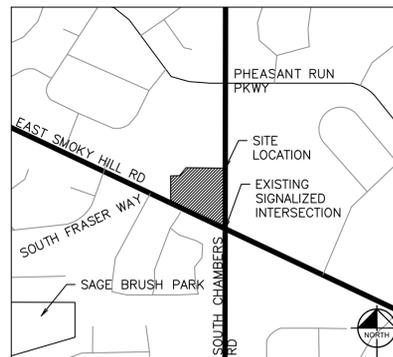


QUIKTRIP 4274

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



VICINITY MAP
SCALE 1"=500'

AMENDMENTS

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: _____

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

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.
6200 SOUTH SYRACUSE WAY SUITE 300
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 228-2327
CONTACT: DANIELLE PRESCOTT, 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
VEHICULAR PARKING		
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
TOTAL		19 SPACES

TABLE PROVIDED IN COMPLIANCE WITH 1106.1 OF THE IBC.



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: MGK
DRAWN BY: MGK
CHECKED BY: DNP
DATE: 12/11/2024

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

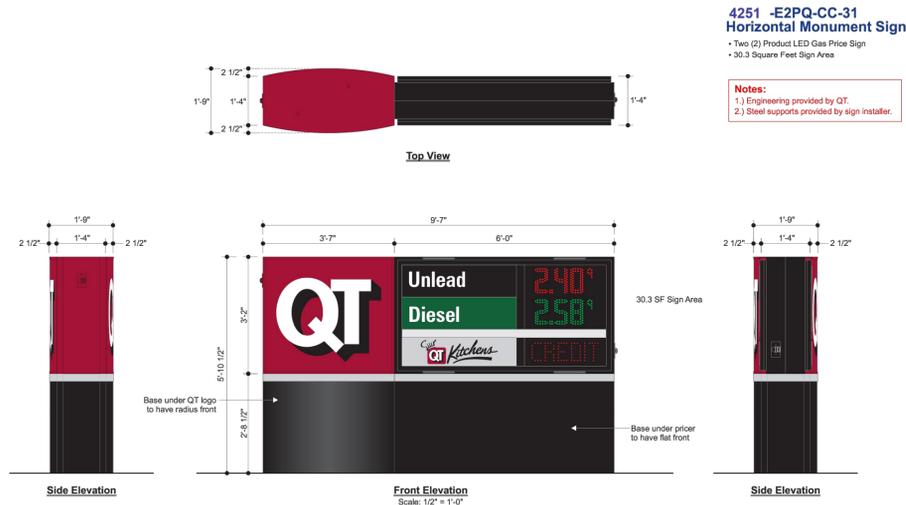
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CITY OF AURORA SITE PLAN NOTES:

- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. 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 MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH 2021 IBC AND THE 2017 A117.1 ANSI. (NOTE TO APPLICANT: PLEASE SEE EXHIBIT B8 UNDER THE DEVELOPMENT/DESIGN STANDARDS SECTION OF THIS GUIDEBOOK FOR ITEMS TO BE SHOWN ON A SITE PLAN).
- EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO; GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.
- EMERGENCY INGRESS AND EGRESS - 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'.
- THE 2021 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 68-39 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPER'S EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO; GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.
- 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF CHAMBERS ROAD AND SMOKY HILL ROAD, WHEN THE TRAFFIC SIGNAL UPGRADE PROJECT IS COMPLETED. 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.
- 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.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION

- THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER
- 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.
- 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.
- 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.
- 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. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS 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 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 INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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.

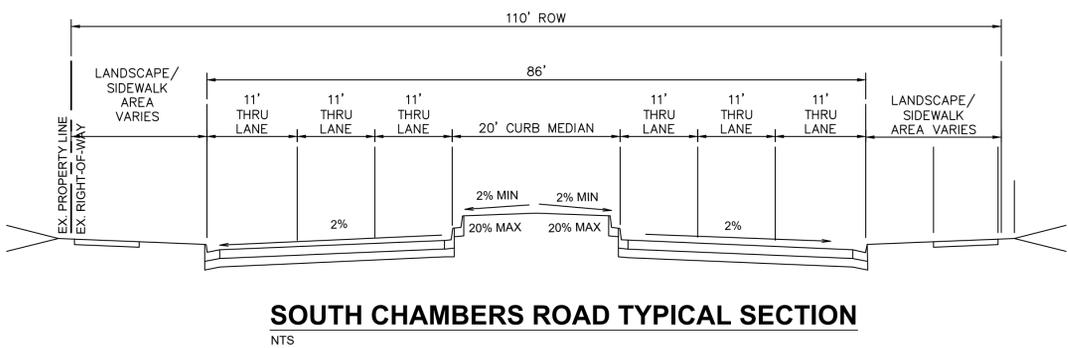


**4251-E2PQ-CC-31
Horizontal Monument Sign**
• Two (2) Product LED Gas Price Sign
• 30.3 Square Feet Sign Area

Notes:
1.) Engineering provided by QT.
2.) Steel supports provided by sign installer.

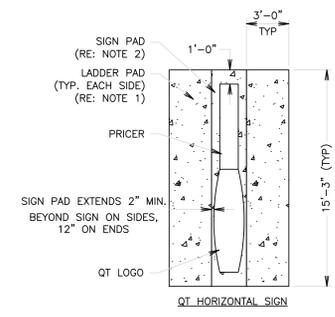
Color Specifications
All Paint Finishes to be Akzo Nobel
• Opaque Silver
• Translucent White
• Black - Low Gloss
• Matte White (Interior of Sign)
• Match 3M Cardinal Red #3632-53
• Match PMS 348C

Regarding Fabrication Fit & Finish of All QT Signs:
• Visible fabrication seams and welded joints are to be sand smooth, filled and finished to QT specifications.
• Any visible fasteners are to be countersunk and have painted heads.
• Face retainers must fit flush and have even, minimal seams.
• Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.



SOUTH CHAMBERS ROAD TYPICAL SECTION
NTS

- 4" THICK X 4000 P.S.I. CONCRETE LADDER PAD W/6"x6" 10 GA. W.W.F. PLACED LEVEL, MID-DEPTH (TYPICAL)
- 4" THICK X 4000 P.S.I. CONCRETE SIGN PAD W/6"x6" 10 GA. W.W.F. PLACED LEVEL, MID-DEPTH (TYPICAL)
- CAULK CONSTRUCTION JOINT BETWEEN SIGN AND LADDER PADS.
- FOR QT SIGN PAD PLACEMENT SEE SITE PLAN FOR SITE SPECIFIC SIGNAGE AND LOCATION.

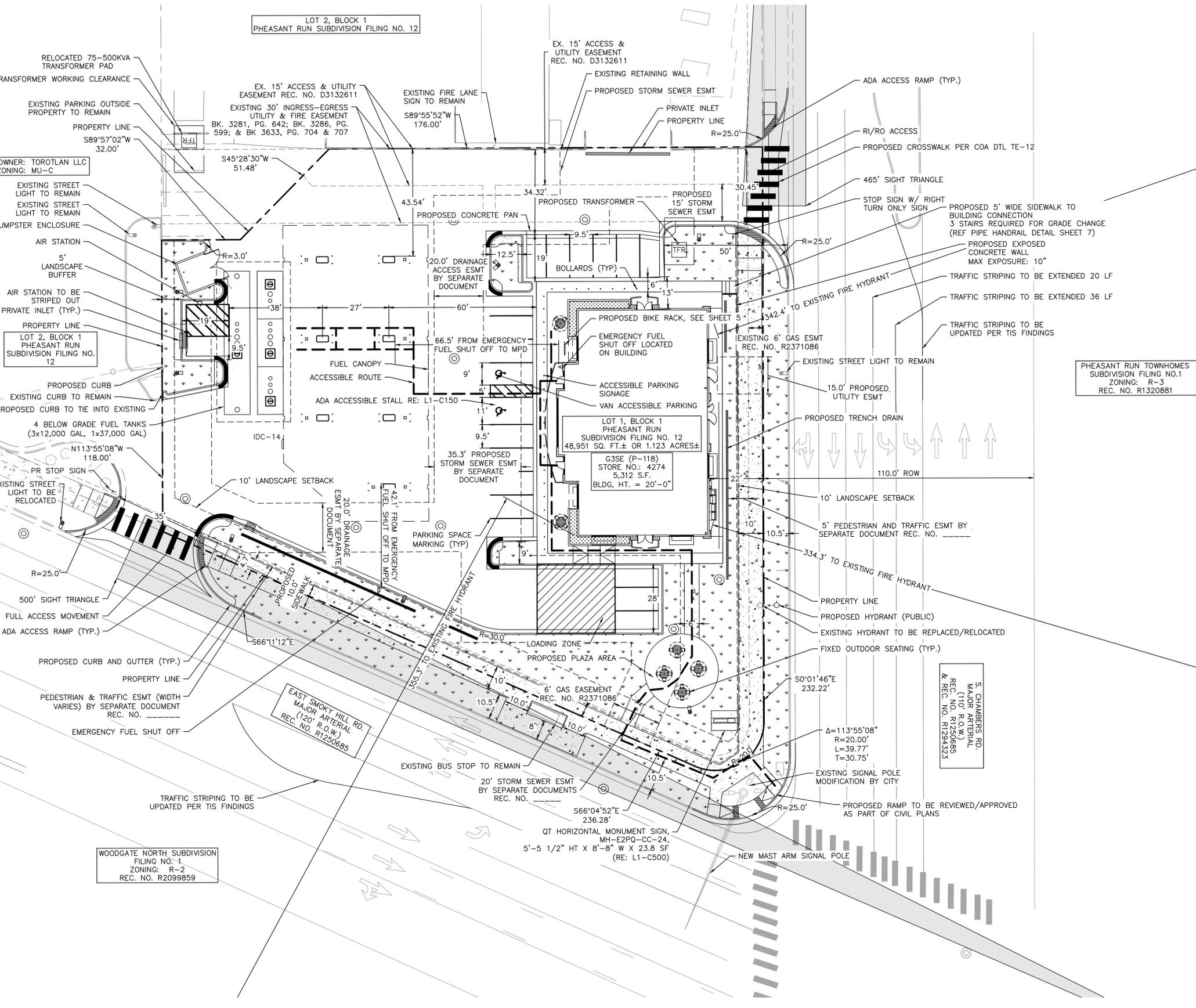


GEN III SIGN PAD DETAIL
SD015A005
NTS



NO.	REVISION	BY	DATE	APPR
Kimley»Horn				
2023 KIMLEY-HORN AND ASSOCIATES, INC. 16200 South Syracuse Way, Suite 300 Greenwood Village, CO 80111 (303) 728-2300				
DESIGNED BY: MGK				
DRAWN BY: MGK				
CHECKED BY: DNP				
DATE: 12/11/2024				
QUIKTRIP 4274 E. SMOKY HILL RD & S. CHAMBERS RD SITE PLAN COUNTY OF ARAPAHOE, STATE OF COLORADO				
GENERAL NOTES & DETAILS				
PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION				
Kimley»Horn Kimley-Horn and Associates, Inc.				
PROJECT NO. 096888040				
DRAWING NAME				
2				

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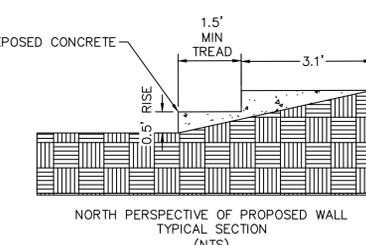


LEGEND

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

GENERAL NOTES

- THESE PLANS ARE NOT FOR CONSTRUCTION.
- PUBLIC IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED PRIOR TO THE COMMENCEMENT OF BUSINESS OPERATIONS.
- THE EXISTING STREETLIGHTS ALONG BOTH SMOKY HILL ROAD AND CHAMBERS ROAD SHALL BE EVALUATED FOR CONFORMANCE WITH THE MOST CURRENT PHOTOMETRIC REQUIREMENTS FROM THE ROADWAY MANUAL WITH THE CIVIL PLANS. ADDITIONAL LIGHT MAY BE REQUIRED TO COMPLY WITH CURRENT PHOTOMETRIC REQUIREMENTS.



