

# QUIKTRIP 4274

## SITE PLAN AND CONDITIONAL USE

A PARCEL OF LAND LOCATED IN THE NORTHEAST ¼ SECTION 7 TOWNSHIP 5 SOUTH,  
RANGE 66 WEST, 6TH P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO

The easements shown as to be dedicated by separate documents need to be completed before any building permits - submit documents to dedicationproperty@auroragov.org

Understood and acknowledged.

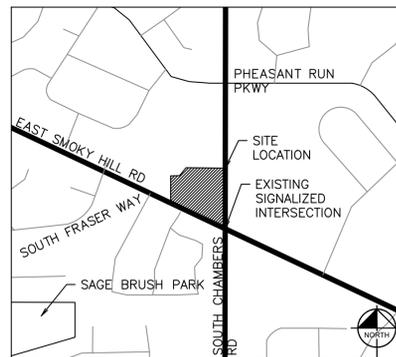
See sheet #3

confirm the size and configuration of the easements with the requesting departments

Understood and acknowledged.

This has been conditionally approved.

Site plan can not be approved until the drainage report or letter is approved.



VICINITY MAP  
SCALE 1"=500'

Please include the exact code section that the adjustment is being requested from. Clarify that it is an administrative adjustment.

### ADJUSTMENTS:

**LANDSCAPE:**  
A DOUBLE ROW OF SHRUBS IS PROVIDED. THIS IS A NON-STREET BUFFER AND ACCORDING TO THE RESPONSE TO THE PRE-APPLICATION COMMENTS, THE APPLICANT ELECTED TO MEET THE NON-STREET BUFFER REQUIREMENTS IN LIEU OF REQUESTING AN ADJUSTMENT THAT WOULD BE SUPPORTED BY STAFF. REFER TO THE PRE-APPLICATION REVIEW LETTER. IN ORDER TO MEET CODE, A 10' WIDE BUFFER OR A REDUCTION TO 5' IS PERMITTED WITH A TALL LANDSCAPE SCREEN. NO ENCROACHMENTS ARE PERMITTED WITHIN THE BUFFER. CURRENTLY THE BUFFER WIDTH AND PLANT MATERIAL ARE NOT MEETING THE REQUIRED BUFFER PER CODE AND THERE IS ALSO AN ENCROACHMENT. THIS PROJECT WILL REQUEST AN ADJUSTMENT FOR INCREASED LANDSCAPING ALONG THE STREET FRONTAGES TO OFFSET THE ADJUSTMENT REQUEST. THE PROJECT WILL PROVIDE TALL LANDSCAPE SCREENING WITH SHRUBS AND TREES AND A 5' BUFFER.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVERSHEET
2	GENERAL NOTES & DETAILS
3	MASTER SITE PLAN
4	GRADING & UTILITY PLAN
5	OPERATIONS PLAN
6	SITE DETAILS
7	LANDSCAPE PLAN
8	TREE MITIGATION PLAN
9	LANDSCAPE DETAILS
10	PHOTOMETRIC PLAN
11	PHOTOMETRIC DETAILS
12	PHOTOMETRIC CUTSHEETS
13	BUILDING ELEVATION
14	CANOPY ELEVATIONS

### AMENDMENTS

Clarified that this is the exact code section being referenced: Section 146-4.7.5 E.2.A. Adjustment for Non-Street Perimeter Buffer for an administrative amendment adjustment.

### CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING & ZONING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CITY CLERK)

DATABASE APPROVAL DATE: \_\_\_\_\_

### RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF

\_\_\_\_\_ COUNTY AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_

CLERK AND RECORDER: \_\_\_\_\_

DEPUTY: \_\_\_\_\_

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  
(CORPORATION, COMPANY, OR INDIVIDUAL)

CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_

BY: \_\_\_\_\_ CORPORATE SEAL  
(PRINCIPALS OR OWNERS)

STATE OF \_\_\_\_\_

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: \_\_\_\_\_

### FLOODPLAIN:

THIS SITE IS A PART OF FEMA FIRM FLOOD PANEL NUMBER 08005C0193L, EFFECTIVE ON SEPTEMBER 4, 2020, AND IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

### BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE COLORADO CENTRAL ZONE 0502, NORTH AMERICAN DATUM (NAD OF 1983). DISTANCE AS SHOWN HEREON ARE GROUND UNITS. BEING THE SOUTH LINE OF LOT 1, BLOCK 1, PHEASANT RUN SUBDIVISION FILING NO. 12, BEARING N66°18'20"W, BETWEEN MONUMENTS SHOWN HEREON.

### BENCHMARK:

VERTICAL RELIEF WAS MADE FROM AN ON THE GROUND SURVEY. CONTOURS SHOWN HEREON ARE AT 1' INTERVALS USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 12A. SITE VERTICAL WAS ESTABLISHED BY USING CITY OF AURORA BENCH MARK "5S6607NE002"

3" BRASS CAP LOCATED AT INLET STRUCTURE AT THE NORTHEAST CORNER OF S. EVANSTON ST. AND SMOKY HILL RD.

ELEVATION: 5716.31 FEET (NAVD 1988)

### LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NORTHEAST ¼ SECTION 7, TOWNSHIP 5 SOUTH, RANGE 66 WEST, 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

LOT 1, BLOCK 1, PHEASANT RUN SUBDIVISION FILING NO. 12, RECORDED IN BOOK 72, RECEPTION NUMBER 2271086 AT THE OFFICIAL RECORDS OF THE ARAPAHOE COUNTY CLERK & RECORDER, COUNTY OF ARAPAHOE, STATE OF COLORADO.

