

# QUIKTRIP 4283

## SITE PLAN

PARCEL OF LAND LOCATED IN THE **Northeast Quarter of Section 12?** WEST 1/2 SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO

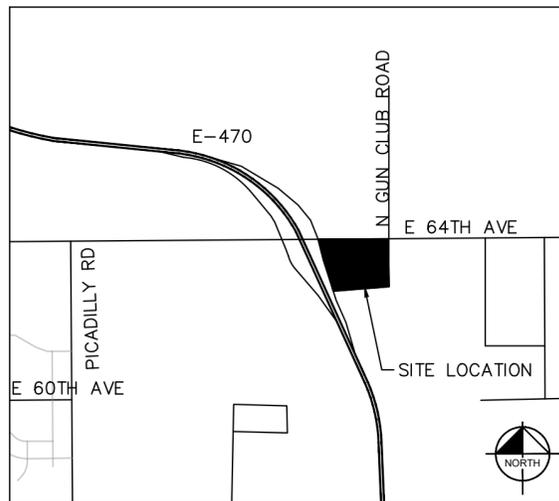
1st Review  
Aurora Water  
Jenny Wynn  
jwynn@auroragov.org

### AMENDMENTS

SP Sheet 1: Revise Title to reflect the correct Quarter Section  
SP Sheet 1: Revise the property description to reflect the correct Quarter Section.  
SP Sheet 2: Revise "Right-of-Way" to "Right-of-Way"  
SP Sheet 3: Label lot and block to match the plat  
SP Sheet 3: Label exterior parcel boundary with B&D's/Curve data.  
SP Sheet 3: Match easements as shown on the subdivision plat.  
SP Sheet 4: Existing PSCO easement will need to be vacated as it is shown running through the proposed building.

If signal is warranted opening year then project is expected to build signal with project and escrow is not needed. Don't have enough information from the TIS at time to verify if a signal will be warranted.

Understood and acknowledged.



VICINITY MAP  
SCALE 1"=500'

#### FLOODPLAIN:

THIS SITE IS A PART OF FEMA FIRM FLOOD PANEL NUMBER 08001C0665J, EFFECTIVE ON FEBRUARY 17, 2017, AND IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

#### BASIS OF BEARINGS:

BEARINGS ARE BASED ON CITY OF AURORA CONTROL NETWORK, FROM HORIZONTAL CONTROL MAP 94U, DATED NOVEMBER 03, 2008, BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST, MONUMENTED ON THE WEST END OF THE LINE BY THE NORTHWEST CORNER OF SECTION 7, BEING A FOUND 2-1/2" ALUMINUM CAP STAMPED "R. NOBBE, T3S R65W S1, S6, S7, S12, 2023, PLS #23899" IN A RANGE BOX, 0.50' BELOW, AND ON THE EAST END BY THE NORTH QUARTER CORNER OF SECTION 7, BEING A 2-1/2" ALUMINUM CAP R. NOBBE, T3S R65W S1, S6, S7, S12, 2023, PLS #23899" IN A RANGE BOX, 0.20' BELOW, AND IS CONSIDERED TO BEAR N88°30'38"E.

#### 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"

CITY OF AURORA BENCHMARK, 3/4" STEEL ROD IN RANGEBOX  
ELEVATION: 5443.06 FEET (NAVD 1988)

#### LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

LOT 1, BLOCK 7, HIGH POINT EAST FILING NO. 4, AS RECORDED UNDER RECEPTION NO. 2022000039717 IN THE RECORDS OF ADAMS COUNTY, STATE OF COLORADO.

#### PROJECT DATA:

LAND AREA WITHIN PROPERTY LINE ± 7.29 ACRES  
BUILDING COVERAGE ± 5,312 SF, 0.13 ACRES  
CANOPY COVERAGE ± 9,841 SF, 0.23 ACRES  
HARDSCAPE ± 2.48 ACRES  
LANDSCAPE ± 4.81 ACRES  
NUMBER OF BUILDINGS 1  
MAXIMUM ALLOWABLE HEIGHT OF BUILDINGS 100 FT  
MAXIMUM PROPOSED HEIGHT OF BUILDINGS 22'-6"  
NUMBER OF ENCLOSURES / CANOPIES 2  
MINIMUM CANOPY HEIGHT 17 FT (APPROX)  
MAXIMUM HEIGHT OF ENCLOSURES / CANOPIES 22 FT (APPROX)  
PRESENT ZONING CLASS AIRPORT DISTRICT (AD)  
PROPOSED USE MOTOR VEHICLE FUEL DISPENSING STATION (PERMISSIVE USE) AND CONVENIENCE STORE

2015 IBC OCCUPANCY CLASSIFICATION (ENCLOSURES) M  
2015 IBC OCCUPANCY CLASSIFICATION (CANOPIES) U  
CONSTRUCTION TYPE (ENCLOSURES) NON-SPRINKLERED  
CONSTRUCTION TYPE (CANOPIES) NON-SPRINKLERED  
MAXIMUM PERMITTED SIGN AREA 600 SQ. FT.  
PROPOSED TOTAL SIGN AREA  
MONUMENT SIGN AREA  
TOTAL BUILDING SIGN AREA  
FRONT  
BACK  
CANOPY SIGN AREA (1 @ 14 SF EA)  
TOTAL SIGN AREA  
MAXIMUM NUMBER OF SIGNS  
LOADING SPACES REQUIRED AS PER CODE N/A  
TOTAL NUMBER OF PARKING SPACES 51

#### PARKING SUMMARY:

LOT 1	REQUIRED	PROPOSED
BICYCLE PARKING	2 REQ.	2 PROVIDED
STANDARD CUSTOMER (3 PER 1000 GROSS FLOOR AREA):	16	49
ACCESSIBLE (1 PER 25 SPACES):	2	2
ACCESSIBLE (VAN COMPLIANT) (1 PER 6 ACCESSIBLE SPACES)	0	0
TOTAL:	18	51

Sheet Number	Sheet Title
1	COVERSHEET
2	GENERAL NOTES
3	SITE PLAN
4	SITE PLAN
5	GRADING & UTILITY PLAN
6	GRADING & UTILITY PLAN
7	VEHICULAR CIRCULATION PLAN
8	SITE DETAILS
9	LANDSCAPE PLAN
10	LANDSCAPE PLAN
11	LANDSCAPE NOTES
12	LANDSCAPE DETAILS
13	PHOTOMETRIC PLAN
14	SITE LIGHTING DETAILS
15	SITE LIGHTING DETAILS
16	BUILDING ELEVATIONS
17	CANOPY ELEVATIONS

#### CONTACTS:

DEVELOPER:  
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

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

CIVIL ENGINEER / LANDSCAPE ARCHITECT:  
KIMLEY-HORN AND ASSOCIATES, INC.  
6200 SOUTH SYRACUSE WAY, SUITE 300  
GREENWOOD VILLAGE, CO 80111  
PHONE: (720) 897-6312  
CONTACT: DANIELLE PRESCOTT, P.E.  
CONTACT: CHRIS HEPLER, PLA

#### 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 PUBLIC)  
MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY BUSINESS ADDRESS: \_\_\_\_\_

East?

Corrected.

match plat ac

11.44 acres now referenced.

should include access, drainage, etc. on south lot

There is 18 sheets. Please update sheet index.

Index updated.

Plat ac matched.

Reference the currently adopted Code year 2021

Corrected.

Removed.

Corrected.

Corrected.

Removed.

QUIKTRIP 4283  
E-470 & EAST 64TH AVENUE  
SITE PLAN  
COVERSHEET

DATE: 03/22/2024  
DESIGNED BY: MGK  
DRAWN BY: MGK  
CHECKED BY: DNP

FILE NO: 096888043\_CV  
PROJECT NO: 096888043  
SHEET NO. 1

CITY OF AURORA SITE PLAN NOTES:

- 1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
2. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
3. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
4. ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE ENTRANCES SHALL BE THE MOST DIRECT ROUTE THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN THIS ROUTE MAY EXCEED RAMP WITH A MAXIMUM LENGTH OF 30 FEET. CROSSWALKS ALONG SIDEWALKS MUST BE WIDENED TO WHOLLY CONTAIN THE CROSSWALK AND STRIPES. THE CITY OF AURORA HAS CAPPED ACCESSIBILITY REQUIREMENTS AND THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ICC/ANSI) A117-2003.
6. 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".
7. THE 2015 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 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 DEVELOPERS 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.
8. 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.
9. 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.
10. THE DEVELOPER SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF TOWER ROAD AND E. 32ND PARKWAY, 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.
11. 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 UNDERSIGNED RESERVES THE RIGHT TO TAKE 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 RELOCATED ANY CITY UTILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
12. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
13. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF 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
14. 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.
15. 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.
16. 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.
1. CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
2. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CITY OF AURORA "ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS," LATEST EDITION.

- AND STORM DRAINAGE INFRASTRUCTURE," LATEST REVISION
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE CITY STANDARDS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC IMPROVEMENT INSPECTIONS DIVISION, 303-739-7420, 24 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
5. LOCATION INFORMATION, COLORADO, 1-
6. THE CONTRACTOR SHALL SUBMIT THE PLANS (A COPY OF ANY SPECIFICATION COPY OF ANY NEEDED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY IDENTIFY AND OFF-SITE MODIFICATIONS CHANGED OR TO ARISE IN THE RESPONSIBILITY. THE COST TO RECTIFY ANY ADVERSE SITUATION TO MEET THE CITY STANDARDS AND SPECIFICATIONS AND THE CITY CODE SHALL BE BORNE SOLELY BY THE DEVELOPER.
8. THE OWNER/DEVELOPER MUST OBTAIN THE WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
9. CONCRETE SHALL NOT BE PLACED UNTIL THE FORMS HAVE BEEN INSPECTED BY PUBLIC IMPROVEMENTS INSPECTIONS. SUBMITTAL REQUIREMENTS AND PROCEDURES 2-14 2023
4. PAVING OF PUBLIC STREETS SHALL NOT START UNTIL A SOIL REPORT AND PAVEMENT DESIGN IS APPROVED BY THE CITY ENGINEER, PROOF ROLLING, AND SUBGRADE AND TRENCH COMPACTION TESTS TAKEN BY THE DEVELOPER'S GEOTECH ARE APPROVED BY PUBLIC IMPROVEMENTS INSPECTIONS/MATERIALS LAB.
10. STANDARD CITY OF AURORA CURB RAMPS SHALL BE CONSTRUCTED AT ALL CURB RETURNS, AT ALL "T" INTERSECTIONS AND AT ALL CURBSIDE KIOSKS OR CLUSTERS, UNLESS OTHERWISE MODIFIED BY THESE PLANS.
11. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
12. ALL ELEVATIONS ARE (INDICATE TOP OF CURB OR FLOW LINE) UNLESS OTHERWISE NOTED.
13. THE CITY OF AURORA SHALL NOT BE LIABLE FOR THE MAINTENANCE OF SPECIFIC PRIVATE STORM, SANITARY, AND WATER IMPROVEMENTS, OR ANY PRIVATE IMPROVEMENTS. THESE FACILITIES MAY NOT MEET CITY STANDARDS AND SHALL REMAIN IN PRIVATE MAINTENANCE BY QUIKTRIP IN PERPETUITY. THESE PRIVATE FACILITIES INCLUDE, IF PROVIDED, THE PRIVATE UNDERDRAIN SYSTEM PLACED WITHIN THE PUBLIC RIGHT-OF-WAY.
14. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR CONTACTING CDOT TO ENSURE ALL WORK ON OR ADJACENT TO STATE HIGHWAYS OR CDOT R.O.W. MEETS CDOT REQUIREMENTS.
15. THE PUBLIC 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 PUBLIC STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREETLIGHT 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 SUBMITTING 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. IT IS THE DEVELOPER'S/OWNER'S RESPONSIBILITY TO CONTACT XCEL ENERGY TO INITIATE AND OBTAIN ELECTRICAL SERVICE FOR ANY NEW DEVELOPMENT/REDEVELOPMENT DURING THE PLAN REVIEW PROCESS. SUBMITTAL REQUIREMENTS AND PROCEDURES 2-15 2023
16. THE OWNER/CONTRACTOR MUST OBTAIN A C.D.P.S. STORM WATER DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, IF REQUIRED.

- 17. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE ARMY CORP OF ENGINEERS FOR WETLAND MITIGATION OR WORK WITHIN THE WATERS OF THE U.S., IF REQUIRED. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO PROVIDE A COPY OF THE ARMY CORP OF ENGINEERS REQUIREMENTS TO THE CITY OF AURORA. IF THERE ARE NO REQUIREMENTS BY THE ARMY CORP OF ENGINEERS, THEN A WRITTEN NOTIFICATION FROM THE ARMY CORP OF ENGINEERS SHALL BE SUBMITTED TO THE CITY OF AURORA FOR APPROVAL OF THE PERMIT, IF ALL BE SUBMITTED PERMITS BEING
E IN ACCORDANCE CONTROL DEVICES, OF AURORA. GROUNDWATER SHALL BE OWNED STRICT (SELECT Y ENGINEERING REMENTS PER CRS THE PROJECT INCLUDES EXCAVATION. BY STAMPING THE PLAN THE ENGINEER OF RECORD IS CERTIFYING THE PLAN MEETS THE STANDARDS ESTABLISHED BY THE AMERICAN SOCIETY OF ENGINEERS' ASCE 38 STANDARD, LATEST PUBLICATION, FOR DEFINING THE ACCURACY OF A FACILITY OR UTILITY. PROJECT SHALL COMPLY WITH AURORA WATER STANDARDS AND SPECIFICATIONS, LATEST EDITION, WHEN THE PROJECT INCLUDES EXCAVATION, INCLUDING BUT NOT LIMITED TO INSTALLATION OF ELECTRONICALLY TRACEABLE MARKERS OR BEING TRACEABLE BY APPROVED ELECTRONIC METHODS FOR ALL SUBSURFACE UTILITIES
21. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY
22. SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE AURORA WATER ENGINEERING SERVICES MANAGER, OR DESIGNEE.
23. PROPOSED PROJECT PHASING SHALL BE INCLUDED IN THE CIVIL PLANS. THE PHASING PLAN SHALL INCLUDE A DESCRIPTIVE NARRATIVE FOR EACH PHASE ALONG WITH PLAN VIEW. SUBMITTAL REQUIREMENTS AND PROCEDURES 2-16 2023
24. CRITICAL TRAFFIC CONTROL AREAS, AS IDENTIFIED BY THE TRAFFIC MANAGER DURING CIVIL PLAN REVIEW, ARE CIRCUMSTANCES THAT DEVELOP RESULTING FROM TEMPORARY MODIFICATIONS TO THE ROADWAY NETWORK. CRITICAL TRAFFIC CONTROL AREAS CAN INCLUDE, BUT ARE NOT LIMITED TO:
- LANE CLOSURES RESULTING IN REDUCTION IN VEHICLES CAPACITY GREATER THAN 50%,
- PROXIMITY TO INTERSECTIONS, ACCESS DRIVES, RAIL LINES,
- LOCATIONS WITH HIGHER MULTIMODAL MOVEMENTS, OR
- OTHER SPECIAL CIRCUMSTANCES WHEN IDENTIFIED, THE CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS (TCPs) TO THE CITY THROUGH THE PUBLIC IMPROVEMENT PERMIT APPLICATION PROCESS FOR THE CITY'S REVIEW AS SOON AS POSSIBLE OR A MINIMUM OF FOUR WEEKS IN ADVANCE OF CONSTRUCTION. IN ADDITION, AS PART OF THE PUBLIC IMPROVEMENT PERMIT AND TCP, THE CONTRACTOR MAY BE REQUIRED TO PROVIDE ADVANCE NOTICE (MINIMUM TWO WEEKS) TO NEARBY IMPACTED USERS. NOTIFICATIONS BY THE CONTRACTOR MAY BE REQUIRED TO NEIGHBORING RESIDENCES, BUSINESSES, OR IMPACTED OPERATIONS OF EMERGENCY RESPONSE ENTITIES (LAW ENFORCEMENT, FIRE, AND MEDICAL), TRANSIT, DELIVERY COMPANIES, ETC., AS DETERMINED BY THE TRAFFIC MANAGER AT TIME OF THE TCP REVIEW
25. THE CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE (ROADWAY AS SHOWN IN THE INFRASTRUCTURE SITE PLANS) MUST BE APPROVED PRIOR TO ISSUANCE OF ADJACENT BUILDING PERMITS. CONSTRUCTION SHOWN ON CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY/CERTIFICATE OF OCCUPANCY (TCO/CO) PER THE PUBLIC IMPROVEMENT PLAN (PIP).
26. ENSURE THAT THE PROVISIONS OF CRS 37-92-602, AS AMENDED BY SENATE BILL 15-212, REGARDING NOTIFICATION OF DOWNSTREAM WATER RIGHTS HOLDERS ARE UPHELD.