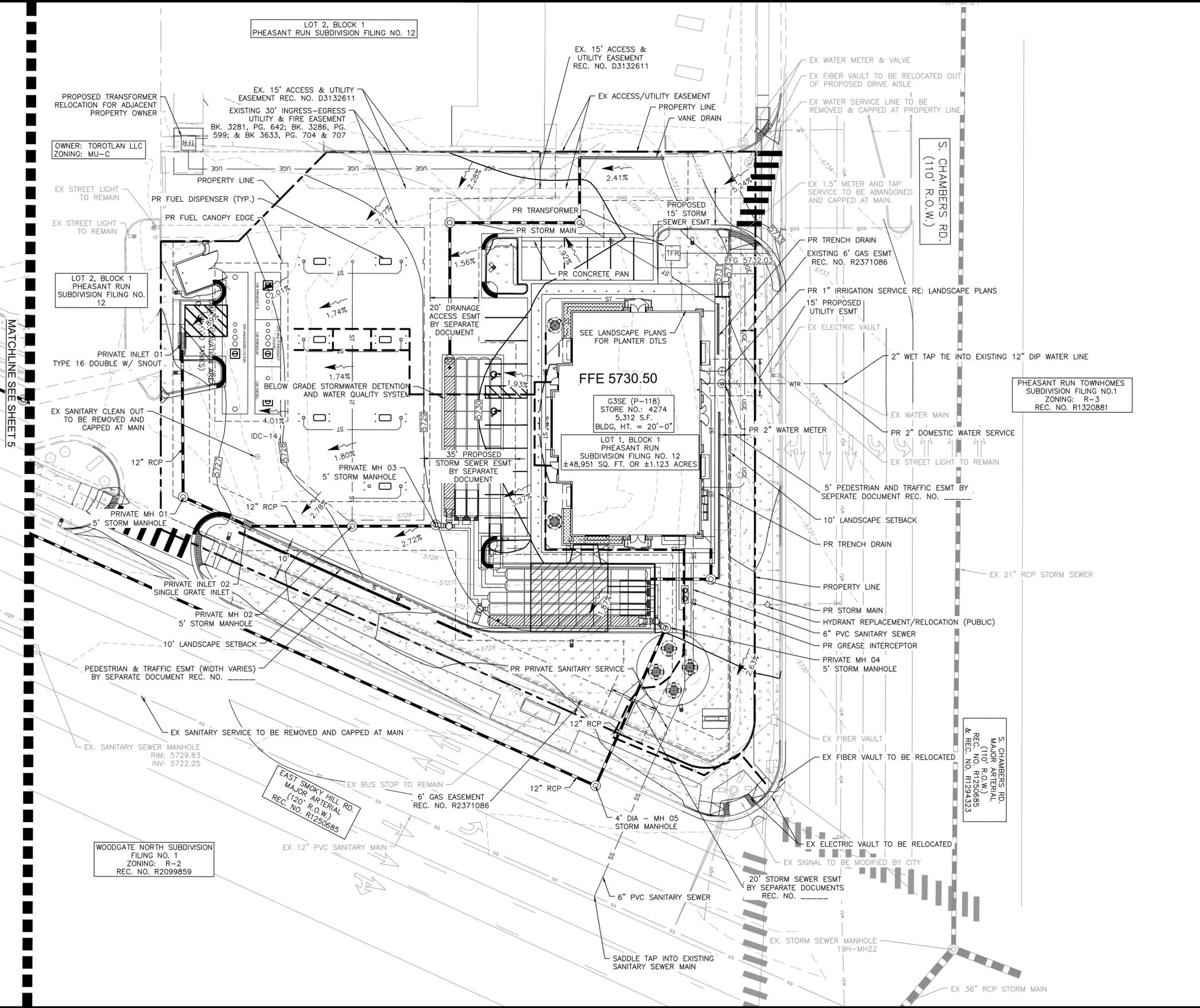
NORTH

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

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

<p>Kimley»Horn</p> <p>2023 KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, CO 80111 (303) 228-2300</p>	<p>DESIGNED BY: MGK DRAWN BY: MGK CHECKED BY: DNP DATE: 12/11/2024</p>
<p>QUIKTRIP 4274 E. SMOKY HILL RD. & S. CHAMBERS RD. SITE PLAN COUNTY OF ARAPAHOE, STATE OF COLORADO</p>	<p>MASTER SITE PLAN</p>
<p>PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION</p> <p style="text-align: center;">Kimley»Horn Kimley-Horn and Associates, Inc.</p>	
<p>PROJECT NO. 096888040</p> <p>DRAWING NAME</p>	
<p>3</p>	

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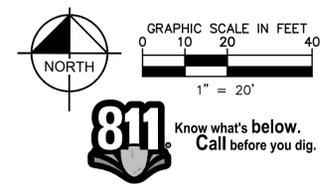


LEGEND

	SITE PROPERTY LINE
	PROPOSED WATER LINE
	PROPOSED SSWR LINE
	PROPOSED STORM SEWER
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED SITE LIGHT
	PROPOSED STORM DRAINAGE INLET
	PROPOSED STORM MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	EX. GATE VALVE
	ACCESSIBLE ROUTE

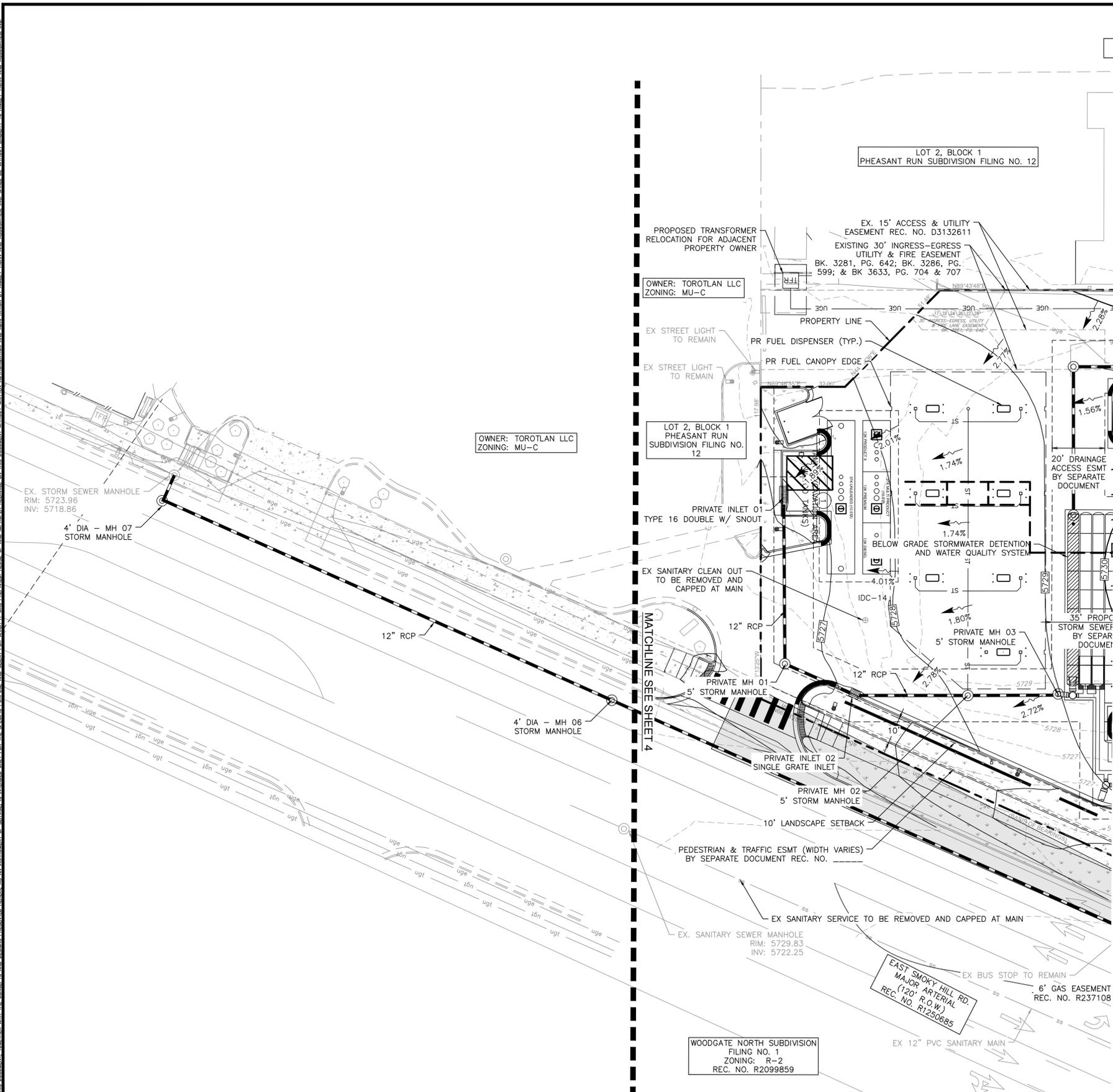
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 - ALL SANITARY SEWER PIPES AND STRUCTURES TO BE INSTALLED WILL BE PRIVATE FACILITIES.
 - ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY PROPERTY OWNER.
 - THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
 - 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 THE PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
 - THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
 - THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
 - THE 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.
 - MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1% AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
 - ALL PROPOSED PAVEMENT MATERIAL IS TO BE DETERMINED DURING THE TIME OF FINAL CONSTRUCTION DOCUMENTS AS ASPHALT OR CONCRETE. MINIMUM SLOPES AS REQUIRED FOR CONCRETE AND ASPHALT WILL BE DEMONSTRATED IN FINAL CONSTRUCTION DOCUMENTS.