### PROJECT DATA:

LAND AREA WITHIN PROPERTY LINE \_\_\_\_\_ ± 1.13 ACRES  
 BUILDING COVERAGE \_\_\_\_\_ ± 5,312 SF, 0.12 ACRES  
 CANOPY COVERAGE \_\_\_\_\_ ± 6,571 SF, 0.15 ACRES  
 HARDSCAPE \_\_\_\_\_ ± 0.96 ACRES  
 LANDSCAPE \_\_\_\_\_ ± 0.17 ACRES  
 NUMBER OF BUILDINGS \_\_\_\_\_ 1  
 MAXIMUM ALLOWABLE HEIGHT OF BUILDINGS \_\_\_\_\_ 100 FT  
 MAXIMUM PROPOSED HEIGHT OF BUILDINGS \_\_\_\_\_ 22'-6"  
 NUMBER OF ENCLOSURES / CANOPIES \_\_\_\_\_ 1  
 MINIMUM CANOPY HEIGHT \_\_\_\_\_ 17 FT (APPROX)  
 MAXIMUM HEIGHT OF ENCLOSURES / CANOPIES \_\_\_\_\_ 22 FT (APPROX)  
 PRESENT ZONING CLASSIFICATION \_\_\_\_\_ MIXED USE CORRIDOR (MU-C)  
 PROPOSED USE \_\_\_\_\_ MOTOR VEHICLE FUEL DISPENSING STATION (CONDITIONAL USE) AND CONVENIENCE STORE  
 2021 IBC OCCUPANCY CLASSIFICATION (ENCLOSURES) \_\_\_\_\_ M  
 2021 IBC OCCUPANCY CLASSIFICATION (CANOPIES) \_\_\_\_\_ U  
 CONSTRUCTION TYPE (ENCLOSURES) \_\_\_\_\_ NON-SPRINKLERED  
 CONSTRUCTION TYPE (CANOPIES) \_\_\_\_\_ NON-SPRINKLERED  
 TOTAL PERMITTED SIGN AREA \_\_\_\_\_ 185 SQ. FT.  
 PROPOSED TOTAL SIGN AREA \_\_\_\_\_  
 MONUMENT SIGN AREA (31 SF EACH SIDE) \_\_\_\_\_ 62 SF  
 BUILDING FRONT SIGN AREA (1) \_\_\_\_\_ 60 SF  
 BUILDING BACK SIGN AREA (1) \_\_\_\_\_ 44 SF  
 CANOPY SIGN AREA (1) \_\_\_\_\_ 9 SF  
 PROPOSED NUMBER OF CANOPY/BUILDING SIGNS \_\_\_\_\_ 3  
 LOADING SPACES REQUIRED AS PER CODE \_\_\_\_\_ N/A  
 TOTAL NUMBER OF PROPOSED PARKING SPACES \_\_\_\_\_ 19

### CONTACTS:

**DEVELOPER:**  
QUIKTRIP CORPORATION  
12000 WASHINGTON ST. STE 175  
THORNTON, CO 80241  
PHONE: (303) 248-0435  
CONTACT: JESSICA GLAVAS

**OWNER:**  
QUIKTRIP CORPORATION  
12000 WASHINGTON ST. STE 175  
THORNTON, CO 80241  
PHONE: (303) 248-0435  
CONTACT: JESSICA GLAVAS

**ARCHITECT:**  
LICKEL ARCHITECTURE  
14 W 3RD ST. STE 100  
KANSAS CITY, MO 64105  
PHONE: (913) 389-7866  
CONTACT: AMANDA SPITZER

**CIVIL ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
4582 SOUTH ULSTER ST. STE 1500  
DENVER, CO 80237  
PHONE: (303) 228-2327  
CONTACT: SHELBY MADRID, P.E.

**LANDSCAPE ARCHITECT:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
4582 SOUTH ULSTER ST. STE 1500  
DENVER, CO 80237  
PHONE: (303) 228-2319  
CONTACT: CHRIS HEPLER, PLA

PARKING SUMMARY	REQUIRED	PROPOSED
BICYCLE PARKING	2 SPACES	2 SPACES
<b>VEHICULAR PARKING</b>		
STANDARD CUSTOMER	16 SPACES (3 PER 1000 GROSS FLOOR AREA)	17 SPACES
ACCESSIBLE	1 SPACE (1 PER 25 SPACES)	1 SPACE
ACCESSIBLE - VAN COMPLIANT	1 SPACE (1 PER 6 ACCESSIBLE SPACES)	1 SPACE
<b>TOTAL</b>		<b>19 SPACES</b>

TABLE PROVIDED IN COMPLIANCE WITH 1106.1 OF THE IBC.



NO.	REVISION	BY	DATE
<b>Kimley»Horn</b>			
2023 KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, CO 80111 (303) 228-2300			
DESIGNED BY: MGK DRAWN BY: MGK CHECKED BY: DNP DATE: 7/10/2024			
QUIKTRIP 4274 E. SMOKY HILL RD & S. CHAMBERS RD SITE PLAN COUNTY OF ARAPAHOE, STATE OF COLORADO COVERSHEET			
PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley»Horn Kimley-Horn and Associates, Inc.			
PROJECT NO. 09688040			
DRAWING NAME			
1			

K:\DENVER\09688040\_09\1724\_41000\CADD\DWG\09688040\_CIV.dwg (Kish, Mackay) THE DOCUMENT CONTAINS THE COMPLETE AND CORRECT INFORMATION FOR THE SPECIFIC PURPOSE AND INTENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