Refer to the COA website (link below) for the new and up to date site plan notes and grading notes and update your notes accordingly.
https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fcdns5-hosted.civiclive.com%2FUserFiles%2FServers%2FServer\_1881137%2FFile%2F02.24\_Site%2520Plan%2520Notes\_Final%2520Revised.docx&wdOrigin=BROWSELINK

All notes now replaces with exact site plan notes.

Corrected.

Note updated.

Please remove required notes. These notes will be required at the Civil Plan process.

Notes removed.

K:\DEN\_Civil\096888043\_QuikTrip 4283 Aurora\CADD\Plan Sheets\Site Plan\096888043\_CV.dwg Kish, Moaddy 3/25/2024 1:38 PM

Kimley-Horn & Associates, Inc. 6200 South Smith Road Greenwood Village, Colorado 80111 (303) 228-2300
QUIKTRIP 4283 E-470 & EAST 64TH AVENUE SITE PLAN
GENERAL NOTES
DATE: 03/22/2024 DESIGNED BY: MGK DRAWN BY: MGK CHECKED BY: DNP
FILE NO: 096888043\_CV PROJECT NO: 096888043 SHEET NO. 2



Know what's below.  
Call before you dig.

Parcel exterior matches the subdivision plat exactly with the property line bearings and distances provided.

Advisory Comment: parcel exterior needs to match the subdivision plat exactly and without B&D/ Curve data labeled this cannot be confirmed.

Show E. 64th Avenue improvement adjacent to the northern border of the site per the public improvement plan. If another site plan provide this improvement on the E. 64th Avenue is required before issuance of TCO.

E. 64th Avenue improvement shown in overall site plan page.

Label E. 64th Avenue and street classification (TYP.)

Street classification labeled.

QT HORIZONTAL MONUMENT SIGN, MH-E2PQ-CC-24, 5'-5 1/2" HT X 8'-8" W X 23.8 SF (RE: L1-C500)

Label Lot & Block & Area?

Fire lane provided as specified in the City of Aurora code with required width and radii.

Fire lane widths shall be as provided in City Code Section 66-32 and shall be designated on all plats, site plans, and civil plans. Where fire lanes turn the inside radius shall be 29-feet and the outside radius shall be 52-feet. Where the fire lane width is 26-feet wide the inside radius shall be 26-feet an outside radius of 52-feet.

Fire Lanes to be established by easement dedication specified in callouts.

Show that all proposed Fire Lanes to be established by plat, easement dedication, or license agreement.

All building dimensions provided.

Plat shows & U.E.?

Label Lot & Block & Area?

Lot, block, and area labeled.

Emergency Fuel Shut-Off shown near the fuel pumps with one for each canopy.

Show the Emergency Fuel Shut-Off near the fuel pumps, one for each canopy.

Square footage updated.

update square footage

Overall site plan provided.

PROVIDE AN OVERALL SITE PLAN THAT INCLUDES LOT 2/ACCESS

NOTES

1. THESE PLANS ARE NOT FOR CONSTRUCTION.
2. PUBLIC IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED PRIOR TO THE COMMENCEMENT OF BUSINESS OPERATIONS
3. THE EXISTING STREETLIGHTS ALONG BOTH EAST 64TH AVENUE AND GUN CLUB 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.
4. 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.
5. QUIKTRIP SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF 64TH AVENUE AND GUN CLUB 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 126-38 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.

EX PROPERTY LINE



SITE KEYNOTES

- (A) BUILDING
- (B) GAS CANOPY
- (C) PROPOSED SIDEWALK, WIDTH PER PLAN
- (D) AIR STATION
- (E) TRASH ENCLOSURE
- (F) LANDSCAPE AREA (REFER TO LANDSCAPE PLANS)
- (G) EXISTING FIRE HYDRANT ASSEMBLY
- (H) STORM INLET (REFER TO GRADING PLAN)
- (I) BIKE RACK
- (J) ACCESSIBLE PARKING
- (L) UNDERGROUND FUEL TANKS (6-15,000 GAL, 3 RUL, 1 PUL, 1 DIESEL, & 1 EO)
- (M) ADA PARKING SIGNAGE
- (N) STOP SIGN (MUTCD R1-1)
- (O) OUTDOOR SEATING (FIXED)
- (P) SIGHT TRIANGLE PER COA STD DTL TE-12, LENGTH PER PLAN
- (Q) FIRE LANE SIGN
- (R) CONCRETE CURB & GUTTER
- (S) STORM SEWER MANHOLE
- (T) PAVEMENT - MATERIAL TO BE DESIGNATED IN FINAL CONSTRUCTION DOCUMENTS
- (U) STOP BAR, PER COA STD DTL 12-3
- (V) CROSSWALK, PER COA STD DTL TE-12
- (W) SANITARY SEWER MANHOLE
- (AA) PROPOSED FIRE HYDRANT ASSEMBLY
- (BB) SIDEWALK RAMP PER COA DTL
- (CC) KNOX BOX
- (DD) RED & WHITE TYPE III BARRICADES WITH "ROAD CLOSED SIGNAGE
- (EE) EXISTING SIGN TO REMAIN
- (FF) EMERGENCY FUEL SHUT-OFF SWITCH
- (GG) LANDSCAPE PLANTER (TYP.) (REF LA SHEETS)
- (HH) 1,00 SF PATIO AREA W/ PATTERNED CONCRETE (REF SHEET 8)
- (II) ROLL OVER CURB

LEGEND

- - - - - EXISTING PROPERTY LINE
- - - - - PROPOSED PROP LINE
- - - - - EASEMENT LINE
- ☹ SITE LIGHT
- ☹ PROPOSED STORM DRAINAGE INLET
- ▨ PROPOSED LANDSCAPE
- ▨ PROPOSED SIDEWALK
- ▨ EXISTING SIDEWALK
- ▨ SITE TRIANGLE
- ADA PROPOSED ADA ROUTE
- ☹ EXISTING SITE LIGHT
- ▬ ROLL OVER CURB

MATCHLINE SEE SHEET 4

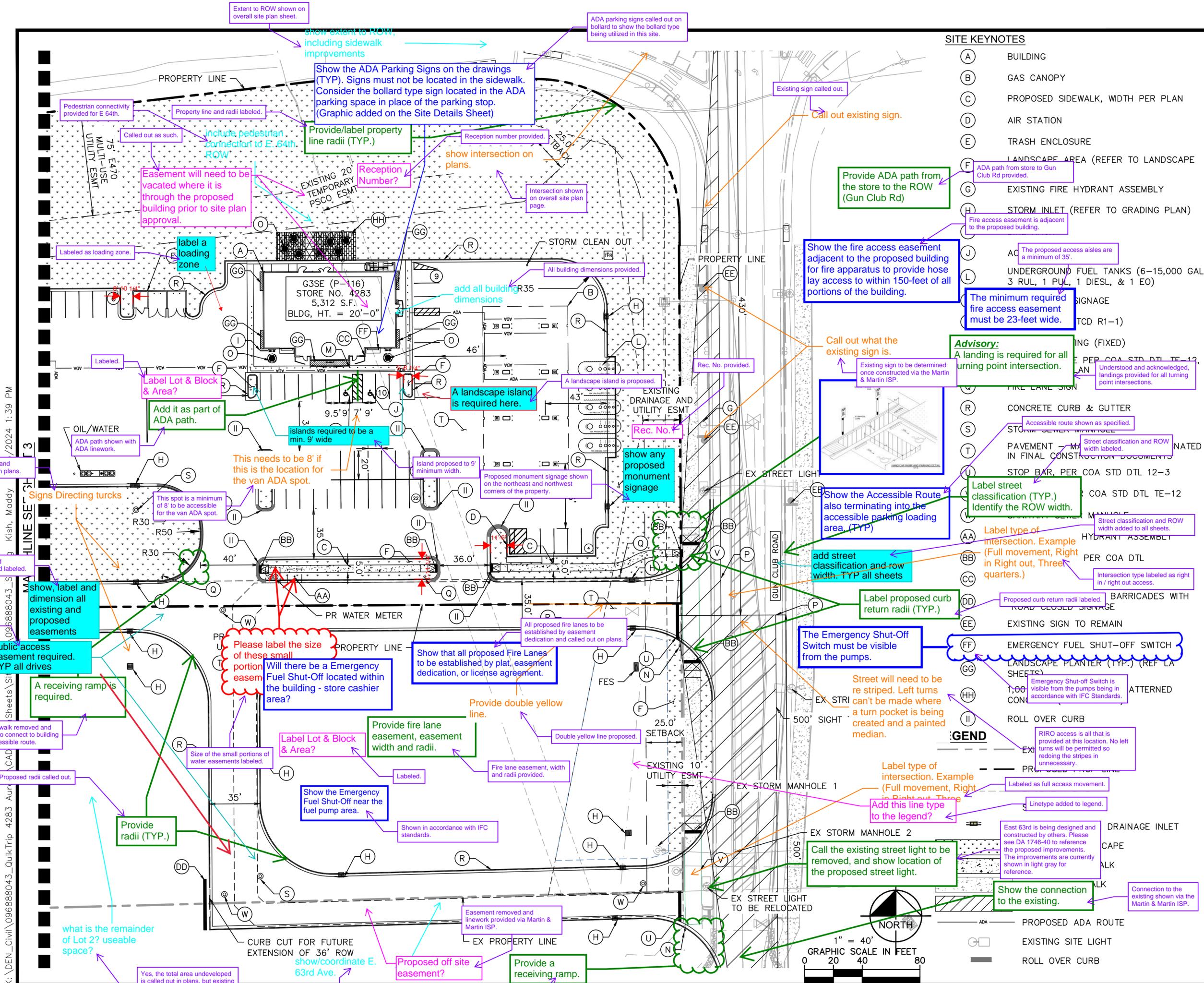
Kimley»Horn  
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6200 South  
Greenwood Village, Colorado 80111 (303) 228-2300

QUIKTRIP 4283  
E-470 & EAST 64TH AVENUE  
SITE PLAN  
SITE PLAN

DATE: 03/22/2024  
DESIGNED BY: MGK  
DRAWN BY: MGK  
CHECKED BY: DNP

FILE NO. 096888043\_SP  
PROJECT NO. 096888043  
SHEET NO.

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### SITE KEYNOTES

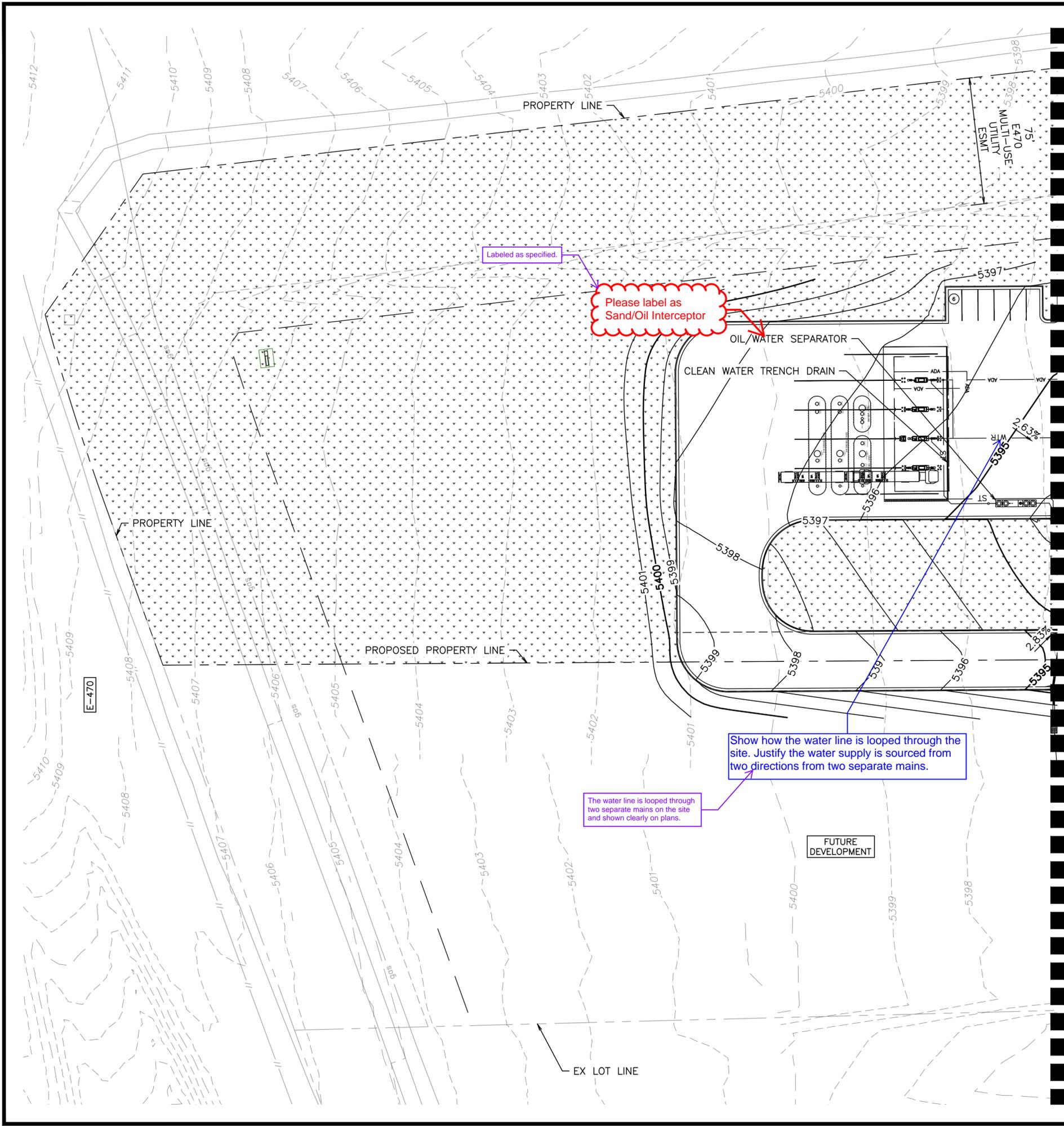
(A)	BUILDING
(B)	GAS CANOPY
(C)	PROPOSED SIDEWALK, WIDTH PER PLAN
(D)	AIR STATION
(E)	TRASH ENCLOSURE
(F)	LANDSCAPE AREA (REFER TO LANDSCAPE PLAN)
(G)	EXISTING FIRE HYDRANT ASSEMBLY
(H)	STORM INLET (REFER TO GRADING PLAN)
(J)	AC The proposed access aisles are a minimum of 35'
(L)	UNDERGROUND FUEL TANKS (6-15,000 GAL, 3 RUL, 1 PUL, 1 DIESEL, & 1 EO)
(M)	SIGNAGE
(N)	TCD R1-1)
(O)	ING (FIXED)
(P)	PER COA STD DTL TE-12
(Q)	LAN Understood and acknowledged, landings provided for all turning point intersections.
(R)	CONCRETE CURB & GUTTER
(S)	STORM SEWER MANHOLE
(T)	PAVEMENT - MA width labeled. IN FINAL CONSTRUCTION DOCUMENTS
(U)	STOP BAR, PER COA STD DTL 12-3
(V)	COA STD DTL TE-12
(W)	MANHOLE
(AA)	Label type of intersection. Example (Full movement, Right in Right out, Three quarters.)
(BB)	HYDRANT ASSEMBLY
(CC)	PER COA DTL
(DD)	Proposed curb return radii labeled. BARRICADES WITH ROAD CLOSED SIGNAGE
(EE)	EXISTING SIGN TO REMAIN
(FF)	EMERGENCY FUEL SHUT-OFF SWITCH
(GG)	LANDSCAPE PLANTER (TYP.) (REF LA SHEETS)
(HH)	1,000 CON Emergency Shut-off Switch is visible from the pumps being in accordance with IFC Standards. ATTENDED
(II)	ROLL OVER CURB
(JJ)	RIRO access is all that is provided at this location. No left turns will be permitted so redoing the stripes is unnecessary.
(KK)	Labeled as full access movement.
(LL)	Linetype added to legend.
(MM)	DRAINAGE INLET
(NN)	CAPE
(OO)	ALK
(PP)	ALK
(QQ)	CONNECTION TO THE EXISTING SHOWN VIA THE MARTIN & MARTIN ISP.
(RR)	PROPOSED ADA ROUTE
(SS)	EXISTING SITE LIGHT
(TT)	ROLL OVER CURB

