

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

SITE DATA	
PROPOSED USE	FUELING STATION AND CONVENIENCE STORE
LAND AREA WITHIN PROPERTY LINES	7.2 AC
NUMBER OF BUILDINGS	1
BUILDING HEIGHT	20'
TOTAL BUILDING COVERAGE AND GFA	7,318 SF (2%)
HARD SURFACE AREA	158,102 SF (50%)
LANDSCAPE AREA	130,559 SF (42%)
SIDEWALKS AND PATIOS	17653 SF (6%)
PRESENT ZONING CLASSIFICATION	MIXED USE CORRIDOR (MU-C)
ZONING SUBAREA	B
BUILDING INFORMATION	
IBC YEAR	2021
CONSTRUCTION TYPE	V-B
OCCUPANCY TYPE	M OCCUPANCY
SIGNAGE	
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	5
PROPOSED NUMBER OF SIGNS (TOTAL)	3
TOTAL SIGN AREA	61 SF
PROPOSED WALL/FASCIA SIGNS (TOTAL)	2
PROPOSED WALL/FASCIA SIGN AREA (TOTAL)	352 SF
PROPOSED MONUMENT SIGNS (TOTAL)	1
PROPOSED MONUMENT SIGN AREA	61 SF PER SIDE
PARKING	
PARKING SPACES REQUIRED	22
PARKING SPACES PROVIDED	41 STANDARD / 28 SEMI-TRUCK
ACCESSIBLE SPACES REQUIRED	1
ACCESSIBLE SPACES PROVIDED	3
VAN ACCESSIBLE SPACES PROVIDED	2
LOADING SPACES REQUIRED	NA
LOADING SPACES PROVIDED	NA
BICYCLE PARKING REQUIRED	2
BICYCLE PARKING PROVIDED	
PARKING SPACES TOTAL	69

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.

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.

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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| 4. SITE PLAN - SOUTH | 16. TREE MITIGATION PLAN |
| 5. GRADING PLAN - NORTH | 17. LANDSCAPE DETAILS |
| 6. GRADING PLAN - SOUTH | 18. LANDSCAPE DETAILS |
| 7. UTILITY PLAN - NORTH | 19. ELEVATIONS |
| 8. UTILITY PLAN - SOUTH | 20. FUEL CANOPY & TRASH ENCLOSURE ELEVATIONS |
| 9. SITE DETAILS | 21. FUEL CANOPY ELEVATIONS |
| 10. LANDSCAPE COVER & NOTES | 22. MATERIALS BOARD |
| 11. PLANT SCHEDULE & AMENITY | 23. LIGHTING PLAN |
| 12. LANDSCAPE PLAN | 24. LIGHTING DETAILS |

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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'.

CODE SECTION: 4.10.5.E.1
IN ADDITION TO SIGNS PERMITTED BY SUBSECTIONS B, C, AND D ABOVE, PROPERTIES WITH MULTIPLE TENANTS, BUSINESSES, OR USERS ARE PERMITTED ONE ADDITIONAL WALL OR MONUMENT SIGN FOR EACH PUBLIC STREET OR HIGHWAY ABUTTING THE PROJECT. THE ADDITIONAL SIGN MAY BE LOCATED ON THE LOT WHERE THE PRIMARY BUILDING IN THE PROJECT IS LOCATED, OR ON ANY LOT IN A DESIGNATED ON A MASTER PLAN COVERING MULTIPLE LOTS.

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. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, _____ HAS CAUSED THESE
(CORPORATION, COMPANY, INDIVIDUAL)

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

BY: _____ CORPORATE
(PRINCIPALS OR OWNERS) 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 PUBLIC) SEAL NOTARY

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

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: _____

AMENDMENTS		
REVISION	DATE	DESCRIPTION

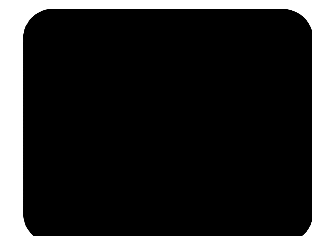
PROJECT NO.: QKT004238

Galloway

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QuikTrip No. 4238

COLFAX & PICADILLY
AURORA, CO



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VERSION: 001
DESIGNED BY: SGO
DRAWN BY: JRC
REVIEWED BY: ACJ

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 05/03/2024

SHEET TITLE:

COVER

SHEET NUMBER:

01

SITE PLAN AND CONDITIONAL USE

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 ENCROACH 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 STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.

20. NO DEVELOPMENT OF ANY KIND WILL BE ALLOWED ON PARCEL B UNTIL A SITE PLAN IS APPROVED FOR THAT PARCEL.

Response: Note added as requested.

FILE LOCATION: H:\Q\Quiktrip\QKT004238-Aurora, CO\DWG\2-Plan\83-4238-Civil.dwg TAB NAME: Site Plan North USER: Stephen_Orehovskiy 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

2021 IFU, 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 (6000 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 IFU 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.

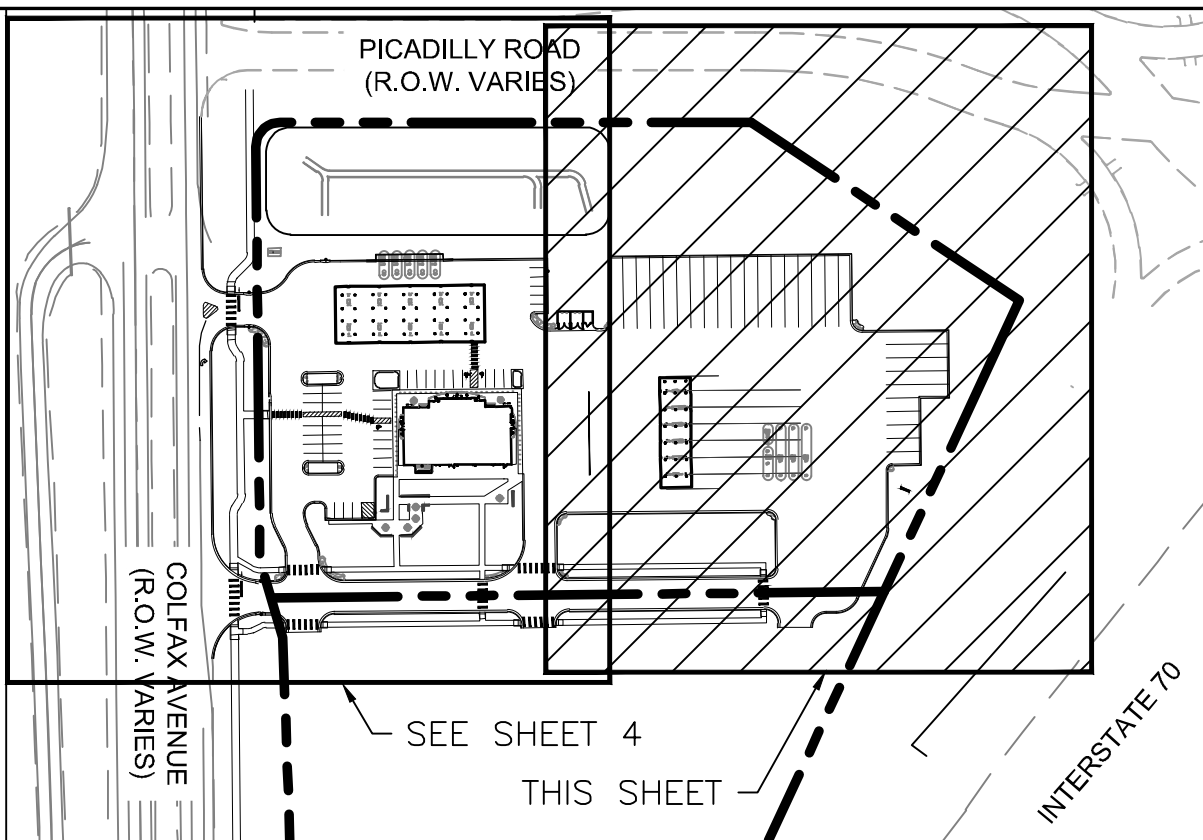
Galloway Response: Property line and distance updated=326.98'

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

Call out striping
Galloway Response: Call out included

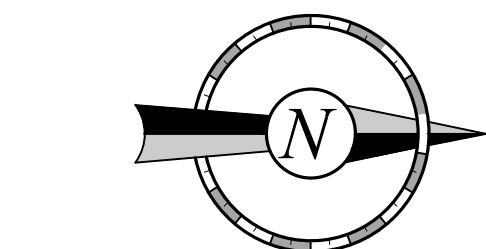
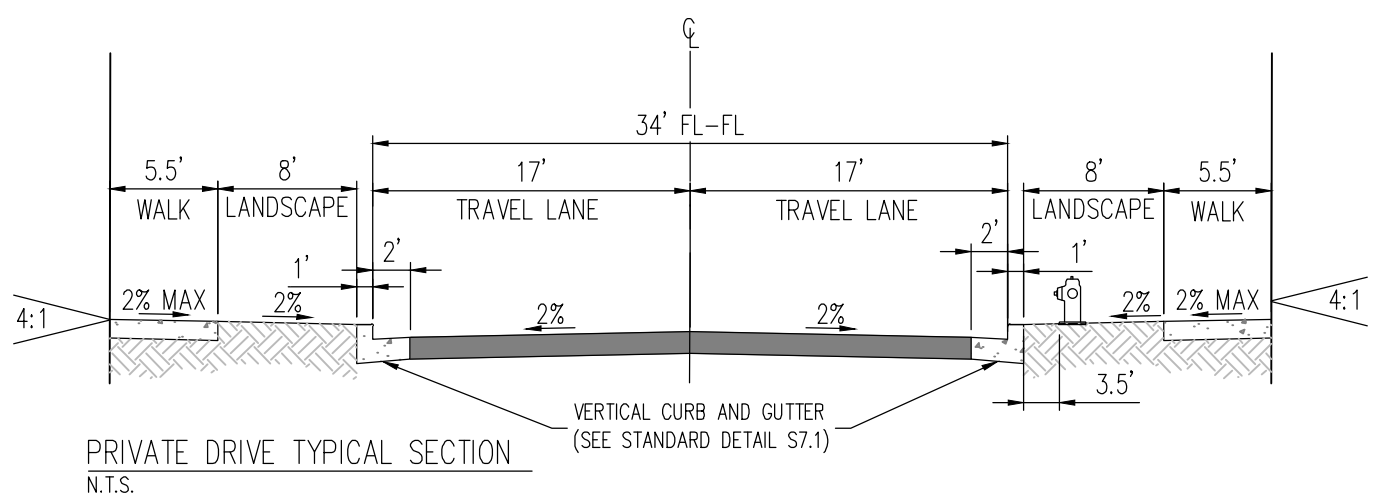
Call out cross walk
Galloway Response: Call out included

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



KEY MAP
SCALE: 1" = 200'

SITE LEGEND	
	BOUNDARY LINE
	PROPOSED EASEMENT LINE
	SIGHT TRIANGLE
	ADA ACCESSIBLE ROUTE
	CONCRETE CURB & GUTTER
	MOUNTABLE CURB W/RADIUS PROTECTOR
	PARKING SPACE INDICATOR
	AREA LIGHT
	MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
	TRANSFORMER
	FUEL SYSTEM ACCESS MANWAY



PROJECT NO.: QKT004238

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QuikTrip No. 4238

COLFAX & PICADILLY
AURORA, CO



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DIVISION: 83
VERSION: 001
DESIGNED BY: SGO
DRAWN BY: JRC
REVIEWED BY: ACJ