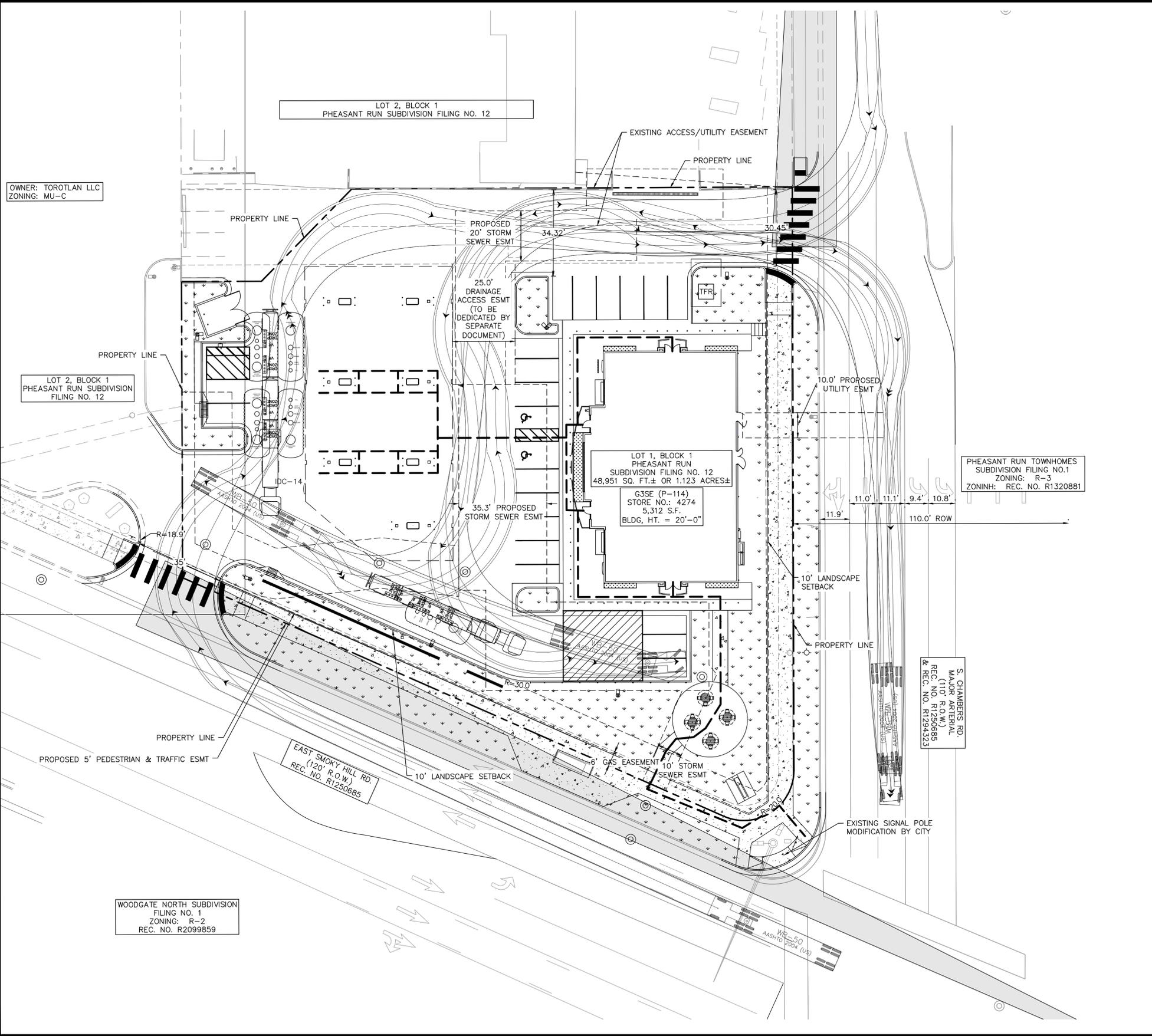






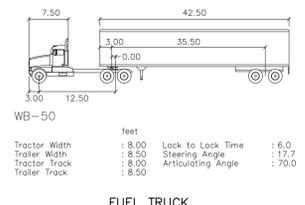


K:\DEV\_CAD\096888040\_0.dwg; 4/27/24; AutoCAD (PLOT) 096888040\_TBUCK.dwg; Kish, Maundy  
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**LEGEND**

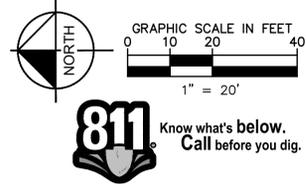
	EXISTING PROPERTY LINE
	EASEMENT LINE
	PROPOSED SITE LIGHT
	EXISTING SITE LIGHT
	PROPOSED STORM DRAINAGE INLET
	PROPOSED LANDSCAPE
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED ACCESSIBLE ROUTE
	STORM MANHOLE
	SANITARY MANHOLE



**OPERATIONS PLAN**

THE CONVENIENCE STORE WITH FUEL SALES WILL BE OPEN 24 HOURS PER DAY. EACH LOCATION EMPLOYS AN AVERAGE OF 22 PEOPLE, 4 EMPLOYEES PER SHIFT, 3 SHIFTS PER DAY. THE PEAK VISITATION TO THE SITE CORRELATES WITH NORMAL BUSINESS TRAVEL HOURS, IN THE MORNING FROM 6AM - 9AM AS PEOPLE ARE HEADING OUT TO WORK, FROM 11AM TO 1PM AS PEOPLE ARE SEARCHING OUT LUNCH OPTIONS, THEN FROM 4PM TO 6PM WHEN PEOPLE ARE ON THEIR WAY HOME FROM WORK. THE NUMBER OF CUSTOMERS DURING THESE PEAK HOURS IS DIRECTLY DEPENDENT ON THE NUMBER OF RESIDENTS WITHIN THE IMMEDIATE AREA AND TRAFFIC THAT CURRENTLY USES THE ADJACENT ROADWAY SYSTEM.

ALL DELIVERIES WILL BE SCHEDULED DURING DAYTIME HOURS SO AS TO NOT HAVE AN ADVERSE EFFECT ON THE NEIGHBORING PROPERTIES, THERE WILL NOT BE ANY OUTDOOR STORAGE OF MATERIALS, AND THERE ARE NO HAZARDOUS MATERIALS STORED ON SITE.



<p><b>Kimley»Horn</b>                  2023 KIMLEY-HORN AND ASSOCIATES, INC.                  6200 South Syracuse Way, Suite 300                  Greenwood Village, CO 80111 (303) 228-2300</p>	<p>NO. _____ BY _____ DATE _____                  REVISION _____</p>
<p>DESIGNED BY: MGK                  DRAWN BY: MGK                  CHECKED BY: DNP                  DATE: 7/10/2024</p>	
<p><b>QUIKTRIP 4274</b>                  E. SMOKY HILL RD &amp; S. CHAMBERS RD                  SITE PLAN                  COUNTY OF ARAPAHOE, STATE OF COLORADO  <b>OPERATIONS PLAN</b></p>	
<p>PRELIMINARY                  FOR REVIEW ONLY                  NOT FOR CONSTRUCTION                    Kimley-Horn and Associates, Inc.</p>	
<p>PROJECT NO. 096888040</p>	
<p>DRAWING NAME</p>	
<p>5</p>	

