

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Q	<div>QUIKTRIP NO. 4238</div> <div>SITE PLAN AND CONDITIONAL USE</div> <div>A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO</div>															
P	SITE PLAN NOTES															
N	<div><div><div>1.</div><div>THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.</div></div><div><div>2.</div><div>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.</div></div><div><div>3.</div><div>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".</div></div><div><div>4.</div><div>"ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2017.</div></div><div><div>5.</div><div>THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.</div></div><div><div>6.</div><div>THE DEVELOPER HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.</div></div><div><div>7.</div><div>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.</div></div><div><div>8.</div><div>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.</div></div><div><div>9.</div><div>ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.</div></div><div><div>10.</div><div>ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.</div></div><div><div>11.</div><div>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.</div></div><div><div>12.</div><div>FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES</div></div><div><div>13.</div><div>ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.</div></div><div><div>14.</div><div>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.</div></div><div><div>15.</div><div>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.</div></div><div><div>16.</div><div>ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.</div></div><div><div>17.</div><div>THERE WILL BE NO OUTSIDE, OVERNIGHT STORAGE OF VEHICLES ON THE SITE.</div></div><div><div>18.</div><div>THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREETLIGHT AND/OR PEDESTRIAN PHOTOMETRIC</div></div></div> <div><div>PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING THE SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE, AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTION PERMIT FOR THE STREETLIGHTS ARE REQUIRED. CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.</div><div><div>19.</div><div>(APPLICANT/OWNER NAME, ADDRESS, PHONE #) SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION COLFAX AVENUE AND PICADILLY ROAD, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.</div></div><div><div>20.</div><div>NO DEVELOPMENT OF ANY KIND WILL BE ALLOWED ON PARCEL B UNTIL A SITE PLAN IS APPROVED FOR THAT PARCEL.</div></div><div><div>21.</div><div>ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434. AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING INFLUENCE UNDER WORSE-CASE NOISE CONDITIONS.</div></div></div>															
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NORRIS
DESIGN

PEOPLE + PLACEMAKING

PROJECT NO.: QKT004238

Galloway

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303.770.8864
GallowayUS.com

QuikTrip No. 4238

COLFAX & PICADILLY
AURORA, CO



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

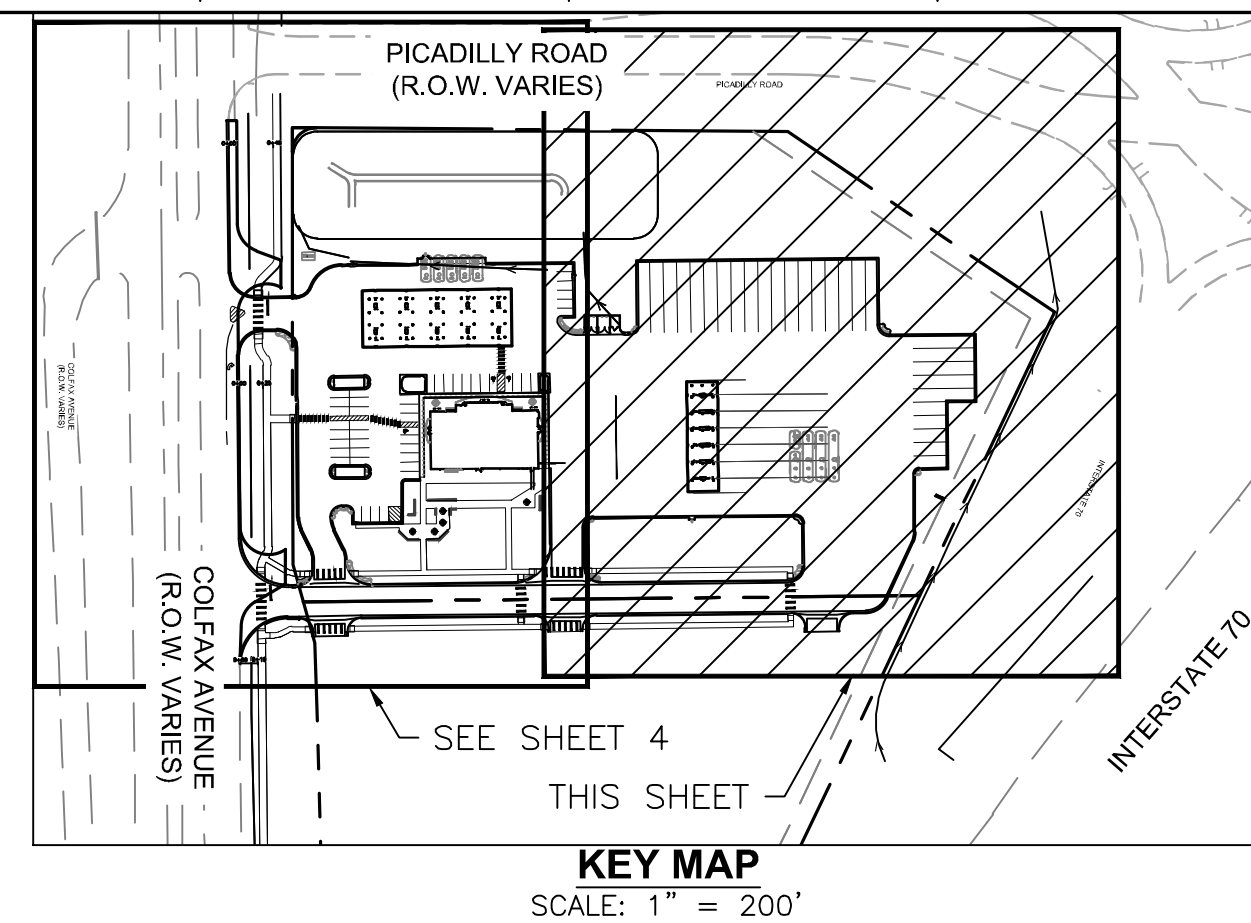
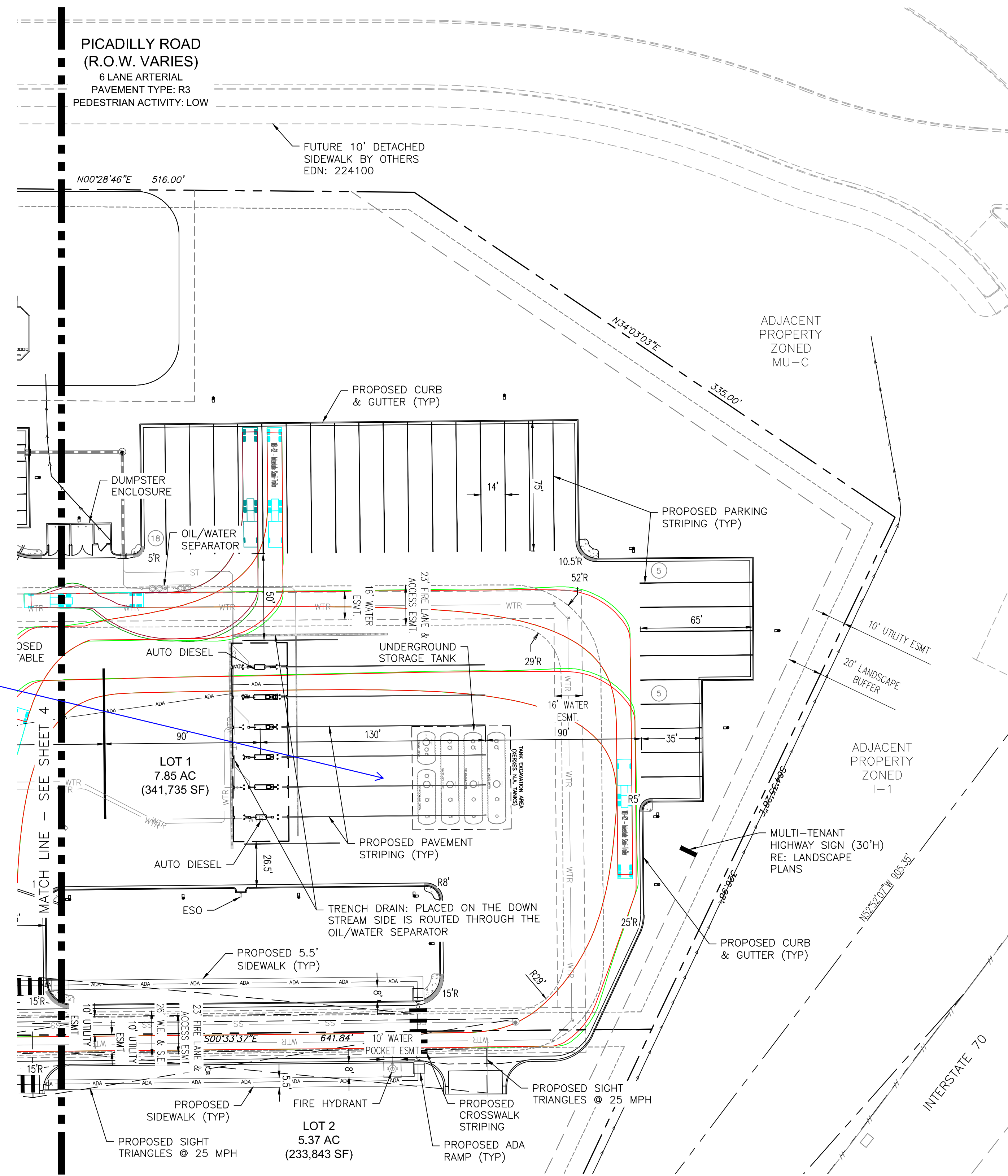
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



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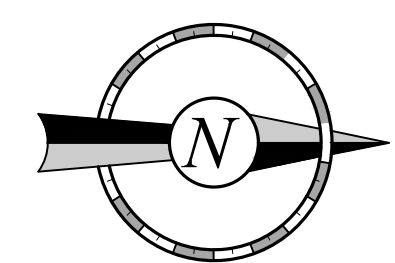
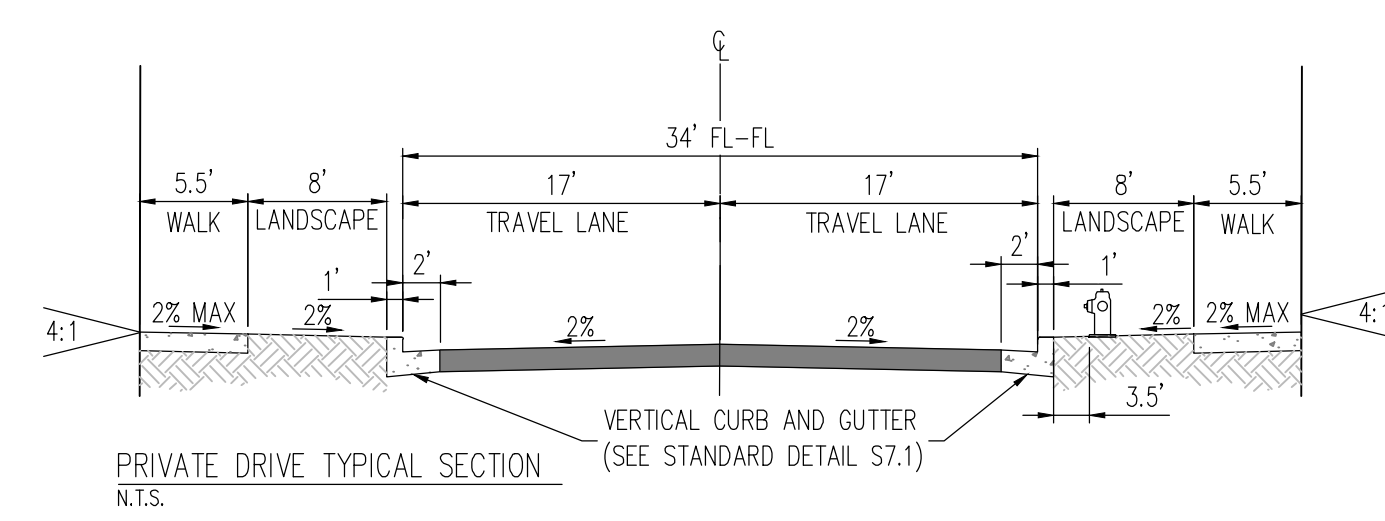
02



SITE LEGEND

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

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



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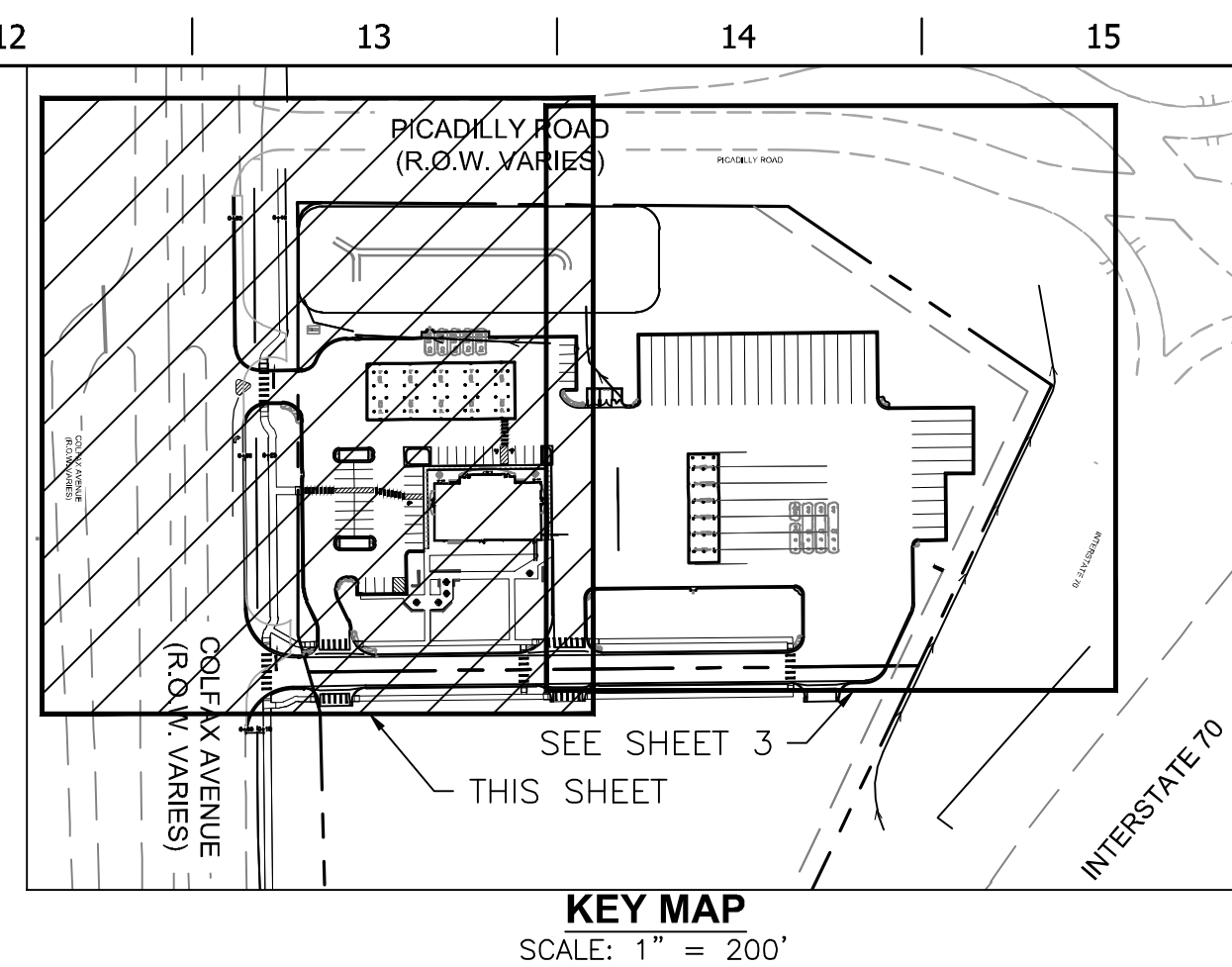
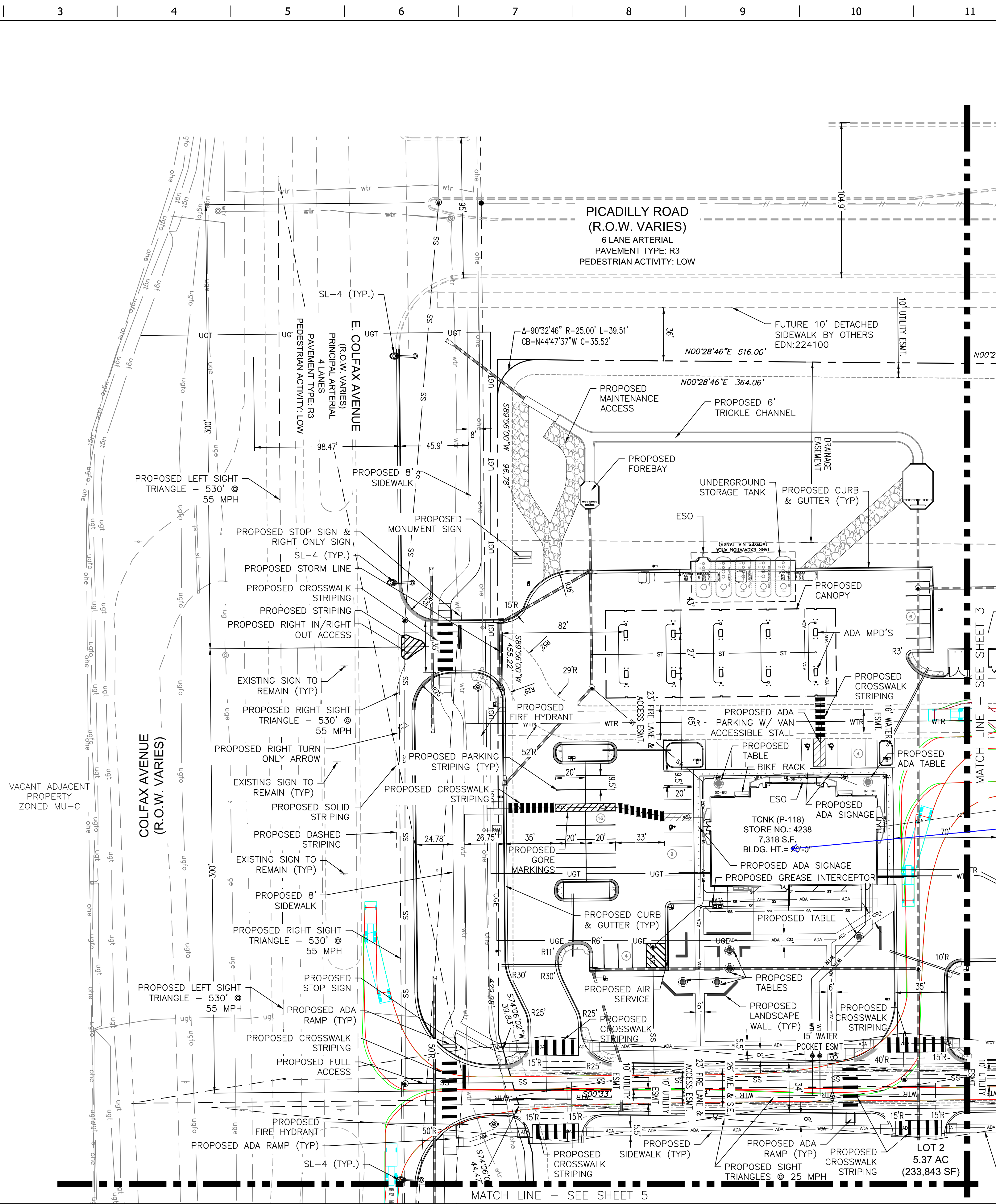
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

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SITE PLAN - NORTH

SHEET NUMBER:

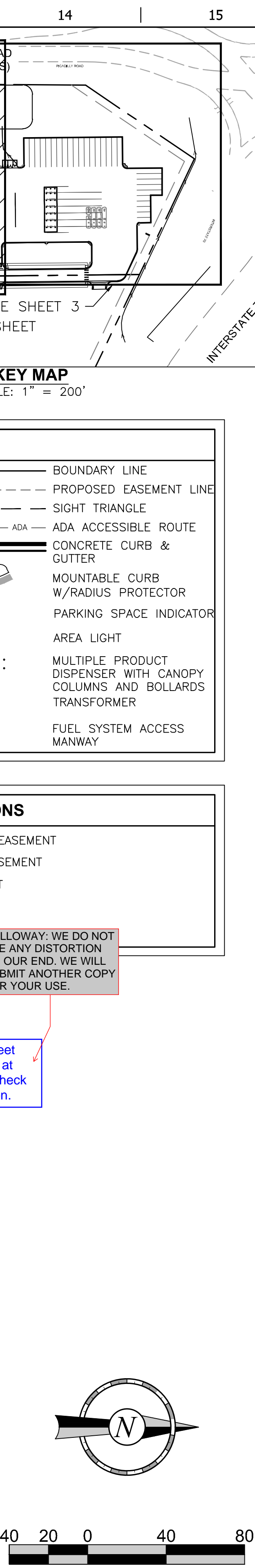
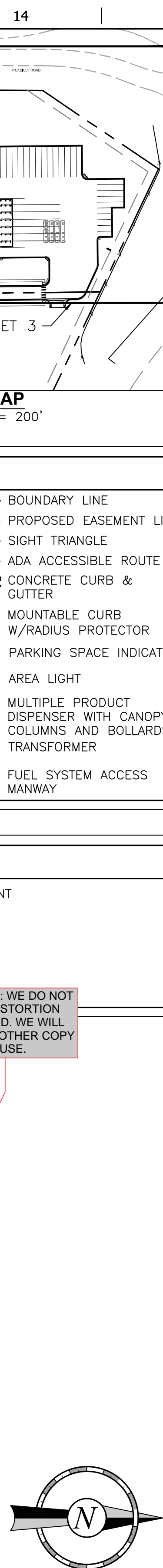
3



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

ABBREVIATIONS
S.E. – SANITARY EASEMENT W.E. – WATER EASEMENT ESMT – EASEMENT TYP – TYPICAL RE – REFERENCE
GALLOWAY: WE DO NOT SEE ANY DISTORTION

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PEOPLE + PLACEMAKING

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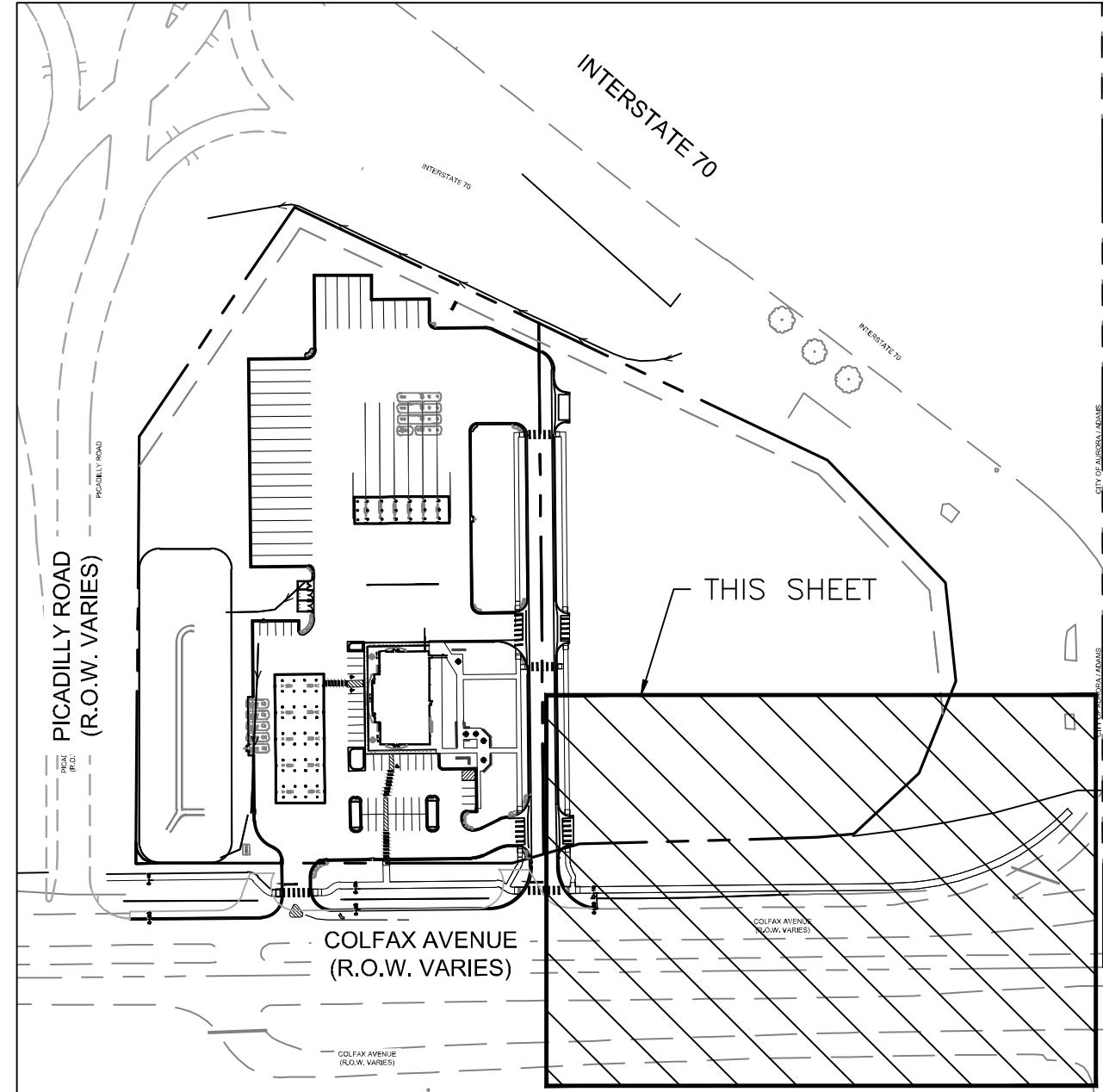
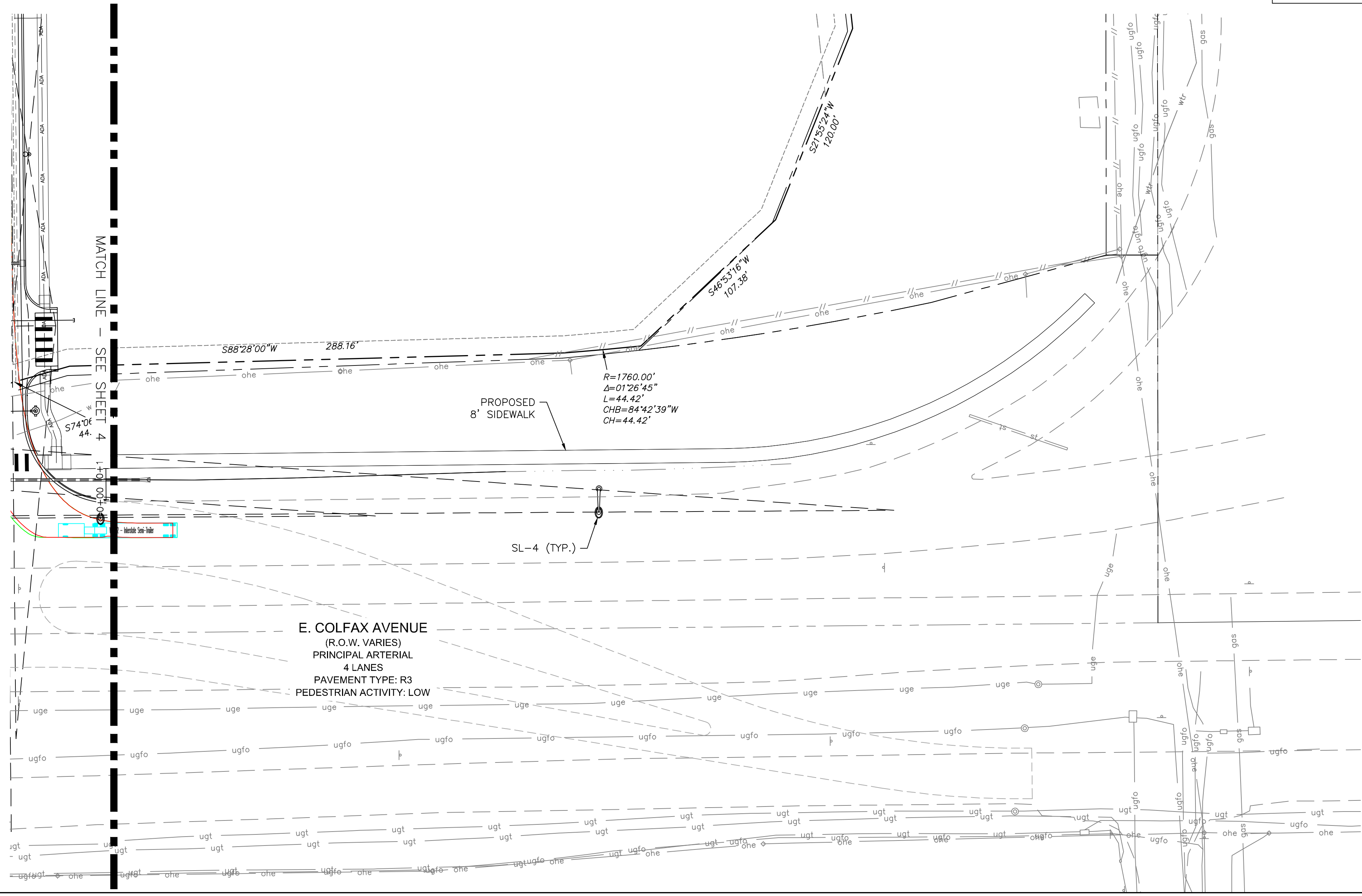


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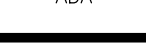








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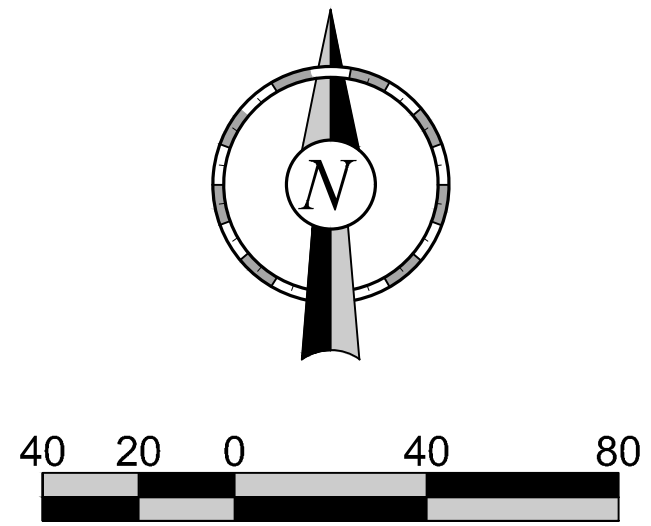
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KEY MAP
SCALE: 1" = 200'

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



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QUIKTRIP NO.4238

COLFAX & PICADILLY
ALBORA CO

PROTOTYPE:

DIVISION:

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DRAWN BY:

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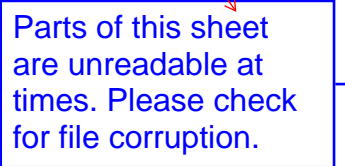
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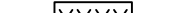




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ROW IMPROVEMENTS

SHEET NUMBER:

5



GRADING LEGEND	
	ST STORM PIPE ($\leq 10"$ NEW)
	ST STORM PIPE ($\geq 12"$ NEW)
	ST STORM PIPE ($\geq 12"$ EXISTING)
	FD FRENCH DRAIN
	CD BACK OF CURB DRAIN
	ADA ADA PATH OF TRAVEL
	MAJOR CONTOUR (NEW)
	MINOR CONTOUR (NEW)
	MAJOR CONTOUR (EXISTING)
	MINOR CONTOUR (EXISTING)
	LIMITS OF DISTURBANCE
	TC XXXX.XX TOP OF CURB ELEVATION (NEW)
	G XXXX.XX GUTTER ELEVATION (NEW)
	FG XXXX.XX FINISHED GRADE ELEVATION (NEW)
	S XXXX.XX SPOT ELEVATION (EXISTING)
	STORM GRATE (NEW)

NOTES:

1. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
2. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
3. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
4. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
5. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.



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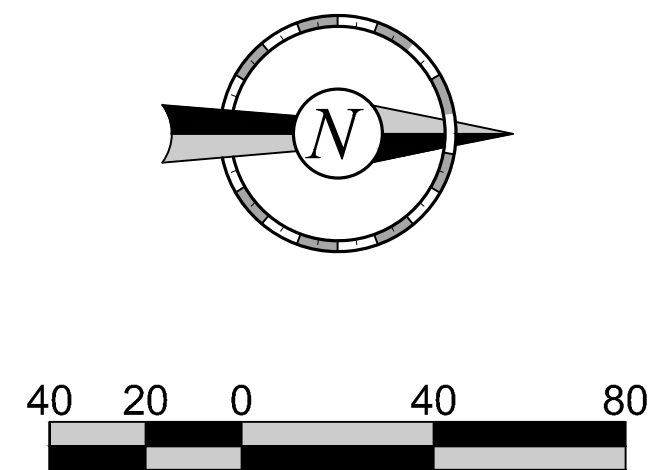
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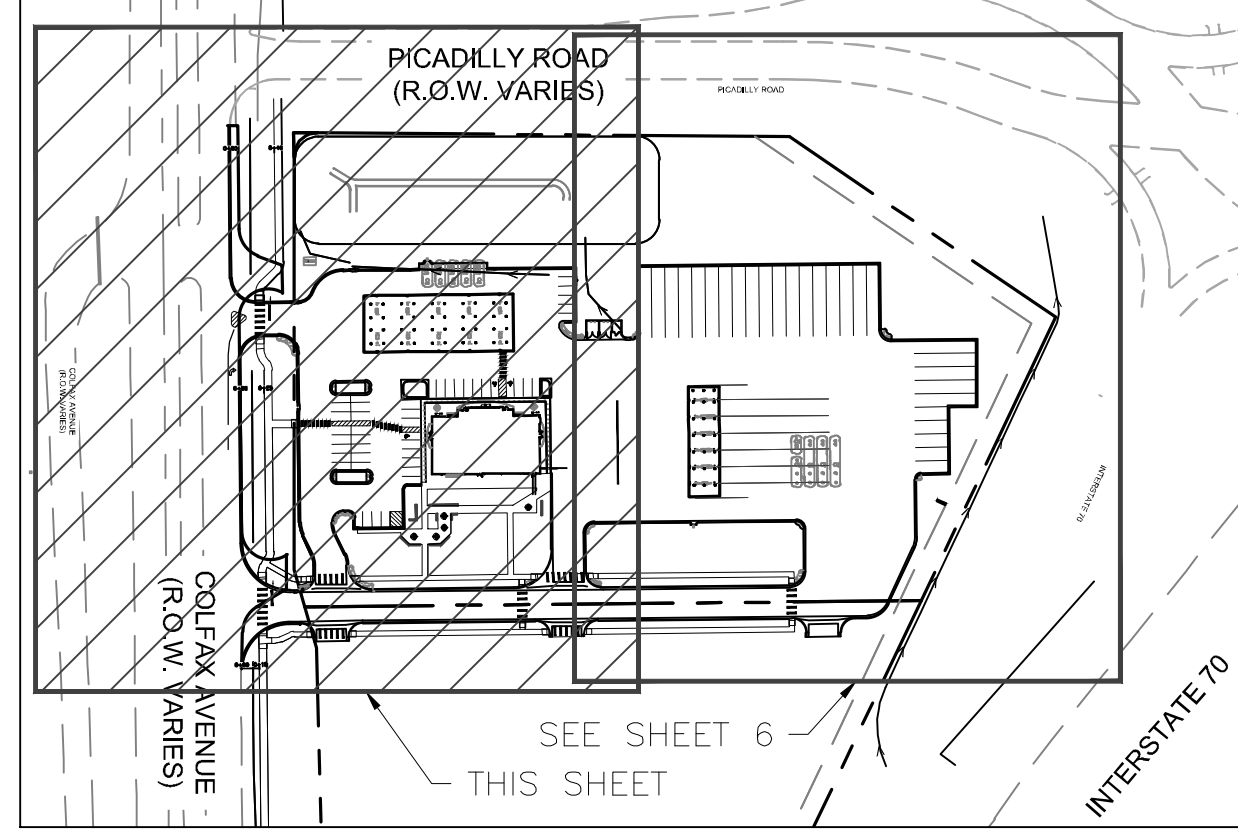
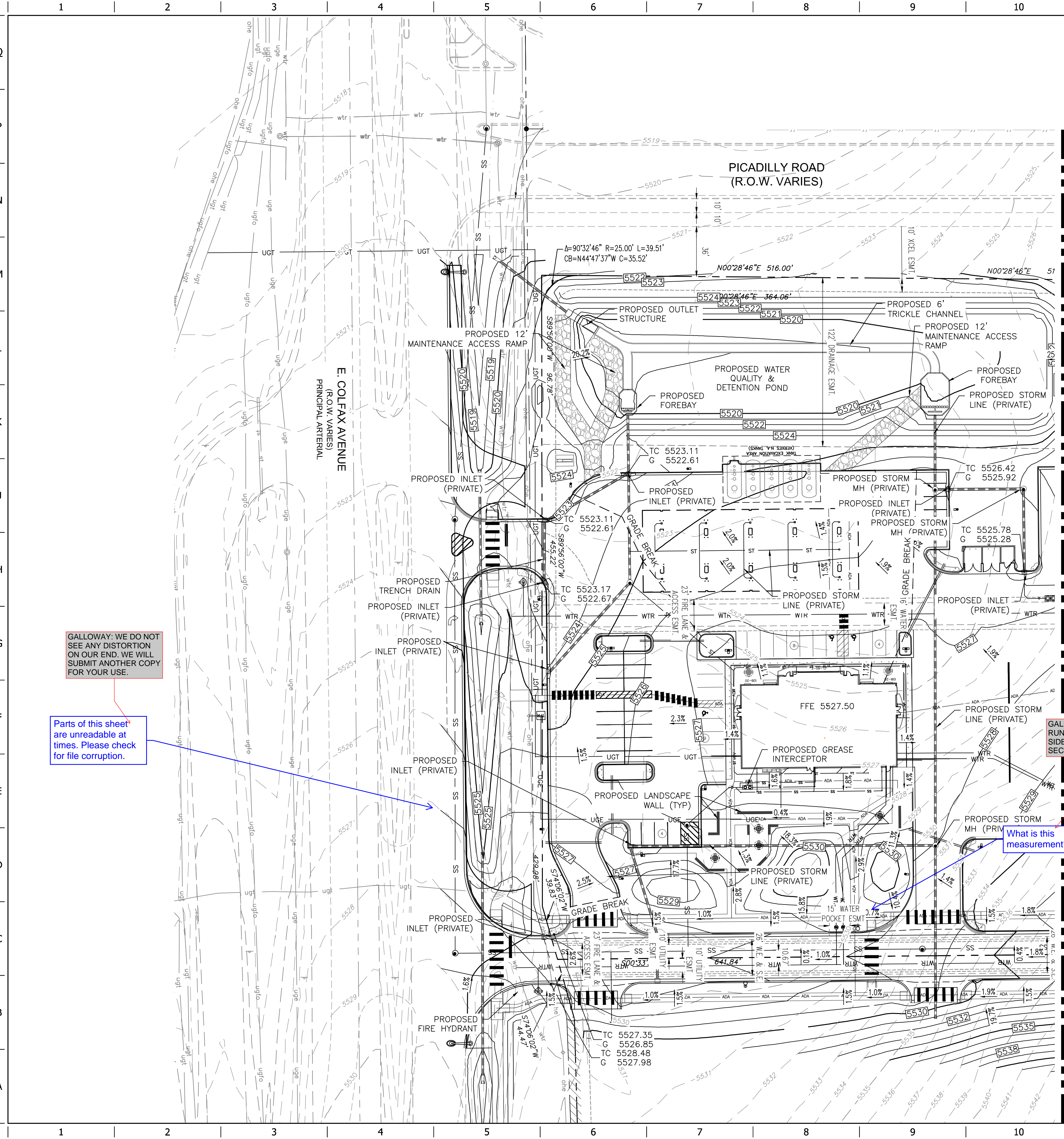
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GRADING PLAN - NORTH

SHEET NUMBER:

6





KEY MAP
SCALE: 1" = 200'

GRADING LEGEND

	ST	STORM PIPE (≤ 10" NEW)
	ST	STORM PIPE (≥ 12" NEW)
	ST	STORM PIPE (≥ 12" EXISTING)
	FD	FRENCH DRAIN
	CD	BACK OF CURB DRAIN
	ADA	ADA PATH OF TRAVEL
		MAJOR CONTOUR (NEW)
		MINOR CONTOUR (NEW)
		MAJOR CONTOUR (EXISTING)
		MINOR CONTOUR (EXISTING)
		LIMITS OF DISTURBANCE
	TC	TOP OF CURB ELEVATION (NEW)
	G	GUTTER ELEVATION (NEW)
	FG	FINISHED GRADE ELEVATION (NEW)
	S	SPOT ELEVATION (EXISTING)
		STORM GRATE (NEW)

NOTES:

1. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
2. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
3. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
4. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
5. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.



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QUIKTRIP 4238 SUBDIVISION FILING NO.1

QUIKTRIP NO.4238

COLFAX & PICADILLY



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DIVISION:

VERSION:

DESIGNED BY

DRAWN BY:
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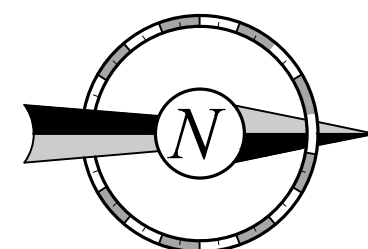
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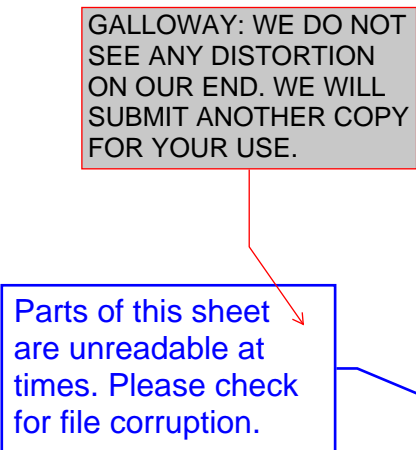
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GRADING PLAN - SOUTH

SHEET NUMBER:

7





UTILITY LEGEND (NEW)	
	WTR = WATER LINE
	SS = SANITARY SEWER LINE
	UGET = UNDERGROUND ELECTRIC LINE
	UGT = UNDERGROUND TELEPHONE LINE
	ST = STORM PIPE ($\leq 10"$)
	ST = STORM PIPE ($\geq 12"$)
	MAJOR CONTOUR
	MINOR CONTOUR
	CONCRETE CURB AND GUTTER
	LIGHT POLE - 6' MIN. CLEAR FROM F/C (TRAVEL CENTER PARKING - 15' MIN. CLEAR)

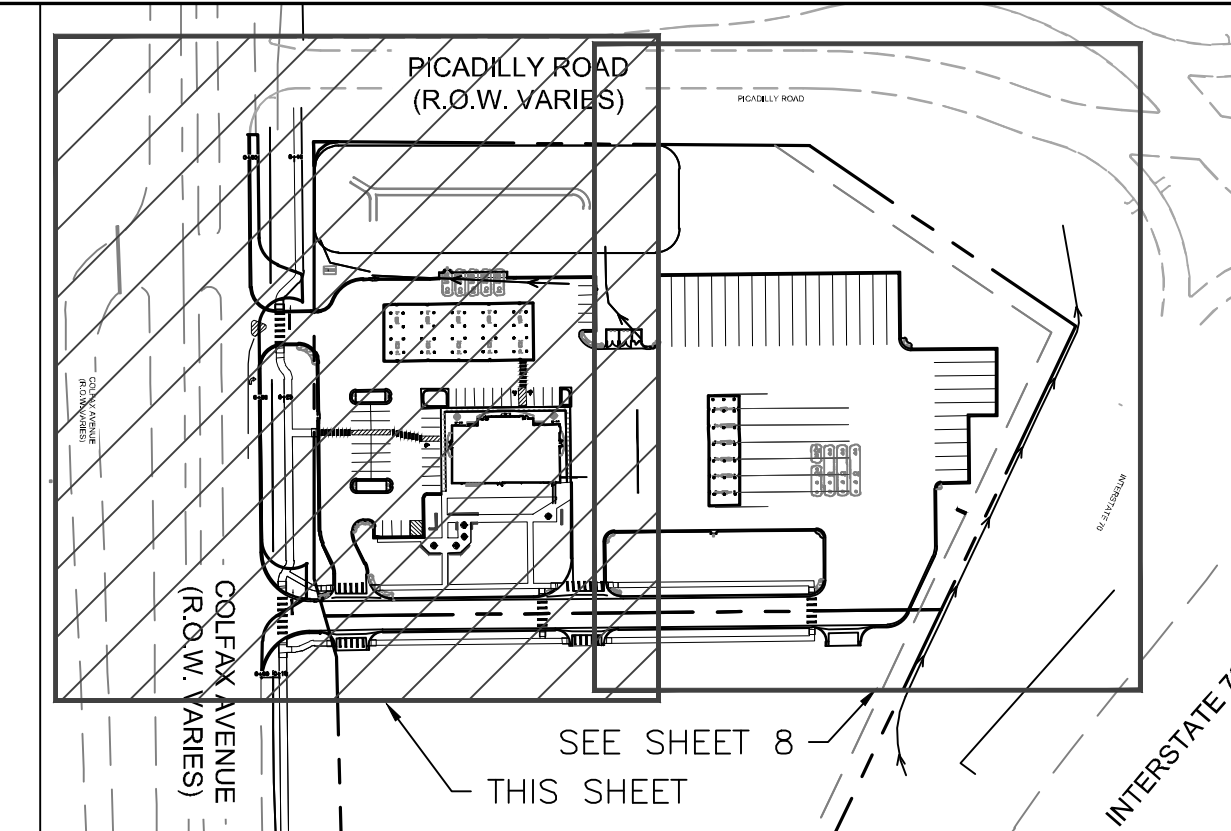
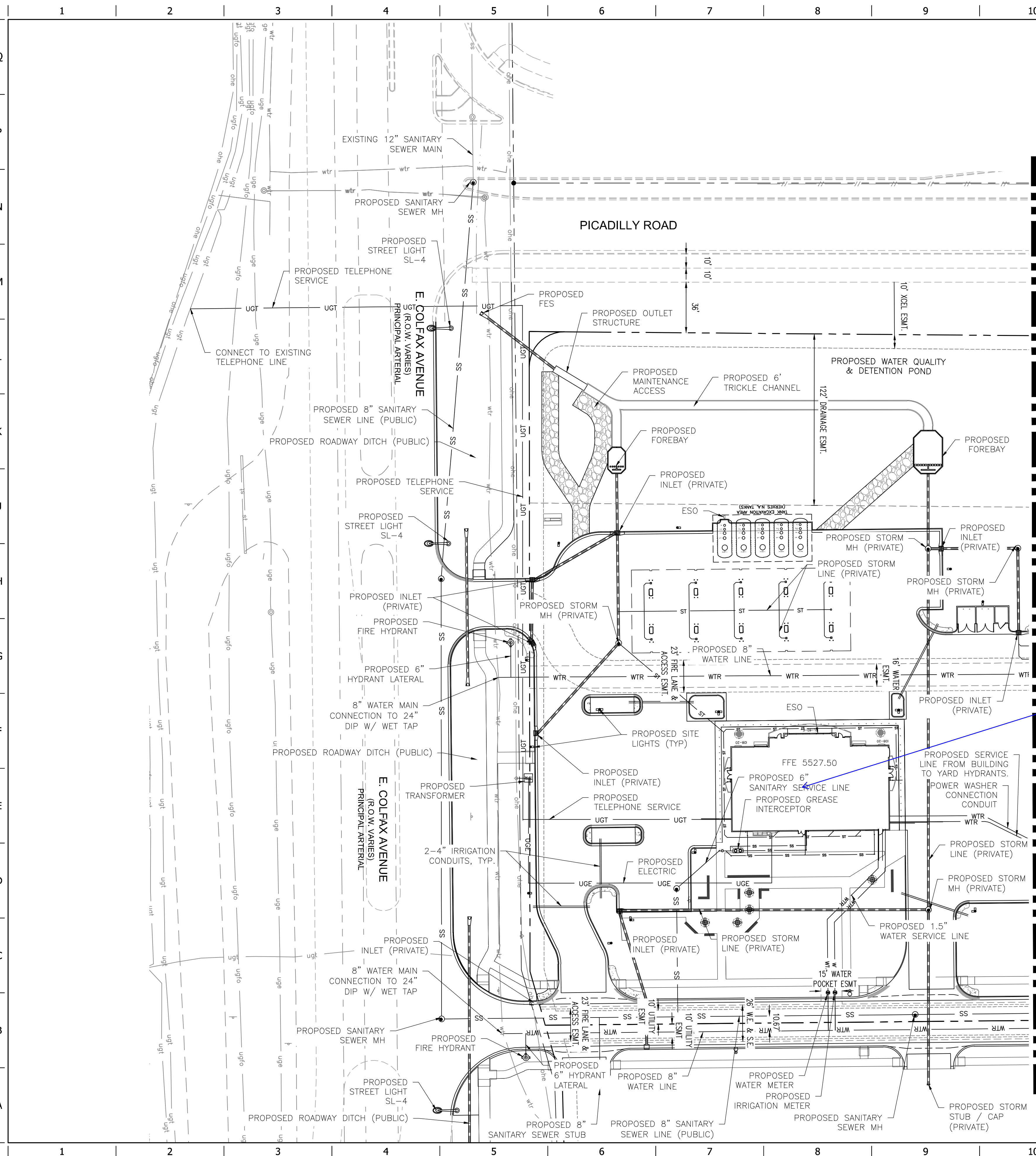
NOTES:

1. ALL SANITARY SERVICES SHALL BE PRIVATE.
2. ALL WATER SERVICES DOWNSTREAM OF THE METER SHALL BE PRIVATE.
3. A STORM INFRASTRUCTURE INCLUDING THE DETENTION POND SHALL BE PRIVATE AND MAINTAINED BY THE OWNER.













11/11/2019

8



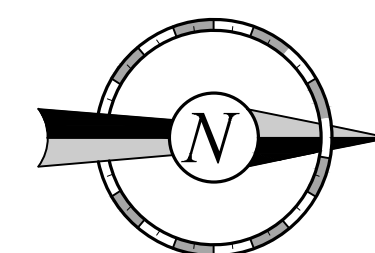
KEY MAP
SCALE: 1" = 200'

UTILITY LEGEND (NEW)	
	WTR — WATER LINE
	SS — SANITARY SEWER LINE
	UGET — UNDERGROUND ELECTRIC LINE
	UGT — UNDERGROUND TELEPHONE LINE
	ST — STORM PIPE ($\leq 10"$)
	ST — STORM PIPE ($\geq 12"$)
	MAJOR CONTOUR
	MINOR CONTOUR
	CONCRETE CURB AND GUTTER
	LIGHT POLE — 6' MIN. CLEAR FROM F/C (TRAVEL CENTER PARKING — 15' MIN. CLEAR)

NOTES:

GALLOWAY: WE DO NOT SEE ANY DISTORTION ON OUR END. WE WILL SUBMIT ANOTHER COPY FOR YOUR USE.

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**NORRIS
DESIGN**
PEOPLE + PLACEMAKING

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QUIKTRIP 4238 SUBDIVISION FILING NO.1

COLFAX & PICADILLY
AURORA CO



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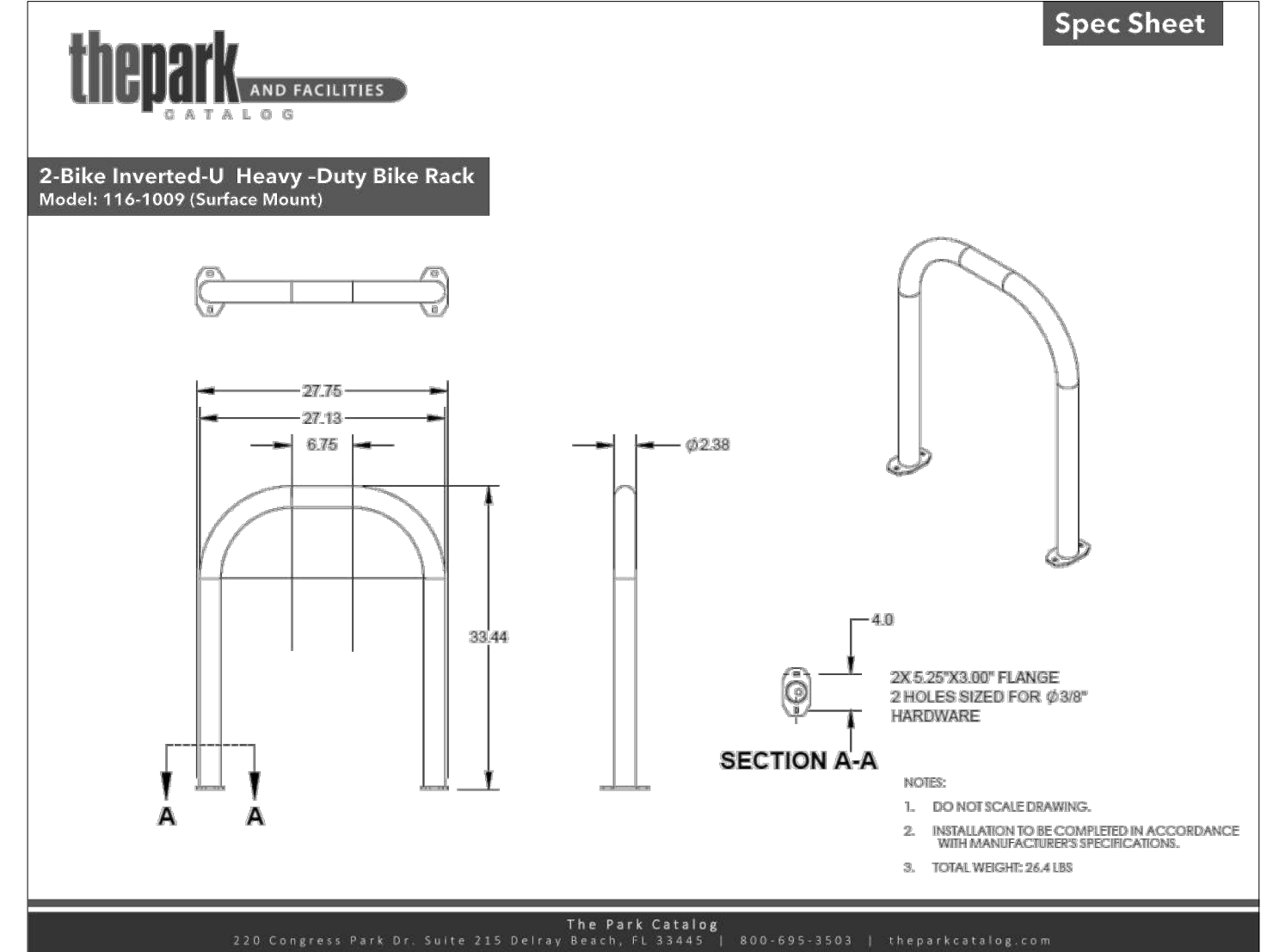
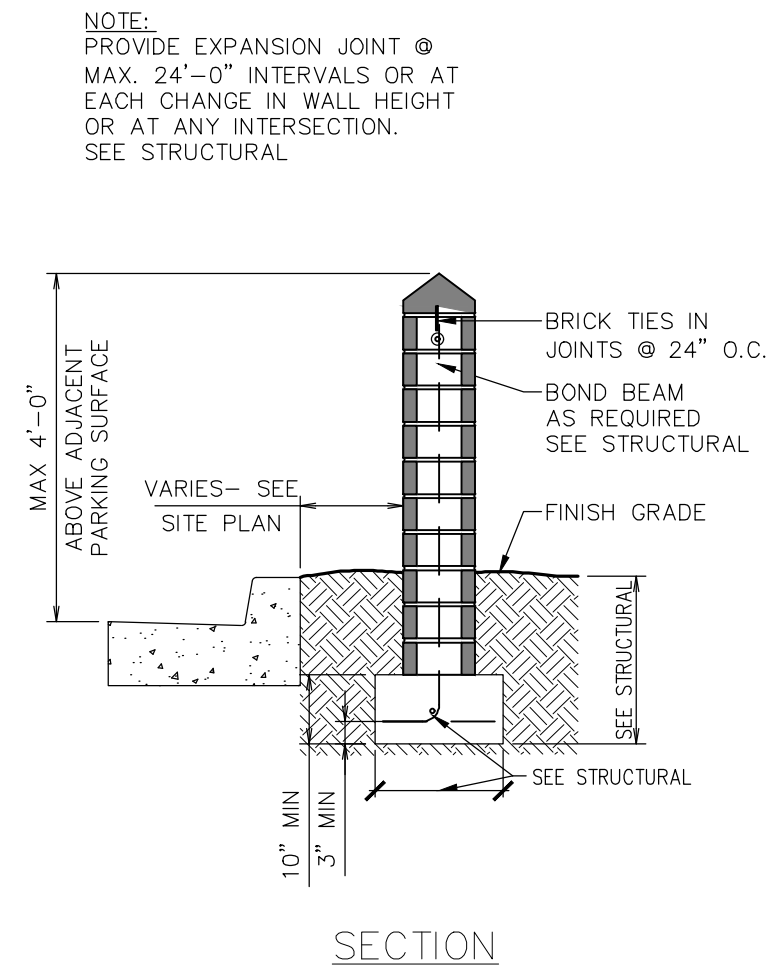
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UTILITY PLAN - SOUTH

SHEET NUMBER:

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ISC. SITE DETAILS

SHEET NUMBER:

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QUICKTRIP NO. 4238

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

SITE PLAN

CITY OF AURORA NOTES

1. ALL LANDSCAPING AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
2. THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE BROOM FINISH, STANDARD GRAY CONCRETE.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ACCESS.
4. THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
5. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
6. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
7. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
8. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRATCH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

9. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
10. SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1"-1 1/2" RIVER ROCK MULCH. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH.
11. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 26" IN HEIGHT.
12. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS. REFER TO LIGHTING PLAN FOR LIGHTING TYPES.

TREE MITIGATION CHART (RE: SHEET 17 FOR TREE MITIGATION PLAN)

Colfax and Piccadilly Tree Inventory and Assessment						Colorado Tree Consultants 4/20/2023
Tree #	Size (Inches DBH)	Species	Mitigation inches	Estimated value	Mitigation Inches Provided	Issues and Concerns
1	37	Cottonwood	23"	\$ 21,009	23"	Along Colfax, minor clearance trim for utilities. Drought stress, good buds some dieback. Compacted soil, asphalt.
2	10	Green ash	7"	\$ 1,548	7"	Good vigor, some nearby irrigated grass. Broken top high in crown. Many branching scaffolds, some lilac/ash borer.
3	19	Cottonwood	11"	\$ 5,300	11"	Adequate space, a bit dry. Many broken branches to 6" diameter, good buds and vigor.
			Total	Total		
			42"	\$ 27,856	42"	

1. MITIGATION TO BE ONSITE WITH 17 TREES, ANY REMAINING MITIGATION WILL BE THROUGH PAYMENT TO THE COMMUNITY TREE PLANTING FUND.
2. ALL TREES ON SITE ARE TO BE REMOVED. THE ABOVE TREES REQUIRING MITIGATION ARE 4-INCHES IN CALIPER OR LARGER MEASURED AT BREAST HEIGHT.
3. TREE INVENTORY AND ASSESSMENT PREPARED BY SCOTT GRIMES, CONSULTING ARBORIST, WITH COLORADO TREE CONSULTANTS ON APRIL 20, 2023

SITE DATA TABLES

Building Perimeter Landscape Table						
Building Perimeter Landscape Description	Length	Trees / T.E. Required	Shrubs Required	Trees Provided	Shrubs Provided	Grasses/ Perennials Provided
North Elevation (1 Tree or 10 Shrubs per 40 LF)	70'	1.75	17	0	35	0
East Elevation (1 Tree or 10 Shrubs per 40 LF)	112'	2.8	28	3	33	18
West Elevation (1 Tree or 10 Shrubs per 40 LF)	112'	2.8	28	2	17	34
South Elevation (1 Tree or 10 Shrubs per 40 LF)	70'	1.75	17	0	35	0
Totals:	364'	9.1	90	5	120	17

NOTES:

- 1) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.
- 2) One tree equivalent is equal to one tree, or 10 five-gallon shrubs, or 30 one-gallon perennial plants or ornamental grasses.
- 3) 40 Shrubs are provided in excess of the Shrub/Grass requirement, to be counted as equivalents in place of 4 required Trees.

ROW	Street Frontage Buffer							
	Street Frontage Description	Length	Required Buffer Width	Provided Buffer Width	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
	Street Perimeter Buffer: Colfax Ave.(SFB-1) (1 Tree and 10 Shrubs per 40 LF)	439'	20'	In Excess of Requirement	10	10	109	156
	Street Perimeter Buffer: Piccadilly Rd.(SFB-2) (1 Tree and 10 Shrubs per 40 LF)	846'	20'	In Excess of Requirement	21	21	211	211
	Totals:	1,285'			31	31	320	367
NOTES:								
1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.								

Special I-70 Buffer							
Street Frontage Description	Length	Buffer Width Required	Buffer Width Provided	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Special I-70 Buffer : North Boundary (1 Tree & 10 Shrubs per 30 LF)	287'	25'	In Excess Of Requirement	10	10	100	100
Totals:	287'			10	10	100	100
NOTES:							
1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.							

Private Street Frontage Buffer					
Street Frontage Description	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Street Perimeter Buffer: North Private Road Buffer (Parking Buffer) (SF-1) (1 Tree and 5 Shrubs per 40 LF)	226'	6	6	28	65
Street Perimeter Buffer: South Private Road Buffer (Plaza) (SF-2) (1 Tree and 5 Shrubs per 40 LF)	226'	6	6	28	130
Totals:	452'	12	12	56	195
NOTES:					
1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.					

Curbside Landscape					
Street Frontage Description	Length / Square Footage	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Curbside Landscape: Private Road East (CL-1) (1 Tree per 40 LF & 1 Shrub per 40 SF)	382' / 3,187 SF	10	10	80	80
Curbside Landscape: Private Road West (CL-2) (1 Tree per 40 LF & 1 Shrub per 40 SF)	382' / 2,964 SF	9	9	80	81
Curbside Landscape: Colfax Ave.(CL-3) (Min. Width 10') (1 Tree per 40 LF)	349' / 2,706 SF	9	9	0	0
**Curbside Landscape: Picadilly Rd.(CL-4) (Min. Width 10') (1 Tree per 40 LF)	900'	23	23	0	0
Totals:	1,986' / 8,857 SF	51	51	222	232
NOTES:					
1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.					
2.) Picadilly Rd. Curbside is 10' in width and landscaped with trees and native seed.					

Detention Pond Landscaping					
Street Frontage Description	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Detention Pond Landscaping: (1 Tree & 10 Shrubs per 4,000 sf above the 100 year water surface elevation)	12,407 SF	3	3	31	31
Totals:	12,407 SF	3	3	31	31
NOTES:					
1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.					
2.) 3 of the 21 trees provided to meet the Picadilly Rd. Street Frontage Buffer requirements, are also counted to meet the 3 required Detention Pond Trees.					
3.) 31 of the 211 Shrubs provided to meet the Picadilly Rd. Street Frontage Buffer planting requirements, are also counted to meet the 31 required Detention Pond Shrub requirement.					

PROJECT NO.: QKT004238

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QuikTrip No. 4238

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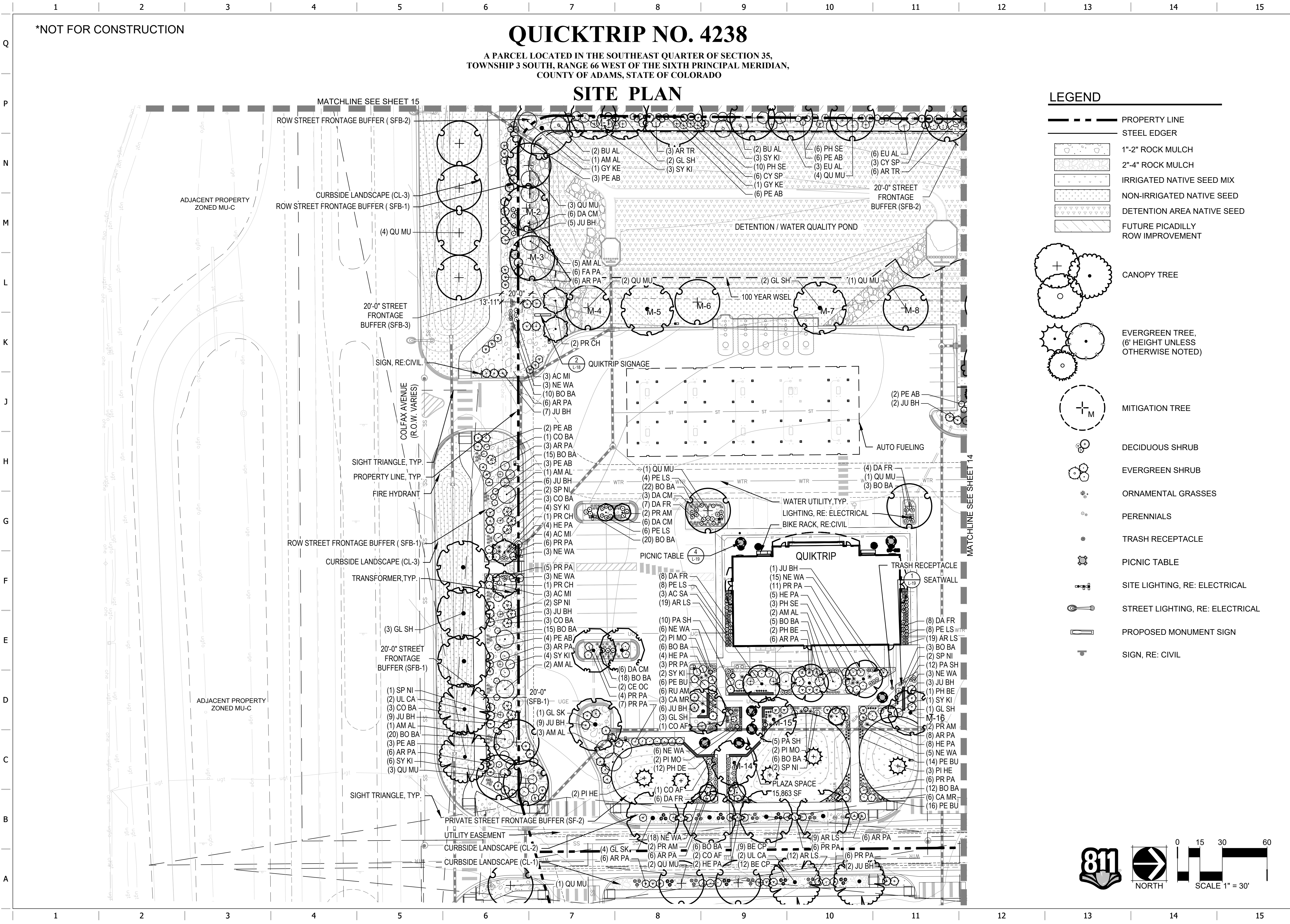
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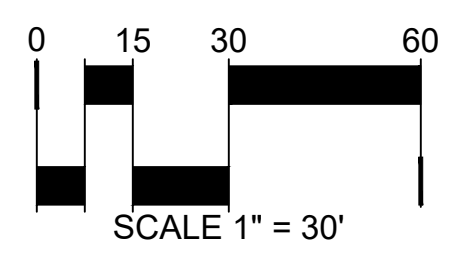
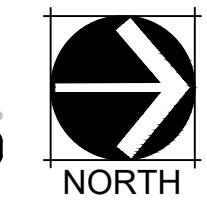
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QUICKTRIP NO. 4238
A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

SITE PLAN

LEGEND

- PROPERTY LINE
- STEEL EDGER
- 1"-2" ROCK MULCH
- 2"-4" ROCK MULCH
- IRRIGATED NATIVE SEED MIX
- NON-IRRIGATED NATIVE SEED
- DETENTION AREA NATIVE SEED
- FUTURE PICADILLY ROW IMPROVEMENT
- CANOPY TREE
- EVERGREEN TREE, (6' HEIGHT UNLESS OTHERWISE NOTED)
- MITIGATION TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASSES
- PERENNIALS
- TRASH RECEPTACLE
- PICNIC TABLE
- SITE LIGHTING, RE: ELECTRICAL
- STREET LIGHTING, RE: ELECTRICAL
- PROPOSED MONUMENT SIGN
- SIGN, RE: CIVIL



PROJECT NO.: QKT004238

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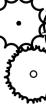
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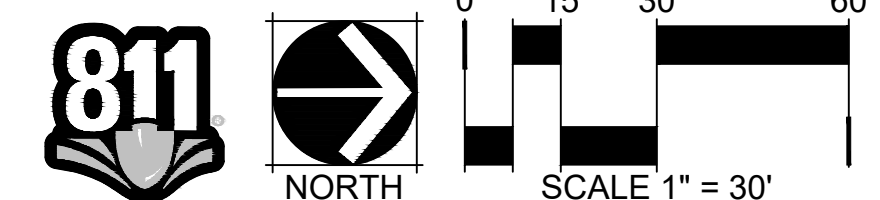
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TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO**

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	CANOPY TREE
	EVERGREEN TREE, (6' HEIGHT UNLESS OTHERWISE NOTED)
	MITIGATION TREE
	DECIDUOUS SHRUB
	EVERGREEN SHRUB
	ORNAMENTAL GRASS
	PERENNIALS
	TRASH RECEPTACLE
	PICNIC TABLE
	SITE LIGHTING, RE: E
	STREET LIGHTING, RE
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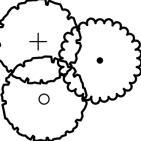
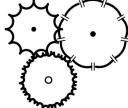
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TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO**

