QUIKTRIP NO. 4238

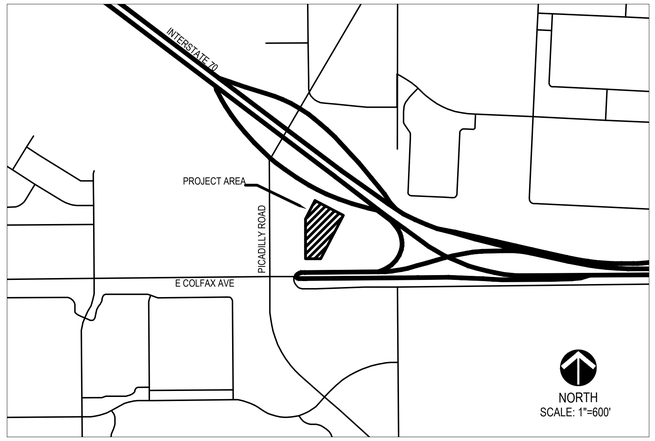
SITE PLAN AND CONDITIONAL USE

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 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	474 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	2
PARKING SPACES TOTAL	69

VICINITY MAP



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7. GRADING PLAN - SOUTH
8. UTILITY PLAN - NORTH
9. UTILITY PLAN - SOUTH
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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.

PROJECT TEAM

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303.333.9810
KRISTIN SULLIVAN

ADJUSTMENTS

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 SEAL
(NOTARY PUBLIC)

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

NORRIS DESIGN
PEOPLE + PLACEMAKING

PROJECT NO.:QKT004238

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QuikTrip No. 4238
COLFAX & PICADILLY
AURORA, CO

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SHEET NUMBER:
01

QUIKTRIP NO. 4238

SITE PLAN AND CONDITIONAL USE

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

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 PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING THE SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE, AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTION PERMIT FOR THE STREETLIGHTS ARE REQUIRED. CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
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.
21. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434. AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING INFLUENCE UNDER WORSE-CASE NOISE CONDITIONS.

NORRIS DESIGN
PEOPLE + PLACEMAKING

PROJECT NO.: QKT004238

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DRAWN BY:	JRC
REVIEWED BY:	ACJ

REV	DATE	DESCRIPTION

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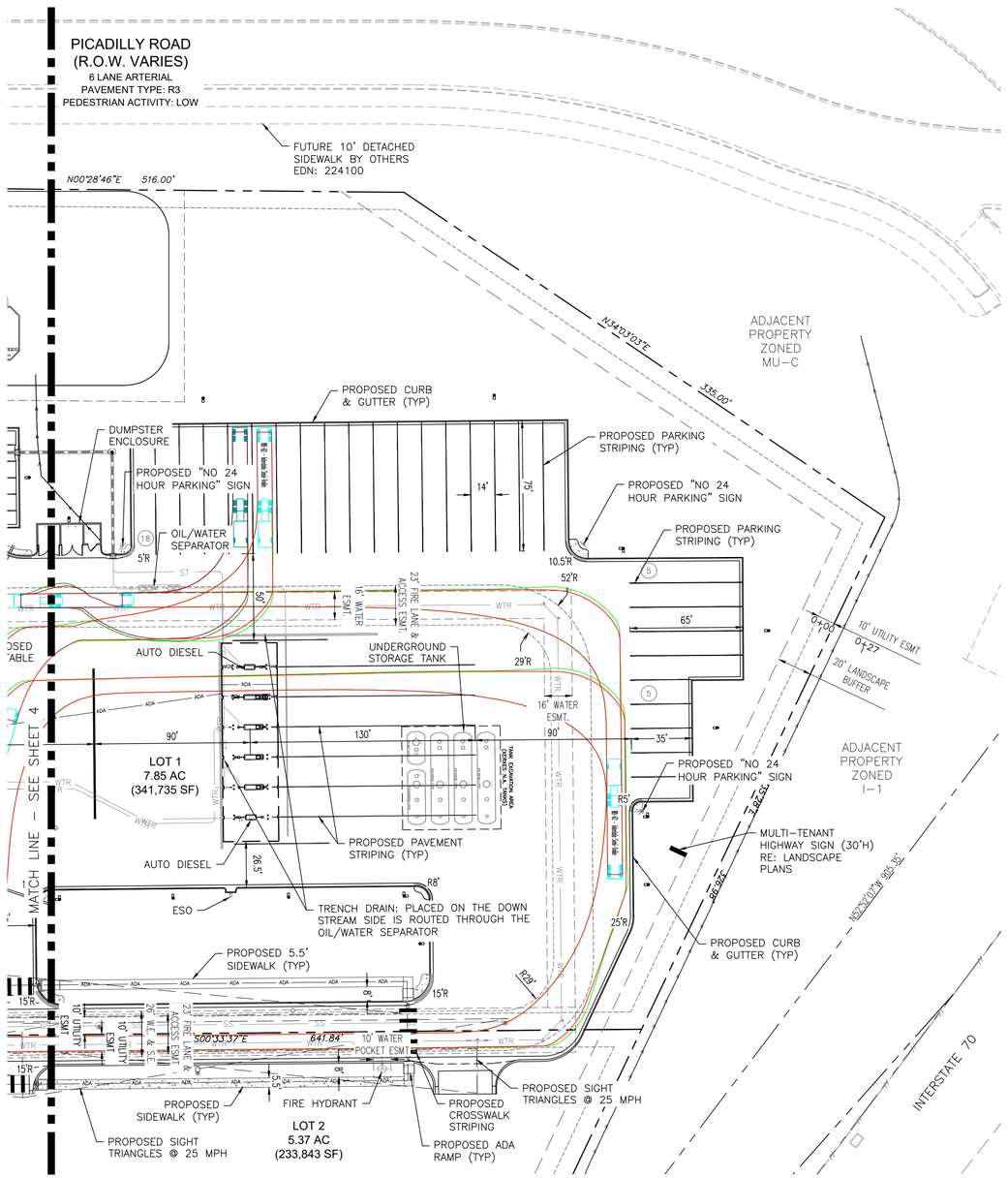
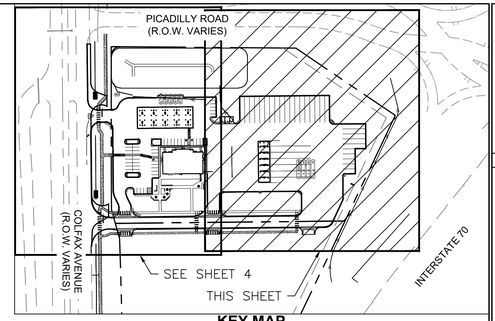
NOTES

SHEET NUMBER:
02





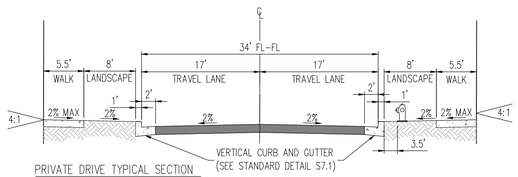
KEY MAP
SCALE: 1" = 200'

SITE LEGEND

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

ABBREVIATIONS

S.E. – SANITARY EASEMENT
W.E. – WATER EASEMENT
ESMT – EASEMENT
TYP – TYPICAL
RE – REFERENCE



PRIVATE DRIVE TYPICAL SECTION
N.T.S.

40 20 0 40 80

NORRIS DESIGN
PEOPLE + PLACEMAKING

PROJECT NO.:

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QUIKTRIP 4238 SUBDIVISION FILING NO.1
QUIKTRIP NO.4238
COLFAX & PICADILLY
AURORA, CO

QT

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DIVISION:	
VERSION:	
DESIGNED BY:	
DRAWN BY:	
REVIEWED BY:	

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 10/14/2024

SHEET TITLE:
SITE PLAN - NORTH

SHEET NUMBER:
3

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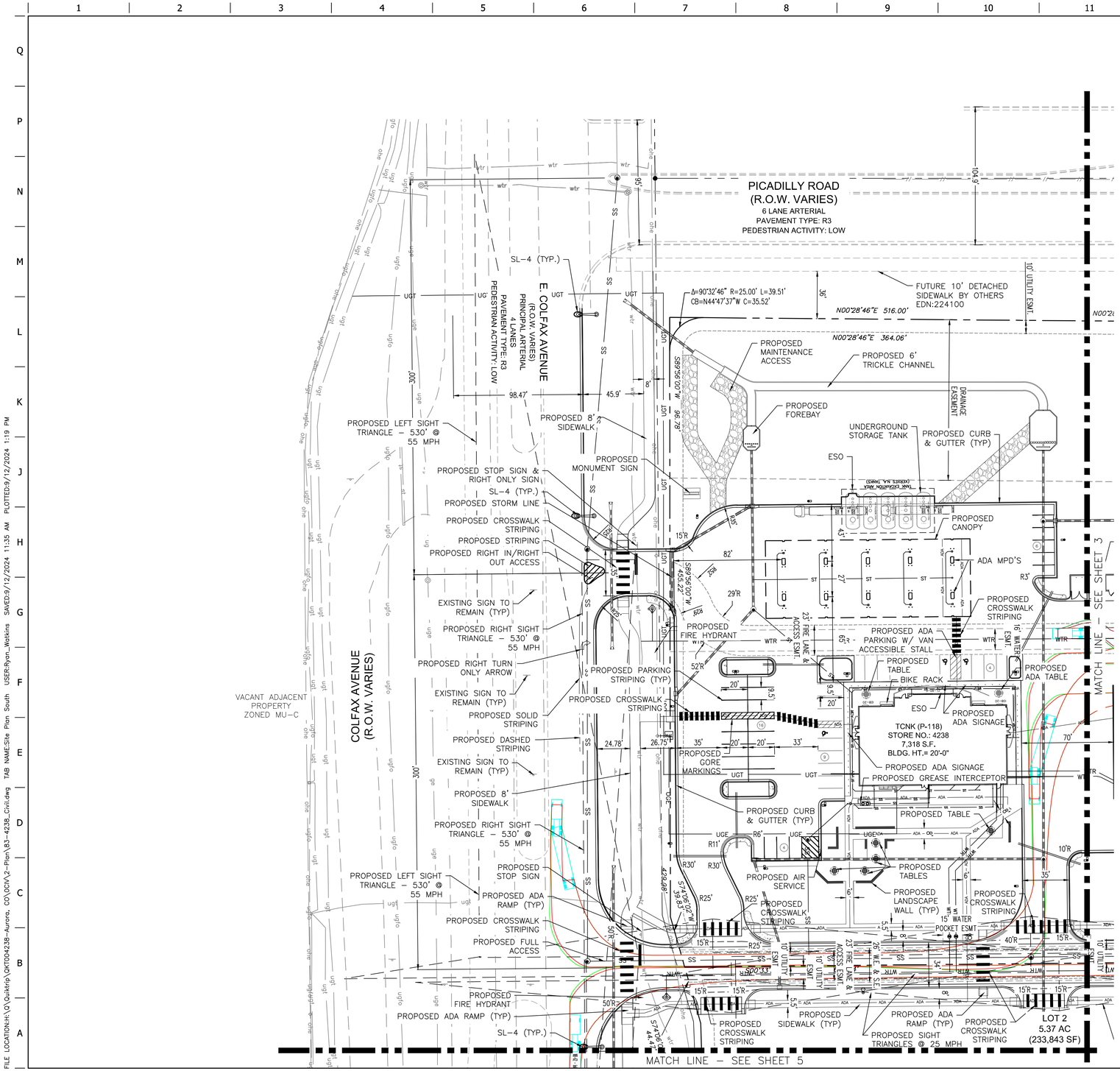

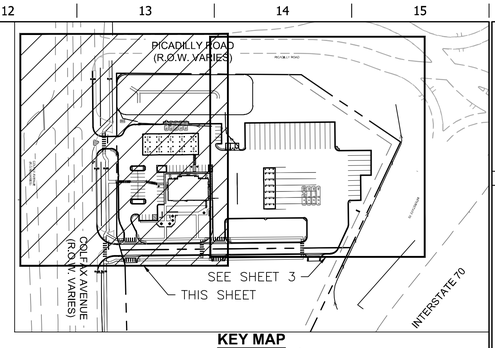

KEY MAP
SCALE: 1" = 200'

SITE LEGEND

- BOUNDARY LINE
- PROPOSED EASEMENT LINE
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- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TFR — TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

ABBREVIATIONS

S.E. – SANITARY EASEMENT
W.E. – WATER EASEMENT
ESMT – EASEMENT
TYP – TYPICAL
RE – REFERENCE

40 20 0 40 80

NORRIS DESIGN
PEOPLE + PLACEMAKING

PROJECT NO.:

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

QUIKTRIP 4238 SUBDIVISION FILING NO.1
QUIKTRIP NO.4238

COLFAX & PICADILLY
AURORA, CO

QT

PROTOTYPE:	
DIVISION:	
VERSION:	
DESIGNED BY:	
DRAWN BY:	
REVIEWED BY:	

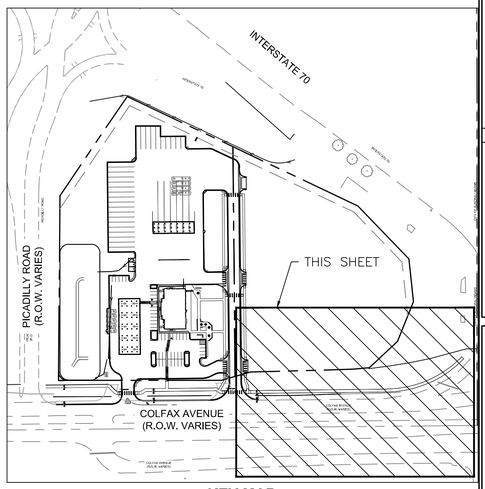
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 10/14/2024

SHEET TITLE:
SITE PLAN - SOUTH

SHEET NUMBER:
4

FILE LOCATION:H:\Q\Quiktrip\QKT004238-Aurora, CO\QCIV\2-Plan\83-4238_Civil.dwg TAB NAME:Site Plan South USER:Ryan_Watkins SAVED:9/12/2024 11:35 AM PLOTTED:9/12/2024 1:19 PM



KEY MAP
SCALE: 1" = 200'

MATCH LINE – SEE SHEET 4

S71°55'24"W
120.00'

S46°53'16"W
107.38'

S88°28'00"W 288.16'

R=1760.00'
Δ=01°26'45"
L=44.42'
CHB=84°42'39"W
CH=44.42'

PROPOSED
8' SIDEWALK

SL-4 (TYP.)