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Kimley»Horn	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: 12/11/2024							
QUIKTRIP 4274 E. SMOKY HILL RD & S. CHAMBERS RD SITE PLAN COUNTY OF ARAPAHOE, STATE OF COLORADO GRADING & UTILITY PLAN							
PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley»Horn Kimley-Horn and Associates, Inc.							
PROJECT NO. 096888040							
DRAWING NAME							
4							

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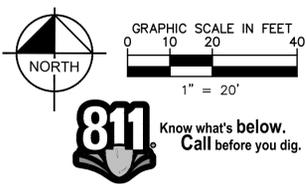


LEGEND

	SITE PROPERTY LINE
	PROPOSED WATER LINE
	PROPOSED SSWR LINE
	PROPOSED STORM SEWER
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED SITE LIGHT
	PROPOSED STORM DRAINAGE INLET
	PROPOSED STORM MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	EX. GATE VALVE
	ACCESSIBLE ROUTE

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NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 South Syracuse Way, Suite 300
 Greenwood Village, CO 80111 (303) 728-2300

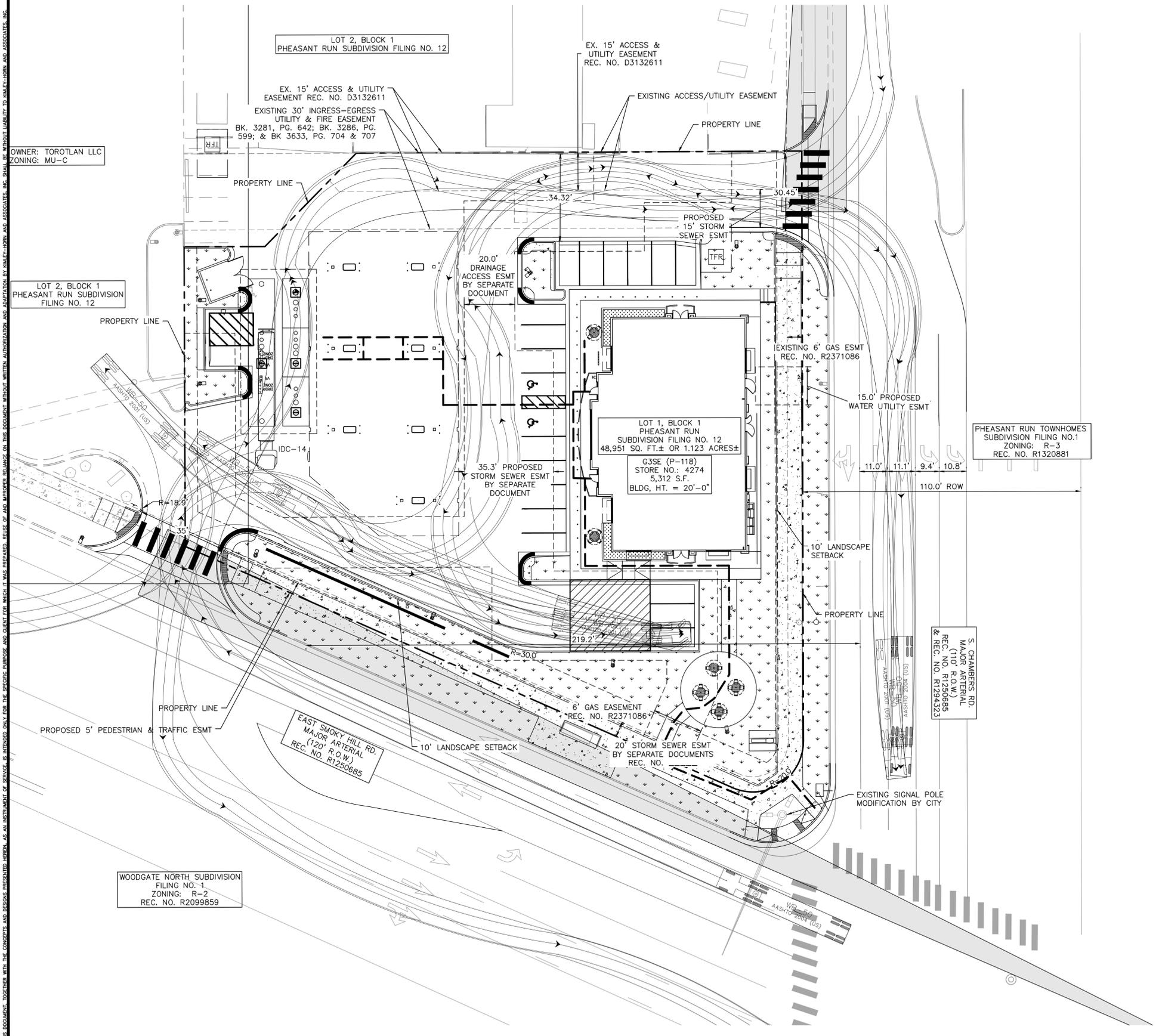
DESIGNED BY: MGK
 DRAWN BY: MGK
 CHECKED BY: DNP
 DATE: 12/11/2024

QUICKTRIP 4274
 E. SMOKY HILL RD & S. CHAMBERS RD
 SITE PLAN
 COUNTY OF ARAPAHOE, STATE OF COLORADO
GRADING & UTILITY PLAN

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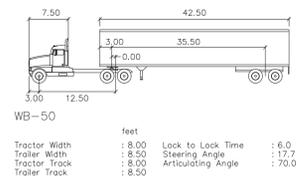
PROJECT NO.
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LEGEND

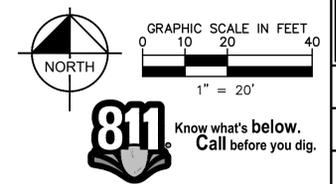
	SITE PROPERTY LINE
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	PROPOSED LANDSCAPE
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED ACCESSIBLE ROUTE
	STORM MANHOLE
	SANITARY MANHOLE



OPERATIONS PLAN

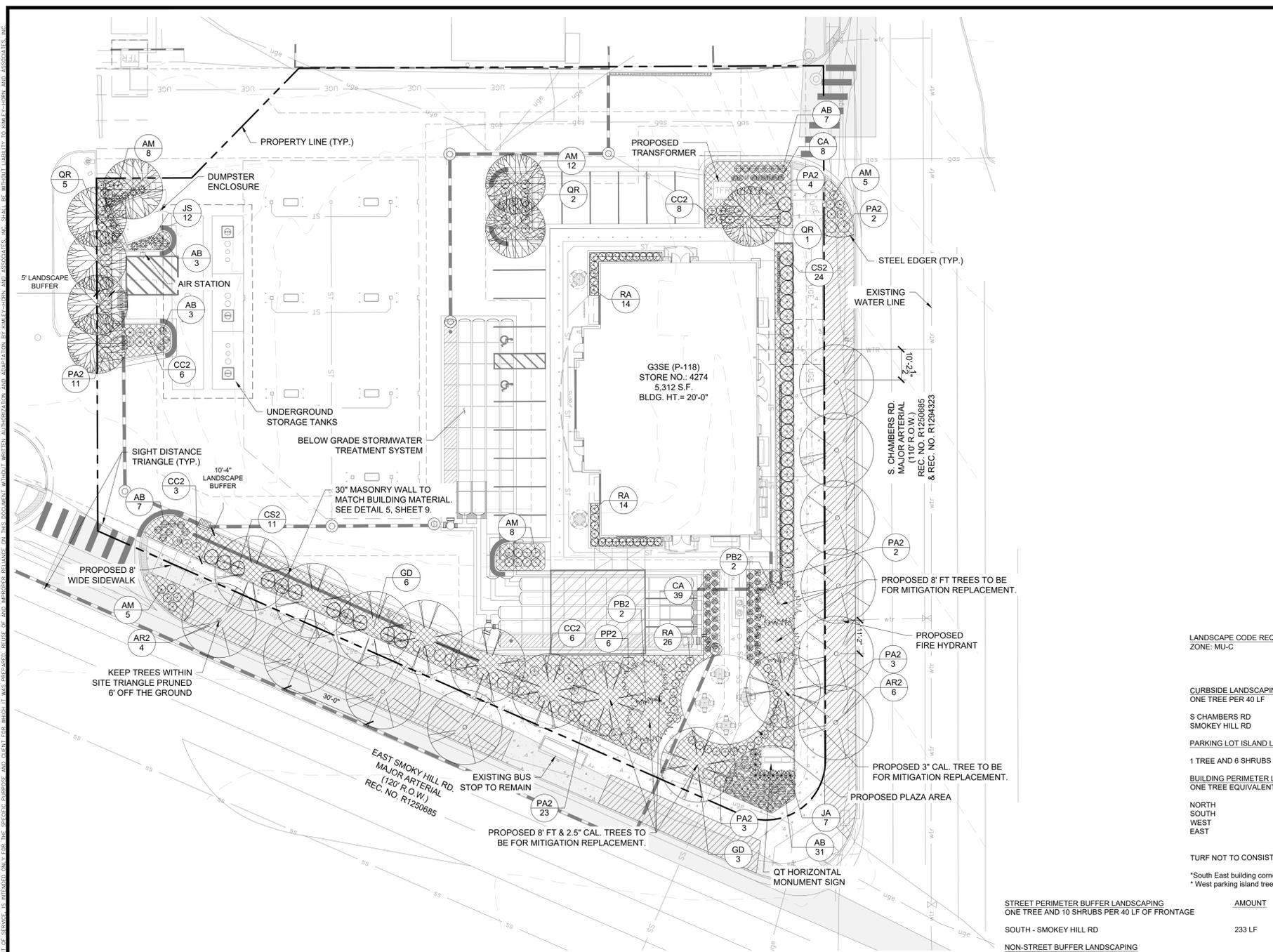
THE CONVENIENCE STORE WITH FUEL SALES WILL BE OPEN 24 HOURS PER DAY. EACH LOCATION EMPLOYS AN AVERAGE OF 22 PEOPLE, 4 EMPLOYEES PER SHIFT, 3 SHIFTS PER DAY. THE PEAK VISITATION TO THE SITE CORRELATES WITH NORMAL BUSINESS TRAVEL HOURS, IN THE MORNING FROM 6AM - 9AM AS PEOPLE ARE HEADING OUT TO WORK, FROM 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>Kimley»Horn 2023 KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, CO 80111 (303) 228-2300</p>	<p>NO. _____ BY _____ DATE _____</p> <p>REVISION _____</p>
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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
TREES						
	QR	8	NORTHERN RED OAK QUERCUS RUBRA	B & B	2.5" CAL MIN	10' - 12' HT. MIN.
	AR2	10	RED MAPLE ACER RUBRUM	B & B	2.5" CAL MIN	10' - 12' HT. MIN.
	GD	9	STREET KEEPER® HONEY LOCUST GLEDTISIA TRIACANTHOS INERMIS 'DRAVES' *(3) TREES TO BE PROPOSED FOR MITIGATION REPLACEMENT. (1) TO BE 3" CAL. AT TIME OF INSTALL.	B & B	2.5" CAL MIN	10' - 12' HT. MIN.
EVERGREEN TREES						
	PB2	4	BLACK HILLS SPRUCE PICEA GLAUCA DENSATA *ALL (4) TREES TO BE PROPOSED FOR MITIGATION REPLACEMENT.	B & B		8' HT MIN
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SPACING	SIZE
DECIDUOUS SHRUBS						
	RA	54	ALPINE CURRANT RIBES ALPINUM	5 GAL	SEE PLAN	18" HT MIN
	CC2	23	BLUE MIST SPIREA 'DARK KNIGHT' CARYOPTERIS CLANDONENSIS	5 GAL	SEE PLAN	18" FULL
	PP2	6	PAWNEE BUTTES SAND CHERRY PRUNUS BESSEYI 'P011S' TM	5 GAL	SEE PLAN	18" SPRD.
	PA2	48	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA	5 GAL	SEE PLAN	18" HT MIN
EVERGREEN SHRUBS						
	JA	7	ARCADIA JUNIPER JUNIPERUS SABINA 'ARCADIA'	5 GAL	SEE PLAN	24" SPRD. MIN.
	AM	38	MANZANITA 'PANCHITO' ARCTOSTAPHYLOS MANZANITA	5 GAL	SEE PLAN	18" FULL
	JS	12	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM 'SKYROCKET'	5 GAL	SEE PLAN	30" HT MIN
	CS2	35	SPANISH GOLD BROOM CYTISUS PURGANS 'SPANISH GOLD'	5 GAL	SEE PLAN	36" FULL
ORNAMENTAL GRASSES						
	AB	51	BLUE AVENA HELICTOTRICHON SEMPERVIRENS	1 GAL	SEE PLAN	12" HT MIN
	CA	47	REEDGRASS CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	1 GAL	SEE PLAN	18" HT MIN
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE	SPACING
GROUND COVERS						
	R	7,650 SF	2"-3" ROCK COBBLE MULCH	-	ROCK	
	FR	3,884 SF	RIVER ROCK MULCH SHORTGRASS PRAIRIE NATIVE SEED MIX	SEED		

