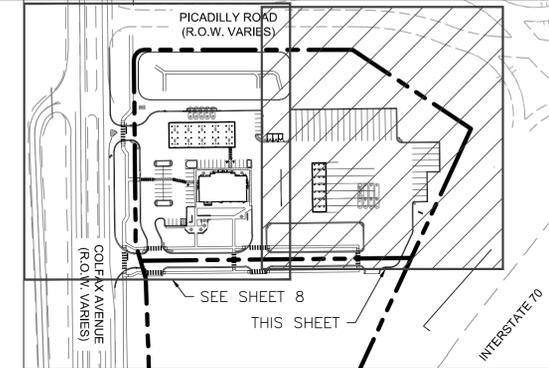
## SITE PLAN AND CONDITIONAL USE



This should be a 26-foot water and sanitary easement.

In general easements are to be named based on the utility within them.

Galloway Response:  
Easement name corrected



**KEY MAP**  
SCALE: 1" = 200'

UTILITY LEGEND (NEW)	
WTR	WATER LINE
SS	SANITARY SEWER LINE
UOET	UNDERGROUND ELECTRIC LINE
UOT	UNDERGROUND TELEPHONE LINE
ST	STORM PIPE (≤ 10")
ST	STORM PIPE (≥ 12")
XXX	MAJOR CONTOUR
XXX	MINOR CONTOUR
---	CONCRETE CURB AND GUTTER
☐	LIGHT POLE - 6' MIN. CLEAR FROM F/C (TRAVEL CENTER PARKING - 15' MIN. CLEAR)

**NOTES:**

- ALL SANITARY SERVICES SHALL BE PRIVATE.
- ALL WATER SERVICES DOWNSTREAM OF THE METER SHALL BE PRIVATE.
- A STORM INFRASTRUCTURE INCLUDING THE DETENTION POND SHALL BE PRIVATE AND MAINTAINED BY THE OWNER.

PROJECT NO.: QKT004238



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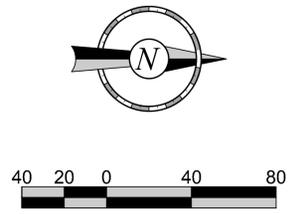
PROTOTYPE: P-116
DIVISION: 83
VERSION: 001
DESIGNED BY: SGO
DRAWN BY: JRC
REVIEWED BY: ACJ

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 05/03/2024

SHEET TITLE:  
UTILITY PLAN - NORTH

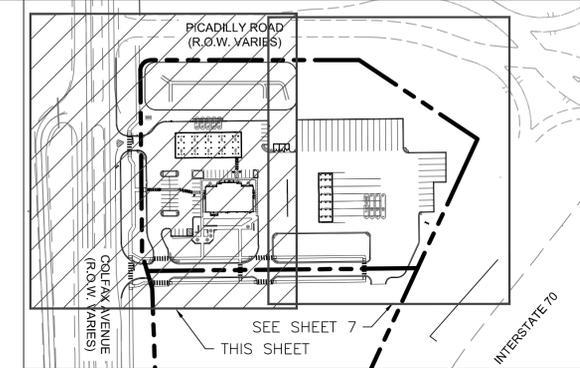
SHEET NUMBER:  
7



# QUIKTRIP NO. 4238

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

## SITE PLAN AND CONDITIONAL USE



**UTILITY LEGEND (NEW)**

WTR	WATER LINE
SS	SANITARY SEWER LINE
UGET	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
ST	STORM PIPE (≤ 12")
ST	STORM PIPE (≥ 12")
XXX	MAJOR CONTOUR
XXX	MINOR CONTOUR
---	CONCRETE CURB AND GUTTER
☐	LIGHT POLE - 6" MIN. CLEAR FROM F/C (TRAVEL CENTER PARKING - 15' MIN. CLEAR)

**NOTES:**

- ALL SANITARY SERVICES SHALL BE PRIVATE.
- ALL WATER SERVICES DOWNSTREAM OF THE METER SHALL BE PRIVATE.
- A STORM INFRASTRUCTURE INCLUDING THE DETENTION POND SHALL BE PRIVATE AND MAINTAINED BY THE OWNER.

PROJECT NO.: QKT004238

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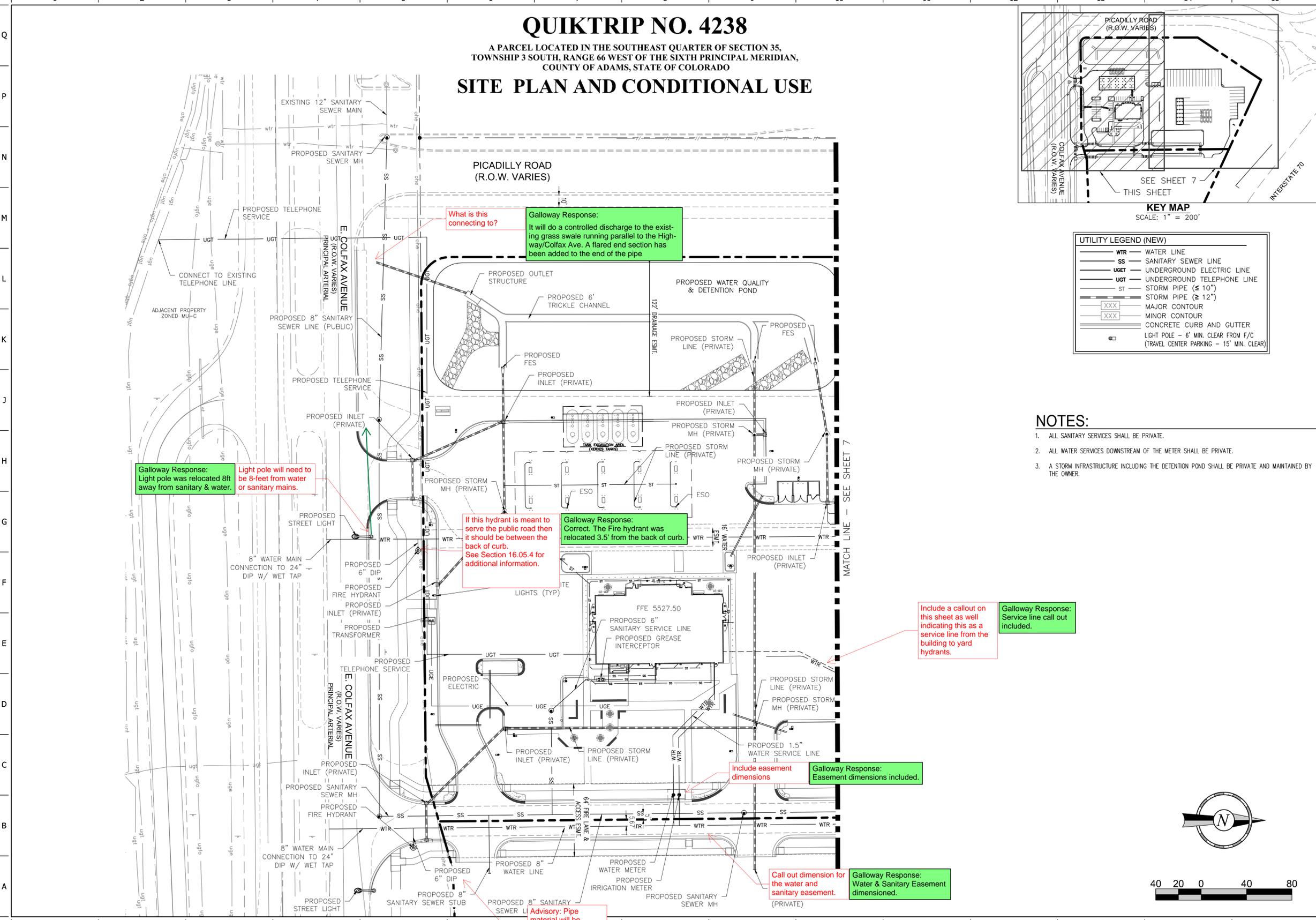
PROTOTYPE:	P-116
DIVISION:	83
VERSION:	D01
DESIGNED BY:	SGO
DRAWN BY:	JRC
REVIEWED BY:	ACJ

REV	DATE	DESCRIPTION

SHEET TITLE:  
UTILITY PLAN - SOUTH

SHEET NUMBER:  
**8**

FILE LOCATION: H:\Quiktrip\QKT004238-Aurora\_CO\QKT042-Plan\85-4238-Civil.dwg  
 USER: Stephen\_Drenosky  
 TAB: NAME: Utility Plan South  
 PLOTTED: 05/17/2024 10:44 AM  
 SAVES: 05/17/2024 10:45 AM



**What is this connecting to?**

**Galloway Response:**  
It will do a controlled discharge to the existing grass swale running parallel to the Highway/Colfax Ave. A flared end section has been added to the end of the pipe.

**Galloway Response:**  
Light pole was relocated 8ft away from sanitary & water.

**Light pole will need to be 8-feet from water or sanitary mains.**

**If this hydrant is meant to serve the public road then it should be between the back of curb.**  
See Section 16.05.4 for additional information.

**Galloway Response:**  
Correct. The Fire hydrant was relocated 3.5' from the back of curb.

**Include a callout on this sheet as well indicating this as a service line from the building to yard hydrants.**

**Galloway Response:**  
Service line call out included.

**Include easement dimensions**

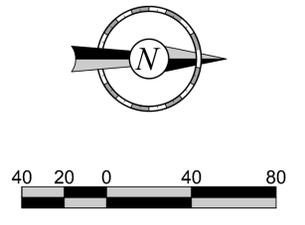
**Galloway Response:**  
Easement dimensions included.