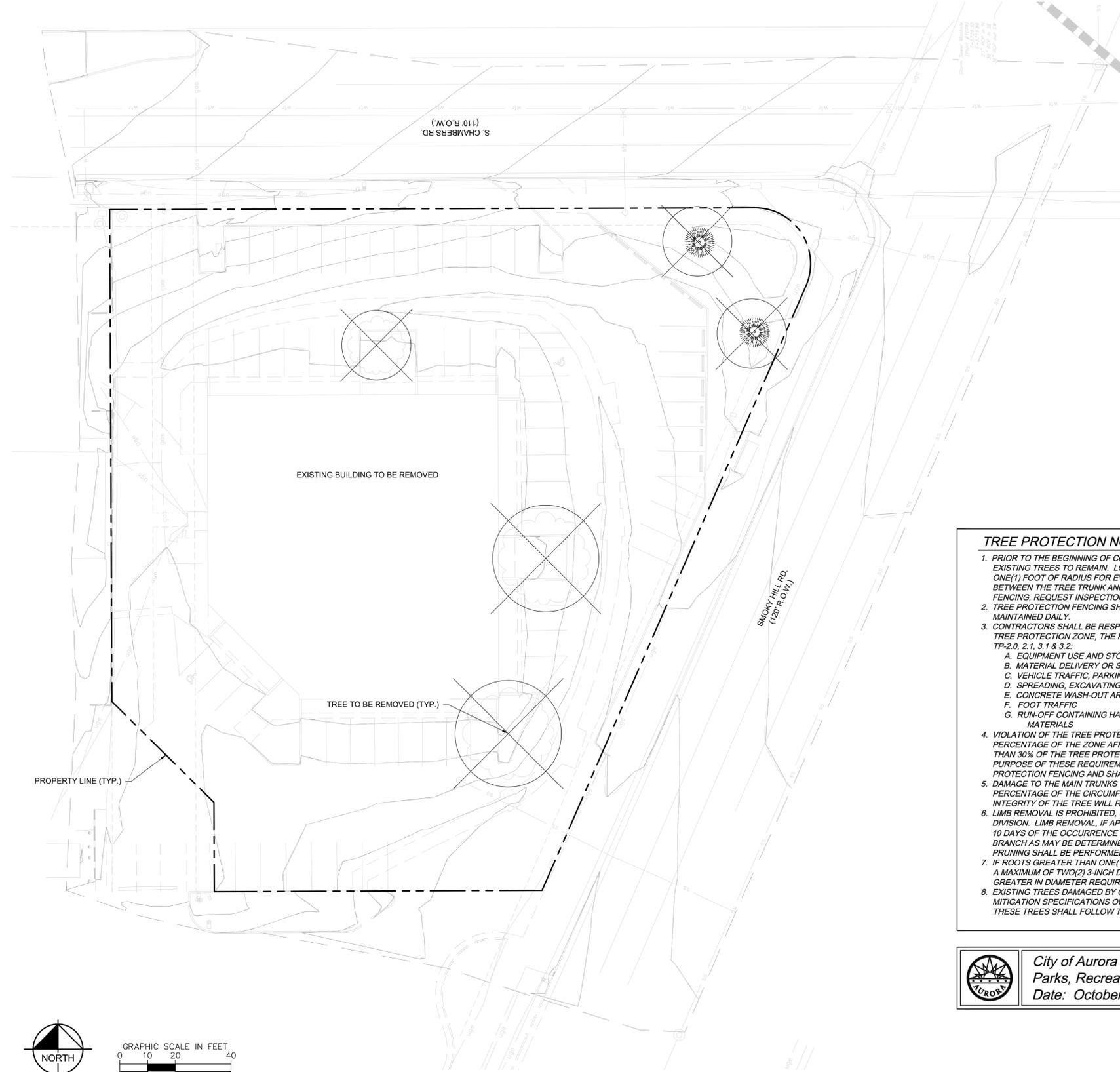
Sheet numbering updated.

There are two sheets labeled as #5. Please update the sheet numbering from this point in the site plan forward.





K:\DEN\_C:\096888040\_0.dwg, 10/10/2024 4:07:14 AM, PROJECT: C:\DEN\_C:\096888040\_0.dwg, KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT, WHETHER CAUSED BY NEGLIGENCE OR OTHERWISE, AND ANY SUCH ERRORS OR OMISSIONS SHALL BE CORRECTED AT THE CLIENT'S EXPENSE. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.



**SYMBOL KEY**  
 TREE TO BE REMOVED

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES	MITIGATED INCHES TO BE REPLACED ON SITE	TO BE PAID FOR AT TIME OF SDP APPROVAL
1	HONEYLOCUST	14	\$ 1,219.87	REMOVE	6		X
2	HONEYLOCUST	16	\$ 1,587.44	REMOVE	6		X
3	HONEYLOCUST	18	\$ 1,002.01	REMOVE	4		X
4	COLORADO SPRUCE	6	\$ 229.90	REMOVE	2	X	
5	COLORADO SPRUCE	9	\$ 518.30	REMOVE	4	X	
<b>TOTAL MITIGATED</b>		<b>63</b>	<b>\$ 4,557.52</b>		<b>22</b>	<b>6</b>	<b>16</b>

Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund or a combination of both.

Please contact Aurora Forestry to review mitigation requirements. The landscape plan indicates 2, 2.5" Honeylocust trees to be planted for mitigation. Please indicate whether 6" will be planted or 5" and update the site plan.

A third honeylocust added to make 7.5" bring replaced on site and 14.5 to be paid to city

**TREE PROTECTION NOTES**

- PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE(1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN THE TREE TRUNK AND THE FENCING SHALL BE ONE(1) FOOT FOR EACH INCH OF TRUNK DIAMETER. FOLLOWING INSTALLATION OF FENCING, REQUEST INSPECTION BY THE CITY OF AURORA PARKS & FORESTRY DIVISION (303-739-7177) OR AUTHORIZED DESIGNEE.
- TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO T' POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS TP-2.0, 2.1, 3.1 & 3.2:
  - EQUIPMENT USE AND STORAGE
  - MATERIAL DELIVERY OR STORAGE
  - VEHICLE TRAFFIC, PARKING, USE OR STORAGE
  - SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
  - CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
  - FOOT TRAFFIC
  - RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR MATERIALS
- VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF \$500 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES). FOR THE PURPOSE OF THESE REQUIREMENTS, CONSTRUCTION FENCING (LOCATED AT THE LIMITS OF CONSTRUCTION) SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
- DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.
- LIMB REMOVAL IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA PARKS & FORESTRY DIVISION. LIMB REMOVAL, IF APPROVED, SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING ANSI A300 STANDARDS. UNAUTHORIZED LIMB DAMAGE OR REMOVAL CAN RESULT IN A FINE OF \$500 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT. LIMB REMOVAL AND ALL OTHER APPROVED PRUNING SHALL BE PERFORMED BY A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION.
- IF ROOTS GREATER THAN ONE(1) INCH DIAMETER REQUIRE CUTTING/REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO(2) 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR AUTHORIZED DESIGNEE.
- EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3 OF THE TREE PRESERVATION POLICY. THE MITIGATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

**City of Aurora**  
 Parks, Recreation & Open Space Dept.  
 Date: October 2020

**TREE PROTECTION NOTES**

**PROS TP-1.0**

NOT FOR CONSTRUCTION



NO.	REVISION	BY	DATE	APPR

**Kimley»Horn**  
 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 6200 South Syracuse Way, Suite 300  
 Greenwood Village, CO 80111 (303) 228-2300

DESIGNED BY: AMC  
 DRAWN BY: AMC  
 CHECKED BY: CPH  
 DATE: 7/10/2024

QUIKTRIP 4274  
 E. SMOKY HILL RD & S. CHAMBERS RD  
**SITE PLAN**  
 COUNTY OF ARAPAHOE, STATE OF COLORADO  
**TREE MITIGATION PLAN**

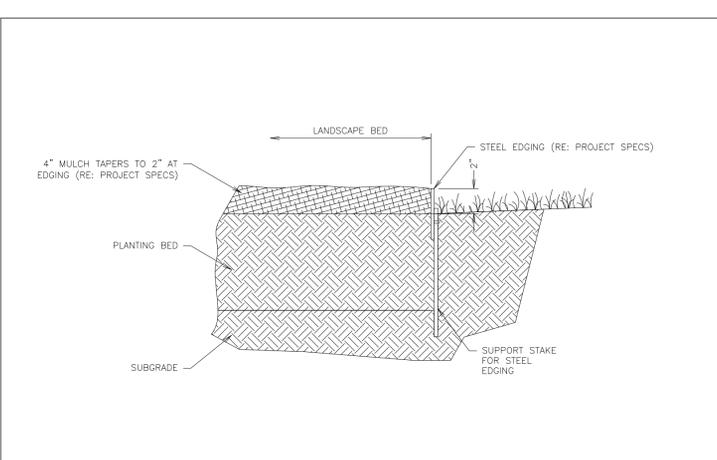
**PRELIMINARY**  
 FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION  
  
 Kimley-Horn and Associates, Inc.