LANDSCAPE CODE REQUIREMENTS:
ZONE: MU-C

	AMOUNT	REQUIRED	PROVIDED
CURBSIDE LANDSCAPING: ONE TREE PER 40 LF			
S CHAMBERS RD SMOKEY HILL RD	218 LF 144 LF	6 TREES 4 TREES	6 TREES 4 TREES
PARKING LOT ISLAND LANDSCAPE: 1 TREE AND 6 SHRUBS PER 9'X19' ISLAND	4 ISLANDS	4 TREES AND 24 SHRUBS	4 TREES* AND 34 SHRUBS
BUILDING PERIMETER LANDSCAPING: ONE TREE EQUIVALENT PER 40 LF			
NORTH	53' 8"	1.3 T.E.	19 SHRUBS + 1 TREE
SOUTH	53' 8"	1.3 T.E.	11 SHRUBS + 12 GRASSES
WEST	92' 4"	2.3 T.E.	10 SHRUBS
EAST	92' 4"	2.3 T.E.	24 SHRUBS
		7.2 T.E TOTAL	7.4 T.E

TURF NOT TO CONSIST OF MORE THAN 33% OF TOTAL LANDSCAPE AREA. 32% PROVIDED
*South East building corner parking island tree placed in North island due to below grade stormwater treatment system.
* West parking island tree placed north of the dumpster due to underground fuel tanks.

STREET PERIMETER BUFFER LANDSCAPING	AMOUNT	BUFFER REQUIRED	BUFFER PROVIDED	PLANTING REQUIRED	PLANTING PROVIDED
ONE TREE AND 10 SHRUBS PER 40 LF OF FRONTAGE					
SOUTH - SMOKEY HILL RD	233 LF	20' WIDTH	10' WIDTH	6 TREES & 58 SHRUBS	6 PROPOSED & 89 SHRUBS & 35 GRASSES
NON-STREET BUFFER LANDSCAPING ONE TREE AND 5 SHRUBS PER 40 LF OF FRONTAGE					
WEST	123 LF	10' WIDTH	5' WIDTH	4 TREES AND 16 SHRUBS	4 PROPOSED AND 19 SHRUBS**

** REQUIRED TREE PLANTINGS PROVIDED IN EAST AND WEST BUFFERS DUE TO SITE LIMITATIONS. ADDITIONAL LANDSCAPING HAS BEEN PROVIDED ALONG THE EAST AND SOUTH BUFFERS FOR TALLER SCREENING DUE TO ENCRoACHMENT.

LANDSCAPE NOTES

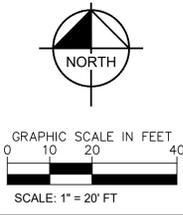
- FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF LANDSCAPE AREA IS REQUIRED FOR SOIL AMENDMENT.
- THE PROPOSED FREE STANDING LIGHTS ARE THE EVOLVE-LED SCALABLE AREA LIGHT (EASC SERIES). THE EVOLVE-EASC IS AN LED SQUARE FIXTURE MOUNTED TO A SQUARE POLE AT 25'. TYPE 4 LIGHTING DISTRIBUTION IS PROPOSED THROUGHOUT THE PROPERTY AREA, WHILE TYPE 3 LIGHTING DISTRIBUTION IS PROPOSED AT THE PERIMETER OF THE PROPERTY. LIGHTING DISTRIBUTION SHIELDS ARE USED AT SPECIFIC POLE LOCATIONS TO INHIBIT LIGHTING SPILL-OVER TO ADJACENT PROPERTIES
- SIDEWALKS WILL BE A CONCRETE SLAB. VEHICULAR DRIVES AND PARKING LOTS WILL BE ASPHALT.
- ALL PLANTING BEDS TO HAVE 3/4" THICK RIVER ROCK MULCH PLACED AT A DEPTH OF 3", INCLUDING AROUND TREES AND SHRUBS
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

FIRE SAFETY LANDSCAPE NOTES

- 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 DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRoACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

AURORA STANDARD LANDSCAPE NOTES

- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- 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 AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- 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.



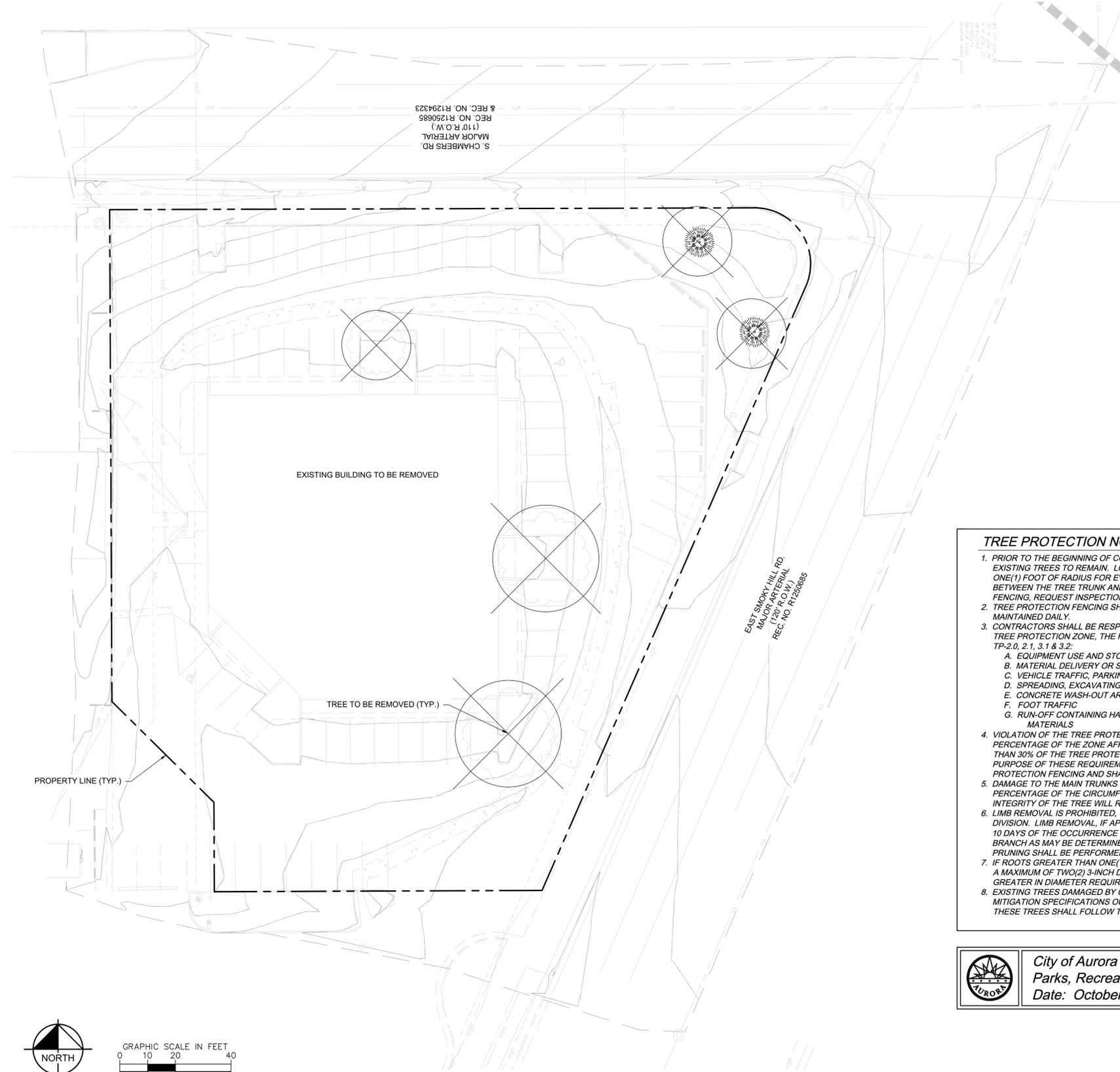
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DRAWN BY: AMC
CHECKED BY: CPH
DATE: 12/11/2024

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LANDSCAPE PLAN

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S. CHAMBERS RD
 MAJOR ARTERIAL
 (110' R.O.W.)
 REC. NO. R1294323
 & REC. NO. R1296885

EAST SMOKY HILL RD
 MAJOR ARTERIAL
 (120' R.O.W.)
 REC. NO. R1296885

EXISTING BUILDING TO BE REMOVED

TREE TO BE REMOVED (TYP.)

PROPERTY LINE (TYP.)

SYMBOL KEY

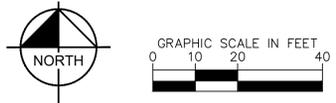
TREE TO BE REMOVED

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	
TOTAL MITIGATED		63	\$ 4,557.52		22	24	0

24" will be planted back on site, 0" will be required to be paid into the community tree fund. The price per inch is \$207.16 (\$4,557.52/22). The payment into the community tree fund will be \$0. (2) 2.5" inch shade trees, (1) 3" shade tree, and (4) 8' ht evergreens as depicted on the plan.

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.



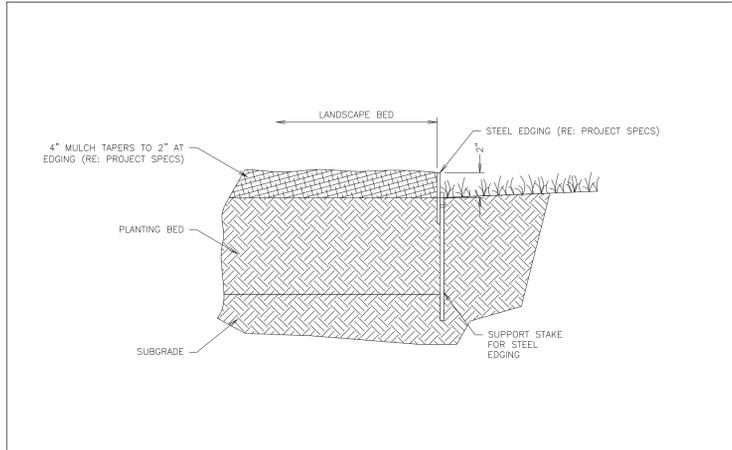
 City of Aurora Parks, Recreation & Open Space Dept. Date: October 2020	TREE PROTECTION NOTES	PROS TP-1.0
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NOT FOR CONSTRUCTION

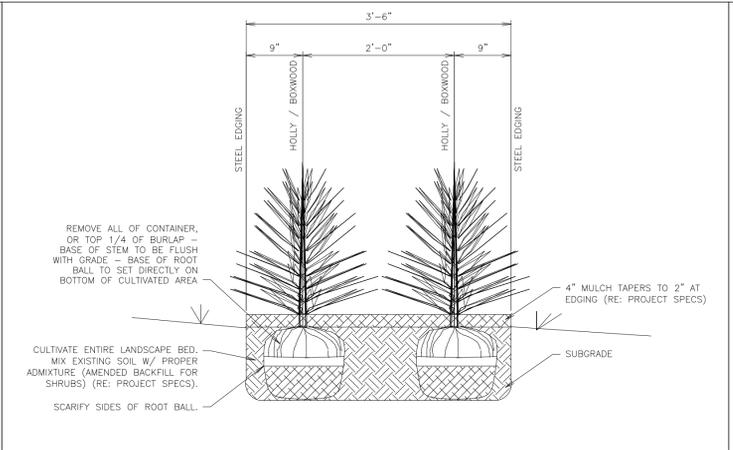


 2023 KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, CO 80111 (303) 228-2300	NO. _____ BY _____ DATE _____ REVISION _____
DESIGNED BY: AMC DRAWN BY: AMC CHECKED BY: CPH DATE: 12/11/2024	
QUIKTRIP 4274 E. SMOKY HILL RD & S. CHAMBERS RD SITE PLAN COUNTY OF ARAPAHOE, STATE OF COLORADO TREE MITIGATION PLAN	
PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley-Horn and Associates, Inc.	
PROJECT NO. 09688040 DRAWING NAME ---	
9	

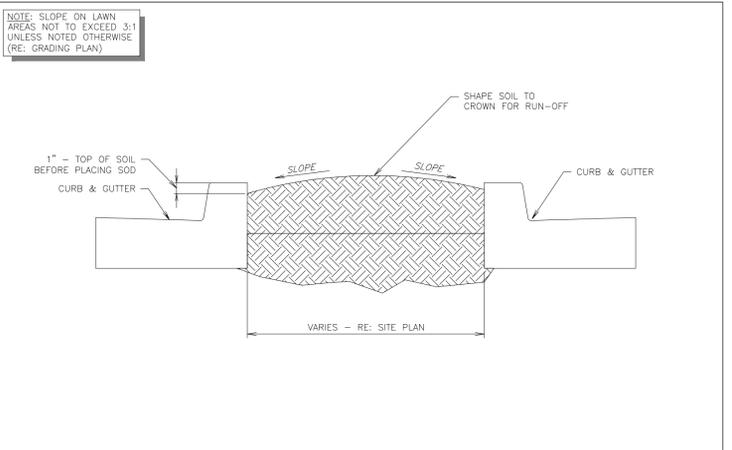
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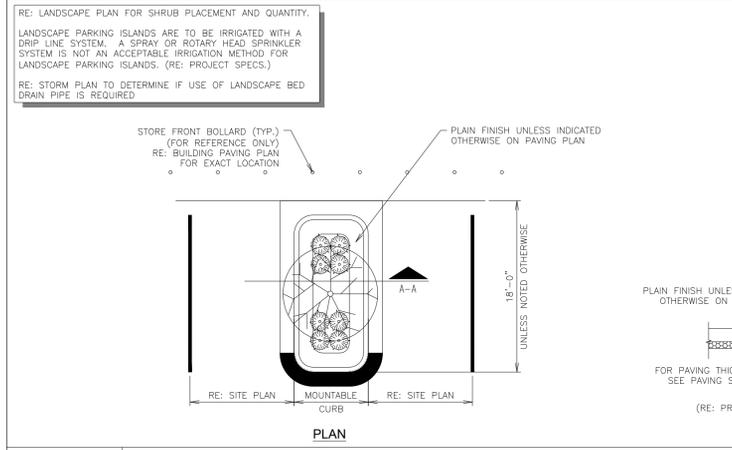
1 LANDSCAPE STEEL EDGING DETAIL
NTS SN: LD006A004



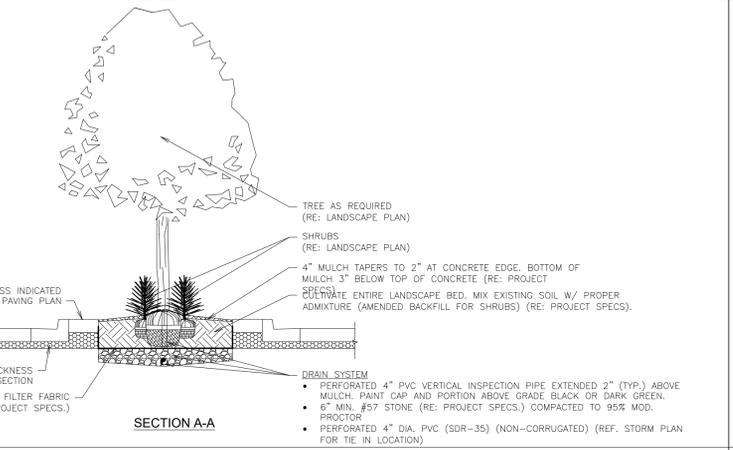
2 SHRUB SCREENING SECTION B-B
NTS SN: LD005A004



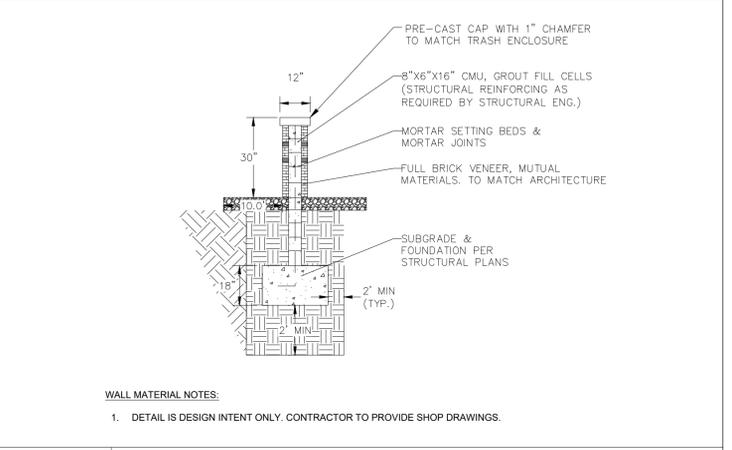
3 TYPICAL LAWN SECTION
NTS SN: LD007A002



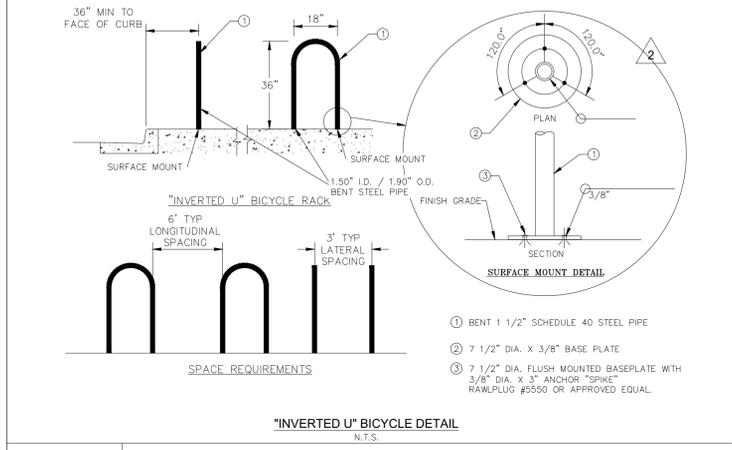
4 PARKING ISLAND W/ SHRUBS & TREE LANDSCAPE DETAIL (W/ RADIUS PROTECTOR)
NTS SN: LD011A012



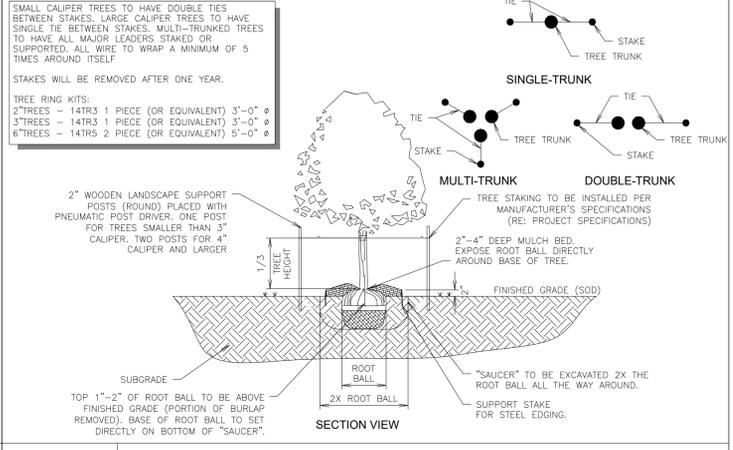
5 GARDEN_WALL_TYPICAL_SECTION_DETAIL
NTS



6 INVERTED U BIKE
NTS SN:



6 INVERTED U BIKE
NTS SN:



7 TREE PLANTING DETAIL (ON PRIVATE PROPERTY)
NTS SN: LD008A006

WATER USAGE TABLE

WATER USAGE	SQUARE FOOTAGE	% OF TOTAL LA AREA
LOW	4,784 SF	42%
MEDIUM	6,539 SF	58%
HIGH	0 SF	0%
TOTAL	11,303 SF	100%

5 GARDEN_WALL_TYPICAL_SECTION_DETAIL
NTS

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16200 South Syracuse Way, Suite 300
Greenwood Village, CO 80111 (303) 228-2300

DESIGNED BY: AMC
DRAWN BY: AMC
CHECKED BY: CPH
DATE: 12/11/2024

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

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Kimley-Horn and Associates, Inc.

