

**DETAIL SITE PLAN: QUIKTRIP 34**

EXISTING ZONING: CH/PUD #207  
 PROPOSED ZONING: CH  
 DEVELOPMENT AREA: AREA A

**BUILDING HEIGHT AND FLOOR AREA:**

BUILDING FLOOR AREA PROPOSED FOR EACH USE:	5,773 SF
MAXIMUM BUILDING HEIGHT PERMITTED:	N/A
MAXIMUM BUILDING HEIGHT PROPOSED:	22 FEET
MINIMUM CANOPY HEIGHT PROPOSED:	18.5 FEET
MAXIMUM CANOPY HEIGHT PROPOSED:	23 FEET

**BUILDING SETBACK REQUIREMENTS:**

SETBACK FROM EAST BOUNDARY OF THE PROPERTY: 40 FEET  
 SETBACK FROM WEST BOUNDARY OF DEVELOPMENT AREA A: 17.5 FEET

**LOT DIMENSION REQUIREMENTS**

MINIMUM LOT FRONTAGE: 100 FEET  
 BUILDING COVERAGE (%): N/A  
 PARKING & PAVED COVERAGE (%): N/A

**OFF STREET PARKING REQUIREMENTS**

PARKING SPACES REQ: 1 SPACE/225 SF BUILDING AREA:	29 SPACES REQUIRED
PARKING SPACES PROVIDED:	75 PROVIDED
ADA SPACES REQUIRED:	3 ADA SPACES REQUIRED
ADA SPACES PROVIDED:	3 ADA SPACES PROVIDED

**LANDSCAPE REQUIREMENTS**

REQUIRED LANDSCAPE AREA:	9,719 S.F. (10%)
PROPOSED LANDSCAPE AREA:	28,198 S.F. (29%)
PARKING STALL DISTANCE FROM A LANDSCAPED AREA:	100 FEET
STREET YARD REQUIREMENTS:	1 TREE/20 LINEAL FEET OF FRONTAGE
SOUTH LYNN LANE ROAD REQUIRED:	11 TREES
SOUTH LYNN LANE PROPOSED:	12 TREES
HILLSIDE DRIVE REQUIRED:	21 TREES
HILLSIDE DRIVE PROPOSED:	22 TREES
PARKING REQUIREMENTS:	1 TREE/10 PARKING SPACES
REQUIRED TREES:	8 TREES
PROPOSED TREES:	8 TREES

**LIGHTING REQUIREMENTS**

MAXIMUM PERMITTED HEIGHT:	35 FEET
PROPOSED HEIGHT:	22 FEET

**SITE LIGHTING FIXTURE TABLE**

TYPE	HEIGHT	QUANTITY
□	22'	9
□	22'	2
□	22'	2

**BENCHMARKS**

1. CHISELED SQUARE ON CONCRETE CURB LOCATED ON THE SOUTH EAST OF THE INTERSECTION OF HILLSIDE DRIVE AND LYNN LANE ELEVATION= 746.08 (NAVD 1988)

**STORMWATER DISPOSITION NOTE**

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH DETENTION DETERMINATION #DD-010511-02.

**ENGINEER**

AAB ENGINEERING, LLC  
 PO BOX 2136  
 SAND SPRINGS, OKLAHOMA 74063  
 TEL: (918) 514-4283  
 FAX: (918) 514-4288

**OWNER / DEVELOPER**

QUIKTRIP CORPORATION  
 4705 SOUTH 120th EAST AVENUE  
 TULSA, OKLAHOMA 74134-7008  
 TEL: (918) 615-7254

**PROPOSED LEGEND**

---	BOUNDARY LINE
---	CONCRETE CURB AND GUTTER
--- ---	QT ACCENT CONCRETE
[Symbol]	MOUNTABLE CURB W/RADIUS PROTECTOR
[Symbol]	PARKING SPACE INDICATOR
[Symbol]	AREA LIGHT
[Symbol]	MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
[Symbol]	TRANSFORMER
[Symbol]	FUEL SYSTEM ACCESS MANWAY

**EXISTING LEGEND**

ohc	OVERHEAD CABLE
ohc	OVERHEAD ELECTRIC
gas	GAS LINE
ss	SANITARY SEWER LINE
---	STORM SEWER LINE
wtr	WATER LINE
---	CURB LINE
---	WOOD FENCE
[Symbol]	TELEPHONE PEDESTAL
[Symbol]	UTILITY POLE-ELECTRIC
[Symbol]	STORMDRAIN MANHOLE
[Symbol]	UTILITY METER
[Symbol]	WATER VALVE
[Symbol]	GUY WIRE
[Symbol]	FIRE HYDRANT
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	TRAFFIC SIGN

Professional Engineer  
 Alan Betchan  
 25330  
 Oklahoma

PROJECT NO: #####

AAB Engineering, LLC  
**AAB**  
 Engineering • Surveying  
 P.O. Box 2136 17 E 2nd St.  
 Sand Springs, OK 74063  
 OK CAP#319 Exp: June 30, 2016  
 Office: (918) 514-4283  
 Fax: (918) 514-4288