S74°0[illegible]
44.

E. COLFAX AVENUE
(R.O.W. VARIES)
PRINCIPAL ARTERIAL
4 LANES
PAVEMENT TYPE: R3
PEDESTRIAN ACTIVITY: LOW

SITE LEGEND

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

N

40 20 0 40 80

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REVIEWED BY:	

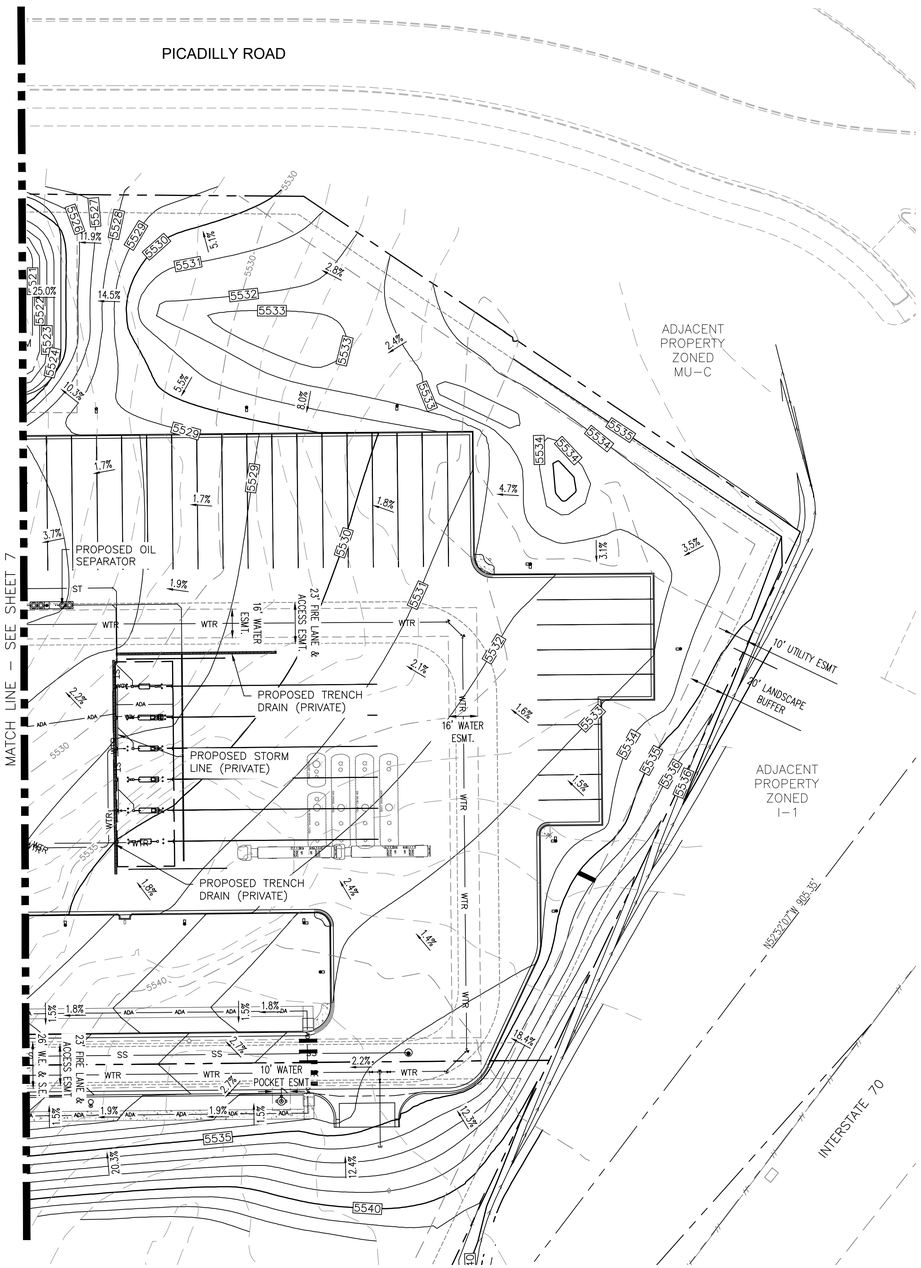
REV	DATE	DESCRIPTION

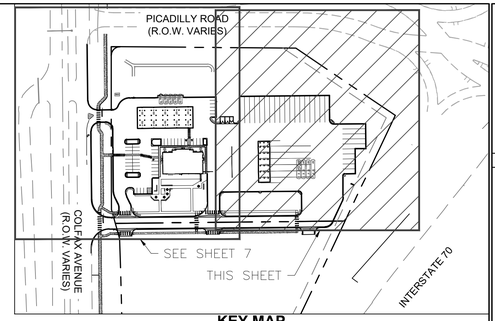
ORIGINAL ISSUE DATE: 10/14/2024

SHEET TITLE:
ROW IMPROVEMENTS

SHEET NUMBER:
5

FILE LOCATION:H:\Q\Quiktrip\QKT004238-Aurora, CO\0CIV\2-Plan\83-4238_Civil.dwg TAB NAME:ROW Improv USER:Ryan_Watkins SAVED:9/12/2024 11:35 AM PLOTTED:9/12/2024 1:19 PM





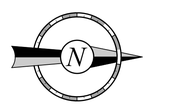
KEY MAP
SCALE: 1" = 200'

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)
	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.



40 20 0 40 80

NORRIS DESIGN
PEOPLE + PLACEMAKING

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COLFAX & PICADILLY
AURORA, CO

QT

PROTOTYPE:	
DIVISION:	
VERSION:	
DESIGNED BY:	
DRAWN BY:	
REVIEWED BY:	

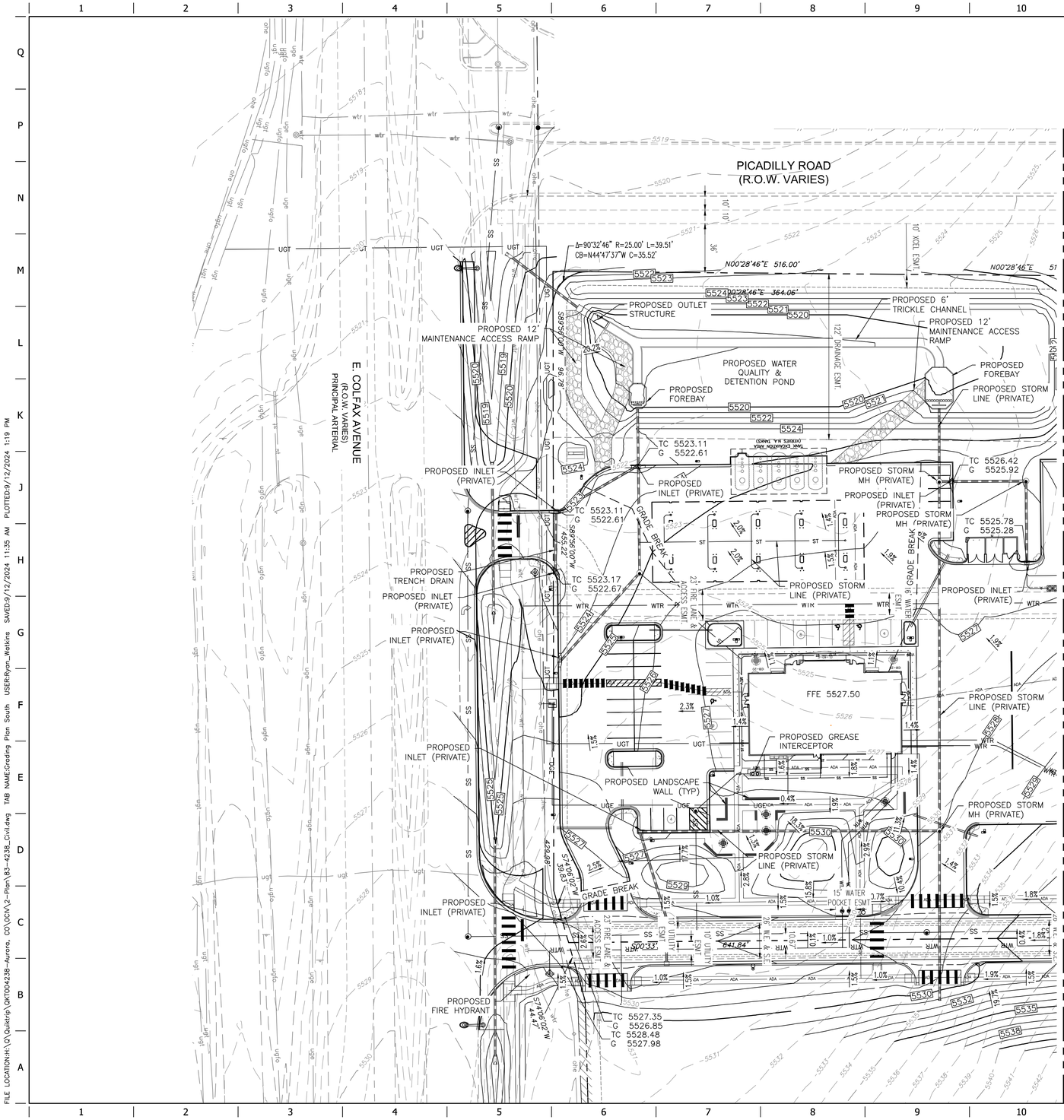
REV	DATE	DESCRIPTION

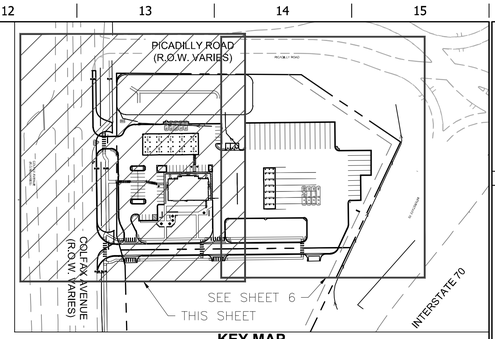
ORIGINAL ISSUE DATE: 10/14/2024

SHEET TITLE:
GRADING PLAN - NORTH

SHEET NUMBER:
6

FILE LOCATION:H:\Q\Quiktrip\qkt004238--aurora, co\GCIV\2--Plan\B3--4238_Civil.dwg TAB NAME:Grading Plan North USER:Jason_Clark SAVED:10/15/2024 10:33 AM PLOTTED:10/15/2024 11:34 AM





KEY MAP
SCALE: 1" = 200'

GRADING LEGEND	
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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 G XXXX.XX	TOP OF CURB ELEVATION (NEW) GUTTER ELEVATION (NEW)
FG XXXX.XX	FINISHED GRADE ELEVATION (NEW)
FG XXXX.XX	SPOT ELEVATION (EXISTING)
	STORM GRATE (NEW)

NOTES:

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40 20 0 40 80

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QUIKTRIP 4238 SUBDIVISION FILING NO.1
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COLFAX & PICADILLY
AURORA, CO

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DIVISION:	
VERSION:	
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DRAWN BY:	
REVIEWED BY:	