PROJECT NO.
096888040

DRAWING NAME

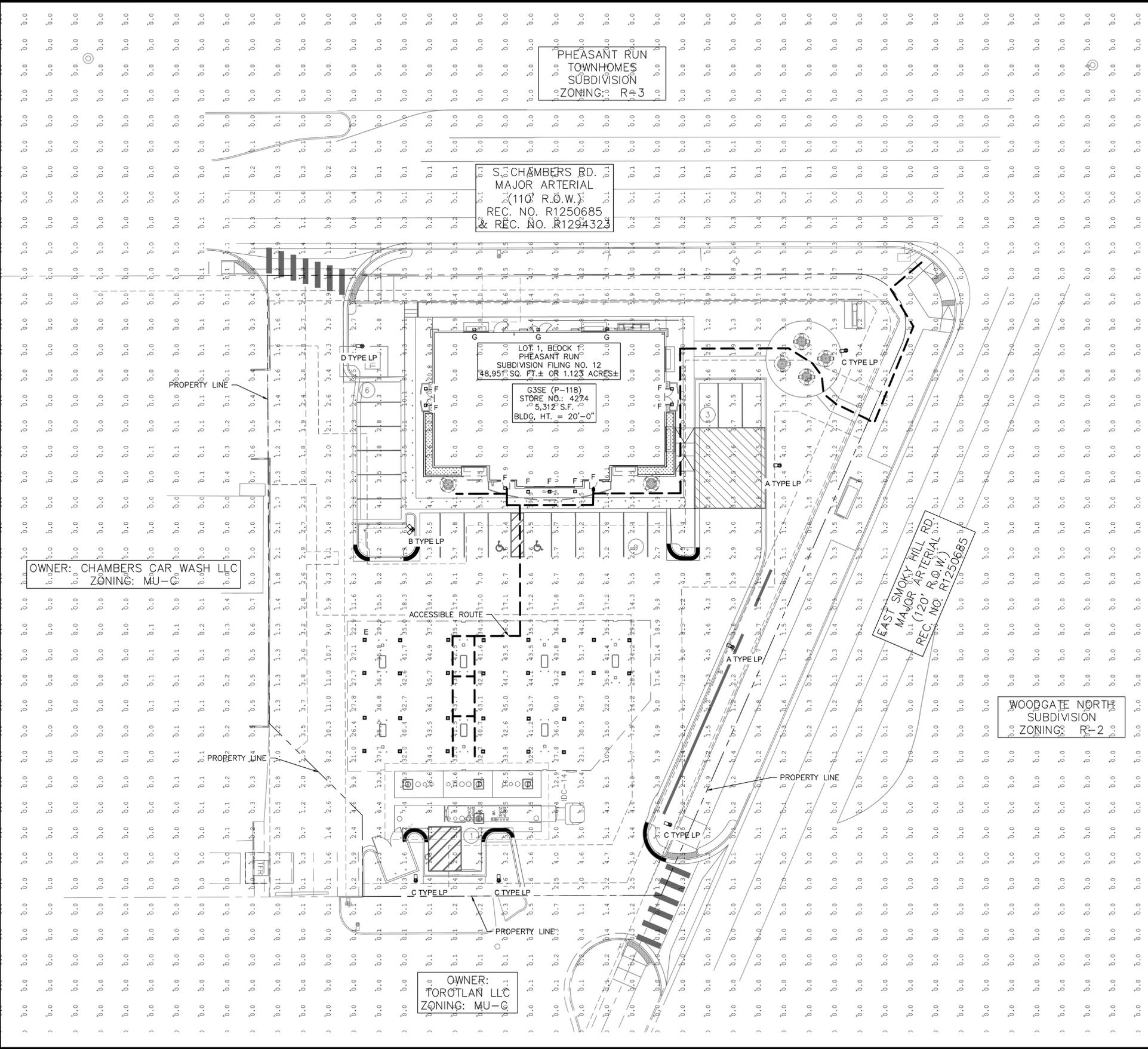
10

5 GARDEN_WALL_TYPICAL_SECTION_DETAIL
NTS

AURORA MIXTURE 1: SHORTGRASS PRAIRIE NATIVE SEED MIX

COMMON NAME	SCIENTIFIC NAME	NATIVE SPECIES	VARIETY	PLS LBS/ACRE	OZI/ACRE**
GRASSES					
Buffalograss*	<i>Buchloe dactyloides</i>	X	Sharp's	12	
Blue grama*	<i>Chondrosium gracile</i>	X	Hachita	8	
Junegrass	<i>Koeleria cristata</i>	X	Native	3	
Western wheatgrass	<i>Pascopyrum smithii</i>	X	Ariba	6	
Sand dropseed*	<i>Sporobolus cryptandrus</i>	X	native	1	
TOTAL POUNDS PLS / ACRE				30	
OPTIONAL WILDFLOWERS					
Fringed sage	<i>Artemisia frigida</i>	X	Native		2
Bianketflower	<i>Gaillardia aristata</i>	X	Native		3
Bluebells	<i>Campanula rotundifolia</i>	X	Native		1
Showy locoweed	<i>Oxytropis lambertii</i>	X	Native		3
Silky locoweed	<i>Oxytropis sericea</i>	X	Native		3
Sidebells penstemon	<i>Penstemon secundiflora</i>	X	Native		3
Scarlet globemallow	<i>Sphaeralcea coccinea</i>	X	Native		3
*always include these key species, maintain at least a 30 lbs/acre rate for mix					
** 1/4lbs minimum order for each species					

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LEGEND

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

- 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'

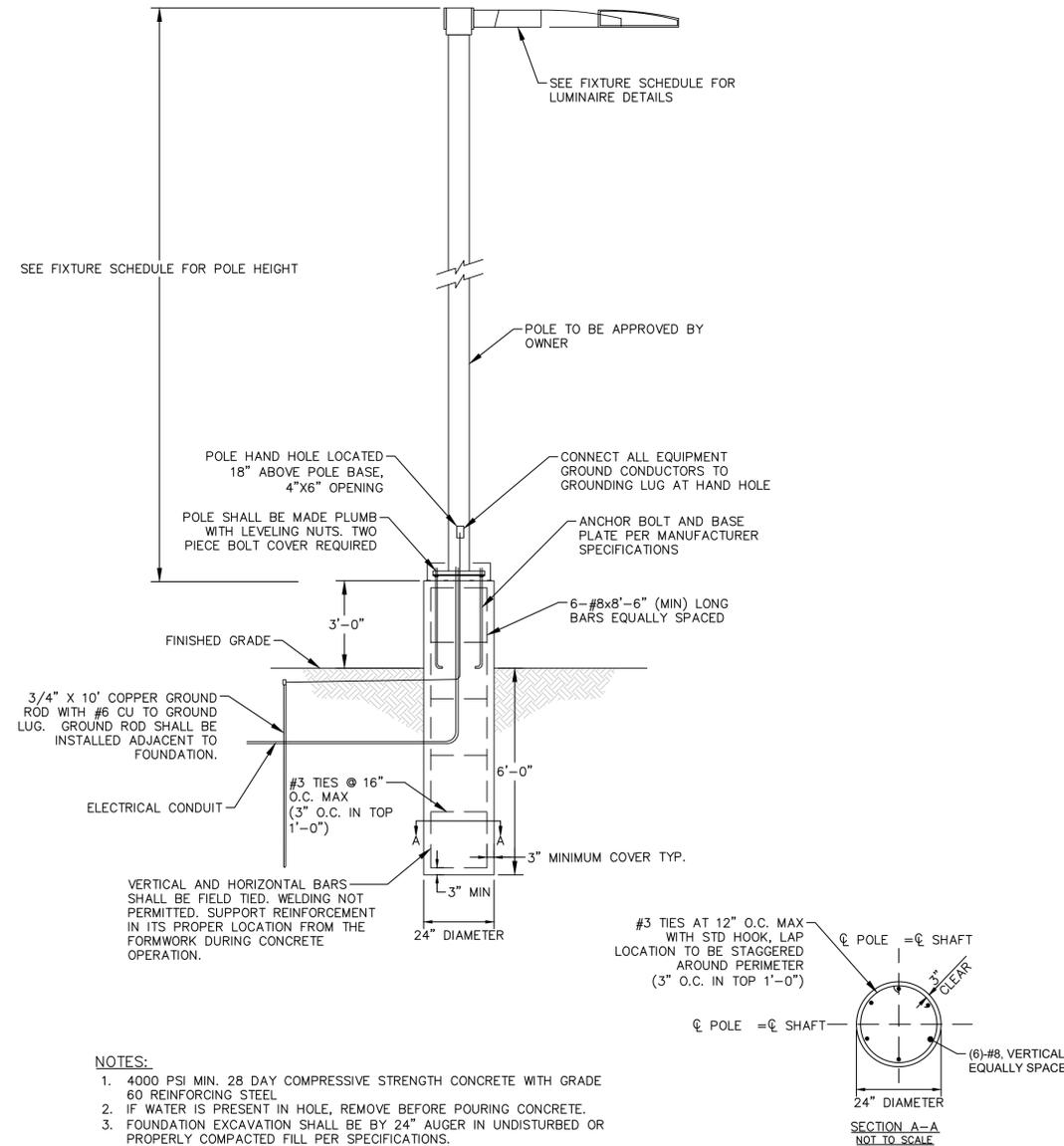
811 Know what's below.
Call before you dig.

<p>QUIKTRIP 4274 E. SMOKEY HILL RD & S. CHAMBERS RD SITE PLAN COUNTY OF ARAPAHOE, STATE OF COLORADO</p>	<p>Kimley»Horn 2023 KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, CO 80111 (303) 228-2300</p>										
<p>DESIGNED BY: WRP DRAWN BY: WRP CHECKED BY: DJC DATE: 12/11/2024</p>	<p>PHOTOMETRIC PLAN</p>										
<p>PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley»Horn Kimley-Horn and Associates, Inc.</p>	<p>PROJECT NO. 09688040</p> <p>DRAWING NAME</p>										
<p>11</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>REVISION</th> <th>BY</th> <th>DATE</th> <th>APPR</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REVISION	BY	DATE	APPR					
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LUMINAIRE SCHEDULE								
SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	LLF	DESCRIPTION	TOTAL WATTS
	A	2	SINGLE	22'-0"	12861	0.90	SLM-LED-12L-SIL-FT-40-70CRI	85
	B	1	2 @ 90°	22'-0"	12861	0.90	SLM-LED-12L-SIL-FT-40-70CRI	85
	C	4	SINGLE	22'-0"	8193	0.90	SLM-LED-12L-SIL-FT-40-70CRI-HL	85
	D	1	SINGLE	22'-0"	12974	0.90	SLM-LED-12L-SIL-3-40-70CRI	85
	E	28	SINGLE	15'-0"	12927	0.90	SCV-LED-13L-SC-40	90
	F	9	SINGLE	12'-0"	6041	0.90	XSPS-S-LED-VHO-NW-DFL	48.7
	G	3	SINGLE	12'-0"	6800	0.90	XWM-3-LED-06L-40	47

CALCULATION SUMMARY	
ASPHALT	SIDEWALK
ILLUMINANCE (FC)	ILLUMINANCE (FC)
MINIMUM = 1.20	MINIMUM = 1.90
MAXIMUM = 21.40	MAXIMUM = 20.50
AVERAGE = 5.62	AVERAGE = 9.65
AVG/MIN = 4.68	AVG/MIN = 5.08
CANOPY	ADA ROUTE
ILLUMINANCE (FC)	ILLUMINANCE (FC)
MINIMUM = 14.20	MINIMUM = 1.20
MAXIMUM = 51.70	MAXIMUM = 43.70
AVERAGE = 36.50	AVERAGE = 23.27
AVG/MIN = 2.57	AVG/MIN = 19.39



- NOTES:**
- 4000 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL
 - IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
 - FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
 - FOUNDATION HAS BEEN DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 1500 PSF.
 - FOUNDATION HAS BEEN DESIGNED FOR A MINIMUM ALLOWABLE LATERAL SOIL PRESSURE OF 100 PCF.