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 05/03/2024

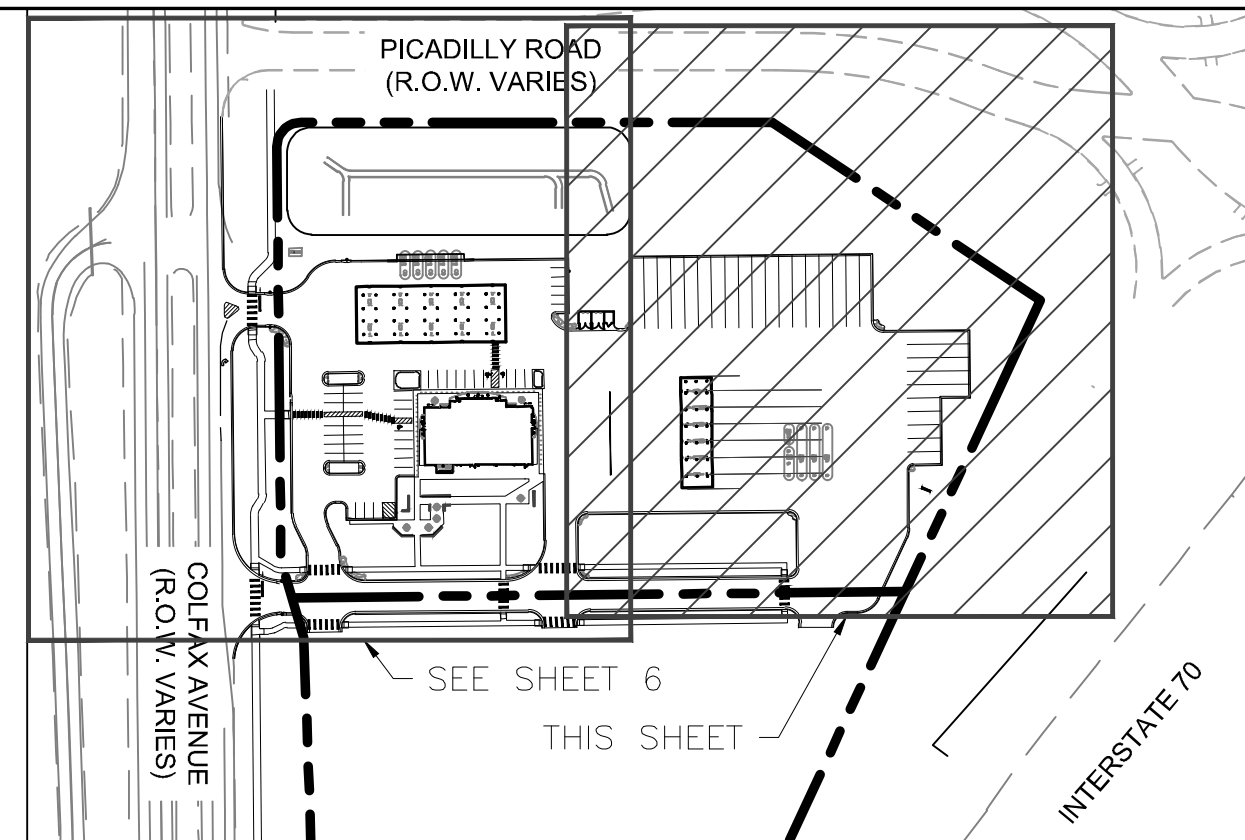
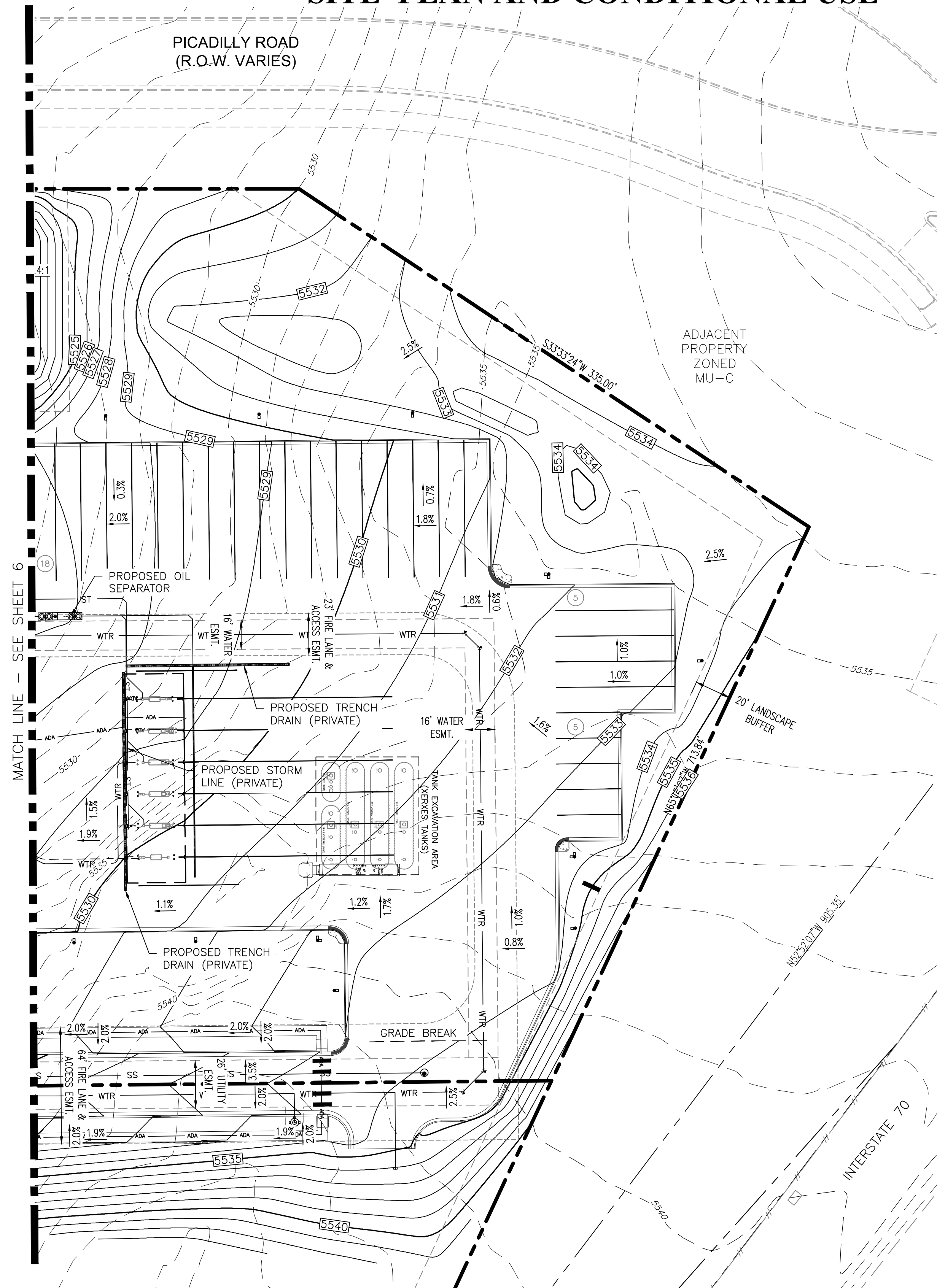
SHEET TITLE:

SITE PLAN - NORTH

SHEET NUMBER:

3

SITE PLAN AND CONDITIONAL USE



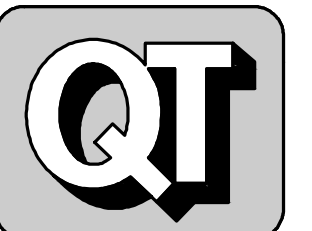
KEY MAP
SCALE: 1" = 200'

GRADING LEGEND

	ST	STORM PIPE (≤ 10" NEW)
		STORM PIPE (≥ 12" NEW)
		STORM PIPE (≥ 12" EXISTING)
	FD	FRENCH DRAIN
	CD	BACK OF CURB DRAIN
	ADA	ADA PATH OF TRAVEL
		MAJOR CONTOUR (NEW)
		MINOR CONTOUR (NEW)
		MAJOR CONTOUR (EXISTING)
		MINOR CONTOUR (EXISTING)
		LIMITS OF DISTURBANCE
	TC	TOP OF CURB ELEVATION (NEW)
	G	GUTTER ELEVATION (NEW)
	FG	FINISHED GRADE ELEVATION (NEW)
	S	SPOT ELEVATION (EXISTING)
		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 ALONG 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.



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DIVISION: 83
VERSION: 001
DESIGNED BY: SGO
DRAWN BY: JRC
REVIEWED BY: ACJ

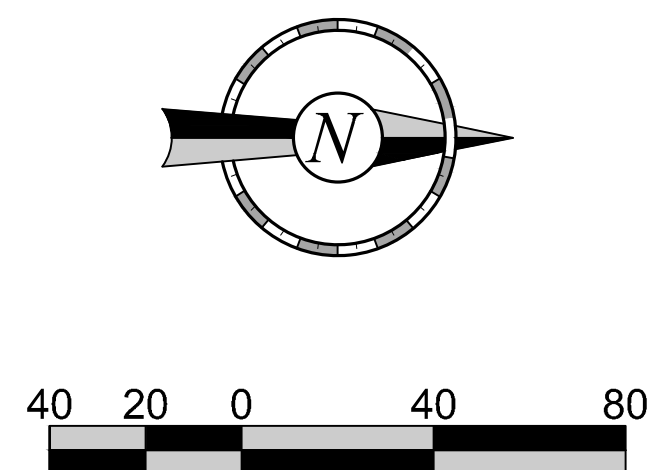
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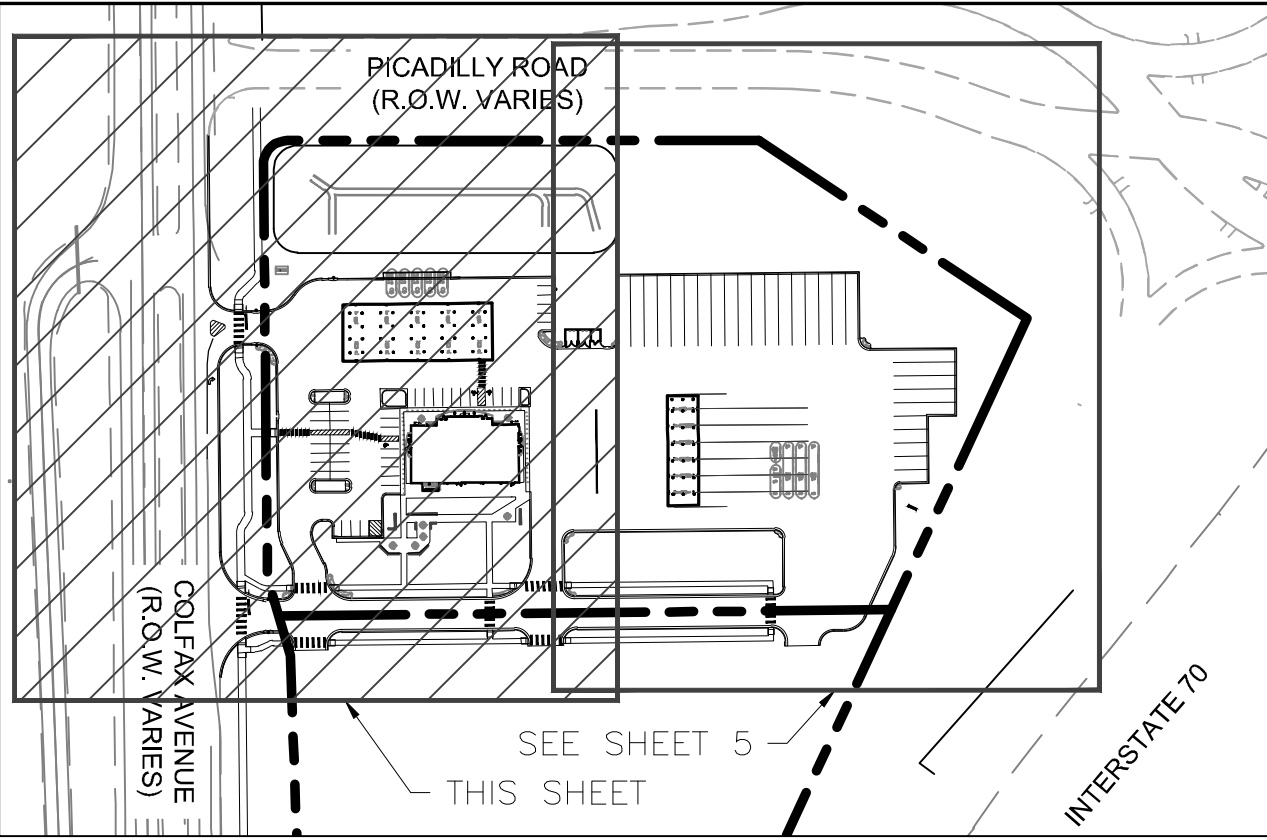
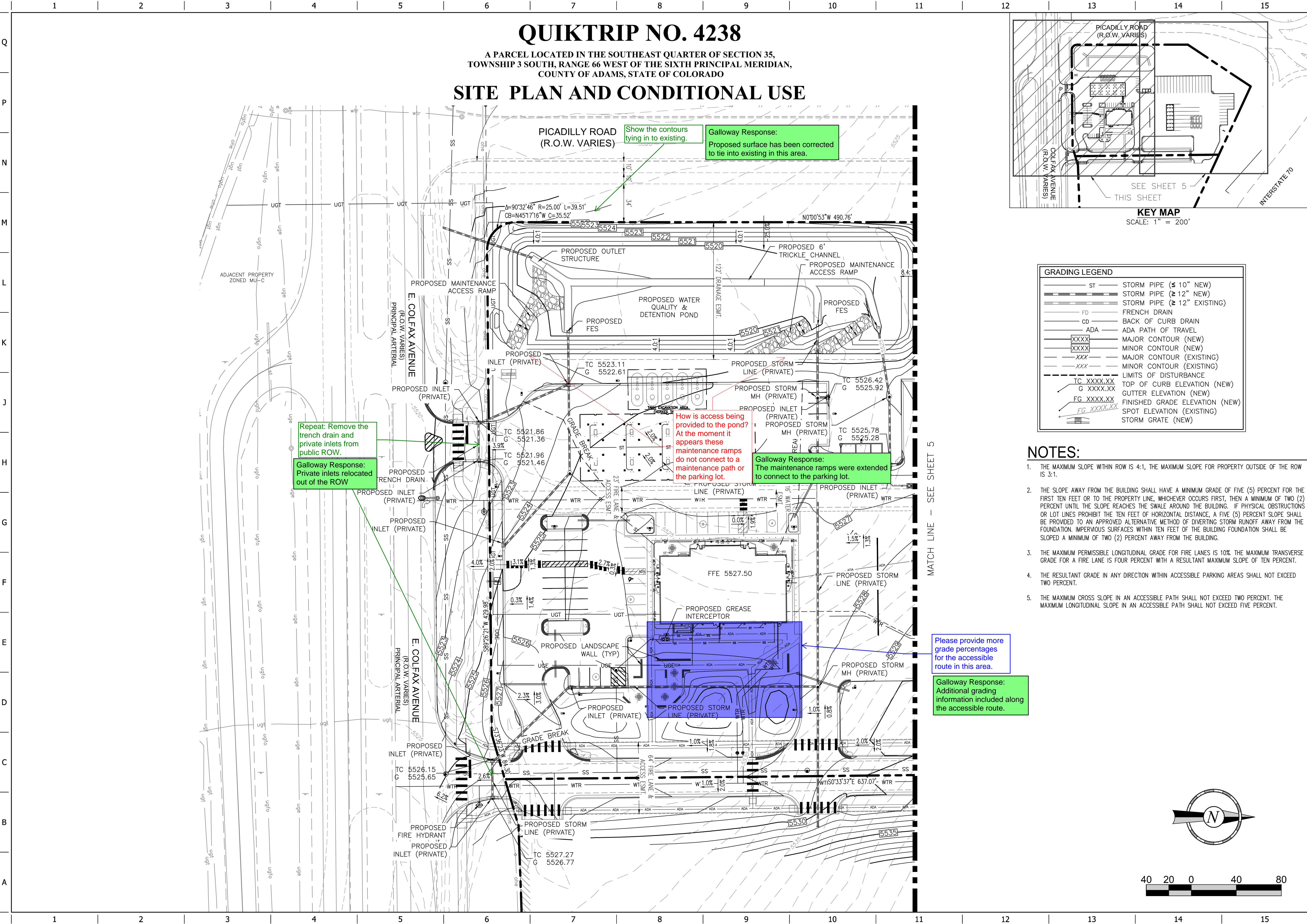
GRADING PLAN - NORTH