PROJECT NO.  
096888040

DRAWING NAME  
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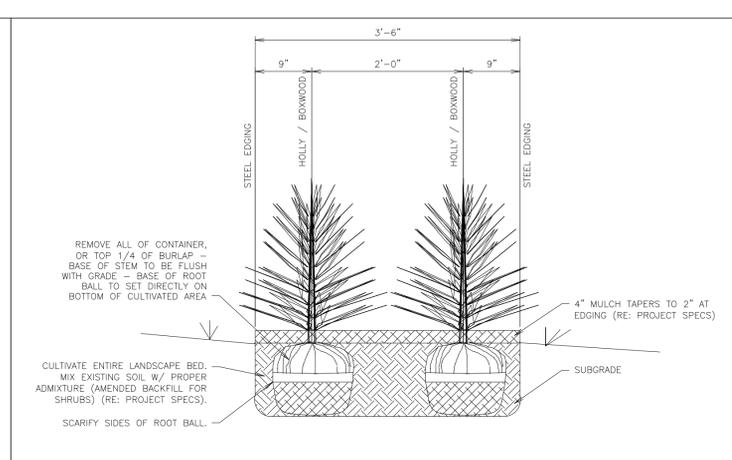
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**LANDSCAPE STEEL EDGING DETAIL**