**Call out dimension for the water and sanitary easement.**

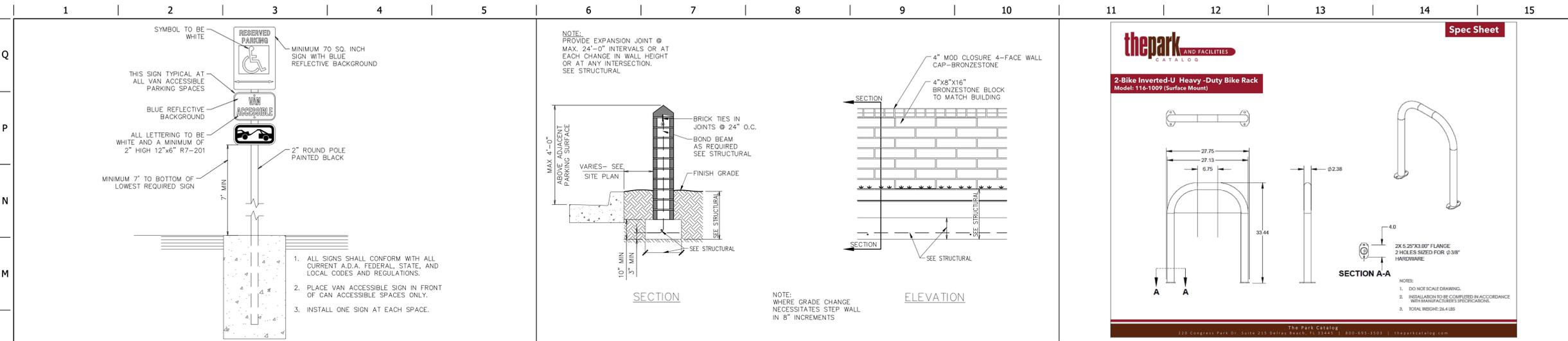
**Galloway Response:**  
Water & Sanitary Easement dimensioned.

**Advisory: Pipe material will be reviewed with the civil plans which need to have resistivity information provided on them.**

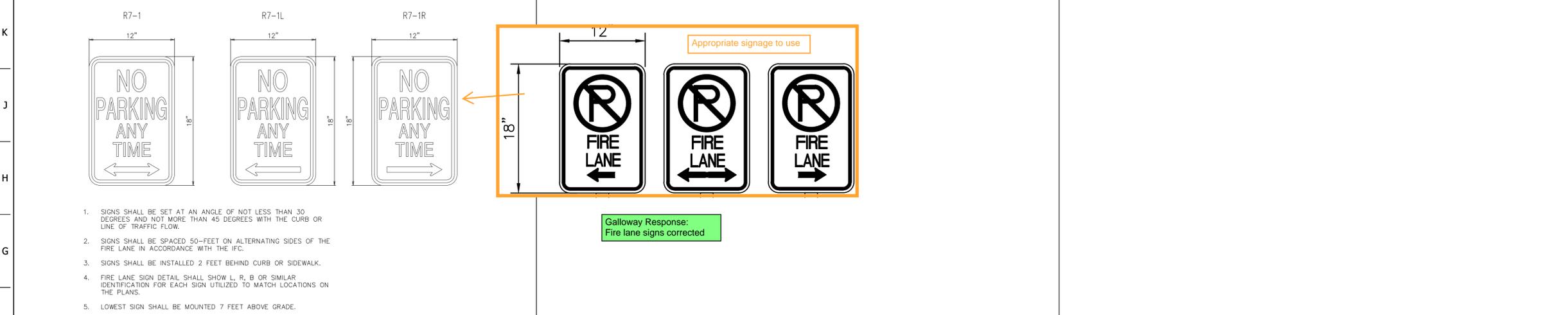
**Galloway Response:**  
Acknowledged. The required information will be included with the civil plans.



FILE LOCATION: H:\Quiktrip\QKT004238-Aurora, CO\DC\3-C\83-4238-DETAILS\MISC. SITE.dwg TAB NAME: Site Details USER: Jason, Clerk SAVES: 1/2024 5:55 PM PLOTTED: 5/16/2024 11:17 AM



L1	HANDICAP PARKING SIGN	L6	LANDSCAPE SCREEN WALL DETAIL (FOR REFERENCE ONLY)	L11	BIKE RACK (PRIVATE)
NTS	SN: AD003C0011	NTS	SN: SD045A001	NTS	SN:



F1	FIRE LANE SIGNS AND NOTES	F6	NOT USED	F11	NOT USED
NTS	SN: AD003C0011	NTS	SN:	NTS	SN:

A1	NOT USED	A6	NOT USED	A11	NOT USED
NTS	SN:	NTS	SN:	NTS	SN:

PROJECT NO.: QKT004238

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DESIGNED BY: SGO
DRAWN BY: JRC
REVIEWED BY: ACJ

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 05/03/2024

SHEET TITLE:  
 MISC. SITE DETAILS

SHEET NUMBER:  
 9

\*NOT FOR CONSTRUCTION

# QUIKTRIP NO. 4238

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

## SITE PLAN

### CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
2. THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE BROOM FINISH, STANDARD GRAY CONCRETE.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ACCESS.
4. THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
5. 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.
6. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
7. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
8. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
9. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
10. SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1"-1 1/2" RIVER ROCK MULCH. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH.
11. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 26" IN HEIGHT.
12. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS. REFER TO LIGHTING PLAN FOR LIGHTING TYPES.

### TREE MITIGATION CHART (RE: SHEET 16 FOR TREE MITIGATION PLAN)

Colfax and Piccadilly Tree Inventory and Assessment					Colorado Tree Consultants 4/20/2023	
Tree #	Size (Inches DBH)	Species	Mitigation inches	Estimated value	Mitigation Inches Provided	Issues and Concerns
1	37	Cottonwood	23"	\$ 21,009	23"	Along Colfax, minor clearance trim for utilities. Drought stress, good buds, some dieback. Compacted soil, asphalt.
2	10	Green ash	7"	\$ 1,548	7"	Good vigor, some nearby irrigated grass. Broken top high in crown. Many branching scaffolds, some lilac/ash borer.
3	19	Cottonwood	11"	\$ 5,300	11"	Adequate space, a bit dry. Many broken branches to 6" diameter, good buds and vigor.
<b>Total</b>				<b>\$ 27,856</b>	<b>42"</b>	

1. MITIGATION TO BE ONSITE WITH 17 TREES, ANY REMAINING MITIGATION WILL BE THROUGH PAYMENT TO THE COMMUNITY TREE PLANTING FUND.
2. ALL TREES ON SITE ARE TO BE REMOVED. THE ABOVE TREES REQUIRING MITIGATION ARE 4-INCHES IN CALIPER OR LARGER MEASURED AT BREAST HEIGHT.
3. TREE INVENTORY AND ASSESSMENT PREPARED BY SCOTT GRIMES, CONSULTING ARBORIST, WITH COLORADO TREE CONSULTANTS ON APRIL 20, 2023

16 have been identified on the landscape plan. See red dots to indicate the trees.

17 trees have been included on the plan and labeled as such

### SITE DATA TABLES

Building Perimeter Landscape Table						
Building Perimeter Landscape Description	Length	Trees / T.E. Required	Shrubs Required	Trees Provided	Shrubs Provided	Grasses/ Perennials Provided
North Elevation (1 Tree or 10 Shrubs per 40 LF)	70'	1.75	17	0	35	0
East Elevation (1 Tree or 10 Shrubs per 40 LF)	112'	2.8	28	3	33	34
West Elevation (1 Tree or 10 Shrubs per 40 LF)	112'	2.8	28	2	17	34
South Elevation (1 Tree or 10 Shrubs per 40 LF)	70'	1.75	17	0	35	0
<b>Totals:</b>	<b>364'</b>	<b>9.1</b>	<b>90</b>	<b>5</b>	<b>120</b>	<b>23</b>

**NOTES:**

- 1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.
- 2.) One tree equivalent is equal to one tree, or 10 five-gallon shrubs, or 30 one-gallon perennial plants or ornamental grasses.
- 3.) 40 Shrubs are provided in excess of the Shrub/Grass requirement, to be counted as equivalents in place of 4 required Trees.

ROW Street Frontage Buffer						
Street Frontage Description	Length	Required Buffer Width	Provided Buffer Width	Trees Required	Trees Provided	Shrubs Required
Street Perimeter Buffer: Colfax Ave. (SFB-1) (1 Tree and 10 Shrubs per 40 LF)	439'	20'	In Excess of Requirement	10	10	109
Street Perimeter Buffer: Picadilly Rd. (SFB-2) (1 Tree and 10 Shrubs per 40 LF)	846'	20'	In Excess of Requirement	21	21	211
<b>Totals:</b>	<b>1,285'</b>			<b>31</b>	<b>31</b>	<b>320</b>

**NOTES:**

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

Special I-70 Buffer						
Street Frontage Description	Length	Buffer Width Required	Buffer Width Provided	Trees Required	Trees Provided	Shrubs Required
Special I-70 Buffer - North Boundary (1 Tree & 10 Shrubs per 30 LF)	287'	25'	In Excess Of Requirement	10	10	100
<b>Totals:</b>	<b>287'</b>			<b>10</b>	<b>10</b>	<b>100</b>

**NOTES:**

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

Private Street Frontage Buffer					
Street Frontage Description	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Street Perimeter Buffer: North Private Road Buffer (Parking Buffer) (SF-1) (1 Tree and 5 Shrubs per 40 LF)	226'	6	6	28	86
Street Perimeter Buffer: South Private Road Buffer (Plaza) (SF-2) (1 Tree and 5 Shrubs per 40 LF)	226'	6	6	28	130
<b>Totals:</b>	<b>452'</b>	<b>12</b>	<b>12</b>	<b>56</b>	<b>216</b>

**NOTES:**

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

Curbside Landscape					
Street Frontage Description	Length / Square Footage	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Curbside Landscape: Private Road East (CL-1) (1 Tree per 40 LF & 1 Shrub per 40 SF)	382' / 3,187 SF	10	10	80	90
Curbside Landscape: Private Road West (CL-2) (1 Tree per 40 LF & 1 Shrub per 40 SF)	355' / 2,964 SF	9	9	74	84
Curbside Landscape: Colfax Ave. (CL-3) (Min. Width 10') (1 Tree per 40 LF & 1 Shrub per 40 SF)	349' / 2,706 SF	9	9	68	71
**Curbside Landscape: Picadilly Rd. (CL-4) (Min. Width 10') (1 Tree per 40 LF & 1 Shrub per 40 SF)	900'	23	23	0	0
<b>Totals:</b>	<b>1,986' / 8,857 SF</b>	<b>51</b>	<b>51</b>	<b>222</b>	<b>245</b>

**NOTES:**

- 1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.
- 2.) Picadilly Rd. Curbside is 10' in width and landscaped with trees and native seed.