SIGHT TRIANGLE, TYP.
 WATER UTILITY, TYP.
 COLFAX AVENUE (R.O.W. VARIES)
 MATCHLINE SEE SHEET 14
 (2) GL SH
 UGT
 PROPERTY LINE, TYP.
 ADJACENT PROPERTY ZONED MU-C
 CURBSIDE LANDSCAPE (CL-4)
 (3) UL CA
 FUTURE 10' DETACHED SIDEWALK BY OTHERS
 (3) QU MU
 100 YEAR WSEL
 PICADILLY ROAD (R.O.W. VARIES)
 MATCHLINE SEE BELOW

	PROPERTY LINE
	STEEL EDGER
	1"-2" ROCK MULCH
	2"-4" ROCK MULCH
	IRRIGATED NATIVE SEED MIX
	NON-IRRIGATED NATIVE SEED
	DETENTION AREA NATIVE SEED
	FUTURE PICADILLY ROW IMPROVEMENT
	CANOPY TREE
	EVERGREEN TREE, (6' HEIGHT UNLESS OTHERWISE NOTED)
	MITIGATION TREE
	DECIDUOUS SHRUB
	EVERGREEN SHRUB
	ORNAMENTAL GRASSES
	PERENNIALS
	TRASH RECEPTACLE
	PICNIC TABLE
	SITE LIGHTING, RE: ELECTRICAL
	STREET LIGHTING, RE: ELECTRICAL
	PROPOSED MONUMENT SIGN
	SIGN, RE: CIVIL

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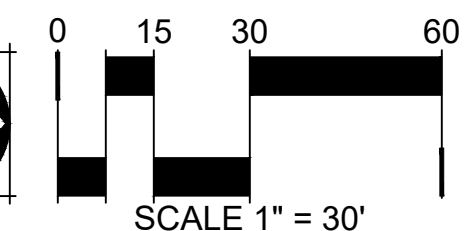
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SHEET TITLE:

LANDSCAPE
PLAN

SHEET NUMBER:

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QUICKTRIP NO. 4238

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

SITE PLAN

DETENTION / WATER QUALITY POND

QUICKTRIP

COLFAX AVENUE
(R.O.W. VARIES)

PROPERTY LINE, TYP.

INTERSTATE
70

811

NORTH

0 20 40 80

SCALE 1" = 40'

LEGEND

- PROPERTY LINE
- LOW WATER USE PLANTING BED
- IRRIGATED NATIVE SEED
- NON-IRRIGATED NATIVE SEED

HYDRO-ZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE (%)
HIGH WATER USE	0 SF	0%
LOW WATER USE BED	83,077 SF	52.4%
LOW WATER USE SEED	75,421 SF	47.6%
TOTAL:	158,498 SF	100 %

The site plan shows a building labeled 'QUICKTRIP' with a parking lot to its north and east. A 'DETENTION / WATER QUALITY POND' is located to the north of the building. The site is bordered by 'COLFAX AVENUE (R.O.W. VARIES)' to the west and 'INTERSTATE 70' to the south. The plan includes various hydro-zones: 'LOW WATER USE PLANTING BED' (light gray), 'IRRIGATED NATIVE SEED' (dark gray), and 'NON-IRRIGATED NATIVE SEED' (dotted). A 'PROPERTY LINE, TYP.' is indicated. The plan also shows 'UGT' (Utility Gas Transfer) points and a '14.05° 11.95° 111' angle. A scale bar indicates 1" = 40'.

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TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

SITE PLAN

DETENTION / WATER QUALITY POND

QUICKTRIP

COLFAX AVENUE
(R.O.W. VARIES)

PROPERTY LINE, TYP.

INTERSTATE
70

811

NORTH

0 20 40 80

SCALE 1" = 40'

LEGEND

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- LOW WATER USE PLANTING BED
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LOW WATER USE SEED	75,421 SF	47.6%
TOTAL:	158,498 SF	100 %

The site plan illustrates the layout of the Quicktrip No. 4238 facility. The main building, labeled 'QUICKTRIP', is centrally located. To its north is a large 'DETENTION / WATER QUALITY POND'. The site is divided into three hydro-zones: 'LOW WATER USE PLANTING BED' (light gray), 'IRRIGATED NATIVE SEED' (dark gray), and 'NON-IRRIGATED NATIVE SEED' (dotted). The plan includes various parking areas, utility lines (UGT), and a property line. The site is situated near Colfax Avenue and Interstate 70. A legend and a hydro-zone table are provided for reference.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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*NOT FOR CONSTRUCTION

QUICKTRIP NO. 4238

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

SITE PLAN

DETENTION / WATER QUALITY POND

QUICKTRIP

COLFAX AVENUE
(R.O.W. VARIES)

PROPERTY LINE, TYP.

INTERSTATE
70

811

NORTH

0 20 40 80

SCALE 1" = 40'

LEGEND

- PROPERTY LINE
- LOW WATER USE PLANTING BED
- IRRIGATED NATIVE SEED
- NON-IRRIGATED NATIVE SEED

HYDRO-ZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE (%)
HIGH WATER USE	0 SF	0%
LOW WATER USE BED	83,077 SF	52.4%
LOW WATER USE SEED	75,421 SF	47.6%
TOTAL:	158,498 SF	100 %

The site plan shows a building labeled 'QUICKTRIP' with a parking lot to its north and east. A 'DETENTION / WATER QUALITY POND' is located to the north of the building. The plan includes various landscaping features: 'LOW WATER USE PLANTING BED' (light gray), 'IRRIGATED NATIVE SEED' (dark gray), and 'NON-IRRIGATED NATIVE SEED' (dotted pattern). The property line is shown as a dashed line. The plan is oriented with North at the top. A scale bar indicates 1 inch equals 40 feet. A north arrow is also present. The plan is titled 'QUICKTRIP NO. 4238' and includes a disclaimer '*NOT FOR CONSTRUCTION'. The location is described as 'A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO'. The plan is divided into a grid with letters A-Q and numbers 1-15. The building is labeled 'QUICKTRIP'. The pond is labeled 'DETENTION / WATER QUALITY POND'. The street is labeled 'COLFAX AVENUE (R.O.W. VARIES)'. The property line is labeled 'PROPERTY LINE, TYP.'. The highway is labeled 'INTERSTATE 70'. The 811 logo is in the bottom left. The north arrow and scale bar are in the bottom right. The legend and hydro-zone table are in the top right.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

Q
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*NOT FOR CONSTRUCTION

QUICKTRIP NO. 4238

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

SITE PLAN

DETENTION / WATER QUALITY POND

QUICKTRIP

COLFAX AVENUE
(R.O.W. VARIES)

PROPERTY LINE, TYP.

INTERSTATE
70

811

NORTH

0 20 40 80

SCALE 1" = 40'

LEGEND





- PROPERTY LINE
- LOW WATER USE PLANTING BED
- IRRIGATED NATIVE SEED
- NON-IRRIGATED NATIVE SEED

HYDRO-ZONE TABLE





WATER USE TYPE	AREA (SF)	PERCENTAGE (%)
HIGH WATER USE	0 SF	0%
LOW WATER USE BED	83,077 SF	52.4%
LOW WATER USE SEED	75,421 SF	47.6%
TOTAL:	158,498 SF	100 %

The site plan shows a building labeled 'QUICKTRIP' with a parking lot to its north and east. A 'DETENTION / WATER QUALITY POND' is located to the north of the building. The site is bordered by 'COLFAX AVENUE (R.O.W. VARIES)' to the west and 'INTERSTATE 70' to the south. The plan includes various hydro-zones: 'LOW WATER USE PLANTING BED' (light gray), 'IRRIGATED NATIVE SEED' (dark gray), and 'NON-IRRIGATED NATIVE SEED' (dotted). A 'PROPERTY LINE, TYP.' is indicated. The plan also shows 'UGT' (Utility Gas Transfer) points and a '14.05° 11.95° 111' angle. A north arrow and a scale of 1" = 40' are provided. A table titled 'HYDRO-ZONE TABLE' shows the area and percentage for each zone: HIGH WATER USE (0 SF, 0%), LOW WATER USE BED (83,077 SF, 52.4%), LOW WATER USE SEED (75,421 SF, 47.6%), and TOTAL (158,498 SF, 100%).





LEGEND

	PROPERTY LINE
	LOW WATER USE PLANTING BED
	IRRIGATED NATIVE SEED
	NON-IRRIGATED NATIVE SEED





LEGEND

	PROPERTY LINE
	LOW WATER USE PLANTING BED
	IRRIGATED NATIVE SEED
	NON-IRRIGATED NATIVE SEED





LEGEND

	PROPERTY LINE
	LOW WATER USE PLANTING BED
	IRRIGATED NATIVE SEED
	NON-IRRIGATED NATIVE SEED

LEGEND

	PROPERTY LINE
	LOW WATER USE PLANTING BED
	IRRIGATED NATIVE SEED
	NON-IRRIGATED NATIVE SEED

LEGEND

	PROPERTY LINE
	LOW WATER USE PLANTING BED
	IRRIGATED NATIVE SEED
	NON-IRRIGATED NATIVE SEED

HYDRO-ZONE TABLE

<u>WATER USE TYPE</u>	<u>AREA (SF)</u>	<u>PERCENTAGE (%)</u>
HIGH WATER USE	0 SF	0%
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LOW WATER USE SEED	75,421 SF	47.6%
TOTAL:	158,498 SF	100 %

HYDRO-ZONE TABLE

<u>WATER USE TYPE</u>	<u>AREA (SF)</u>	<u>PERCENTAGE (%)</u>
HIGH WATER USE	0 SF	0%
LOW WATER USE BED	83,077 SF	52.4%
LOW WATER USE SEED	75,421 SF	47.6%
TOTAL:	158,498 SF	100 %

PROJECT NO.: QKT004238

Galloway

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Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

PROJECT NO.: QKT004238

Galloway

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Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

QuikTrip No. 4238
COLFAX & PICADILLY
AURORA, CO

QuikTrip No. 4238
COLFAX & PICADILLY
AURORA, CO

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

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PROTOTYPE:
DIVISION:
VERSION:
DESIGNED BY: B.P.
DRAWN BY: B.P.
REVIEWED BY: S.W.

[illegible]

SHEET TITLE:

HYDROZONE
PLAN

SHEET TITLE:

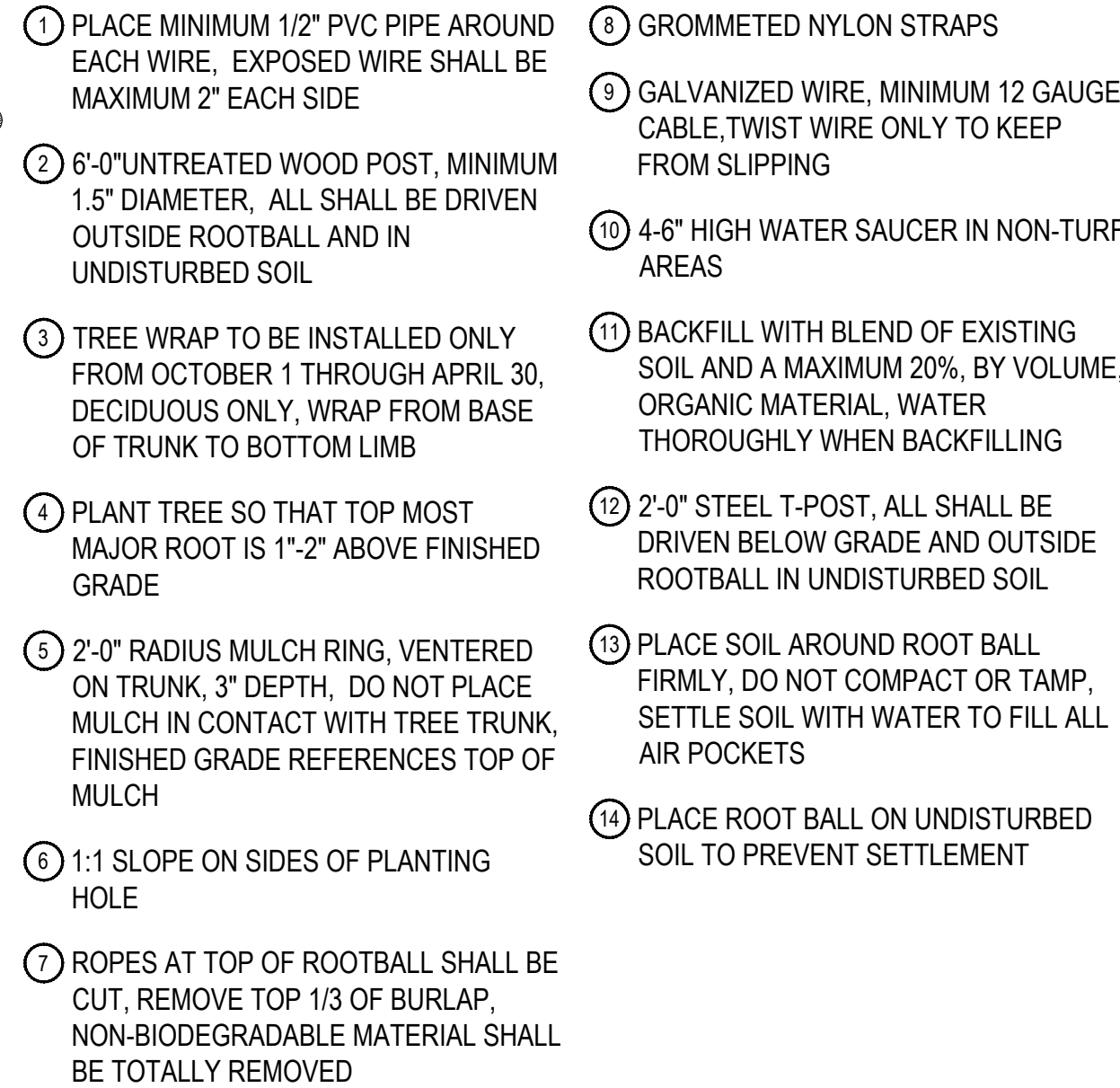
HYDROZONE
PLAN

SHEET NUMBER:
16

SHEET NUMBER:
16

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SITE PLAN



- ## 1 TREE PLANTING DETAIL



SCALE: 1" = 1'-0"

18

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

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

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1. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
2. TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
3. FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
4. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
5. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. ROOTS SHALL BE CUT NO MORE THAN 1/3 OF THE RADIUS FROM DRIPLINE TO TRUNK. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. ROOT STIMULATOR SHALL BE APPLIED TO CUT ROOTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
7. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.



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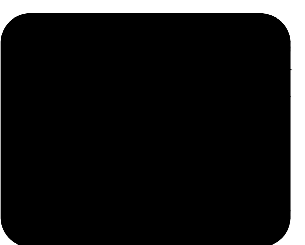
A
B
C

A
B
C

A
B
C

Galloway
5500 Greenwood Plaza Boulevard, Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

QuikTrip No. 4238
COLFAX & PITCADILLY
AURORA, CO



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PROTOTYPE:
DIVISION:
VERSION:
DESIGNED BY: B.P.
DRAWN BY: B.P.
REVIEWED BY: S.W.

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 09/13/2024

SHEET TITLE:

LANDSCAPE

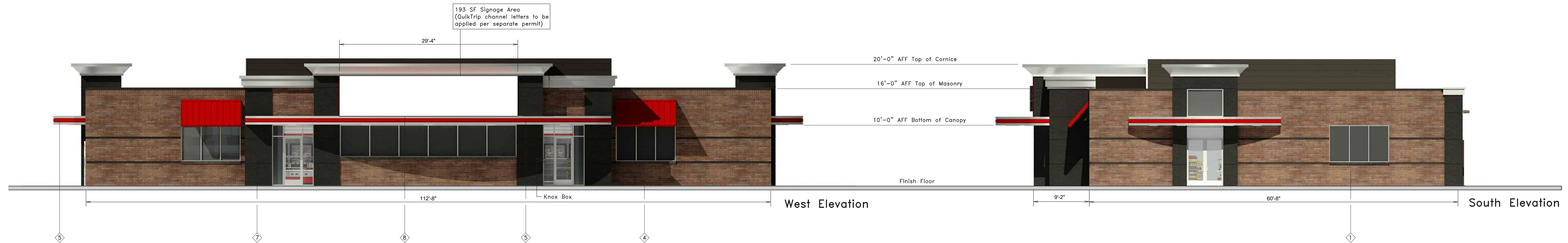
SHEET NUMBER:

19

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

TCNK Material Percentage Table						
	TOTAL	ATLAS BRICK	STUCCO	FACIA/ CANOPY	DOORS/ WINDOWS	SIGNAGE
FRONT FACADE:	2005 SF	909 SF=45%	267 SF=13%	212 SF=10%	396 SF=20%	221 SF=11%
SIDE FACADES:		848 SF=85%		60 SF=6%	87 SF=9%	
REAR FACADE:	1802 SF	1605 SF=89%			197 SF=11%	

	TOTAL	BRIGHT COLOR
FRONT FACADE:	2005 SF	221 SF 11%
SIDE FACADES:	995 SF	12 SF 1%
REAR FACADE:	1802 SF	227 SF 12%



**NORRIS
DESIGN**
PEOPLE + PLACEMAKING

PROJECT NO.:QKT004238

Galloway

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QuikTrip No. 4238
COLFAX & PICADILLY
AURORA, CO



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

[illegible]

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

20

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

SITE PLAN AND CONDITIONAL USE

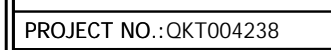
Bright Color Percentage Table (Includes signage and red fascia bands)			
	TOTAL	BRIGHT COLOR	
SOUTH/NORTH FACADES:	771 SF	116 SF	15%
EAST/WEST FACADES:	199 SF	26 SF	13%

Elevation view of the bridge deck showing the bridge deck, bridge piers, and bridge abutments. The bridge deck is supported by seven bridge piers and two bridge abutments. The bridge piers are labeled with their respective spans: 14'-0", 17'-4", 17'-4", 17'-4", 17'-4", 17'-4", and 14'-0". The total length of the bridge is 132'-2".

[illegible]

North Elevation

East Elevation



QuikTrip No. 4238



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

[illegible]

SHEET TITLE:
FUEL CANOPY & TRASH ENCLOSURE ELEVATIONS

SHEET NUMBER:
21

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

SITE PLAN AND CONDITIONAL USE

Bright Color Percentage Table (Includes signage and red fascia bands)		
	TOTAL	BRIGHT COLOR
WEST FACADE:	741 SF	132 SF 18%
EAST FACADE:	741 SF	146 SF 20%
NORTH/SOUTH FACADES:	285 SF	42 SF 15%

The image displays four architectural elevation drawings for a building, likely a QuikTrip store, showing the East, West, North, and South elevations. Each drawing includes dimensions, material specifications, and callouts for specific features.

East Elevation: Shows a long, low building with a flat roof. The elevation is defined by a horizontal line at the top and a vertical line at the bottom. The roofline is marked with a red line. The building is supported by four columns. The dimensions are: 14'-1" (left), 32'-0" (between columns), 32'-0" (between columns), 32'-0" (between columns), 32'-0" (between columns), and 14'-1" (right). The total width is 156'-2" OUT TO OUT FASCIA.

West Elevation: Shows the same building from the opposite side. It includes a small square feature on the right side, labeled with a circled '4'. The dimensions are: 13'-1" TYP (left), 30'-10" TYP (between columns), 32'-0" (between columns), 32'-0" (between columns), 32'-0" (between columns), and 14'-1" (right). The total width is 156'-2" OUT TO OUT FASCIA. A small detail of a square feature is shown on the right side, labeled with a circled '4'.

North Elevation: Shows the building from the front. It features two QuikTrip logos on the facade. The dimensions are: 9'-4" (left), 40'-0" (between logos), and 9'-4" (right). The total width is 58'-8" OUT TO OUT FASCIA. The height of the building is 2'-6" (left) and 8'-3" (right). The roofline is marked with a red line. The building is supported by two columns. The roof is labeled with a circled '1' and '2'. The building is labeled with a circled '3'.

South Elevation: Shows the building from the back. It features two QuikTrip logos on the facade. The dimensions are: 9'-4" (left), 40'-0" (between logos), and 9'-4" (right). The total width is 58'-8" OUT TO OUT FASCIA. The height of the building is 2'-6" (left) and 8'-3" (right). The roofline is marked with a red line. The building is supported by two columns. The roof is labeled with a circled '1' and '2'. The building is labeled with a circled '3'.

Material Specifications:

- 18'-6" Min. / 22'-6" Max. AFF Top of Canopy
- 15'-0" Min. Store Side Canopies / 19'-0" Max.
- 17'-0" Min. Store Front Canopies / 19'-0" Max.
- AFF Bottom of Canopy

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Brushed Aluminum - Reynobond
Building Cornice/Gas Canopy Fascia




Aluminum - Tubelite
Entry Door/Window Frame




Bronzestone Brick -
Interstate Brick - Building




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




STUCCO - Granite
Building Columns




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




Translucent #2793 Red -
Accent Band/Awning



Midnight Black Brick -
Interstate Brick - Building




PROJECT NO.: OKT004238



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Greenwood Village, CO 80111
303.770.8884
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QuikTrip No. 4238

COLFAX & PICADILLY
AURORA, CO



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

REV	DATE	DESCRIPTION

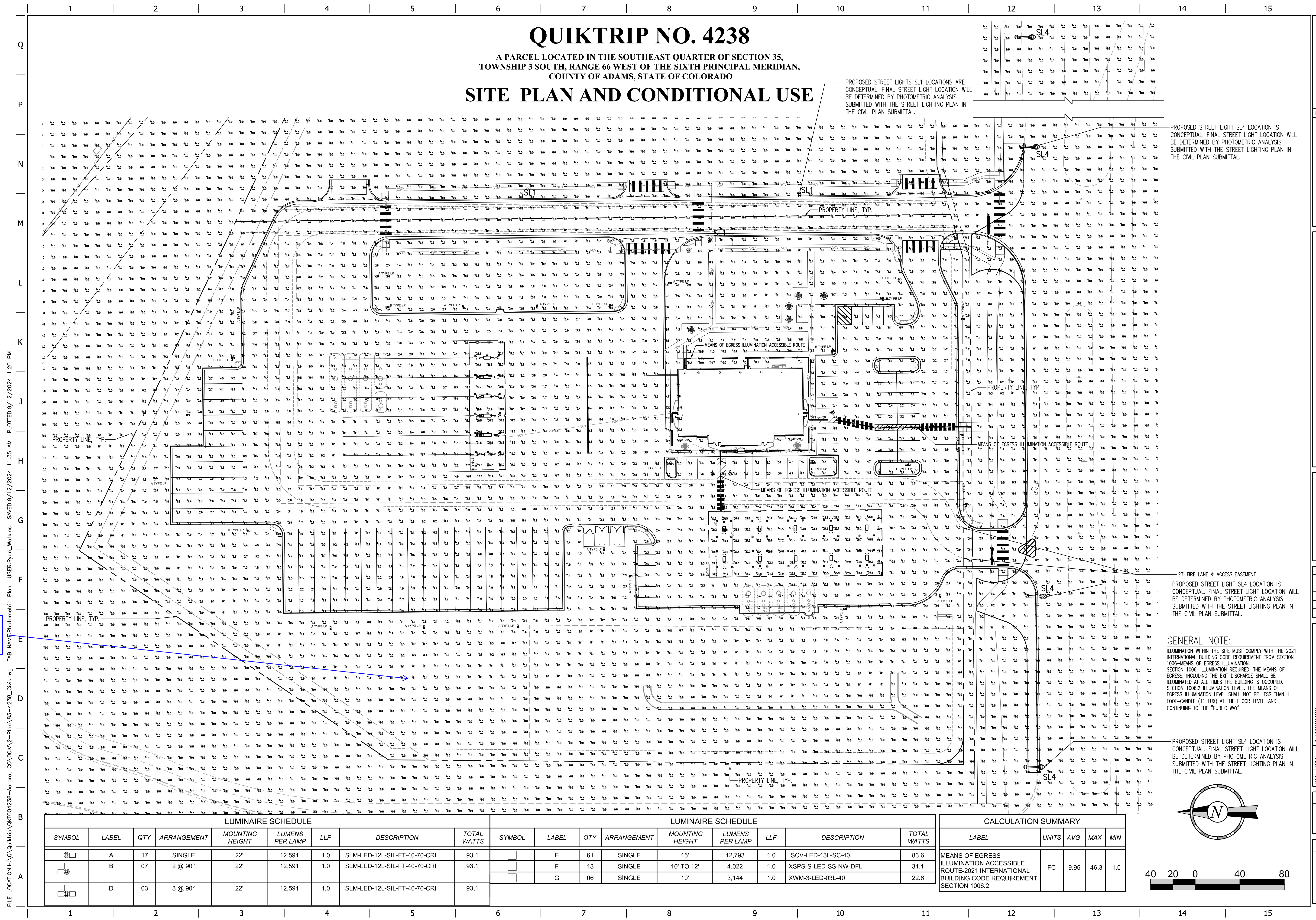
ORIGINAL ISSUE DATE: 9/13/2024

SHEET TITLE:

MATERIALS BOARD

SHEET NUMBER:

23



QUIKTRIP NO. 4238
A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SITE PLAN AND CONDITIONAL USE

NORRIS DESIGN
PEOPLE + PLACEMAKING

PROJECT NO.:

Galloway

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Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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



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

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 9/13/2024

SHEET TITLE:
LIGHTING PLAN

SHEET NUMBER:

24

GALLOWAY: WE DO NOT
SEE ANY DISTORTION
ON OUR END. WE WILL
SUBMIT ANOTHER COPY
FOR YOUR USE.

Parts of this sheet
are unreadable at
times. Please check
for file corruption.

FILE LOCATION: H:\Q Quiktrip\QUTD04238-Aurora_CO\QUTV2-Plan\83-4238-Civil.dwg (AE NAME: Photometric Plan) USER: Ryan_Watkins SAVED: 9/12/2024 11:35 AM PLOTTED: 9/12/2024 1:20 PM

LUMINAIRE SCHEDULE							TOTAL WATTS
SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	LLF	
	A	17	SINGLE	22'	12,591	1.0	93.1
	B	07	2 @ 90°	22'	12,591	1.0	93.1
	D	03	3 @ 90°	22'	12,591	1.0	93.1

LUMINAIRE SCHEDULE							TOTAL WATTS
SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	LLF	
	E	61	SINGLE	15'	12,793	1.0	83.6
	F	13	SINGLE	10' TO 12'	4,022	1.0	31.1
	G	06	SINGLE	10'	3,144	1.0	22.6

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

SITE PLAN AND CONDITIONAL USE

SITE PLAN AND CONDITIONAL USE

- NO SUBSTITUTIONS, ADDITIONS, OR CHANGES MAY BE MADE WITHOUT PRIOR APPROVAL BY THE CITY OF LONGMONT
- PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY THE CITY MAY REQUIRE CERTIFICATION THAT THE PROPERTY IS COMPLIANT WITH THE APPROVED PLANS AND THE REGULATIONS OF THE CITY.


Cataloq P.


Prynt

A, B, & D

Prepared by:

Date:

Type:

Slice Medium (SLM)

Outdoor LED Area Light












OVERVIEW

Lumen Package	8,000 - 48,000
Wattage Range	63 - 601
Efficiency Range (LMW)	123 - 406
Weight (kg)	30 (316)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and electrical wiring.
- Cast aluminum wiring access door located underneath.
- Fixture is finished with 1.5% DuPont® polyester powder coat. Finishing process. The DuPont® finish withstands extreme weather changes without cracking or peeling. Other finishes (if desired) available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone reflector optics provide exceptional coverage and uniformity in distribution type 3, 5W, FT, FTA and AM.
- silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero glare.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.371. Also available in phosphor converted sodium with peak intensity at 610nm.
- Minimum CRI of 70
- Integrates tower and house-side shield (HO) options available for improved light performance. See page 3 for more details.

QUICK LINKS

Ordering Guide	Performance	Photometrics	Dimensions
----------------	-------------	--------------	------------

Electrical

- High performance driver features overvoltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% -100%) standard.
- Standard Universal Voltage (200-277 VAC; Input 50/60 Hz or 1000 Hz) with Standard (0-400 VAC).
- 180d Calculated Life >100K Hours (See Lifetime Maintenance on Page 5)
- Operating Temperature: -40°C to +50°C (+125°F to +122°F), 4d and 4S, Lumen packages rated to 40°C.
- Power Factor > 90
- Input power starts surge protection life.
- Field replaceable 10KV surge overvoltage circuit meets a minimum Category II protection (per ANSI/IEEE C62.412).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Driver is fully enclosed in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.
- Optional Integral passived infrared (Bluetooth®) motion and photocell sensor. Features operate independent and can be commissioned via iOS or Android control applications.
- SLM's Anti-flicker™ wireless control system options reduce energy and maintenance costs while extending product cycle 2x/3x.

Installation

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

Warranty

- SLM luminaires carry a 5-year limited warranty. Refer to <https://www.slmindustries.com/resources/terms-and-warranty.aspx> for more information.

Listings

- Listed to UL 1598 and UL E750.
- Meets Bay Area American Air requirements.
- UL compliant, with 2000K color temperature selection.
- TEC 24 Compliance, see local ordinance for compliance information.
- Suitable for wet locations.
- IP66 rated Luminare per IEC 60598-1.
- 50 tested for ANSI C136-3 high vibration applications/specifications available.
- 9000 rated luminaires per IEC 60528 mechanical impact.
- UL Listed Light Community (DLC) qualified product. Not all versions of this product may be DLC qualified. Contact the DLC Qualified products List at www.designlights.org/DLC/ to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,180,865 EDC)


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Model #: _____

Prepared By: _____

Project: _____

Date: _____

Scottsdale® Vertex™ - SCV

Petroleum Canopy LED Luminaire



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



Features & Specifications

Optical System

- Precision silicone refractor optics provide exceptional coverage and uniformity in Symmetrical or Combination Formover Throw distributions.
- State-of-the-art silicone optics deliver industry leading optical control with an integrated gasket to provide an IP66 rated sealed optical chamber in one component.
- Silicone optical material does not yellow or crack with age and provides a minimum light transmission of 85%.
- Available in 5000K and 4000K (+/-275K) color temperatures.
- Minimum CRI of 70.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over-temperature protection
- 6-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Volt) input 50/60 Hz or optional High Voltage (247-480 VAC).
- LED Calculated Life: >100K Hours (See Lumen Maintenance on Page 2)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F) when mounted to Steel/Aluminum surfaces for 15L, 15L, & 15L Lumen Packages, +45°C for 20L Lumen Package, and +40°C for 30L Lumen Package. If mounted to a non-metallic surface, reduce ambient by 5°C.
- Power factor: >0.90
- Input power drops constant over life.

Dimensions



Locking Collar

Aluminum locking collar and gasket are included and required for complete seal and support of canopy deck.

Conduit Stem Kit

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

* Installed in USA or by a licensed contractor in America and all lamps are used able-to-test equipment at all times-including manufacturing life test. Made In Texas-Assembled within the USA.

11/05/19

Scottsdale® Vertex™ - SCV Petroleum Canopy LED Luminaire

Luminaire Ordering Guide

Typical Order Example:

SCV LED 13L SC UNV DIM 50 WHT IMSBT2

Beam Spread / Canopy Diameter	Canopy Size	Lumen Package*	Distribution	Voltage	Other	Color Temperature	Finish	Controls
SCV - Petroleum Canopy Luminaire	12.0	NK - 10000 Lumens TK - 10000 Lumens**	TK - 10000W Luminaire	180V 100-277V	DM - Onus to LPS (via 10' down lead)	40-7000K 50-7000K	BLK - Black BRZ - Bronze	BLK - NC40E ALUS - ALU-85 Springs Wireless Control System with Sensor*
		NK - 20000 Lumens TK - 20000 Lumens		180V 100-277V				ALUS - ALU-85 Springs Wireless Control System with Sensor*
		2XL - 20000 Lumens		180V 100-277V				IMSBT1 - Integral Bluetooth™ Modem and Protocol Dongle 3-5' mounting height**
		2XL - 20000 Lumens	BDT - Combination Dimmed Symmetric and Forward Throw	180V 100-277V				IMSBT1 - Integral Bluetooth™ Modem and Protocol Dongle 3-5' mounting height**

Consult factory for additional
part numbers

Accessory Ordering Information

Description	Order Number	Description	Order Number
Recessed Feed Kit - SC (SC24 to SCV) for 12" Deck Panel with larger opening	673425	20" X 30" Beauty Plate Kit (only 4" Center hole)	544-100001
Recessed Feed Kit - SC (SC24 to SCV) for 12" Deck Panel	673011	Jeuneau Box	481401
Recessed Feed Kit - 10000 Luminaire to SCV	673048	K1 - Hole Plug and Gasket (includes for hole and sealant)	10000-01
Recessed Feed Kit - 100V Luminaire 2x2 to SCV	673027	Jeuneau Top Plate Kit (includes for plate and sealant)	670020191
Recessed 2x2 Down Panel (link to hole)	307782	Surface Mount Box	473428
Recessed 4x4 Down Panel (link to hole)	307782	Patented Kit - 20X30X16 to SCV	481402
20" X 30" Beauty Plate Kit (only 4" Center hole)	544-100001		

FOOTNOTES:

- 1 - Consult factory for 18V with Aid Link Sprinkler Wireless Control System.
- 2 - IMSBT is field configurable via the LPS app on your smartphone's active app store.
- 3 - Ideal for 10" to 12" opening.
- 4 - Ideal for 8" opening.
- 5 - Not available in 18V.

Accessories/Options

Luminaire Shown with IMSBT Option

IMSBT
G

11/05/23






Cat No.:
 Project:
 Date:

Outdoor Wall Sconce

Wireless Medium Scale (XWM)

Type: G
 Size:



OVERVIEW	
Lumen Package (lm)	3,000 - 21,000
Wattage Range (W)	25 - 175
Battery Range (Hrs)	125 - 180
Weight (gbs)	27 (3.2)

FEATURES & SPECIFICATIONS

Construction

- Staysed die aluminum housing contains factory prewired driver and optical unit.
- Includes universal wireless sensors door located underneath.
- Optimal pole mounting standard bracket comes standard with hinged mechanism.
- Optimal pole mounting standard bracket permits mounting to finished poles.
- Polymers are finished with "LSI Durafinish".
- Polyester powder coat finishing process. The Durafinish film withstands extreme weather conditions without cracking or fading.
- Standard LSI finishes available. Consult website.
- Max shipping weight: 30lbs in carton case.
- Includes 1 year warranty.
- State-of-the-Art one piece silicone circuit board assembly leading contact point while also acting as an integrated gasket reducing system corrosion and improving failure reliability.
- Proprietary silicone infrared receiver provides (optional) motion sensing and dimming.) In Types 2, 3 and Forward Three (T3) variants.
- Silicone optical material does no yellow or discolor over time due to typical light transmittance of 95%.
- Zero voltage.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI CIE standards.
- Also Available in Recessed Converter Arm fixture with optional remote control.
- Minimum CPD of 70.

Electrics

- High performance programmable driver features low voltage, under-voltage, short-circuit and over temperature protection.
- Custom lumen and wattage packages available.

QUICK LINKS

Controls

- 0-10V Dimming (0% -100%) standard.
- Surge Protection Voltage (SPV-27V) Input 50/60 Hz @ 1000+ Hours
- High Voltage Surge Protection (HVSP) 1000+ Hours
- UL Recognized Low-Voltage AC
- IEC Classified Life: >30,000 Hours
- Total harmonic distortion: <20%
- 3A, 125 operating temperature: <40°C
- 3A, 125 operating temperature: <40°C to <45°C (<40°F to <103°F).
- 15, operating temperature: <40°C to <45°C (<40°F to <103°F).
- 15, operating temperature: <40°C to <45°C (<40°F to <103°F).
- 2, zero fault rate: <40°C to <45°C (<40°F to <103°F).
- 2, zero fault rate: <40°C to <45°C (<40°F to <103°F).
- Input power stays constant over life.
- Optimal ingress UV-protection device meets a minimum Category C Low operation (per ANSI/IESNA GS-24).
- High-Efficiency LEDs mounted to metal-core optic base to maximize heat dissipation.
- Components are fully encased in potting material for moisture resistance. Driver is connected via I.C. standard. Driver and key electronic components can easily be replaced with I.C. standard.
- Optional Integral Programmable battery pack provides 80 minutes of constant power to the LED system, ensuring code compliance.
- A test-switch indicator button is installed on the housing for ease of maintenance.
- The device delivers 1500 lumens during emergency mode.

Integration

- Integral passive Infrared Bluetooth® motion sensor options can be commissioned independently and can be commissioned via iOS or Android controllers.
- Updates and modifications to the control app may easily implemented via an intuitive app.

Photometrics

- LSI's iLux™ Elite lighting control system is a fully featured wireless Bluetooth mesh network. The integrated feature suite includes a wide range of grouped fixtures based on motion sensors, daylight or a fully customizable schedule.

Installation


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

Warranty

- LSI Luminaire carries a 5-year limited warranty. Refer to <https://www.lsi.com/resources/terms-and-conditions/warranty/> for more information.
- Year warranty on Bluetooth Battery option.


Listings

- Listed to UL 1598 and UL 8750
- Meets Bay Area Electric Act requirements.
- DCA compliant, with 3000K or lower color temperature selection.
- Title 24 Compliant: see local ordinance for qualification information.
- Suitable for wet Locations.
- IHSI listed under file #10598.
- 3G rated for ANSI C83B-13 vibration applications when pole mounted (using optional APMA bracket) and well mounted.
- LSI's iLux™ Elite per IES E6262 mechanical impact proof.
- LSI's iLux™ Elite per DLR (DLR) Premium qualified product. Not all versions of this product may be DLR Premium qualified. Please check the DLG Classification Form (<http://www.dlrglass.com/cd25>) to confirm which versions are approved.


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Project: _____


Prepared By: _____ Date: _____ Type: _____

Type: **F**

XSPS

LED Soffit Light



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

QUICK LINKS

[Ordering Guide](#)
[Performance](#)
[Photometrics](#)
[Dimensions](#)

FEATURES AND SPECIFICATIONS

Construction

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

Optical System

- Symmetric distribution with excellent uniformity and a BUG rating of 82-100-CL. Diffuse lens is standard to minimizing visibility of LEDs.
- Select high-brightness LEDs.
- Available in 5000K, 4000K and 3000K
- Cool temperatures per ANSI C78.377.
- Minimum CRI of 90.

Electrical


- High-performance factory programmable driver features over-voltage, under voltage, short-circuit and over temperature protection with integral surge protection that meets IEEE C62.41.2 and ANSI C82.7 -5 Location Category C-UL standards.
- 0-10 vdc dimming (0% - 100%) standard.
- 120-247VAC 50/60Hz
- Thermal protection shutdown on 5000-8000 lumen versions
- LSI Calculated Life: >100K Hours (See Lifetime Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to 40°C (-40°F to 104°F) for H0 and VHD; -40°C to 45°C (-40°F to 113°F) for SS; -40°C to 55°C (-40°F to 95°F) for SHD.
- Power factor: >0.90
- Input power stays constant over life.
- High-efficiency LEDs with integrated circuit driver protect the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsi.com/pdf/resources/terms-conditions-warranty-for-more-information>.

Lists

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



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	Type:	
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XSPS LED Soffit Light

Back to Quick Links

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: XPS S LED SS CW 120 GWT DFL

Part#	Description	Light Fixture	Data Center	Cable Temperature	Input Voltage	Finish	Lens	Options
OSPH-120-DLH	1'-Square	LED	IP-2000 (UL Listed) VHS - 4,000 Lumens WW - 3,000K BTU-C	CW - 3,000K BTU-C IP-2000 (UL Listed) VHS - 4,000 Lumens WW - 3,000K BTU-C	120-150V 240-250V 277-279V 347-349V	DWT - Gloss White	DPL - Diffused Acrylic Lens	CMT - Channel Mounting Kit EB - Emergency Battery Pack

1- Emergency Battery Pack only available on the ES - 4,000 lumen version (120, 300, 480 & 277V versions)

PERFORMANCE

DELIVERED LUMENS																
Lumen Package	Distribution	Lot Type	CR	Delivered Lumens	3000K CCT	Efficacy	Bug Rating	Delivered Lumens	4000K CCT	Efficacy	Bug Rating	Delivered Lumens	5000K CCT	Efficacy	Bug Rating	Wallpaper
SS	S	DFL	80	3816	120	80-U-0-01	4022	120	80-U-0-01	2960	120	80-U-0-01	31			
HO	S	DFL	80	4750	120	80-U-0-01	5011	127	80-U-0-01	4941	120	80-U-0-01	49			
VHS	S	DFL	80	5720	118	80-U-0-01	6041	126	80-U-0-01	5907	120	80-U-0-01	49			
SHO	S	DFL	80	7550	113	80-U-0-01	7900	119	80-U-0-01	7803	118	80-U-0-01	67			

LEDs are frequency regulated therefore values are nominal.

Electrical Data (Amper's)									
Lumen Package	Weight*	120V	208V	240V	277V	347V			
SS	31	0.28	0.15	0.13	0.11	0.09			
HO	40	0.33	0.19	0.16	0.14	0.11			
VHS	49	0.41	0.23	0.2	0.18	0.14			
SHO	67	0.65	0.32	0.28	0.24	0.19			

*Electrical data at 20C (77F). Actual wattage may differ by +/-10%.

RECOMMENDED LINE MAINTENANCE						
Ambient Temp C	Initial*	20k hrs.*	50k hrs.*	75k hrs.*	100k hrs.*	%
25°C	100%	95%	91%	87%	82%	

- In accordance with IESNA TM-30-11, Predicted Mean Maintenance value based on three conditions that are within six times the IESNA LM-60-08 Test duration for the device under testing.
- In accordance with IESNA TM-30-11, Calculated Value represent time durations that exceed six times the IESNA LM-60-08 Test duration for the device under testing.

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