1 POLE FOUNDATION DETAIL
SCALE: NTS

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Kimley»Horn
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16200 South Syracuse Way, Suite 300
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Mirada Wall Sconce (XWM)

Type: _____

ORDERING GUIDE Back to Quick Links

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

Family	Distribution	LED Technology	Lumen Package	Color Temperature	Voltage
XWM - Wall Sconce	2 - Top 2	LED	A - 10,000 B - 15,000 C - 20,000 D - 25,000 E - 30,000 F - 35,000 G - 40,000 H - 45,000 I - 50,000 J - 55,000 K - 60,000 L - 65,000 M - 70,000 N - 75,000 O - 80,000 P - 85,000 Q - 90,000 R - 95,000 S - 100,000	30 - 3000K 40 - 4000K 50 - 5000K 60 - 6000K 70 - 7000K 80 - 8000K 90 - 9000K 100 - 10000K	120 - 120V 208 - 208V 240 - 240V 277V - 277V 347 - 347V

Finish	Controls (Choose One)	Options
BL - Black BR - Brushed Brass CH - Satin Nickel CR - Chrome DF - Dark Grey DR - Dark Bronze FL - Flat Black GR - Gunmetal Grey HT - High Temperature IP - Inlaid LD - Lustrous Brass ML - Matte Black PL - Polished Brass PP - Polished Nickel RP - Polished Chrome SR - Satin Nickel WH - White	CSL - Control System CSL2 - Control System with 12" Motion Sensor CSL3 - Control System with 12" Motion Sensor CSL4 - Control System with 12" Motion Sensor CSL5 - Control System with 12" Motion Sensor CSL6 - Control System with 12" Motion Sensor CSL7 - Control System with 12" Motion Sensor CSL8 - Control System with 12" Motion Sensor CSL9 - Control System with 12" Motion Sensor CSL10 - Control System with 12" Motion Sensor CSL11 - Control System with 12" Motion Sensor CSL12 - Control System with 12" Motion Sensor CSL13 - Control System with 12" Motion Sensor CSL14 - Control System with 12" Motion Sensor CSL15 - Control System with 12" Motion Sensor CSL16 - Control System with 12" Motion Sensor CSL17 - Control System with 12" Motion Sensor CSL18 - Control System with 12" Motion Sensor CSL19 - Control System with 12" Motion Sensor CSL20 - Control System with 12" Motion Sensor CSL21 - Control System with 12" Motion Sensor CSL22 - Control System with 12" Motion Sensor CSL23 - Control System with 12" Motion Sensor CSL24 - Control System with 12" Motion Sensor CSL25 - Control System with 12" Motion Sensor CSL26 - Control System with 12" Motion Sensor CSL27 - Control System with 12" Motion Sensor CSL28 - Control System with 12" Motion Sensor CSL29 - Control System with 12" Motion Sensor CSL30 - Control System with 12" Motion Sensor CSL31 - Control System with 12" Motion Sensor CSL32 - Control System with 12" Motion Sensor CSL33 - Control System with 12" Motion Sensor CSL34 - Control System with 12" Motion Sensor CSL35 - Control System with 12" Motion Sensor CSL36 - Control System with 12" Motion Sensor CSL37 - Control System with 12" Motion Sensor CSL38 - Control System with 12" Motion Sensor CSL39 - 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Emergency Battery Pack EM8 - Emergency Battery Pack EM9 - Emergency Battery Pack EM10 - Emergency Battery Pack EM11 - Emergency Battery Pack EM12 - Emergency Battery Pack EM13 - Emergency Battery Pack EM14 - Emergency Battery Pack EM15 - Emergency Battery Pack EM16 - Emergency Battery Pack EM17 - Emergency Battery Pack EM18 - Emergency Battery Pack EM19 - Emergency Battery Pack EM20 - Emergency Battery Pack EM21 - Emergency Battery Pack EM22 - Emergency Battery Pack EM23 - Emergency Battery Pack EM24 - Emergency Battery Pack EM25 - Emergency Battery Pack EM26 - Emergency Battery Pack EM27 - Emergency Battery Pack EM28 - Emergency Battery Pack EM29 - Emergency Battery Pack EM30 - Emergency Battery Pack EM31 - Emergency Battery Pack EM32 - Emergency Battery Pack EM33 - Emergency Battery Pack EM34 - Emergency Battery Pack EM35 - Emergency Battery Pack EM36 - Emergency Battery Pack EM37 - Emergency Battery Pack EM38 - Emergency Battery Pack EM39 - Emergency Battery Pack EM40 - Emergency Battery Pack EM41 - 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ACCESSORY ORDERING INFORMATION*

Accessories	Order Number	Description	Order Number
1000 - Single Fusing Kit	1000SK	1000 - Single Fusing Kit	1000SK
1000 - Double Fusing Kit	1000DK	1000 - Double Fusing Kit	1000DK
1000 - Single Fusing Kit	1000SK	1000 - Single Fusing Kit	1000SK
1000 - Double Fusing Kit	1000DK	1000 - Double Fusing Kit	1000DK

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

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XSPS LED Soffit Light

Type: _____

ORDERING GUIDE Back to Quick Links

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 SS - 6,000 Lumens VHO - 6,000 Lumens	CW - 5000K (80 CRI) RW - 4000K (80 CRI) WW - 3000K (80 CRI)	120 - 120V 208 - 208V 240 - 240V 277 - 277V 347 - 347V	DWT - Gloss White	DFL - Diffused Acrylic Lens	DMT - Channel Bar Mounting Kit EB - Emergency Battery Pack ¹

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

PERFORMANCE

Delivered Lumens	3000K CCT	4000K CCT	5000K CCT
SS	316	422	566
HO	476	591	783
VHO	573	744	992
SHD	759	995	1318

LEDs are frequently updated therefore values are nominal.

Electrical Data (Amps)*	120V	208V	240V	277V	347V
SS	0.26	0.15	0.13	0.11	0.09
HO	0.33	0.19	0.16	0.14	0.11
VHO	0.41	0.23	0.2	0.18	0.14
SHD	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	25K hrs.	50K hrs.	75K hrs.	100K hrs.
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.

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Slice Medium Outdoor LED Area Light