Detention Pond Landscaping					
Street Frontage Description	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Detention Pond Landscaping: (1 Tree & 10 Shrubs per 4,000 sf above the 100 year water surface elevation)	12,407 SF	3	3	31	31
<b>Totals:</b>	<b>12,407 SF</b>	<b>3</b>	<b>3</b>	<b>31</b>	<b>31</b>

**NOTES:**

- 1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.
- 2.) 3 of the 21 trees provided to meet the Picadilly Rd. Street Frontage Buffer requirements, are also counted to meet the 3 required Detention Pond Trees.
- 3.) 31 of the 211 Shrubs provided to meet the Picadilly Rd. Street Frontage Buffer planting requirements, are also counted to meet the 31 required Detention Pond Shrub requirement.



NORRIS-DESIGN.COM

PROJECT NO.: QKT004238



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 COLFAX & PICADILLY  
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 VERSION: 001  
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 DRAWN BY: B.P. / K.D.  
 REVIEWED BY: S.W.

REV. DATE	DESCRIPTION	ORIGINAL ISSUE DATE: 05/03/2024
2	05/17/24 SITE PLAN SUBMITTAL #2	

SHEET TITLE:  
**LANDSCAPE NOTES**

SHEET NUMBER:  
**10**

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# QUIKTRIP NO. 4238

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

## SITE PLAN

### PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
<b>DECIDUOUS TREES</b>						
AC SA	3	ACER SACCHARINUM	SILVER MAPLE	B & B	2.5" CAL.	LOW
CE OC	5	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL.	LOW
GL SH	22	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	B & B	2.5" CAL.	LOW
GL SK	5	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	B & B	2.5" CAL.	MOD
GY KE	12	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	B & B	2.5" CAL.	LOW
QU AC	27	QUERCUS ACUMINATA	CHINKAPIN OAK	B & B	2.5" CAL.	LOW
QU MA	2	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL.	LOW
QU MU	4	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5" CAL.	LOW
UL CA	15	ULMUS X 'FRONTIER'	FRONTIER ELM	B & B	2.5" CAL.	MOD
<b>EVERGREEN TREES</b>						
PI UY	1	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	6' HEIGHT	MOD
PI BA	10	PICEA PUNGENS GLAUCA 'BAKERI'	BAKERI BLUE SPRUCE	B & B	6' HEIGHT	MOD
PI ED	3	PINUS EDULIS	PINON PINE	B & B	6' HEIGHT	VERY LOW
PI HE	5	PINUS HELDREICHII	BOSNIAN PINE	B & B	6' HEIGHT	LOW
PS ME	11	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	B & B	6' HEIGHT	MOD
<b>ORNAMENTAL TREES</b>						
PR AM	6	PRUNUS AMERICANA	AMERICAN PLUM	B & B	1.5" CAL.	LOW
PR CH	4	PRUNUS X VIRGINIANA 'P002'	SUCKER PUNCH CANADA CHOKECHERRY	B & B	1.5" CAL.	LOW
<b>DECIDUOUS SHRUBS</b>						
AM AL	29	AMELANCHIER ALNIFOLIA	SERVICEBERRY	CONT.	#5	LOW
AR LS	86	ARONIA MELANOCARPA 'UCONNAM165'	LOW SCAPE MOUND® BLACK CHOKEBERRY	CONT.	#5	LOW
AR TR	42	ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	CONT.	#5	VERY LOW
BE CP	39	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	CONT.	#5	LOW
BU AL	20	BUDDLEJA ALTERNIFOLIA 'ARGENTEA'	SILVER FOUNTAIN BUTTERFLY BUSH	CONT.	#5	LOW
CA MR	9	CARYOPTERIS X CLANDONENSIS CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	CONT.	#5	LOW
CH NN	23	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS	BABY BLUE RABBITBRUSH	CONT.	#5	VERY LOW
CO AF	16	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	CONT.	#5	MOD
CO BA	11	CORNUS SERICEA 'BAILEY'	BAYLEY'S RED TWIG DOGWOOD	CONT.	#5	MOD
CY SP	58	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	CONT.	#5	LOW
DA CM	28	DAPHNE X BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	CONT.	#5	MOD
DA FR	34	DASIPHORA FRUTICOSA	BUSH CINQUEFOIL	CONT.	#5	LOW
ER AI	9	ERICAMERIA NAUSEOSA NAUSEOSA	BLUE RABBITBRUSH	CONT.	#5	VERY LOW
EU AL	20	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	CONT.	#5	MOD
FA PA	37	FALLUGIA PARADOXA	APACHE PLUME	CONT.	#5	VERY LOW
PE AB	73	PEROVSKIA ABROTANOIDES	RUSSIAN SAGE	CONT.	#5	LOW
PE LS	50	PEROVSKIA ATRIPULICIFOLIA 'LITTLE SPIRE' TM	LITTLE SPIRE RUSSIAN SAGE	CONT.	#5	VERY LOW
PH BE	4	PHYSOCARPUS OPULIFOLIUS 'MONLO'	DIABOLO® NINEBARK	CONT.	#5	LOW
PH SE	37	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	SUMMER WINE® NINEBARK	CONT.	#5	LOW
PR PA	89	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	CONT.	#5	LOW
RI GO	23	RIBES AUREUM	GOLDEN CURRANT	CONT.	#5	LOW
SP NI	9	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	CONT.	#5	MOD
SY KI	27	SYRINGA PUBESCENS PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	CONT.	#5	LOW
<b>EVERGREEN SHRUBS</b>						
AR PA	87	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	#5	LOW
HE PA	23	HESPERALOE PARVIFLORA	RED YUCCA	CONT.	#5	VERY LOW
JU BH	103	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	CONT.	#5	LOW
PI MO	6	PINUS MUGO 'MOPS'	MOPS MUGO PINE	CONT.	#5	MOD
<b>ORNAMENTAL GRASSES</b>						
BO BA	216	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1	VERY LOW
MU RE	9	MUHLENBERGIA REVERCHONI 'UNDAUNTED'	UNDAUNTED MUHLY	CONT.	#1	MOD
PA SH	39	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	CONT.	#1	LOW
PE BU	86	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	CONT.	#1	LOW
<b>PERENNIALS</b>						
AC MI	10	ACHILLEA MILLEFOLIUM	COMMON YARROW	CONT.	#1	LOW
NE WA	74	NEPETA MUSSINII 'WALKER'S LOW'	WALKER'S LOW CATMINT	CONT.	#1	LOW
PH DE	12	PHLOX SUBULATA 'WHITE DELIGHT'	WHITE DELIGHT CREEPING PHLOX	CONT.	#1	LOW
RU AM	6	RUDBECKIA AMPLEXICAULIS	BLACK-EYED SUSAN	CONT.	#1	LOW
<b>LANDSCAPE MATERIALS</b>						
		1"-2" ROCK MULCH	RIVER ROCK MULCH			
		2"-4" ROCK MULCH	RIVER ROCK MULCH			

Duplicate removed

?? Why is this listed twice?

Must be 5 gallon when used in the curbside landscape. Please update the size.

Updated to 5 gallon

### SITE AMENITY SCHEDULE

 <p>DESCRIPTION: BENCH MANUFACTURER: BENCHMARK DESIGN GROUP (FURNISHINGS BY OWNER) MODEL: BACKLESS SOUTH BEACH BENCH COLOR / FINISH: SILVER ICE NOTES: CONCEALED ANCHOR MOUNT</p>	 <p>DESCRIPTION: PICNIC TABLE MANUFACTURER: BENCHMARK DESIGN GROUP (FURNISHINGS BY OWNER) MODEL: CLU1077-A1052-AL-UH-BD COLOR / FINISH: SILVER ICE + CLEAR COAT NOTES: SURFACE MOUNT</p>	 <p>DESCRIPTION: TRASH RECEPTACLE MANUFACTURER: BELSON OUTDOOR MODEL: PSFT34 COLOR / FINISH: POWDER COATED BLACK NOTES: INSTALL PER MANUFACTURERS SPECIFICATIONS</p>
--	---	---

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QuikTrip No. 4238  
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REV	DATE	DESCRIPTION	ORIGINAL ISSUE DATE: 05/03/2024
2	05/17/24	SITE PLAN SUBMITTAL #2	

SHEET TITLE:  
**PLANT SCHEDULE & AMENITIES**

SHEET NUMBER:

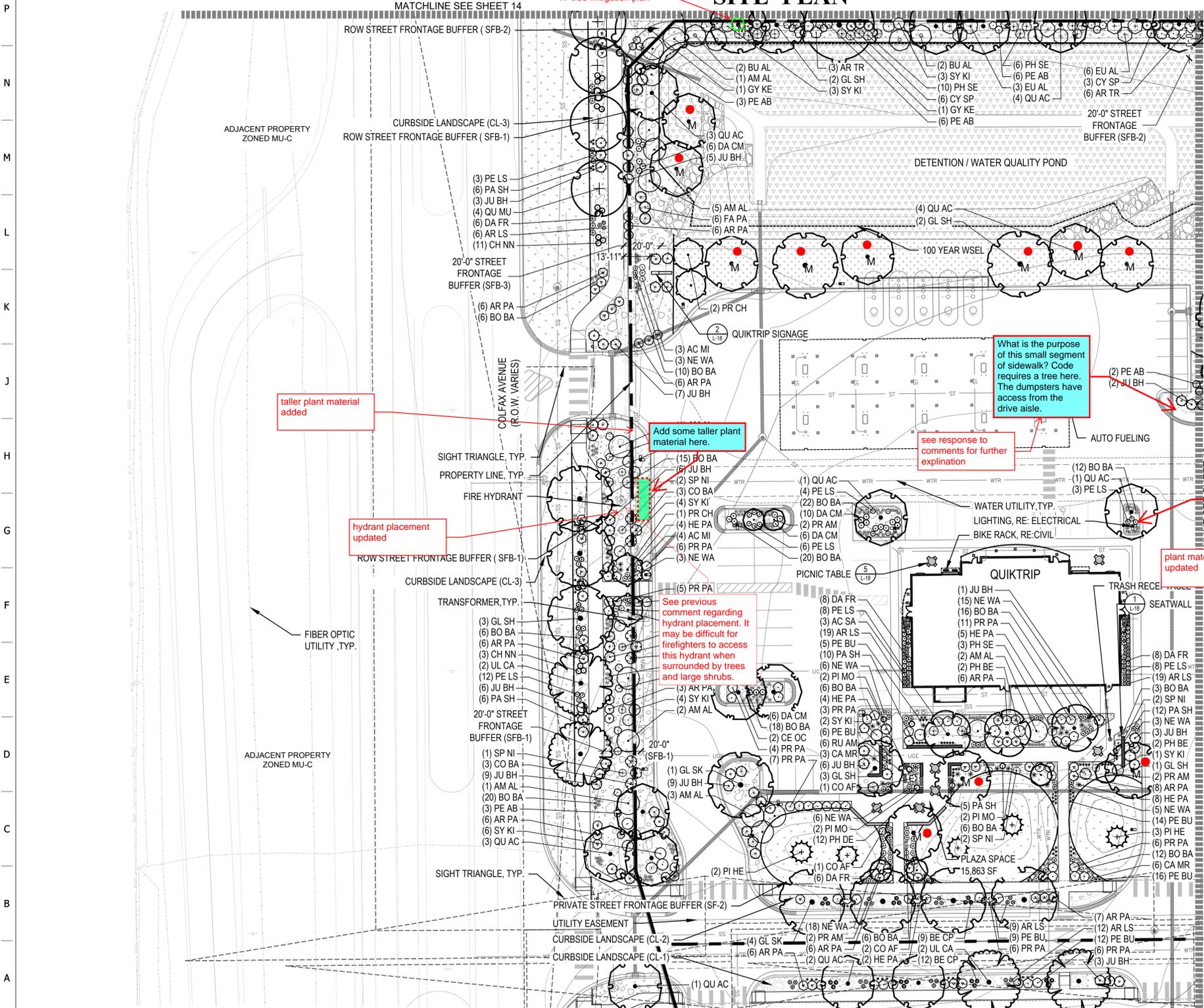
11

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# QUIKTRIP NO. 4238

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

## SITE PLAN



### LEGEND

- PROPERTY LINE
- 1"-2" ROCK MULCH
- 2"-4" ROCK MULCH
- IRRIGATED NATIVE SEED MIX
- NON-IRRIGATED NATIVE SEED
- DETENTION AREA NATIVE SEED
- FUTURE PICADILLY ROW IMPROVEMENT
- STEEL EDGER
- CANOPY TREE
- EVERGREEN TREE, (6' HEIGHT UNLESS OTHERWISE NOTED)
- MITIGATION TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASSES
- PERENNIALS
- TRASH RECEPTACLE
- PICNIC TABLE
- SITE LIGHT
- STREET LIGHTING, RE: ELECTRICAL
- PROPOSED MONUMENT SIGN
- SIGN, RE: CIVIL

taller plant material added

Add some taller plant material here.

hydrant placement updated

See previous comment regarding hydrant placement. It may be difficult for firefighters to access this hydrant when surrounded by trees and large shrubs.

What is the purpose of this small segment of sidewalk? Code requires a tree here. The dumpsters have access from the drive aisle.

see response to comments for further explanation

Too many grasses. 6 shrubs required, 30% can be grasses.

plant materials updated

Remove all copyrights, typical.

copyrights removed

Trees designated as mitigation. There are only 16, but the tree mitigation table indicates 17 have been provided.

Trees are at 17 and updated in the table



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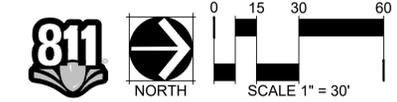
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REV.	DATE	DESCRIPTION
2	05/17/24	SITE PLAN SUBMITTAL #2

SHEET TITLE:  
LANDSCAPE PLAN

SHEET NUMBER:  
12

ORIGINAL ISSUE DATE: 05/03/2024



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## SITE PLAN

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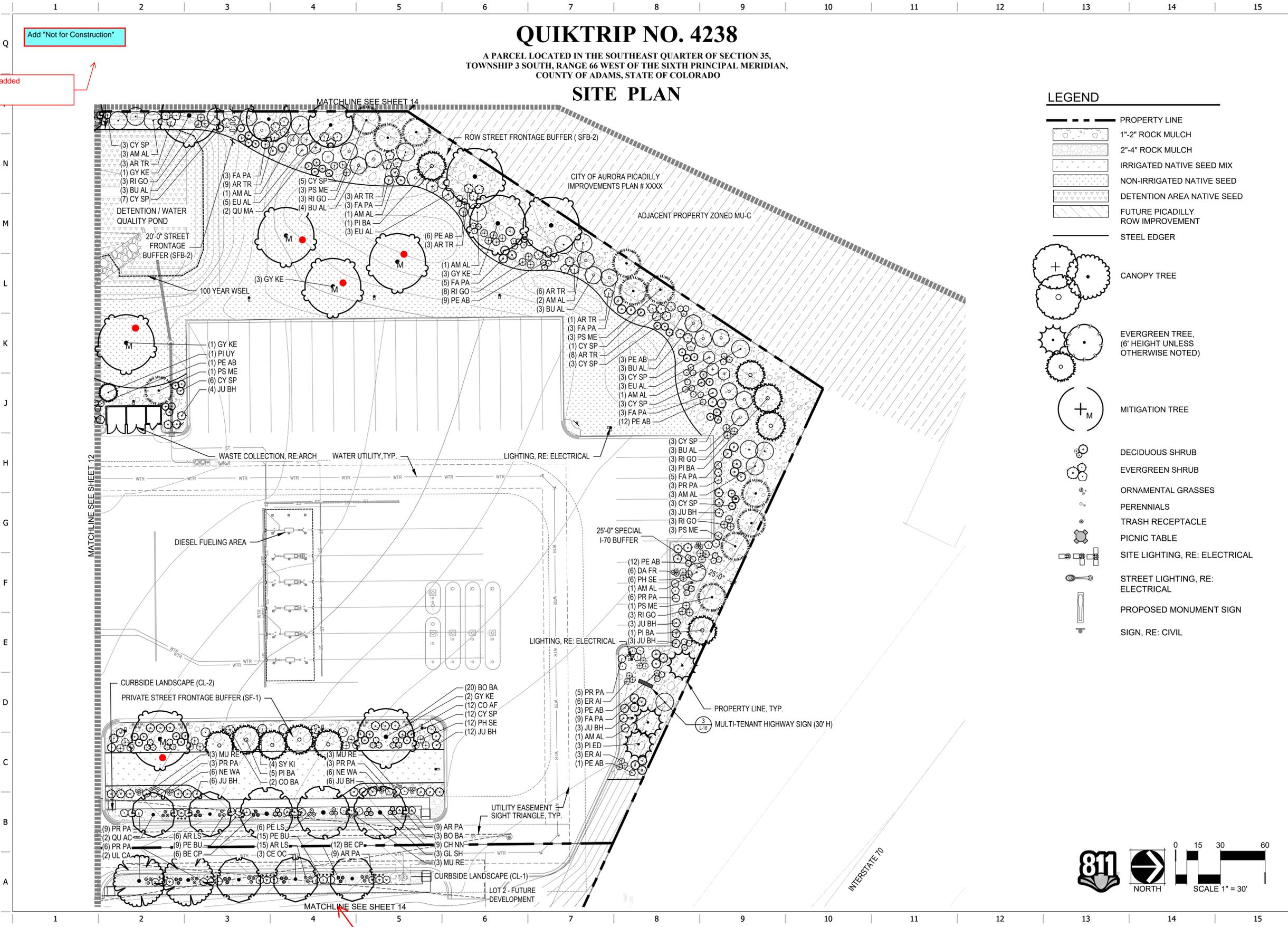
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REV.	DATE	DESCRIPTION
2	05/17/24	SITE PLAN SUBMITTAL #2