**Kimley»Horn**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 6200 South Lincoln Avenue  
 Greenwood Village, Colorado 80111 (303) 228-2300

**QUIKTRIP 4283**  
 E-470 & EAST 64TH AVENUE  
 SITE PLAN  
 SHEET NO. 4

DATE: 03/22/2024  
 DESIGNED BY: MGK  
 DRAWN BY: MGK  
 CHECKED BY: DNP

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 Kish, Maddy



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

**GENERAL NOTES**

1. THESE PLANS ARE NOT FOR CONSTRUCTION. REFER TO THE FINAL APPROVED CONSTRUCTION PLANS.
2. ALL GRADE ELEVATIONS ARE TOP OF PAVEMENT ELEVATIONS UNLESS INDICATED OTHERWISE.
3. ALL SANITARY SEWER PIPES AND STRUCTURES TO BE INSTALLED WILL BE PRIVATE FACILITIES.
4. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY PROPERTY OWNER.
5. ACCESSIBLE PARKING STALLS AND ROUTE SHALL MAINTAIN A MAX 2% SLOPE IN ANY DIRECTION
6. 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.
7. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
8. 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.

GRAPHIC SCALE IN FEET  
0 20 40 80  
1" = 40'

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

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Greenwood Village, Colorado 80111 (303) 228-2300

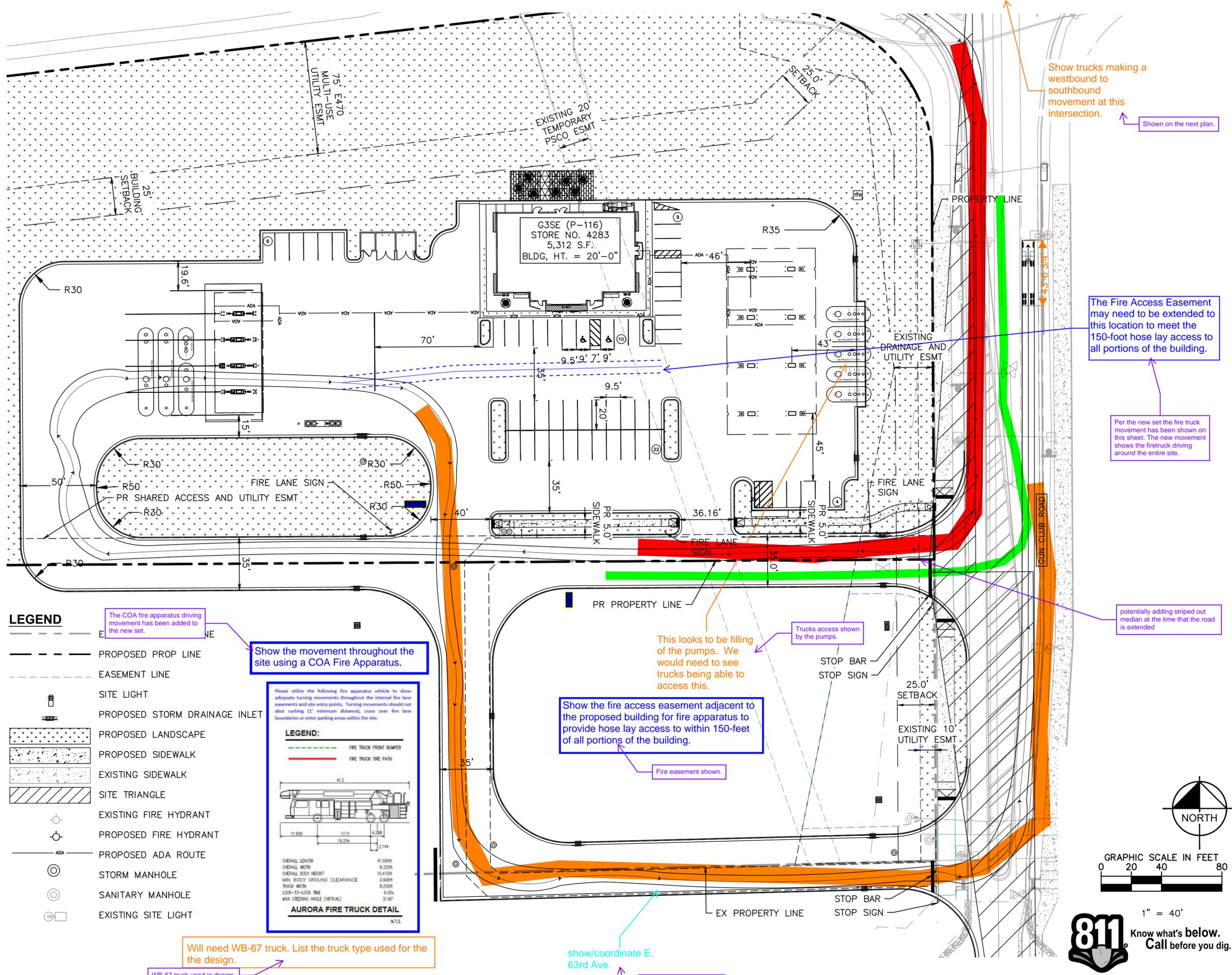
**QUIKTRIP 4283**  
E-470 & EAST 64TH AVENUE  
SITE PLAN  
GRADING & UTILITY PLAN

DATE: 03/22/2024  
DESIGNED BY: MGK  
DRAWN BY: MGK  
CHECKED BY: DNP

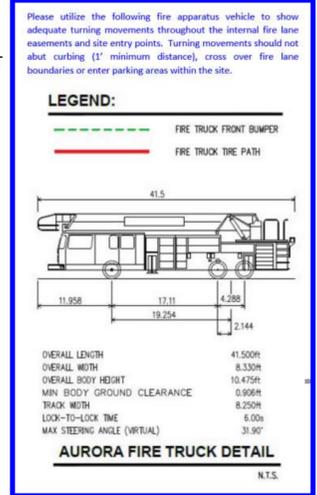
FILE NO. 096888043\_GD&UT  
PROJECT NO. 096888043  
SHEET NO.



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- LEGEND**
- PROPOSED PROP LINE
  - EASEMENT LINE
  - SITE LIGHT
  - PROPOSED STORM DRAINAGE INLET
  - PROPOSED LANDSCAPE
  - PROPOSED SIDEWALK
  - EXISTING SIDEWALK
  - SITE TRIANGLE
  - EXISTING FIRE HYDRANT
  - PROPOSED FIRE HYDRANT
  - PROPOSED ADA ROUTE
  - STORM MANHOLE
  - SANITARY MANHOLE
  - EXISTING SITE LIGHT



The COA fire apparatus driving movement has been added to the new set.

Show the movement throughout the site using a COA Fire Apparatus.

Show the fire access easement adjacent to the proposed building for fire apparatus to provide hose lay access to within 150-feet of all portions of the building.

Fire easement shown.

This looks to be filling of the pumps. We would need to see trucks being able to access this.

Trucks access shown by the pumps.

potentially adding striped out median at the time that the road is extended

The Fire Access Easement may need to be extended to this location to meet the 150-foot hose lay access to all portions of the building.

Show trucks making a westbound to southbound movement at this intersection. Shown on the next plan.

Will need WB-67 truck. List the truck type used for the design.

WB-67 truck used in design.

show/coordinate E. 63rd Ave.

63rd Avenue coordination shown via Martin & Martin.



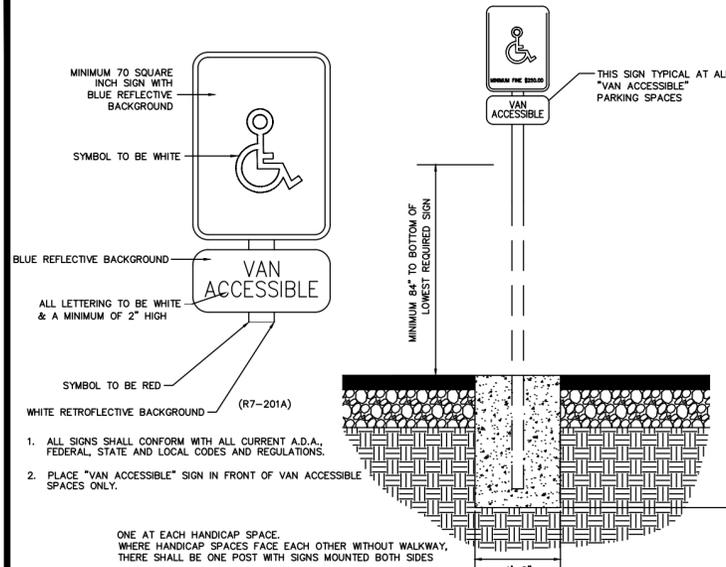
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**QUIKTRIP 4283**  
E-470 & EAST 64TH AVENUE  
SITE PLAN  
VEHICULAR CIRCULATION PLAN

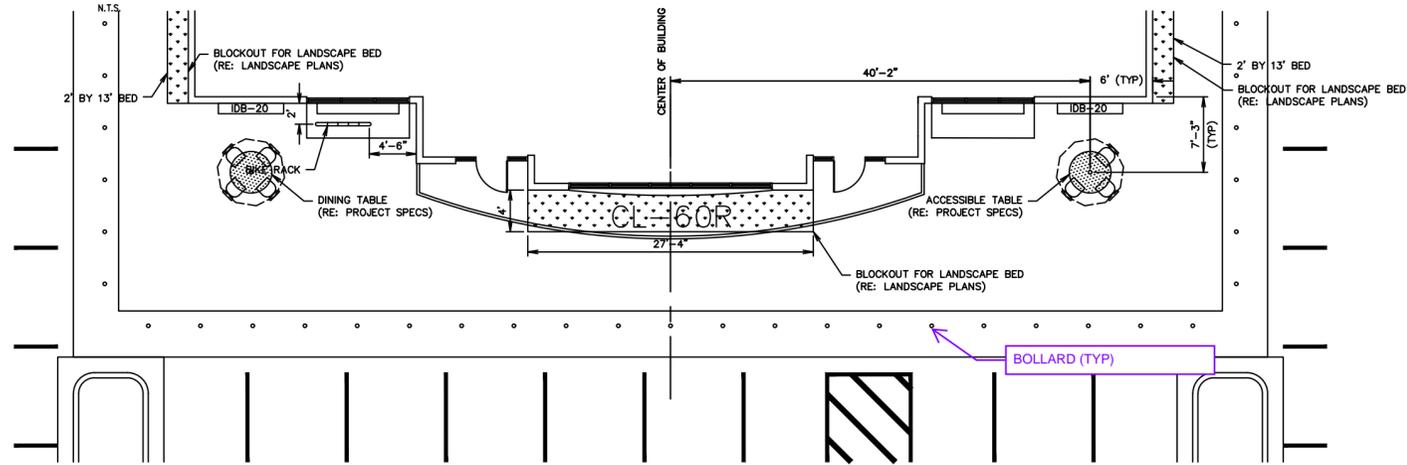
DATE: 03/22/2024  
DESIGNED BY: MGK  
DRAWN BY: MGK  
CHECKED BY: DNP

FILE NO:  
096888043\_Truck Turn  
PROJECT NO:  
096888043  
SHEET NO.

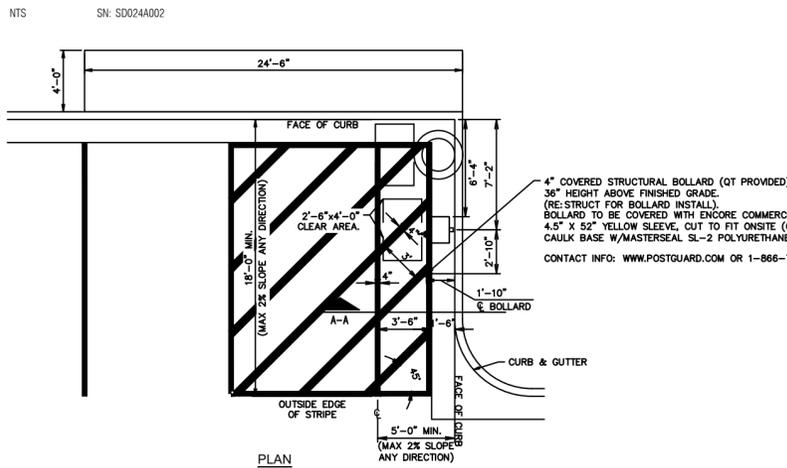
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**ACCESSIBLE PARKING SIGN**



**OUTSIDE TABLE PLACEMENT (MOD) (G3SE)**

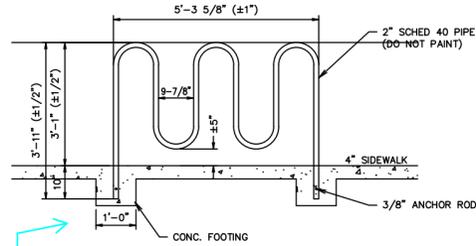


**AIR SERVICE INSTALL PLAN (RIGHT HAND INSTALL)**

N.T.S.

