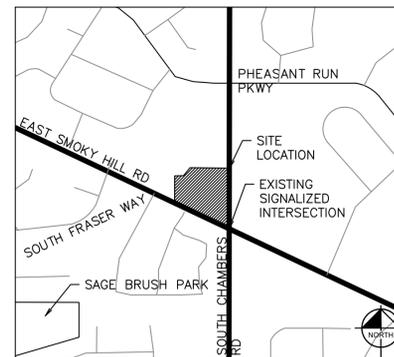


QUIKTRIP 4274

SITE PLAN AND CONDITIONAL USE

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



VICINITY MAP
SCALE 1"=500'

Adjustment request has been removed.

Remove the adjustment request as the landscape requirements are being met with the provision of a tall landscape screen.

ADJUSTMENTS:

LANDSCAPE: AN ADMINISTRATIVE ADJUSTMENT IS REQUESTED FROM CODE SECTION 146-4.7.5 E.2.A. OF THE UDO. THE ADJUSTMENT REQUESTS FOR THE NON-STREET PERIMETER BUFFER TO BE REDUCED FROM 10' WIDE TO 5' WIDE. PER COORDINATION WITH COA, THIS IS PERMITTED WITH A TALL LANDSCAPE SCREEN. NO ENCROACHMENTS ARE PERMITTED WITHIN THE BUFFER. THIS PROJECT WILL PROVIDE TALL LANDSCAPE SCREENING WITH SHRUBS AND TREES AND A 5' BUFFER.

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

CONTACTS:

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

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

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

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY SUITE 300
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 228-2327
CONTACT: DANIELLE PRESCOTT, P.E.

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

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

TABLE PROVIDED IN COMPLIANCE WITH 1106.1 OF THE IBC.

AMENDMENTS

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING & ZONING COMMISSION: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:

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

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

CLERK AND RECORDER: _____

DEPUTY: _____

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, _____ HAS
(CORPORATION, COMPANY, OR INDIVIDUAL)

CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, _____

BY: _____ CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD, _____ BY _____ (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

Stamp has been removed.

Site plans are not stamped.

FLOODPLAIN:

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

BASIS OF BEARINGS:

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

BENCHMARK:

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

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

ELEVATION: 5716.31 FEET (NAVD 1988)

LEGAL DESCRIPTION:

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

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

PROJECT DATA:

LAND AREA WITHIN PROPERTY LINE _____ ± 1.13 ACRES
BUILDING COVERAGE _____ ± 5,312 SF, 0.12 ACRES
CANOPY COVERAGE _____ ± 6,571 SF, 0.15 ACRES
HARDSCAPE _____ ± 0.96 ACRES
LANDSCAPE _____ ± 0.17 ACRES
NUMBER OF BUILDINGS _____ 1
MAXIMUM ALLOWABLE HEIGHT OF BUILDINGS _____ 100 FT
MAXIMUM PROPOSED HEIGHT OF BUILDINGS _____ 22'-6"
NUMBER OF ENCLOSURES / CANOPIES _____ 1
MINIMUM CANOPY HEIGHT _____ 17 FT (APPROX)
MAXIMUM HEIGHT OF ENCLOSURES / CANOPIES _____ 22 FT (APPROX)
PRESENT ZONING CLASSIFICATION _____ MIXED USE CORRIDOR (MU-C)
PROPOSED USE _____ MOTOR VEHICLE FUEL DISPENSING STATION (CONDITIONAL USE) AND CONVENIENCE STORE

2021 IBC OCCUPANCY CLASSIFICATION (ENCLOSURES) _____ M
2021 IBC OCCUPANCY CLASSIFICATION (CANOPIES) _____ U
CONSTRUCTION TYPE (ENCLOSURES) _____ NON-SPRINKLERED
CONSTRUCTION TYPE (CANOPIES) _____ NON-SPRINKLERED
TOTAL PERMITTED SIGN AREA _____ 185 SQ. FT.
PROPOSED TOTAL SIGN AREA _____
MONUMENT SIGN AREA (31 SF EACH SIDE) _____ 62 SF
BUILDING FRONT SIGN AREA (1) _____ 60 SF
BUILDING BACK SIGN AREA (1) _____ 44 SF
CANOPY SIGN AREA (1) _____ 9 SF
PROPOSED NUMBER OF CANOPY/BUILDING SIGNS _____ 3
LOADING SPACES REQUIRED AS PER CODE _____ N/A
TOTAL NUMBER OF PROPOSED PARKING SPACES _____ 19

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

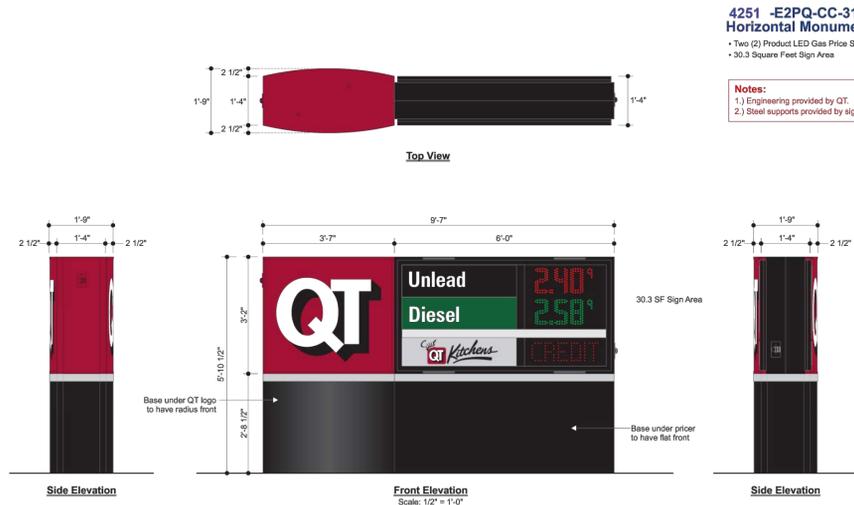
NO.	REVISION	BY	DATE
2023 KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, CO 80111 (303) 228-2300			
DESIGNED BY: MGK DRAWN BY: MGK CHECKED BY: DNP DATE: 9/23/2024			
QUIKTRIP 4274 E. SMOKY HILL RD & S. CHAMBERS RD SITE PLAN COUNTY OF ARAPAHOE, STATE OF COLORADO COVERSHEET			
PROJECT NO. 09688040			
DRAWING NAME			
1			

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

CITY OF AURORA SITE PLAN NOTES:

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII – NUMBERING OF BUILDINGS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH 2021 IBC AND THE 2017 A117.1 ANSI. (NOTE TO APPLICANT: PLEASE SEE EXHIBIT B8 UNDER THE DEVELOPMENT/DESIGN STANDARDS SECTION OF THIS GUIDEBOOK FOR ITEMS TO BE SHOWN ON A SITE PLAN).
- EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO; GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.
- EMERGENCY INGRESS AND EGRESS – RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS 'SERVICE/EMERGENCY AND UTILITY EASEMENTS' AND SHALL BE POSTED 'NO PARKING -FIRE LANE'.
- THE 2021 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-39 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPER'S EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO; GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF CHAMBERS ROAD AND SMOKY HILL ROAD, WHEN THE TRAFFIC SIGNAL UPGRADE PROJECT IS COMPLETED. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA (CITY) IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION

- THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.



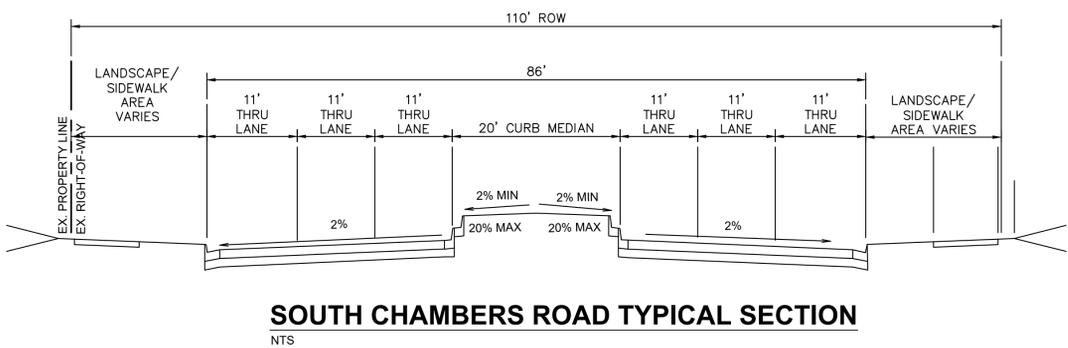
4251 -MH-E2PQ-CC-31
Project Information
 Client: QuikTrip
 Location: _____

Date / Description	Issue Date
12/10/19	Issue Date
01/14/20	Rev. 1
02/19/20	Rev. 2

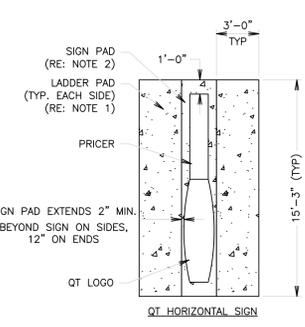
Store #
4251

Declaration
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www.allenindustries.com



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



BY DATE
REVISION
NO.

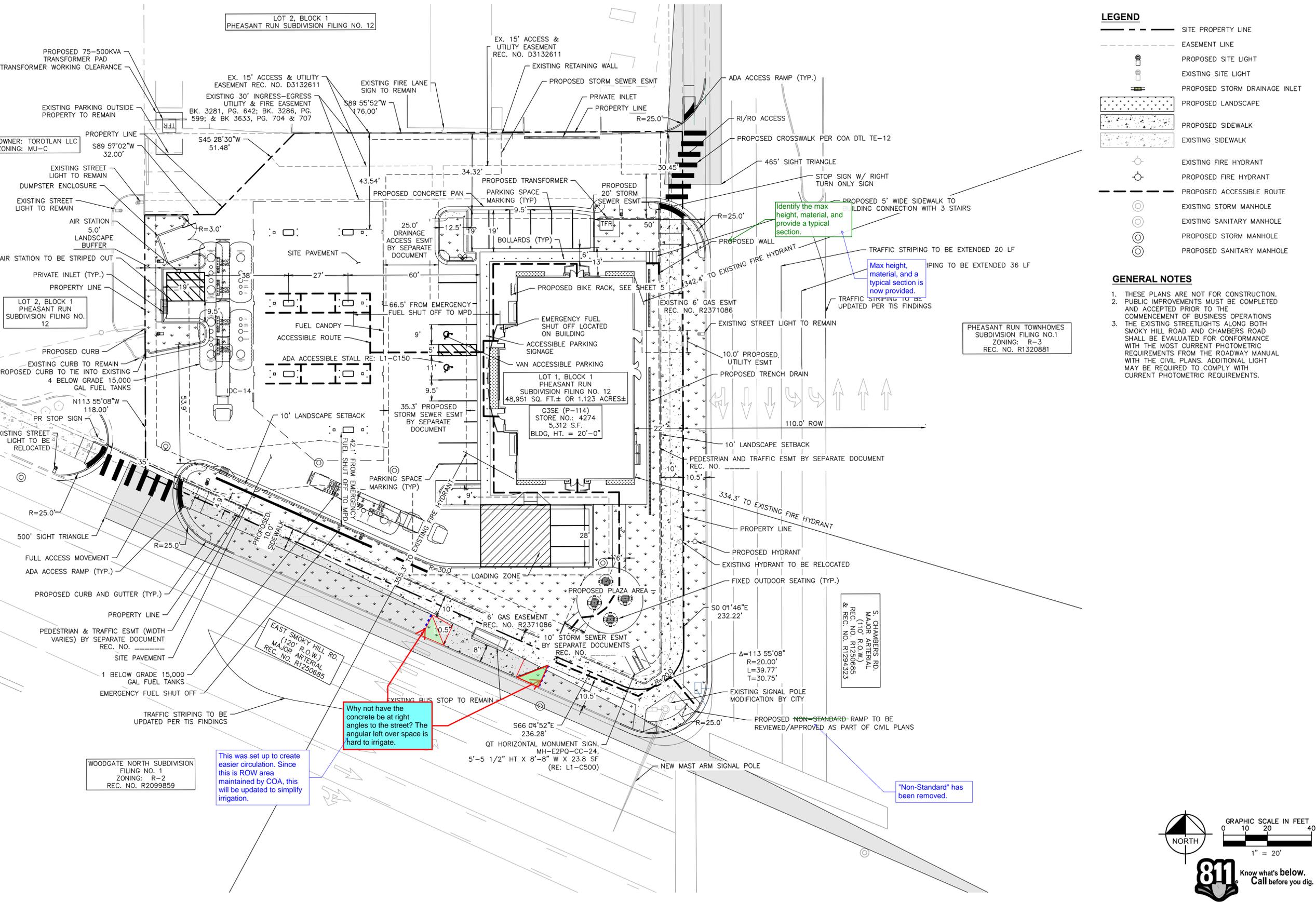
Kimley»Horn
 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 16200 South Syracuse Way, Suite 300
 Greenwood Village, CO 80111 (303) 728-2500

DESIGNED BY: MGK
 DRAWN BY: MGK
 CHECKED BY: DNP
 DATE: 9/23/2024

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

PROJECT NO.
096888040
DRAWING NAME
2

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

GENERAL NOTES

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.