SHEET TITLE:  
**LANDSCAPE PLAN**

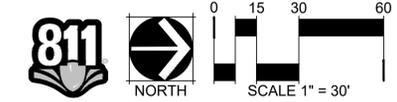
SHEET NUMBER:  
**13**

ORIGINAL ISSUE DATE: 05/03/2024



### LEGEND

- PROPERTY LINE
- 1"-2" ROCK MULCH
- 2"-4" ROCK MULCH
- IRRIGATED NATIVE SEED MIX
- NON-IRRIGATED NATIVE SEED
- DETENTION AREA NATIVE SEED
- FUTURE PICADILLY ROW IMPROVEMENT
- STEEL EDGER
- CANOPY TREE
- EVERGREEN TREE, (6' HEIGHT UNLESS OTHERWISE NOTED)
- MITIGATION TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASSES
- PERENNIALS
- TRASH RECEPTACLE
- PICNIC TABLE
- SITE LIGHTING, RE: ELECTRICAL
- STREET LIGHTING, RE: ELECTRICAL
- PROPOSED MONUMENT SIGN
- SIGN, RE: CIVIL

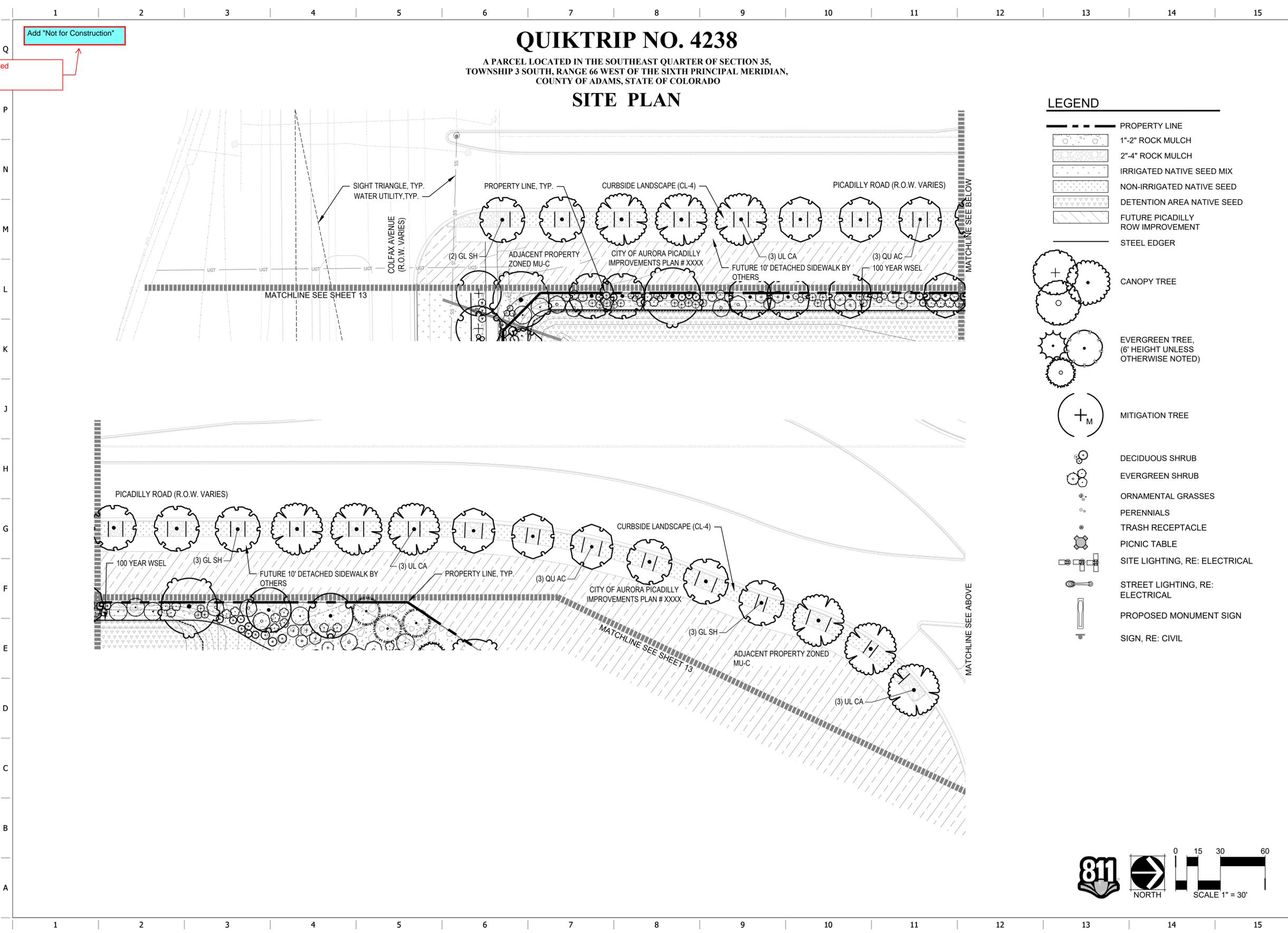


Add "Not for Construction"

added

matchline removed

There doesn't appear to be a matchline or additional site information for this area. Remove??



# QUIKTRIP NO. 4238

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

## SITE PLAN

### LEGEND

- PROPERTY LINE
- 1"-2" ROCK MULCH
- 2"-4" ROCK MULCH
- IRRIGATED NATIVE SEED MIX
- NON-IRRIGATED NATIVE SEED
- DETENTION AREA NATIVE SEED
- FUTURE PICADILLY ROW IMPROVEMENT
- STEEL EDGER
- CANOPY TREE
- EVERGREEN TREE, (6' HEIGHT UNLESS OTHERWISE NOTED)
- MITIGATION TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASSES
- PERENNIALS
- TRASH RECEPTACLE
- PICNIC TABLE
- SITE LIGHTING, RE: ELECTRICAL
- STREET LIGHTING, RE: ELECTRICAL
- PROPOSED MONUMENT SIGN
- SIGN, RE: CIVIL



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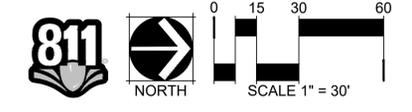
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2	05/17/24	SITE PLAN SUBMITTAL #2	05/03/2024

SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NUMBER:  
**14**



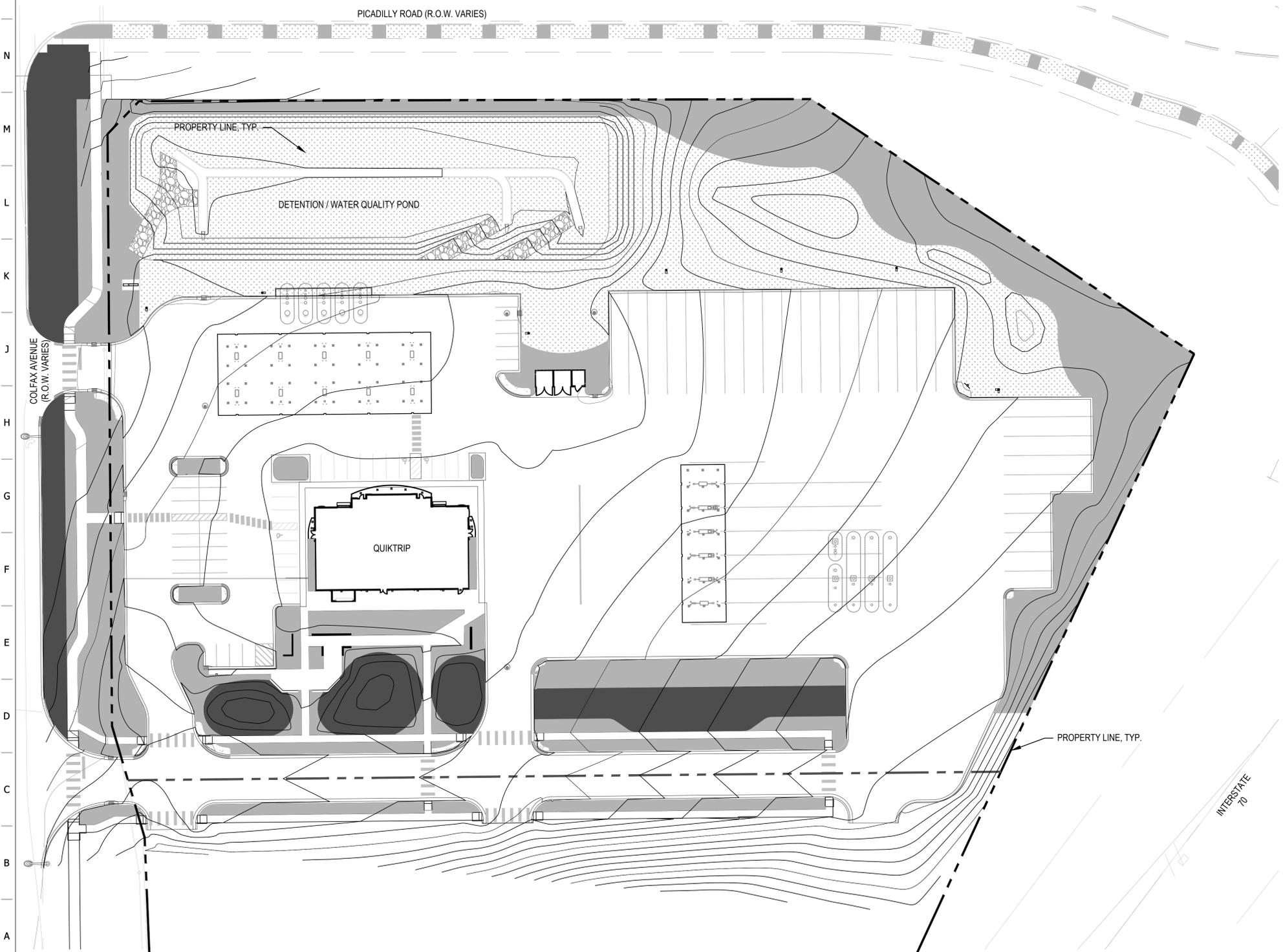
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