SHEET NUMBER:

5



FILE LOCATION: H:\Q\Quiktrip\QKT004238-Aurora, CO\DWG\2-Plan\83-4238_Civil.dwg TAD NAME: Grading Plan South USER: Stephen_Orelowsky SAVED: 5/17/2024 10:44 AM PLOTTED: 5/17/2024 10:45 AM



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)
---	Spot Elevation (Existing)
---	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.

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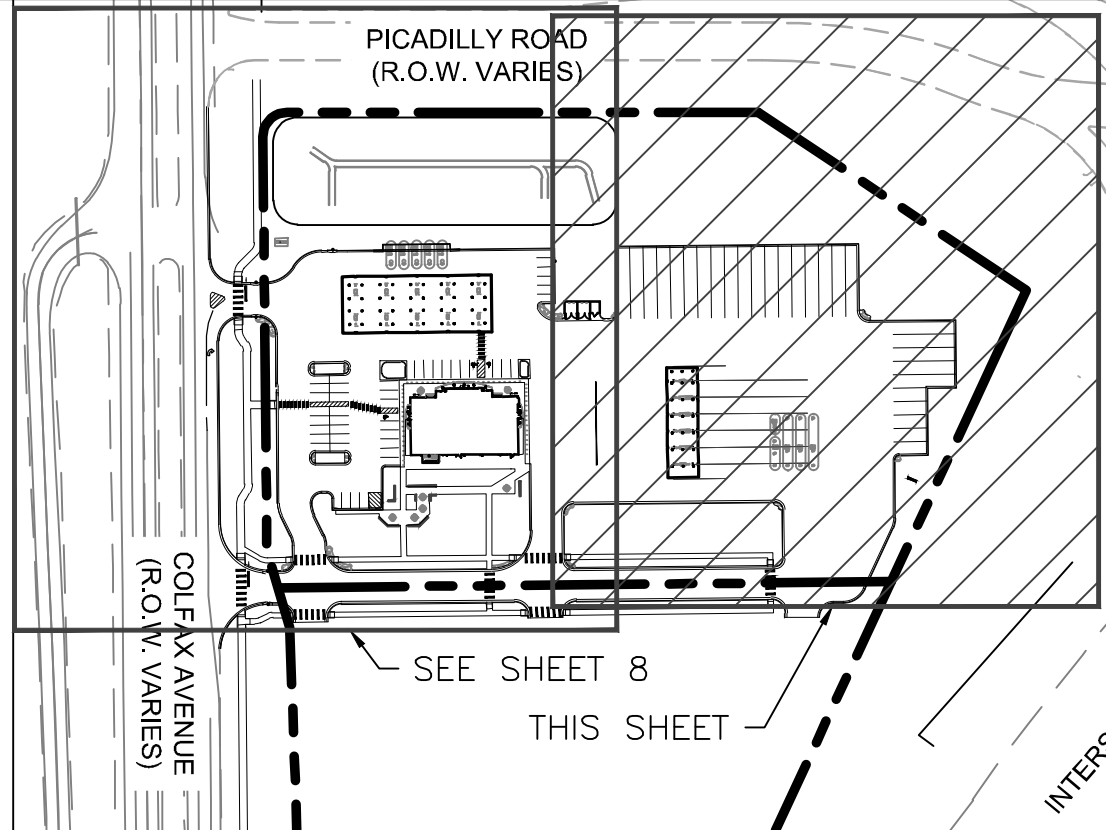
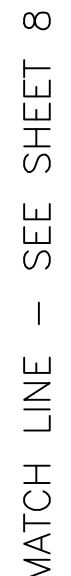
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 05/03/2024











SHEET TITLE:
Grading Plan - South

SHEET NUMBER:
6

**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**



SCALE: 1" = 200'

UTILITY LEGEND (NEW)	
	WTR WATER LINE
	SS SANITARY SEWER LINE
	UGET UNDERGROUND ELECTRIC LINE
	UGT UNDERGROUND TELEPHONE LINE
	ST STORM PIPE ($\leq 10'$)
	STORM PIPE ($\geq 12'$)
	MAJOR CONTOUR
	MINOR CONTOUR
	CONCRETE CURB AND GUTTER
	LIGHT POLE - 6' MIN. CLEAR FROM F/C (TRAVEL CENTER PARKING - 15' MIN. CLEAR)

NOTES:

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



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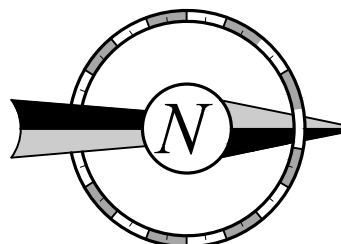
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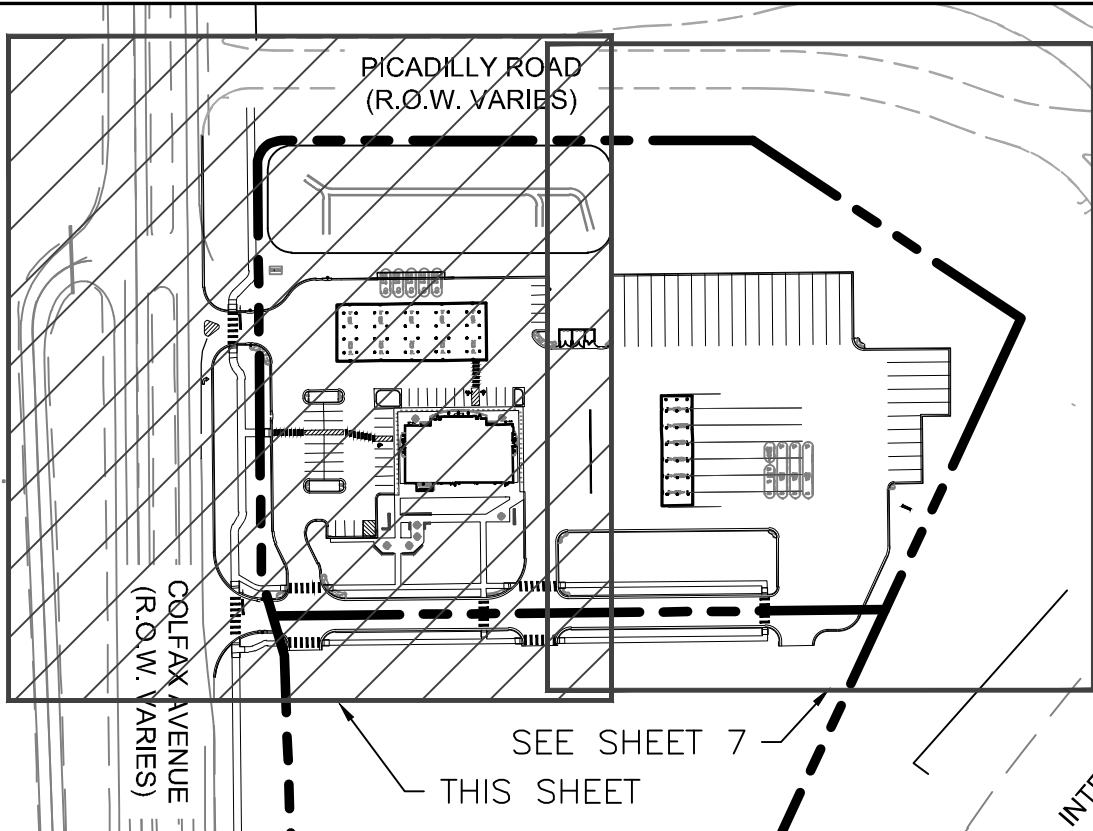
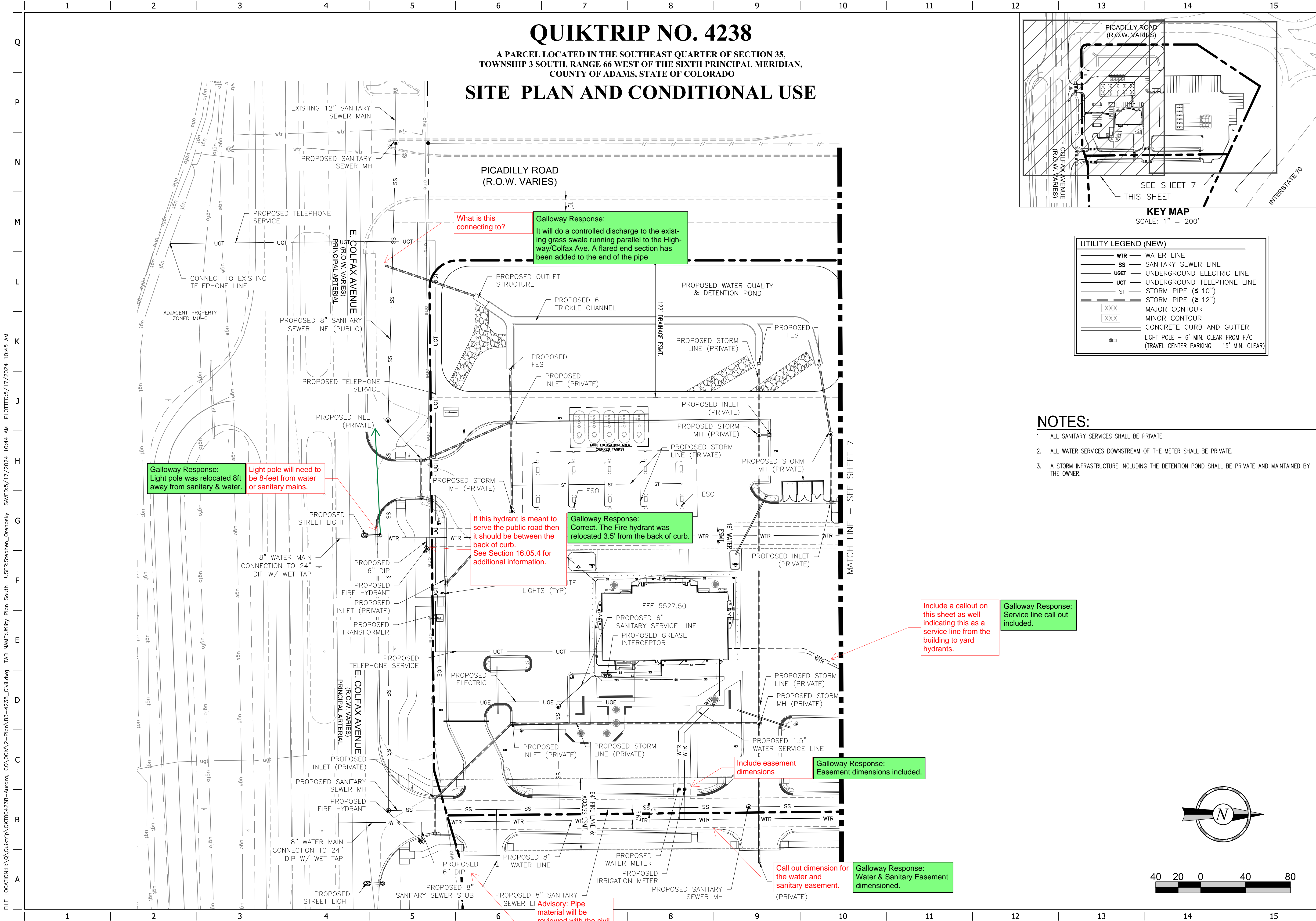
SHEET TITLE:

UTILITY PLAN - NORTH

SHEET NUMBER:

7





UTILITY LEGEND (NEW)	
WTR	WATER LINE
SS	SANITARY SEWER LINE
UGET	UNDERGROUND ELECTRIC LINE
UGT	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.