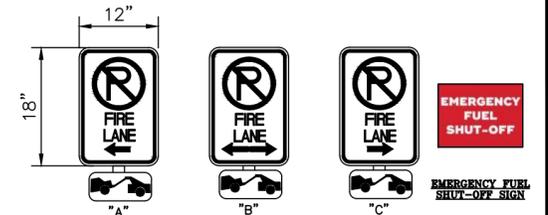
Show the parking stops, location of the Accessible Parking signs, or bollard type parking signs in place of the parking stop. (TYP all sheets)

Shown in plans and details shown.



**GEN III BIKE RACK**

NTS SN: SD0224006

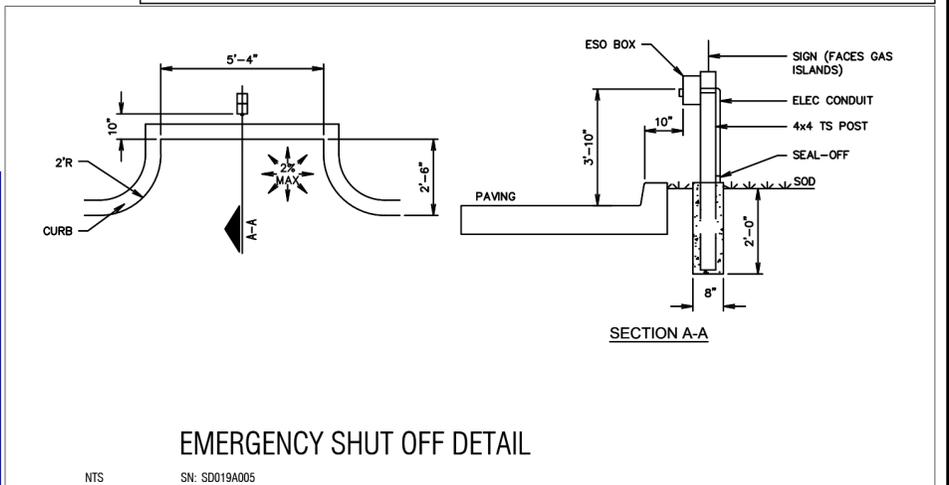
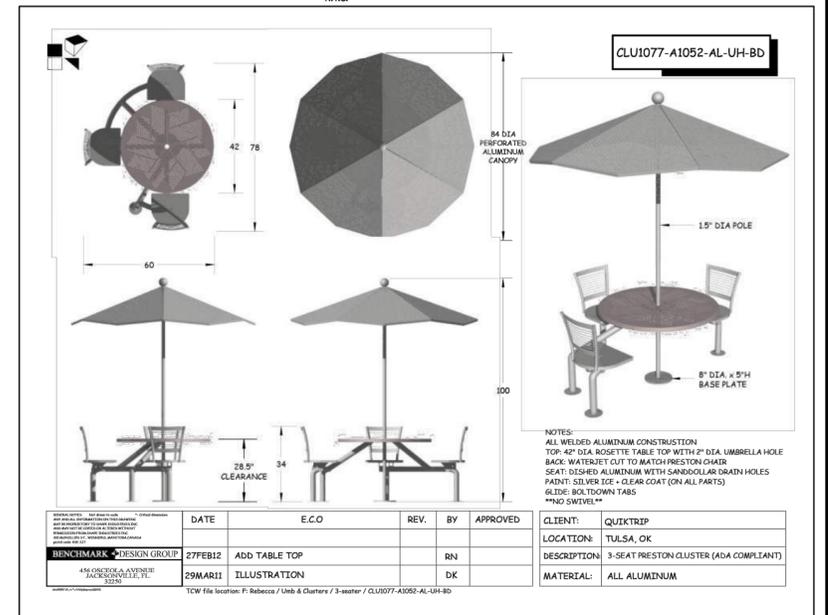


**FIRE LANE NOTES:**

- SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
- TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT. WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
- THE SIGNS SHALL BE SET AT ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
- FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
- THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR POST.
- PLACEMENT OF THESE SIGNS CANNOT ENCR OACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCR OACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.
- SIGNS SHALL BE INSTALLED PER COA DETAIL TE-11
- SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
- SIGNS SHALL BE SPACED 50'-FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2015-IFC
- SIGNS SHALL BE INSTALLED 2 FEET BEHIND CURB OR SIDEWALK
- FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR) IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS
- LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE

**FIRE LANE SIGN**

N.T.S.



**EMERGENCY SHUT OFF DETAIL**

NTS

SN: SD019A005

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6200 South Lincoln Ave., Suite 300  
Greenwood Village, Colorado 80111 (303) 228-2300

**QUIKTRIP 4283**  
E-470 & EAST 64TH AVENUE  
SITE PLAN  
SITE DETAILS

DATE: 03/22/2024  
DESIGNED BY: MGK  
DRAWN BY: MGK  
CHECKED BY: DNP

FILE NO: 096888043\_DT  
PROJECT NO: 096888043

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Typically E-470 does not permit landscaping within the 75' Multi-Use Utility Easement. please locate the proposed trees, shrubs and other landscaping into the 25' special landscape buffer (currently showed on the plan as the 25' building setback).

**KH RESPONSE: UPDATED, THANK YOU**

see comments from E470 Authority

**LEGEND**

- EXISTING PROPERTY LINE
- - - EASEMENT LINE
- ⊙ SITE LIGHT
- ⊙ PROPOSED STORM DRAINAGE INLET
- ▨ PROPOSED LANDSCAPE
- ▨ PROPOSED SIDEWALK
- ▨ EXISTING SIDEWALK
- ⊙ EXISTING FIRE HYDRANT
- ADA — PROPOSED ADA ROUTE
- ⊙ STORM MANHOLE
- ⊙ SANITARY MANHOLE

Include NOT FOR CONSTRUCTION on these sheets as the city does not review construction documents.

**KH RESPONSE: UPDATED NOTE BELOW IN BOLD**

Label and dimension the special buffer landscaping along E-470

**KH RESPONSE: UPDATED, THANK YOU**

Perennials may be provided as accents but may not count toward the minimum plant quantities in buffers. Include plant material with year round seasonal interest

**KH RESPONSE: UPDATED, THANK YOU**

E-470 may not approve landscape in MUE

At least 50% of required trees along this special landscape buffer shall be evergreen species & shrubs may consist of tall deciduous & evergreen species planted a minimum of 5 feet on center. The RW, HS and CM do not meet this requirement. There are also no 50% evergreen trees.

**KH RESPONSE: 24 OF THE REQ. 42 SPEC. BUFFER TREES WERE EVERGREEN. (57%) PLAN HAS BEEN UPDATED TO SHOW 50% OVERALL EVERGREEN TREES PROV. LANDSCAPE CODE TABLE HAS BEEN UPDATED TO BETTER REFLECT INTENT AND CODE REQ.**

Fill in this buffer to the property line.

**KH RESPONSE: Buffer extended, THANK YOU**

**NOTES**

1. THESE PLANS ARE NOT FOR CONSTRUCTION.
2. PUBLIC IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED PRIOR TO THE COMMENCEMENT OF BUSINESS OPERATIONS
3. 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 20 40 80

1" = 40'

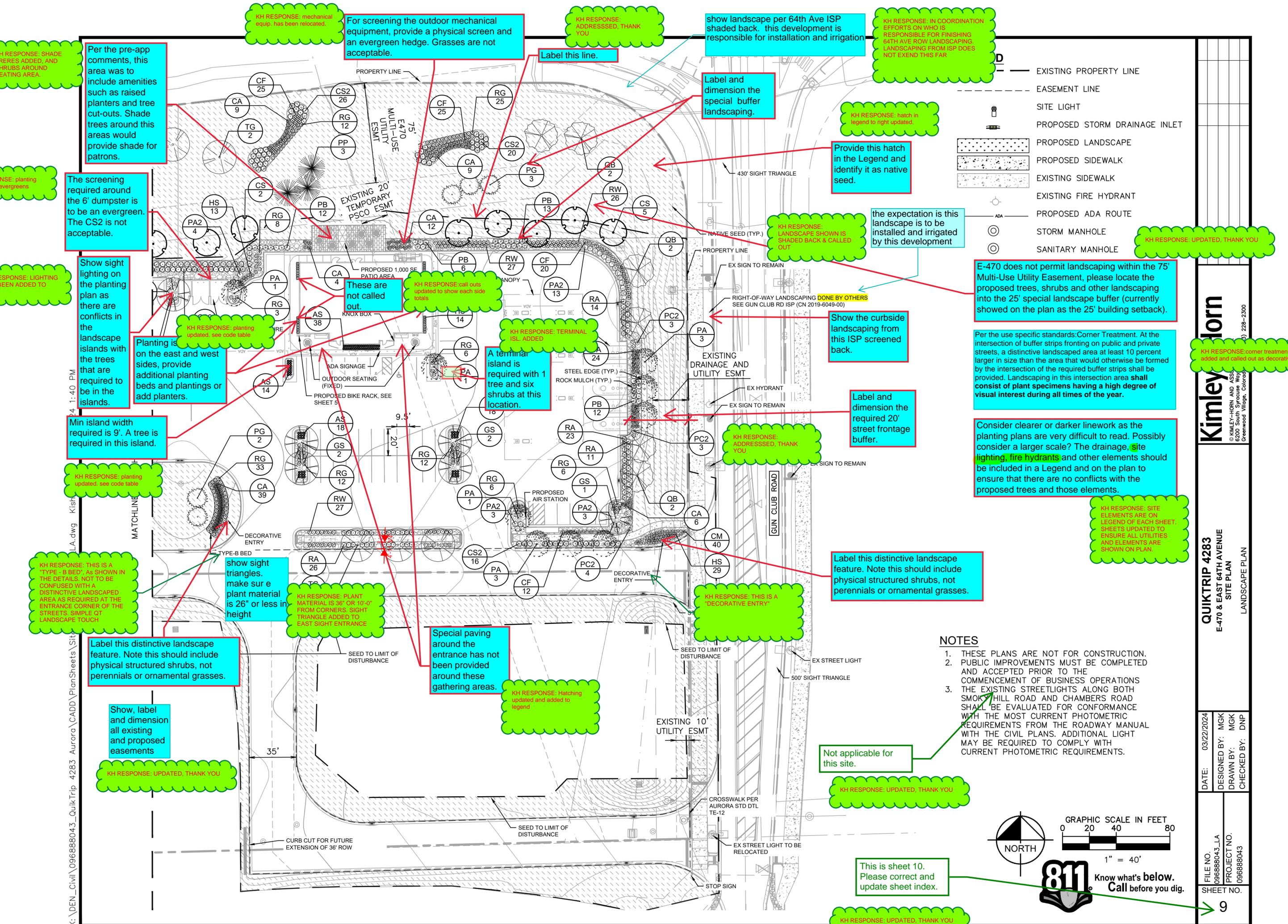
**811** Know what's below. Call before you dig.

**Kimley»Horn**  
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 6200 South  
 Greenwood Village, Colorado 80111 (303) 228-2300

**QUIKTRIP 4283**  
 E-470 & EAST 64TH AVENUE  
 SITE PLAN  
 LANDSCAPE PLAN

DATE: 03/22/2024  
 DESIGNED BY: MGK  
 DRAWN BY: MGK  
 CHECKED BY: DNP

FILE NO. 096888043\_LA  
 PROJECT NO. 096888043  
 SHEET NO. 9



Per the pre-app comments, this area was to include amenities such as raised planters and tree cut-outs. Shade trees around this area would provide shade for patrons.

The screening required around the 6' dumpster is to be an evergreen. The CS2 is not acceptable.

Show sight lighting on the planting plan as there are conflicts in the landscape islands with the trees that are required to be in the islands.

Min island width required is 9'. A tree is required in this island.

KH RESPONSE: planting updated, see code table

KH RESPONSE: THIS IS A "TYPE - B BED", AS SHOWN IN THE DETAILS. NOT TO BE CONFUSED WITH A DISTINCTIVE LANDSCAPED AREA AS REQUIRED AT THE ENTRANCE CORNER OF THE STREETS. SIMPLE OF LANDSCAPE TOUCH

Label this distinctive landscape feature. Note this should include physical structured shrubs, not perennials or ornamental grasses.

Show, label and dimension all existing and proposed easements

KH RESPONSE: UPDATED, THANK YOU

KH RESPONSE: mechanical equip. has been relocated.

For screening the outdoor mechanical equipment, provide a physical screen and an evergreen hedge. Grasses are not acceptable.

KH RESPONSE: ADDRESSED, THANK YOU

Label this line.

show landscape per 64th Ave ISP shaded back. this development is responsible for installation and irrigation

Label and dimension the special buffer landscaping.

KH RESPONSE: IN COORDINATION EFFORTS ON WHO IS RESPONSIBLE FOR FINISHING 64TH AVE ROW LANDSCAPING. LANDSCAPING FROM ISP DOES NOT EXTEND THIS FAR

KH RESPONSE: hatch in legend to right updated.

Provide this hatch in the Legend and identify it as native seed.

the expectation is this landscape is to be installed and irrigated by this development

KH RESPONSE: LANDSCAPE SHOWN IS SHADED BACK & CALLED OUT

E-470 does not permit landscaping within the 75' Multi-Use Utility Easement, please locate the proposed trees, shrubs and other landscaping into the 25' special landscape buffer (currently showed on the plan as the 25' building setback).

Per the use specific standards: Corner Treatment. At the intersection of buffer strips fronting on public and private streets, a distinctive landscaped area at least 10 percent larger in size than the area that would otherwise be formed by the intersection of the required buffer strips shall be provided. Landscaping in this intersection area shall consist of plant specimens having a high degree of visual interest during all times of the year.

Consider clearer or darker linework as the planting plans are very difficult to read. Possibly consider a larger scale? The drainage, site lighting, fire hydrants and other elements should be included in a Legend and on the plan to ensure that there are no conflicts with the proposed trees and those elements.

KH RESPONSE: SITE ELEMENTS ARE ON LEGEND OF EACH SHEET. SHEETS UPDATED TO ENSURE ALL UTILITIES AND ELEMENTS ARE SHOWN ON PLAN.

These are not called out.

KH RESPONSE: call outs updated to show each side totals

KH RESPONSE: TERMINAL ISL. ADDED

A terminal island is required with 1 tree and six shrubs at this location.

KH RESPONSE: ADDRESSED, THANK YOU

Label and dimension the required 20' street frontage buffer.

Label this distinctive landscape feature. Note this should include physical structured shrubs, not perennials or ornamental grasses.

KH RESPONSE: THIS IS A "DECORATIVE ENTRY"

Special paving around the entrance has not been provided around these gathering areas.

KH RESPONSE: Hatching updated and added to legend

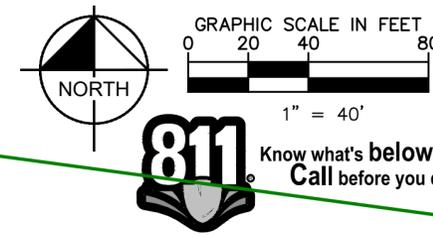
Not applicable for this site.