## SITE PLAN



### LEGEND

- PROPERTY LINE
- LOW WATER USE PLANTING BED
- IRRIGATED NATIVE SEED
- NON-IRRIGATED NATIVE SEED

### HYDRO-ZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE (%)
HIGH WATER USE	0 SF	0%
LOW WATER USE BED	83,077 SF	52.4%
LOW WATER USE SEED	75,421 SF	47.6%
<b>TOTAL:</b>	<b>158,498 SF</b>	<b>100 %</b>

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2	05/17/24	SITE PLAN SUBMITTAL #2	05/03/2024

SHEET TITLE:  
**HYDROZONE PLAN**

SHEET NUMBER:  
**15**

**811** NORTH SCALE 1" = 40'

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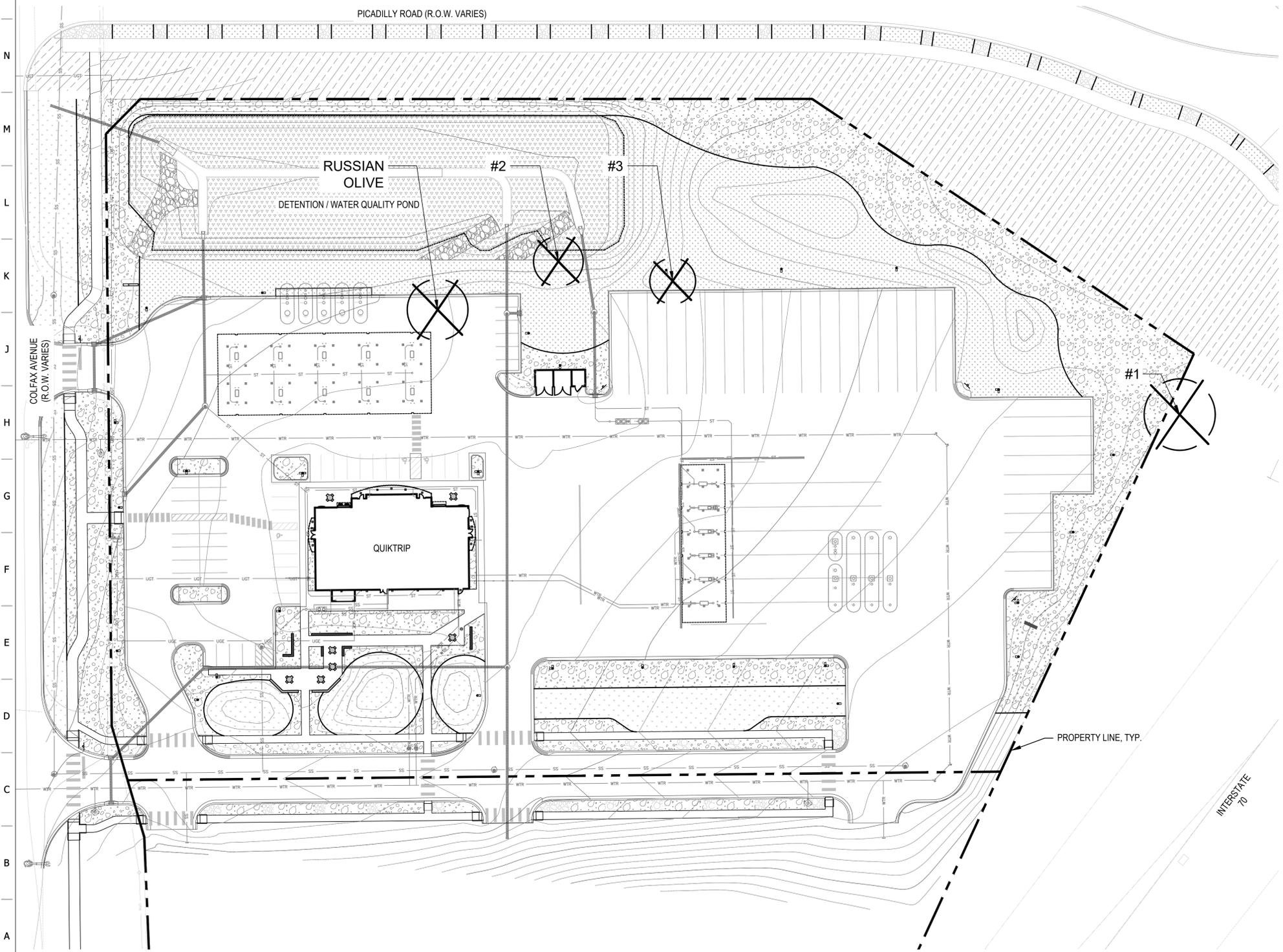
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COUNTY OF ADAMS, STATE OF COLORADO

## SITE PLAN



### LEGEND

- PROPERTY LINE
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- EXISTING DECIDUOUS TREE TO BE REMOVED

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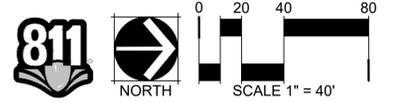
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NOTE:  
REFER TO TREE MITIGATION CHART ON SHEET 10, LANDSCAPE COVER



SHEET TITLE:  
**TREE MITIGATION PLAN**

SHEET NUMBER:  
**16**

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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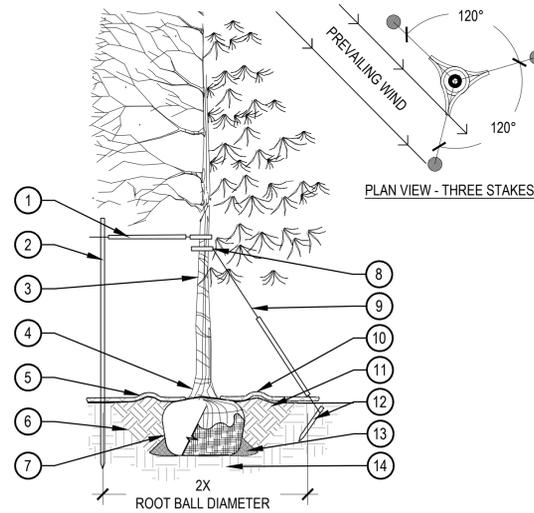
## SITE PLAN

### PRUNING NOTES:

- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

### STAKING NOTES:

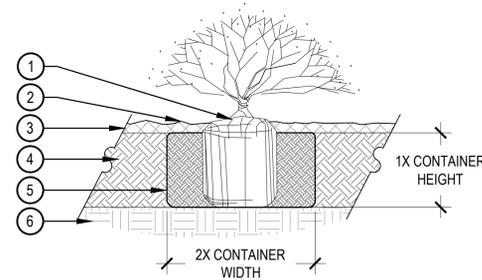
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
  - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
  - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
  - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
- WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



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

## 1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"



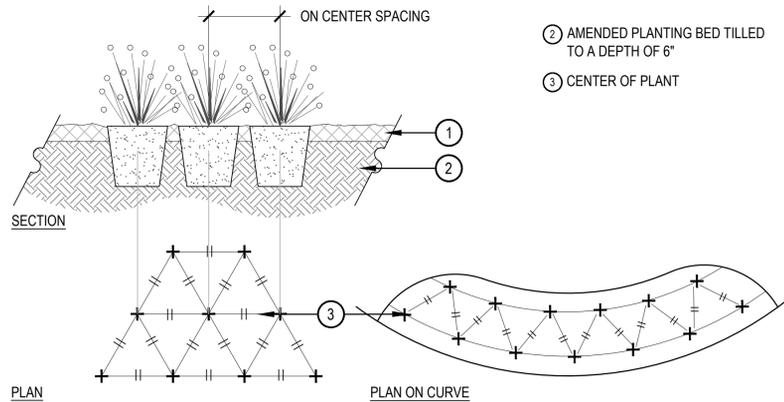
- SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- FINISH GRADE (TOP OF MULCH)
- SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET 10
- TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- BACKFILLED AMENDED SOIL
- UNDISTURBED SOIL

### NOTE:

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

## 2 SHRUB PLANTING

SCALE: 1 1/2" = 1'-0"



- SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET 10
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT

### NOTES:

- WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

## 3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

**NORRIS DESIGN**  
PEOPLE + PLACEMAKING

1101 BANNOCK STREET  
DENVER, CO 80204  
P. 303.852.1196

NORRIS-DESIGN.COM

PROJECT NO.: QKT004238

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QuikTrip No. 4238  
COLFAX & PICADILLY  
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**QT**

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PROTOTYPE: P-116  
DIVISION: 83  
VERSION: 001  
DESIGNED BY: S.W. / B.P.  
DRAWN BY: B.P. / K.D.  
REVIEWED BY: S.W.

REV.	DATE	DESCRIPTION
2	05/17/24	SITE PLAN SUBMITTAL #2

ORIGINAL ISSUE DATE: 05/03/2024

SHEET TITLE:  
LANDSCAPE  
DETAILS

SHEET NUMBER:  
17

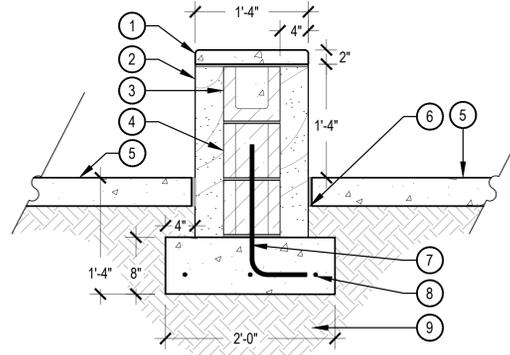
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

\*NOT FOR CONSTRUCTION

# QUIKTRIP NO. 4238

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

## SITE PLAN



**NOTES:**

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

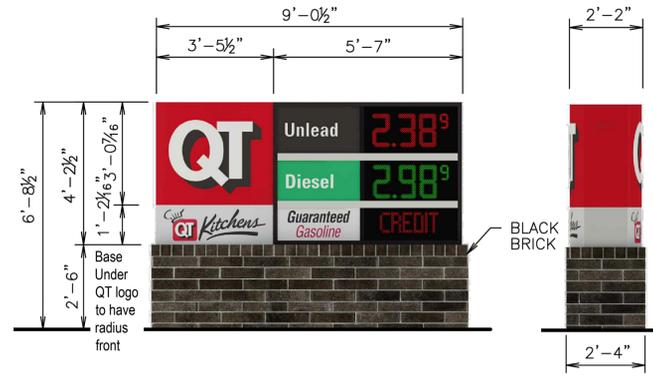
- PRECAST CONCRETE CAP, 1" RADIUS ON ALL EXPOSED EDGES, TO MATCH ARCH.
- BRICK VENEER, TO MATCH ARCH.
- FULLY GROUTED CMU BOND BEAM BLOCK FOR THE TOP COURSE
- 8"x8"x16" CMU BLOCK
- ADJACENT SURFACE, SEE PLANS AND MATERIAL SCHEDULE FOR TYPE
- EXPANSION JOINT AT CONCRETE
- #4 REBAR, 16" ON CENTER FOR LENGTH OF WALL, FULLY GROUT CELLS WITH REBAR
- (3) #4 REBAR, SPACED EQUALLY FOR LENGTH OF THE FOOTING, OVERLAP SPACES BY 12"
- SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

### 1 SCREEN WALL

SCALE: 1" = 1'-0"

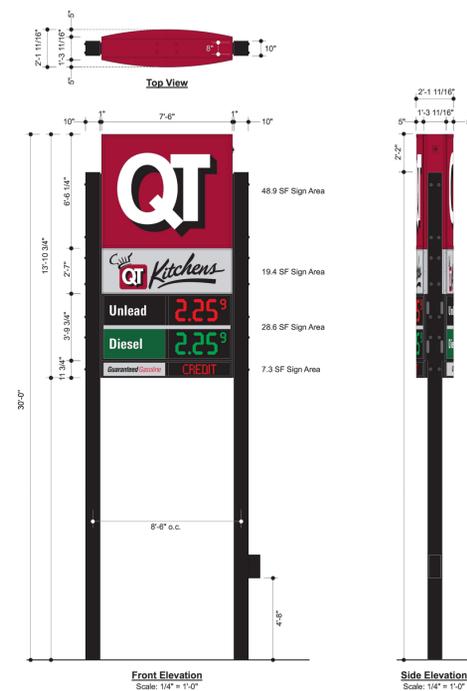
### 2 QUIKTRIP SIGNAGE

N.T.S.



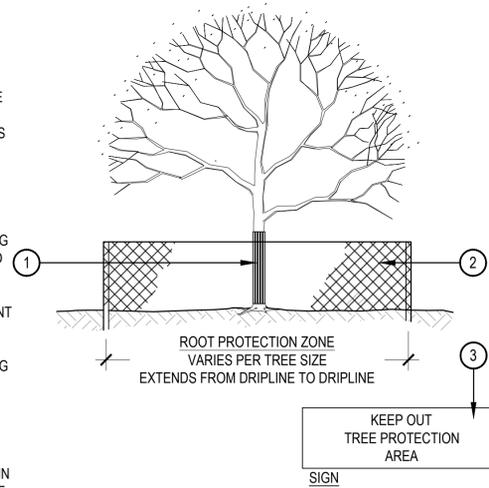
### 3 MULTI-TENANT HIGHWAY SIGN (30' H)

N.T.S.



**NOTES:**

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



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



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 GANGLIAR DRAIN HOLES  
PAINT: SILVER ICE - CLEAR COAT (ON ALL PARTS)  
GLIDE: BOLT-DOWN TABS  
\*NO SWIVEL\*

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

REV	DATE	DESCRIPTION	E.C.O	REV.	BY	APPROVED
2	05/17/24	ADD TABLE TOP			RN	
	29MAR21	ILLUSTRATION			DK	

### 4 TREE PROTECTION

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

### 5 TABLE AND CHAIRS

N.T.S.

**NORRIS DESIGN**  
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**NORRIS-DESIGN.COM**

PROJECT NO.: QKT004238

**Galloway**

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QuikTrip No. 4238  
COLFAX & PICADILLY  
AURORA, CO



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DIVISION: 83  
VERSION: 001  
DESIGNED BY: S.W. / B.P.  
DRAWN BY: B.P. / K.D.  
REVIEWED BY: S.W.

REV	DATE	DESCRIPTION
2	05/17/24	SITE PLAN SUBMITTAL #2

SHEET TITLE:

LANDSCAPE  
DETAILS

SHEET NUMBER:

18

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

# QUIKTRIP NO. 4238

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

## SITE PLAN AND CONDITIONAL USE

**Bright Color Percentage Table**  
(Includes signage and red fascia bands)

	TOTAL	BRIGHT COLOR
FRONT FACADE:	2005 SF	221 SF 11%
SIDE FACADES:	995 SF	12 SF 1%
REAR FACADE:	1802 SF	98 SF 6%

**TCNK Material Percentage Table**

	TOTAL	ATLAS BRICK	EIFS	FACIA/CANOPY	DOORS/WINDOWS	SIGNAGE
FRONT FACADE:	2005 SF	909 SF=45%	267 SF=13%	212 SF=10%	396 SF=20%	221 SF=11%
SIDE FACADES:		848 SF=85%		60 SF=6%	87 SF=9%	
REAR FACADE:	1802 SF	1746 SF=97%			56 SF=3%	

#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOLDS	FASCIA
4	QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN-WILLIAMS	METAL PAINT
7	GRANITE	STO	STUCCO
8	QT-60R	ALLEN INDUSTRIES	SIGNAGE

193 SF Signage Area  
(QuikTrip channel letters to be applied per separate permit)



98 SF Signage Area  
(QuikTrip channel letters to be applied per separate permit)



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DESIGNED BY: SGO  
DRAWN BY: JRC  
REVIEWED BY: ACJ

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 05/03/2024

SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER:  
**19**

# QUIKTRIP NO. 4238

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

## SITE PLAN AND CONDITIONAL USE

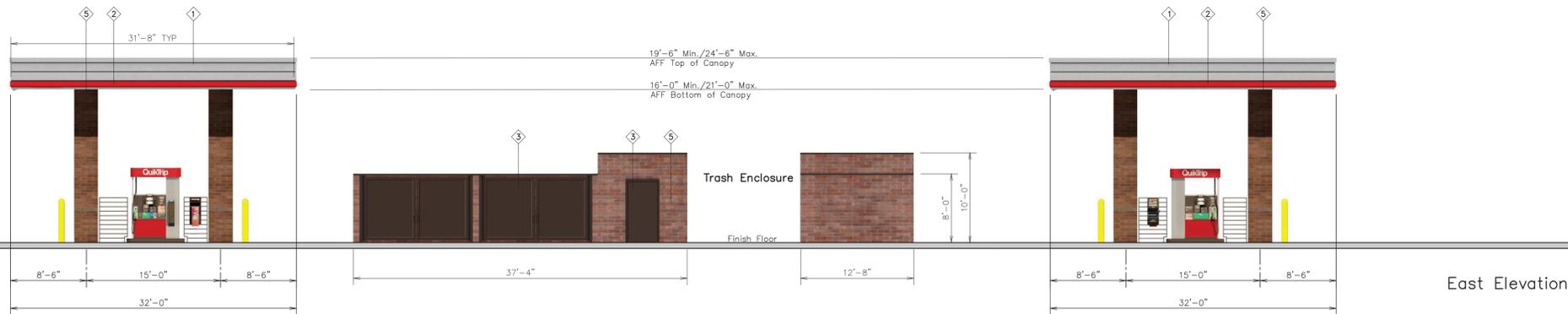
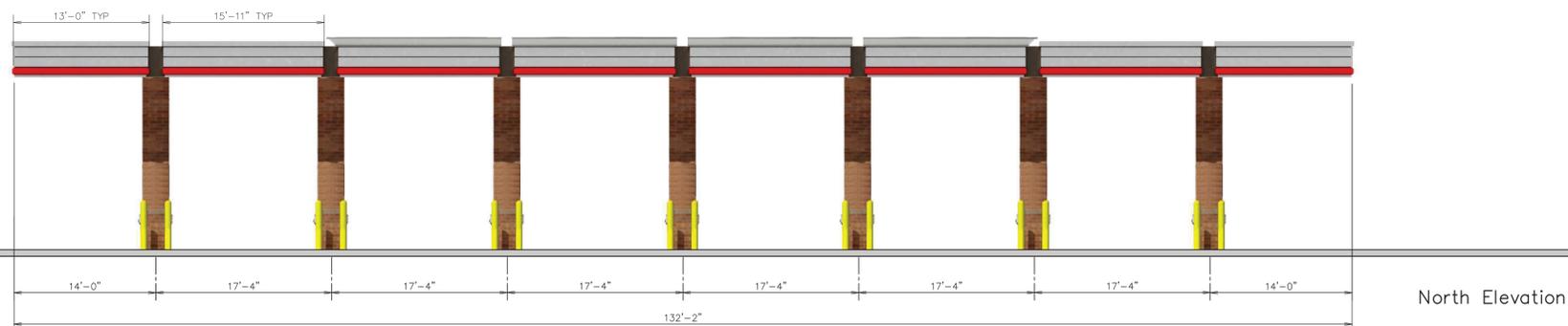
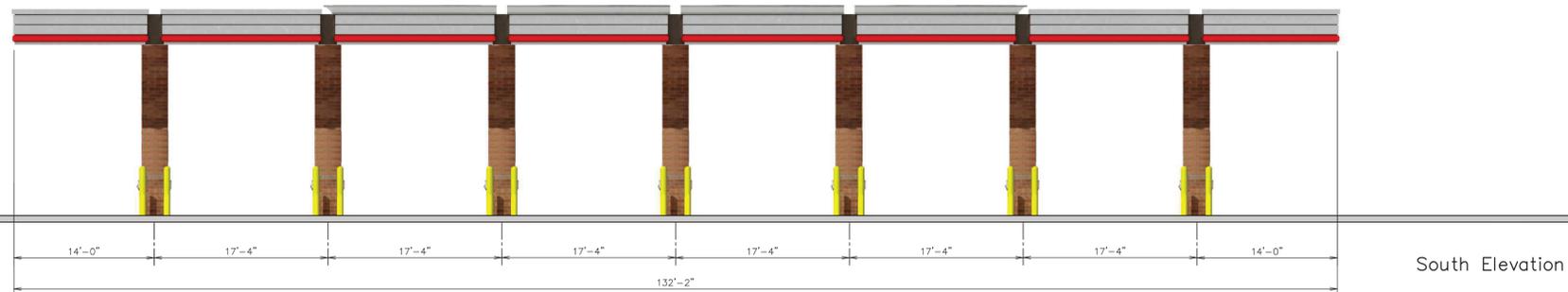
DV06 Material Percentage Table