PHEASANT RUN TOWNHOMES
SUBDIVISION FILING NO. 1
ZONING: R-3
REC. NO. R1320881

LOT 2, BLOCK 1
PHEASANT RUN SUBDIVISION FILING NO. 12

OWNER: TOROTLAN LLC
ZONING: MU-C

LOT 2, BLOCK 1
PHEASANT RUN SUBDIVISION FILING NO. 12

LOT 1, BLOCK 1
PHEASANT RUN SUBDIVISION FILING NO. 12
48,951 SQ. FT. ± OR 1.123 ACRES ±
G3SE (P-114)
STORE NO.: 4274
5,312 S.F.
BLDG. HT. = 20'-0"

EAST SMOKY HILL RD.
(120' R.O.W.)
MAJOR ARTERIAL
REC. NO. R1250685

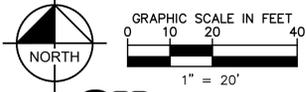
S. CHAMBERS RD.
MAJOR ARTERIAL
(110' R.O.W.)
REC. NO. R1250685
& REC. NO. R1294323

WOODGATE NORTH SUBDIVISION
FILING NO. 1
ZONING: R-2
REC. NO. R2099859

This was set up to create easier circulation. Since this is ROW area maintained by COA, this will be updated to simplify irrigation.

Why not have the concrete be at right angles to the street? The angular left over space is hard to irrigate.

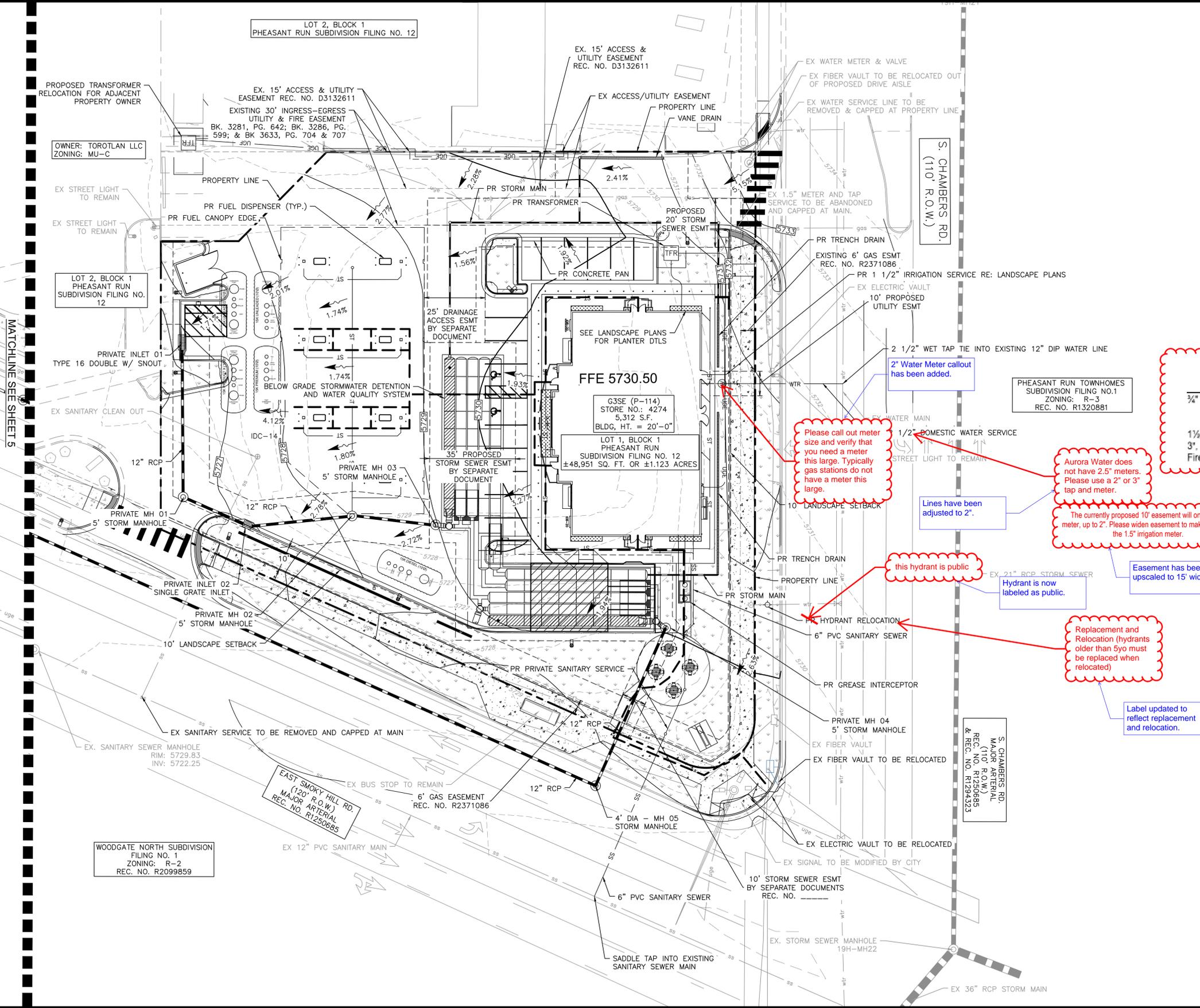
"Non-Standard" has been removed.



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

	DESIGNED BY: MGK	DATE: 9/23/2024
	DRAWN BY: MGK	CHECKED BY: DNP
QUIKTRIP 4274 E. SMOKY HILL RD & S. CHAMBERS RD SITE PLAN COUNTY OF ARAPAHOE, STATE OF COLORADO MASTER SITE PLAN	PROJECT NO. 096888040	DRAWING NAME 3

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LEGEND

---	SITE PROPERTY LINE
---	PROPOSED WATER LINE
---	PROPOSED SSW 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**
- THESE PLANS ARE NOT FOR CONSTRUCTION. REFER TO THE FINAL APPROVED CONSTRUCTION PLANS.
 - ALL GRADE ELEVATIONS ARE TOP OF PAVEMENT ELEVATIONS UNLESS INDICATED OTHERWISE.
 - ALL SANITARY SEWER PIPES AND STRUCTURES TO BE INSTALLED WILL BE PRIVATE FACILITIES.

Meters and Hydrants Required Easements

Fixture	Easement
3/4" to 1" meter	10' wide and 5' behind meter pit or in R.O.W. behind back of walk or in the tree lawn if detached walk is required
1 1/2" to 2" meter	10' wide and 5' behind meter pit
3", 4", 6" Fire Hydrant	18' wide and 5' behind meter pit 10' wide and 5' behind hydrant

Please call out meter size and verify that you need a meter this large. Typically gas stations do not have a meter this large.

Aurora Water does not have 2.5" meters. Please use a 2" or 3" tap and meter.
The currently proposed 10' easement will only fit one meter, up to 2". Please widen easement to make space for the 1.5" irrigation meter.

Lines have been adjusted to 2".

this hydrant is public

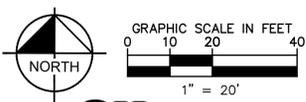
Hydrant is now labeled as public.

Easement has been upscaled to 15' width.

Replacement and Relocation (hydrants older than 5yo must be replaced when relocated)

Label updated to reflect replacement and relocation.

- GENERAL NOTES**
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 - 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.



PROJECT NO. 09688040
 DRAWING NAME
 QUIKTRIP 4274
 E. SMOKY HILL RD & S. CHAMBERS RD
 SITE PLAN
 COUNTY OF ARAPAHOE, STATE OF COLORADO
 GRADING & UTILITY PLAN
 DESIGNED BY: MGK
 DRAWN BY: MGK
 CHECKED BY: DNP
 DATE: 9/23/2024

REVISION
 NO.
 BY
 DATE
 APPR

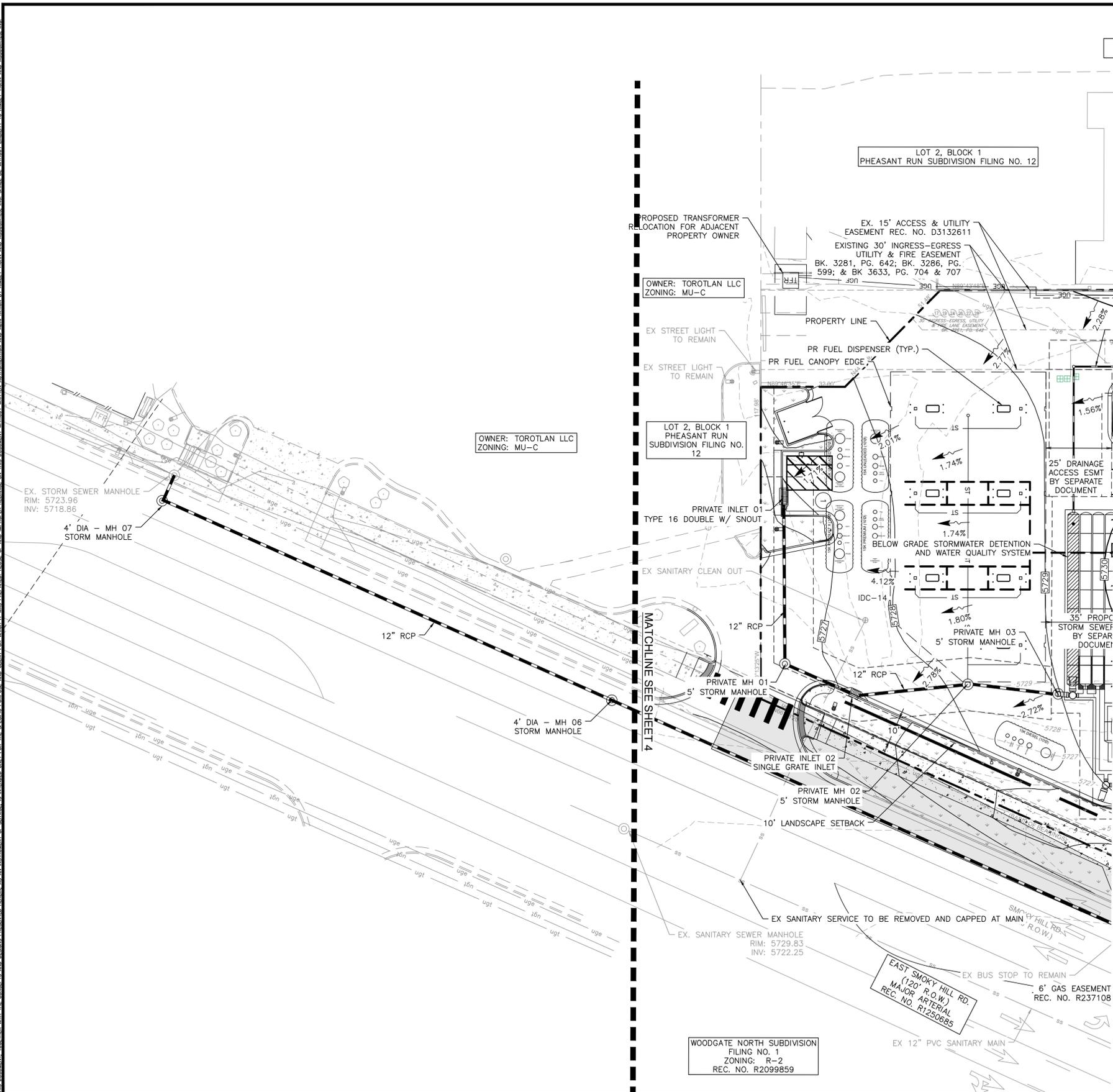
Horn
 ASSOCIATES, INC.
 Suite 300
 803 228-2300