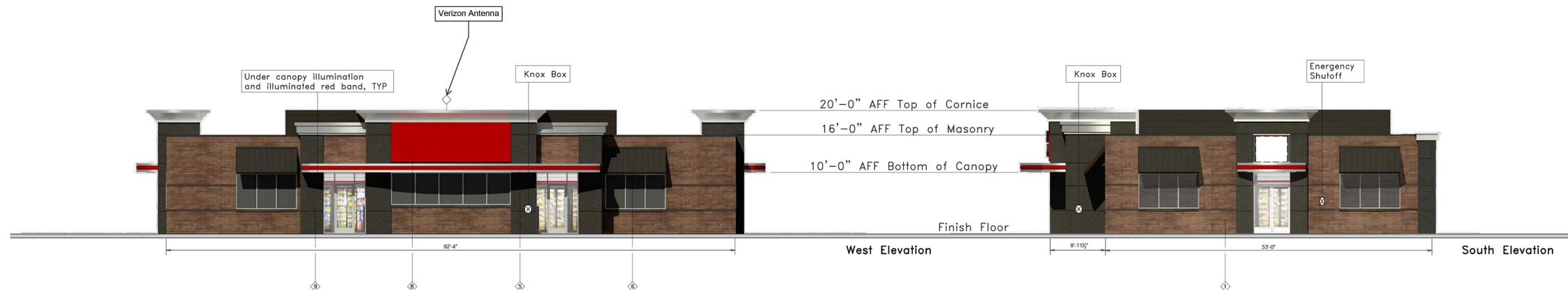
Type: _____

ORDERING GUIDE Back to Quick Links

TYPICAL ORDER EXAMPLE: **SLM LED 36L SIL FTA UNV DIM 50 70CR1 ALSX04 BRZ IL**

Profile	Light Source	Lumen Package	Lens	Distribution	Orientation ²	Voltage
SLM - Slice Medium	LED	36L - 10,000 Lms 36L - 12,000 Lms 36L - 15,000 Lms 36L - 20,000 Lms 36L - 25,000 Lms 36L - 30,000 Lms 36L - 35,000 Lms 36L - 40,000 Lms 36L - 45,000 Lms 36L - 50,000 Lms 36L - 55,000 Lms 36L - 60,000 Lms 36L - 65,000 Lms 36L - 70,000 Lms 36L - 75,000 Lms 36L - 80,000 Lms 36L - 85,000 Lms 36L - 90,000 Lms 36L - 95,000 Lms 36L - 100,000 Lms	SIL - Silicone	2 - Type 2 3 - Type 3 5 - Type 5 7 - Type 7 9 - Type 9 11 - Type 11 13 - Type 13 15 - Type 15 17 - Type 17 19 - Type 19 21 - Type 21 23 - Type 23 25 - Type 25 27 - Type 27 29 - Type 29 31 - Type 31 33 - Type 33 35 - Type 35 37 - Type 37 39 - Type 39 41 - Type 41 43 - Type 43 45 - Type 45 47 - Type 47 49 - Type 49 51 - Type 51 53 - Type 53 55 - Type 55 57 - Type 57 59 - Type 59 61 - Type 61 63 - Type 63 65 - Type 65 67 - Type 67 69 - Type 69 71 - Type 71 73 - Type 73 75 - Type 75 77 - Type 77 79 - Type 79 81 - Type 81 83 - Type 83 85 - Type 85 87 - Type 87 89 - Type 89 91 - Type 91 93 - Type 93 95 - Type 95 97 - Type 97 99 - Type 99 101 - Type 101 103 - Type 103 105 - Type 105 107 - Type 107 109 - Type 109 111 - Type 111 113 - Type 113 115 - Type 115 117 - Type 117 119 - Type 119 121 - Type 121 123 - Type 123 125 - Type 125 127 - Type 127 129 - Type 129 131 - Type 131 133 - Type 133 135 - Type 135 137 - Type 137 139 - Type 139 141 - Type 141 143 - Type 143 145 - Type 145 147 - Type 147 149 - Type 149 151 - Type 151 153 - Type 153 155 - Type 155 157 - Type 157 159 - Type 159 161 - Type 161 163 - Type 163 165 - Type 165 167 - Type 167 169 - Type 169 171 - Type 171 173 - Type 173 175 - Type 175 177 - Type 177 179 - Type 179 181 - Type 181 183 - Type 183 185 - Type 185 187 - Type 187 189 - Type 189 191 - Type 191 193 - Type 193 195 - Type 195 197 - Type 197 199 - Type 199 201 - Type 201 203 - Type 203 205 - Type 205 207 - Type 207 209 - Type 209 211 - Type 211 213 - Type 213 215 - Type 215 217 - Type 217 219 - Type 219 221 - Type 221 223 - Type 223 225 - Type 225 227 - Type 227 229 - Type 229 231 - Type 231 233 - Type 233 235 - Type 235 237 - Type 237 239 - Type 239 241 - Type 241 243 - Type 243 245 - Type 245 247 - Type 247 249 - Type 249 251 - Type 251 253 - Type 253 255 - Type 255 257 - Type 257 259 - Type 259 261 - Type 261 263 - Type 263 265 - Type 265 267 - Type 267 269 - Type 269 271 - Type 271 273 - Type 273 275 - Type 275 277 - Type 277 279 - Type 279 281 - Type 281 283 - Type 283 285 - Type 285 287 - Type 287 289 - Type 289 291 - Type 291 293 - Type 293 295 - Type 295 297 - Type 297 299 - Type 299 301 - Type 301 303 - Type 303 305 - Type 305 307 - Type 307 309 - Type 309 311 - Type 311 313 - Type 313 315 - Type 315 317 - Type 317 319 - Type 319 321 - Type 321 323 - Type 323 325 - Type 325 327 - Type 327 329 - Type 329 331 - Type 331 333 - Type 333 335 - Type 335 337 - Type 337 339 - Type 339 341 - Type 341 343 - Type 343 345 - Type 345 347 - Type 347 349 - Type 349 351 - Type 351 353 - Type 353 355 - Type 355 357 - Type 357 359 - Type 359 361 - Type 361 363 - Type 363 365 - Type 365 367 - Type 367 369 - Type 369 371 - Type 371 373 - Type 373 375 - Type 375 377 - Type 377 379 - Type 379 381 - Type 381 383 - Type 383 385 - Type 385 387 - Type 387 389 - Type 389 391 - Type 391 393 - Type 393 395 - Type 395 397 - Type 397 399 - Type 399 401 - Type 401 403 - Type 403 405 - Type 405 407 - Type 407 409 - Type 409 411 - Type 411 413 - Type 413 415 - Type 415 417 - Type 417 419 - Type 419 421 - Type 421 423 - Type 423 425 - Type 425 427 - Type 427 429 - Type 429 431 - Type 431 433 - Type 433 435 - Type 435 437 - Type 437 439 - Type 439 441 - Type 441 443 - Type 443 445 - Type 445 447 - Type 447 449 - Type 449 451 - Type 451 453 - Type 453 455 - Type 455 457 - Type 457 459 - Type 459 461 - Type 461 463 - Type 463 465 - Type 465 467 - Type 467 469 - Type 469 471 - Type 471 473 - Type 473 475 - Type 475 477 - Type 477 479 - Type 479 481 - Type 481 483 - Type 483 485 - Type 485 487 - Type 487 489 - Type 489 491 - Type 491 493 - Type 493 495 - Type 495 497 - Type 497 499 - Type 499 501 - Type 501 503 - Type 503 505 - Type 505 507 - Type 507 509 - Type 509 511 - Type 511 513 - Type 513 515 - Type 515 517 - Type 517 519 - Type 519 521 - Type 521 523 - Type 523 525 - Type 525 527 - Type 527 529 - Type 529 531 - Type 531 533 - Type 533 535 - Type 535 537 - Type 537 539 - Type 539 541 - Type 541 543 - Type 543 545 - Type 545 547 - Type 547 549 - Type 549 551 - Type 551 553 - Type 553 555 - Type 555 557 - Type 557 559 - Type 559 561 - Type 561 563 - Type 563 565 - Type 565 567 - Type 567 569 - Type 569 571 - Type 571 573 - Type 573 575 - Type 575 577 - Type 577 579 - Type 579 581 - Type 581 583 - Type 583 585 - Type 585 587 - Type 587 589 - Type 589 591 - Type 591 593 - Type 593 595 - Type 595 597 - Type 597 599 - Type 599 601 - Type 601 603 - Type 603 605 - Type 605 607 - Type 607 609 - Type 609 611 - Type 611 613 - Type 613 615 - Type 615 617 - Type 617 619 - Type 619 621 - Type 621 623 - Type 623 625 - Type 625 627 - Type 627 629 - Type 629 631 - Type 631 633 - Type 633 635 - Type 635 637 - Type 637 639 - Type 639 641 - Type 641 643 - Type 643 645 - Type 645 647 - Type 647 649 - Type 649 651 - Type 651 653 - Type 653 655 - Type 655 657 - Type 657 659 - Type 659 661 - Type 661 663 - Type 663 665 - Type 665 667 - Type 667 669 - Type 669 671 - Type 671 673 - Type 673 675 - Type 675 677 - Type 677 679 - Type 679 681 - Type 681 683 - Type 683 685 - Type 685 687 - Type 687 689 - Type 689 691 - Type 691 693 - Type 693 695 - Type 695 697 - Type 697 699 - Type 699 701 - Type 701 703 - Type 703 705 - Type 705 707 - Type 707 709 - Type 709 711 - Type 711 713 - Type 713 715 - Type 715 717 - Type 717 719 - Type 719 721 - Type 721 723 - Type 723 725 - Type 725 727 - Type 727 729 - Type 729 731 - Type 731 733 - Type 733 735 - Type 735 737 - Type 737 739 - Type 739 741 - Type 741 743 - Type 743 745 - Type 745 747 - Type 747 749 - Type 749 751 - Type 751 753 - Type 753 755 - Type 755 757 - Type 757 759 - Type 759 761 - Type 761 763 - Type 763 765 - Type 765 767 - Type 767 769 - Type 769 771 - Type 771 773 - Type 773 775 - Type 775 777 - Type 777 779 - Type 779 781 - Type 781 783 - Type 783 785 - Type 785 787 - Type 787 789 - Type 789 791 - Type 791 793 - Type 793 795 - Type 795 797 - Type 797 799 - Type 799 801 - Type 801 803 - Type 803 805 - Type 805 807 - Type 807 809 - Type 809 811 - Type 811 813 - Type 813 815 - Type 815 817 - Type 817 819 - Type 819 821 - Type 821 823 - Type 823 825 - Type 825 827 - Type 827 829 - Type 829 831 - Type 831 833 - Type 833 835 - Type 835 837 - Type 837 839 - Type 839 841 - Type 841 843 - Type 843 845 - Type 845 847 - Type 847 849 - Type 849 851 - Type 851 853 - Type 853 855 - Type 855 857 - Type 857 859 - Type 859 861 - Type 861 863 - Type 863 865 - Type 865 867 - Type 867 869 - Type 869 871 - Type 871 873 - Type 873 875 - Type 875 877 - Type 877 879 - Type 879 881 - Type 881 883 - Type 883 885 - Type 885 887 - Type 887 889 - Type 889 891 - Type 891 893 - Type 893 895 - Type 895 897 - Type 897 899 - Type 899 901 - Type 901 903 - Type 903 905 - Type 905 907 - Type 907 909 - Type 909 911 - Type 911 913 - Type 913 915 - Type 915 917 - Type 917 919 - Type 919 921 - Type 921 923 - Type 923 925 - Type 925 927 - Type 927 929 - Type 929 		

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

Store # 4274 Custom G3SE Elevations
Serial # 83-4274-G3SE
Scale: 1/8"=1'-0"
Issue Date: 04.18.24

Address: 15275 E Smoky Hill Rd
City, State: Aurora, CO

Drawn By: JK
Rev/Notes:

NO.	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	BROWN	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BUSHED ALUMINUM	REYNOLDS	PASCIA
4	OT RED	SHERWIN WILLIAMS	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	OT BROWN	SHERWIN WILLIAMS	METAL PAINT
7	GL-448	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
8	GL-60R	ALLEN INDUSTRIES	SIGNAGE
9	GRANITE	ENIG	STUCCO

NO.	REVISION	BY	DATE	APPR

Kimley»Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
16200 South Syracuse Way, Suite 300
Greenwood Village, CO 80111 (303) 728-2300

DESIGNED BY: MGK
DRAWN BY: MGK
CHECKED BY: DNP
DATE: 12/11/2024

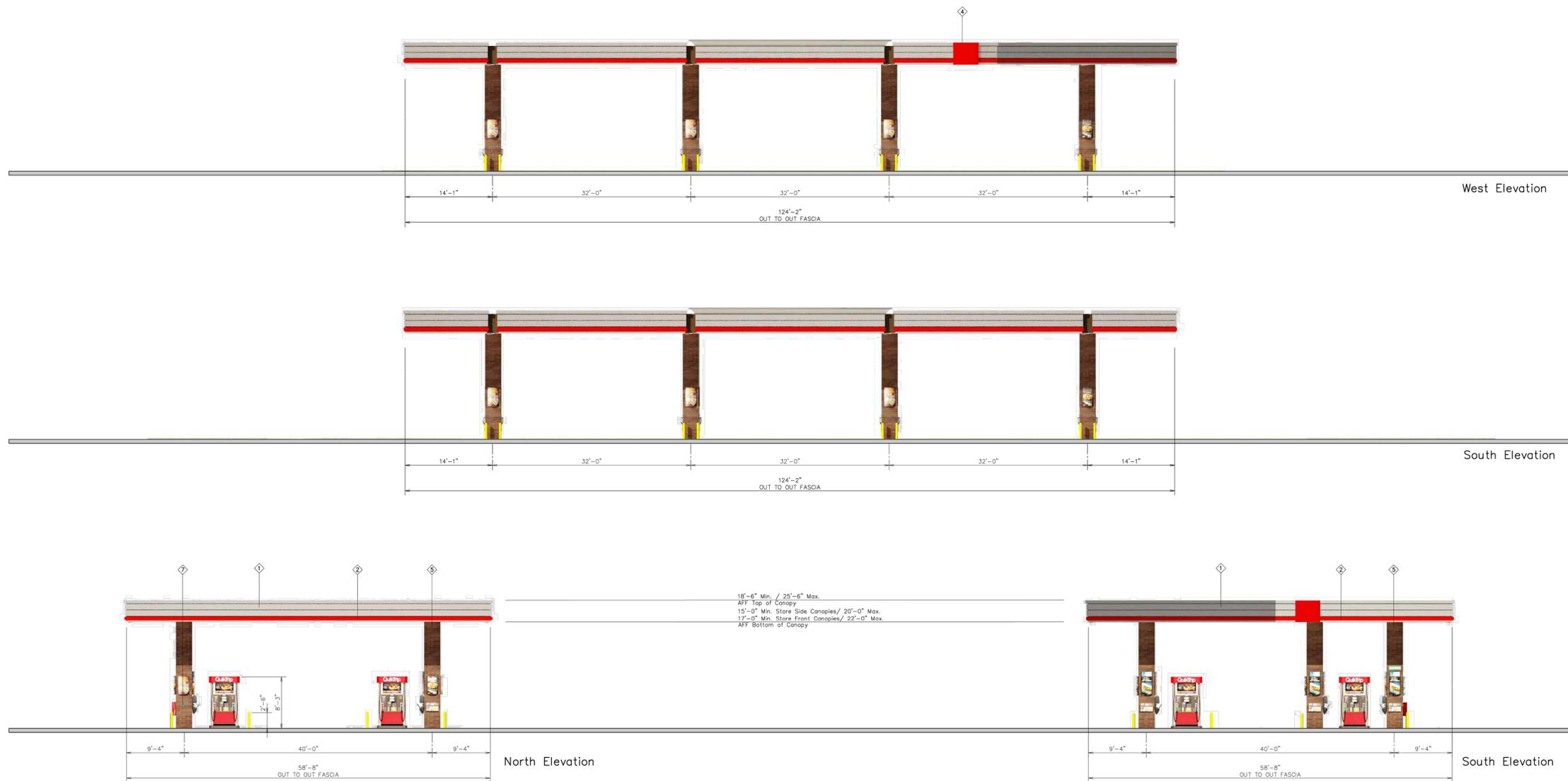
QUIKTRIP 4274
E. SMOKY HILL RD & S. CHAMBERS RD
SITE PLAN
COUNTY OF ARAPAHOE, STATE OF COLORADO
BUILDING ELEVATION

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PROJECT NO.
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Store #	4274	Custom Gas Canopy	Address:	15275 E Smoky Hill Rd	City, State:	Aurora, CO	
Serial #	83-4274-GD07	Scale:	1/8" = 1'-0"	Issue Date:	04.18.24	Drawn By:	JK
Rev/Notes:							

Q	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	BEWBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	01 BROWN	SHERWIN - WILLIAMS	WEA-125/25W
4	100-14	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BROWNSTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
7	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK

NO.	REVISION	BY	DATE	APPR

Kimley»Horn
 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 South Syracuse Way, Suite 300
 Greenwood Village, CO 80111 (303) 728-2300

DESIGNED BY: MGK
 DRAWN BY: MGK
 CHECKED BY: DNP
 DATE: 12/11/2024

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 E. SMOKY HILL RD & S. CHAMBERS RD
 SITE PLAN
 COUNTY OF ARAPAHOE, STATE OF COLORADO
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