KH RESPONSE: UPDATED, THANK YOU

This is sheet 10. Please correct and update sheet index.

KH RESPONSE: UPDATED, THANK YOU

- NOTES**
1. THESE PLANS ARE NOT FOR CONSTRUCTION.
  2. PUBLIC IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED PRIOR TO THE COMMENCEMENT OF BUSINESS OPERATIONS
  3. THE EXISTING STREETLIGHTS ALONG BOTH SMOKEY 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.



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 6200 South  
 Greenwood Village, Colorado 80120  
 (303) 228-2300

**QUIKTRIP 4283**  
**E-470 & EAST 64TH AVENUE**  
 SITE PLAN  
 LANDSCAPE PLAN

DATE: 03/22/2024  
 DESIGNED BY: MGK  
 DRAWN BY: MGK  
 CHECKED BY: DNP

FILE NO. 09688043\_LA  
 PROJECT NO. 09688043  
 SHEET NO. 9

KH RESPONSE: SHADE TREES ADDED, AND SHRUBS AROUND SEATING AREA.  
 KH RESPONSE: planting evergreens  
 KH RESPONSE: LIGHTING BEEN ADDED TO  
 L.A.dwg Kish  
 04:1:40 PM  
 K:\DEN\_Civil\09688043\_QuikTrip 4283 Aurora\CADD\PlanSheets\Site

# LANDSCAPE NOTES

- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH AND MAINTENANCE EQUIPMENT ENTRY.
- FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF LANDSCAPE AREA IS REQUIRED FOR SOIL AMENDMENT.
- 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.
- 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 ENCR OACH INTO ROADWAY ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- Provide more detail in the landscape requirements tables on the number of Deciduous or Ornamental trees, evergreen tree or evergreen or deciduous shrubs, perennials or ornamental grasses and the percentages.

LANDSCAPE CODE REQUIREMENTS:	AMOUNT	REQUIRED	PROVIDED
<b>LANDSCAPE CODE REQUIREMENTS:</b> set these up as a table. 4.7.5.C1 UDO: PER SF GUN CLUB RD			
<b>PARKING LOT PERIMETER SCREENING:</b> 3'-4" DOUBLE ROW OF SHRUBS 3' O.C. >50% DECIDUOUS FLOWERING SHRUBS 1 TREE PER 40 LF	1,355 LF	DOUBLE ROW SHRUBS 34 TREES	DOUBLE ROW SHRUBS** 34 TREES**
**REQUIREMENT OVERLAPS WITH BUFFER LANDSCAPING, THE MORE RESTRICTIVE REQUIREMENT IS BEING MET.			
<b>PARKING LOT ISLAND LANDSCAPE:</b> 1 TREE AND 6 SHRUBS PER 9'X19' ISLAND 2 TREES AND 12 SHRUBS PER 9'X38' ISLAND	6 ISLANDS 2 ISLAND	6 TREES & 36 SHRUBS 4 TREES & 24 SHRUBS	6 TREES & 48 SHRUBS 4 TREES & 24 SHRUBS
<b>BUILDING PERIMETER LANDSCAPE (SEC. 146-4.7.5.J):</b> 1 TREE EQUIVALENT EVERY 40 LF OF BUILDING ELEVATION			
EAST SOUTH WEST	54 LF 92 LF 54 LF	1.4 T.E.s 2.3 T.E.s 1.4 T.E.s	1.1 T.E.s 2.3 T.E.s 1.1 T.E.s
<b>OVERALL LANDSCAPE REQUIREMENTS:</b> ZONE: MU-C TOTAL SITE AREA: ±7.29 ACRES TOTAL LANDSCAPE AREA: ±5.40 ACRES OR 235,242 SF (MORE THAN COVER SHEET BECAUSE LA PLANS INCLUDE SEEDING OUTSIDE PROPERTY LINE) >50% OF LANDSCAPE AREA MUST BE LIVING MATERIAL <33% LANDSCAPE AREA TO BE COOL SEASON GRASSES <30% OF SHRUBS TO BE ORNAMENTAL GRASSES		>157,776.2 SF >104,792.3 SF (33%) <262 COUNT (30%)	223,479.9 SF (95%) 0 SF (0%) 442SF (38%)
<b>STREET FRONTAGE BUFFER LANDSCAPING (SEC. 146-4.7.5):</b> 1 TREE AND 10 SHRUBS PER 40 LF OF FRONTAGE			
EAST - GUN CLUB RD	238 LF	20' WIDTH	20' WIDTH 6 TREES & 60 SHRUBS
<b>NON-STREET BUFFER LANDSCAPING (SEC. 146-4.7.5.E)</b> 1 TREE AND 5 SHRUBS PER 40 LF OF FRONTAGE			
SOUTH	909 LF	10' WIDTH	10' WIDTH 23 TREES & 115 SHRUBS
<b>25' SPECIAL BUFFER LANDSCAPING (SEC. 146-4.7.5.H)</b> 1 TREE AND 10 SHRUBS PER 30 LF OF FRONTAGE			
WEST - E-470	303 LF	25' WIDTH	25' WIDTH 11 TREES & 110 SHRUBS
NORTH - 64TH AVE	909 LF	25' WIDTH	25' WIDTH 31 TREES & 310 SHRUBS
NOTE** BUFFER LANDSCAPING OVERLAPS WITH PARKING LOT REQUIREMENTS, THE MORE RESTRICTIVE REQUIREMENT IS BEING MET.			

KH RESPONSE UPDATED, THANK YOU

Remove and organize plant material by type in the table. Show the trees first in the list.

Show a column for the plant ID and then the quantity in the next column

KH RESPONSE UPDATED, THANK YOU

Show the shrubs, ornamental grasses and perennials in separate categories in the Plant List.

KH RESPONSE UPDATED, THANK YOU

set these up as a table.

KH RESPONSE UPDATED, THANK YOU

show this landscape shaded back on the plans and reference the case numbers.

KH RESPONSE UPDATED, THANK YOU

These are deficient, provide the required planting.

Describe what the TE's are: Evergreens, shrubs, perennials, ornamental grasses.

This exceeds the code requirement of a maximum of 30%. Reduce the ornamental grasses on the planting plans to below 30%.

KH RESPONSE UPDATED, THANK YOU

KH RESPONSE: T.E DESCRIBED IN PROV. AMOUNT UNCLEAR TO SHOW REQ. TE PER REQ. CODE SPELLING

Provided: 7 trees, 90 shrubs as (30-1 gallon=10 shrubs) thus, 100 shrubs provided. 10 ornamental grasses or 10%.

KH RESPONSE UPDATED TO BE MORE INCLUSIVE & DETAILED, THANK YOU.

Provide the water usage table for this project to describe the high, medium and low water usage with the square footage of the area and percentage of the overall site.

KH RESPONSE: WATER USAGE TABLE ADDED

KH RESPONSE: BUFFER REMOVED

Omit South buffer as it will be required when the south parcel is submitted.

Provided: 15 trees with 7 which are evergreen or 47% (50% is req.), shrubs (against parking lot) 75 & in special buffer 236 with 184-1-gal. or 61 shrubs, thus total 175 +75=250 with 80 ornamental grasses or 32%.

KH RESPONSE UPDATED TO BE MORE INCLUSIVE & DETAILED, THANK YOU.

Provided: 39 trees with 14 which are evergreen or 36% (50% req.), shrubs (against parking lot) 255 with 38-1 gal. or 12 shrubs total=243 shrubs. In special buffer 407 with 225-1 gal. or 75 shrubs, thus total is 243+332=575 shrubs with 142 ornamental grasses or 25%.

USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	WATER USE	QUANTITIES	COMMENTS
SHRUBS	SH RA	ALPINE CURRANT <i>Berberis Thunbergii</i>	HEIGHT/SPREAD 60" X 60" HT MIN 5 GAL.	VL	99	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
	PA2	RUSSIAN SAGE <i>Perovskia atriplicifolia</i>	HEIGHT/SPREAD 48" X 48" HT MIN 5 GAL.	VL	93	
	SH RG	GROW-LOW FRAGRANT SUMAC <i>Rhus aromatica 'Grow-Low'</i>	HEIGHT/SPREAD 30" X 72" HT MIN 1 GAL.	VL	126	
	SH PB	DIABOLO NINEBARK <i>Physocarpus Opulifolius 'Monlo'</i>	HEIGHT/SPREAD 36" X 36" HT MIN 5 GAL.	L	56	
	SH GF	ARCTIC FIRE REDTWIG DOGWOOD <i>Cornus Sericea 'Farrow'</i>	HEIGHT/SPREAD 96" X 96" HT MIN 5 GAL.	M	163	
	SH CS2	SPANISH GOLD BROOM <i>Cytisus purgion 'Spanish Gold'</i>	HEIGHT/SPREAD 48" X 72" HT MIN 5 GAL.	VL	133	
	P CM	MOONBEAM COREOPSIS <i>Coreopsis x 'Moonbeam'</i>	HEIGHT/SPREAD 24" X 24" HT MIN 1 GAL.	L	180	
	P CT	SEA PINKS <i>Ameria Maritima</i>	HEIGHT/SPREAD 12" X 24" HT MIN 1 GAL.	L	199	
OG	HS	BLUE OAT GRASS <i>Helictotrichon Sempervirens</i>	HEIGHT/SPREAD 24" X 24" HT MIN 1 GAL.	L	305	
OG	AS	LITTLE BLUESTEM <i>Andropogon Scoparius</i>	HEIGHT/SPREAD 24" X 24" HT MIN 1 GAL.	L	88	
OG	CA	REEDGRASS <i>Calamagrostis Acutiflora 'Yari'</i>	HEIGHT/SPREAD 30" X 24" HT MIN 1 GAL.	L	115	
SH	RW	MOUNTAIN ROSE <i>Rosa Woodsii</i>	HEIGHT/SPREAD 30" X 30" HT MIN 5 GAL.	M	185	
EG SH	PC2	JACOBSEN DWARF MUGO PINE <i>Pinus Mugo 'Jakobsen'</i>	HEIGHT/SPREAD 24" X 48" HT MIN 5 GAL.	VL	17	
DECIDUOUS TREES	AS	SHADEMASTER LOCUST <i>Gleditsia Tricanthos Inermis 'Shademaster'</i>	2" CALIPER 35'X30'	L	9	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
	CS	NORTHERN CATALPA <i>Catalpa Speciosa</i>	2" CALIPER 40'X20'	L	9	
	PA	ARISTOCRAT PEAR <i>Pyrus Calleryana</i>	2" CALIPER 15'X12'	M	13	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
	QB	SWAMP WHITE OAK <i>Quercus bicolor</i>	2" CALIPER 50'X25'	L	9	
	TG	GREENSPIRE LITTLELEAF LINDEN <i>Tilia cordata 'Greenspire'</i>	2" CALIPER 40'X30'	M	9	
EVERGREEN	PP	PINYON PINE <i>Pinus edulis</i>	6" MINIMUM HT 25'X15'	M	17	
	PG	BLACK HILLS SPRUCE <i>Picea glauca 'Densata'</i>	6" MINIMUM HT 20'X10'	M	19	
MISC		NATIVE SHORT GRASS SEED MIX			216,316 S.F.	
		2"-3" ROCK COBBLE MULCH			18,926 S.F.	

KH RESPONSE UPDATED, THANK YOU

These are the tree sizes at maturity, please remove them from the plant list as the trees are not being specified that size.

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**QUIKTRIP 4283**  
E-470 & EAST 64TH AVENUE  
SITE PLAN  
LANDSCAPE NOTES

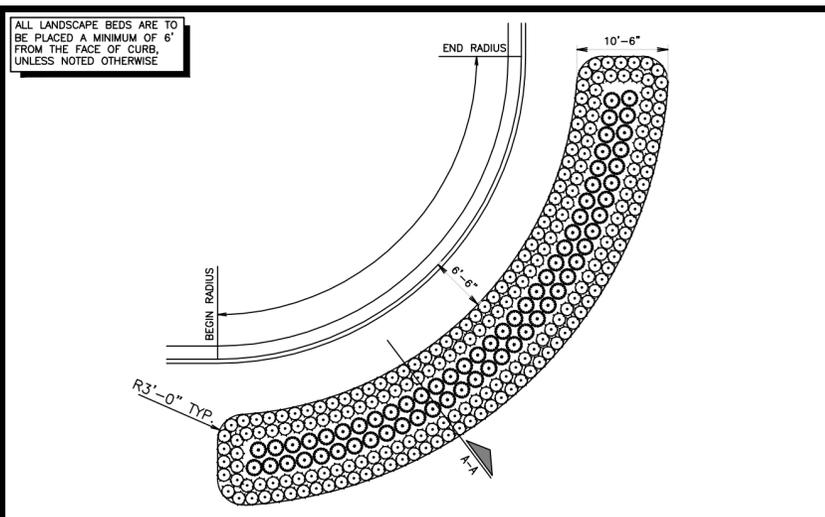
DATE: 03/22/2024  
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DRAWN BY: MGK  
CHECKED BY: DNP

FILE NO. 09688043\_LA  
PROJECT NO. 09688043

SHEET NO. 11

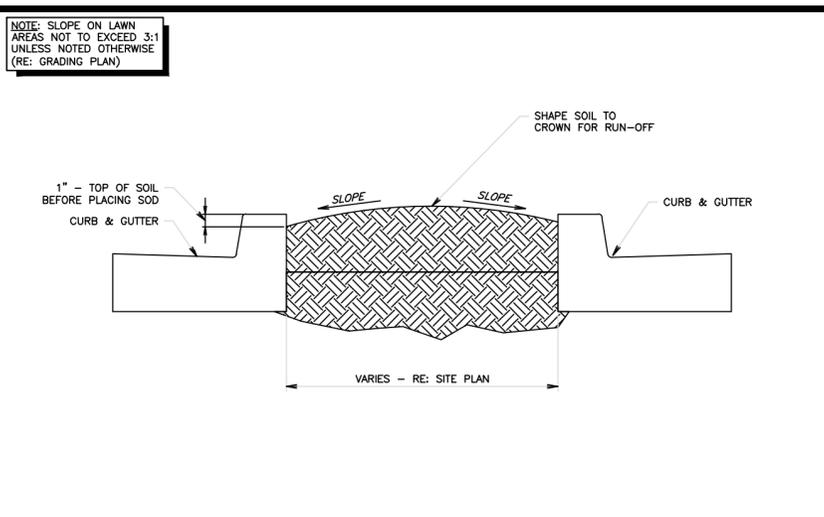
**811** Know what's below. Call before you dig.