	TOTAL	ATLAS BRICK	CANOPY
FRONT/REAR FACADES:	771 SF	313 SF 41%	458 SF 59%
SIDE FACADES:	199 SF	89 SF 45%	110 SF 55%

Bright Color Percentage Table  
(Includes signage and red fascia bands)

	TOTAL	BRIGHT COLOR
SOUTH/NORTH FACADES:	771 SF	116 SF 15%
EAST/WEST FACADES:	199 SF	26 SF 13%

①	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOLDBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	OLY BROWN	SHERWIN-WILLIAMS	METAL PAINT
4	IDCP-30	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH



PROJECT NO.: QKT004238

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DESIGNED BY: SGO  
DRAWN BY: JRC  
REVIEWED BY: ACJ

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 05/03/2024

SHEET TITLE:  
**FUEL CANOPY & TRASH  
ENCLOSURE  
ELEVATIONS**

SHEET NUMBER:

20

# QUIKTRIP NO. 4238

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

## SITE PLAN AND CONDITIONAL USE

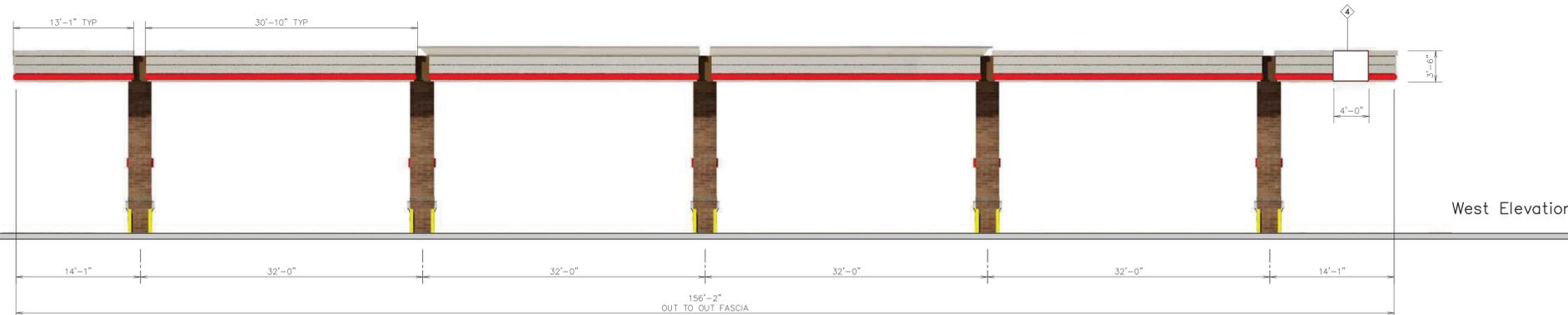
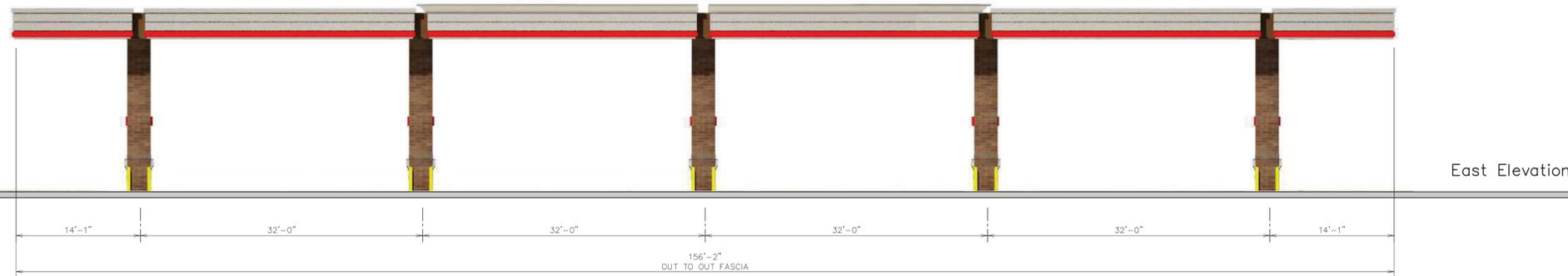
GD10 Material Percentage Table

	TOTAL	ATLAS BRICK	CANOPY
FRONT/REAR FACADE:	741 SF	197 SF 27%	544 SF 73%
SIDE FACADES:	285 SF	79 SF 28%	206 SF 72%

Bright Color Percentage Table  
(Includes signage and red fascia bands)

	TOTAL	BRIGHT COLOR
WEST FACADE:	741 SF	132 SF 18%
EAST FACADE:	741 SF	146 SF 20%
NORTH/SOUTH FACADES:	285 SF	42 SF 15%

①	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOLDBOND	CANOPY
2	RED POLY-CARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	OT BROWN	SHERWIN - WILLIAMS	METAL PAINT
4	DC-14	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH



18'-6" Min. / 22'-6" Max.  
AFF Top of Canopy  
15'-0" Min. Store Side Canopies / 19'-0" Max.  
17'-0" Min. Store Front Canopies / 19'-0" Max.  
AFF Bottom of Canopy

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DESIGNED BY: SGO  
DRAWN BY: JRC  
REVIEWED BY: ACJ

REV.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 05/03/2024

SHEET TITLE:  
**FUEL CANOPY ELEVATIONS**

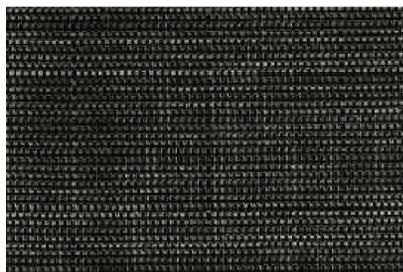
SHEET NUMBER:

21

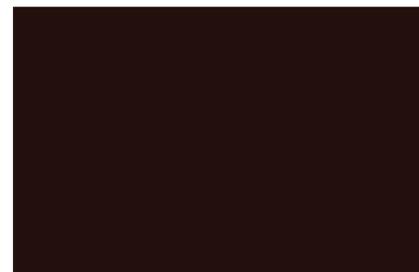
**QUIKTRIP NO. 4238**  
 A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,  
 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 COUNTY OF ADAMS, STATE OF COLORADO  
**SITE PLAN AND CONDITIONAL USE**



**Brushed Aluminum - Reynobond**  
 Building Cornice/Gas Canopy Fascia



**Polypro 95 Mesh - Black**  
 Trash Enclosure/Mechanical Screen



**QT BROWN Metal Paint -**  
 Light Poles/Canopy Columns



**Aluminum - Tubelite**  
 Entry Door/Window Frame



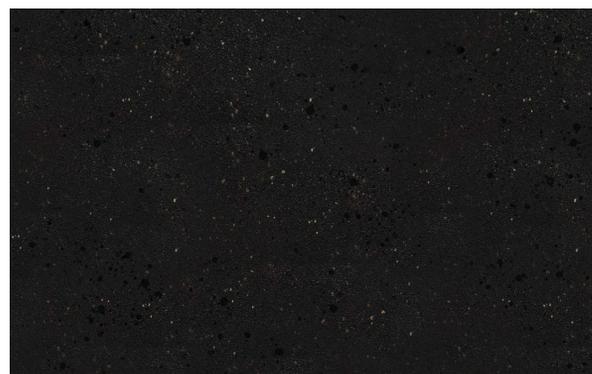
**Convenience Store with Fuel**  
 Prepared by: QuikTrip



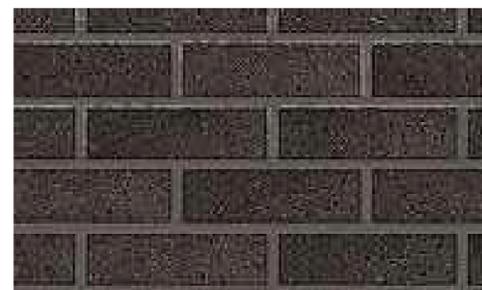
**Translucent #2793 Red -**  
 Accent Band/Awning



**Bronzestone Brick -**  
 Interstate Brick - Building



**EIFS - Granite**  
 STO - A100G - Building Columns



**Midnight Black Brick -**  
 Interstate Brick - Building

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REV.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 05/03/2024

SHEET TITLE:

**MATERIALS BOARD**

SHEET NUMBER:

**22**