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REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 05/03/2024

SHEET TITLE:

UTILITY PLAN - SOUTH

SHEET NUMBER:

8

FILE LOCATION:H:\Quiktrip\QKT004238-Aurora, CO\DWG\3-C0\83-4238-DETAILS MISC. SITE.dwg TAB NAME:Site Details USER:Jason.Clark SAVEDS://2024 5:55 PM PLOTTED:5/16/2024 11:12 AM

Q															
	L1	HANDICAP PARKING SIGN				L6	LANDSCAPE SCREEN WALL DETAIL (FOR REFERENCE ONLY)				L11	BIKE RACK (PRIVATE)			
K															
	F1	FIRE LANE SIGNS AND NOTES				F6	NOT USED				F11	NOT USED			
E															
D															
C															
B															
A	A1	NOT USED				A6	NOT USED				A11	NOT USED			

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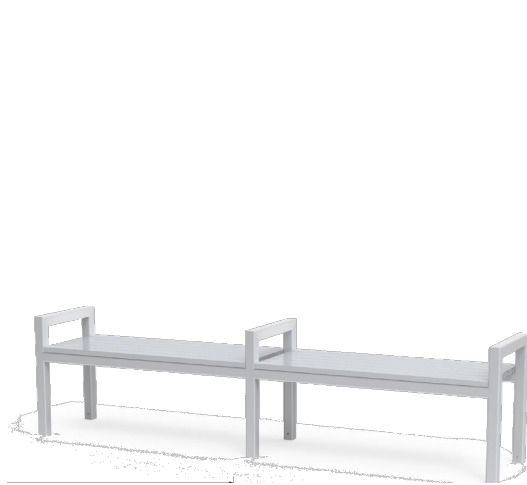
MISC. SITE DETAILS

SHEET NUMBER:

9

</

SITE AMENITY SCHEDULE



DESCRIPTION: BENCH

MANUFACTURER: BENCHMARK DESIGN GROUP (FURNISHINGS BY OWNER)
MODEL: BACKLESS SOUTH BEACH BENCH
COLOR / FINISH: SILVER ICE
NOTES: CONCEALED ANCHOR MOUNT



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



DESCRIPTION: TRASH RECEPTACLE

MANUFACTURER: BELSON OUTDOOR
MODEL: PSFT34
COLOR / FINISH: POWDER COATED BLACK
NOTES: INSTALL PER MANUFACTURERS SPECIFICATIONS

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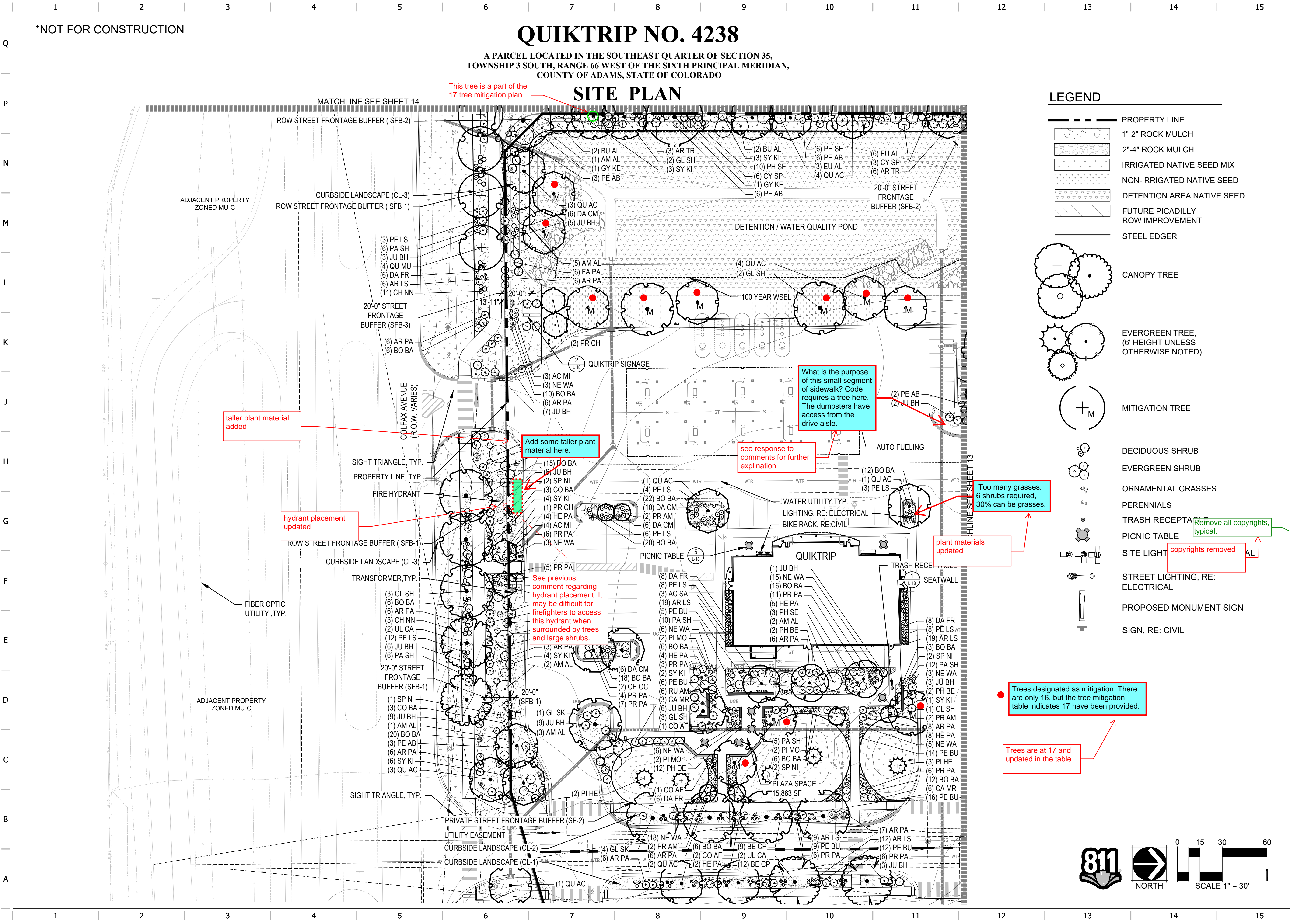
ORIGINAL ISSUE DATE: 05/03/2024

SHEET TITLE:

PLANT SCHEDULE
& AMENITIES

SHEET NUMBER:

11



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

811

NORTH

0 15 30 60

SCALE 1" = 30'

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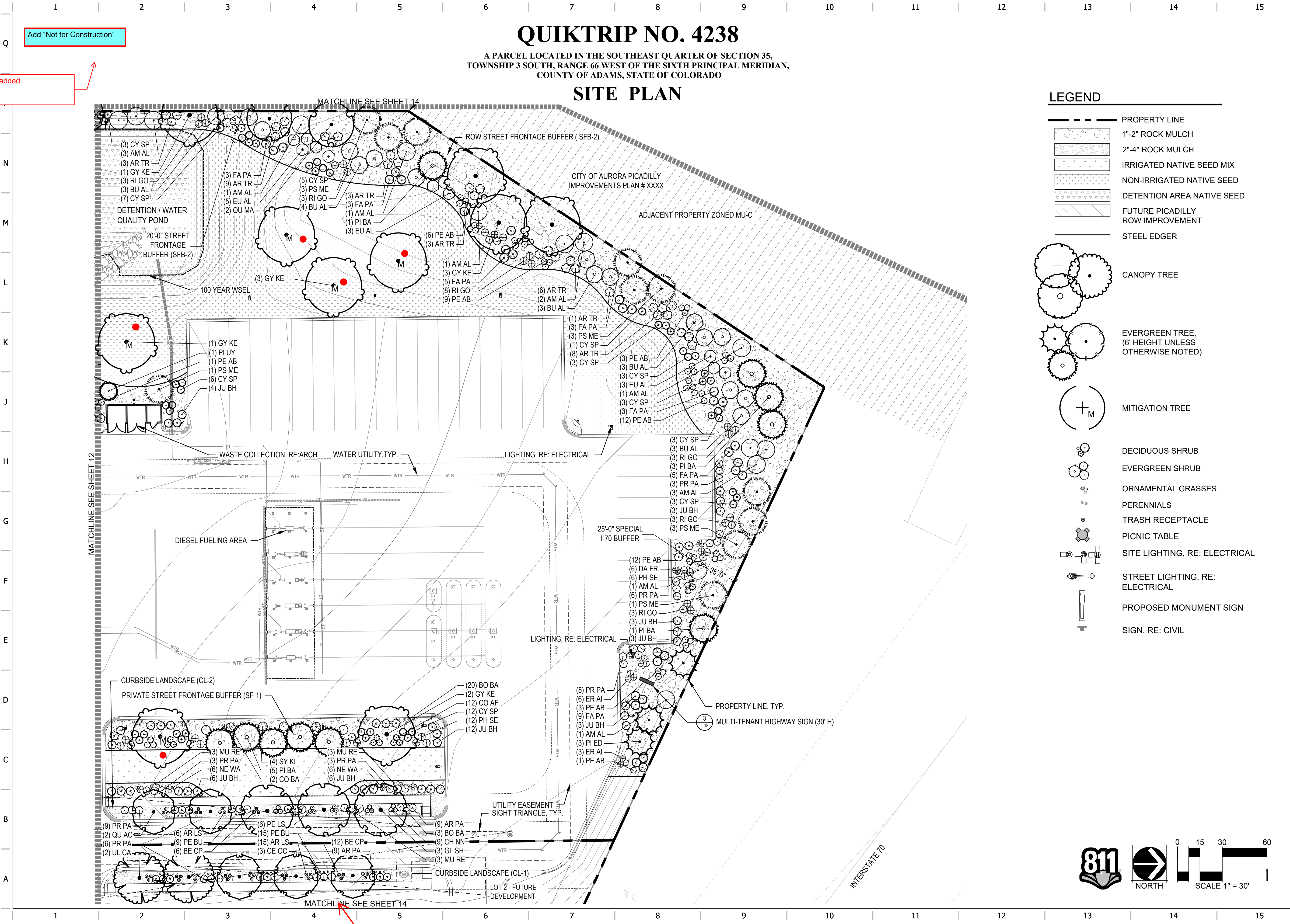
REV. DATE DESCRIPTION

2	05/17/24	SITE PLAN SUBMITTAL #2
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SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
12

ORIGINAL ISSUE DATE: 05/03/2024



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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2 05/17/24 SITE PLAN SUBMITTAL #2

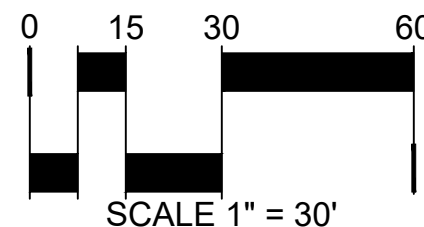
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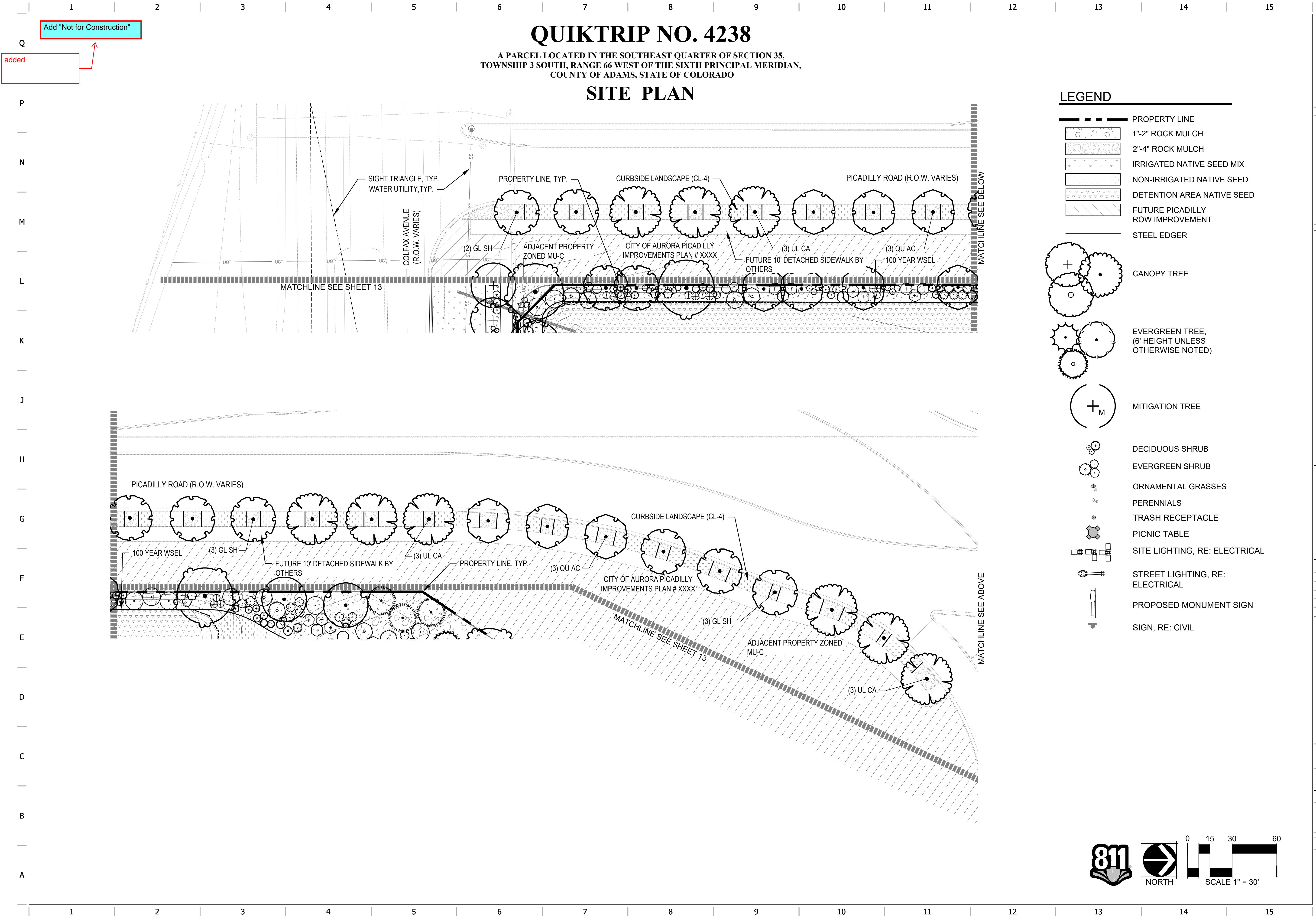
LANDSCAPE
PLAN

SHEET NUMBER:

13



INTERSTATE 70



- 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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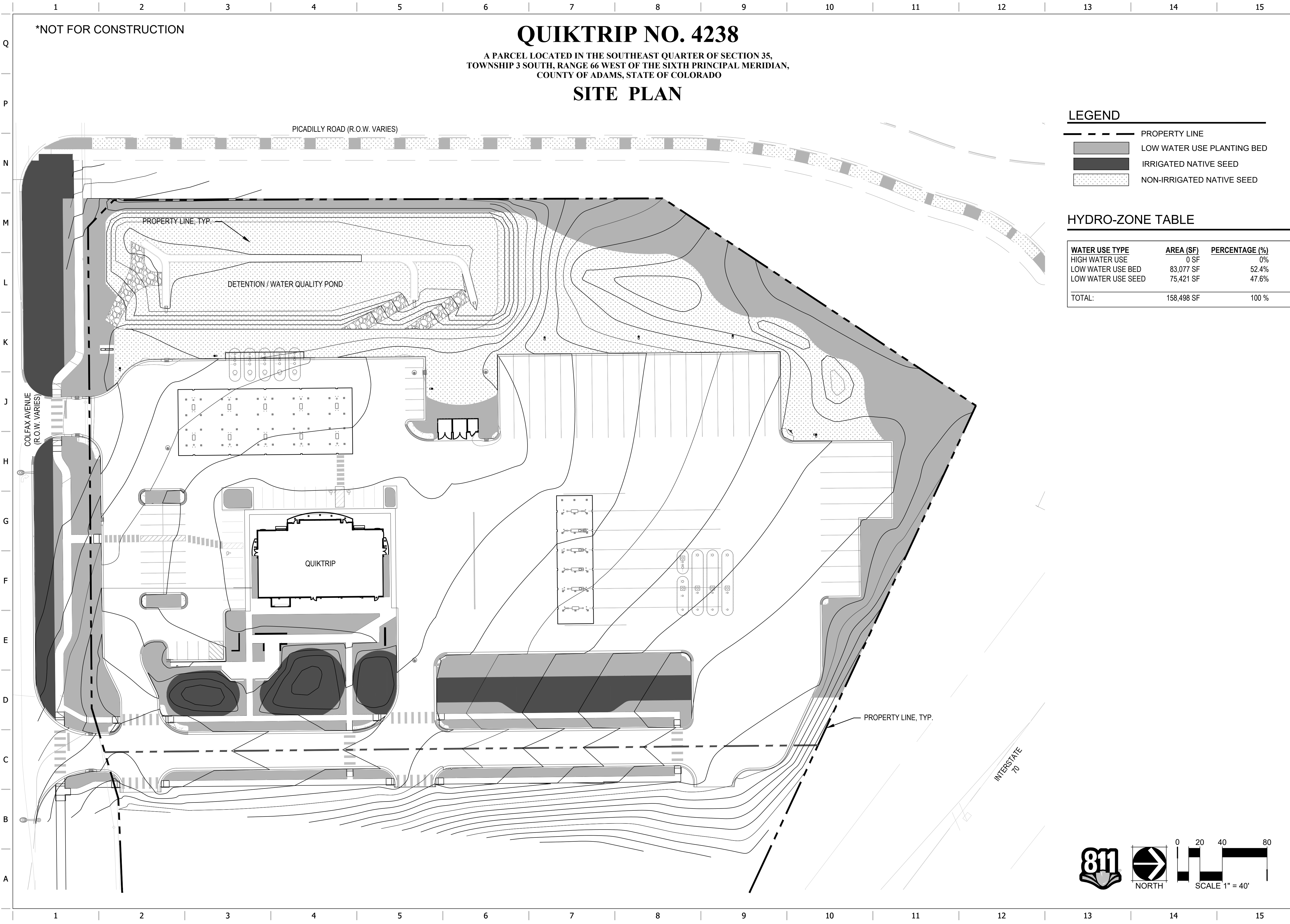
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SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
14





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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%
TOTAL:	158,498 SF	100 %

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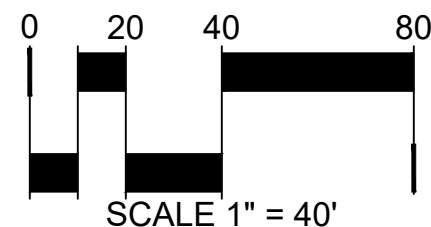
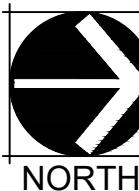
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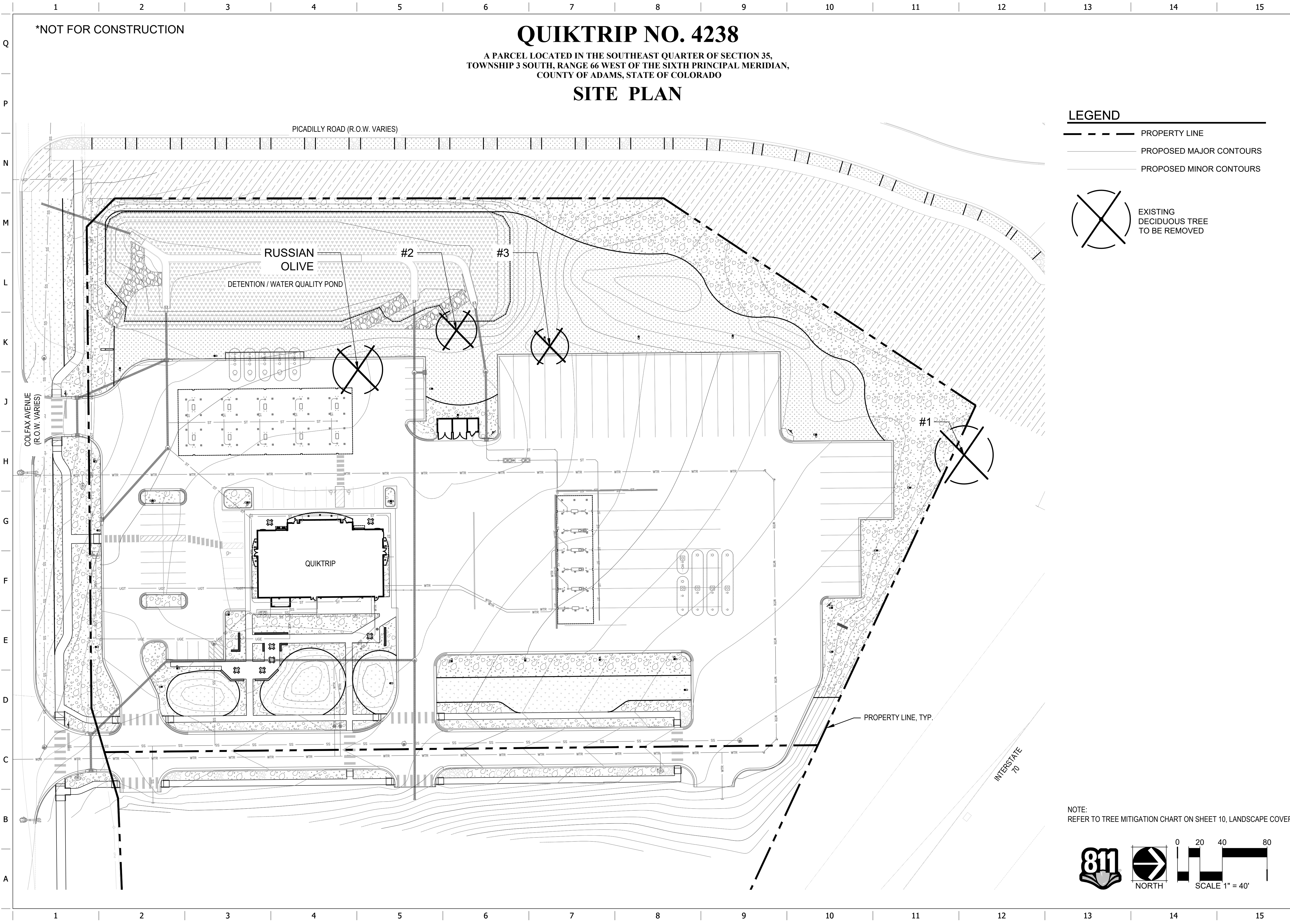
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REV	DATE	DESCRIPTION
2	05/17/24	SITE PLAN SUBMITTAL #2

SHEET TITLE:
**HYDROZONE
PLAN**

SHEET NUMBER:
15





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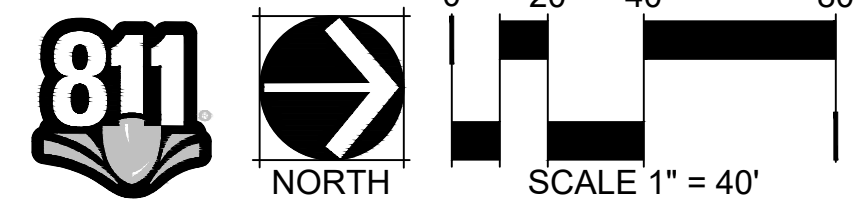
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COUNTY OF ADAMS, STATE OF COLORADO
SITE PLAN

- LEGEND**
- PROPERTY LINE
 - PROPOSED MAJOR CONTOURS
 - PROPOSED MINOR CONTOURS



EXISTING
DECIDUOUS TREE
TO BE REMOVED

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



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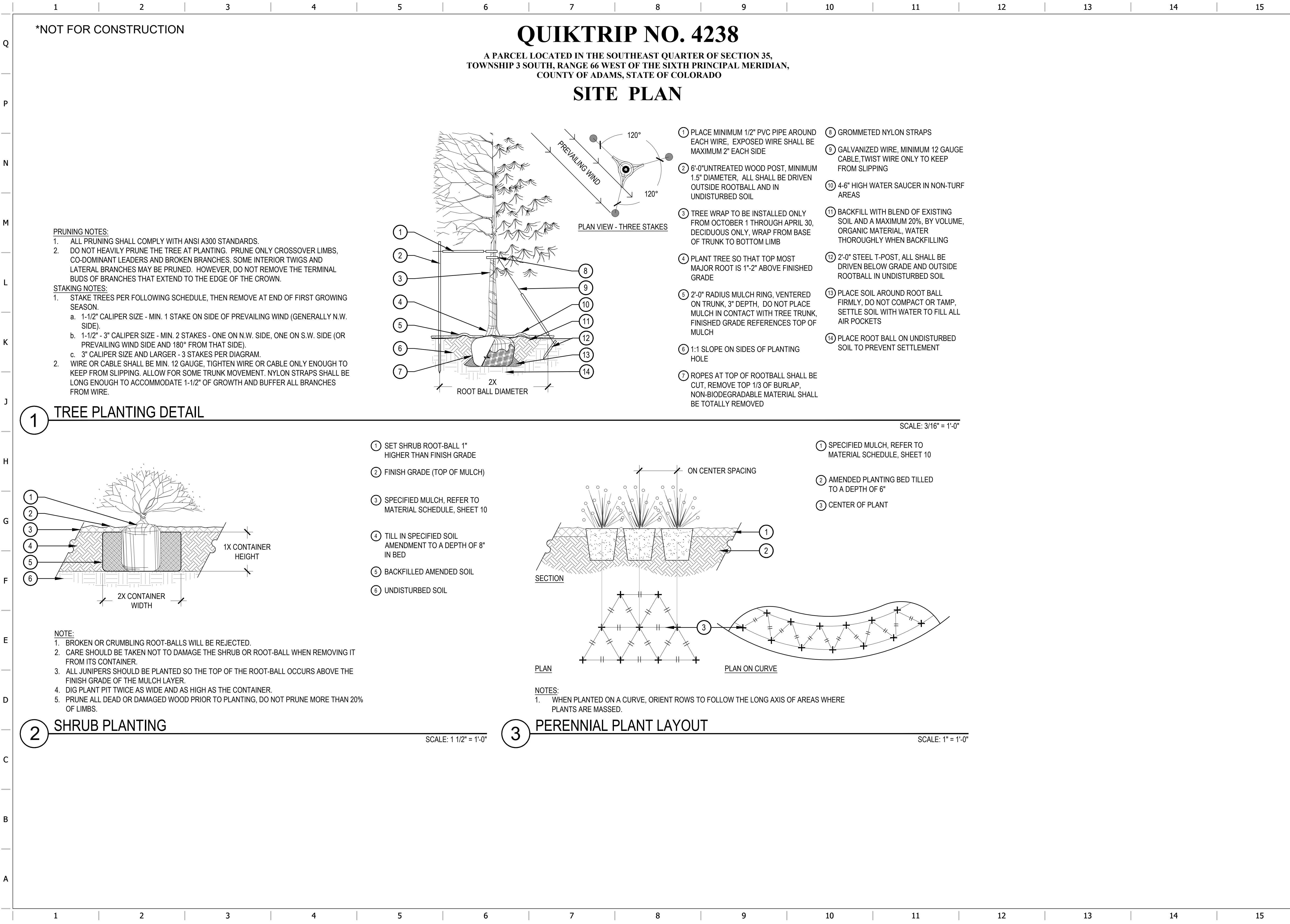
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REV	DATE	DESCRIPTION
2	05/17/24	SITE PLAN SUBMITTAL #2

SHEET TITLE:
**TREE MITIGATION
PLAN**

SHEET NUMBER:
16

ORIGINAL ISSUE DATE: 05/03/2024



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2 | 05/17/24 | SITE PLAN SUBMITTAL #2

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SHEET TITLE:
LANDSCAPE
DETAILS

SHEET NUMBER:
17

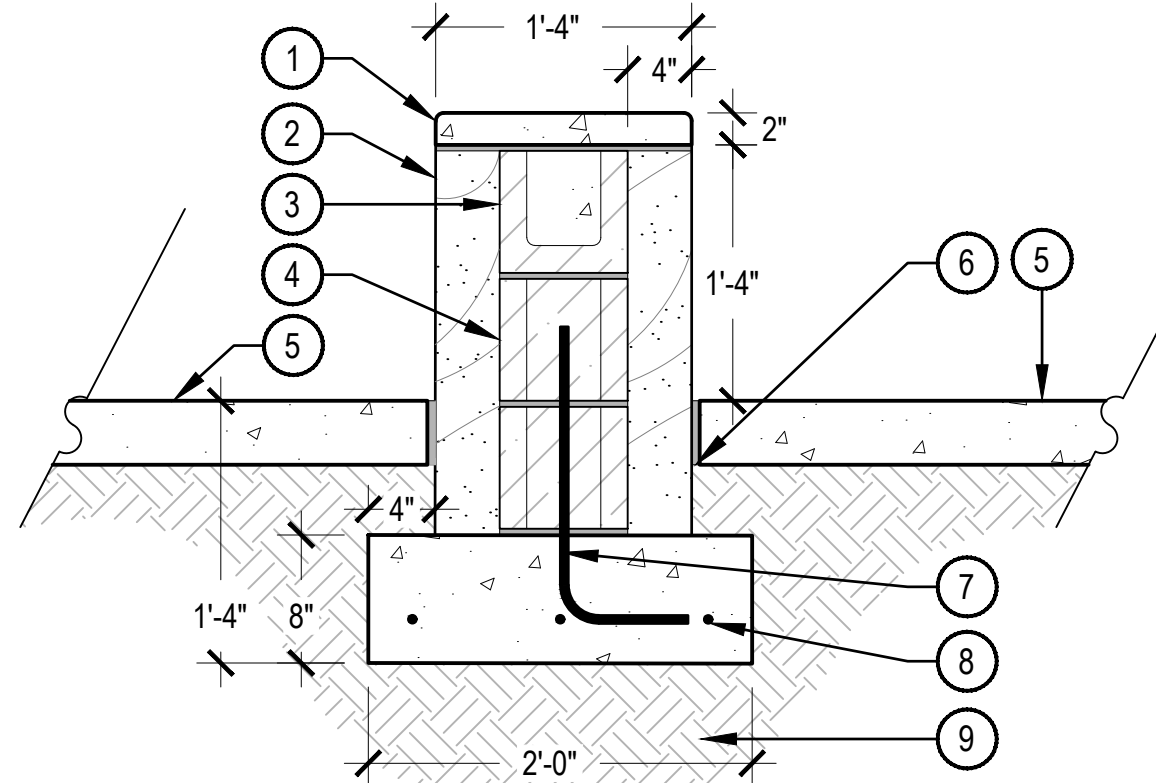
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A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

SITE PLAN



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.

① PRECAST CONCRETE CAP, 1" RADIUS ON ALL EXPOSED EDGES, TO MATCH ARCH.

② BRICK VENEER, TO MATCH ARCH.

③ FULLY GROUTED CMU BOND BEAM BLOCK FOR THE TOP COURSE

④ 8"X8"X16" CMU BLOCK

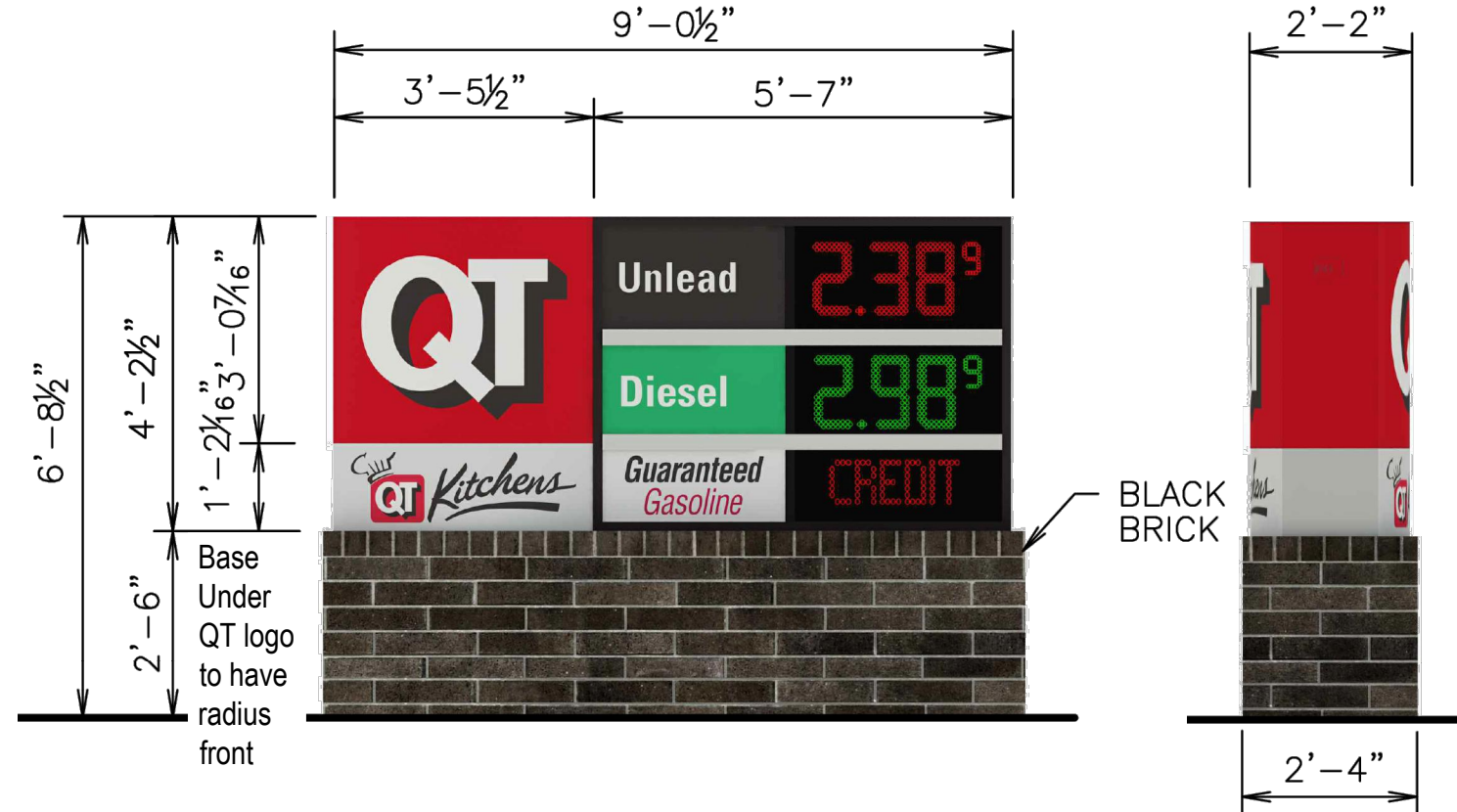
⑤ ADJACENT SURFACE, SEE PLANS AND MATERIAL SCHEDULE FOR TYPE

⑥ EXPANSION JOINT AT CONCRETE

⑦ #4 REBAR, 16" ON CENTER FOR LENGTH OF WALL, FULLY GROUT CELLS WITH REBAR

⑧ (3) #4 REBAR, SPACED EQUALLY FOR LENGTH OF THE FOOTING, OVERLAP SPACES BY 12"

⑨ SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY



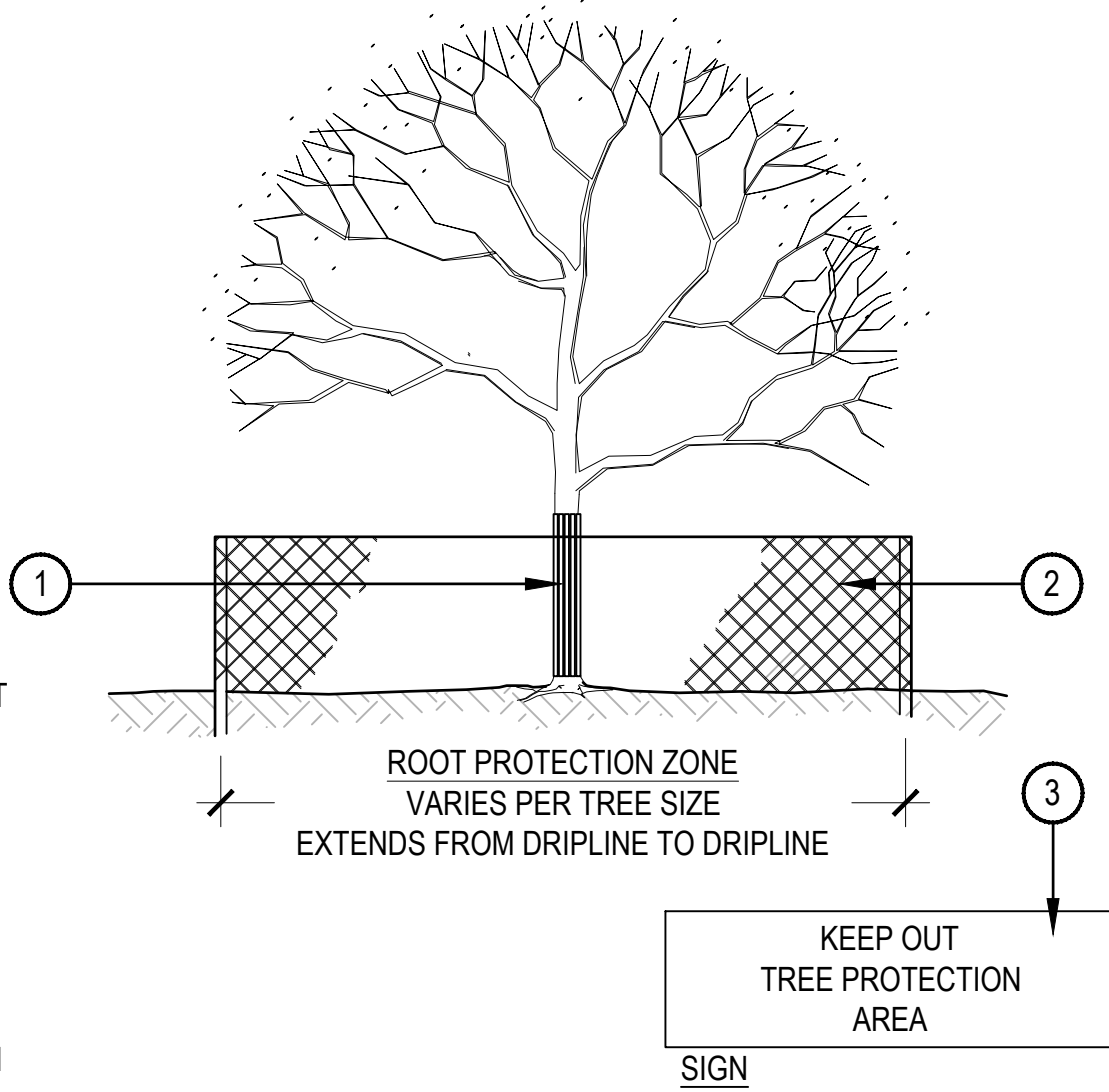
② QUIKTRIP SIGNAGE

SCALE: 1" = 1'-0"

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.



① 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.

② BRANCH PROTECTION - PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE CONSTRUCTION FENCING OR EQUAL AT DRIPLINE MINIMUM.

③ PLACE SIGNS EVERY 50', PLACE SIGNS WHERE VISIBLE, ATTACH TO FENCING.



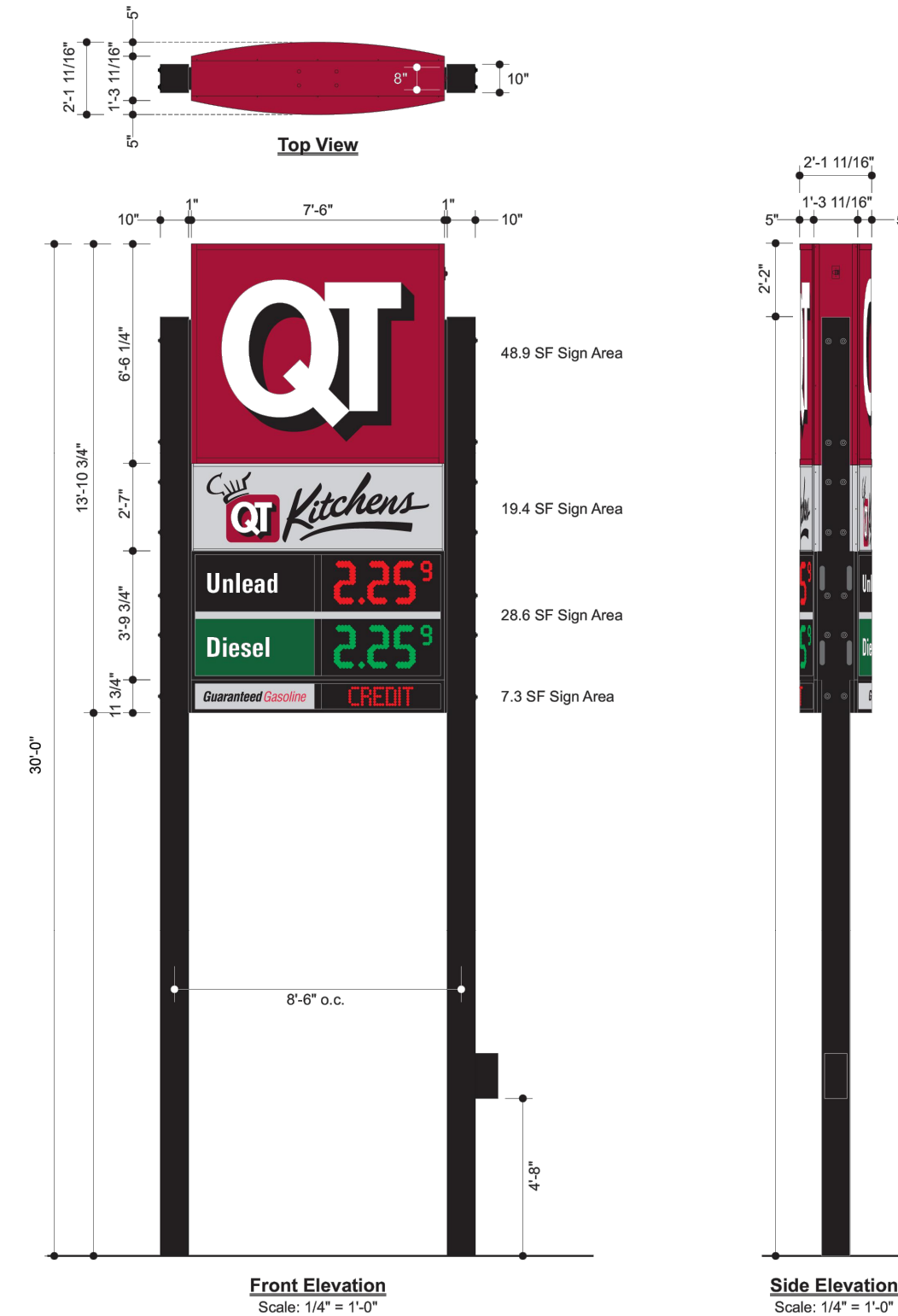
NOTES:

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

REV	DATE	DESCRIPTION	DATE	E.C.O	REV.	BY	APPROVED
1	05/17/24	ADD TABLE TOP	27FEB12			RN	
2	05/17/24	ILLUSTRATION	29MAR11			DK	

⑤ TABLE AND CHAIRS

N.T.S.



③ MULTI-TENANT HIGHWAY SIGN (30' H)

N.T.S.

① SCREEN WALL

④ TREE PROTECTION

NORRIS DESIGN
PEOPLE • PLACEMAKING

1101 BANNOCK STREET
DENVER, CO 80204
P 303.852.1196

NORRIS-DESIGN.COM

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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WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

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

SHEET NUMBER:

18

SITE PLAN AND CONDITIONAL USE

	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%

The architectural drawings show the exterior elevations of a QuikTrip store. The East and West elevations are long, low-profile structures with a series of vertical supports and a red horizontal band. The North and South elevations show the front and side of the building, featuring gas pumps and a canopy. Dimensions are provided for all elevations, and callouts 1, 2, and 5 are used to reference specific details.

East Elevation: Shows the side of the building with a series of vertical supports and a red horizontal band. Dimensions include 14'-1" and 32'-0" repeated. A callout 156'-2" OUT TO OUT FASCIA is shown.

West Elevation: Shows the opposite side of the building, similar to the East Elevation but with a different support structure. Dimensions include 13'-1" TYP and 30'-10" TYP. A callout 156'-2" OUT TO OUT FASCIA is shown.

North Elevation: Shows the front of the building with two gas pumps. Dimensions include 9'-4", 40'-0", and 58'-8" OUT TO OUT FASCIA. Callouts 1, 2, and 5 are used to reference specific details.

South Elevation: Shows the side of the building with two gas pumps. Dimensions include 9'-4", 40'-0", and 58'-8" OUT TO OUT FASCIA. Callouts 1, 2, and 5 are used to reference specific details.

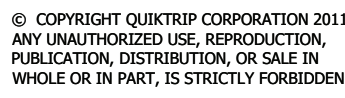
Callouts:

- 1: 18'-6" Min. / 22'-6" Max. AFF Top of Canopy
- 2: 15'-0" Min. Store Side Canopies / 19'-0" Max. AFF Bottom of Canopy
- 5: 17'-0" Min. Store Front Canopies / 19'-0" Max. AFF Bottom of Canopy

West Elevation

South Elevation

QuikTrip No. 4238



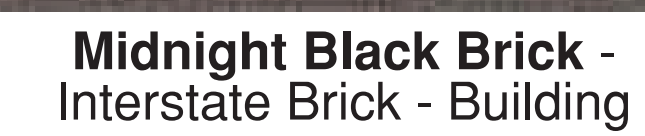
REV	DATE	DESCRIPTION
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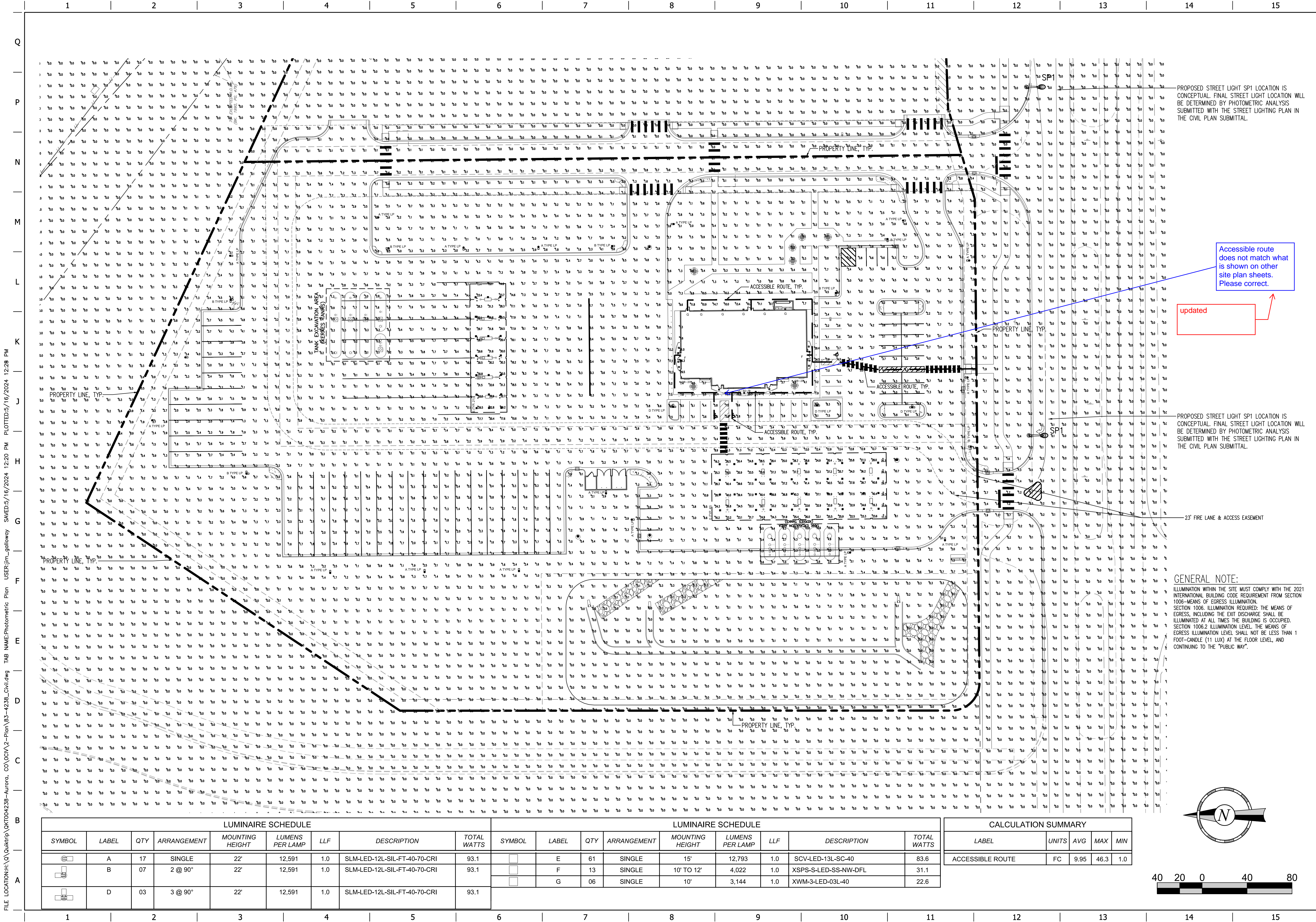
ORIGINAL ISSUE DATE: 05/03/2024

SHEET NUMBER:

21

SITE PLAN AND CONDITIONAL USE





FILE LOCATION\\H:\Q\QuikTrip\QKT004238-Aurora, CO\DWG\2-Plan\83-4238-Civil.dwg USER:jm_galloway SAVED:5/16/2024 12:20 PM PLOTTED:5/16/2024 12:28 PM

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	LLF	TOTAL WATTS
	A	17	SINGLE	22'	12,591	1.0	SLM-LED-12L-SIL-FT-40-70-CRI 93.1
	B	07	2 @ 90°	22'	12,591	1.0	SLM-LED-12L-SIL-FT-40-70-CRI 93.1
	D	03	3 @ 90°	22'	12,591	1.0	SLM-LED-12L-SIL-FT-40-70-CRI 93.1

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	LLF	TOTAL WATTS
	E	61	SINGLE	15'	12,793	1.0	SCV-LED-13L-SC-40 83.6
	F	13	SINGLE	10' TO 12'	4,022	1.0	XSPS-S-LED-SS-NW-DFL 31.1
	G	06	SINGLE	10'	3,144	1.0	XWM-3-L-LED-03L-40 22.6

CALCULATION SUMMARY					
LABEL	UNITS	AVG	MAX	MIN	
ACCESSIBLE ROUTE	FC	9.95	46.3	1.0	

PROJECT NO.: QKT004238

Galloway

6500 Greenwood Plaza Boulevard, Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

QuikTrip No. 4238

COLFAX & PICADILLY
AURORA, CO

QT

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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:
LIGHTING PLAN

SHEET NUMBER:
23

- NOTES:
- NO SUBSTITUTIONS, ADDITIONS, OR CHANGES MAY BE MADE WITHOUT PRIOR APPROVAL BY THE CITY OF LONGMONT.
 - PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY THE CITY MAY REQUIRE CERTIFICATION THAT THE PROPERTY IS COMPLIANT WITH THE APPROVED PLANS AND THE REGULATIONS OF THE CITY.

Callout #: _____ Project: _____ Type: A, B, & D
Prepared By: _____ Date: _____

Slice Medium (SLM) Outdoor LED Area Light

IP66 IK08

OVERVIEW

Lumen Package	8,000 - 48,000
Wattage Range (W)	63 - 401
Efficiency Range (LPW)	102 - 156
Weight (lbs)	30 (3.8)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wing access door located underneath.
- Fixtures are finished with LSi's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSi finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-art one-piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W, FT, FTA and AM.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also available in phosphor converted amber with peak intensity at 610nm.
- Minimum CRI of 70.
- Integral lower (LL) and house-side shield (HS) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

Controls

- Optional integral passive infrared Bluetooth® motion and photo sensor. Features operate independently and can be commissioned via iOS or Android configuration app.
- LSi's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

QUICK LINKS

Ordering Guide	Performance	Photometrics	Dimensions
----------------	-------------	--------------	------------

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsiincorp.com Page 3/9 Rev. 10/24/21 SPC-1024-A-0020

Callout #: _____ Project: _____ Type: _____
Prepared By: _____ Date: _____

Slice Medium Outdoor LED Area Light

Back to Quick Links

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: SLM LED 36L SIL FTA UNV DIM 50 70CRI ALSCSD4 BRZ IL

Family	Light Source	Lumen Package	Light Output	Distribution	Orientation	Voltage	Color Temperature
SLM - Slice Medium	LED - 30W CCT	36L - 3,600 hrs	3,600 hrs	2 - Type 1 3 - Type 2 5W - Type 5 Wide	2 - Type 1 3 - Type 2 5W - Type 5 Wide	120-277V (120-277V) 120-277V (120-277V)	50 - 70CRI (50-70CRI) (50-70CRI) (50-70CRI)

Accessories Ordering Information*

Description	Order Number	Description	Order Number
Test Lamp Protocol (1000) for use with CDP	120014	Mounting Accessories	
Test Lamp Protocol (2000) for use with CDP	120015	Mounting Accessories	
Test Lamp Protocol (3000) for use with CDP	120016	Mounting Accessories	
Test Lamp Protocol (4000) for use with CDP	120017	Mounting Accessories	
Test Lamp Protocol (5000) for use with CDP	120018	Mounting Accessories	
Test Lamp Protocol (6000) for use with CDP	120019	Mounting Accessories	
Test Lamp Protocol (7000) for use with CDP	120020	Mounting Accessories	
Test Lamp Protocol (8000) for use with CDP	120021	Mounting Accessories	
Test Lamp Protocol (9000) for use with CDP	120022	Mounting Accessories	
Test Lamp Protocol (10000) for use with CDP	120023	Mounting Accessories	
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Test Lamp Protocol (19000) for use with CDP	120032	Mounting Accessories	
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Test Lamp Protocol (21000) for use with CDP	120034	Mounting Accessories	
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Test Lamp Protocol (152000) for use with CDP	120165	Mounting Accessories	
Test Lamp Protocol (153000) for use with CDP	120166	Mounting Accessories	
Test Lamp Protocol (154000) for use with CDP	120167	Mounting Accessories	
Test Lamp Protocol (155000) for use with CDP	120168	Mounting Accessories	
Test Lamp Protocol (156000) for use with CDP	120169	Mounting Accessories	
Test Lamp Protocol (157000) for use with CDP	120170	Mounting Accessories	
Test Lamp Protocol (158000) for use with CDP	120171	Mounting Accessories	
Test Lamp Protocol (159000) for use with CDP	120172	Mounting Accessories	
Test Lamp Protocol (160000) for use with CDP	120173	Mounting Accessories	
Test Lamp Protocol (161000) for use with CDP	120174	Mounting Accessories	
Test Lamp Protocol (162000) for use with CDP	120175	Mounting Accessories	
Test Lamp Protocol (163000) for use with CDP	120176	Mounting Accessories	
Test Lamp Protocol (164000) for use with CDP	120177	Mounting Accessories	
Test Lamp Protocol (165000) for use with CDP	120178	Mounting Accessories	
Test Lamp Protocol (166000) for use with CDP	120179	Mounting Accessories	
Test Lamp Protocol (167000) for use with CDP	120180	Mounting Accessories	
Test Lamp Protocol (168000) for use with CDP	120181	Mounting Accessories	
Test Lamp Protocol (169000) for use with CDP	120182	Mounting Accessories	
Test Lamp Protocol (170000) for use with CDP	120183	Mounting Accessories	
Test Lamp Protocol (171000) for use with CDP	120184	Mounting Accessories	
Test Lamp Protocol (172000) for use with CDP	120185	Mounting Accessories	
Test Lamp Protocol (173000) for use with CDP	120186	Mounting Accessories	
Test Lamp Protocol (174000) for use with CDP	120187	Mounting Accessories	
Test Lamp Protocol (175000) for use with CDP	120188	Mounting Accessories	
Test Lamp Protocol (176000) for use with CDP	120189	Mounting Accessories	
Test Lamp Protocol (177000) for use with CDP	120190	Mounting Accessories	
Test Lamp Protocol (178000) for use with CDP	120191	Mounting Accessories	
Test Lamp Protocol (179000) for use with CDP	120192	Mounting Accessories	
Test Lamp Protocol (180000) for use with CDP	120193	Mounting Accessories	
Test Lamp Protocol (181000) for use with CDP	120194	Mounting Accessories	
Test Lamp Protocol (182000) for use with CDP	120195	Mounting Accessories	
Test Lamp Protocol (183000) for use with CDP	120196	Mounting Accessories	
Test Lamp Protocol (184000) for use with CDP	120197	Mounting Accessories	
Test Lamp Protocol (185000) for use with CDP	120198	Mounting Accessories	
Test Lamp Protocol (186000) for use with CDP	120199	Mounting Accessories	
Test Lamp Protocol (187000) for use with CDP	120200	Mounting Accessories	
Test Lamp Protocol (188000) for use with CDP	120201	Mounting Accessories	
Test Lamp Protocol (189000) for use with CDP	120202	Mounting Accessories	
Test Lamp Protocol (190000) for use with CDP	120203	Mounting Accessories	
Test Lamp Protocol (191000) for use with CDP	120204	Mounting Accessories	
Test Lamp Protocol (192000) for use with CDP	120205	Mounting Accessories	
Test Lamp Protocol (193000) for use with CDP	120206	Mounting Accessories	
Test Lamp Protocol (194000) for use with CDP	120207	Mounting Accessories	
Test Lamp Protocol (195000) for use with CDP	120208	Mounting Accessories	
Test Lamp Protocol (196000) for use with CDP	120209	Mounting Accessories	
Test Lamp Protocol (197000) for use with CDP	120210	Mounting Accessories	
Test Lamp Protocol (198000) for use with CDP	120211	Mounting Accessories	
Test Lamp Protocol (199000) for use with CDP	120212	Mounting Accessories	
Test Lamp Protocol (200000) for use with CDP	120213	Mounting Accessories	
Test Lamp Protocol (201000) for use with CDP	120214	Mounting Accessories	
Test Lamp Protocol (202000) for use with CDP	120215	Mounting Accessories	
Test Lamp Protocol (203000) for use with CDP	120216	Mounting Accessories	
Test Lamp Protocol (204000) for use with CDP	120217	Mounting Accessories	
Test Lamp Protocol (205000) for use with CDP	120218	Mounting Accessories	
Test Lamp Protocol (206000) for use with CDP	120219	Mounting Accessories	
Test Lamp Protocol (207000) for use with CDP	120220	Mounting Accessories	
Test Lamp Protocol (208000) for use with CDP	120221	Mounting Accessories	
Test Lamp Protocol (209000) for use with CDP	120222	Mounting Accessories	
Test Lamp Protocol (210000) for use with CDP	120223	Mounting Accessories	
Test Lamp Protocol (211000) for use with CDP	120224	Mounting Accessories	
Test Lamp Protocol (212000) for use with CDP	120225	Mounting Accessories	
Test Lamp Protocol (213000) for use with CDP	120226	Mounting Accessories	
Test Lamp Protocol (214000) for use with CDP	120227	Mounting Accessories	
Test Lamp Protocol (215000) for use with CDP	120228	Mounting Accessories	
Test Lamp Protocol (216000) for use with CDP	120229	Mounting Accessories	
Test Lamp Protocol (217000) for use with CDP	120230	Mounting Accessories	
Test Lamp Protocol (218000) for use with CDP	120231	Mounting Accessories	
Test Lamp Protocol (219000) for use with CDP	120232	Mounting Accessories	
Test Lamp Protocol (220000) for use with CDP	120233	Mounting Accessories	
Test Lamp Protocol (221000) for use with CDP	120234	Mounting Accessories	
Test Lamp Protocol (222000) for use with CDP	120235	Mounting Accessories	
Test Lamp Protocol (223000) for use with CDP	120236	Mounting Accessories	
Test Lamp Protocol (224000) for use with CDP	120237	Mounting Accessories	
Test Lamp Protocol (225000) for use with CDP	120238	Mounting Accessories	
Test Lamp Protocol (226000) for use with CDP	120239	Mounting Accessories	
Test Lamp Protocol (227000) for use with CDP	120240	Mounting Accessories	
Test Lamp Protocol (228000) for use with CDP	120241	Mounting Accessories	
Test Lamp Protocol (229000) for use with CDP	120242	Mounting Accessories	
Test Lamp Protocol (230000) for use with C			