NTS

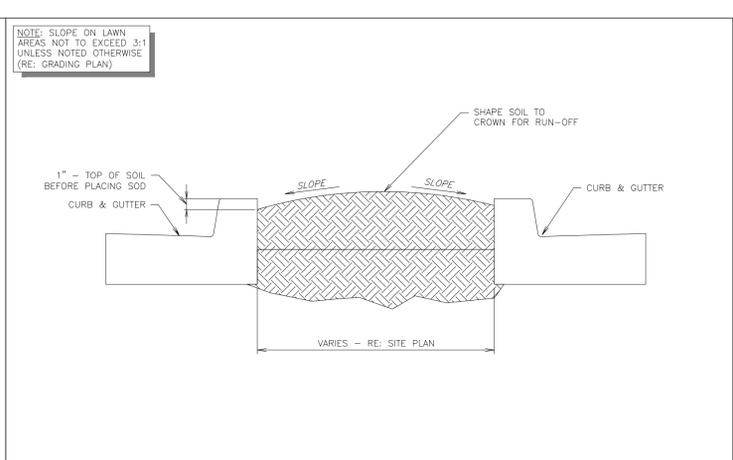
SN: LD006A004



**SHRUB SCREENING SECTION B-B**

NTS

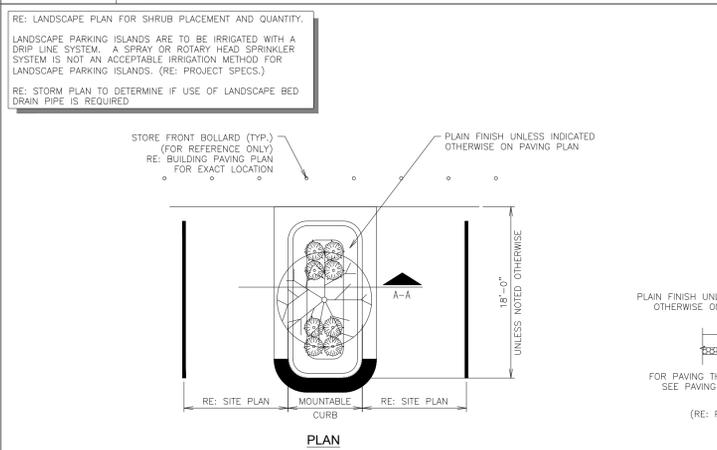
SN: LD005A004



**TYPICAL LAWN SECTION**

NTS

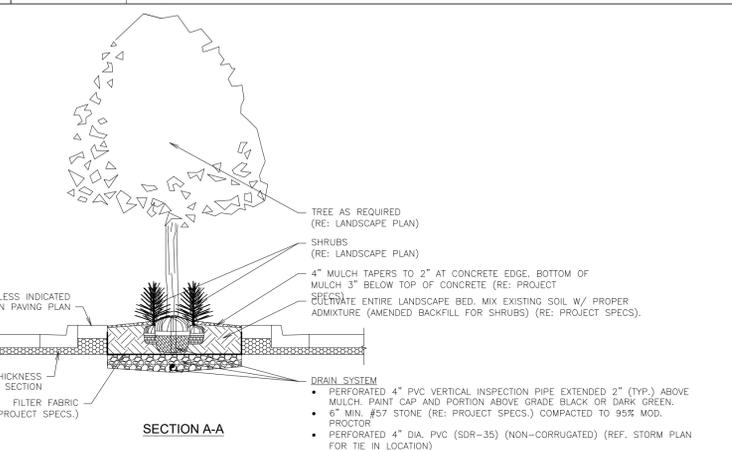
SN: LD007A002



**PARKING ISLAND W/ SHRUBS & TREE LANDSCAPE DETAIL (W/ RADIUS PROTECTOR)**

NTS

SN: LD011A012



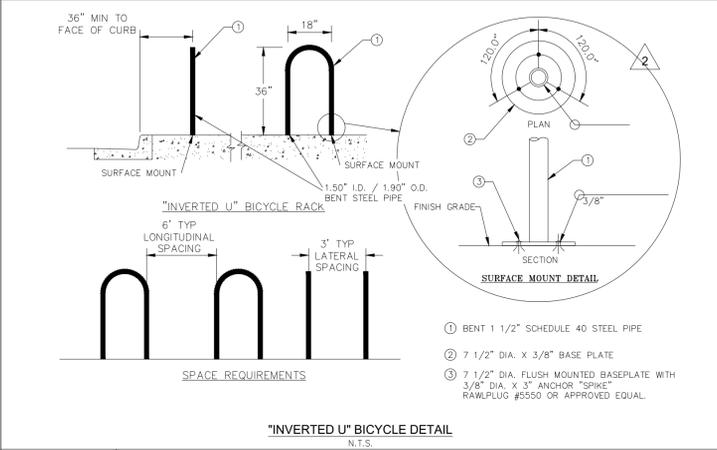
**SECTION A-A**

NTS

SN: LD008A006

**WATER USAGE TABLE**

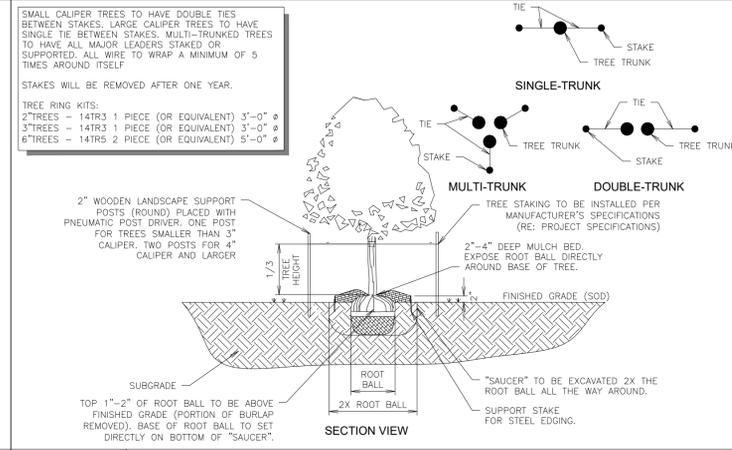
WATER USAGE	SQUARE FOOTAGE	% OF TOTAL LA AREA
LOW	4,764 SF	42%
MEDIUM	6,539 SF	58%
HIGH	0 SF	0%
<b>TOTAL</b>	<b>11,303 SF</b>	<b>100%</b>



**INVERTED U BIKE**

NTS

SN:



**TREE PLANTING DETAIL (ON PRIVATE PROPERTY)**

NTS

SN: LD008A006

**NOT FOR CONSTRUCTION**

NO.	REVISION	BY	DATE	APPR

**Kimley»Horn**  
 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 16200 South Syracuse Way, Suite 300  
 Greenwood Village, CO 80111 (303) 228-2300

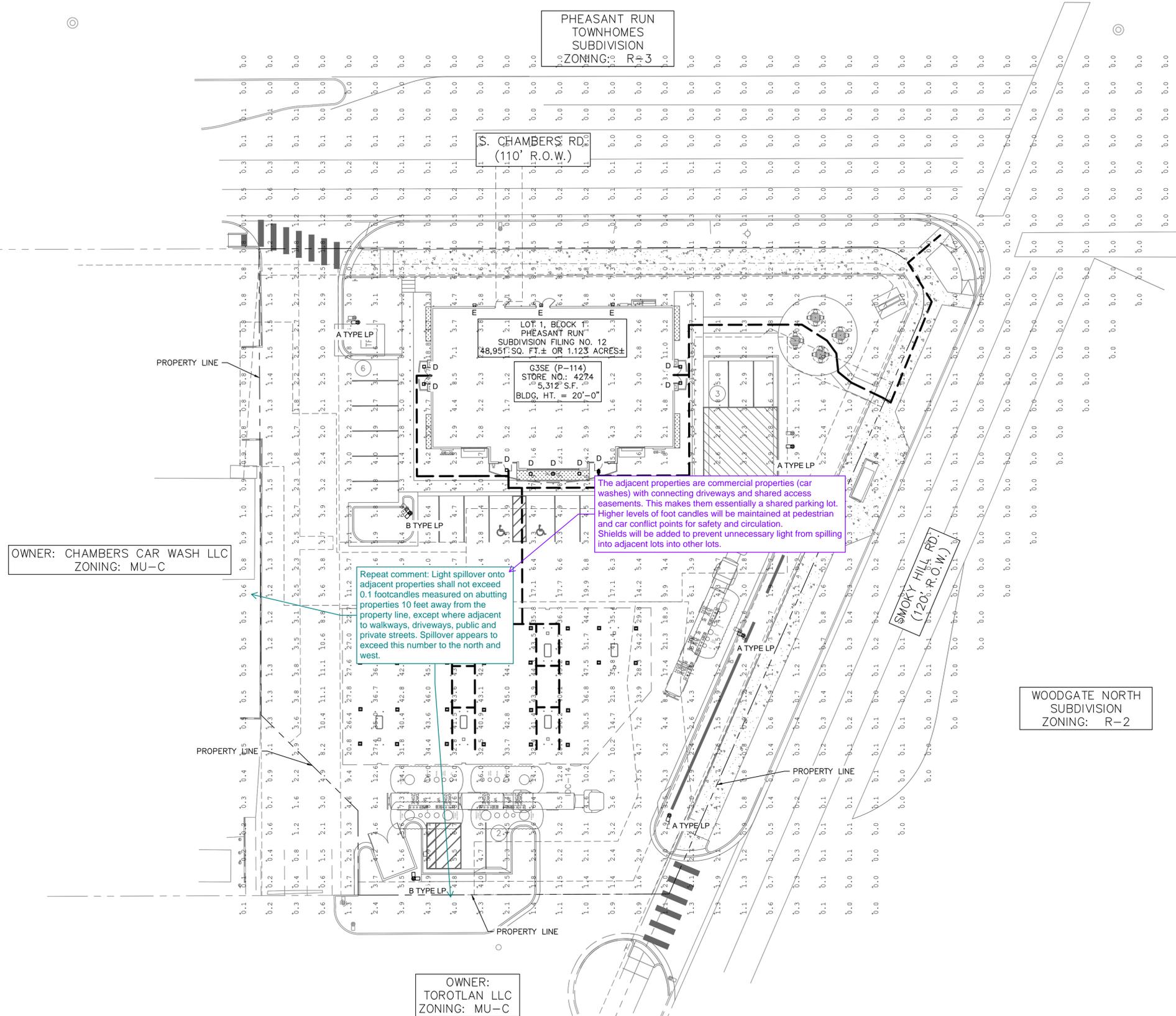
DESIGNED BY: AMC  
 DRAWN BY: AMC  
 CHECKED BY: CPH  
 DATE: 7/10/2024

**QUICKTRIP 4274**  
 E. SMOKY HILL RD & S. CHAMBERS RD  
**SITE PLAN**  
 COUNTY OF ARAPAHOE, STATE OF COLORADO  
**LANDSCAPE DETAILS**

**PRELIMINARY**  
 FOR REVIEW ONLY  
 NOT FOR  
 CONSTRUCTION  
**Kimley»Horn**  
 Kimley-Horn and Associates, Inc.

PROJECT NO. 09688040
DRAWING NAME ---
9

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**LEGEND**

- PROPERTY LINE
- - - PROPOSED ADA ROUTE
- ☐ AREA LIGHT
- ☐ CANOPY LIGHT
- ☐ WALL SCONCE
- ☐ SOFFIT LIGHT
- ☐ EXISTING STREET LIGHT

OWNER: CHAMBERS CAR WASH LLC  
ZONING: MU-C

OWNER: TOROTLAN LLC  
ZONING: MU-C

PHEASANT RUN TOWNHOMES SUBDIVISION ZONING: R-P 3

WOODGATE NORTH SUBDIVISION ZONING: R-2

SMOKEY HILL RD (120' R.O.W.)