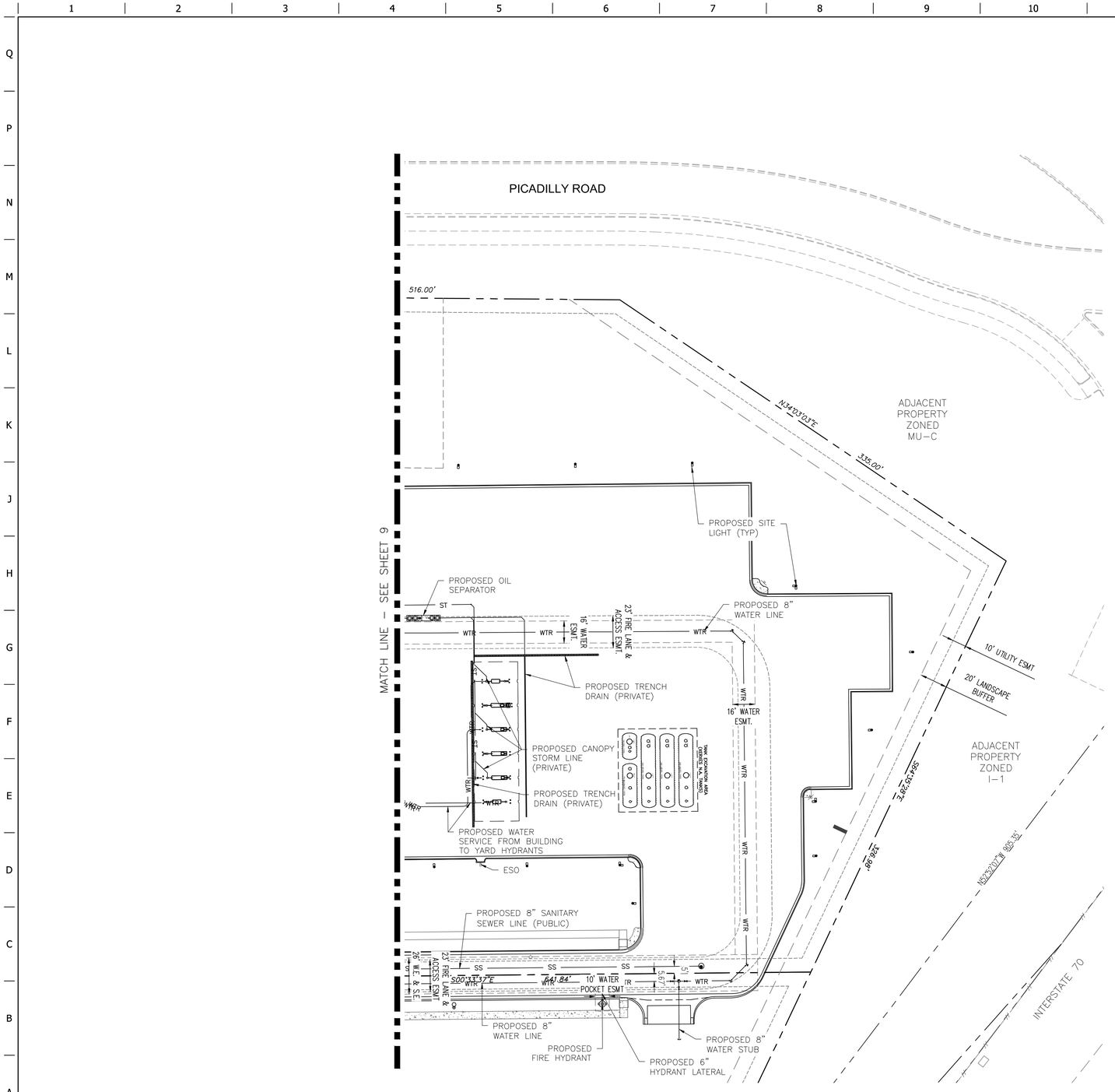
REV	DATE	DESCRIPTION

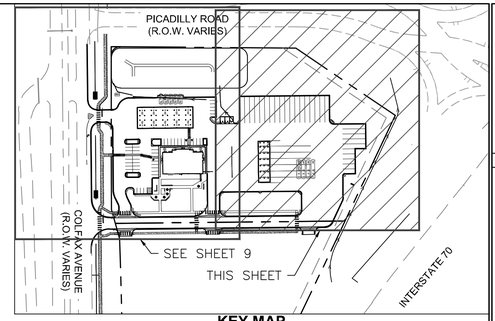
ORIGINAL ISSUE DATE: 10/14/2024

SHEET TITLE:
GRADING PLAN - SOUTH

SHEET NUMBER:
7

FILE LOCATION:H:\O\Quiktrip\QKT004238-Aurora, CO\0CIV\2-Plan\B3-4238_Civil.dwg TAB NAME:Grading Plan South USER:Ryan_Watkins SAVED:9/12/2024 11:35 AM PLOTTED:9/12/2024 1:19 PM



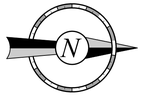


KEY MAP
SCALE: 1" = 200'

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:

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.



40 20 0 40 80

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QUIKTRIP NO.4238
COLFAX & PICADILLY
AURORA, CO

QT

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DIVISION:	
VERSION:	
DESIGNED BY:	
DRAWN BY:	
REVIEWED BY:	

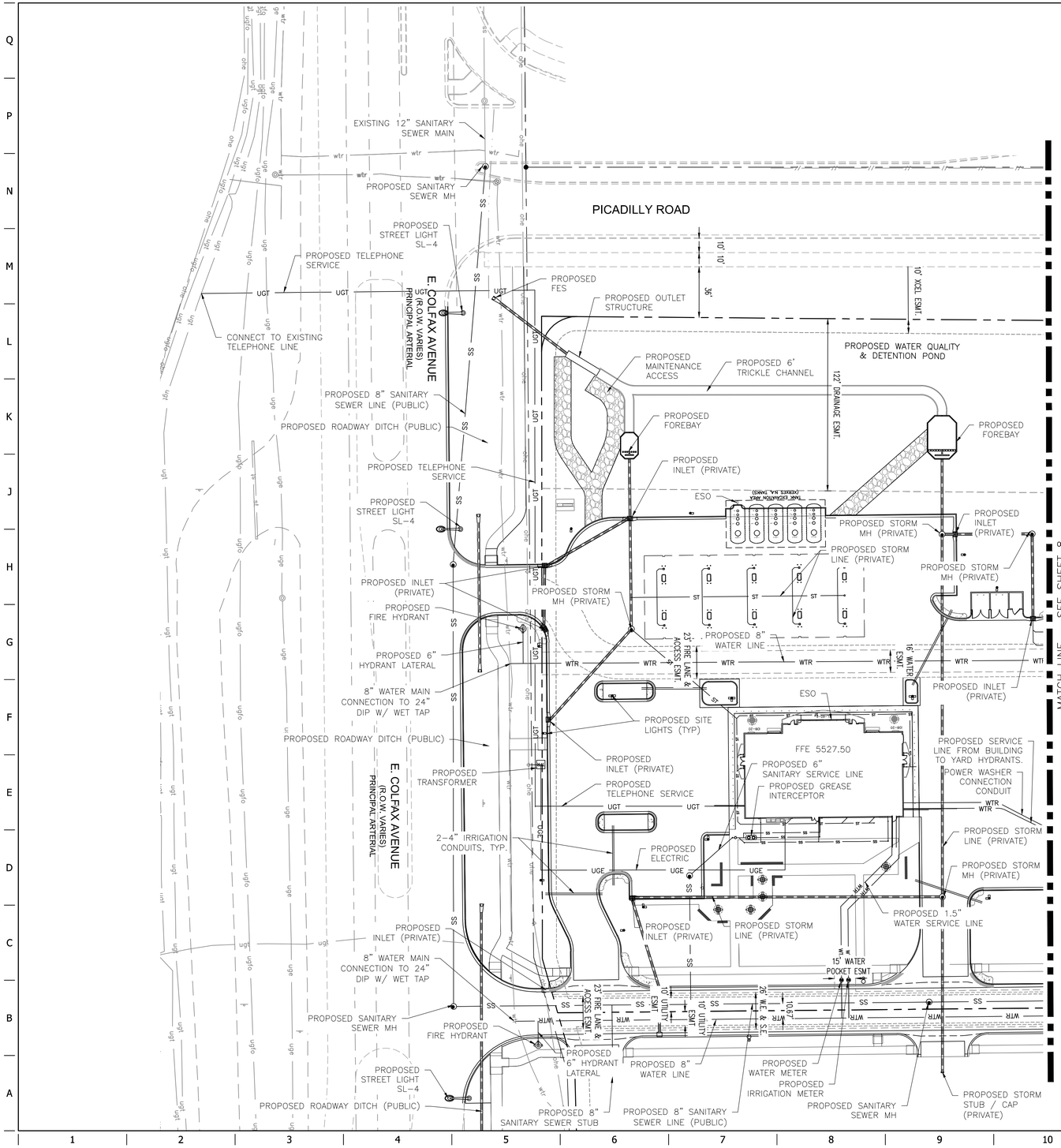
REV	DATE	DESCRIPTION

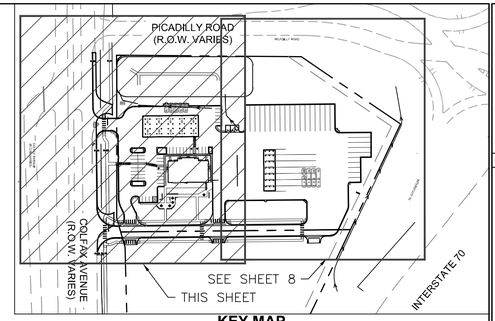
ORIGINAL ISSUE DATE: 10/14/2024

SHEET TITLE:
UTILITY PLAN - NORTH

SHEET NUMBER:
8

FILE LOCATION:H:\Q\Quiktrip\qtk004238-aurora, co\GCIV\2-Plan\83-4238_Civil.dwg TAB NAME:Utility Plan North USER:Jason_Clark SAVED:10/15/2024 11:46 AM PLOTTED:10/15/2024 12:20 PM





KEY MAP
SCALE: 1" = 200'

UTILITY LEGEND (NEW)

WTR	WATER LINE
SS	SANITARY SEWER LINE
UGET	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
ST	STORM PIPE (≤ 10")
	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)

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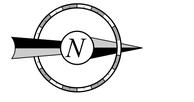

40 20 0 40 80

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REVIEWED BY:	

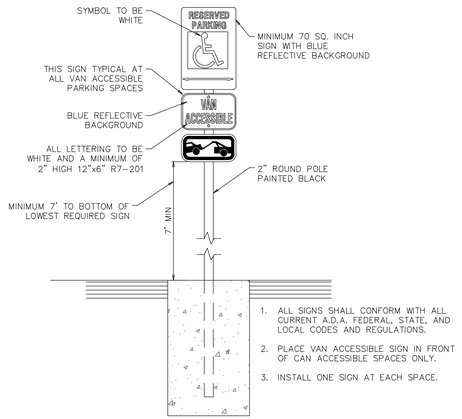
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 10/14/2024

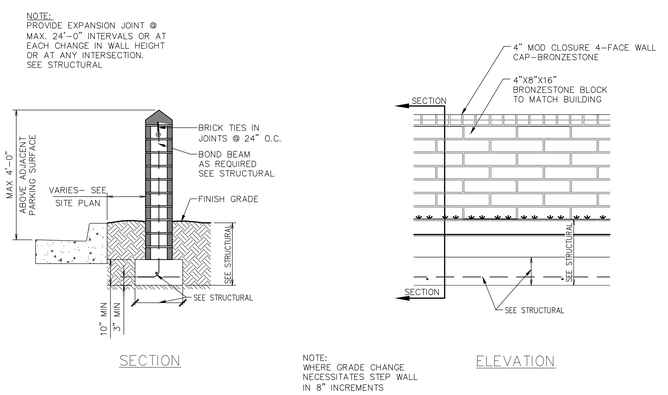
SHEET TITLE:
UTILITY PLAN - SOUTH

SHEET NUMBER:
9

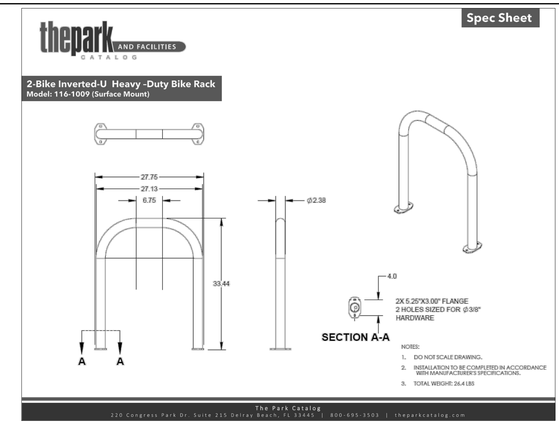
FILE LOCATION:H:\Q\Quiktrip\qkt004238-aurora, co\00REF\QT-PBASE.dwg TAB NAME:Utility Plan South USER:Ryan_Watkins SAVED:9/12/2024 1:11 PM PLOTTED:9/12/2024 1:13 PM



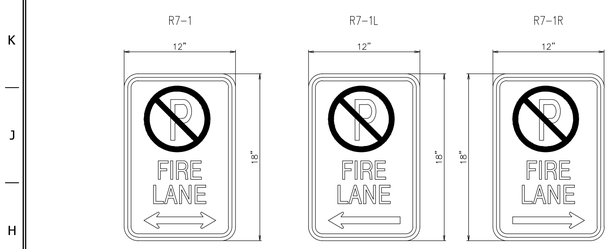
L1	HANDICAP PARKING SIGN
NTS	SN: AD003C0011



L6	LANDSCAPE SCREEN WALL DETAIL (FOR REFERENCE ONLY)
NTS	SN: SD045A001



L11	BIKE RACK (PRIVATE)
NTS	SN:



1. SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
2. SIGNS SHALL BE SPACED 50-FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH THE IFC.
3. SIGNS SHALL BE INSTALLED 2 FEET BEHIND CURB OR SIDEWALK.
4. FIRE LANE SIGN DETAIL SHALL SHOW L, R, B OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON THE PLANS.
5. LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.

F1	FIRE LANE SIGNS AND NOTES
NTS	SN: AD003C0011

NOTES:
1. SIGN DETAILS ARE PROVIDED AS A MINIMUM STANDARD ONLY.
2. SIGNS SHALL COMPLY WITH AUTHORITY HAVING JURISDICTION.
3. CONTRACTOR SHALL COORDINATE WITH JURISDICTION HAVING AUTHORITY, SUPPLY & INSTALL.