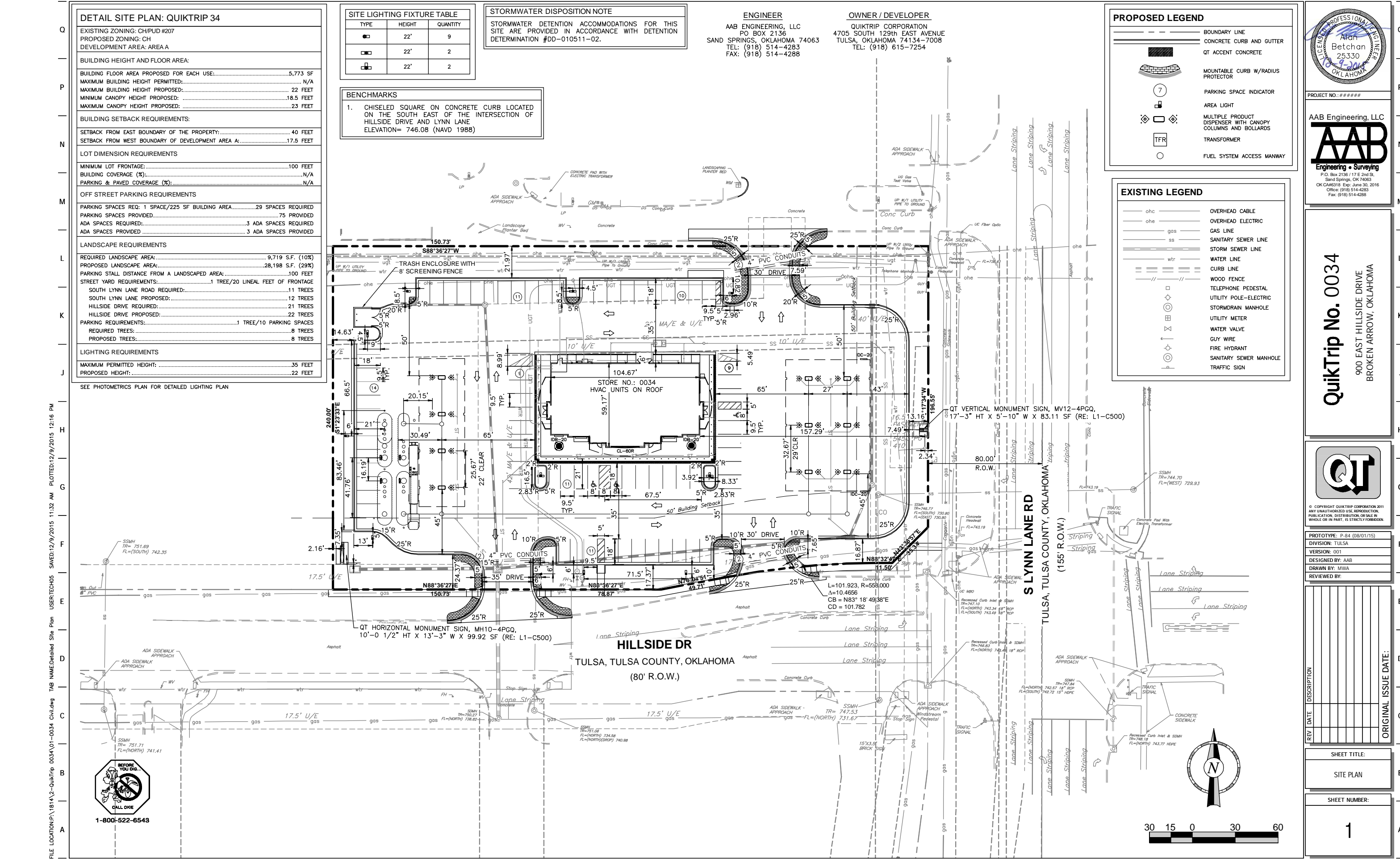
**QuikTrip No. 0034**

900 EAST HILLSIDE DRIVE  
 BOKEN ARROW, OKLAHOMA

**QT**

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PROTOTYPE: P-84 (08/01/15)  
 DIVISION: TULSA  
 VERSION: 001  
 DESIGNED BY: AAB  
 DRAWN BY: MWA  
 REVIEWED BY:



FILE LOCATION: P:\1814\2-QuikTrip 0034\01-0034 Civil.dwg TAB NAME: Detailed Site Plan USER: TECHOS05 SAVED: 12/19/2015 11:32 AM PLOTTED: 12/19/2015 12:16 PM