LOT 1, BLOCK PHEASANT RUN SUBDIVISION FILING NO. 12 48,957 SQ. FT. ± OR 1.123 ACRES ±

G3SE (P-114) STORE NO. 4274 5,312 S.F. BLDG. HT. = 20'-0"

The adjacent properties are commercial properties (car washes) with connecting driveways and shared access easements. This makes them essentially a shared parking lot. Higher levels of foot candles will be maintained at pedestrian and car conflict points for safety and circulation. Shields will be added to prevent unnecessary light from spilling into adjacent lots into other lots.

Repeat comment: Light spillover onto adjacent properties shall not exceed 0.1 footcandles measured on abutting properties 10 feet away from the property line, except where adjacent to walkways, driveways, public and private streets. Spillover appears to exceed this number to the north and west.

- NOTES**
1. THESE PLANS ARE NOT FOR CONSTRUCTION.
  2. PUBLIC IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED PRIOR TO THE COMMENCEMENT OF BUSINESS OPERATIONS
  3. PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY.
  4. EVALUATION OF EXISTING STREET LIGHTS ON SMOKEY HILL AND CHAMBERS ROAD WILL BE COMPLETED DURING THE CIVIL CONSTRUCTION PLAN REVIEW.

NORTH

GRAPHIC SCALE IN FEET  
0 10 20 40  
1" = 20'

**811** Know what's below. Call before you dig.

**Kimley»Horn**  
 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 6200 South Syracuse Way, Suite 300  
 Greenwood Village, CO 80111 (303) 228-2300

DESIGNED BY: WRP  
 DRAWN BY: WRP  
 CHECKED BY: DJC  
 DATE: 7/10/2024

QUIKTRIP 4274  
 E. SMOKEY HILL RD & S. CHAMBERS RD  
 SITE PLAN  
 COUNTY OF ARAPAHOE, STATE OF COLORADO  
 PHOTOMETRIC PLAN

PRELIMINARY  
 FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION  
**Kimley»Horn**  
 Kimley-Horn and Associates, Inc.

PROJECT NO. 096888040  
 DRAWING NAME

NO. REVISION BY DATE APPR

10



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 THIS DOCUMENT IS UNCONTROLLED. IT IS THE USER'S RESPONSIBILITY TO CHECK FOR THE LATEST REVISIONS AND TO UPDATE THE DRAWING AS NECESSARY. THE COMPANY ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT.

### Mirada Wall Sconce (XWM)

Type: \_\_\_\_\_

Back to Quick Links

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**ORDERING GUIDE**

TYPICAL ORDER EXAMPLE: **XWM 2 LED CSL 30 UE BRZ ALS**

Family	Distribution	LED Technology	Lumen Package	Color Temperature	Voltage
XWM - Wall Sconce	2 - Top 2 5 - Top 5 FT - Top 4 Forward Throw	LED	A - 1000lm B - 2000lm C - 4000lm D - 8000lm E - 12000lm F - 16000lm G - 20000lm H - 24000lm I - 28000lm J - 32000lm	30 - 3000K 40 - 4000K 50 - 5000K 60 - 6000K 70 - 7000K 80 - 8000K 90 - 9000K 100 - 10000K	UE - Universal Voltage (120-277V) WV - High Voltage (240-480V)

---

Finish	Controls (Choose One)	Options
<b>BL</b> - Black <b>BR</b> - Brushed Bronze <b>CS</b> - Gun Metal Gray <b>DF</b> - Double Finish <b>DF2</b> - Double Finish (2x) <b>DF3</b> - Double Finish (3x) <b>DF4</b> - Double Finish (4x) <b>DF5</b> - Double Finish (5x) <b>DF6</b> - Double Finish (6x) <b>DF7</b> - Double Finish (7x) <b>DF8</b> - Double Finish (8x) <b>DF9</b> - Double Finish (9x) <b>DF10</b> - Double Finish (10x)	<b>CS</b> - Control System <b>CS2</b> - Control System 2 <b>CS3</b> - Control System 3 <b>CS4</b> - Control System 4 <b>CS5</b> - Control System 5 <b>CS6</b> - Control System 6 <b>CS7</b> - Control System 7 <b>CS8</b> - Control System 8 <b>CS9</b> - Control System 9 <b>CS10</b> - Control System 10 <b>CS11</b> - Control System 11 <b>CS12</b> - Control System 12 <b>CS13</b> - Control System 13 <b>CS14</b> - Control System 14 <b>CS15</b> - Control System 15 <b>CS16</b> - Control System 16 <b>CS17</b> - Control System 17 <b>CS18</b> - Control System 18 <b>CS19</b> - Control System 19 <b>CS20</b> - Control System 20 <b>CS21</b> - Control System 21 <b>CS22</b> - Control System 22 <b>CS23</b> - Control System 23 <b>CS24</b> - Control System 24 <b>CS25</b> - Control System 25 <b>CS26</b> - Control System 26 <b>CS27</b> - Control System 27 <b>CS28</b> - Control System 28 <b>CS29</b> - Control System 29 <b>CS30</b> - Control System 30 <b>CS31</b> - Control System 31 <b>CS32</b> - Control System 32 <b>CS33</b> - Control System 33 <b>CS34</b> - Control System 34 <b>CS35</b> - Control System 35 <b>CS36</b> - Control System 36 <b>CS37</b> - Control System 37 <b>CS38</b> - Control System 38 <b>CS39</b> - Control System 39 <b>CS40</b> - Control System 40 <b>CS41</b> - Control System 41 <b>CS42</b> - Control System 42 <b>CS43</b> - Control System 43 <b>CS44</b> - Control System 44 <b>CS45</b> - Control System 45 <b>CS46</b> - Control System 46 <b>CS47</b> - Control System 47 <b>CS48</b> - Control System 48 <b>CS49</b> - Control System 49 <b>CS50</b> - Control System 50 <b>CS51</b> - Control System 51 <b>CS52</b> - Control System 52 <b>CS53</b> - 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**ACCESSORY ORDERING INFORMATION\***

Accessories	Order Number	Description	Order Number
1000 - Single Fusing Kit	1000SK	1000 - Single Fusing Kit	1000SK
1001 - Double Fusing Kit	1001DF	1001 - Double Fusing Kit	1001DF
1002 - Triple Fusing Kit	1002TF	1002 - Triple Fusing Kit	1002TF
1003 - Single Fusing Kit	1003SK	1003 - Single Fusing Kit	1003SK
1004 - Double Fusing Kit	1004DF	1004 - Double Fusing Kit	1004DF
1005 - Triple Fusing Kit	1005TF	1005 - Triple Fusing Kit	1005TF

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1. Only available in US Lumen Package. Consult factory for lead time and availability.  
 2. Not available in EU.  
 3. Control System (CS) is standard.  
 4. RFSF is not available on the US app that can be downloaded from your smartphone's native app store.  
 5. Fusing must be located in a back box to be used in the pendant kit.  
 6. Custom lumen and wallpack packages available consult factory. Values are within industry standard tolerances but not DC listed.  
 7. Accessories are shipped separately and listed separately.