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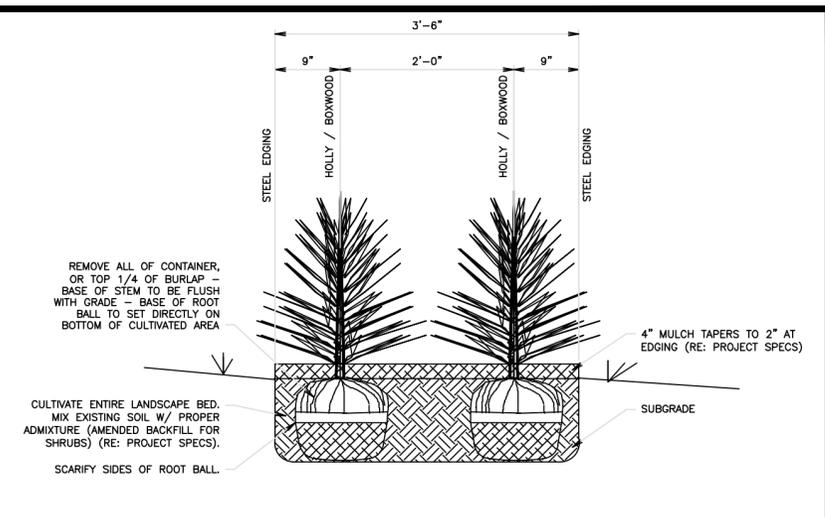
LANDSCAPE BED TYPE "B"

NTS  
SN: LD002C004



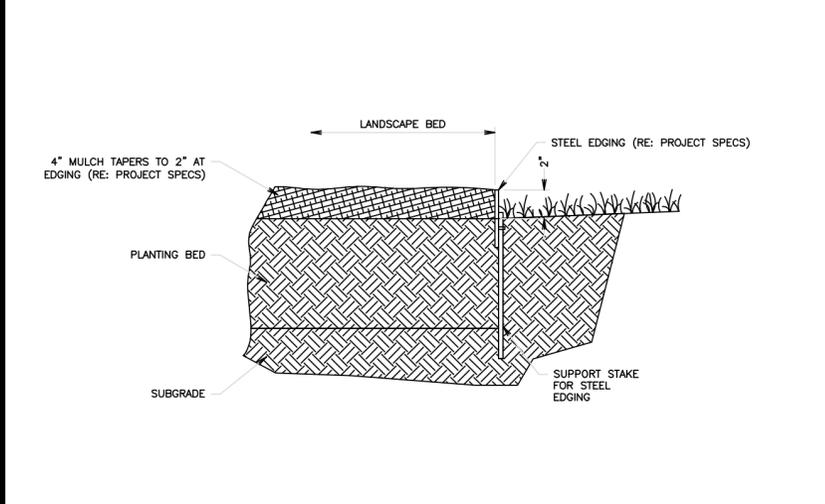
TYPICAL LAWN SECTION

NTS  
SN: LD007A002



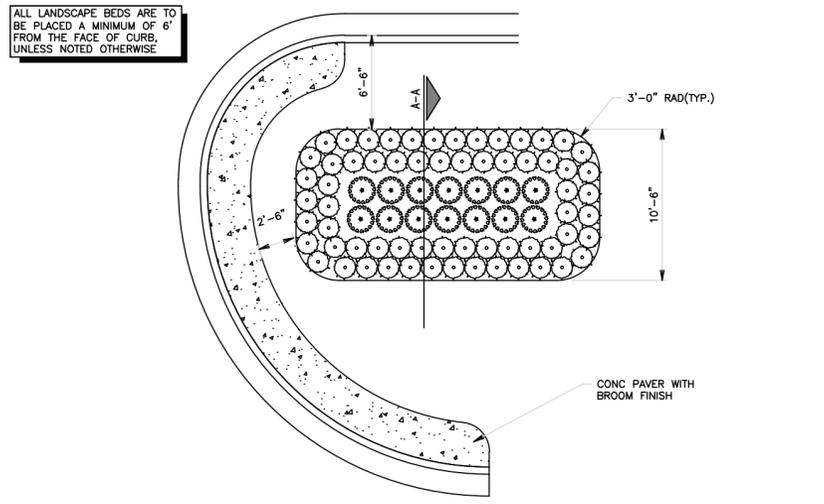
SHRUB SCREENING SECTION B-B

NTS  
SN: LD005A004



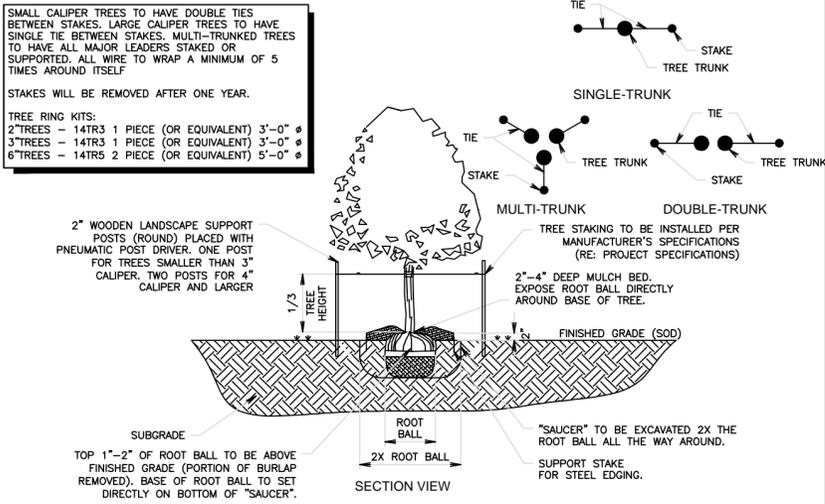
LANDSCAPE STEEL EDGING DETAIL

NTS  
SN: LD006A004



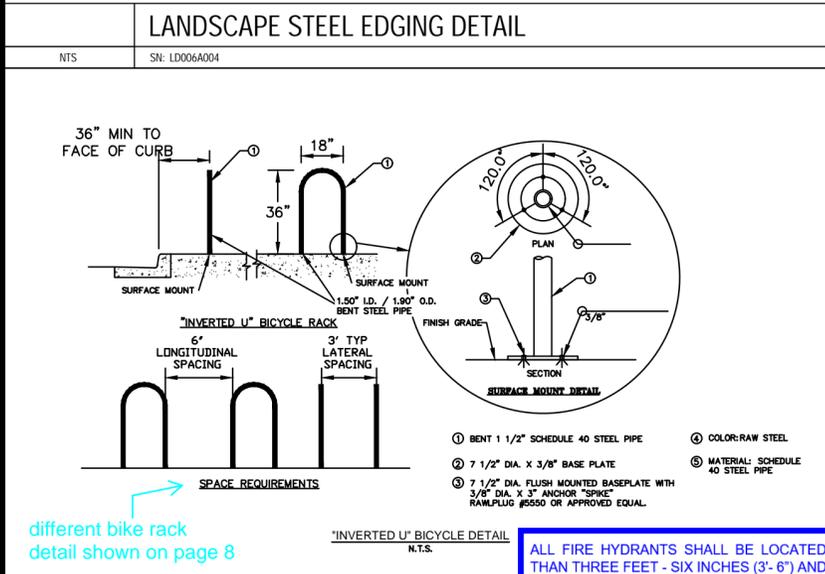
LANDSCAPE BED TYPE "A"

NTS  
SN: LD001B005



TREE PLANTING DETAIL

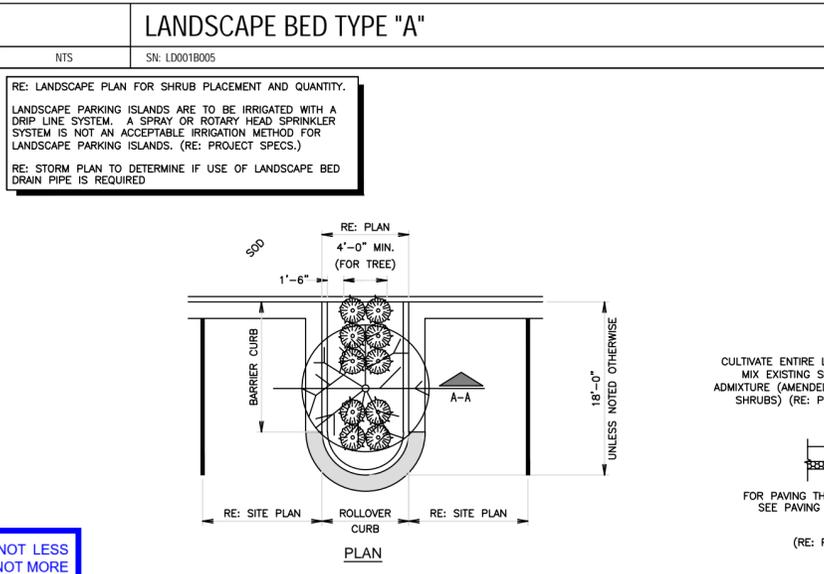
NTS  
SN: LD008A006



INVERTED\_U-BIKE

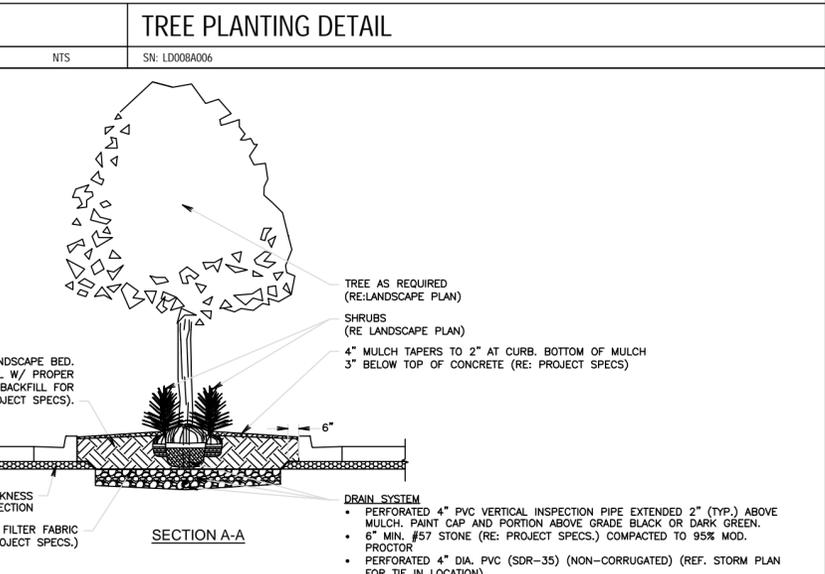
NTS

Bike rack detail on this sheet to be utilized.



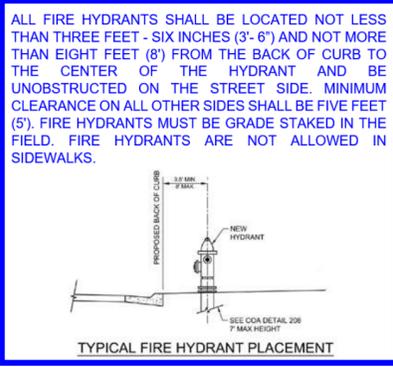
PARKING ISLAND W/ SHRUBS & TREE LANDSCAPE DETAIL (ADJACENT TO CURB & GUTTER)

NTS  
SN: LD012A011



TREE PLANTING DETAIL (continued)

NTS



TYPICAL FIRE HYDRANT PLACEMENT

ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3'-6") AND NOT MORE THAN EIGHT FEET (8') FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5'). FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD. FIRE HYDRANTS ARE NOT ALLOWED IN SIDEWALKS.

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6200 South St.  
Greenwood Village, Colorado 80111 (303) 228-2300

**QUIKTRIP 4283**  
E-470 & EAST 64TH AVENUE  
SITE PLAN  
LANDSCAPE DETAILS

DATE: 03/22/2024  
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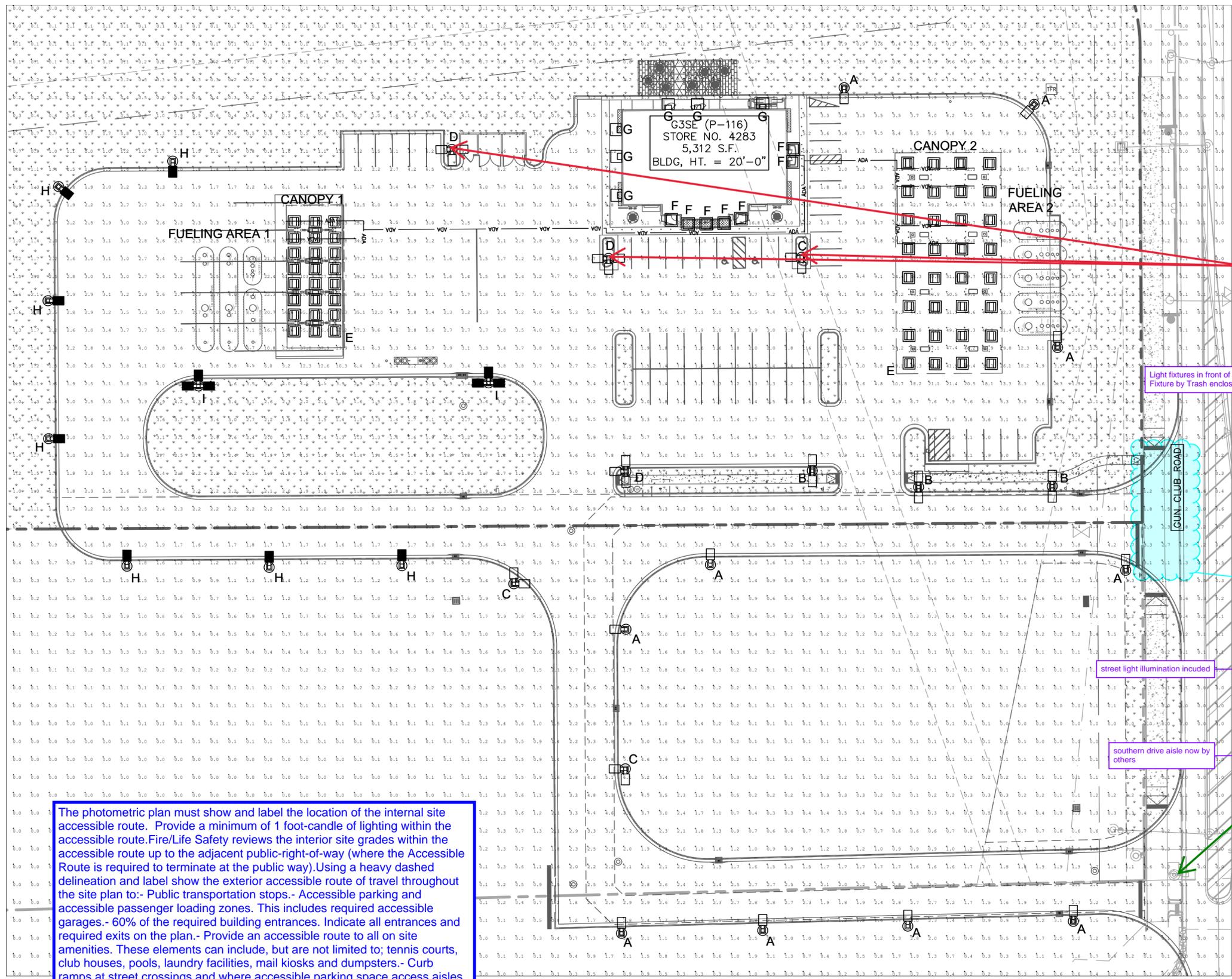
FILE NO.  
096888043\_LA  
PROJECT NO.  
096888043

SHEET NO.  
12



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- LEGEND**
- ADA — ADA ROUTE
  - ☉ 35' LIGHT
  - ☉ 22' LIGHT
  - ☉ GAS CANOPY LIGHT
  - ☉ CEILING MOUNTED LIGHT
  - ☉ WALL LIGHT

\*NOTE: SEE LUMINAIRE SCHEDULE FOR DETAILS AND CONFIGURATIONS ON SHEET 14

Show sight lighting on the planting plan as there are conflicts in the landscape islands with the trees that are required to be in the islands. Adjust light poles out of the landscape islands.