F6	NO 24 HOUR PARKING SIGN
NTS	SN:

F11	NOT USED
NTS	SN:

A1	NOT USED
NTS	SN:

A6	NOT USED
NTS	SN:

A11	NOT USED
NTS	SN:

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DIVISION:
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DRAWN BY:
REVIEWED BY:

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 10/14/2024

SHEET TITLE:
MISC. SITE DETAILS

SHEET NUMBER:
10

FILE LOCATION:H:\Q\Quiktrip\QKT0042238-Aurora, CO\CIV\3-CD\83-4238_DETAILS MISC. SITE.dwg TAB NAME:Site Details USER:Stephen_Orehosky SAVED:10/15/2024 1:55 PM PLOTTED:10/15/2024 1:55 PM

*NOT FOR CONSTRUCTION

QUICKTRIP 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 $\frac{1}{2}$" 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 17 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.
			Total	Total		
			42"	$ 27,856	42"	

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

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	18
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
Totals:	364'	9.1	90	5	120	17
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*	*Shrubs Provided*
Street Perimeter Buffer: Colfax Ave.(SFB-1) (1 Tree and 10 Shrubs per 40 LF)	439'	20'	In Excess of Requirement	10	10	109	156
Street Perimeter Buffer: Picadilly Rd.(SFB-2) (1 Tree and 10 Shrubs per 40 LF)	846'	20'	In Excess of Requirement	21	21	211	211
Totals:	1,285'			31	31	320	367
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*	*Shrubs Provided*
Special I-70 Buffer : North Boundary (1 Tree & 10 Shrubs per 30 LF)	287'	25'	In Excess Of Requirement	10	10	100	100
Totals:	287'			10	10	100	100
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	65
Street Perimeter Buffer: South Private Road Buffer (Plaza) (SF-2) (1 Tree and 5 Shrubs per 40 LF)	226'	6	6	28	130
Totals:	452'	12	12	56	195
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	80
Curbside Landscape: Private Road West (CL-2) (1 Tree per 40 LF & 1 Shrub per 40 SF)	382' / 2,964 SF	9	9	80	81
Curbside Landscape: Colfax Ave.(CL-3) (Min. Width 10') (1 Tree per 40 LF)	349' / 2,706 SF	9	9	0	0
**Curbside Landscape: Picadilly Rd.(CL-4) (Min. Width 10') (1 Tree per 40 LF)	900'	23	23	0	0
Totals:	1,986' / 8,857 SF	51	51	222	232
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
Totals:	12,407 SF	3	3	31	31
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
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REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 10/14/2024

SHEET TITLE:
LANDSCAPE NOTES

SHEET NUMBER:
11

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QUICKTRIP 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
DECIDUOUS TREES						
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 MA	2	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL.	LOW
QU MU	31	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5" CAL.	LOW
UL CA	15	ULMUS X 'FRONTIER'	FRONTIER ELM	B & B	2.5" CAL.	MOD
EVERGREEN TREES						
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
ORNAMENTAL TREES						
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
DECIDUOUS SHRUBS						
AM AL	30	AMELANCHIER ALNIFOLIA	SERVICEBERRY	CONT.	#5	LOW
AR LS	80	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	9	CHRYSOTHAMNUS NAUSEOSUS NAUCEOSUS	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 'BAILEYI'	BAYLEY'S RED TWIG DOGWOOD	CONT.	#5	MOD
CY SP	58	CYTISUS PURGANS `SPANISH GOLD`	SPANISH GOLD BROOM	CONT.	#5	LOW
DA CM	21	DAPHNE X BURKWOODII `CAROL MACKIE`	CAROL MACKIE DAPHNE	CONT.	#5	MOD
DA FR	39	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	76	PEROVSKIA ABROTANOIDES	RUSSIAN SAGE	CONT.	#5	LOW
PE LS	35	PEROVSKIA ATRIPLICIFOLIA `LITTLE SPIRE` TM	LITTLE SPIRE RUSSIAN SAGE	CONT.	#5	VERY LOW
PH BE	3	PHYSOCARPUS OPULIFOLIUS 'MONLO'	DIABOLO® NINEBARK	CONT.	#5	LOW
PH SE	37	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	SUMMER WINE® NINEBARK	CONT.	#5	LOW
PR PA	90	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
EVERGREEN SHRUBS						
AR PA	74	ARCTOSTAPHYLOS X COLORADOENSIS `PANCHITO`	PANCHITO MANZANITA	CONT.	#5	LOW
HE PA	23	HESPERALOE PARVIFLORA	RED YUCCA	CONT.	#5	VERY LOW
JU BH	93	JUNIPERUS HORIZONTALIS `BAR HARBOR`	BAR HARBOR CREEPING JUNIPER	CONT.	#5	LOW
PI MO	6	PINUS MUGO 'MOPS'	MOPS MUGO PINE	CONT.	#5	MOD
ORNAMENTAL GRASSES						
BO BA	181	BOUTELOUA GRACILIS `BLONDE AMBITION`	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1	VERY LOW
PA SH	27	PANICUM VIRGATUM `SHENANDOAH`	SWITCH GRASS	CONT.	#1	LOW
PE BU	36	PENNISETUM ALOPECUROIDES `LITTLE BUNNY`	LITTLE BUNNY FOUNTAIN GRASS	CONT.	#1	LOW
PERENNIALS						
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

LANDSCAPE MATERIALS

1"-2" ROCK MULCH	RIVER ROCK MULCH
2"-4" ROCK MULCH	RIVER ROCK MULCH

SITE AMENITY SCHEDULE

1 DESCRIPTION: BENCH

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

2 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

3 DESCRIPTION:TRASH RECEPTACLE

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

NORRIS DESIGN
PEOPLE + PLACEMAKING

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PLANT SCHEDULE & AMENITIES

SHEET NUMBER:
12

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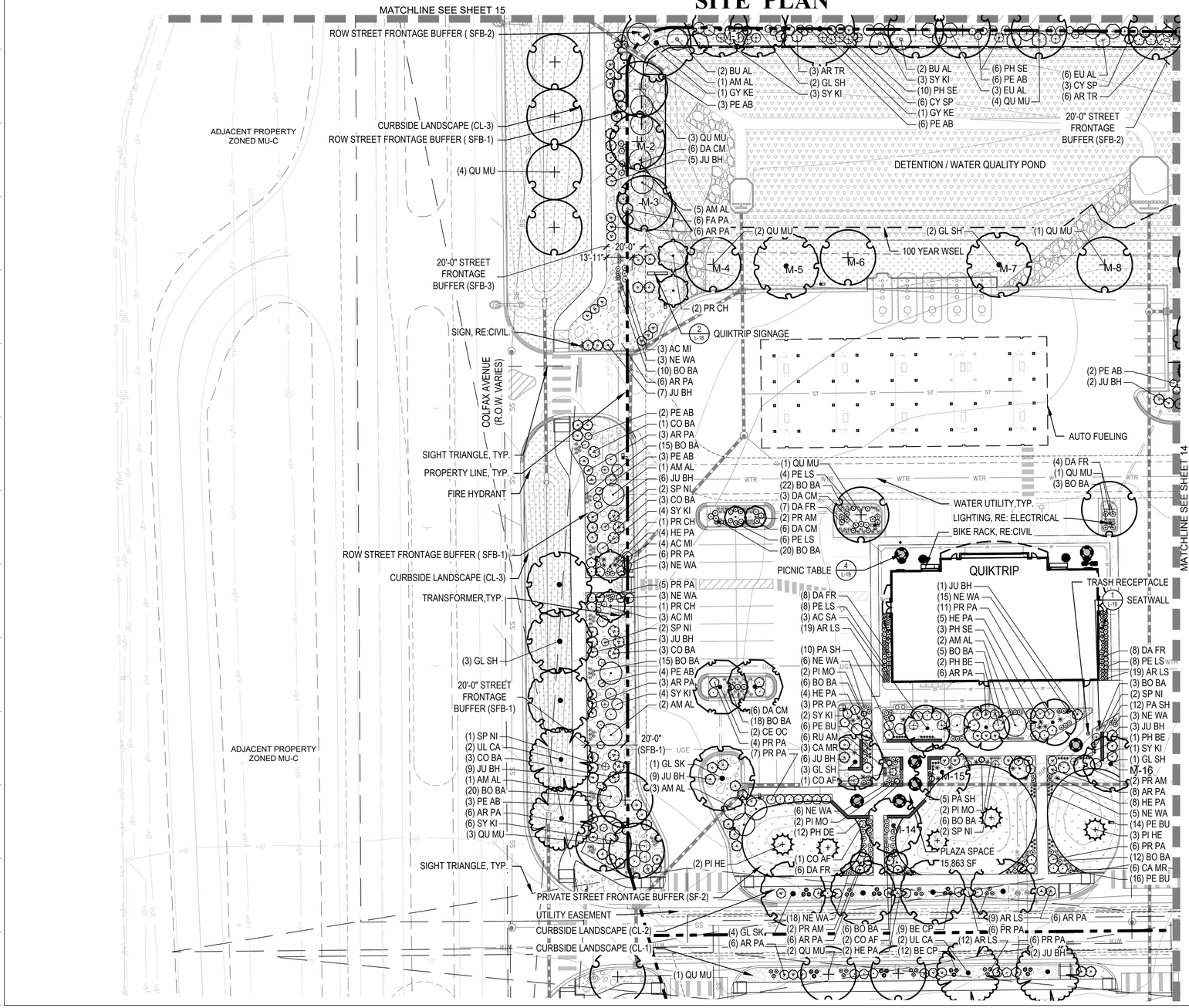
QUICKTRIP NO. 4238

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
- STEEL EDGER
- 1"-2" ROCK MULCH
- 2"-4" ROCK MULCH
- IRRIGATED NATIVE SEED MIX
- NON-IRRIGATED NATIVE SEED
- DETENTION AREA NATIVE SEED
- FUTURE PICADILLY ROW IMPROVEMENT
- CANOPY TREE
- EVERGREEN TREE, (6' HEIGHT UNLESS OTHERWISE NOTED)
- M — 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

811

NORTH

0 15 30 60

SCALE 1" = 30'

NORRIS DESIGN
PEOPLE + PLACEMAKING

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LANDSCAPE PLAN

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13

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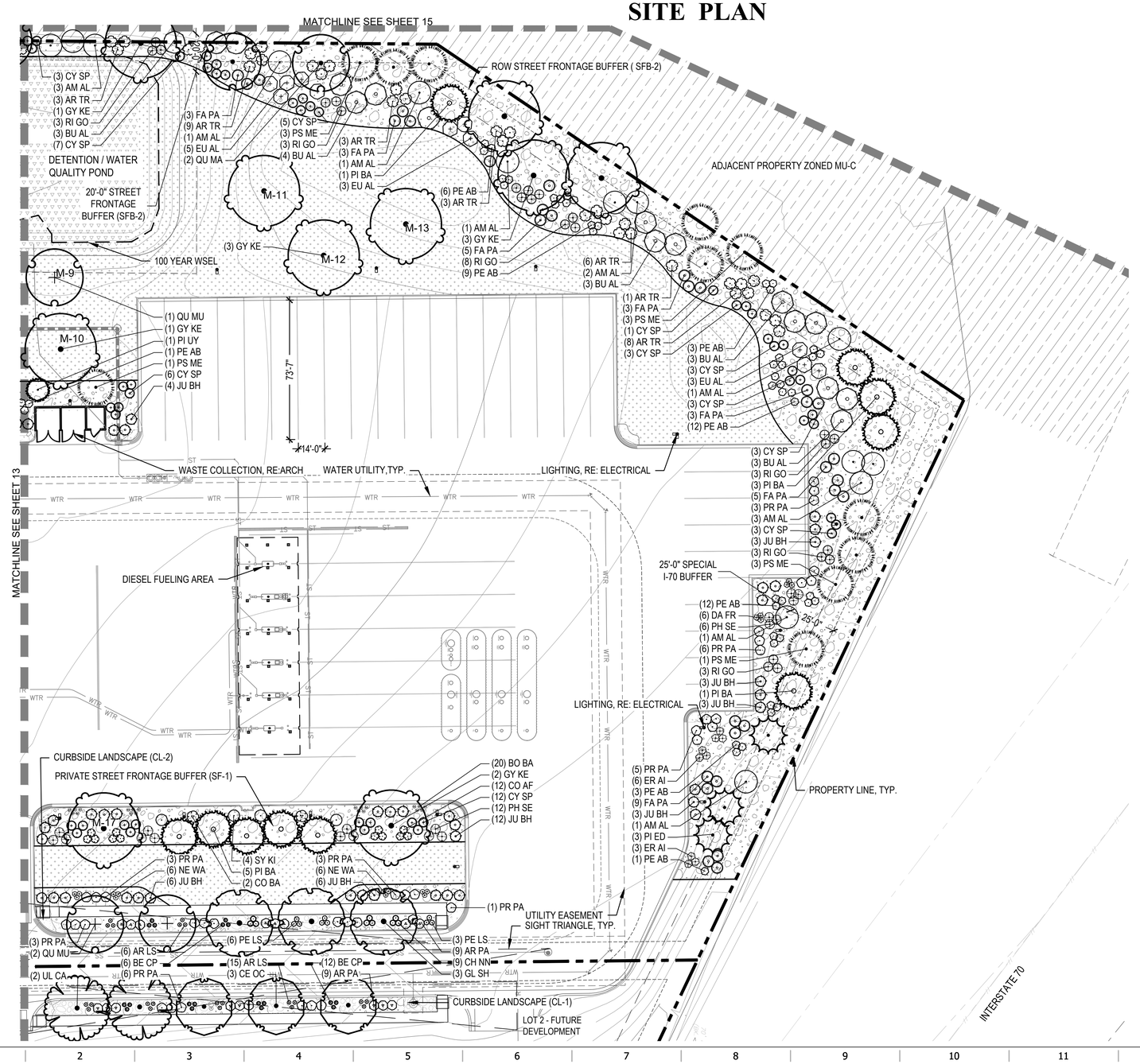
A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SITE PLAN



LEGEND

- PROPERTY LINE
- STEEL EDGER
- 1"-2" ROCK MULCH
- 2"-4" ROCK MULCH
- IRRIGATED NATIVE SEED MIX
- NON-IRRIGATED NATIVE SEED
- DETENTION AREA NATIVE SEED
- FUTURE PICADILLY ROW IMPROVEMENT
- 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
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0 15 30 60

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LANDSCAPE PLAN

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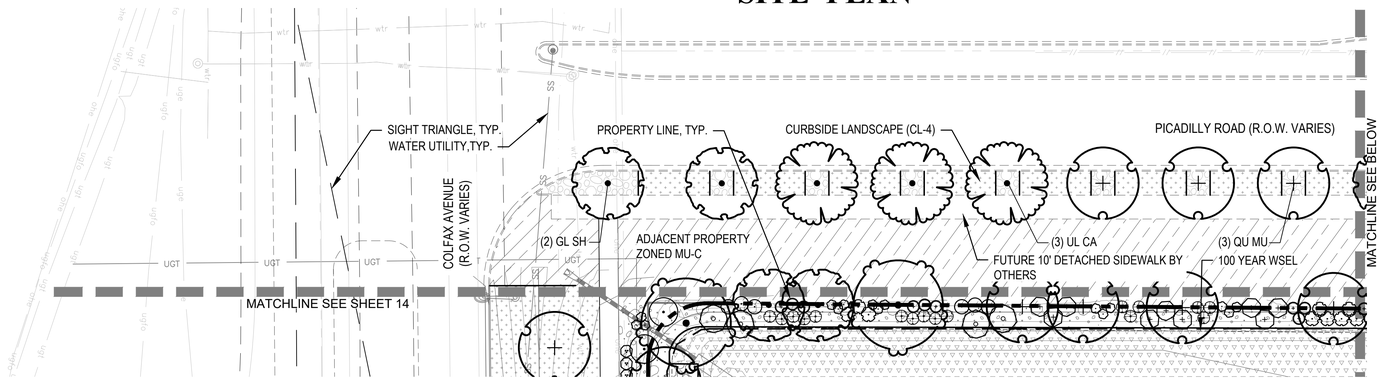
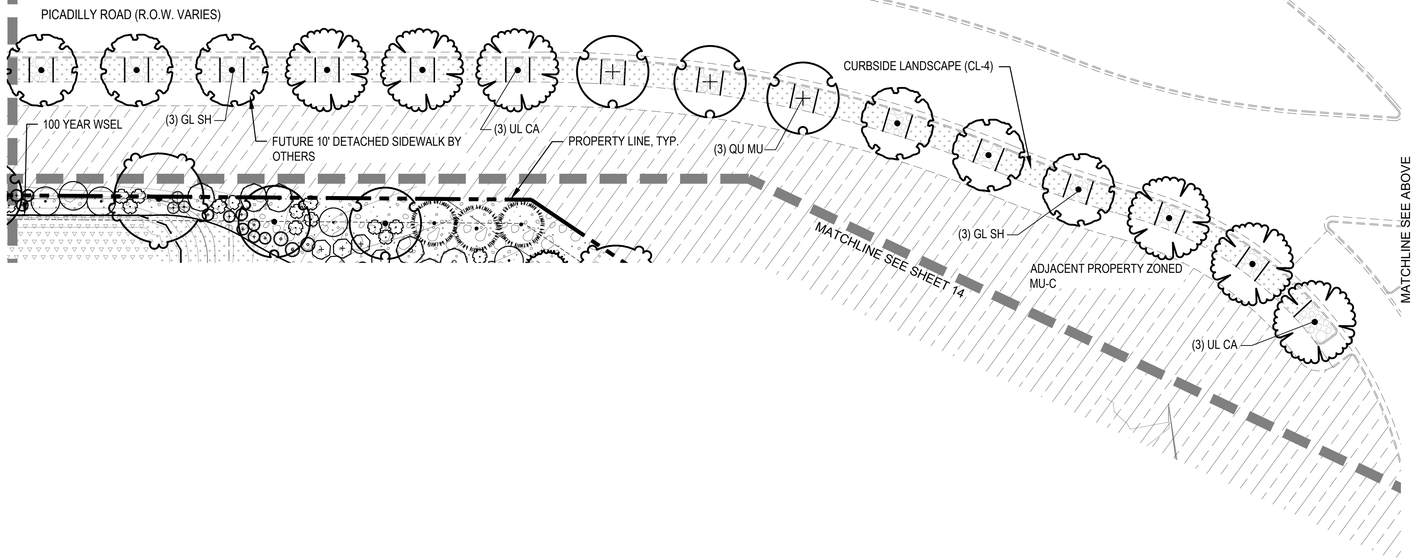
A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SITE PLAN





LEGEND

- PROPERTY LINE
- STEEL EDGER
- 1"-2" ROCK MULCH
- 2"-4" ROCK MULCH
- IRRIGATED NATIVE SEED MIX
- NON-IRRIGATED NATIVE SEED
- DETENTION AREA NATIVE SEED
- FUTURE PICADILLY ROW IMPROVEMENT
- 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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NORTH

0 15 30 60

SCALE 1" = 30'

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SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
15

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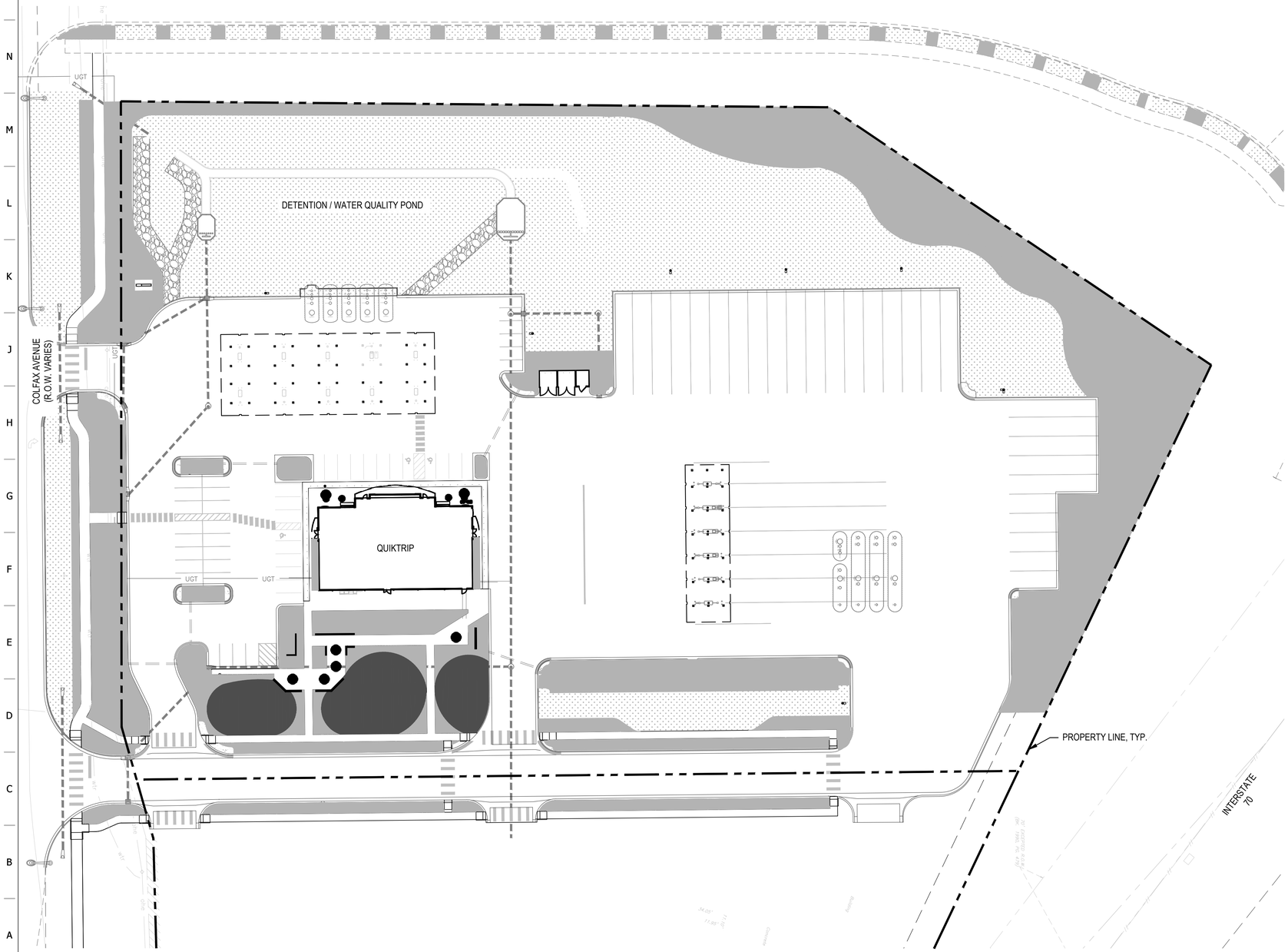
A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

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%
TOTAL:	158,498 SF	100 %

811

NORTH

0 20 40 80

SCALE 1" = 40'

NORRIS DESIGN
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SHEET TITLE:
HYDROZONE PLAN

SHEET NUMBER:
16

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A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,
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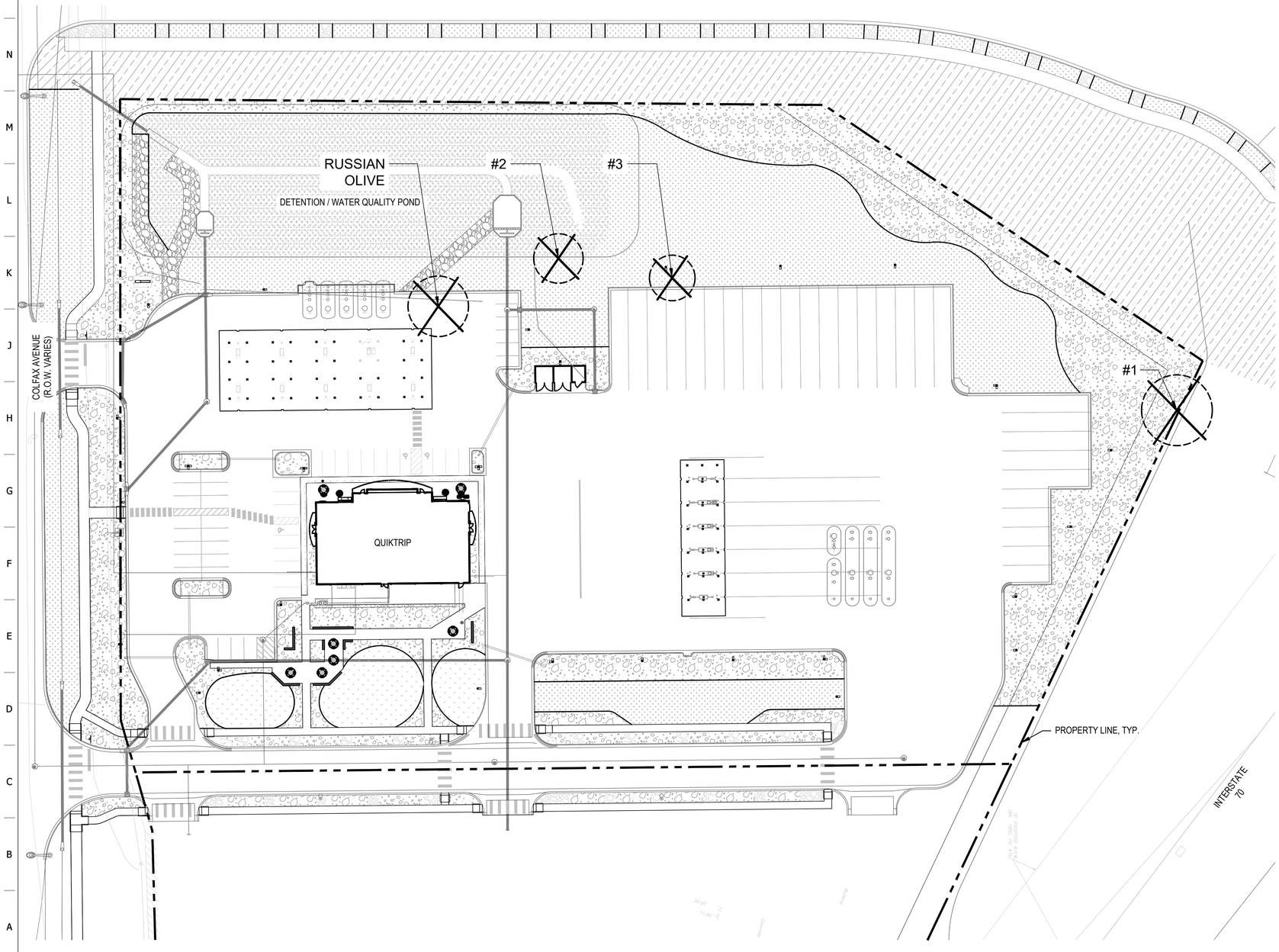
COUNTY OF ADAMS, STATE OF COLORADO

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

811

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0 20 40 80
SCALE 1" = 40'

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DESIGNED BY:	B.P.
DRAWN BY:	B.P.
REVIEWED BY:	S.W.

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE: 10/14/2024

SHEET TITLE:
TREE MITIGATION PLAN

SHEET NUMBER:
17

*NOT FOR CONSTRUCTION

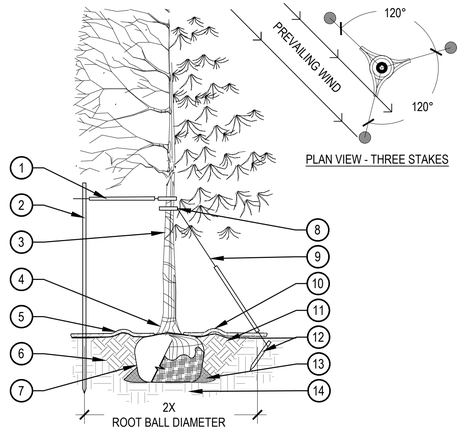
QUICKTRIP NO. 4238

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

PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. 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:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
   a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
   b. 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).
   c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. 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.

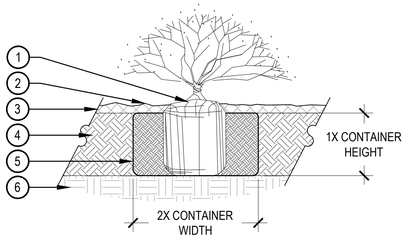


PLAN VIEW - THREE STAKES

1. PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. 6'-0"UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
4. PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
5. 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
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE
7. ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE,TWIST WIRE ONLY TO KEEP FROM SLIPPING
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
12. 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

1 TREE PLANTING DETAIL

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

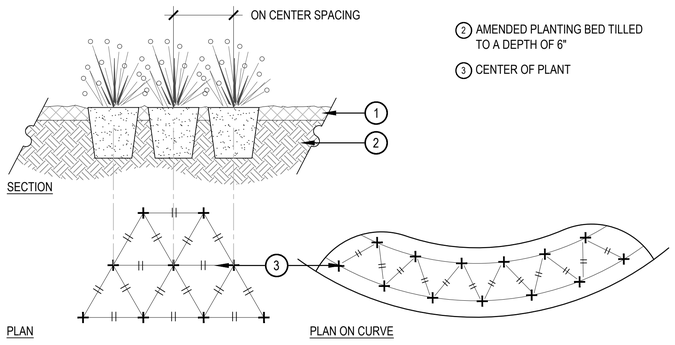


1. SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
2. FINISH GRADE (TOP OF MULCH)
3. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET 10
4. TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
5. BACKFILLED AMENDED SOIL
6. UNDISTURBED SOIL

NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
5. 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"



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

NOTES:
1. 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

PROJECT NO.:QKT004238

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QuikTrip No. 4238
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REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 10/14/2024

SHEET TITLE:
LANDSCAPE DETAILS

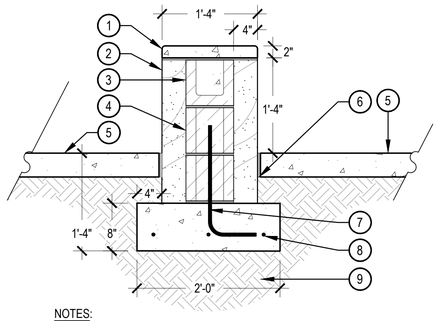
SHEET NUMBER:
18

*NOT FOR CONSTRUCTION

QUICKTRIP 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

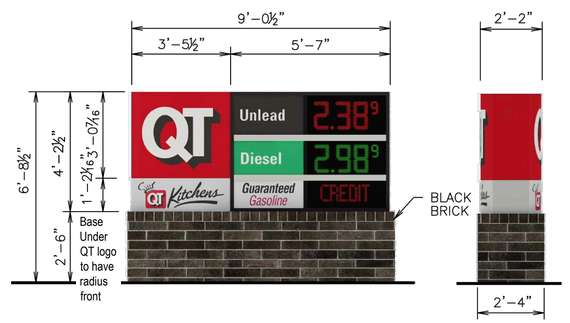


NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS.
2. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
3. NORRIS DESIGN IS NOT RESPONSIBLE FOR STRUCTURAL DESIGN AND CALCULATIONS.
4. MINIMUM BURY DEPTH ON ALL REBAR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

1 SCREEN WALL

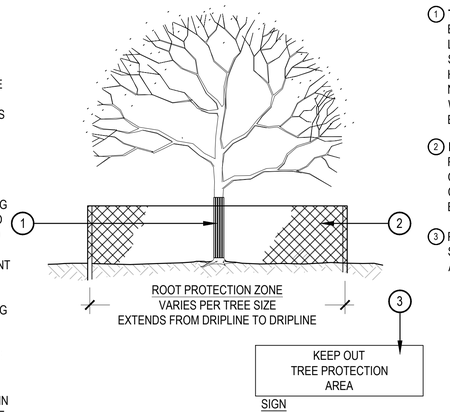
SCALE: 1" = 1'-0"



2 QUIKTRIP SIGNAGE

N.T.S.

NOTES:
1. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
2. 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.
3. 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.
4. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
5. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
6. 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.
7. 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.
8. 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.

3 TREE PROTECTION

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

NOTES:
ALL WELDED ALUMINUM CONSTRUSTION
TOP: 42" DIA. BOSETTE TABLE TOP WITH 2" DIA. UMBRELLA HOLE
BACK: WATERJET CUT TO MATCH PRESTON CHAIR
SEAT: DISHED ALUMINUM WITH SANDDOLLAR DRAIN HOLES
PAINT: SILVER ICE + CLEAR COAT (ON ALL PARTS)
GLIDE: BOLTDOWN TABS
NO SWIVEL

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

GENERAL NOTES: Not drawn to scale. Do not scale drawings. Verify all dimensions and site conditions prior to work. Drawings are the property of BENCHMARK DESIGN GROUP and are not to be used, loaned, copied or reproduced without written permission from BENCHMARK DESIGN GROUP. All rights reserved. © BENCHMARK DESIGN GROUP 2012

BENCHMARK DESIGN GROUP
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JACKSONVILLE, FL
32250

DATE	E.C.O	REV.	BY	APPROVED
27FEB12	ADD TABLE TOP		RN	
29MAR11	ILLUSTRATION		DK	

4 TABLE AND CHAIRS

N.T.S.

NORRIS DESIGN
PEOPLE + PLACEMAKING

PROJECT NO.:QKT004238

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COLFAX & PICADILLY
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ORIGINAL ISSUE DATE: 10/14/2024

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
19

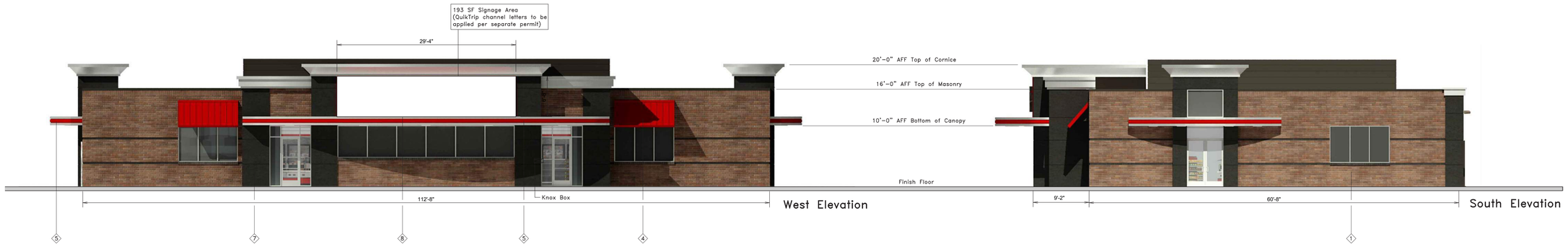
QUIKTRIP NO. 4238

SITE PLAN AND CONDITIONAL USE

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

TCNK Material Percentage Table						
	TOTAL	ATLAS BRICK	STUCCO	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	1605 SF=89%			197 SF=11%	

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	227 SF 12%



West Elevation

South Elevation

East Elevation

North Elevation

NORRIS DESIGN
PEOPLE + PLACEMAKING

PROJECT NO.: QKT004238

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

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 10/14/2024

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
20

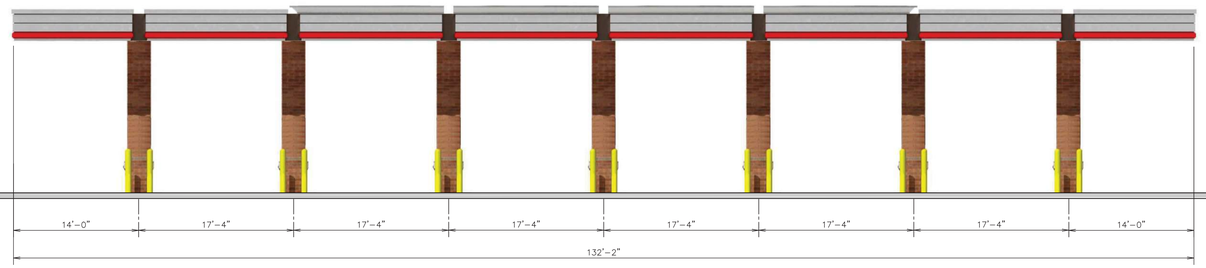
QUIKTRIP NO. 4238

**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**

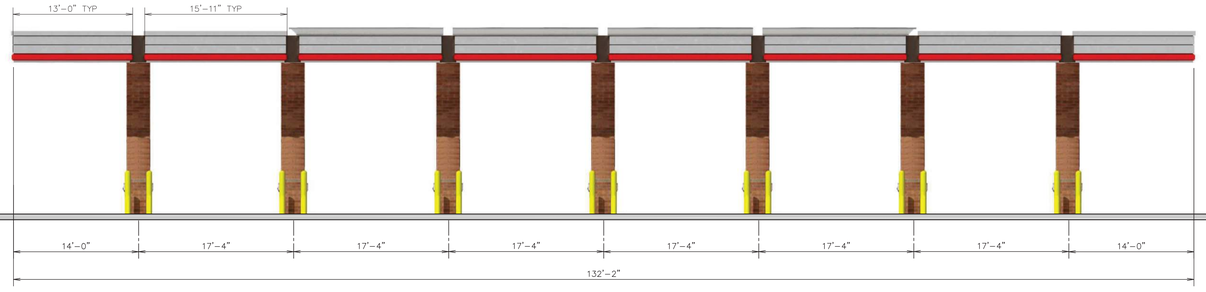
SITE PLAN AND CONDITIONAL USE

DV06 Material Percentage Table			
	TOTAL	ATLAS BRICK	CANOPY
FRONT/REAR FACADE:	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%

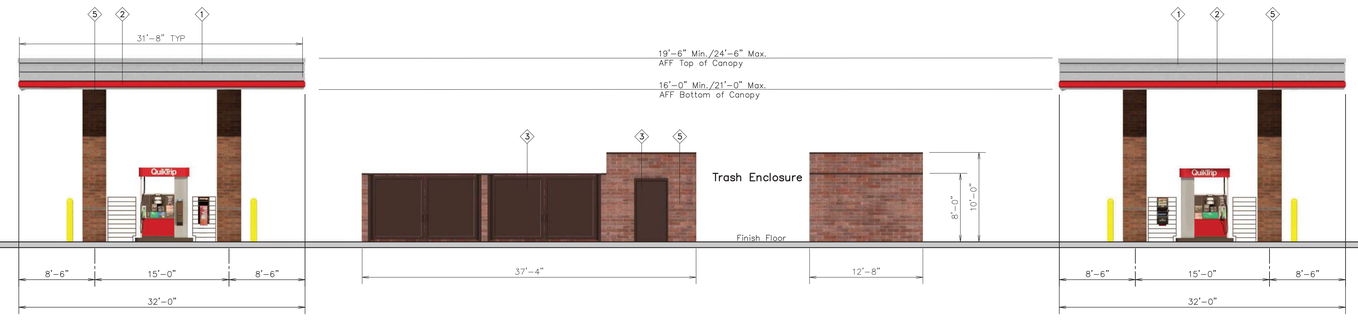


South Elevation



North Elevation

#	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT 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



West Elevation

East Elevation

NORRIS DESIGN
PEOPLE + PLACEMAKING

PROJECT NO.: QKT004238

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COLFAX & PICADILLY
AURORA, CO

QT

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

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE: 10/14/2024

SHEET TITLE:
FUEL CANOPY & TRASH ENCLOSURE ELEVATIONS

SHEET NUMBER:
21

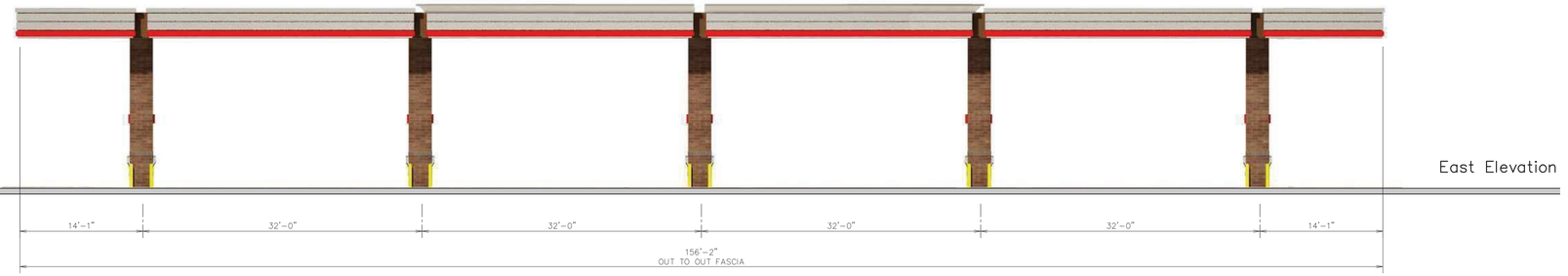
QUIKTRIP NO. 4238

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

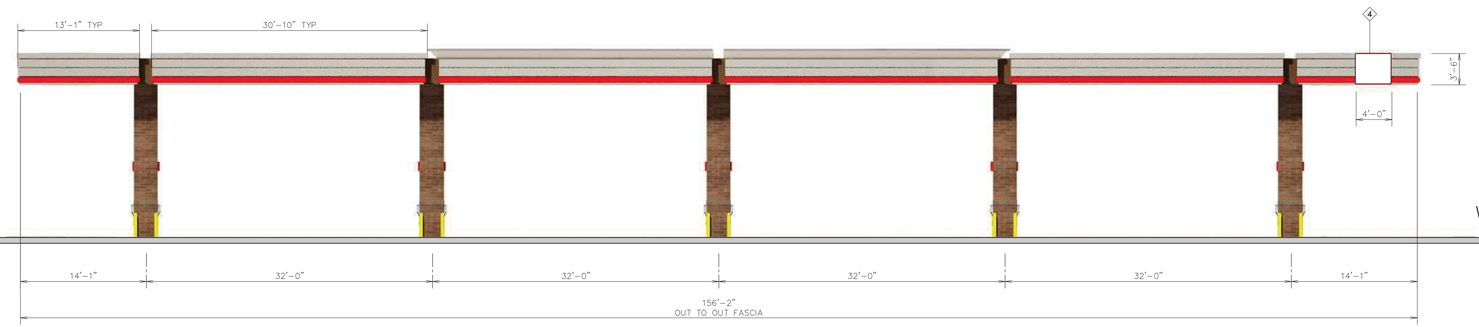
SITE PLAN AND CONDITIONAL USE

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%



East Elevation



West Elevation

#	FINISH	MANUFACTURER	SPECIFICATION
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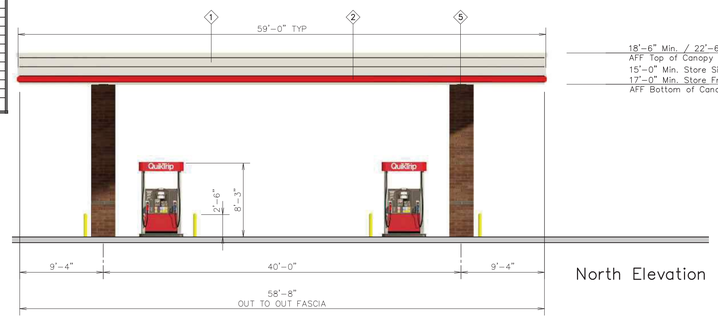
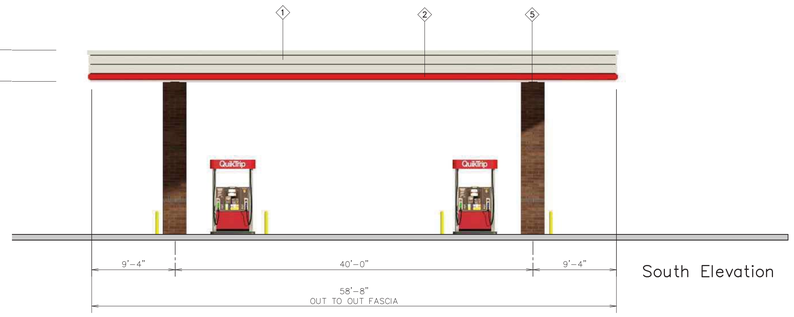
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN – WILLIAMS	METAL/PAINT
4	IDC-14	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH



North Elevation

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



South Elevation

NORRIS DESIGN
PEOPLE + PLACEMAKING

PROJECT NO.:QKT004238

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COLFAX & PICADILLY
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QT

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SHEET TITLE:
FUEL CANOPY ELEVATIONS

SHEET NUMBER:
22

Brushed Aluminum - Reynobond
Building Cornice/Gas Canopy Fascia

QT BROWN Metal Paint -
Light Poles/Canopy Columns
/Mechanical Screen

Aluminum - Tubelite
Entry Door/Window Frame

Material Samples # 4238
Aurora, CO
Convenience Store with Fuel
Prepared by: QuikTrip 06.20.24

Translucent #2793 Red -
Accent Band/Awning

Bronzestone Brick -
Interstate Brick - Building

STUCCO - Granite
Building Columns

Midnight Black Brick -
Interstate Brick - Building

NORRIS DESIGN
PEOPLE + PLACEMAKING

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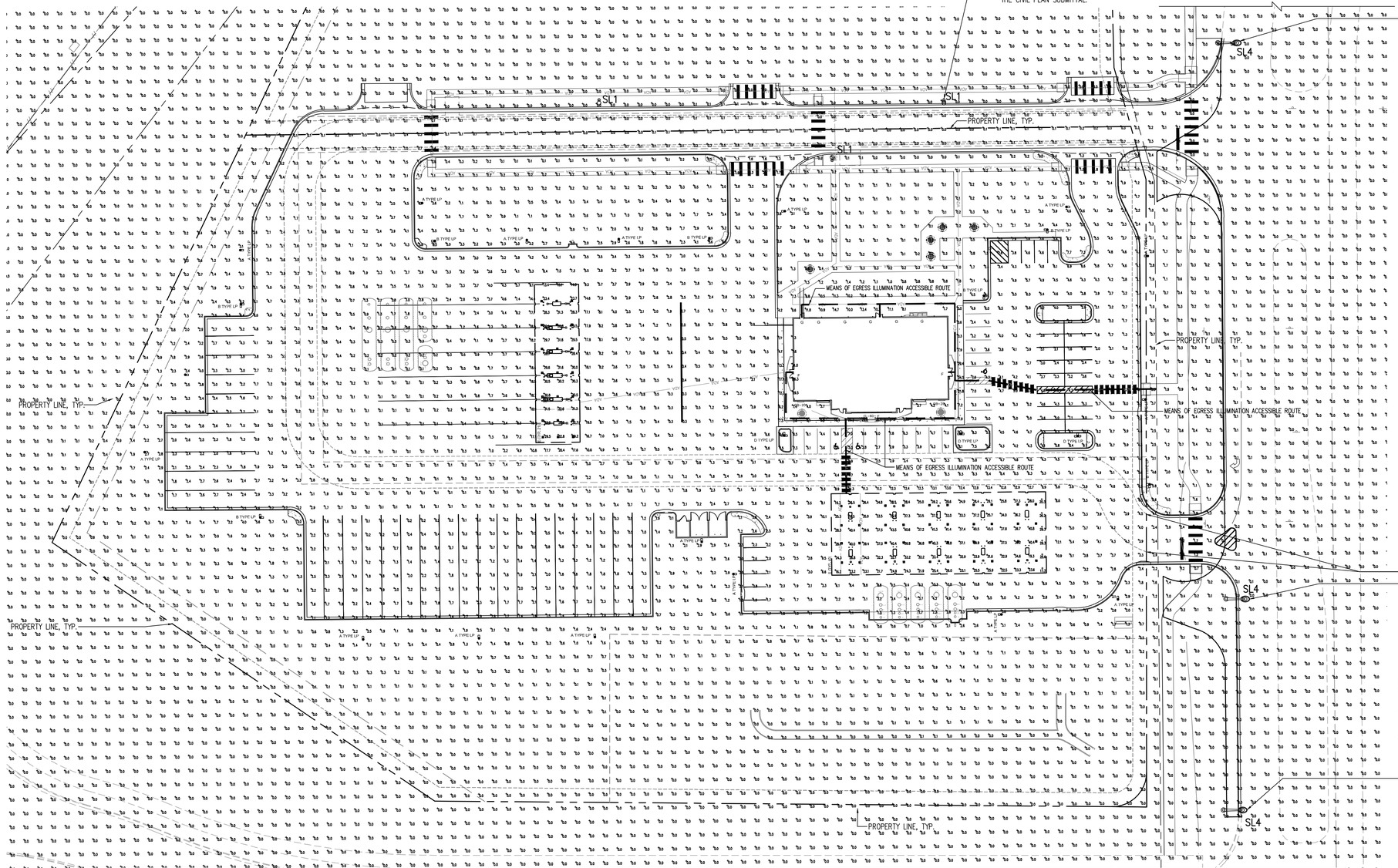
SHEET TITLE:
MATERIALS BOARD

SHEET NUMBER:
23

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



PROPOSED STREET LIGHTS SL1 LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATION WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.

PROPOSED STREET LIGHT SL4 LOCATION IS CONCEPTUAL. FINAL STREET LIGHT LOCATION WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.

PROPOSED STREET LIGHT SL4 LOCATION IS CONCEPTUAL. FINAL STREET LIGHT LOCATION WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.

PROPOSED STREET LIGHT SL4 LOCATION IS CONCEPTUAL. FINAL STREET LIGHT LOCATION WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.

GENERAL NOTE:

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006–MEANS OF EGRESS ILLUMINATION.
SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED.
SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT–CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	LLF	DESCRIPTION	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	DESCRIPTION	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-LED-03L-40	22.6

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN
MEANS OF EGRESS ILLUMINATION ACCESSIBLE ROUTE-2021 INTERNATIONAL BUILDING CODE REQUIREMENT SECTION 1006.2	FC	9.95	46.3	1.0

40 20 0 40 80

NORRIS DESIGN
PEOPLE + PLACEMAKING

PROJECT NO.:

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

QUIKTRIP 4238 SUBDIVISION FILING NO.1
QUIKTRIP NO.4238
COLFAX & PICADILLY
AURORA, CO

QT

PROTOTYPE:	
DIVISION:	
VERSION:	
DESIGNED BY:	
DRAWN BY:	
REVIEWED BY:	

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 10/14/2024

SHEET TITLE:
LIGHTING PLAN

SHEET NUMBER:
24

FILE LOCATION:H:\Q\Quiktrip\QKT0004238--Aurora, CO\QCIV\2--Plan\83--4238_Civil.dwg TAB NAME:Photometric Plan USER:Ryan_Watkins SAVED:9/12/2024 11:35 AM PLOTTED:9/12/2024 1:20 PM

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

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.

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

Slice Medium (SLM)

Outdoor LED Area Light

IP66 IK08

OVERVIEW	
Lumen Package	9,000 - 48,000
Wattage Range	63 - 401
Efficacy Range (LPW)	112 - 156
Weight lbs(kg)	30 (13.6)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring 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, SW, 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 louver (IL) and house-side shield (HS) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

Electrical
- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 5)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures 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.

Installation
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern. (See drawing on page 9)

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-and-warranty.aspx for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applicationsexceptionsare qualified.
- IK08 rated luminaire per IEC 66262 mechanical impact code.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL, to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)

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

Slice Medium Outdoor LED Area Light

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: **SLM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL**

Luminaire Prefix	Light Source	Lumen Package	Light Output	Distribution	Orientation[1]	Voltage	Driver
SLM - Slice Medium	LED	9L - 9,000 lms 12L - 12,000 lms 18L - 18,000 lms 24L - 24,000 lms 30L - 30,000 lms 36L - 36,000 lms 42L - 42,000 lms 48L - 48,000 lms Custom Lumen Package[2]	SIL - SHIELDED	2 - Type 2 3 - Type 3 SW - Type 5 Wide FT - Forward Throw FTA - Forward Throw: Automotive AM - Automotive Merchandise	(Blank) - standard (no rotation) L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V) TBD	DIM - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT AMB - Phosphor Converted Amber[3]	70CRI - 70 CRI (Blank) - None	**Wireless Controls System** ALSC - AirLink Synapse Control System ALSCS04 - AirLink Synapse Control System with 12-20' Motion Sensor ALSCS04 - AirLink Synapse Control System with 20-40' Motion Sensor ALSK23 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height) ALSK32 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height) **Stand-Alone Controls** EXT - 0-10V Dimming leads extended to housing exterior CR7P - 7 Pin Control Receptacle ANSI C136.41[4] IMSBT1- Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)[5] IMSBT2- Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)[5] **Button Type Photocells** PCI120 - 120V PCI208-277 - 208-277V PCI347 - 347V	BLK - Black BRZ - Dark Bronze GMG - Gun Metal Grey GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White TBD	(Blank) - None IH - Integral Houseside Shield[6] IL - Integral Louver (Sharp Spill Light Cutoff)[7]

Accessories Ordering Information[8]

Controls Accessories	
Description	Order Number
Twist Lock Photocell (120V) for use with CR7P	120514
Twist Lock Photocell (208-277) for use with CR7P	120515
Twist Lock Photocell (347V) for use with CR7P	120516
Twist Lock Photocell (480V) for use with CR7P	120190
AirLink 8 Pin Twist Lock Controller[9]	81499
AirLink 7 Pin Twist Lock Controller[9]	681410
Pole-Mounted Occupancy Sensor (240)	66353421LR *
Shorting Cap for use with CR7P	14892

Fusing Options[10]	
Description	Order Number
Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

Shielding Options	
Mirada Small	See Shielding Guide
Mirada Medium	
Mirada Large	
Zone Medium	
Zone Large	
Slice Medium	

Mounting Accessories[8]	
Description	Order Number
Round Pole Adapter (3" Round/Tapered Poles)	4060730LR
Round Pole Adapter (4" Round Poles)	3796612LR
Round Pole Adapter (5" Round Poles)	3796883LR
Universal Mounting Bracket	6946160LR
Adjustable Slip Fitter (3" - 3 1/8" Tenon)	6951360LR
Quick Mount Pole Bracket (Square Pole)	6973730LR
Quick Mount Pole Bracket (4-5" Round Pole)	6999030LR
15 Tilt Quick Mount Pole Bracket (Square Pole)	6999050LR
15 Tilt Quick Mount Pole Bracket (4-5" Round Pole)	6999055LR
Wall Mount Bracket	3821320LR
Wood Pole Bracket (6" Minimum Pole Diameter)	7570190LR

Shielding & Miscellaneous Accessories	
Description	Order Number
Integral Louver/Shield	684812
Internal Housesde Shield	743414
10' Linear Bird Spike Kit (5' Recommended per Luminaire)	751692

FOOTNOTES:
1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Only available in 9L Lumen Package. Consult factory for lead time and availability.
3. Consult factory for availability.
4. IMSBT is field configurable via the LSI pro app that can be downloaded from your smartphone's native app store.
5. Sensor, lens cover or shorting cap must be ordered separately. See Accessory Ordering Information.
6. Accessories are shipped separately and field installed.
7. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability.
8. Not available in 9L and UL Lumen Packages. Consult factory for lead time and availability.
9. Only available with ALSC,ALSCS04 control options.
10. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability.

Catalog # :	Project : Type: E
Prepared By :	Date :

Scottsdale® Vertex™ - SCV
Petroleum Canopy LED Luminaire

The Scottsdale® Vertex™ is the most feature-rich canopy fixture in the marketplace. Innovations such as combined optical distributions, multiple lumen packages, field serviceability and simple installation make this fixture the ideal canopy solution. Its exceptional design and performance are backed by LSI's best-in-class customer service.

SCOTTSDALE

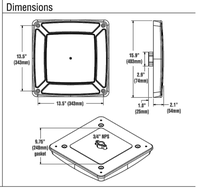
DimMable | Bluetooth | IP66 | ARRA Ready Compliant | Made in the USA | cULus Listed | DLC Premium | RoHS Compliant | DLC | DLC

Features & Specifications

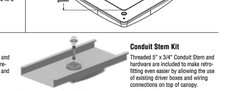
Optical System
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Symmetrical or Combination Forward Throw distributions.
- State-of-the-art silicone optics deliver industry leading optical control with an integrated gasket to provide an IP66 rated sealed optical chamber in one component.
- Silicone optical material does not yellow or crack with age and provides a minimum light transmittance of 93%.
- Available in 5000K and 4000K (+/- 275K) color temperatures.
- Minimum CRI of 70.

Electrical
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (139-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F) when mounted to Steel/Aluminum surfaces for 10L, 13L, & 15L Lumen Packages, +40°C for 20L Lumen Package, and +40°C for 23L Lumen Package. If mounted to a non-metallic surface, reduce ambient by 5°C.
- Power factor: >0.90
- Input power stays constant over life.

Dimensions



Locking Collar
Aluminum locking collar and gasket are included and re-quired for complete seal and support of canopy deck.



Conduit Stem Kit
Threaded 5" x 3/4" Conduit Stem and hardware are included to make retro-fitting even easier by allowing the use of existing driver boxes and wiring connections on top of canopy.

* Assembled in USA by an American workforce of American and foreign parts using state-of-the-art equipment at our award-winning manufacturing facility in Ohio. Meets Buy American requirements within the ARRA.

11/20/19

Scottsdale® Vertex™ - SCV
Petroleum Canopy LED Luminaire

Luminaire Ordering Guide

TYPICAL ORDER EXAMPLE: **SCV LED 13L SC UNV DIM 50 WHT IMSBT2**

Family / Size	LED Gen	Lumen Package*	Distribution	Voltage	Driver	Color Temperature	Finish	Controls
SCV - Petroleum Canopy Luminaire	LED	10L - 10000 Lumens 13L - 13000 Lumens 16L - 16000 Lumens 20L - 20000 Lumens 23L - 23000 Lumens	SC - Symmetric	UNV - 120-277V HV - 347-480V	DIM - Dims to 10% (0 to 10V dimming)	40 - 4000K 50 - 5000K Consult factory for additional paint finishes	WHT - White BLK - Black BRZ - Bronze	Blank - NONE ALSC - AirLink Synapse Wireless Control System[1] ALSCS - AirLink Synapse Wireless Control System with Sensor[1] IMSBT1 - Integral Bluetooth® Motion and Photocell Sensor 8 - 24' mounting height[1,2] IMSBT2 - Integral Bluetooth® Motion and Photocell Sensor 25 - 40' mounting height[1,2]

Accessory Ordering Information

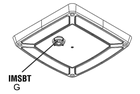
Description	Order Number
Retrofit Pard Kit - EC / ECTA / SCP to SCV, for 18" Deck Panel with larger openings*	675403
Retrofit Pard Kit - EC / ECTA / SCP to SCV, for 13" Deck Panel*	67911
Retrofit Pard Kit - RSCU Rollwood to SCV	675429
Retrofit Pard Kit - LRM Universal 2x2 to SCV	675427
Retrofit 2x2 Cover Panel Blank (no holes)	357392
Retrofit RC Cover Panel Blank (no holes)	354792
39" X 39" Beauty Plate Kit (with 4" Center hole)	5571359617

Description	Order Number
39" X 39" Beauty Plate Kit (with 4" Center hole)	5641360997
Junction Box	687481
Kit - Hole Plugs and Gasket (enough for 25 retrofits)	1320540
Rectangular Top Plate Kit (includes top plate and gasket)	6782919817
Surface Mount Box	675433
Retrofit Kit - CRUSCSUS to SCV	687482

FOOTNOTES:
1 - Consult factory for HV with AirLink Synapse Wireless Control System.
2 - IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
3 - Ideal for 9" to 12" openings.
4 - Ideal for 9" openings.
5 - Not available in HV.

Accessories/Options

Luminaire Shown with IMSBT Option



11/20/19

Catalog #: _____ Project: _____
Prepared By: _____ Date: _____ Type: Type: G

Mirada Medium Wall Sconce (XWM)

Outdoor Wall Sconce

IK08

OVERVIEW	
Lumen Package (Hi)	3,000 - 21,000
Wattage Range (W)	23 - 175
Efficacy Range (LPW)	123 - 158
Weight lbs (kg)	27 (12.2)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPMA) permits mounting to standard poles.
- 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.
- Max shipping weight: 30lbs in carton

Optical System
- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, and Forward Throw (FT) distributions.
- 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.

Electrical
- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F).
- 15L operating temperature: -40°C to +45°C (-40°F to +113°F).
- 18L operating temperature: -40°C to +40°C (-40°F to +104°F).
- 21L operating temperature: -40°C to +35°C (-40°F to + 95°F).
- Power factor: >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls
- Optional integral passive infrared Bluetooth™ motion sensor options. Fixtures operate independently and can be commissioned via an IOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule.

Installation
- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.
- 1 Year warranty on Battery Back-up option.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K or lower color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP65 rated luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMA bracket) or wall mounted.
- IK08 rated luminaire per IEC 66262 mechanical impact code.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL, to confirm which versions are qualified.

Mirada Medium Wall Sconce (XWM) Outdoor Wall Sconce

Type: _____

Have questions? Call us at (800) 436-7800

Back to Quick Links

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: **XWM 2 LED 05L 30 UE BRZ ALSC**

Family	Distribution	Light Source	Lumen Package	Color Temperature
XWM - Mirada Medium Wall Sconce	2 - Type 2 3 - Type 3 FT - Type 4 Forward Throw	LED	5L - 5,000 6L - 6,000 8L - 8,000 10L - 10,000 12L - 12,000 15L - 15,000 18L - 18,000 21L - 21,000 Custom Lumen Package[1]	30 - 3000K 40 - 4000K 50 - 5000K AMB - Phosphor Converted Amber[2]

Voltage	Finish	Controls	Options
UE - Universal Voltage (120-277V) HV - High Voltage (347-480V) TBD	BLK - Black BRZ - Dark Bronze GMG - Gun Metal Grey GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White TBD	Blank - None **Wireless Controls System** ALSC - AirLink Synapse Control System ALSCS01 - AirLink Synapse Control System with 8-12' Motion Sensor ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor ALSK23 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' MH)[3] ALSK32 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' MH)[3] **Standalone Controls** DIM - 0-10v Dimming leads extended to housing exterior IMSBT1 - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)[3] IMSBT2 - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)[3] **Button Type Photocells** PCI120 - 120V PCI208-277 - 208-277V PCI347 - 347V	Blank - None BB - Battery Back-up (EPC)[4] CWBB - Cold Weather Battery Backup (-20°C)[4] XPMA - Pole Mounting Bracket SPL - 10kV Surge Protection TB - Terminal Block

Need more information? Click here for our glossary

Have additional questions? Call us at (800) 436-7800

FUSING ACCESSORY ORDERING INFORMATION[5]

Part Number	Description
FA120*	FA120 - Single Fusing
FA277*	FA277 - Single Fusing
FA347*	FA347 - Single Fusing
DFA208*	DFA - Double Fusing
DFA240*	DFA - Double Fusing (240V)
DFA480*	DFA - Double Fusing (480V)

MOUNTING ACCESSORY ORDERING INFORMATION[6]

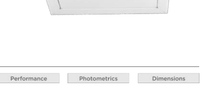
Part Number[7]	Description
5569320LR	XWM Wet Location Surface Conduit/Wiring Box
753652	10' Linear Bird Spike Kit (2' Recommended per Luminaire)

1 Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DLC listed.
2 Only available in 8L Lumen Package. Consult factory for lead time and availability.
3 IMSBT and ALSKS control options are not available in 5, 6 or 8, Lumen packages when high voltage (HV) is specified.
4 IMSBT is field configurable via the LSI pro app that can be downloaded from your smartphone's app store.
5 Not available in HV.
6 Accessories are shipped separately and field installed.
7 Fusing must be located in a hand hole for pole or in the junction box.
8 *"CCP" to be replaced by catlet finish selection. See Finish options for paint color selections.

Catalog #: _____ Project: _____
Prepared By: _____ Date: _____ Type: Type: F

XSPS

LED Soffit Light



OVERVIEW	
Lumen Package	4000 - 8000
Wattage Range	43 -59
Efficacy Range (LPW)	96 - 104
Weight lbs (kg)	7.6 (3.5)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Housing is die-formed aluminum with diffuse acrylic lens providing a water-resistant seal. Enclosure contains factory prewired driver and optical unit containing LEDs.
- Recess mount into an enclosed soffit with screws through the mounting frame. 8" clearance required for ease of installation.
- Finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard color is gloss white.
- Shipping weight: 7.6 lbs in carton.
- Suitable for wet locations.

Optical System
- Symmetric distribution with excellent uniformity and a BUG rating of B2-U0-G1. Diffuse lens is standard to minimizing visibility of LEDs.
- Select high-brightness LEDs.
- Available in 5000K, 4000K and 3000K
- Color temperatures per ANSI C78.377.
- Minimum CRI of 80.

Electrical
- High-performance factory programmable driver features over-voltage, under voltage, short-circuit and over temperature protection with integral surge protection that meets IEEE C62.41.2 and ANSI C62.77. -5 Location Category C Low standards.
- 0-10 volt dimming (10% - 100%) standard.
- 120-347VAC 50/60Hz
- Thermal protector standard on 5000-8000 lumen versions.
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to 40°C (-40°F to 104°F) for HO and VHO. -40°C to 45°C (-40°F to 113°F) for SS. -40°C to 35°C (-40°F to 95°F) for SHO .
- Power factor, >0.90
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750
- Suitable For Damp Locations
- Meets Buy American Act requirements.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL, to confirm which versions are qualified.
- IDA compliant with 3000K or lower color temperature.

Type: _____

XSPS LED Soffit Light

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: **XSPS S LED SS CW 120 GWT DFL**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Lens	Options
XSPS - 1 FT Soffit	S - Symmetric	LED	SS - 1,000mA (Static) MW - 5,900 Lumens WHO - 6,000 Lumens	CW - 3500K-4K CRI NW - 4000K-4K CRI WW - 3000K-80 CRI	120 - 120V 208 - 208V 240 - 240V 277 - 277V 347 - 347V	GWT - Gloss White	DFL - Diffused Acrylic Lens	CWT - Channel Bar Mounting Kit BB - Emergency Battery Pack[1]

1 - Emergency Battery Pack only available on the SS - 4000 lumen version (120, 208, 240 & 277V versions). TBD

PERFORMANCE

DELIVERED LUMENS

Lumen Package	Distribution	Lens Type	CRI	3000K CCT Delivered Lumens	3000K CCT Efficacy	3000K CCT Bug Rating	4000K CCT Delivered Lumens	4000K CCT Efficacy	4000K CCT Bug Rating	5000K CCT Delivered Lumens	5000K CCT Efficacy	5000K CCT Bug Rating	Wattage
SS	S	DFL	80	3816	123	B2-U0-G1	4022	129	B2-U0-G1	3966	128	B2-U0-G1	31
HO	S	DFL	80	4756	120	B2-U0-G1	5011	127	B2-U0-G1	4941	125	B2-U0-G1	40
VHO	S	DFL	80	5720	118	B2-U0-G1	6041	124	B2-U0-G1	5957	122	B2-U0-G1	49
SHO	S	DFL	80	7559	113	B3-U0-G1	7965	119	B3-U0-G1	7853	118	B3-U0-G1	67

LEDs are frequently updated therefore values are nominal.

Electrical Data (Amps)*

Lumen Package	Wattage	120V	208V	240V	277V	347V
SS	31	0.26	0.15	0.13	0.11	0.09
HO	40	0.33	0.19	0.16	0.14	0.11
VHO	49	0.41	0.23	0.2	0.18	0.14
SHO	67	0.56	0.32	0.28	0.24	0.19

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

RECOMMENDED LUMEN MAINTENANCE

Ambient Temp C	Initial[1]	25K hrs.[1]	50K hrs.[1]	75K hrs.[1]	100K hrs.[2]
25 C	100%	95%	91%	86%	82%

1 - In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
2 - In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.

NORRIS DESIGN
PEOPLE + PLACEMAKING

PROJECT NO.:

Galloway
1500 Greenwood Plaza Boulevard, Suite 200
Greenwood Village, CO 80111
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GallowayUS.com

QUIKTRIP 4238 SUBDIVISION FILING NO.1
QUIKTRIP NO.4238
COLFAX & PICADILLY
AURORA, CO

QT

PROTOTYPE:
DIVISION:
VERSION:
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE: 10/14/2024

SHEET TITLE:
LIGHTING DETAILS

SHEET NUMBER:
25

FILE LOCATION:H:\Q\Quikrip\QKT0042.38—Aurora, CO\SCV\2-Plan\83-4238_Civil.dwg TAB NAME:Photometric Details USER:Ryan_Watkins SAVED:9/12/2024 11:35 AM PLOTTED:9/12/2024 1:20 PM