

FILE LOCATION: \\DESKTOP-HMC68B\Civil 3D Projects\QT4273 Castle Rock, CO\83-4273 Civil.dwg TAB NAME: Building Elevations USER: dkh01 SAVED: 4/25/2025 11:53 AM PLOTTED: 4/25/2025 11:54 AM



PRELIMINARY

PROJECT NO.: 83-4273

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P 913.248.9385

QuikTrip No. 4273

WOLFENBERGER ROAD & CAPRICE DRIVE
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PROTOTYPE: P-121

DIVISION: 83

VERSION: 001

DESIGNED BY: DKH

DRAWN BY: CSH

REVIEWED BY: AMG

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 04/25/2025

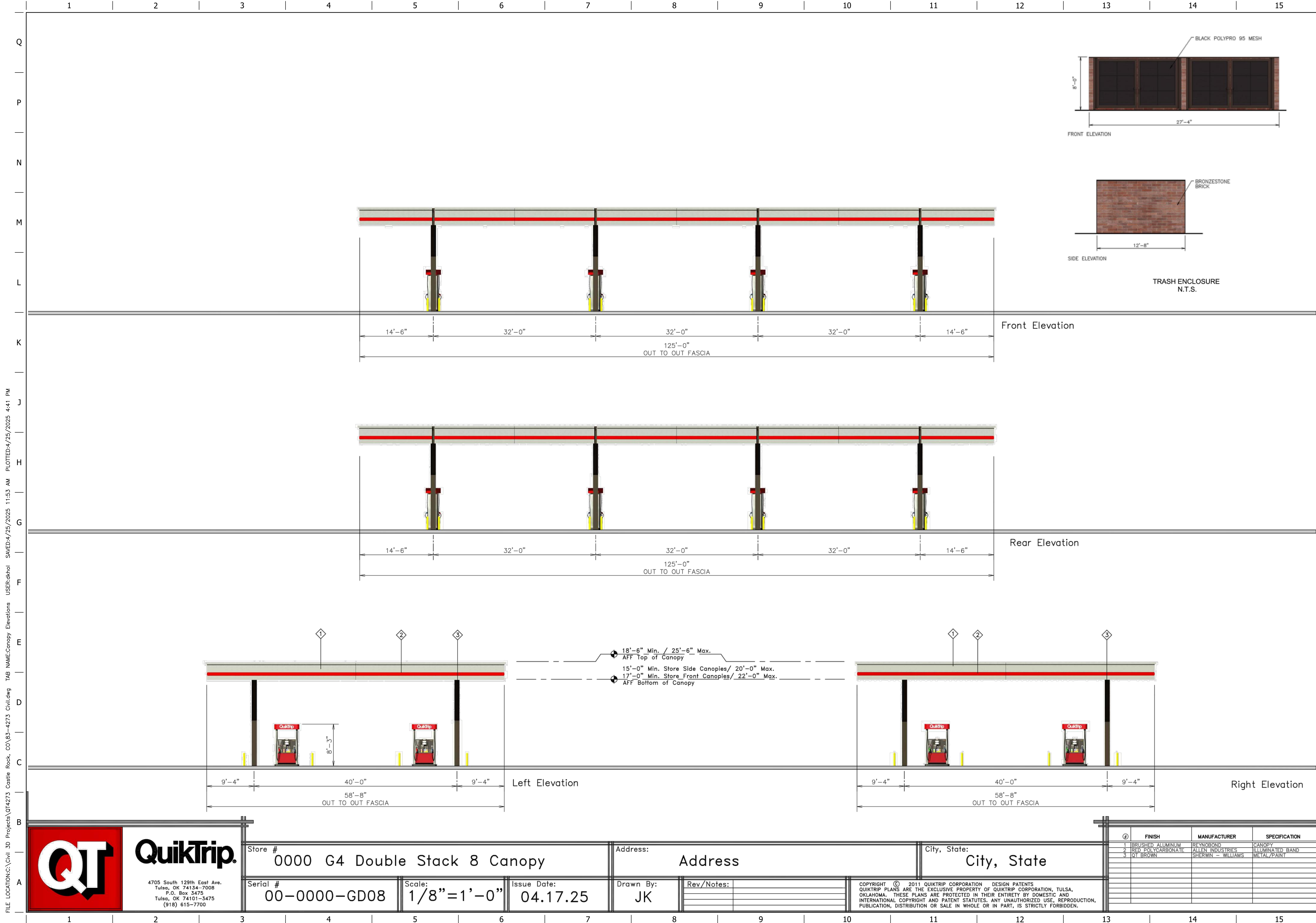
SHEET TITLE:

SITE DEVELOPMENT PLAN
BUILDING ELEVATIONS

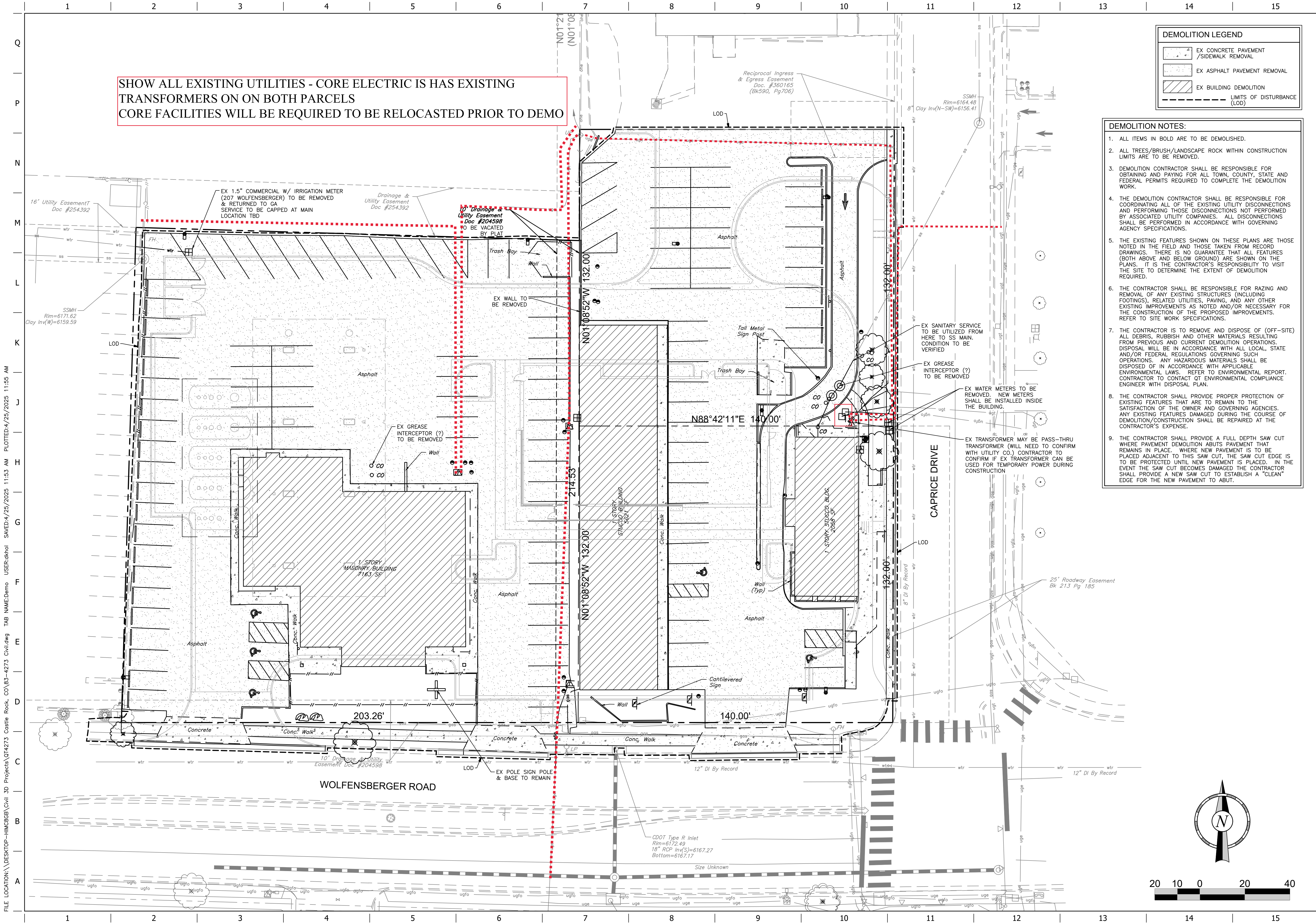
SHEET NUMBER:

2 OF 25

 4705 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74101-3475 (918) 615-7700	Store # 0000		G4 Building Elevations		Address: Address		City, State: City, State			
	Serial # 00-0000-G4		Scale: 1/8"=1'-0"		Issue Date: 04.23.25		Drawn By: JK		Rev/Notes: - <	

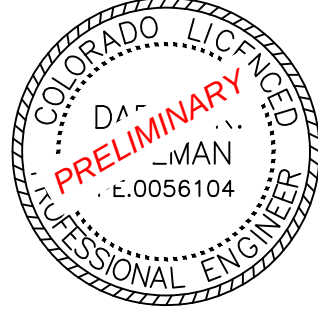


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DEMOLITION LEGEND	
	EX CONCRETE PAVEMENT /SIDEWALK REMOVAL
	EX ASPHALT PAVEMENT REMOVAL
	EX BUILDING DEMOLITION
	LIMITS OF DISTURBANCE (LOD)

- DEMOLITION NOTES:**
- ALL ITEMS IN BOLD ARE TO BE DEMOLISHED.
 - ALL TREES/BRUSH/LANDSCAPE ROCK WITHIN CONSTRUCTION LIMITS ARE TO BE REMOVED.
 - DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL TOWN, COUNTY, STATE, AND FEDERAL PERMITS REQUIRED TO COMPLETE THE DEMOLITION WORK.
 - THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL OF THE EXISTING UTILITY DISCONNECTIONS AND PERFORMING THOSE DISCONNECTIONS NOT PERFORMED BY ASSOCIATED UTILITY COMPANIES. ALL DISCONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH GOVERNING AGENCY SPECIFICATIONS.
 - THE EXISTING FEATURES SHOWN ON THESE PLANS ARE THOSE NOTED IN THE FIELD AND THOSE TAKEN FROM RECORD DRAWINGS. THERE IS NO GUARANTEE THAT ALL FEATURES (BOTH ABOVE AND BELOW GROUND) ARE SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE TO DETERMINE THE EXTENT OF DEMOLITION REQUIRED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF ANY EXISTING STRUCTURES (INCLUDING FOOTINGS), RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED AND/OR NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. REFER TO SITE WORK SPECIFICATIONS.
 - THE CONTRACTOR IS TO REMOVE AND DISPOSE OF (OFF-SITE) ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS. ANY HAZARDOUS MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE ENVIRONMENTAL LAWS. REFER TO ENVIRONMENTAL REPORT. CONTRACTOR TO CONTACT OF ENVIRONMENTAL COMPLIANCE ENGINEER WITH DISPOSAL PLAN.
 - THE CONTRACTOR SHALL PROVIDE PROPER PROTECTION OF EXISTING FEATURES THAT ARE TO REMAIN TO THE SATISFACTION OF THE OWNER AND GOVERNING AGENCIES. ANY EXISTING FEATURES DAMAGED DURING THE COURSE OF DEMOLITION/CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL PROVIDE A FULL DEPTH SAW CUT WHERE PAVEMENT DEMOLITION ABUTS PAVEMENT THAT REMAINS IN PLACE. WHERE NEW PAVEMENT IS TO BE PLACED ADJACENT TO THIS SAW CUT, THE SAW CUT EDGE IS TO BE PROTECTED UNTIL NEW PAVEMENT IS PLACED. IN THE EVENT THE SAW CUT BECOMES DAMAGED THE CONTRACTOR SHALL PROVIDE A NEW SAW CUT TO ESTABLISH A "CLEAN" EDGE FOR THE NEW PAVEMENT TO ABUT.



PROJECT NO.: 83-4273

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DIVISION: 83
VERSION: 001
DESIGNED BY: DKH
DRAWN BY: CSH
REVIEWED BY: AMG