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

02960
 PROFESSIONAL ENGINEER

4

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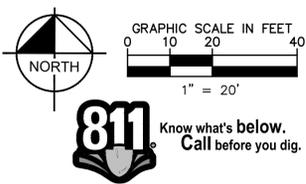


LEGEND

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

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

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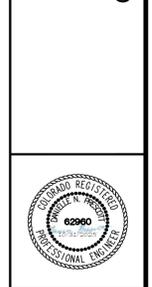


NO.	REVISION	BY	DATE	APPR

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

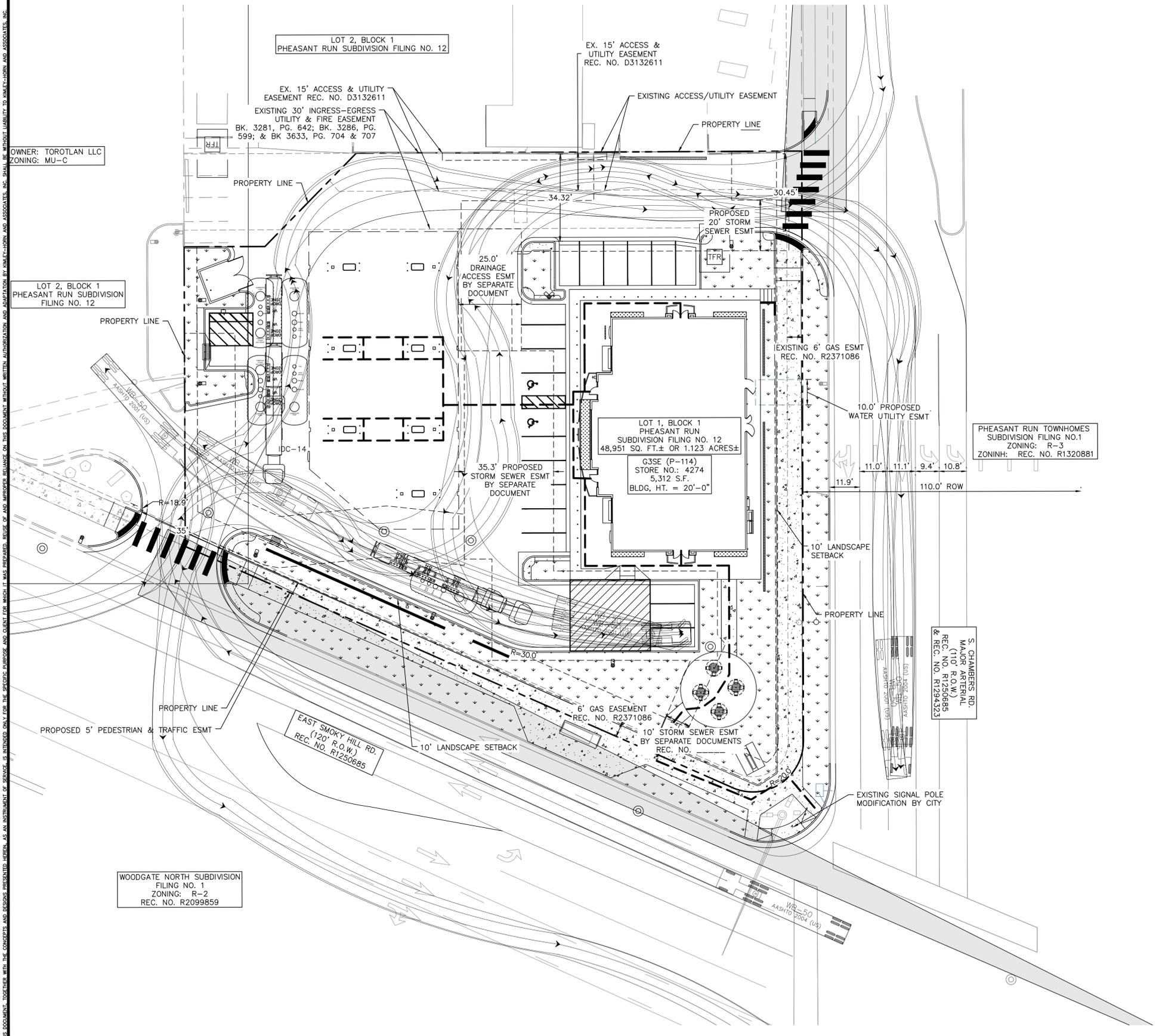
DESIGNED BY: MGK
 DRAWN BY: MGK
 CHECKED BY: DNP
 DATE: 9/23/2024

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



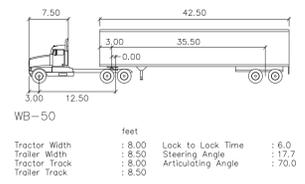
PROJECT NO.
09688040
 DRAWING NAME
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LEGEND

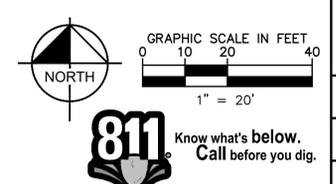
	SITE PROPERTY LINE
	EASEMENT LINE
	PROPOSED SITE LIGHT
	EXISTING SITE LIGHT
	PROPOSED STORM DRAINAGE INLET
	PROPOSED LANDSCAPE
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED ACCESSIBLE ROUTE
	STORM MANHOLE
	SANITARY MANHOLE



OPERATIONS PLAN

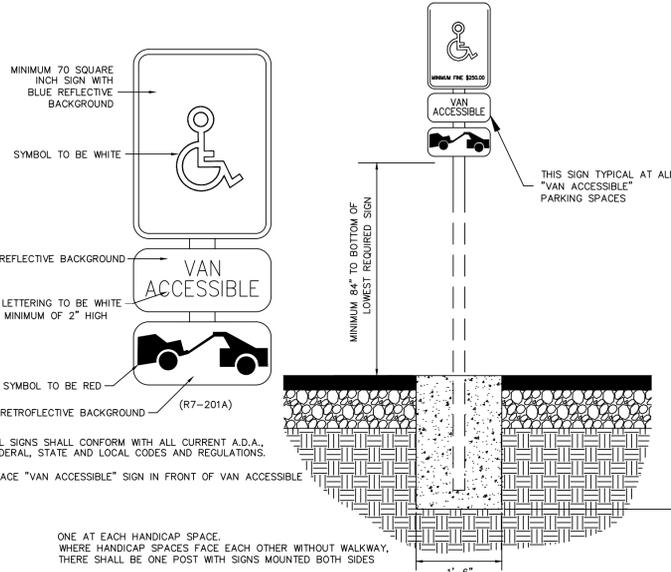
THE CONVENIENCE STORE WITH FUEL SALES WILL BE OPEN 24 HOURS PER DAY. EACH LOCATION EMPLOYS AN AVERAGE OF 22 PEOPLE, 4 EMPLOYEES PER SHIFT, 3 SHIFTS PER DAY. THE PEAK VISITATION TO THE SITE CORRELATES WITH NORMAL BUSINESS TRAVEL HOURS, IN THE MORNING FROM 6AM - 9AM AS PEOPLE ARE HEADING OUT TO WORK, FROM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

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



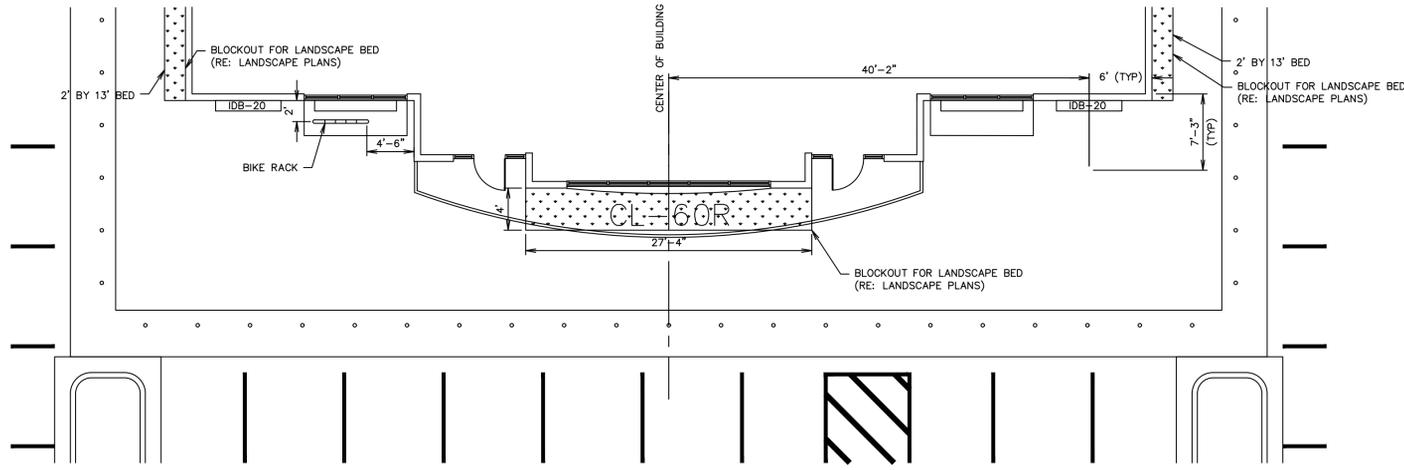
<p>2023 KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, CO 80111 (303) 228-2300</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>NO.</td> <td>REVISION</td> <td>BY</td> <td>DATE</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REVISION	BY	DATE				
NO.	REVISION	BY	DATE						
<p>DESIGNED BY: MGK DRAWN BY: MGK CHECKED BY: DNP DATE: 9/23/2024</p>									
<p>QUIKTRIP 4274 E. SMOKY HILL RD & S. CHAMBERS RD SITE PLAN COUNTY OF ARAPAHOE, STATE OF COLORADO OPERATIONS PLAN</p>									
<p>PROJECT NO. 096888040</p> <p>DRAWING NAME</p>									
<p>6</p>									

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ACCESSIBLE PARKING SIGN

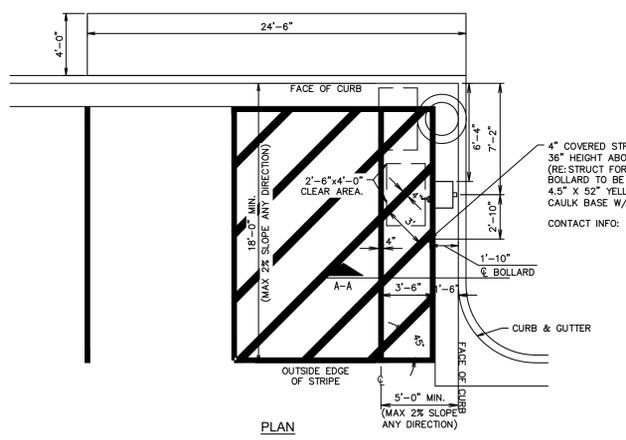
N.T.S.



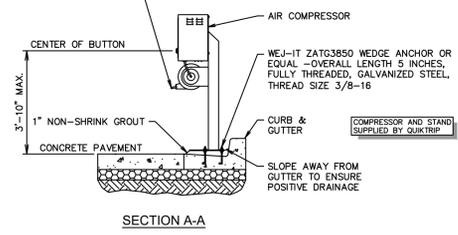
OUTSIDE TABLE PLACEMENT (MOD) (G3SE)

N.T.S.

SN: SD024A002



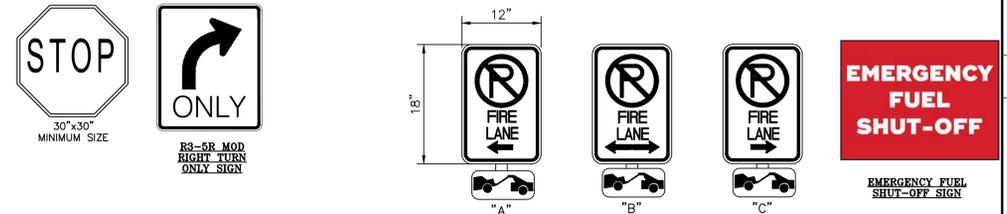
INSTALL STOP DONUT 18" FROM END OF HOSE. ADJUST HOSE TENSION TO 1 TO 2 LBS. AT BEGINNING OF PULL. TAKE WRAPS OFF OF REEL TO LESSEN PULL WEIGHT. HOSE REEL TO BE MOUNTED TO STEEL POST. HOSE TO BE POSITIONED AT BOTTOM OF REEL PROJECTING OUTWARD, AS SHOWN.



AIR SERVICE INSTALL PLAN (RIGHT HAND INSTALL)

N.T.S.

SIGN LEGEND:

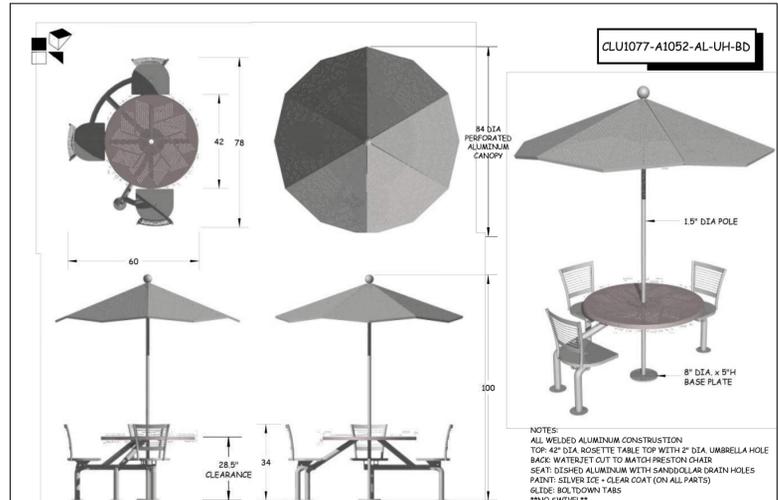


FIRE LANE NOTES:

- 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 ENCROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH 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 2021-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.



NO.	REVISION	BY	DATE

Kimley»Horn

2023 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, CO 80111 (303) 228-2500

DESIGNED BY: MGK
DRAWN BY: MGK
CHECKED BY: DNP
DATE: 9/23/2024

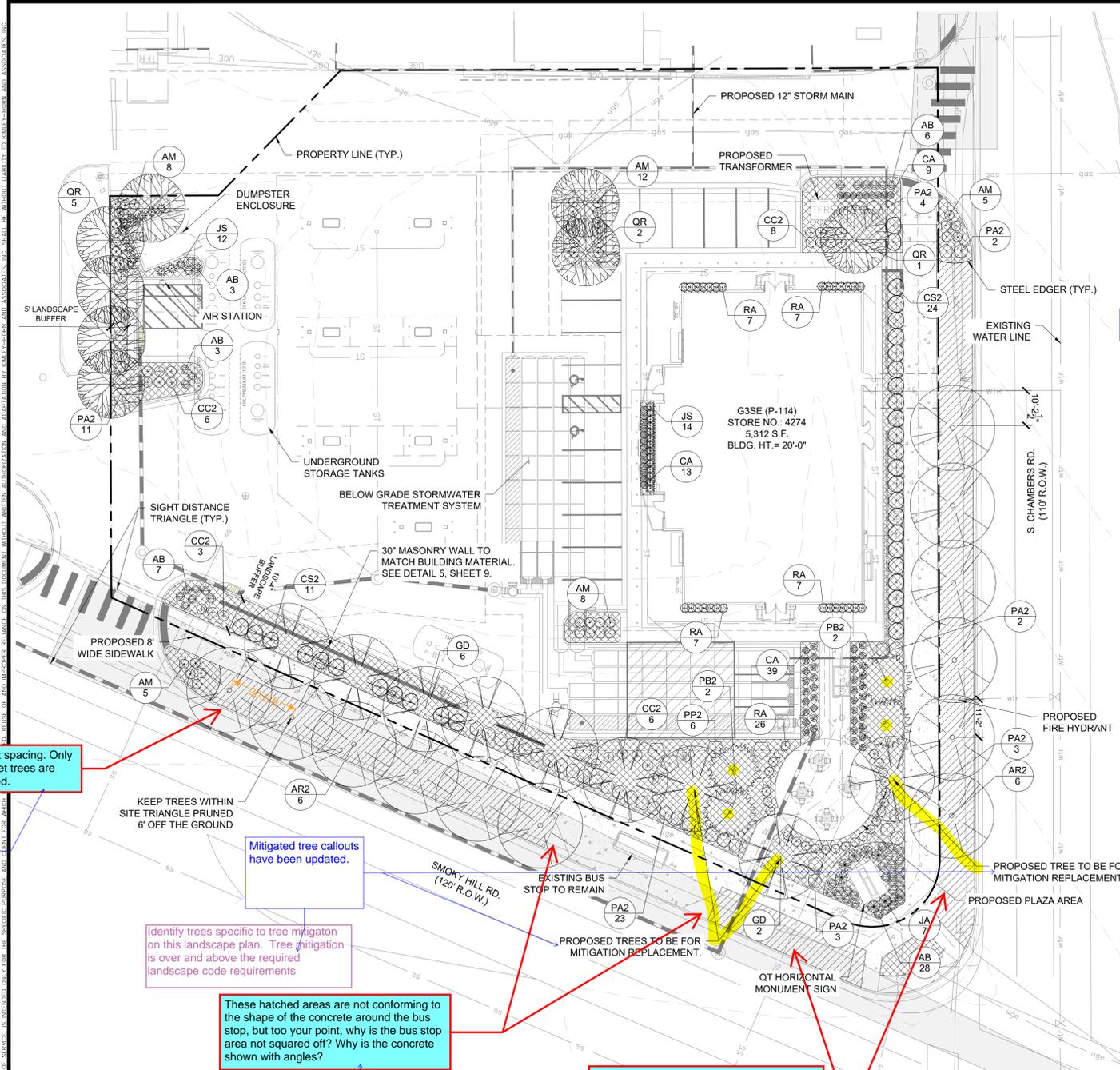
QUIKTRIP 4274
E. SMOKY HILL RD & S. CHAMBERS RD
SITE PLAN
COUNTY OF ARAPAHOE, STATE OF COLORADO
SITE DETAILS



PROJECT NO.
09688040

DRAWING NAME





ADJUSTMENTS:
 LANDSCAPE ADJUSTMENT IS REQUESTED FROM AN ADMINISTRATIVE ADJUSTMENT IS REQUESTED FROM CODE SECTION 146-11.5 E.2.A. OF THE UDO. THE ADJUSTMENT REQUESTS FOR THE NON-STREET PERIMETER BUFFER TO BE REDUCED FROM 10' WIDE TO 5' WIDE. PER COORDINATION WITH COA, THIS IS PERMITTED WITH A TALL LANDSCAPE SCREEN. NO ENCROACHMENTS ARE PERMITTED WITHIN THE BUFFER. THIS PROJECT WILL PROVIDE TALL LANDSCAPE SCREENING WITH SHRUBS AND TREES AND A 5' BUFFER.

Because the UDO requirements are being met with a tall landscape screen, there is no requirement for an adjustment.

Adjustment request has been removed.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
TREES						
QR	8	NORTHERN RED OAK QUERCUS RUBRA	B & B	2.5' CAL MIN		10' - 12' HT. MIN.
AR2	12	RED MAPLE ACER RUBRUM	B & B	2.5' CAL MIN		10' - 12' HT. MIN.
GD	9	STREET KEEPER® HONEY LOCUST GLEDTISIA TRIACANTHOS 'INERMIS' 'DRAVES'	B & B	2.5' CAL MIN		10' - 12' HT. MIN.
EVERGREEN TREES						
PB2	4	BLACK HILLS SPRUCE PICEA GLAUCA DENSATA	B & B			6' HT MIN
SYMBOL CODE QTY COMMON / BOTANICAL NAME CONT SPACING SIZE						
DECIDUOUS SHRUBS						
RA	54	ALPINE CURRANT RIBES ALPINUM	5 GAL	SEE PLAN		18" HT MIN
CC2	23	BLUE MIST SPIREA "DARK KNIGHT" CARYOPTERIS CLAUDONENSIS	5 GAL	SEE PLAN		18" FULL
PP2	6	PAWNEE BUTTES SAND CHERRY PRUNUS BESSEYI 'P011S' TM	5 GAL	SEE PLAN		18" SPRD.
PA2	48	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA	5 GAL	SEE PLAN		18" HT MIN
EVERGREEN SHRUBS						
JA	7	ARCADIA JUNIPER JUNIPERUS SABINA 'ARCADIA'	5 GAL	SEE PLAN		24" SPRD. MIN.
AM	38	MANZANITA 'PANCHITO' ARCTOSTAPHYLOS MANZANITA	5 GAL	SEE PLAN		18" FULL
JS	26	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM 'SKYROCKET'	5 GAL	SEE PLAN		30" HT MIN
CS2	35	SPANISH GOLD BROOM CYTISUS PURGANS 'SPANISH GOLD'	5 GAL	SEE PLAN		36" FULL
ORNAMENTAL GRASSES						
AB	47	BLUE Avena HELICTOTRICHON SEMPERVIRENS	1 GAL	SEE PLAN		12" HT MIN
CA	61	REF GRASS XARL FOERSTER	1 GAL	SEE PLAN		18" HT MIN
SYMBOL CODE QTY COMMON / BOTANICAL NAME CONT SIZE SPACING						
GROUND COVERS						
R	7,799 SF	2"-3" ROCK COBBLE MULCH RIVER ROCK MULCH				ROCK
FR	3,702 SF	RTF TALL FESCUE FESTUCA ARUNDINACEA 'RHIZOMATOUS RTF'	SEED			

LANDSCAPE CODE REQUIREMENTS:
 ZONE: MU-C

AMOUNT	REQUIRED	PROVIDED
CURBSIDE LANDSCAPING: ONE TREE PER 40 LF		
S CHAMBERS RD SMOKEY HILL RD	218 LF 233 LF	4 6 TREES 6 TREES
PARKING LOT ISLAND LANDSCAPE: 1 TREE AND 6 SHRUBS PER 9'X19' ISLAND	4 ISLANDS	4 TREES AND 24 SHRUBS
BUILDING PERIMETER LANDSCAPING: ONE TREE EQUIVALENT PER 40 LF		4 TREES* AND 34 SHRUBS
NORTH	53' 8"	1.3 T.E.
SOUTH	53' 8"	1.3 T.E.
WEST	92' 4"	2.3 T.E.
EAST	92' 4"	2.3 T.E.
TURF NOT TO CONSIST OF MORE THAN 33% OF TOTAL LANDSCAPE AREA. 32% PROVIDED		14 SHRUBS 14 SHRUBS 27 SHRUBS 23 SHRUBS
*South East building corner parking island tree placed in North island due to below grade stormwater treatment system. * West parking island tree placed north of the dumpster due to underground fuel tanks.		
STREET PERIMETER BUFFER LANDSCAPING ONE TREE AND 10 SHRUBS PER 40 LF OF FRONTAGE		
SOUTH - SMOKEY HILL RD	233 LF 20' WIDTH	10' WIDTH 6 TREES & 58 SHRUBS 6 PROPOSED & 89 SHRUBS & 35 GRASSES
NON-STREET BUFFER LANDSCAPING ONE TREE AND 5 SHRUBS PER 40 LF OF FRONTAGE		
WEST	123 LF 10' WIDTH	5' WIDTH 4 TREES AND 16 SHRUBS 4 PROPOSED AND 19 SHRUBS**

** REQUIRED TREE PLANTINGS PROVIDED IN EAST AND WEST BUFFERS DUE TO SITE LIMITATIONS. ADDITIONAL LANDSCAPING HAS BEEN PROVIDED ALONG THE EAST AND SOUTH BUFFERS FOR ADJUSTMENT REQUEST DUE TO ENCROACHMENT.

AURORA STANDARD LANDSCAPE NOTES

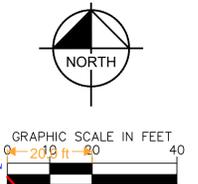
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

LANDSCAPE NOTES

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

FIRE SAFETY LANDSCAPE NOTES

- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS. FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCONNECTED. DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).



NOT FOR CONSTRUCTION

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

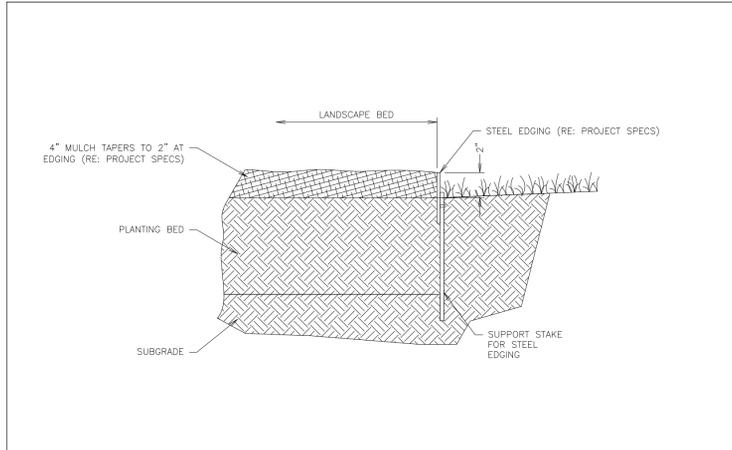
DESIGNED BY: AMC
 DRAWN BY: AMC
 CHECKED BY: CPH
 DATE: 9/23/2024

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

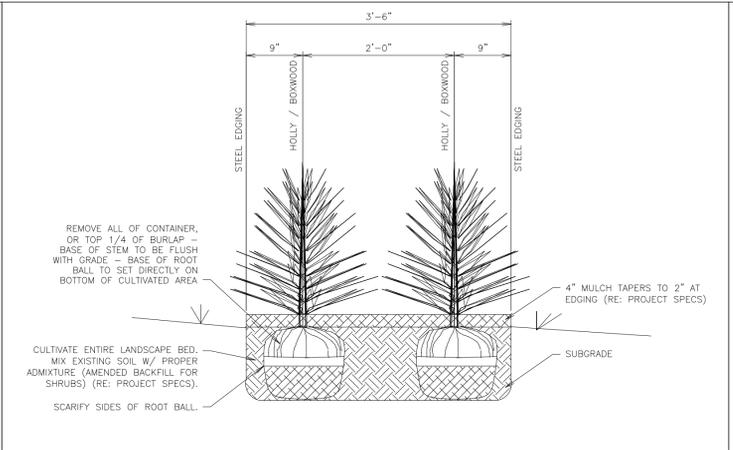
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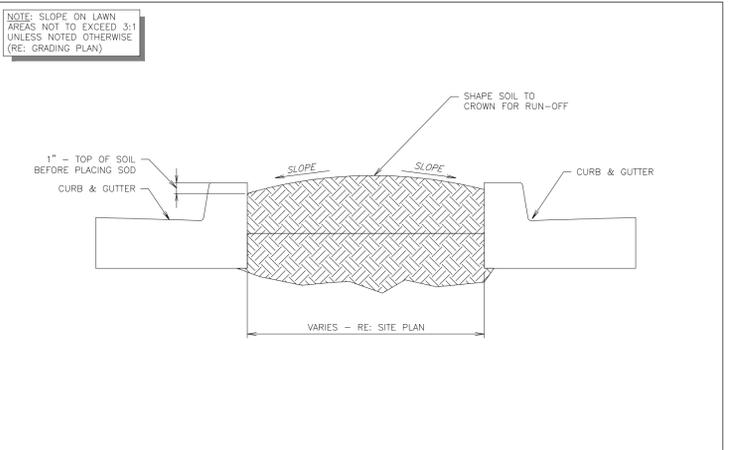
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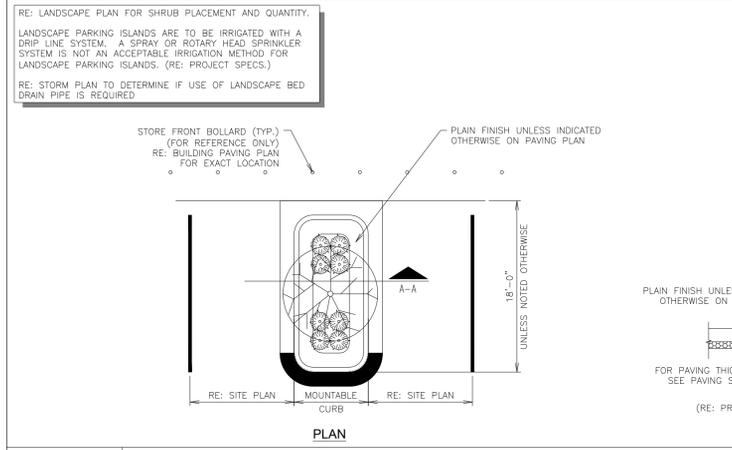
1 LANDSCAPE STEEL EDGING DETAIL
 NTS SN: LD006A004



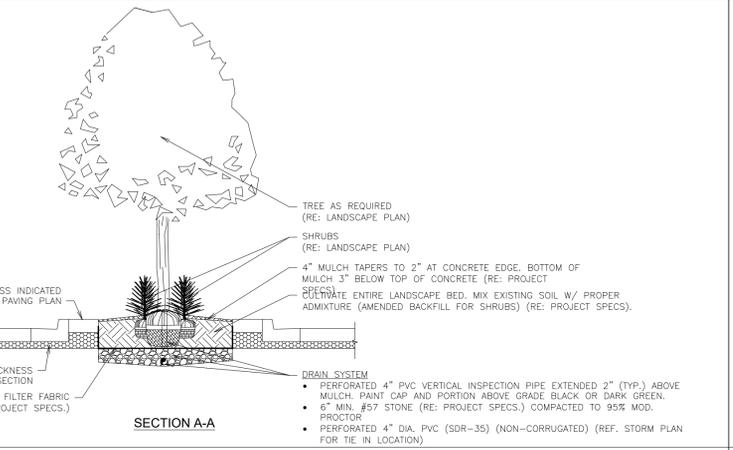
2 SHRUB SCREENING SECTION B-B
 NTS SN: LD005A004



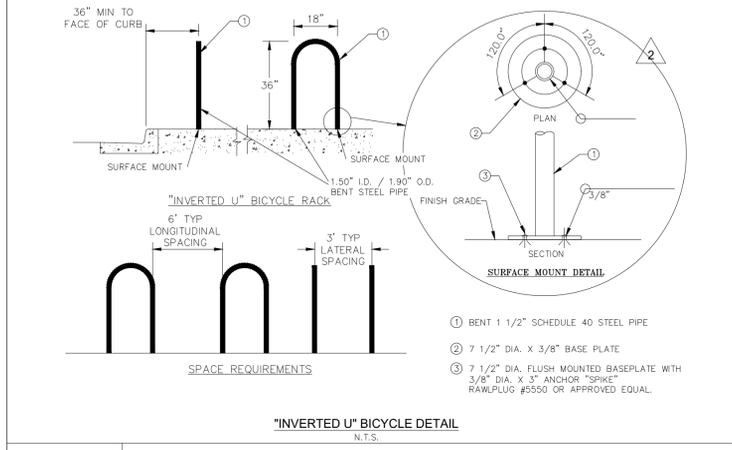
3 TYPICAL LAWN SECTION
 NTS SN: LD007A002



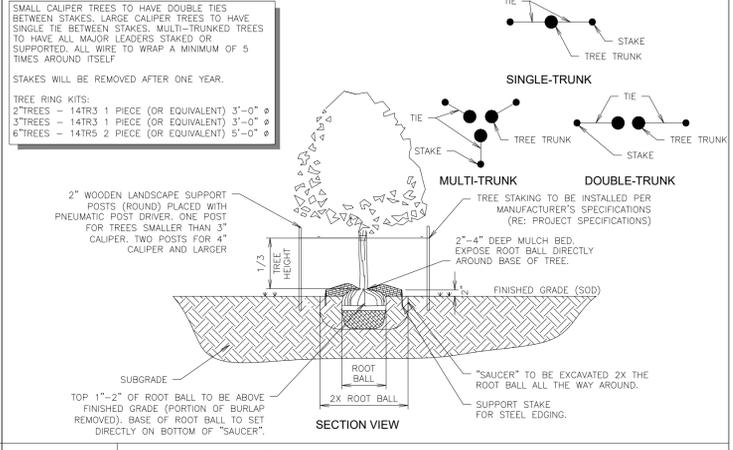
4 PARKING ISLAND W/ SHRUBS & TREE LANDSCAPE DETAIL (W/ RADIUS PROTECTOR)
 NTS SN: LD011A012



5 GARDEN_WALL_TYPICAL_SECTION_DETAIL
 NTS



6 INVERTED U BIKE
 NTS SN:



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

WATER USAGE TABLE

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

NOT FOR CONSTRUCTION

NO.	DATE	BY	REVISION

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

DESIGNED BY: AMC
 DRAWN BY: AMC
 CHECKED BY: CPH
 DATE: 9/23/2024

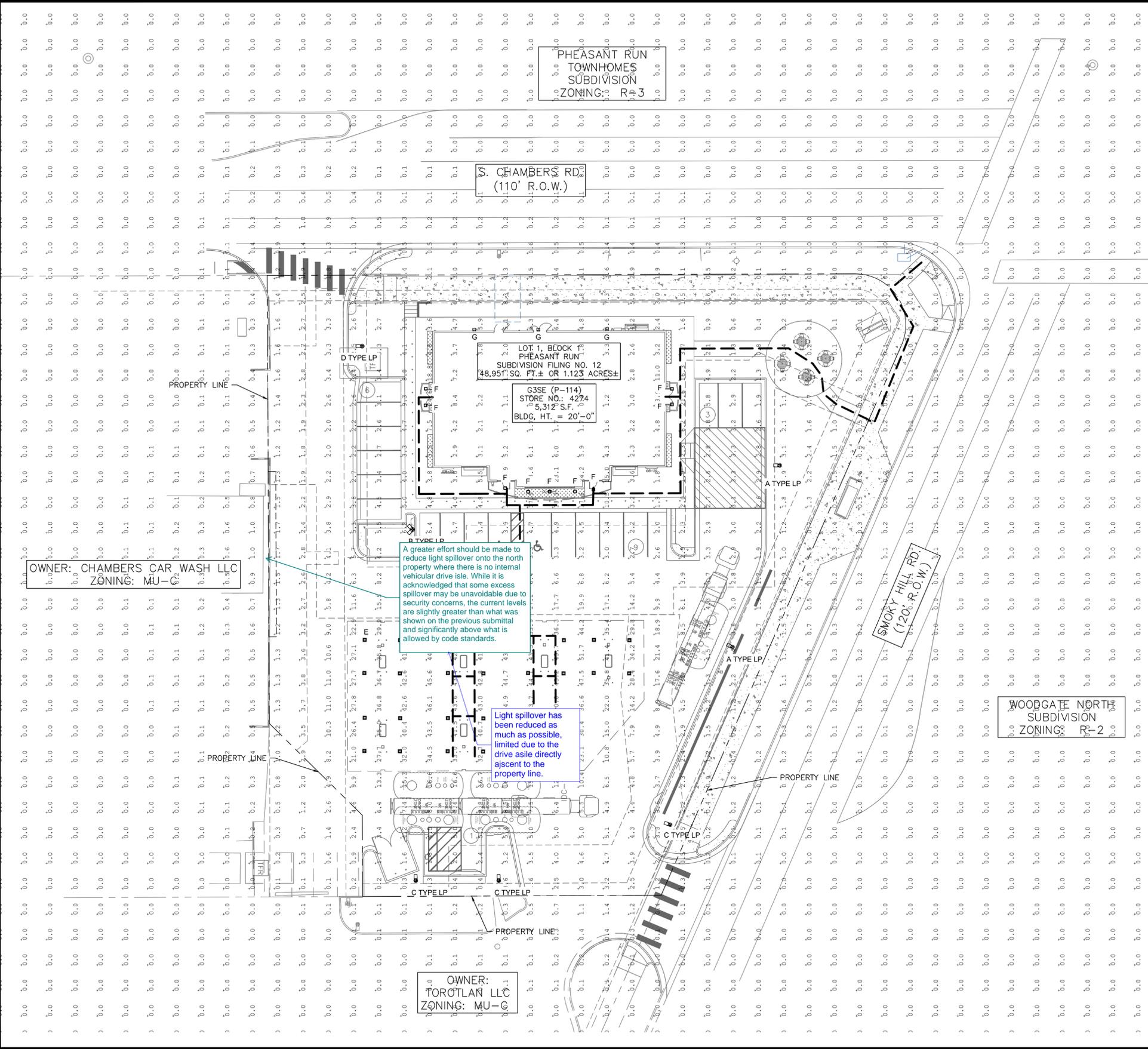
QUIKTRIP 4274
 E. SMOKY HILL RD & S. CHAMBERS RD
SITE PLAN
 COUNTY OF ARAPAHOE, STATE OF COLORADO
LANDSCAPE DETAILS



PROJECT NO.
 096888040
 DRAWING NAME

10

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LEGEND

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

NOTES

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

NORTH

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

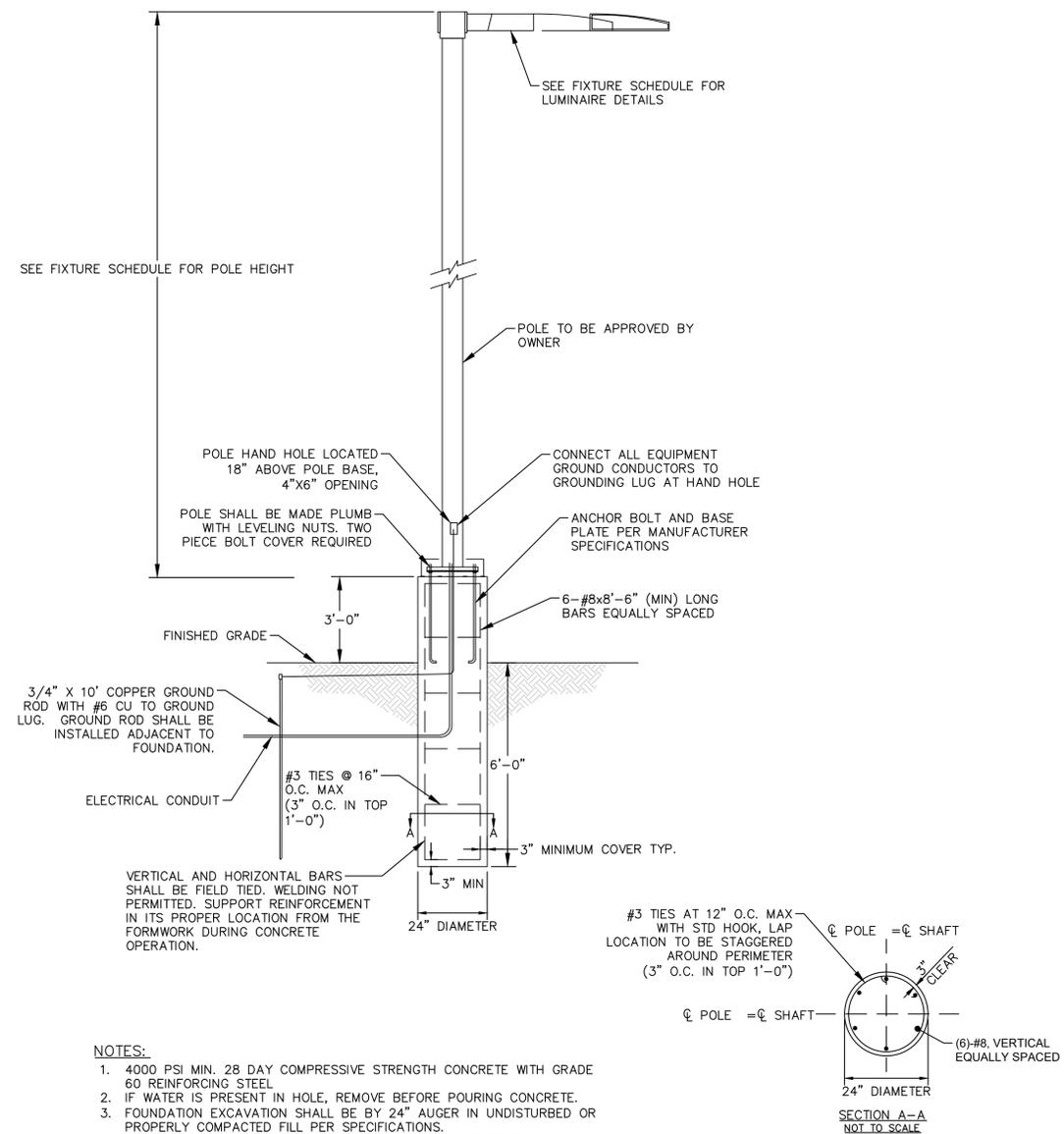
811 Know what's below.
Call before you dig.

<p>QUIKTRIP 4274 E. SMOKEY HILL RD & S. CHAMBERS RD SITE PLAN COUNTY OF ARAPAHOE, STATE OF COLORADO</p>	<p>Kimley»Horn 2023 KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, CO 80111 (303) 228-2300</p>
<p>DESIGNED BY: WRP DRAWN BY: WRP CHECKED BY: DJC DATE: 9/23/2024</p>	<p>NO. _____ REVISION _____ BY _____ DATE _____</p>
<p>PHOTOMETRIC PLAN</p>	
<p>PROJECT NO. 096888040 DRAWING NAME</p>	
<p>11</p>	

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LUMINAIRE SCHEDULE								
SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	LLF	DESCRIPTION	TOTAL WATTS
	A	2	SINGLE	22'-0"	12861	0.90	SLM-LED-12L-SIL-FT-40-70CRI	85
	B	1	2 @ 90°	22'-0"	12861	0.90	SLM-LED-12L-SIL-FT-40-70CRI	85
	C	3	SINGLE	22'-0"	8193	0.90	SLM-LED-12L-SIL-FT-40-70CRI-HL	85
	D	1	SINGLE	22'-0"	12974	0.90	SLM-LED-12L-SIL-3-40-70CRI	85
	E	28	SINGLE	15'-0"	12927	0.90	SCV-LED-13L-SC-40	90
	F	9	SINGLE	12'-0"	6041	0.90	XSPS-S-LED-VHO-NW-DFL	48.7
	G	3	SINGLE	12'-0"	6800	0.90	XWM-3-LED-06L-40	47

CALCULATION SUMMARY	
ASPHALT	SIDEWALK
ILLUMINANCE (FC)	ILLUMINANCE (FC)
MINIMUM = 1.20	MINIMUM = 1.90
MAXIMUM = 21.40	MAXIMUM = 18.30
AVERAGE = 5.54	AVERAGE = 8.81
AVG/MIN = 4.62	AVG/MIN = 4.64
CANOPY	ADA ROUTE
ILLUMINANCE (FC)	ILLUMINANCE (FC)
MINIMUM = 14.20	MINIMUM = 1.10
MAXIMUM = 51.70	MAXIMUM = 43.70
AVERAGE = 36.50	AVERAGE = 22.85
AVG/MIN = 2.57	AVG/MIN = 20.77



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

1 POLE FOUNDATION DETAIL
SCALE: NTS

NO.	REVISION	BY	DATE	APPR

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

DESIGNED BY: WRP
DRAWN BY: WRP
CHECKED BY: DJC
DATE: 9/23/2024

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



PROJECT NO.
096888040

DRAWING NAME



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Mirada Wall Sconce (XWM)

Type: _____

Back to Quick Links

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: **XWM 2 LED 03L 30 UE BRZ ALS**

Family	Distribution	LED Technology	Lumen Package	Color Temperature	Voltage
XWM - Wall Sconce	2 - Type 2 5 - Type 5 FF - Type 4 Forward Throw	03 04	A - 10,000 Lms B - 15,000 Lms C - 20,000 Lms D - 25,000 Lms E - 30,000 Lms F - 35,000 Lms G - 40,000 Lms H - 45,000 Lms I - 50,000 Lms J - 55,000 Lms K - 60,000 Lms L - 65,000 Lms M - 70,000 Lms N - 75,000 Lms O - 80,000 Lms P - 85,000 Lms Q - 90,000 Lms R - 95,000 Lms S - 100,000 Lms T - 105,000 Lms U - 110,000 Lms V - 115,000 Lms W - 120,000 Lms X - 125,000 Lms Y - 130,000 Lms Z - 135,000 Lms AA - 140,000 Lms AB - 145,000 Lms AC - 150,000 Lms AD - 155,000 Lms AE - 160,000 Lms AF - 165,000 Lms AG - 170,000 Lms AH - 175,000 Lms AI - 180,000 Lms AJ - 185,000 Lms AK - 190,000 Lms AL - 195,000 Lms AM - 200,000 Lms AN - 205,000 Lms AO - 210,000 Lms AP - 215,000 Lms AQ - 220,000 Lms AR - 225,000 Lms AS - 230,000 Lms AT - 235,000 Lms AU - 240,000 Lms AV - 245,000 Lms AW - 250,000 Lms AX - 255,000 Lms AY - 260,000 Lms AZ - 265,000 Lms BA - 270,000 Lms BB - 275,000 Lms BC - 280,000 Lms BD - 285,000 Lms BE - 290,000 Lms BF - 295,000 Lms BG - 300,000 Lms BH - 305,000 Lms BI - 310,000 Lms BJ - 315,000 Lms BK - 320,000 Lms BL - 325,000 Lms BM - 330,000 Lms BN - 335,000 Lms BO - 340,000 Lms BP - 345,000 Lms BQ - 350,000 Lms BR - 355,000 Lms BS - 360,000 Lms BT - 365,000 Lms BU - 370,000 Lms BV - 375,000 Lms BW - 380,000 Lms BX - 385,000 Lms BY - 390,000 Lms BZ - 395,000 Lms CA - 400,000 Lms CB - 405,000 Lms CC - 410,000 Lms CD - 415,000 Lms CE - 420,000 Lms CF - 425,000 Lms CG - 430,000 Lms CH - 435,000 Lms CI - 440,000 Lms CJ - 445,000 Lms CK - 450,000 Lms CL - 455,000 Lms CM - 460,000 Lms CN - 465,000 Lms CO - 470,000 Lms CP - 475,000 Lms CQ - 480,000 Lms CR - 485,000 Lms CS - 490,000 Lms CT - 495,000 Lms CU - 500,000 Lms CV - 505,000 Lms CW - 510,000 Lms CX - 515,000 Lms CY - 520,000 Lms CZ - 525,000 Lms DA - 530,000 Lms DB - 535,000 Lms DC - 540,000 Lms DD - 545,000 Lms DE - 550,000 Lms DF - 555,000 Lms DG - 560,000 Lms DH - 565,000 Lms DI - 570,000 Lms DJ - 575,000 Lms DK - 580,000 Lms DL - 585,000 Lms DM - 590,000 Lms DN - 595,000 Lms DO - 600,000 Lms DP - 605,000 Lms DQ - 610,000 Lms DR - 615,000 Lms DS - 620,000 Lms DT - 625,000 Lms DU - 630,000 Lms DV - 635,000 Lms DW - 640,000 Lms DX - 645,000 Lms DY - 650,000 Lms DZ - 655,000 Lms EA - 660,000 Lms EB - 665,000 Lms EC - 670,000 Lms ED - 675,000 Lms EE - 680,000 Lms EF - 685,000 Lms EG - 690,000 Lms EH - 695,000 Lms EI - 700,000 Lms EJ - 705,000 Lms EK - 710,000 Lms EL - 715,000 Lms EM - 720,000 Lms EN - 725,000 Lms EO - 730,000 Lms EP - 735,000 Lms EQ - 740,000 Lms ER - 745,000 Lms ES - 750,000 Lms ET - 755,000 Lms EU - 760,000 Lms EV - 765,000 Lms EW - 770,000 Lms EX - 775,000 Lms EY - 780,000 Lms EZ - 785,000 Lms FA - 790,000 Lms FB - 795,000 Lms FC - 800,000 Lms FD - 805,000 Lms FE - 810,000 Lms FF - 815,000 Lms FG - 820,000 Lms FH - 825,000 Lms FI - 830,000 Lms FJ - 835,000 Lms FK - 840,000 Lms FL - 845,000 Lms FM - 850,000 Lms FN - 855,000 Lms FO - 860,000 Lms FP - 865,000 Lms FQ - 870,000 Lms FR - 875,000 Lms FS - 880,000 Lms FT - 885,000 Lms FU - 890,000 Lms FV - 895,000 Lms FW - 900,000 Lms FX - 905,000 Lms FY - 910,000 Lms FZ - 915,000 Lms GA - 920,000 Lms GB - 925,000 Lms GC - 930,000 Lms GD - 935,000 Lms GE - 940,000 Lms GF - 945,000 Lms GG - 950,000 Lms GH - 955,000 Lms GI - 960,000 Lms GJ - 965,000 Lms GK - 970,000 Lms GL - 975,000 Lms GM - 980,000 Lms GN - 985,000 Lms GO - 990,000 Lms GP - 995,000 Lms GQ - 1,000,000 Lms GR - 1,005,000 Lms GS - 1,010,000 Lms GT - 1,015,000 Lms GU - 1,020,000 Lms GV - 1,025,000 Lms GW - 1,030,000 Lms GX - 1,035,000 Lms GY - 1,040,000 Lms GZ - 1,045,000 Lms HA - 1,050,000 Lms HB - 1,055,000 Lms HC - 1,060,000 Lms HD - 1,065,000 Lms HE - 1,070,000 Lms HF - 1,075,000 Lms HG - 1,080,000 Lms HH - 1,085,000 Lms HI - 1,090,000 Lms HJ - 1,095,000 Lms HK - 1,100,000 Lms HL - 1,105,000 Lms HM - 1,110,000 Lms HN - 1,115,000 Lms HO - 1,120,000 Lms HP - 1,125,000 Lms HQ - 1,130,000 Lms HR - 1,135,000 Lms HS - 1,140,000 Lms HT - 1,145,000 Lms HU - 1,150,000 Lms HV - 1,155,000 Lms HW - 1,160,000 Lms HX - 1,165,000 Lms HY - 1,170,000 Lms HZ - 1,175,000 Lms IA - 1,180,000 Lms IB - 1,185,000 Lms IC - 1,190,000 Lms ID - 1,195,000 Lms IE - 1,200,000 Lms IF - 1,205,000 Lms IG - 1,210,000 Lms IH - 1,215,000 Lms II - 1,220,000 Lms IJ - 1,225,000 Lms IK - 1,230,000 Lms IL - 1,235,000 Lms IM - 1,240,000 Lms IN - 1,245,000 Lms IO - 1,250,000 Lms IP - 1,255,000 Lms IQ - 1,260,000 Lms IR - 1,265,000 Lms IS - 1,270,000 Lms IT - 1,275,000 Lms IU - 1,280,000 Lms IV - 1,285,000 Lms IW - 1,290,000 Lms IX - 1,295,000 Lms IY - 1,300,000 Lms IZ - 1,305,000 Lms JA - 1,310,000 Lms JB - 1,315,000 Lms JC - 1,320,000 Lms JD - 1,325,000 Lms JE - 1,330,000 Lms JF - 1,335,000 Lms JG - 1,340,000 Lms JH - 1,345,000 Lms JI - 1,350,000 Lms JJ - 1,355,000 Lms JK - 1,360,000 Lms JL - 1,365,000 Lms JM - 1,370,000 Lms JN - 1,375,000 Lms JO - 1,380,000 Lms JP - 1,385,000 Lms JQ - 1,390,000 Lms JR - 1,395,000 Lms JS - 1,400,000 Lms JT - 1,405,000 Lms JU - 1,410,000 Lms JV - 1,415,000 Lms JW - 1,420,000 Lms JX - 1,425,000 Lms JY - 1,430,000 Lms JZ - 1,435,000 Lms KA - 1,440,000 Lms KB - 1,445,000 Lms KC - 1,450,000 Lms KD - 1,455,000 Lms KE - 1,460,000 Lms KF - 1,465,000 Lms KG - 1,470,000 Lms KH - 1,475,000 Lms KI - 1,480,000 Lms KJ - 1,485,000 Lms KK - 1,490,000 Lms KL - 1,495,000 Lms KM - 1,500,000 Lms KN - 1,505,000 Lms KO - 1,510,000 Lms KP - 1,515,000 Lms KQ - 1,520,000 Lms KR - 1,525,000 Lms KS - 1,530,000 Lms KT - 1,535,000 Lms KU - 1,540,000 Lms KV - 1,545,000 Lms KW - 1,550,000 Lms KX - 1,555,000 Lms KY - 1,560,000 Lms KZ - 1,565,000 Lms LA - 1,570,000 Lms LB - 1,575,000 Lms LC - 1,580,000 Lms LD - 1,585,000 Lms LE - 1,590,000 Lms LF - 1,595,000 Lms LG - 1,600,000 Lms LH - 1,605,000 Lms LI - 1,610,000 Lms LJ - 1,615,000 Lms LK - 1,620,000 Lms LL - 1,625,000 Lms LM - 1,630,000 Lms LN - 1,635,000 Lms LO - 1,640,000 Lms LP - 1,645,000 Lms LQ - 1,650,000 Lms LR - 1,655,000 Lms LS - 1,660,000 Lms LT - 1,665,000 Lms LU - 1,670,000 Lms LV - 1,675,000 Lms LW - 1,680,000 Lms LX - 1,685,000 Lms LY - 1,690,000 Lms LZ - 1,695,000 Lms MA - 1,700,000 Lms MB - 1,705,000 Lms MC - 1,710,000 Lms MD - 1,715,000 Lms ME - 1,720,000 Lms MF - 1,725,000 Lms MG - 1,730,000 Lms MH - 1,735,000 Lms MI - 1,740,000 Lms MJ - 1,745,000 Lms MK - 1,750,000 Lms ML - 1,755,000 Lms MM - 1,760,000 Lms MN - 1,765,000 Lms MO - 1,770,000 Lms MP - 1,775,000 Lms MQ - 1,780,000 Lms MR - 1,785,000 Lms MS - 1,790,000 Lms MT - 1,795,000 Lms MU - 1,800,000 Lms MV - 1,805,000 Lms MW - 1,810,000 Lms MX - 1,815,000 Lms MY - 1,820,000 Lms MZ - 1,825,000 Lms NA - 1,830,000 Lms NB - 1,835,000 Lms NC - 1,840,000 Lms ND - 1,845,000 Lms NE - 1,850,000 Lms NF - 1,855,000 Lms NG - 1,860,000 Lms NH - 1,865,000 Lms NI - 1,870,000 Lms NJ - 1,875,000 Lms NK - 1,880,000 Lms NL - 1,885,000 Lms NM - 1,890,000 Lms NN - 1,895,000 Lms NO - 1,900,000 Lms NP - 1,905,000 Lms NQ - 1,910,000 Lms NR - 1,915,000 Lms NS - 1,920,000 Lms NT - 1,925,000 Lms NU - 1,930,000 Lms NV - 1,935,000 Lms NW - 1,940,000 Lms NX - 1,945,000 Lms NY - 1,950,000 Lms NZ - 1,955,000 Lms OA - 1,960,000 Lms OB - 1,965,000 Lms OC - 1,970,000 Lms OD - 1,975,000 Lms OE - 1,980,000 Lms OF - 1,985,000 Lms OG - 1,990,000 Lms OH - 1,995,000 Lms OI - 2,000,000 Lms OJ - 2,005,000 Lms OK - 2,010,000 Lms OL - 2,015,000 Lms OM - 2,020,000 Lms ON - 2,025,000 Lms OO - 2,030,000 Lms OP - 2,035,000 Lms OQ - 2,040,000 Lms OR - 2,045,000 Lms OS - 2,050,000 Lms OT - 2,055,000 Lms OU - 2,060,000 Lms OV - 2,065,000 Lms OW - 2,070,000 Lms OX - 2,075,000 Lms OY - 2,080,000 Lms OZ - 2,085,000 Lms PA - 2,090,000 Lms PB - 2,095,000 Lms PC - 2,100,000 Lms PD - 2,105,000 Lms PE - 2,110,000 Lms PF - 2,115,000 Lms PG - 2,120,000 Lms PH - 2,125,000 Lms PI - 2,130,000 Lms PJ - 2,135,000 Lms PK - 2,140,000 Lms PL - 2,145,000 Lms PM - 2,150,000 Lms PN - 2,155,000 Lms PO - 2,160,000 Lms PP - 2,165,000 Lms PQ - 2,170,000 Lms PR - 2,175,000 Lms PS - 2,180,000 Lms PT - 2,185,000 Lms PU - 2,190,000 Lms PV - 2,195,000 Lms PW - 2,200,000 Lms PX - 2,205,000 Lms PY - 2,210,000 Lms PZ - 2,215,000 Lms QA - 2,220,000 Lms QB - 2,225,000 Lms QC - 2,230,000 Lms QD - 2,235,000 Lms QE - 2,240,000 Lms QF - 2,245,000 Lms QG - 2,250,000 Lms QH - 2,255,000 Lms QI - 2,260,000 Lms QJ - 2,265,000 Lms QK - 2,270,000 Lms QL - 2,275,000 Lms QM - 2,280,000 Lms QN - 2,285,000 Lms QO - 2,290,000 Lms QP - 2,295,000 Lms QQ - 2,300,000 Lms QR - 2,305,000 Lms QS - 2,310,000 Lms QT - 2,315,000 Lms QU - 2,320,000 Lms QV - 2,325,000 Lms QW - 2,330,000 Lms QX - 2,335,000 Lms QY - 2,340,000 Lms QZ - 2,345,000 Lms RA - 2,350,000 Lms RB - 2,355,000 Lms RC - 2,360,000 Lms RD - 2,365,000 Lms RE - 2,370,000 Lms RF - 2,375,000 Lms RG - 2,380,000 Lms RH - 2,385,000 Lms RI - 2,390,000 Lms RJ - 2,395,000 Lms RK - 2,400,000 Lms RL - 2,405,000 Lms RM - 2,410,000 Lms RN - 2,415,000 Lms RO - 2,420,000 Lms RP - 2,425,000 Lms RQ - 2,430,000 Lms RR - 2,435,000 Lms RS - 2,440,000 Lms RT - 2,445,000 Lms RU - 2,450,000 Lms RV - 2,455,000 Lms RW - 2,460,000 Lms RX - 2,465,000 Lms RY - 2,470,000 Lms RZ - 2,475,000 Lms SA - 2,480,000 Lms SB - 2,485,000 Lms SC - 2,490,000 Lms SD - 2,495,000 Lms SE - 2,500,000 Lms SF - 2,505,000 Lms SG - 2,510,000 Lms SH - 2,515,000 Lms SI - 2,520,000 Lms SJ - 2,525,000 Lms SK - 2,530,000 Lms SL - 2,535,000 Lms SM - 2,540,000 Lms SN - 2,545,000 Lms SO - 2,550,000 Lms SP - 2,555,000 Lms SQ - 2,560,000 Lms SR - 2,565,000 Lms SS - 2,570,000 Lms ST - 2,575,000 Lms SU - 2,580,000 Lms SV - 2,585,000 Lms SW - 2,590,000 Lms SX - 2,595,000 Lms SY - 2,600,000 Lms SZ - 2,605,000 Lms TA - 2,610,000 Lms TB - 2,615,000 Lms TC - 2,620,000 Lms TD - 2,625,000 Lms TE - 2,630,000 Lms TF - 2,635,000 Lms TG - 2,640,000 Lms TH - 2,645,000 Lms TI - 2,650,000 Lms TJ - 2,655,000 Lms TK - 2,660,000 Lms TL - 2,665,000 Lms TM - 2,670,000 Lms TN - 2,675,000 Lms TO - 2,680,000 Lms TP - 2,685,000 Lms TQ - 2,690,000 Lms TR - 2,695,000 Lms TS - 2,700,000 Lms TT - 2,705,000 Lms TU - 2,710,000 Lms TV - 2,715,000 Lms TW - 2,720,000 Lms TX - 2,725,000 Lms TY - 2,730,000 Lms TZ - 2,735,000 Lms UA - 2,740,000 Lms UB - 2,745,000 Lms UC - 2,750,000 Lms UD - 2,755,000 Lms UE - 2,760,000 Lms UF - 2,765,000 Lms UG - 2,770,000 Lms UH - 2,775,000 Lms UI - 2,780,000 Lms UJ - 2,785,000 Lms UK - 2,790,000 Lms UL - 2,795,000 Lms UM - 2,800,000 Lms UN - 2,805,000 Lms UO - 2,810,000 Lms UP - 2,815,000 Lms UQ - 2,820,000 Lms UR - 2,825,000 Lms US - 2,830,000 Lms UT - 2,835,000 Lms UU - 2,840,000 Lms UV - 2,845,000 Lms UW - 2,850,000 Lms UX - 2,855,000 Lms UY - 2,860,000 Lms UZ - 2,865,000 Lms VA - 2,870,000 Lms VB - 2,875,000 Lms VC - 2,880,000 Lms VD - 2,885,000 Lms VE - 2,890,000 Lms VF - 2,895,000 Lms VG - 2,900,000 Lms VH - 2,905,000 Lms VI - 2,910,000 Lms VJ - 2,915,000 Lms VK - 2,920,000 Lms VL - 2,925,000 Lms VM - 2,930,000 Lms VN - 2,935,000 Lms VO - 2,940,000 Lms VP - 2,945,000 Lms VQ - 2,950,000 Lms VR - 2,955,000 Lms VS - 2,960,000 Lms VT - 2,965,000 Lms VU - 2,970,000 Lms VV - 2,975,000 Lms VW - 2,980,000 Lms VX - 2,985,000 Lms VY - 2,990,000 Lms VZ - 2,995,000 Lms WA - 3,000,000 Lms WB - 3,005,000 Lms WC - 3,010,000 Lms WD - 3,015,000 Lms WE - 3,020,000 Lms WF - 3,025,000 Lms WG - 3,030,000 Lms WH - 3,035,000 Lms WI - 3,040,000 Lms WJ - 3,045,000 Lms WK - 3,050,000 Lms WL - 3,055,000 Lms WM - 3,060,000 Lms WN - 3,065,000 Lms WO - 3,070,000 Lms WP - 3,075,000 Lms WQ - 3,080,000 Lms WR - 3,085,000 Lms WS - 3,090,000 Lms WT - 3,095,000 Lms WU - 3,100,000 Lms WV - 3,105,000 Lms WW - 3,110,000 Lms WX - 3,115,000 Lms WY - 3,120,000 Lms WZ - 3,125,000 Lms XA - 3,130,000 Lms XB - 3,135,000 Lms XC - 3,140,000 Lms XD - 3,145,000 Lms XE - 3,150,000 Lms XF - 3,155,000 Lms XG - 3,160,000 Lms XH - 3,165,000 Lms XI - 3,170,000 Lms XJ - 3,175,000 Lms XK - 3,180,000 Lms XL - 3,185,000 Lms XM - 3,190,000 Lms XN - 3,195,000 Lms XO - 3,200,000 Lms XP - 3,205,000 Lms XQ - 3,210,000 Lms XR - 3,215,000 Lms XS - 3,220,000 Lms XT - 3,225,000 Lms XU - 3,230,000 Lms XV - 3,235,000 Lms XW - 3,240,000 Lms XZ - 3,245,000 Lms YA - 3,250,000 Lms YB - 3,255,000 Lms YC - 3,260,000 Lms YD - 3,265,000 Lms YE - 3,270,000 Lms YF - 3,275,000 Lms YG - 3,280,000 Lms YH - 3,285,000 Lms YI - 3,290,000 Lms YJ - 3,295,000 Lms YK - 3,300,000 Lms YL - 3,305,000 Lms YM - 3,310,000 Lms YN - 3,315,000 Lms YO - 3,320,000 Lms YP - 3,325,000 Lms YQ - 3,330,000 Lms YR - 3,335,000 Lms YS - 3,340,000 Lms YT - 3,345,000 Lms YU - 3,350,000 Lms YV - 3,355,000 Lms YW - 3,360,000 Lms YZ - 3,365,000 Lms ZA - 3,370,000 Lms ZB - 3,375,000 Lms ZC - 3,380,000 Lms ZD - 3,385,000 Lms ZE - 3,390,000 Lms ZF - 3,395,000 Lms ZG - 3,400,000 Lms ZH - 3,405,000 Lms ZI - 3,410,000 Lms ZJ - 3,415,000 Lms ZK - 3,420,000 Lms ZL - 3,425,000 Lms ZM - 3,430,000 Lms ZN - 3,435,000 Lms ZO - 3,440,000 Lms ZP - 3,445,000 Lms ZQ - 3,450,000 Lms ZR - 3,455,000 Lms ZS - 3,460,000 Lms ZT - 3,465,000 Lms ZU - 3,470,000 Lms ZV - 3,475,000 Lms ZW - 3,480,000 Lms ZX - 3,485,000 Lms ZY - 3,490,000 Lms ZZ - 3,495,000 Lms		

ACCESSORY ORDERING INFORMATION*

Accessories	Order Number	Description	Order Number
1000 - Single Fusing Kit	1000SK	1000 - Single Fusing	1000F
1000 - Double Fusing Kit	1000DK	1000 - Double Fusing	1000DF
1000 - Triple Fusing Kit	1000TK	1000 - Triple Fusing	1000TF

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

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 (800) 436-7800 • ©LSI Industries Inc. All Rights Reserved. Specifications subject to change without notice. SPEC.1024.A.0420 Page 2/9 Rev. 10/26/22

XSPS LED Soffit Light

Type: _____

Back to Quick Links

ORDERING GUIDE

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

Profile	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Lens	Options
XSPS - LED Soffit	S - Symmetric	LED	SS - 4,000 Lumens SS - 6,000 Lumens VHO - 6,000 Lumens	CW - 5000K (60 CRI) RW - 4000K (80 CRI) WW - 3000K (80 CRI)	120 - 120V 208 - 208V 240 - 240V 277 - 277V 347 - 347V	DWT - Gloss White	DFL - Diffused Acrylic Lens	DMT - Channel Bar Mounting Kit EB - Emergency Battery Pack ¹

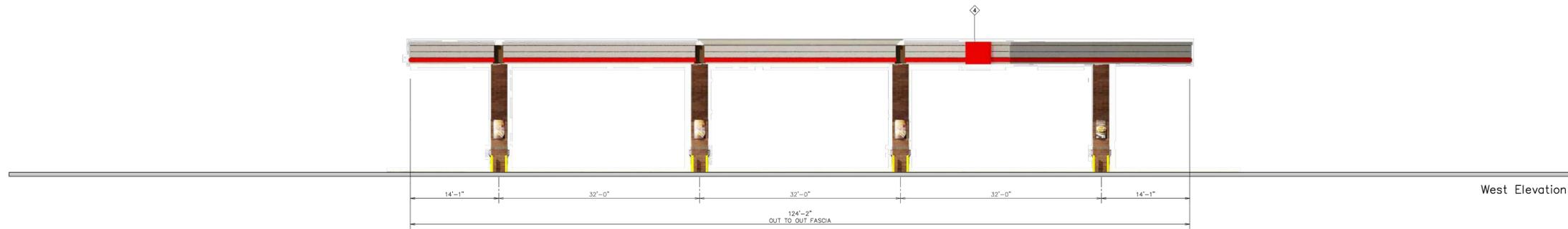
1 - Emergency Battery Pack only available on the SS - 4000 lumen version (120, 208, 240 & 277V versions).

PERFORMANCE

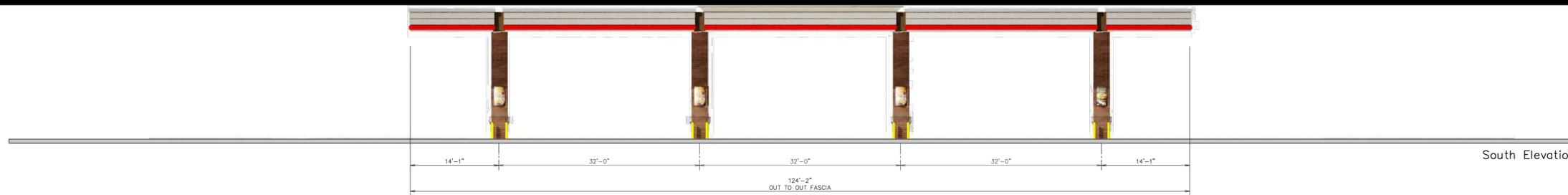
LEDs are frequently updated therefore values are nominal.

DELIVERED LUMENS		3000K CCT			4000K CCT		
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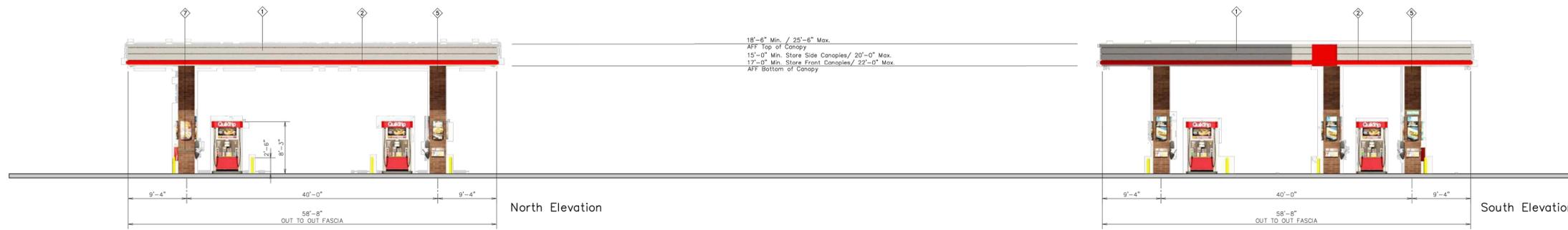
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West Elevation



South Elevation



North Elevation

South Elevation

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

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

Store #	4274	Custom Gas Canopy	Address:	15275 E Smoky Hill Rd	City, State:	Aurora, CO			
Serial #	83-4274-GD07	Scale:	1/8" = 1'-0"	Issue Date:	04.18.24	Drawn By:	JK	Rev/Notes:	

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

NO.	REVISION	BY	DATE	APPR

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

DESIGNED BY: MGK
DRAWN BY: MGK
CHECKED BY: DNP
DATE: 9/23/2024

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



PROJECT NO.
096888040

DRAWING NAME

15