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### XSPS LED Soffit Light

Type: \_\_\_\_\_

Back to Quick Links

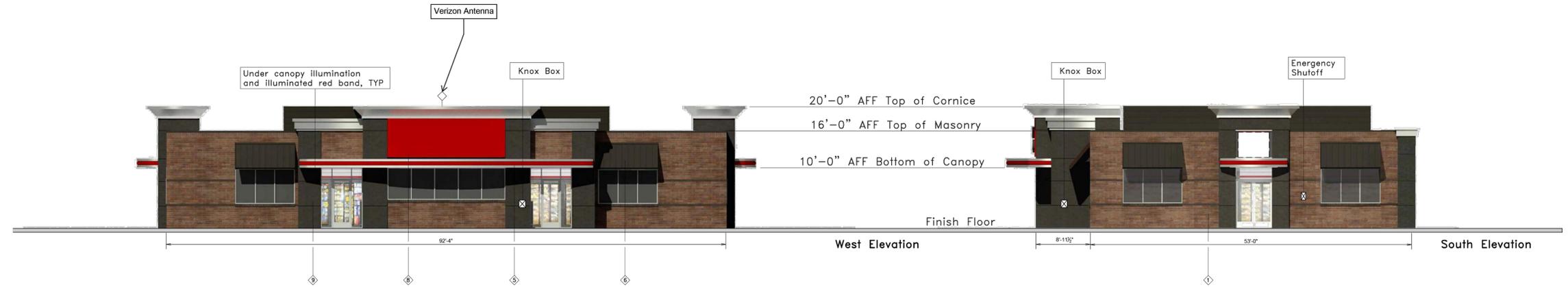
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**ORDERING GUIDE**

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

Profile	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Lens	Options
XSPS - LED Soffit	S - Symmetric	LED	SS - 4,000 Lumens SS2 - 6,000 Lumens SS3 - 8,000 Lumens SS4 - 10,000 Lumens SS5 - 12,000 Lumens SS6 - 14,000 Lumens SS7 - 16,000 Lumens SS8 - 18,000 Lumens SS9 - 20,000 Lumens SS10 - 22,000 Lumens SS11 - 24,000 Lumens SS12 - 26,000 Lumens SS13 - 28,000 Lumens SS14 - 30,000 Lumens SS15 - 32,000 Lumens SS16 - 34,000 Lumens SS17 - 36,000 Lumens SS18 - 38,000 Lumens SS19 - 40,000 Lumens SS20 - 42,000 Lumens SS21 - 44,000 Lumens SS22 - 46,000 Lumens SS23 - 48,000 Lumens SS24 - 50,000 Lumens SS25 - 52,000 Lumens SS26 - 54,000 Lumens SS27 - 56,000 Lumens SS28 - 58,000 Lumens SS29 - 60,000 Lumens SS30 - 62,000 Lumens SS31 - 64,000 Lumens SS32 - 66,000 Lumens SS33 - 68,000 Lumens SS34 - 70,000 Lumens SS35 - 72,000 Lumens SS36 - 74,000 Lumens SS37 - 76,000 Lumens SS38 - 78,000 Lumens SS39 - 80,000 Lumens SS40 - 82,000 Lumens SS41 - 84,000 Lumens SS42 - 86,000 Lumens SS43 - 88,000 Lumens SS44 - 90,000 Lumens SS45 - 92,000 Lumens SS46 - 94,000 Lumens SS47 - 96,000 Lumens SS48 - 98,000 Lumens SS49 - 100,000 Lumens SS50 - 102,000 Lumens SS51 - 104,000 Lumens SS52 - 106,000 Lumens SS53 - 108,000 Lumens SS54 - 110,000 Lumens SS55 - 112,000 Lumens SS56 - 114,000 Lumens SS57 - 116,000 Lumens SS58 - 118,000 Lumens SS59 - 120,000 Lumens SS60 - 122,000 Lumens SS61 - 124,000 Lumens SS62 - 126,000 Lumens SS63 - 128,000 Lumens SS64 - 130,000 Lumens SS65 - 132,000 Lumens SS66 - 134,000 Lumens SS67 - 136,000 Lumens SS68 - 138,000 Lumens SS69 - 140,000 Lumens SS70 - 142,000 Lumens SS71 - 144,000 Lumens SS72 - 146,000 Lumens SS73 - 148,000 Lumens SS74 - 150,000 Lumens SS75 - 152,000 Lumens SS76 - 154,000 Lumens SS77 - 156,000 Lumens SS78 - 158,000 Lumens SS79 - 160,000 Lumens SS80 - 162,000 Lumens SS81 - 164,000 Lumens SS82 - 166,000 Lumens SS83 - 168,000 Lumens SS84 - 170,000 Lumens SS85 - 172,000 Lumens SS86 - 174,000 Lumens SS87 - 176,000 Lumens SS88 - 178,000 Lumens SS89 - 180,000 Lumens SS90 - 182,000 Lumens SS91 - 184,000 Lumens SS92 - 186,000 Lumens SS93 - 188,000 Lumens SS94 - 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	4705 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74101-3475 (918) 615-7700		Serial # 83-4274-G3SE	Scale: 1/8"=1'-0"	Issue Date: 04.18.24	Drawn By: JK	Rev/Notes:	

FINISH	MANUFACTURER	SPECIFICATION
1 BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2 BROWN	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3 BRUSHED ALUMINUM	REYNOLDS	PASCO
4 QT RED	SHERWIN WILLIAMS	STANDING SEAM AWNING
5 RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6 QT BROWN	SHERWIN WILLIAMS	METAL PAINT
7 GL-448	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
8 GL-60R	ALLEN INDUSTRIES	SIGNAGE
9 GRANITE	ENIG	STUCCO



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QUIKTRIP 4274 E. SMOKY HILL RD & S. CHAMBERS RD SITE PLAN COUNTY OF ARAPAHOE, STATE OF COLORADO BUILDING ELEVATION		
PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION <b>Kimley»Horn</b> Kimley-Horn and Associates, Inc.		
PROJECT NO. 096888040		DRAWING NAME
13		