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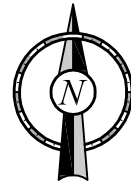
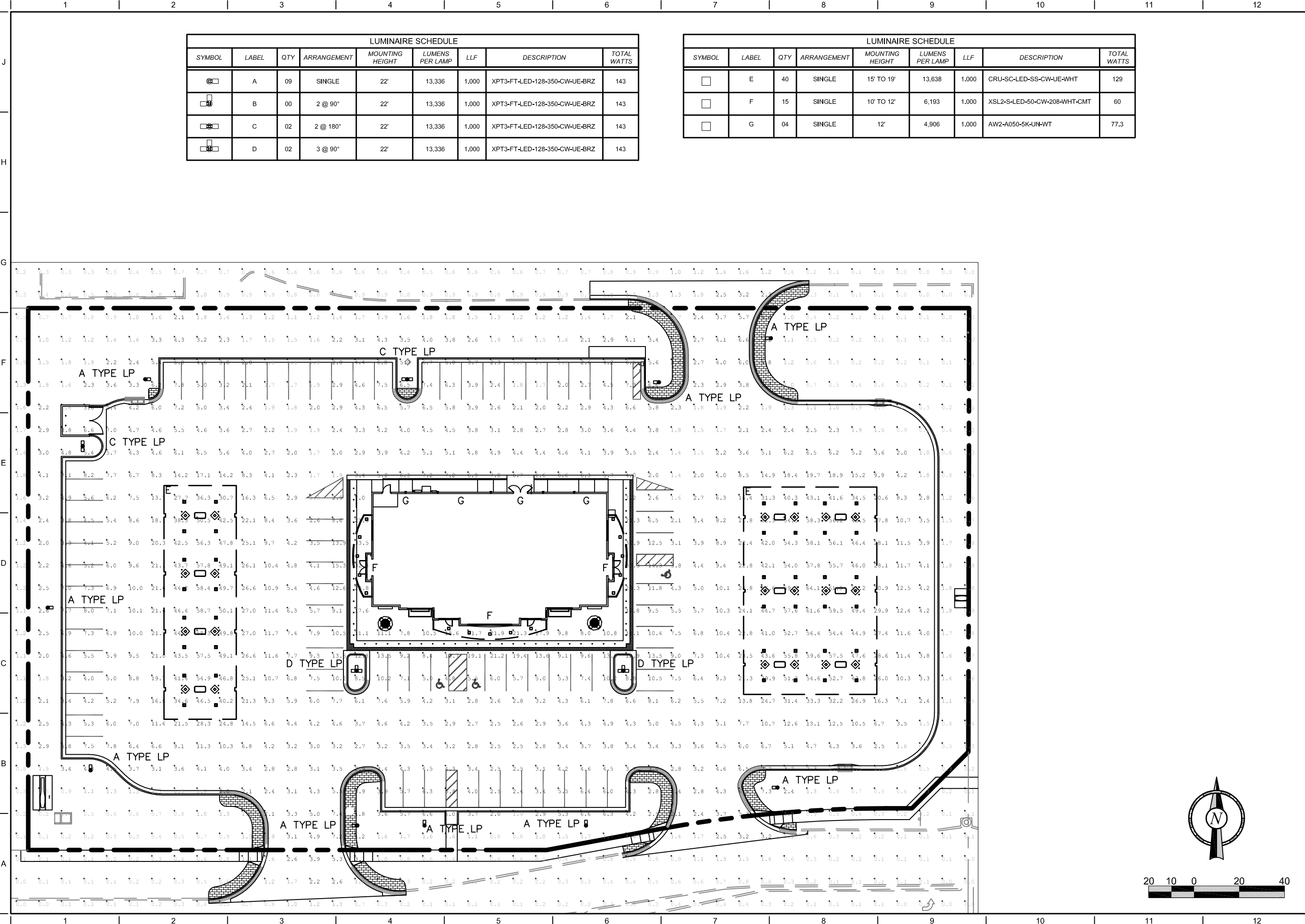
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 SITE PLAN

SHEET NUMBER:  
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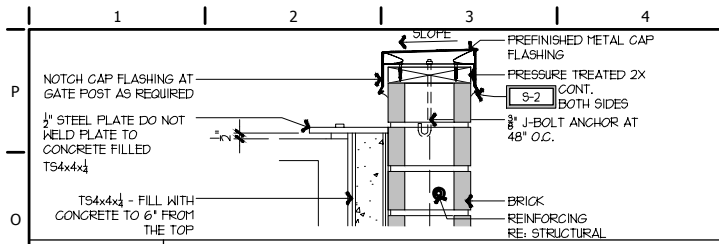
LUMINAIRE SCHEDULE								
SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	LLF	DESCRIPTION	TOTAL WATTS
⊗	A	09	SINGLE	22'	13,336	1,000	XPT3-FT-LED-128-350-CW-UE-BRZ	143
⊗	B	00	2 @ 90°	22'	13,336	1,000	XPT3-FT-LED-128-350-CW-UE-BRZ	143
⊗	C	02	2 @ 180°	22'	13,336	1,000	XPT3-FT-LED-128-350-CW-UE-BRZ	143
⊗	D	02	3 @ 90°	22'	13,336	1,000	XPT3-FT-LED-128-350-CW-UE-BRZ	143

LUMINAIRE SCHEDULE								
SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	LLF	DESCRIPTION	TOTAL WATTS
□	E	40	SINGLE	15' TO 19'	13,638	1,000	CRU-SC-LED-SS-CW-UE-WHT	129
□	F	15	SINGLE	10' TO 12'	6,193	1,000	XSL2-S-LED-50-CW-208-WHT-CMT	60
□	G	04	SINGLE	12'	4,906	1,000	AW2-A050-5K-UN-WT	77.3

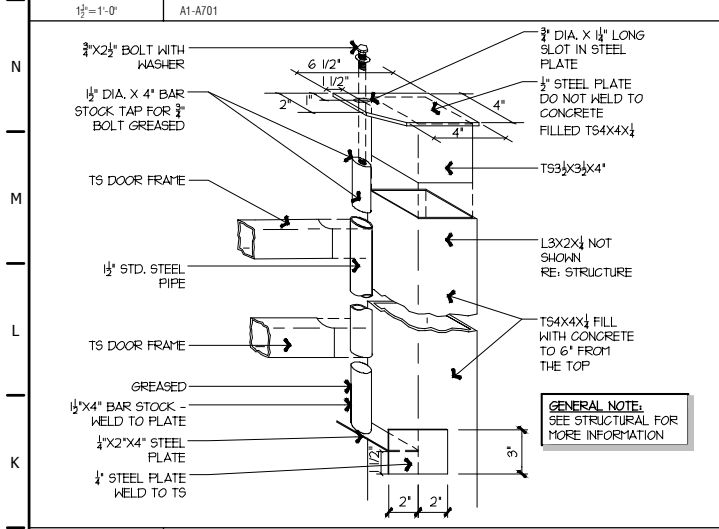
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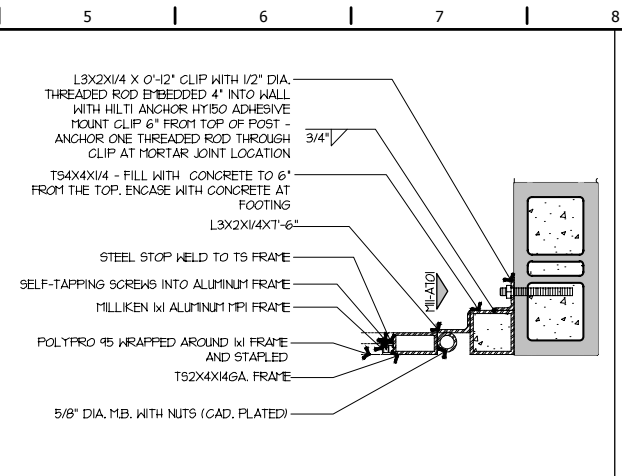
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STORE NO.: 0034	
S. LYNN LANE RD. & HILLSIDE DR. BROKEN ARROW, OK	
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PROTOTYPE:	
DIVISION:	
VERSION:	
DESIGNED BY:	
DRAWN BY: TBR	
REVIEWED BY:	
REV. DATE	DESCRIPTION
ORIGINAL ISSUE DATE: 12/02/15	
SHEET TITLE:	
PHOTOMETRIC SITE PLAN	
SHEET NUMBER:	
C160	



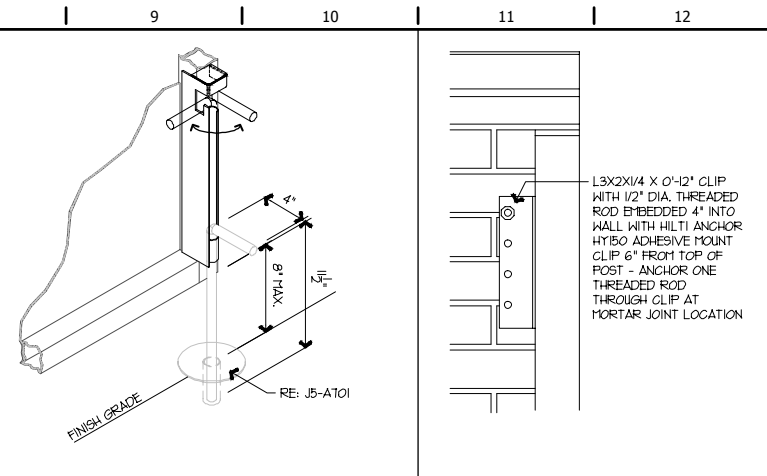
**01 FLASHING DETAIL**  
1/2" = 1'-0" A1-A701



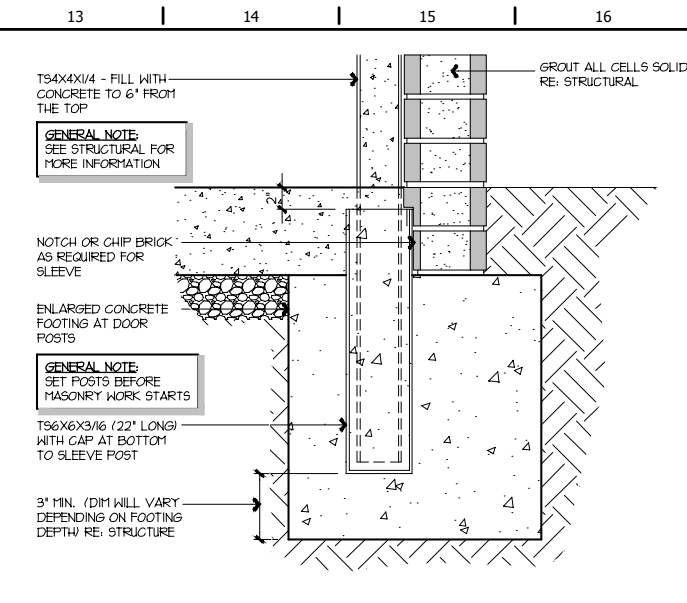
**J1 GATE POST JAMB**  
N.T.S. G13, A13-A701



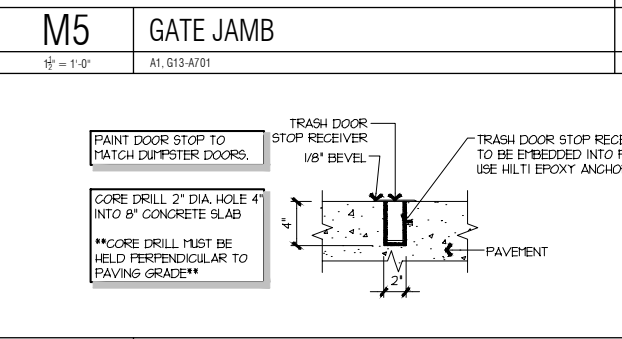
**M5 GATE JAMB**  
1/2" = 1'-0" A1, G13-A701



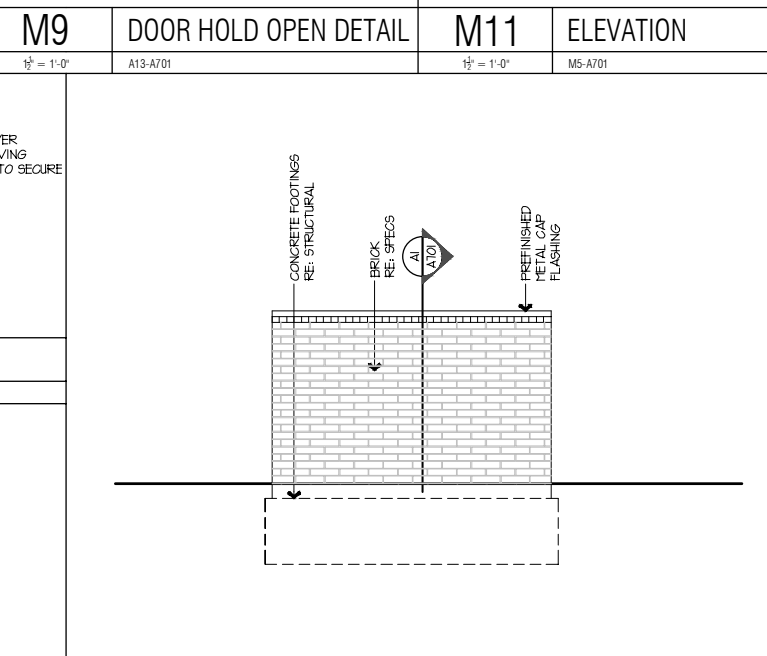
**M9 DOOR HOLD OPEN DETAIL**  
1/2" = 1'-0" A13-A701



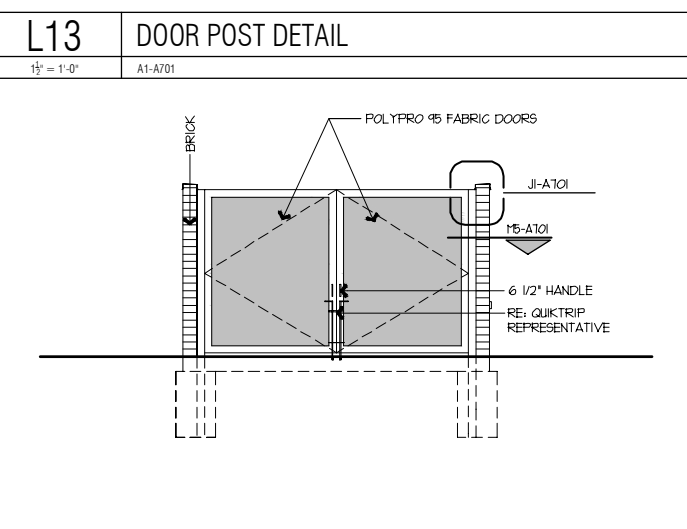
**L13 DOOR POST DETAIL**  
1/2" = 1'-0" A1-A701



**J5 DOOR HOLD OPEN DETAIL**  
1/2" = 1'-0" A13, M9-A701



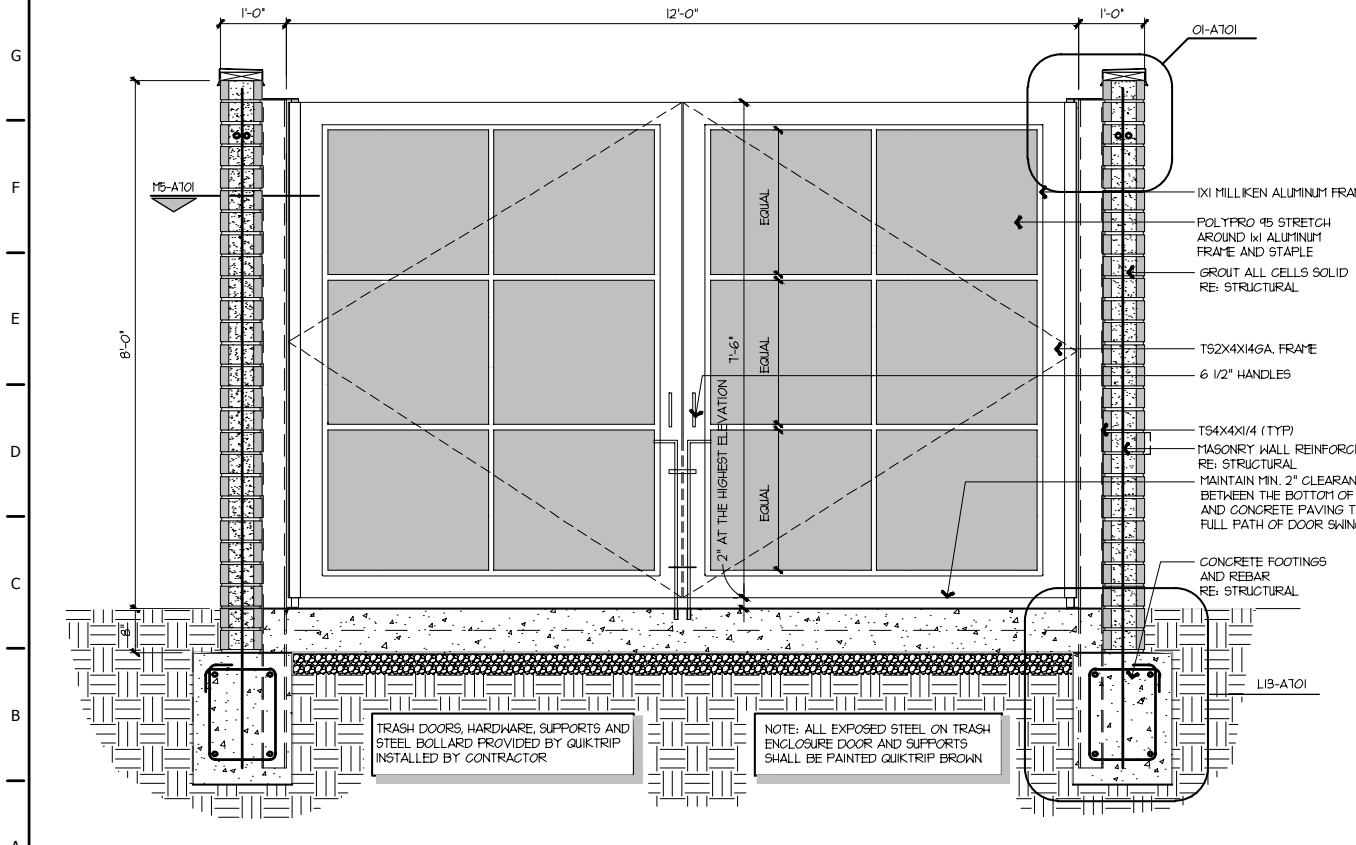
**G9 TRASH ENCLOSURE SIDE ELEVATION**  
1/2" = 1'-0" A13-A701



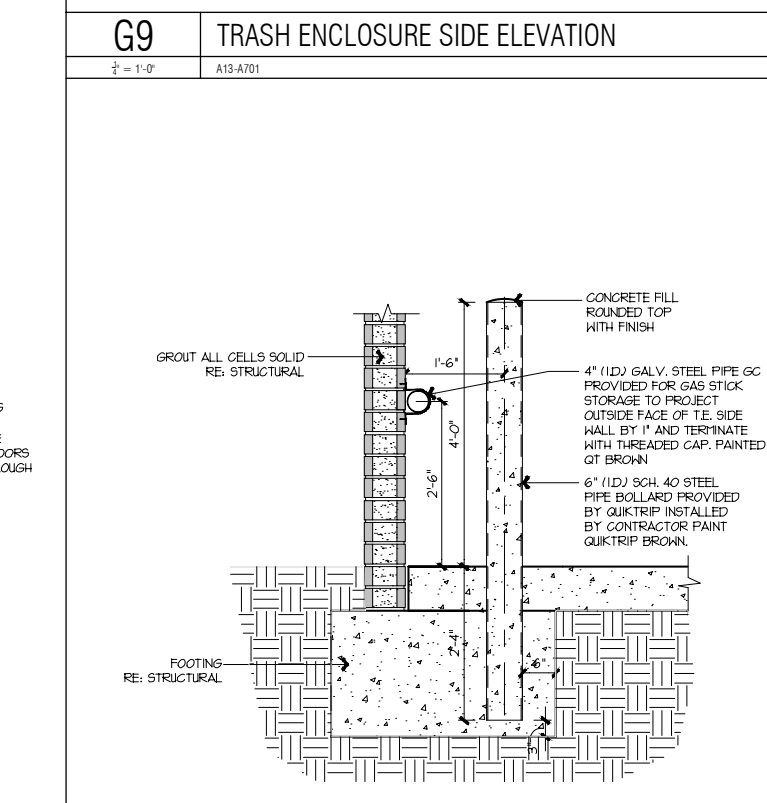
**G13 TRASH ENCLOSURE FRONT ELEVATION**  
1/2" = 1'-0" A13-A701

NOTES:  
FLASHING FOR ROWLOCK, NERVASTRAL SEAL-PRUF HD 20ML MANUFACTURED BY NERVASTRAL, INC. GREENWICH, CT 811-544-4841. INSTALL PER MANUFACTURER'S SPECIFICATIONS.  
GC TO PROVIDE STEEL PIPE PTD QT BROWN FOR GAS STICK STORAGE. SEE QT INSTALL DWGS FOR MORE INFO.

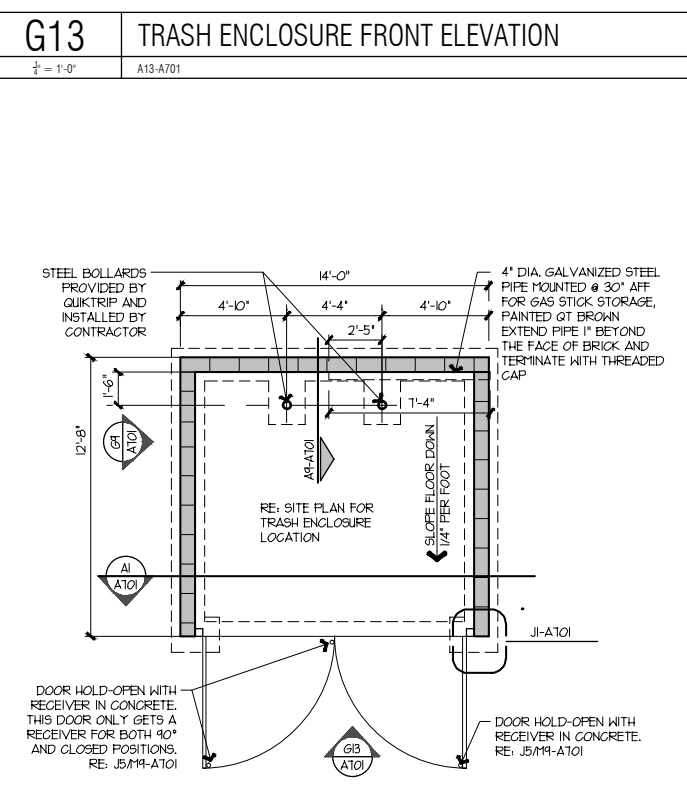
PAINT DOOR STOP TO MATCH DUMPSTER DOORS.  
CORE DRILL 2" DIA. HOLE 4" INTO 8" CONCRETE SLAB  
\*\*CORE DRILL MUST BE HELD PERPENDICULAR TO PAVING GRADE\*\*  
TRASH DOOR STOP RECEIVER 1/8" BEVEL  
TRASH DOOR STOP RECEIVER TO BE EMBEDDED INTO PAVING USE HILTI EPOXY ANCHOR TO SECURE



**A1 TRASH ENCLOSURE SECTION**  
1/2" = 1'-0" A1-A101, A13, G9-A701



**A9 BOLLARD DETAIL**  
1/2" = 1'-0" A13-A701



**A13 TRASH ENCLOSURE PLAN**  
1/2" = 1'-0" A1-A101

STATE OF OKLAHOMA  
Professional Seal  
No. 0-6500  
KANSAS CITY, MISSOURI  
LICENSED ARCHITECT

SIGNATURE DATE: 11/17/2015

LICKEL  
ARCHITECTURE

14 West 3rd Street, Suite 300  
Kansas City, MO 64105  
(773) 856-4210  
(773) 856-4215

**QuikTrip No. 0034**

900 EAST HILLSIDE DRIVE  
BROKEN ARROW, OKLAHOMA

QT

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PROTOTYPE P-84  
DIVISION TULSA  
VERSION GEN III  
DATE 08-01-2015

REV	DATE	DESCRIPTION

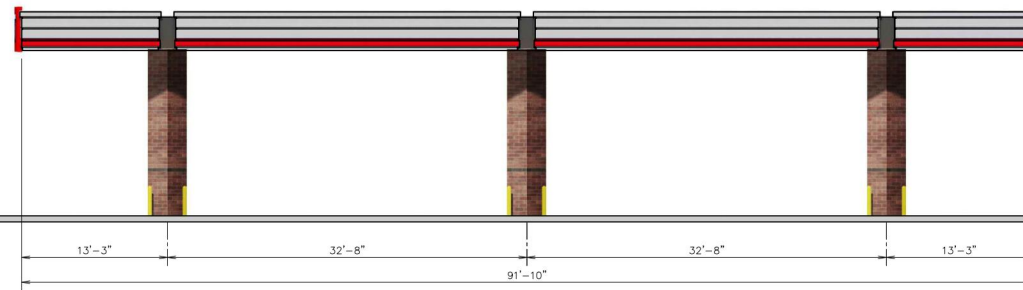
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TRASH ENCLOSURE

SHEET NUMBER:  
**A701**

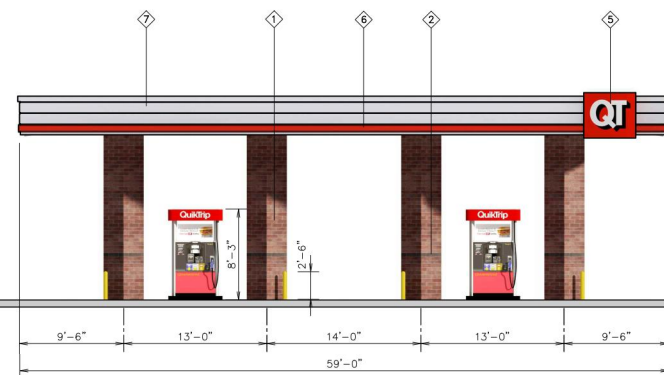


Store #	0034	Flat Entry Building Elevations	Address:	900 E. Hillside Dr.	City, State:	Broken Arrow, OK	
Serial #	01-0034-BFTI	Scale:	1/8"=1'-0"	Issue Date:	07/23/15	Drawn By:	CDC
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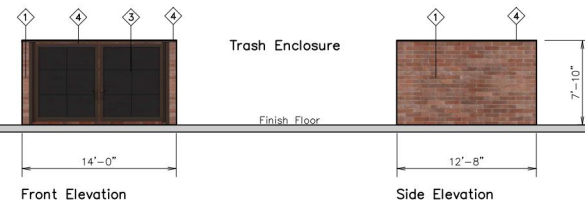
FINISH	MANUFACTURER	SPECIFICATION
1 BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2 MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3 HVZ-ALUMINUM	ALPOLIC	FASCIA
4 QT RED	LANE	STANDING SEAM AWNING
5 RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6 DARK BRONZE	LANE	METAL/PAINT
7 QT BROWN	SHERWIN WILLIAMS	PAINT
8 CL-60R	ALLEN INDUSTRIES	SIGNAGE
9 MPO4 RADIANT IRON	DAL TLE	PORCELAIN TILE
10 BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
11 IBB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE



Front Elevation

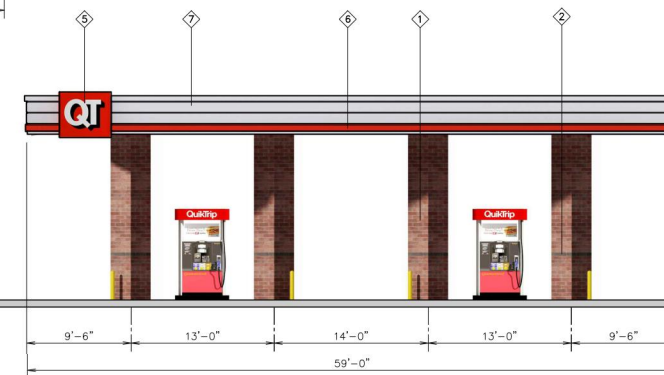


Left Elevation



Front Elevation

Side Elevation



Right Elevation

18'-6" Min. / 23'-0" Max.  
AFF Top of Canopy  
15'-0" Min. / 19'-0" Max.  
AFF Bottom of Canopy

Trash Enclosure  
Finish Floor



**QuikTrip.**

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

Store # 0034 Double Stack 6 Canopy Elevations

Serial # 01-0034-GD06

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

Issue Date: 07/23/15

Address: 900 E. Hillside Dr.

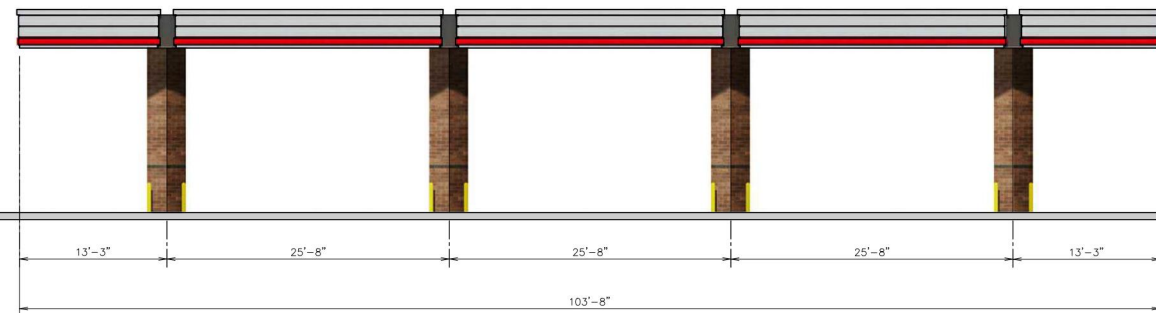
Drawn By: CDC

City, State: Broken Arrow, OK

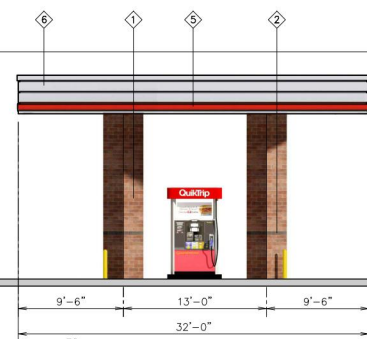
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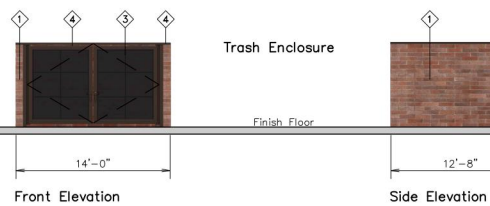
①	FINISH	MANUFACTURER	SPECIFICATION
1	BROWNSTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT BLACK	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
4	DARK BRONZE	LANK	METAL PAINT
5	IBC-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
6	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
7	HLZ-ALUMINUM	ALPOLC	CANOPY



Front Elevation



Left Elevation



Front Elevation

Side Elevation



Right Elevation



**QuikTrip.**

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

Store # 0034 Vertical 4 Canopy Elevations

Serial # 01-0034-GV04

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

Issue Date: 07/23/15

Address: 900 E. Hillside Dr.

Drawn By: CDC

City, State: Broken Arrow, OK

Rev/Notes:

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①	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT BLACK	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BLACK	ALL COURT FABRICS	POLYPROP 55 MESH
4	DARK BRONZE	LANE	METAL/PAINT
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	H1Z-ALUMINUM	ALPOLIC	CANOPY