Light fixtures in front of store cannot be moved. Light Fixture by Trash enclosure moved north of Island.

add light fixture symbols

Light fixtures added to legend

do these include street light illumination

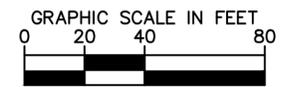
street light illumination included

southern drive aisle now by others

Call the existing street light to be removed, and show location of the proposed street light.

The photometric plan must show and label the location of the internal site accessible route. Provide a minimum of 1 foot-candle of lighting within the accessible route. Fire/Life Safety reviews the interior site grades within the accessible route up to the adjacent public-right-of-way (where the Accessible Route is required to terminate at the public way). Using a heavy dashed delineation and label show the exterior accessible route of travel throughout the site plan to:- Public transportation stops.- Accessible parking and accessible passenger loading zones. This includes required accessible garages.- 60% of the required building entrances. Indicate all entrances and required exits on the plan.- Provide an accessible route to all on site amenities. These elements can include, but are not limited to; tennis courts, club houses, pools, laundry facilities, mail kiosks and dumpsters.- Curb ramps at street crossings and where accessible parking space access aisles connect to adjacent sidewalks.- Provide marked crosswalks in all areas where the accessible route crosses a drive aisle.- Accessible routes must be shown passing through gated entry(s) served. - Show and label the location of accessible units required by IBC Chapter 11 and the revised 2003 HB-1221 to be part of the exterior accessible route.

Minimum of 1.8 fc added to calculation summary



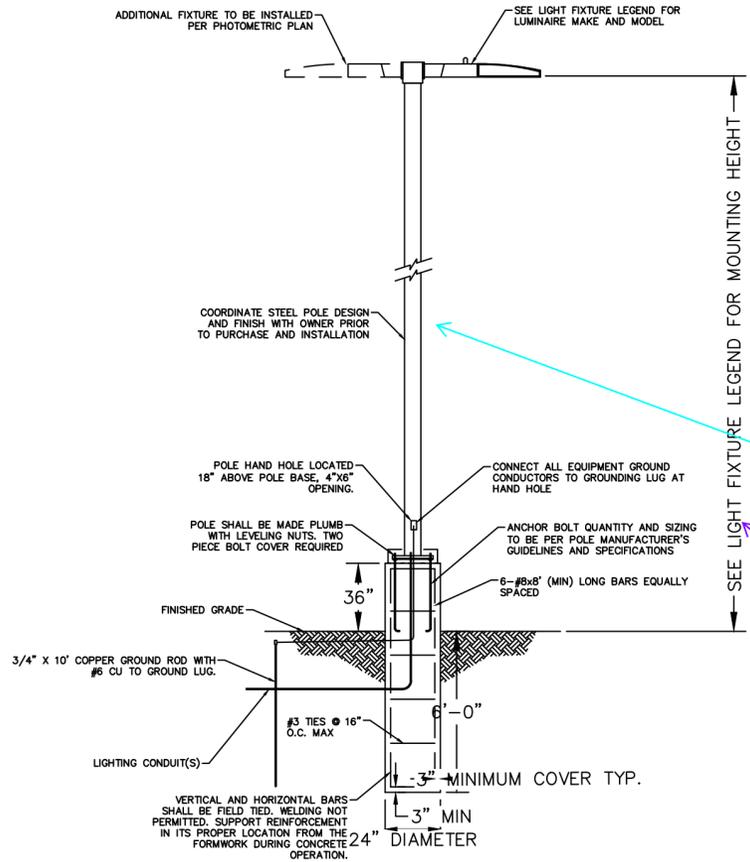
**imley»Horn**  
BY-HORN AND ASSOCIATES, INC.  
1400 East High Street, Suite 300  
Fort Collins, Colorado 80511 (970) 228-2300

**QUIKTRIP 4283**  
E-470 & EAST 64TH AVENUE  
SITE PLAN  
PHOTOMETRIC PLAN

DATE: 03/22/2024  
DESIGNED BY: MGK  
DRAWN BY: MGK  
CHECKED BY: DNP

FILE NO: 096888043\_PH  
PROJECT NO: 096888043  
SHEET NO.

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- NOTES:**
- 3500 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 SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
  - FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
  - FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF. UTILIZING AASHTO FIGURE 1.8.2c(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS".

provide height dimension

Multiple dimensions for poles. Dimensions provided in Luminaire schedule.

private added to label

Add private to the label

CALCULATION SUMMARY		
<u>PARKING LOT</u>	<u>FUELING AREA 1</u>	<u>CANOPY 1</u>
ILLUMINANCE (FC)	ILLUMINANCE (FC)	ILLUMINANCE (FC)
MINIMUM = 1.2	MINIMUM = 2.2	MINIMUM = 29.9
AVERAGE = 5.62	AVERAGE = 7.24	AVERAGE = 79.01
AVG/MIN = 4.68	AVG/MIN = 3.29	AVG/MIN = 2.64
<u>ACCESS DRIVE</u>	<u>FUELING AREA 2</u>	<u>CANOPY 2</u>
ILLUMINANCE (FC)	ILLUMINANCE (FC)	ILLUMINANCE (FC)
MINIMUM = 1.2	MINIMUM = 1.8	MINIMUM = 26.1
AVERAGE = 2.94	AVERAGE = 7.04	AVERAGE = 43.18
AVG/MIN = 2.45	AVG/MIN = 3.91	AVG/MIN = 1.65
<u>TRASH ENCLOSURE</u>		
ILLUMINANCE (FC)		
MINIMUM = 3.3		
AVERAGE = 6.43		
AVG/MIN = 1.95		

**1**  
14 N.T.S. POLE FOUNDATION DETAIL

**2**  
14 N.T.S. PHOTOMETRIC CALCULATION SUMMARY

**LUMINAIRE SCHEDULE**

SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	LLF	DESCRIPTION	TOTAL WATTS
	A	10	SINGLE	22'-0"	12861	0.90	SLM-LED-12L-SIL-FT-40-70CRI	85
	B	3	2 @ 180°	22'-0"	12861	0.90	SLM-LED-12L-SIL-FT-40-70CRI	85
	C	3	2 @ 90°	22'-0"	12861	0.90	SLM-LED-12L-SIL-FT-40-70CRI	85
	D	3	3 @ 90°	22'-0"	12861	0.90	SLM-LED-12L-SIL-FT-40-70CRI	85
	E	56	SINGLE	15'-0"	12861	0.90	SCV-LED-13L-SC-40	90
	F	7	SINGLE	12'-0"	6041	0.60	XSPS-S-LED-VHO-NW-DFL	48.70
	G	6	SINGLE	12'-0"	6800	0.90	XWM-3-LED-06L-40	47
	H	7	SINGLE	35'-0"	12861	0.90	SLM-LED-12L-SIL-FT-40-70CRI	85
	I	2	3 @ 90°	35'-0"	12861	0.90	SLM-LED-12L-SIL-FT-40-70CRI	85



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PROJECT NO. 096888043  
SHEET NO. 14

### Slice Medium Outdoor LED Area Light

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

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Typical Order Example: **SLM LED 36L SIL FTA UNV DIM 50 7000K ALSCSM BRZ IL**

Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation <sup>2</sup>	Voltage
SLM - Slice Medium	LED	SL - 5,000 lms 3L - 12,000 lms 3M - 18,000 lms 2M - 24,000 lms 3K - 30,000 lms 3R - 36,000 lms 4L - 42,000 lms 4R - 48,000 lms 5L - 55,000 lms Custom Lumen Packages <sup>1</sup>	SL - Silicone	2 - Type 2 3 - Type 3 SM - Type 5 Wide FF - Forward Throw FFA - Forward Throw Automotive AW - Automotive Rectangular	(blank) - standard (no rotation) L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HW - High Voltage (540-480V)

Driver	Color Temperature	Color Rendering	Controls	Finish	Options
DIM - 0-10V Dimming (C0-100%)	50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT	70CR - 70 CRI	(Blank) - None <b>Wireless Controls System</b> ALS - ArLink Synapse Control System ALS202 - ArLink Synapse Control System with 12-20' Motion Sensor ALS204 - ArLink Synapse Control System with 20-40' Motion Sensor ALS31 - ArLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height) ALS32 - ArLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height) <b>Smart-Home Controls</b> SST - 0-20V Dimming loads controlled by heating exterior COP - 7 Pin Control Backpack ANSI C136.41 <sup>1</sup> MSBTL - Integral Bluetooth <sup>TM</sup> Motion and Photocell Sensor (8-24' Mtg) MSBTL2 - Integral Bluetooth <sup>TM</sup> Motion and Photocell Sensor (25-40' Mtg) <b>Button Type Photocells</b> PC208 - 120V PC208-277 - 208-277V PC347 - 347V	BLK - Black BRZ - Dark Bronze GMC - Gun Metal Gray GPI - Graphite MS - Metallic Silver PP - Platinum Plus SWG - Satin Verde Green WHT - White	(Blank) - None HL - Integral Half Louver (Moderate Spill Light Cutoff) IL - Integral Louver (Sharp Spill Light Cutoff)

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Accessory Ordering Information<sup>1</sup>

Description	Order Number
Twist Lock Photocell (120V) for use with CRPP	12254
Twist Lock Photocell (208-277V) for use with CRPP	12255
Twist Lock Photocell (347V) for use with CRPP	12256
Twist Lock Photocell (480V) for use with CRPP	12250
ArLink 5 Pin Twist Lock Controller <sup>2</sup>	61409
ArLink 7 Pin Twist Lock Controller <sup>2</sup>	66140
Shorting Cap for use with CRPP	1492

Description	Order Number
Round Pole Adapter (3" Round Tapered Poles)	40272LR
Round Pole Adapter (4" Round Poles)	37996CLR
Round Pole Adapter (5" Round Poles)	37998CLR
ES to ES Adapter	80066RLX

1. Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DC rated.  
2. Not available in "Type 1" applications.  
3. Consult factory for availability.  
4. Motion sensor and photocell packages are an add-on and are to be downloaded from your smartphon's native app store. See controls section for more details.  
5. Control lumen and wattage cap must be ordered separately. See Accessory Ordering Information.  
6. Accessories are shipped separately and sold separately.

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### XSPS LED Soffit Light

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Typical Order Example: **XSPS S LED SS CW 120 GWT DFL**

Prefix	Distribution	Light Source	Driver Current	Color Temperature	Input Voltage	Finish	Lens	Options
XSPS - LED Soffit	S - Symmetric	LED	SS - 4,000 Lumens HS - 5,000 Lumens VHO - 6,000 Lumens	CW - 4000K 80 CRI NW - 4000K 80 CRI WW - 3000K 80 CRI	120 - 120V 208 - 208V 240 - 240V 277 - 277V 347 - 347V	GWT - Gloss White	DFL - Diffused Acrylic Lens	CHT - Channel Rail Mounting Kit EB - Emergency Battery Pack <sup>1</sup>

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

PERFORMANCE

Lumen Package	Distribution	Lens Type	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
				Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	
SS	S	DFL	80	3816	123	B2-U0-G1	4022	129	B2-U0-G1	3966	128	B2-U0-G1	31
HO	S	DFL	80	4756	120	B2-U0-G1	5011	127	B2-U0-G1	4941	125	B2-U0-G1	40
VHO	S	DFL	80	5733	118	B2-U0-G1	6041	124	B2-U0-G1	5957	122	B2-U0-G1	49
SHO	S	DFL	80	7559	113	B3-U0-G1	7965	119	B3-U0-G1	7853	118	B3-U0-G1	67

LEDs are frequently updated therefore values are nominal.

Electrical Data (Amps) <sup>1</sup>						
Lumen Package	Wattage	120V	208V	240V	277V	347V
SS	31	0.26	0.15	0.13	0.11	0.09
HO	40	0.33	0.19	0.16	0.14	0.11
VHO	49	0.41	0.23	0.2	0.18	0.14
SHO	67	0.56	0.32	0.28	0.24	0.19

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

RECOMMENDED LUMEN MAINTENANCE					
Ambient Temp C	Initial <sup>1</sup>	25K hrs. <sup>1</sup>	50K hrs. <sup>1</sup>	75K hrs. <sup>1</sup>	100K hrs. <sup>1</sup>
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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### Scottsdale Vertex™ (SCV) Petroleum Canopy Light

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Typical Order Example: **SCV LED 13L SC UNV DIM 50 WHT IMSBZ REDI**

Prefix	Light Source	Lumen Package	Distribution	Voltage	Driver	Color Temperature	Finish	Options	Mounting
SCV - Petroleum Canopy Luminaire	LED	13L - 10,000 Lumens 15L - 15,000 Lumens 20L - 20,000 Lumens 23L - 25,000 Lumens Custom Lumen Packages <sup>1</sup>	SC - Standard Symmetric	UNV - Universal Voltage (120-277VAC) HW - 347-480V	DIM - 0-10V Dimming <sup>2</sup>	30 - 3000K 40 - 4000K 50 - 5000K	WHT - White BLK - Black BRZ - Bronze	Blank - None ALBCL - ArLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height) ALBCL2 - ArLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height) MSBTL - Integral Bluetooth <sup>TM</sup> Motion and Photocell Sensor (8-24' Mtg) MSBTL2 - Integral Bluetooth <sup>TM</sup> Motion and Photocell Sensor (25-40' Mtg) HL - Hazardous Location Class I Div 2	Blank - None REDI - REDMount integrated junction box system <sup>3</sup>

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ACCESSORY ORDERING INFORMATION<sup>1</sup>

Part Number	Description	Part Number	Description
67424R2	Retrofit Panel Kit - EC / ECTA / SF for 16" Deck Panel with larger openings <sup>4</sup>	687461	Junction Box
674011R	Retrofit Panel Kit - EC / ECTA / SF for SCV for 12" Deck Panel	1320540	Kit - Hole Plug and Sealant (enough for 25 retrofits)
67424R2	Retrofit Panel Kit - REDI Richmond to SCV	6742182WHT	Rectangular Top Plate Kit (includes top plate and sealant)
67427R2	Retrofit Panel Kit - UNV Universal 2x2 to SCV	674243R2	Surface Mount Box
3732R2	Retrofit 2x2 Cover Panel Blank (no holes)	687462R2	Retrofit Kit - CRU/RSIS to SCV
3547R2	Retrofit 8x8 Cover Panel Blank (no holes)	744333	Retrofit Kit for SCV/SCV to upgrade SC/SC/EC/ECTA White
557195WHT	26" X 26" Beauty Plate Kit (with 4" Center hole)	75212R2	Bracket SCV/SCV Direct Mount with Hardware
54160WHT	26" X 26" Beauty Plate Kit (with 4" Center hole)		

1. Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DC rated.  
2. Not available with REDMount.  
3. 0-10V dim voltage wired dimming not available with REDMount.  
4. PFR is best compatible for the LED tape that can be downloaded from your smartphon's native app store.  
5. Kit not compatible with ArLink, MSBTL, 300K, or REDMount.  
6. Light fixture requires clips with REDMount attached.  
7. Ideal for 1" x 1" openings.  
8. Ideal for 1" openings.