REV	DATE	DESCRIPTION

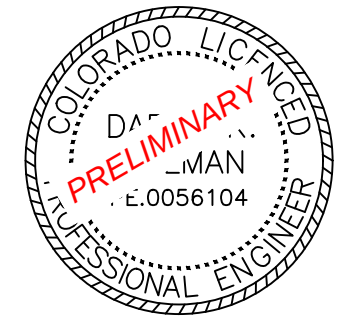
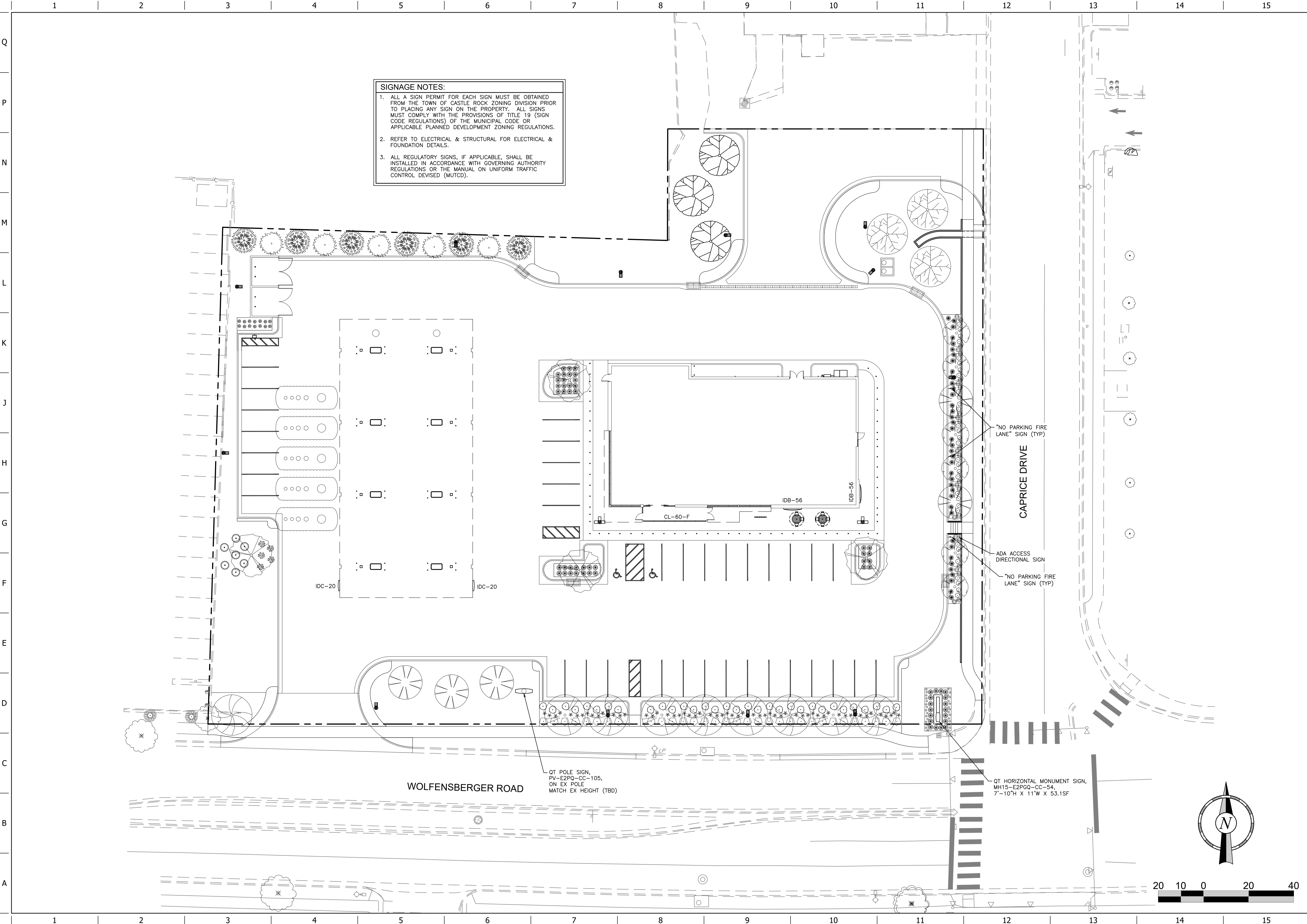
SHEET TITLE:
SITE DEVELOPMENT PLAN
DEMOLITION PLAN

SHEET NUMBER:

5 OF 25

ORIGINAL ISSUE DATE: 04/25/2025

FILE LOCATION: \\DESKTOP-HM268\\Civi 3D Projects\\QT4273 Castle Rock, CO\\83-4273 Civi.dwg TAB NAME: Signage USER: daniel PLOTTED: 4/25/2025 11:55 AM SAVED: 4/25/2025 11:53 AM



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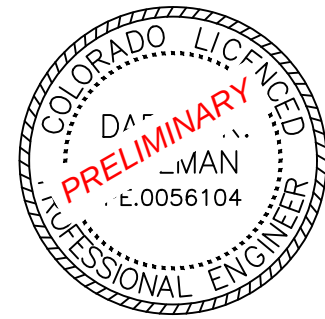
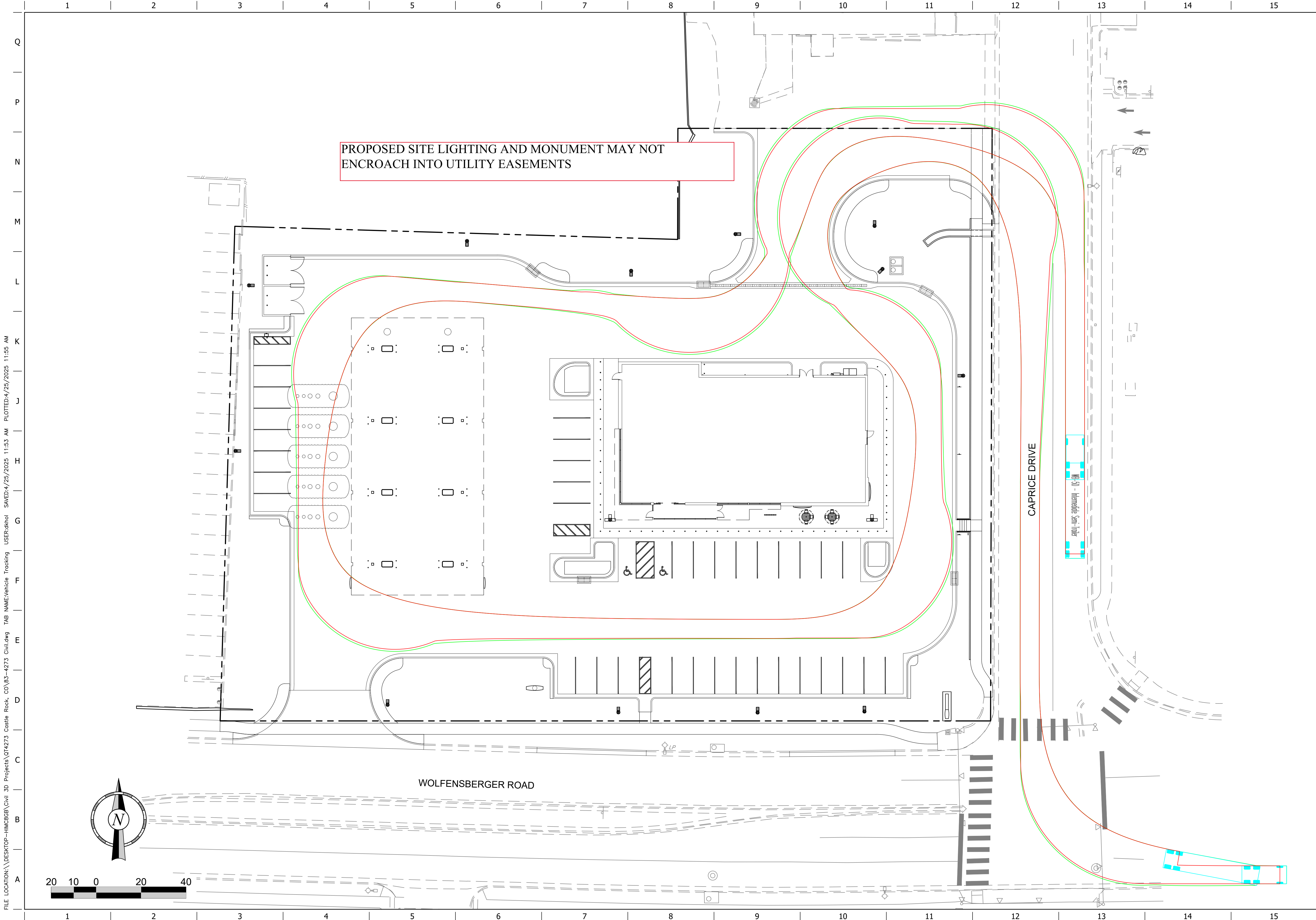
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SHEET TITLE:

SITE DEVELOPMENT PLAN
SIGNAGE PLAN

SHEET NUMBER:

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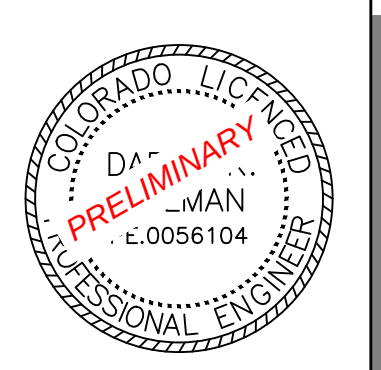
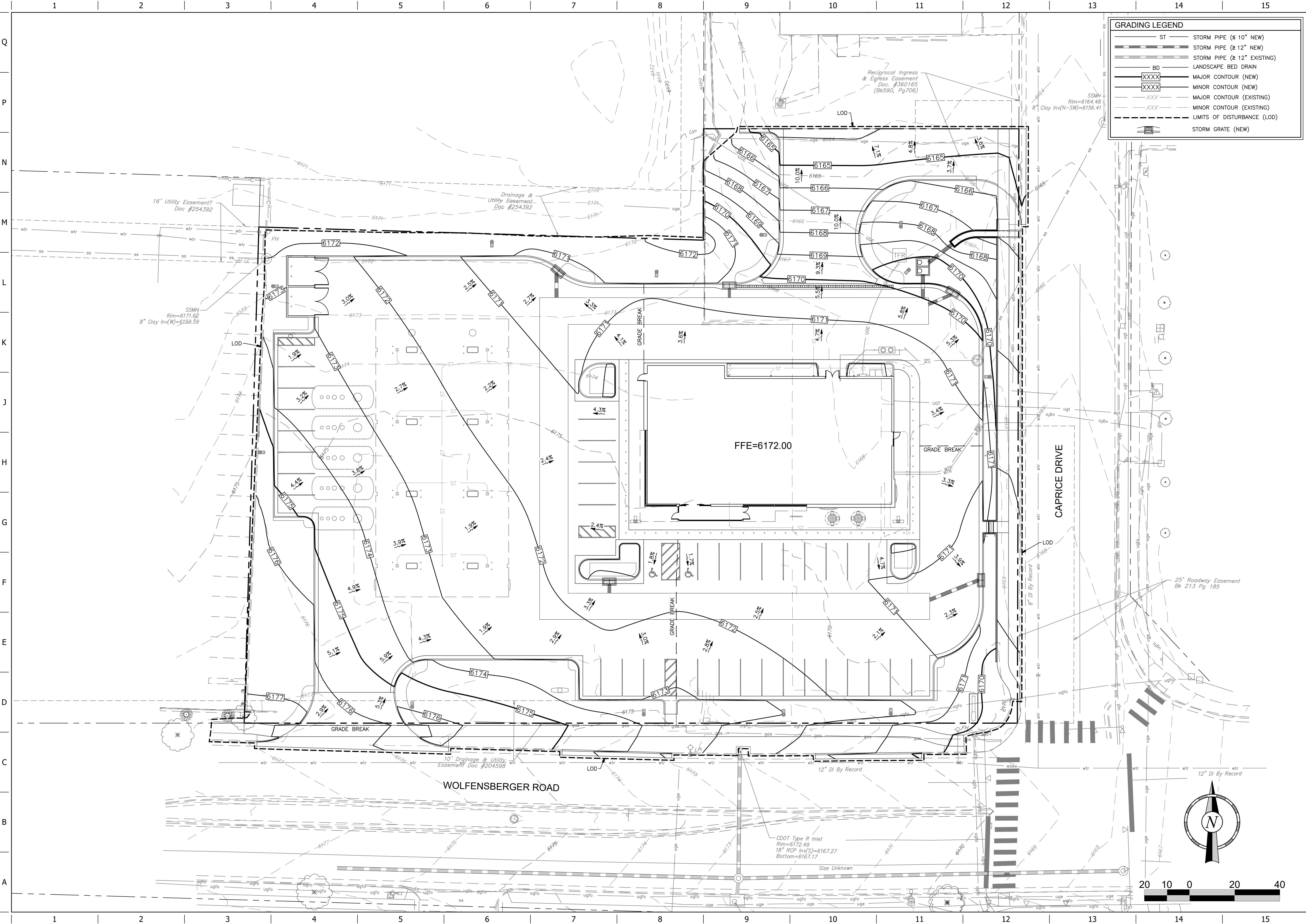
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SHEET TITLE:
SITE DEVELOPMENT PLAN
VEHICLE TRACKING (FUEL
TANKER)

SHEET NUMBER:

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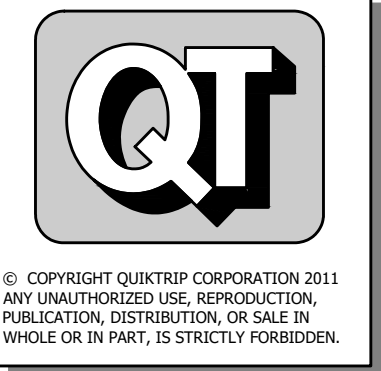
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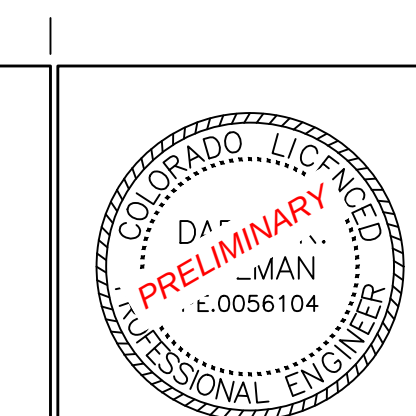
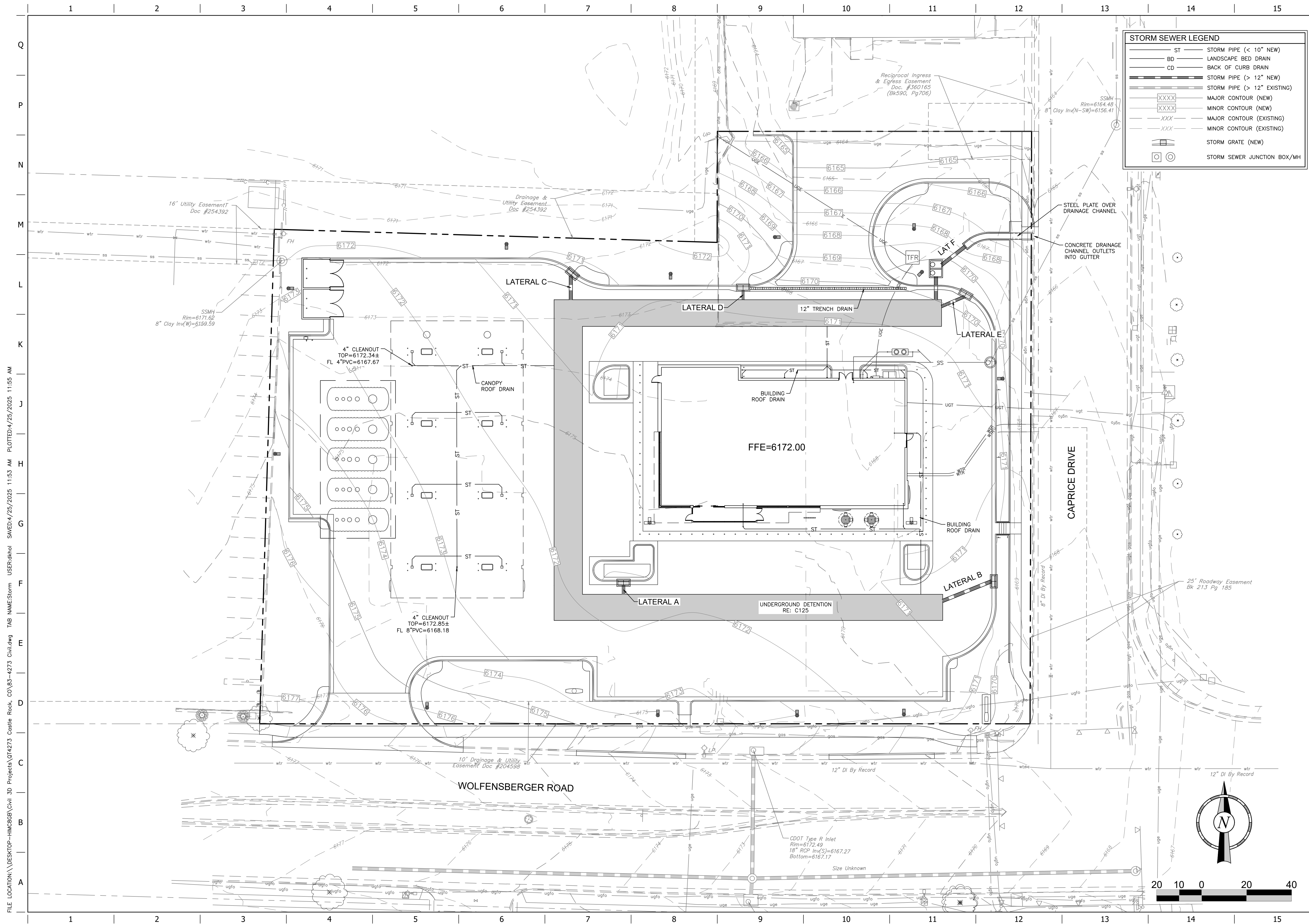
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VERSION: 001
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SHEET TITLE:
SITE DEVELOPMENT PLAN
GRADING PLAN

SHEET NUMBER:
9 OF 25

ORIGINAL ISSUE DATE: 04/25/2025



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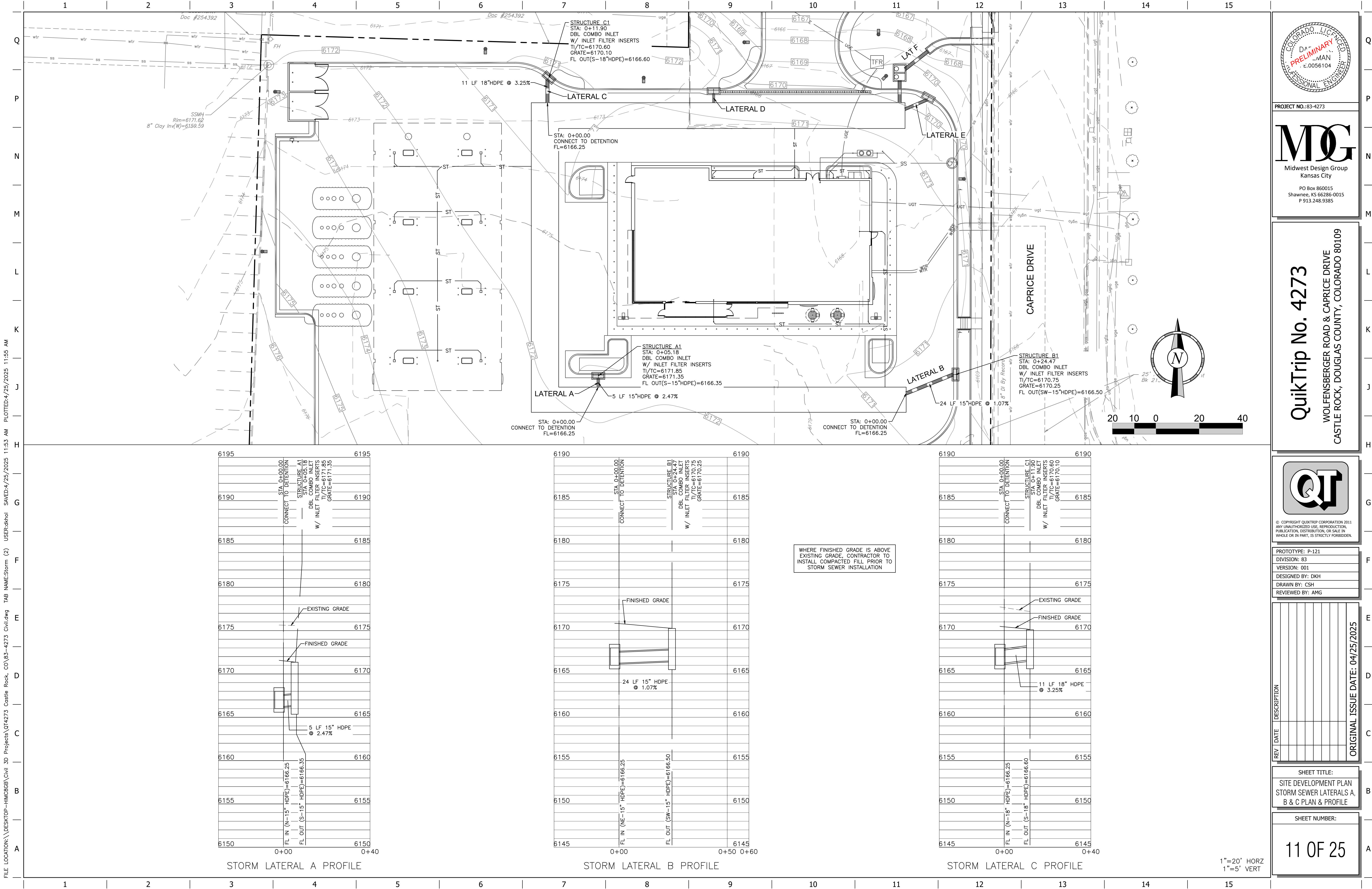
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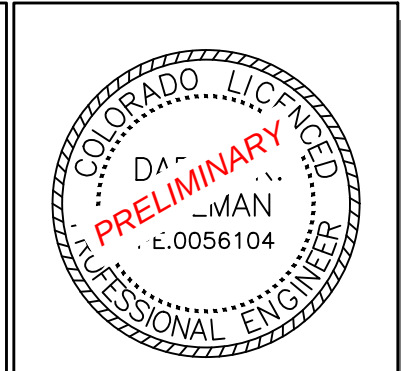
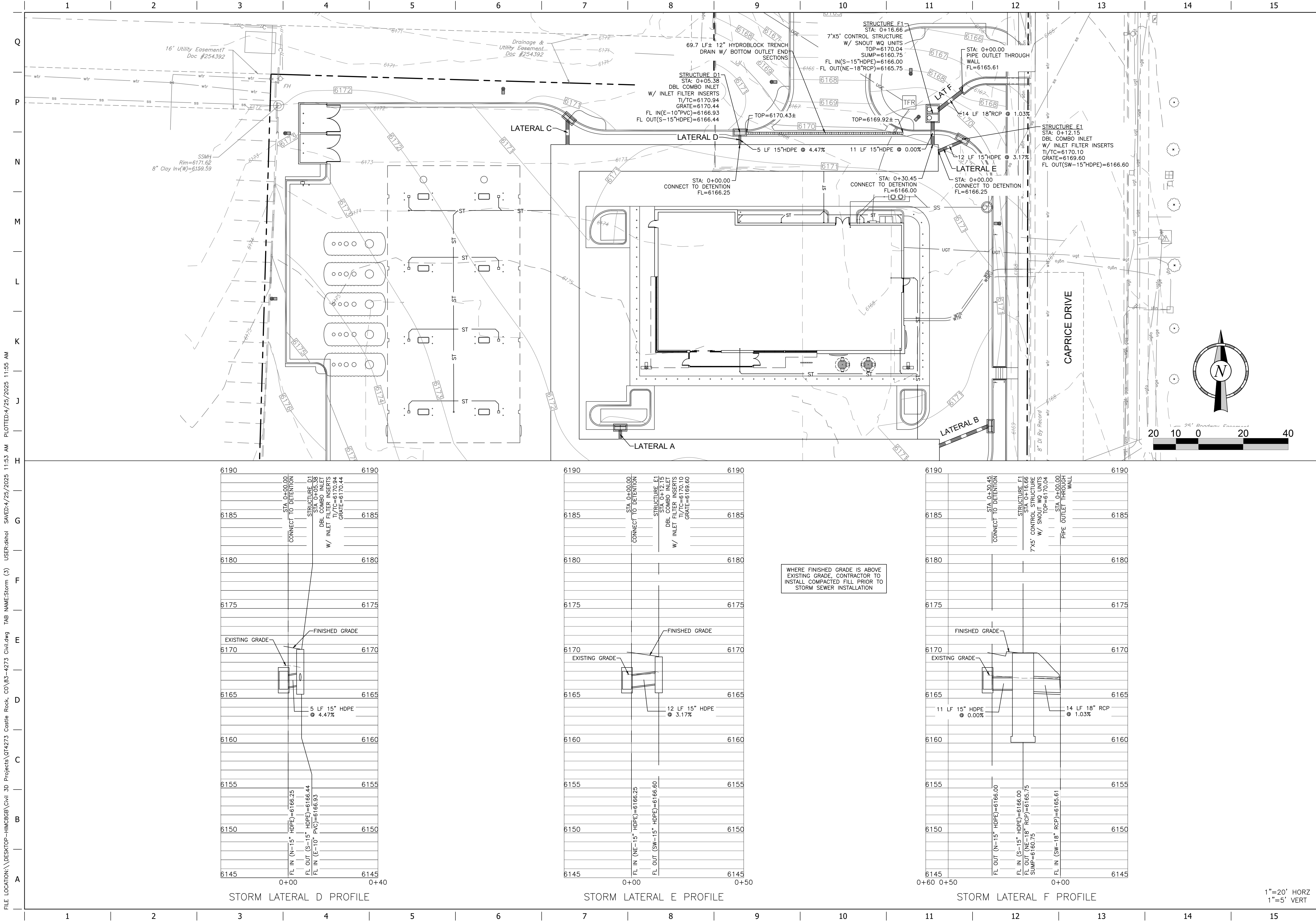
SHEET TITLE:
SITE DEVELOPMENT PLAN STORM SEWER PLAN

SHEET NUMBER:

10 OF 25



FILE LOCATION: \\DESKTOP-HMC68B\Civil 3D Projects\QT4273 Castle Rock, CO\83-4273 Civil.dwg TAB NAME:Storm (2) USER:dkh01 SAVED:4/25/2025 11:53 AM PLOTTED:4/25/2025 11:55 AM



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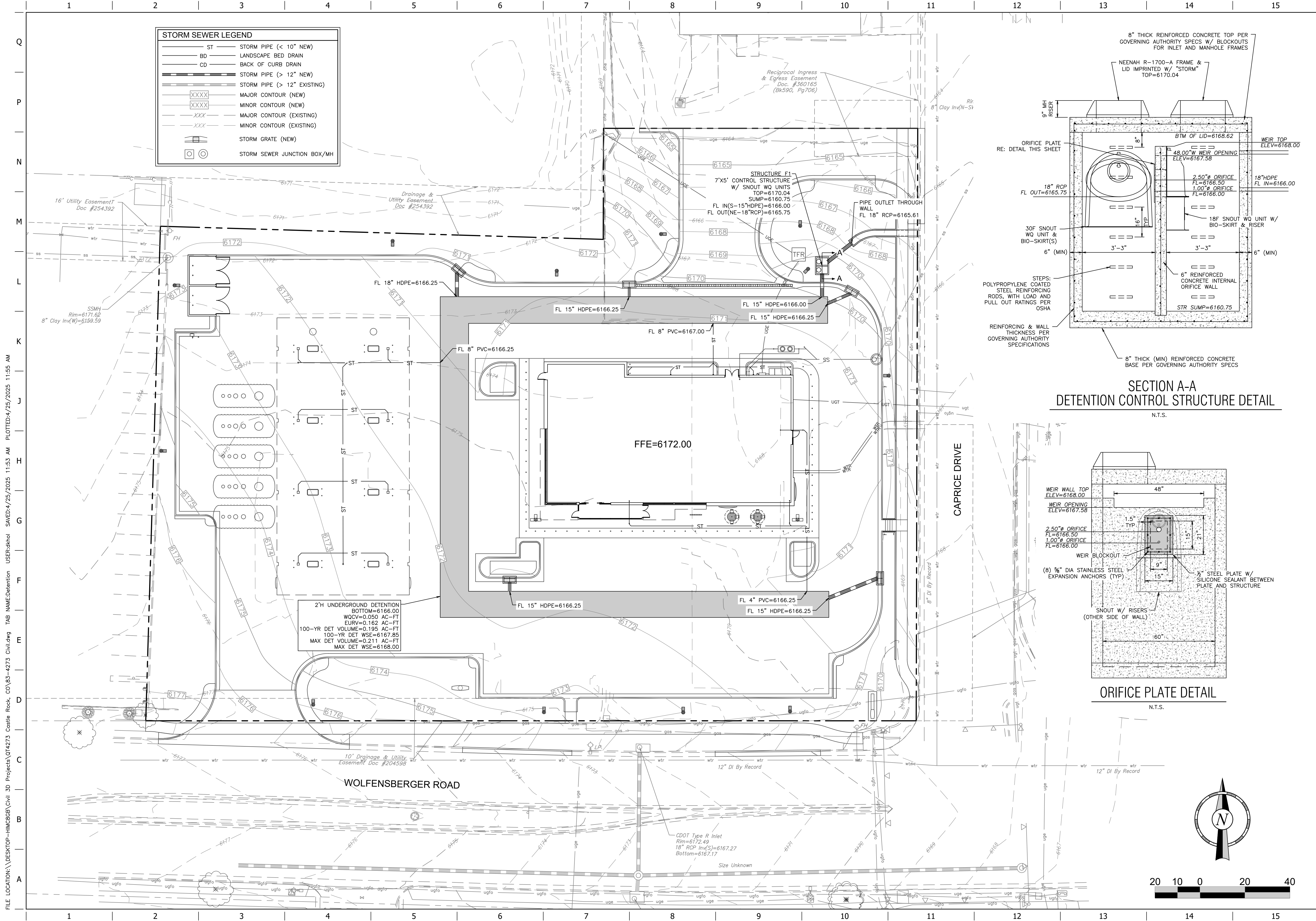
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 04/25/2025

SHEET TITLE:
SITE DEVELOPMENT PLAN
STORM SEWER LATERALS D,
E & F PLAN & PROFILE

SHEET NUMBER:

1"=20' HORZ
1"=5' VERT



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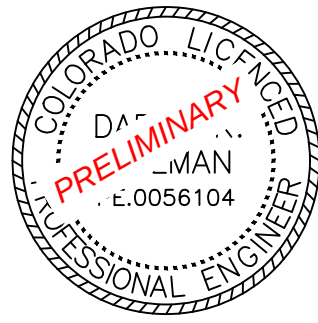
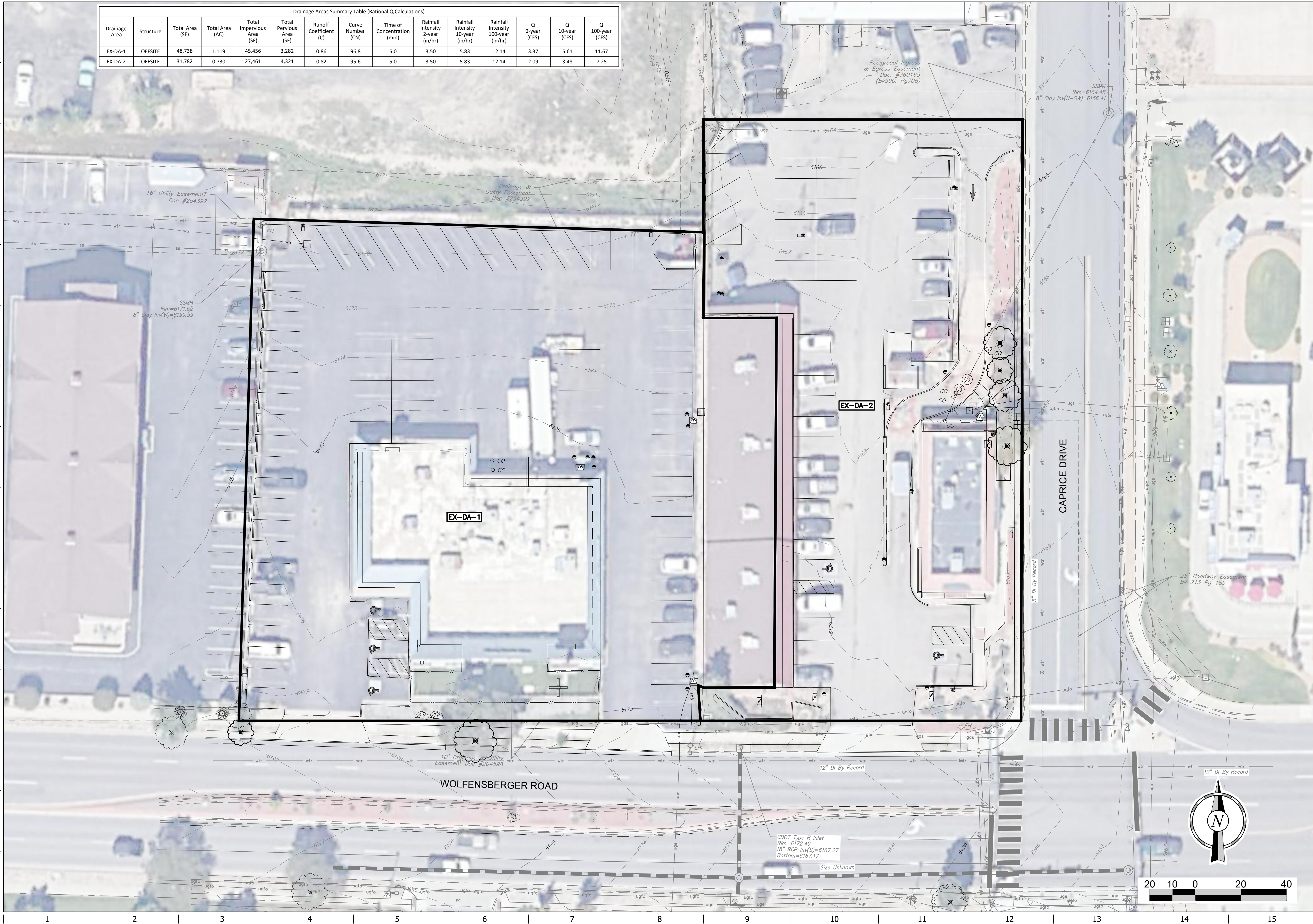
SHEET TITLE:
SITE DEVELOPMENT PLAN
STORMWATER DETENTION
PLAN

SHEET NUMBER:
13 OF 25

ORIGINAL ISSUE DATE: 04/25/2025

FILE LOCATION: \\DESKTOP-HM2608\Civil 3D Projects\QT4273 Castle Rock, CO\83-4273 Civil.dwg TAB NAME:Pre Dev Map USER:skhol SAVED:4/25/2025 11:53 AM PLOTTED:4/25/2025 11:55 AM

Drainage Areas Summary Table (Rational Q Calculations)														
Drainage Area	Structure	Total Area (SF)	Total Area (AC)	Total Impervious Area (SF)	Total Pervious Area (SF)	Runoff Coefficient (C)	Curve Number (CN)	Time of Concentration (min)	Rainfall Intensity 2-year (in/hr)	Rainfall Intensity 10-year (in/hr)	Rainfall Intensity 100-year (in/hr)	Q 2-year (CFS)	Q 10-year (CFS)	Q 100-year (CFS)
EX-DA-1	OFFSITE	48,738	1.119	45,456	3,282	0.86	96.8	5.0	3.50	5.83	12.14	3.37	5.61	11.67
EX-DA-2	OFFSITE	31,782	0.730	27,461	4,321	0.82	95.6	5.0	3.50	5.83	12.14	2.09	3.48	7.25



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SHEET TITLE:
SITE DEVELOPMENT PLAN
PRE-DEVELOPED DRAINAGE
AREA MAP

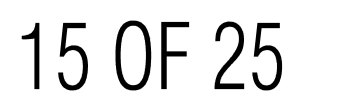
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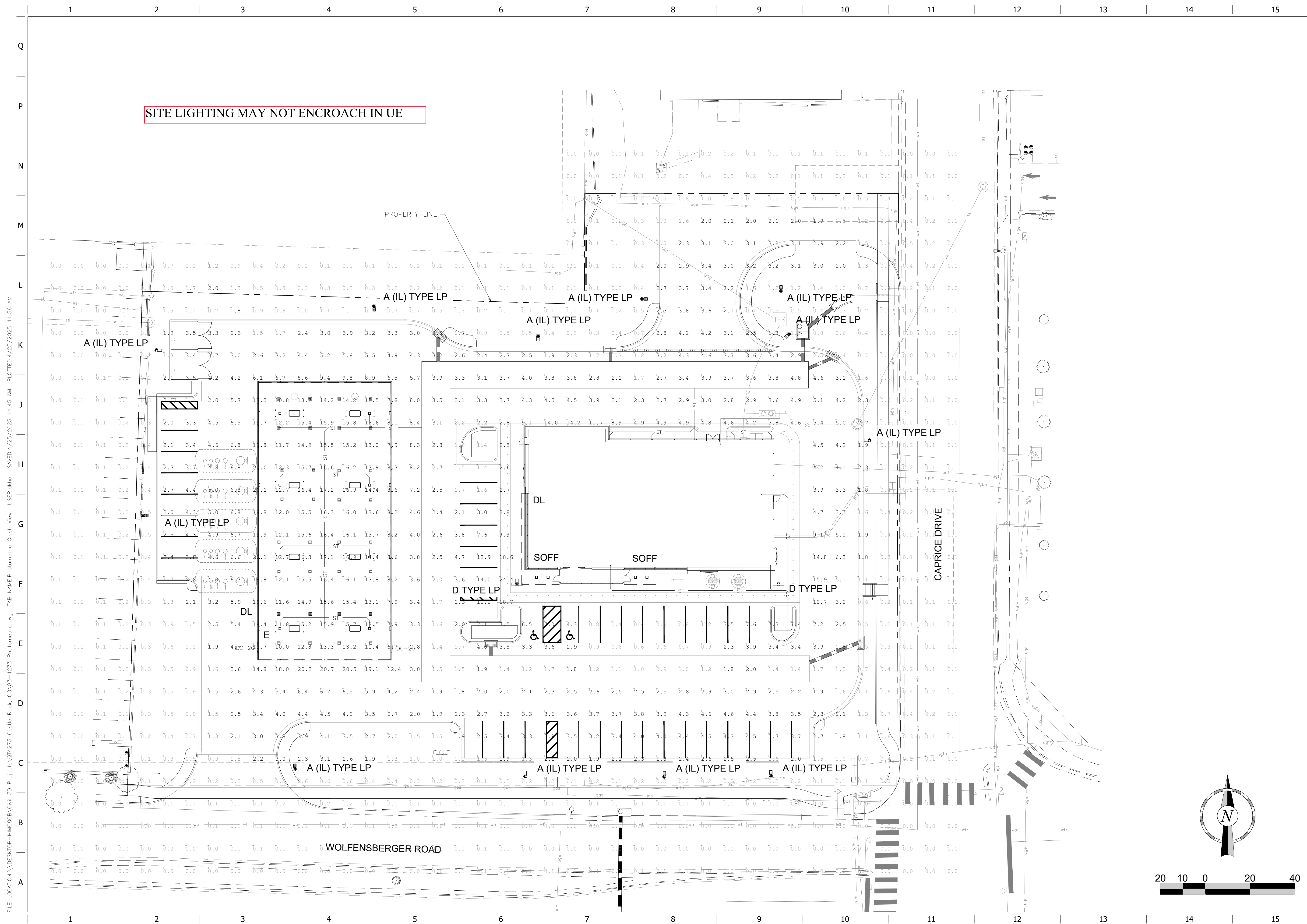
14 OF 25

Drainage Areas Summary Table (Rational Q Calculations)

Drainage Area	Structure	Total Area (SF)	Total Area (AC)	Total Impervious Area (SF)	Total Pervious Area (SF)	Runoff Coefficient (C)	Curve Number (CN)	Time of Concentration (min)	Rainfall Intensity 2-year (in/hr)	Rainfall Intensity 10-year (in/hr)	Rainfall Intensity 100-year (in/hr)	Q 2-year (CFS)	Q 10-year (CFS)	Q 100-year (CFS)
DA-1	DETENTION	7,287	0.167	7,287	0	0.90	98.0	5.0	3.50	5.83	12.14	0.53	0.88	1.83
DA-2	C1	25,166	0.578	19,781	5,385	0.77	94.1	5.0	3.50	5.83	12.14	1.56	2.60	5.41
DA-3	A1	5,150	0.118	3,743	1,407	0.74	93.1	5.0	3.50	5.83	12.14	0.30	0.51	1.06
DA-4	B1	12,741	0.292	11,988	753	0.86	96.9	5.0	3.50	5.83	12.14	0.89	1.47	3.07
DA-5	DETENTION	6,847	0.157	6,847	0	0.90	98.0	5.0	3.50	5.83	12.14	0.50	0.82	1.72
DA-6	D1	1,941	0.045	1,374	567	0.72	92.7	5.0	3.50	5.83	12.14	0.11	0.19	0.39
DA-7	TRENCH DRAIN	2,756	0.063	2,756	0	0.90	98.0	5.0	3.50	5.83	12.14	0.20	0.33	0.69
DA-8	E1	2,949	0.068	2,949	0	0.90	98.0	5.0	3.50	5.83	12.14	0.21	0.36	0.74
DA-9	UNCONTROLLED	13,857	0.318	6,454	7,403	0.58	88.4	5.0	3.50	5.83	12.14	0.65	1.07	2.24
DA-10	UNCONTROLLED	1,826	0.042	531	1,295	0.47	85.2	5.0	3.50	5.83	12.14	0.07	0.12	0.24

Site plan showing drainage areas (DA-1 through DA-10) and structures (A1, B1, C1, D1, E1, F1, TFR). The plan includes surrounding roads (WOLFENBERGER ROAD, CAPRICE DRIVE) and utility easements. A north arrow and a scale bar (0 to 40 feet) are provided.



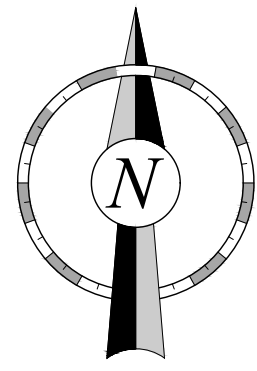


SITE LIGHTING MAY NOT ENCROACH IN UE

PROPERTY LINE

MERGER ROAD

CAPRICE DRIVE



PRELIMINARY

PROJECT NO.:83-4273

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SHEET TITLE:

SITE DEVELOPMENT PLAN
PHOTOMETRIC CLASH VIEW

SHEET NUMBER:

18 OF 25