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### Mirada Wall Sconce (XWM)

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Typical Order Example: **XWM 2 LED QXL 30 UE BRZ ALSC**

Family	Distribution	LED Technology	Lumen Package	Color Temperature	Voltage
XWM - Mirada Medium Wall Sconce	2 - Type 2 3 - Type 3 FF - Type Forward Throw	LED	Q - 1,500 lms L - 4,000 lms M - 6,000 lms S - 12,000 lms M - 18,000 lms R - 24,000 lms Custom Lumen Package <sup>1</sup>	30 - 3000K 40 - 4000K 50 - 5000K AW - Phosphor Converted Amber <sup>2</sup>	UL - Universal Voltage (120-277V) HW - High Voltage (540-480V)

Finish	Controls (Choose One)			Options
	Wireless Controls	Smart-Home Controls	Button Type Photocell	
BLK - Black BRZ - Dark Bronze GMC - Gun Metal Gray GPI - Graphite MS - Metallic Silver PP - Platinum Plus SWG - Satin Verde Green WHT - White	ALS - ArLink Synapse Control System ALS202 - ArLink Synapse Control System with 8-12' Motion Sensor ALS204 - ArLink Synapse Control System with 12-20' Motion Sensor ALS31 - ArLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height) ALS32 - ArLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height) <b>Smart-Home Controls</b> SST - 0-20V Dimming loads controlled by heating exterior COP - 7 Pin Control Backpack ANSI C136.41 <sup>1</sup> MSBTL - Integral Bluetooth <sup>TM</sup> Motion and Photocell Sensor (8-24' Mtg) MSBTL2 - Integral Bluetooth <sup>TM</sup> Motion and Photocell Sensor (25-40' Mtg) <b>Button Type Photocells</b> PC208 - 120V PC208-277 - 208-277V PC347 - 347V	MSB - Battery Back-up (20V) CWB - Cold Weather Battery Backup (20V) MMA - Pole Mounting Bracket SP - 10W Surge Protection TB - Terminal Block		

ACCESSORY ORDERING INFORMATION<sup>1</sup>

Description	Order Number	Description	Order Number
XWM Surface Wiring Box	3685R2LR	RCPP - Single Fasing	1924P
1/2" Linear Wire Splice Kit (2 Recommended per Luminaire)	7362	DFK - Double Fasing	1922P
RCPP - Single Fasing	RCPP	DFK - Double Fasing (240V)	1924P
RC2P - Single Fasing	RC2P	DFK - Double Fasing (480V)	19168P

1. Only available in UL Lumen Packages. Consult factory for lead time and availability.  
2. Not available in UL.  
3. Consult factory for Sh-Lux.  
4. PFR is best compatible for the LED tape that can be downloaded from your smartphon's native app store.  
5. Fixture must be installed in a listed box for pole or in the junction box.  
6. Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DC rated.  
7. Accessories are shipped separately and sold separately.

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add example fixtures from cut sheets

Cutsheets added with pictures of fixtures.



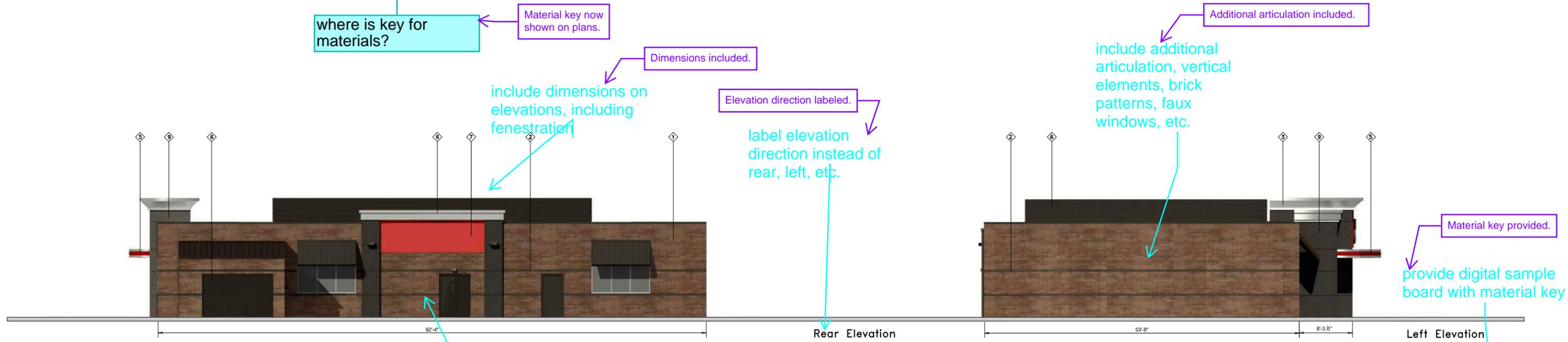
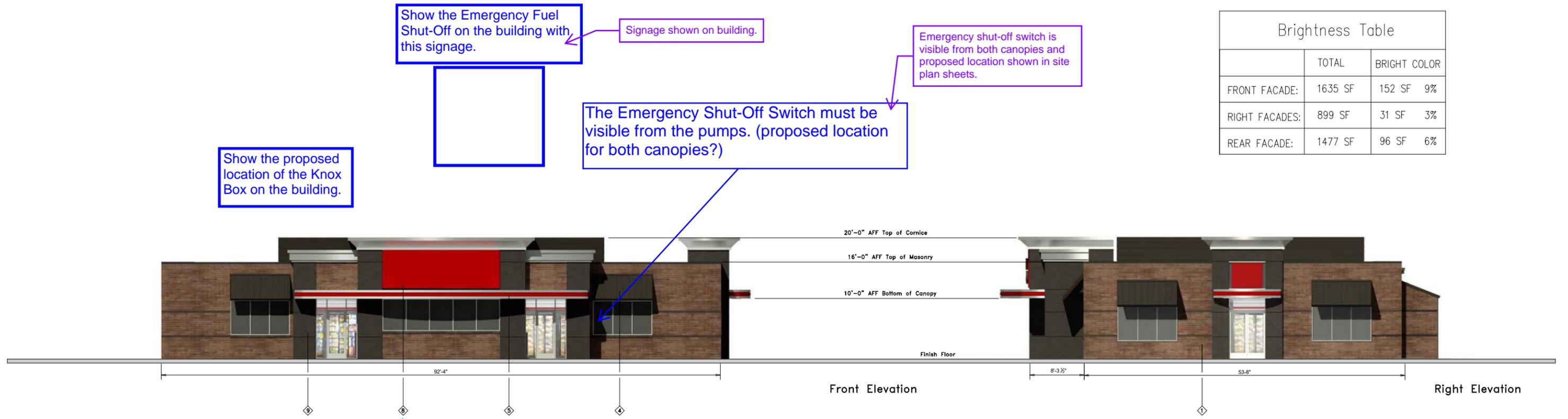
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Greenwood Village, Colorado 80111 (303) 228-2300

QUIKTRIP 4283  
E-470 & EAST 64TH AVENUE  
SITE PLAN  
PHOTOMETRIC DETAILS

DATE: 03/22/2024  
DESIGNED BY: MGK  
DRAWN BY: MGK  
CHECKED BY: DNP

FILE NO. 096888043\_PH  
PROJECT NO. 096888043  
SHEET NO. 15

Brightness Table		
	TOTAL	BRIGHT COLOR
FRONT FACADE:	1635 SF	152 SF 9%
RIGHT FACADES:	899 SF	31 SF 3%
REAR FACADE:	1477 SF	96 SF 6%





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

Store # 4283    G3SE Building Elevations

Serial # 83-4283-G3SE    Scale: 1/16"=1'-0"    Issue Date: 02.29.24

Address: 64th & Gun Club    City, State: Aurora, CO

Drawn By: JK    Rev/Notes:

**APPROVED**  
03/04/2024

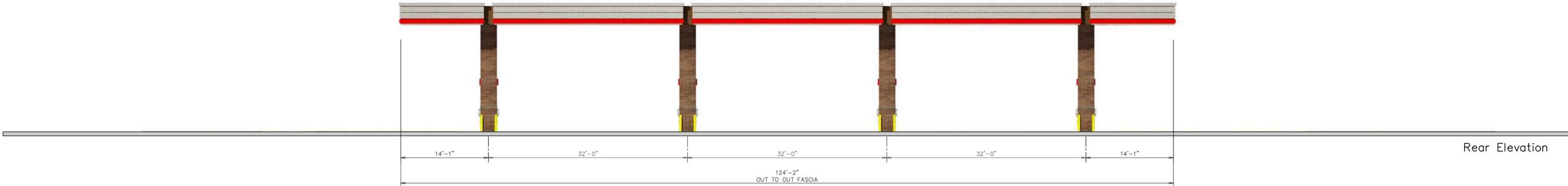
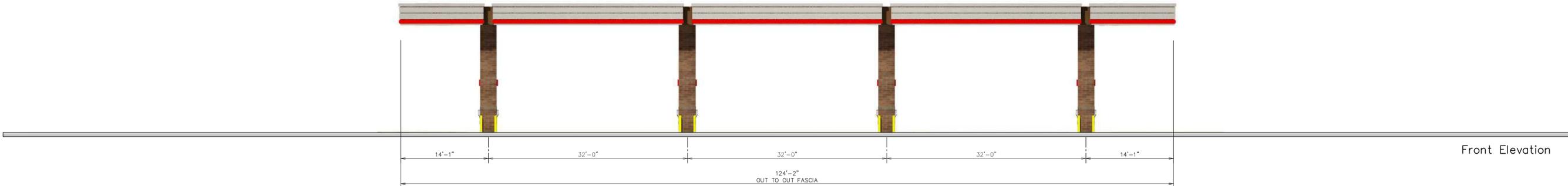
FINISH	MANUFACTURER	SPECIFICATION
1 BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2 MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3 BRUSHED ALUMINUM	REYNOLDS	FASCIA
4 QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING
5 RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6 QT BROWN	SHERWIN-WILLIAMS	METAL PAINT
7 CL-44	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
8 CL-60R	ALLEN INDUSTRIES	SIGNAGE
9 GRANITE	STO	STUCCO

Remove the copyright notes (TYP.)    Copyright notes removed (typ.)    Sign materials removed.    remove sign materials

Additional patio access included.    this elevation faces E. 64th Ave. and needs to include additional transparency and access to the patio

add sheet numbers 16-18

Brightness Table		
	TOTAL	BRIGHT COLOR
FRONT/REAR FACADE:	590 SF	103 SF 17%
SIDE FACADES:	285 SF	42 SF 15%

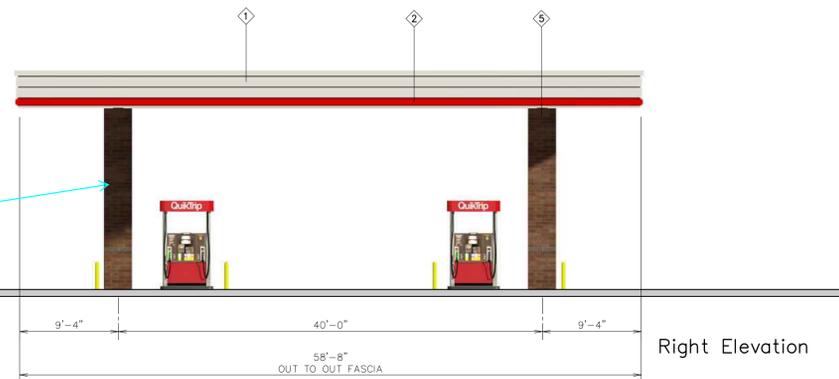


all signage areas shown may not be allowed, please show how these meet code



18'-6" Min. / 25'-6" Max.  
AFF Top of Canopy  
15'-0" Min. Store Side Canopies / 20'-0" Max.  
17'-0" Min. Store Front Canopies / 22'-0" Max.  
AFF Bottom of Canopy

provide dimensions and detail of all canopy columns to meet UDP 3.3.5.00.9.c

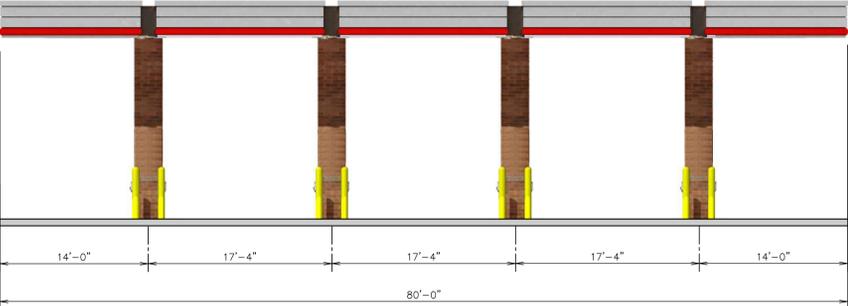


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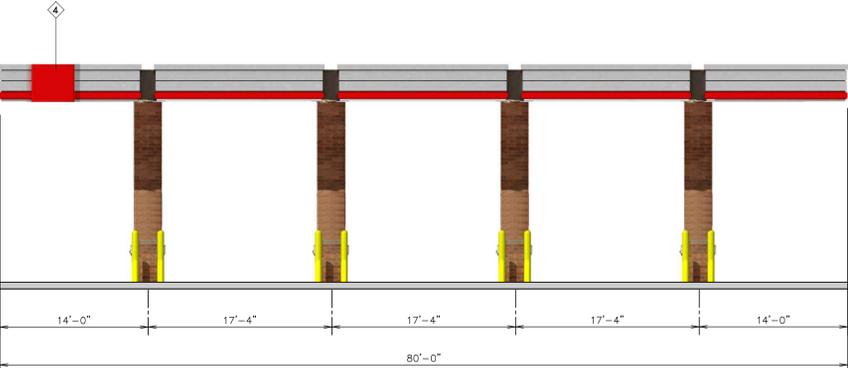
Store # <b>4283</b>	DS8 Canopy w/ Brick Columns	Address: <b>64th &amp; Gun Club</b>	City, State: <b>Aurora, CO</b>
Serial # <b>83-4283-GD08</b>	Scale: <b>1/8" = 1'-0"</b>	Issue Date: <b>02.29.24</b>	Drawn By: <b>JK</b>
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①	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOLBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN - WILLIAMS	METAL PAINT
4	100-14	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPROP 315 MESH
7	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK

Brightness Table		
	TOTAL	BRIGHT COLOR
FRONT/REAR FACADE:	457 SF	103 SF 10%
SIDE FACADES:	199 SF	23 SF 12%



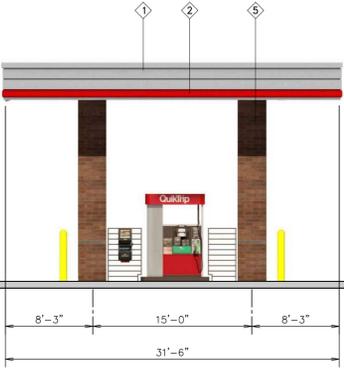
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

19'-6" Min./25'-6" Max.  
AFF Top of Canopy  
16'-0" Min./22'-0" Max.  
AFF Bottom of Canopy



**QuikTrip.**

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

Store #  
**4283**

**3 Bay Diesel w/ Brick Columns**

Address:

**64th & Gun Club**

City, State:

**Aurora, CO**

Serial #  
**83-4283-DV03**

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

Issue Date:  
**02.29.24**

Drawn By:  
**JK**

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①	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOLDBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	01 BROWN	SHERWIN - WILLIAMS	METAL PAINT
4	100-16	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH