

QUIKTRIP 4263

SITE PLAN AND CONDITIONS

A PARCEL OF LAND IN THE SOUTHWEST 1/4 SECTION 5 SOUTH, RANGE 67 WEST, 6TH F COUNTY OF ARAPAHOE, STATE OF CO

After discussion with City, the grades abutting lot 1 block 1 TADCO Subdivision are determined to be too steep and wouldn't be feasible to add an accessible path connecting the building to the RTD bus stop. Due to this, we are not proposing a path at this time. Please note that if a pedestrian connection is required, the overall lot should be looked at as new development occurs. Please note that QT does not have rights to improve any areas outside the current limit of disturbance.

If you are unable to provide a direct pedestrian connection to the anchor retail on site, planning would accept a direct pedestrian connection from the adjacent RTD bus stop to the convenience store, preferably within the landscape buffer along the northern property line.

no redecoration number found on line or in survey, if available, please provide

Reception number not noted on 1981 plat or newest survey. Kept text to match ALTA survey

no redecoration number found on line or in survey, if available, please provide

Added reception number found on Parker Exchange Site Plan from 8/24/2017 - #1385376

Reception number for the most recent development is not included within ALTA or survey. Kept text to match Altura survey

LEGEND:

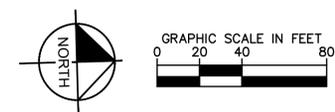
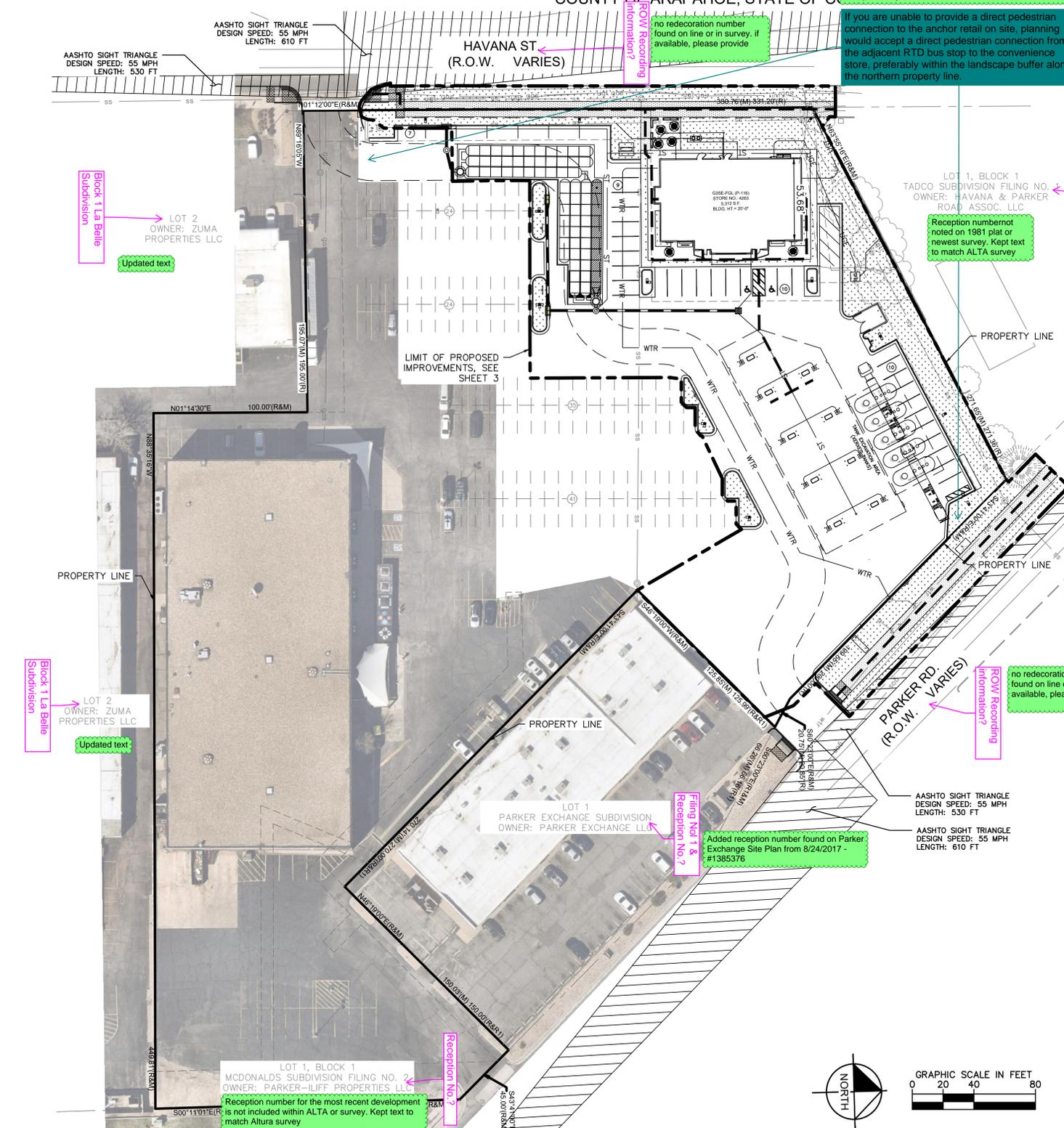
- PROPERTY LINE
- LIMIT OF PROPOSED IMPROVEMENTS
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ACCESSIBLE PATH
- 6" CURB PER COA STD DTL S7.1
- PROPOSED CONCRETE
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPE
- SIGHT TRIANGLE
- NUMBER OF PROPOSED PARKING SPACES
- NUMBER OF EXISTING PARKING SPACES
- PROPOSED SITE LIGHTING
- EXISTING SITE LIGHTING TO REMAIN
- PROPOSED STORM INLET
- PROPOSED MANHOLE
- EXISTING TREE TO REMAIN

PARKING COUNT:

PROPERTY EXISTING (TOTAL):	
STANDARD	287
ADA	4
PROPERTY PROPOSED	
STANDARD STALLS	214
ADA	4
IMPROVEMENT AREA	
PARALLEL STANDARD STALLS	7
STANDARD 90 DEGREE STALLS	27
ADA STALLS	2

SITE PLAN NOTES

- 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.



NO.	REVISION	BY	DATE	APPR

Kimley»Horn
 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 S South Syracuse Way #500
 Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: SAM
 DRAWN BY: SPD
 CHECKED BY: SAM
 DATE: 06/05/24

QUIKTRIP 4263
 PARKER RD. & HAVANA
 SITE PLAN
 OVERALL SITE PLAN

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

PROJECT NO.
 096888046

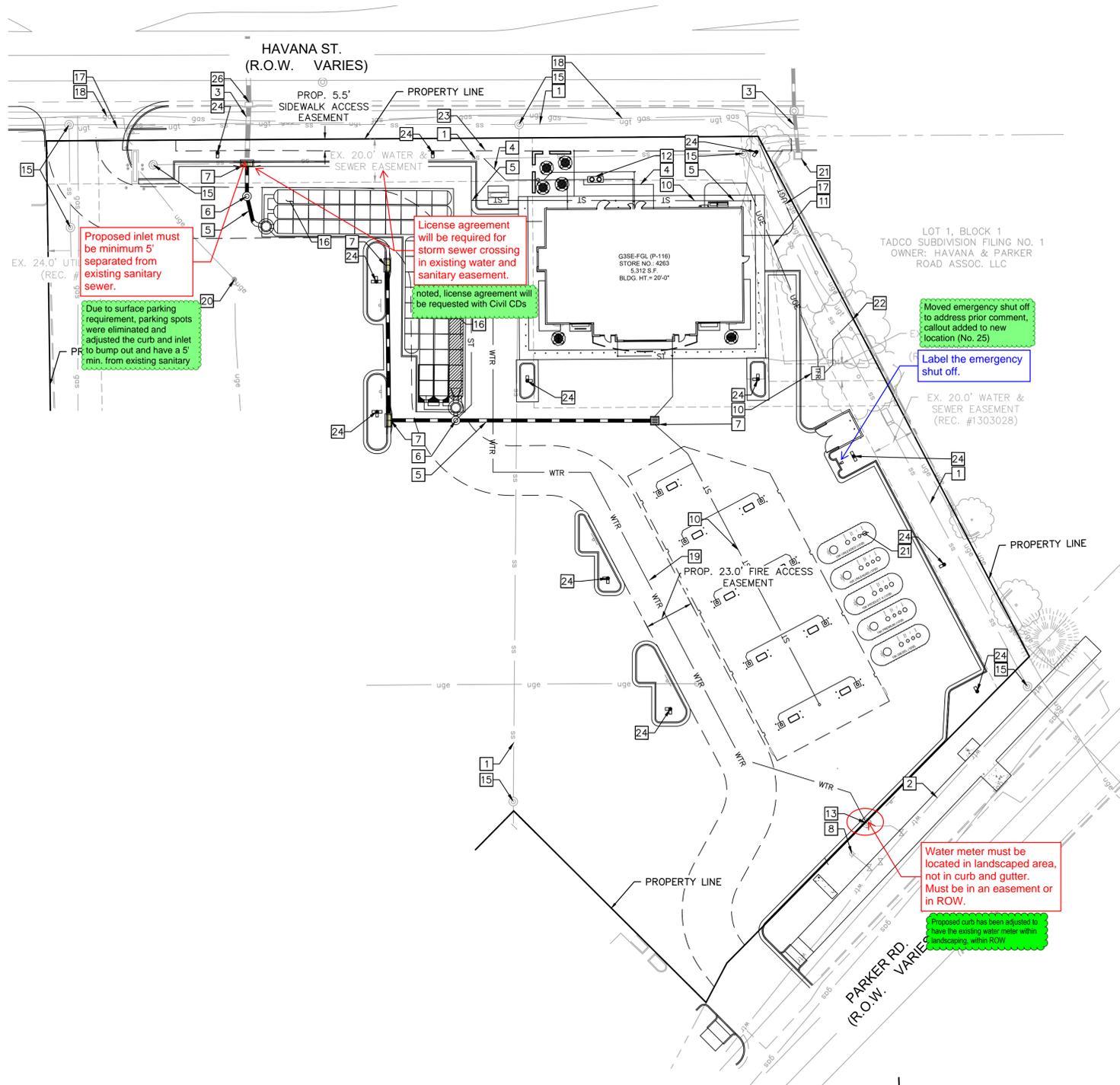
DRAWING NAME
 096888046_OV_SP.DWG

K:\DEN_Civil\096888046_QuikTrip_4263 Aurora\CADD\PlanSheets\Site Plan\096888046_OV_SP.dwg DelHoyos, Schuyler 6/24/2024 11:44 AM

QUIKTRIP 4263

SITE PLAN AND CONDITIONAL USE

A PARCEL OF LAND IN THE SOUTHWEST 1/4 SECTION SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND:

---	PROPERTY LINE
- - - -	EXISTING EASEMENT
- · - · -	PROPOSED EASEMENT
WTR	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER LINE
ST	PROPOSED STORM
---	PROPOSED STORM SEWER
---	EXISTING STORM SEWER
SS	EXISTING SANITARY SEWER
gas	EXISTING GAS LINE
ugt	EXISTING COMMUNICATION LINE
☐	PROPOSED SITE LIGHTING
☐	EXISTING SITE LIGHTING TO REMAIN
☐	PROPOSED STORM INLET
○	PROPOSED MANHOLE
☐	PROPOSED TRANSFORMER

- SITE PLAN NOTES:**
- 1 EXISTING SANITARY SEWER LINE Need more information about the existing sanitary sewer line
 - 2 EXISTING WATER MAIN INFORMATION ADDED AS KNOWN
 - 3 EXISTING STORM SEWER
 - 4 PROPOSED SANITARY SEWER SERVICE LINE
 - 5 PROPOSED STORM LINE
 - 6 PROPOSED STORM SEWER MANHOLE
 - 7 PROPOSED STORM INLET
 - 8 EXISTING FIRE HYDRANT TO REMAIN
 - 9 PROPOSED UNDERGROUND ELECTRIC LINE
 - 10 RELOCATED TRANSFORMER
 - 11 PROPOSED ELECTRIC CONDUIT LINE
 - 12 PROPOSED GREASE TRAP
 - 13 PROPOSED 1.5-INCH WATER METER
 - 14 EXISTING ELECTRICAL EQUIPMENT
 - 15 EXISTING SANITARY SEWER MANHOLE TO REMAIN
 - 16 PROPOSED UNDERGROUND DETENTION & WATER QUALITY SYSTEM
 - 17 EXISTING UNDERGROUND COMMUNICATION LINE
 - 18 EXISTING GAS LINE
 - 19 PROPOSED DOMESTIC WATER SERVICE
 - 20 EXISTING SITE LIGHTING
 - 21 PROPOSED BELOW GRADE FUEL TANKS
 - 22 CONNECTION TO EXISTING ELECTRIC LINE
 - 23 CONNECTION TO EXISTING SANITARY SEWER LINE
 - 24 PROPOSED SITE LIGHTING
 - 25 PROPOSED EMERGENCY FUEL SHUTOFF SWITCH Moved emergency shut off to address prior comment, callout added to new location
 - 26 EXISTING STORM INLET

Proposed inlet must be minimum 5' separated from existing sanitary sewer.

Due to surface parking requirement, parking spots were eliminated and adjusted the curb and inlet to bump out and have a 5' min. from existing sanitary

License agreement will be required for storm sewer crossing in existing water and sanitary easement.

noted, license agreement will be requested with Civil CDs

Moved emergency shut off to address prior comment, callout added to new location (No. 25)

Label the emergency shut off.

Water meter must be located in landscaped area, not in curb and gutter. Must be in an easement or in ROW.

Proposed curb has been adjusted to have the existing water meter within landscaping, within ROW



K:\DEN_Civil\096888046_QuikTrip_4263_Aurora\CADD\PlanSheets\Site Plan\096888046_UTDWG.dwg DeHoyos, Schuyler 6/24/2024 11:45 AM

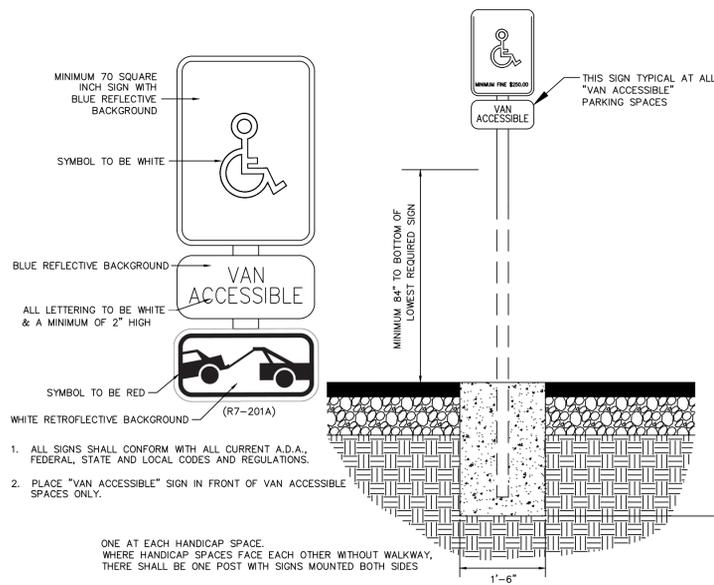
<h3 style="margin: 0;">Kimley»Horn</h3> <p style="font-size: 8px; margin: 0;">2024 KIMLEY-HORN AND ASSOCIATES, INC. 6200 S South Syracuse Way #500 Greenwood Village, Colorado 80111 (303) 228-2300</p>	<p style="font-size: 8px; margin: 0;">NO. _____</p> <p style="font-size: 8px; margin: 0;">REVISION _____</p> <p style="font-size: 8px; margin: 0;">BY _____</p> <p style="font-size: 8px; margin: 0;">DATE _____</p>
<p style="font-size: 8px; margin: 0;">DESIGNED BY: SAM DRAWN BY: SPD CHECKED BY: SAM DATE: 06/05/24</p>	
<p style="font-size: 8px; margin: 0;">QUIKTRIP 4263 PARKER RD. & HAVANA SITE PLAN UTILITY PLAN</p>	
<p style="font-size: 8px; margin: 0;">PRELIMINARY</p> <p style="font-size: 8px; margin: 0;">NOT FOR CONSTRUCTION</p> <p style="font-size: 8px; margin: 0;">Kimley»Horn Kimley-Horn and Associates, Inc.</p>	
<p style="font-size: 8px; margin: 0;">PROJECT NO. 096888046</p> <p style="font-size: 8px; margin: 0;">DRAWING NAME 096888046_UTDWG.DWG</p>	
<p style="font-size: 12px; margin: 0;">811 Know what's below. Call before you dig.</p>	
<p style="font-size: 10px; margin: 0;">6</p>	

QUIKTRIP 4263

SITE PLAN AND CONDITIONAL USE

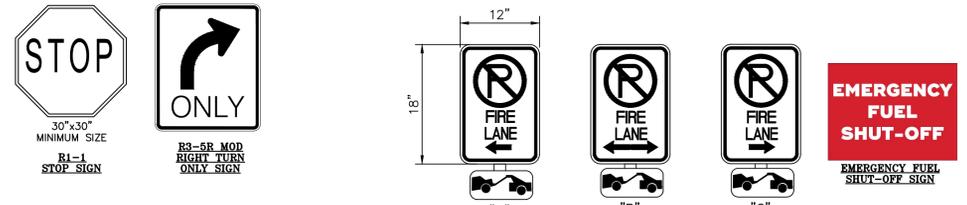
A PARCEL OF LAND IN THE SOUTHWEST 1/4 SECTION SECTION 26, TOWNSHIP 4
SOUTH, RANGE 67 WEST, 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO

SIGN LEGEND:



HANDICAP PARKING SIGN

N.T.S.

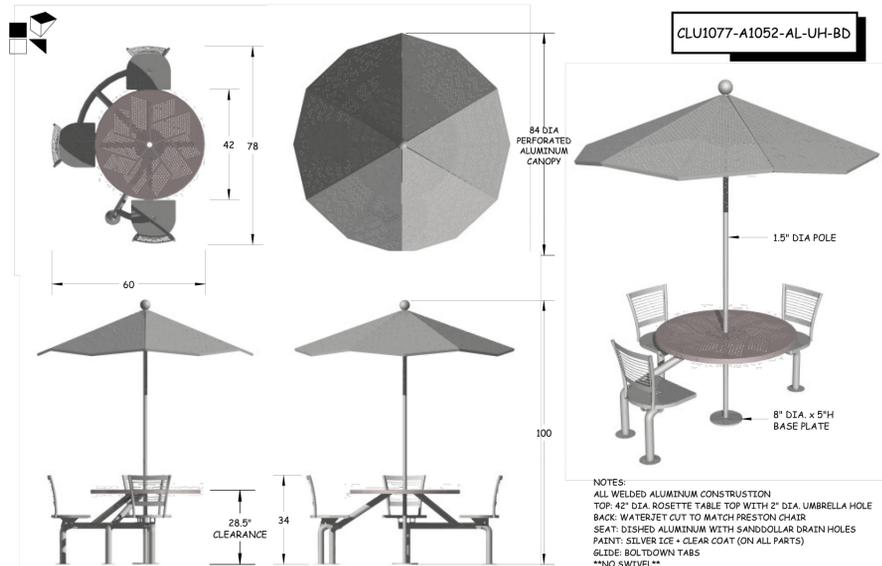


FIRE LANE NOTES:

- 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 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

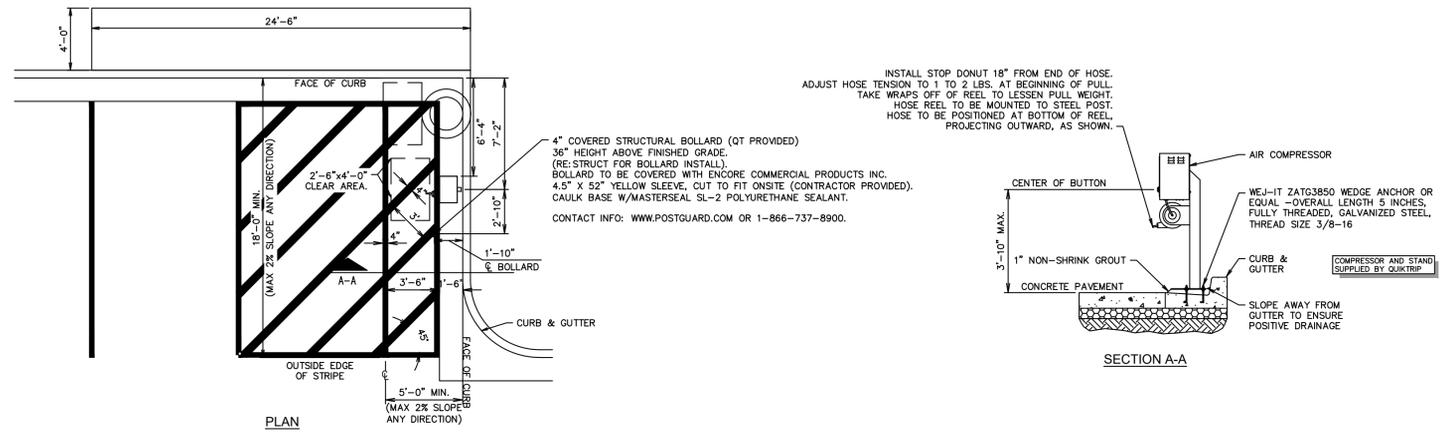
FIRE LANE SIGN

N.T.S.



OUTDOOR SEATING DETAIL

N.T.S.



AIR SERVICE INSTALL PLAN (RIGHT HAND INSTALL)

N.T.S.

DATE	E.C.O.	REV.	BY	APPROVED
27FEB12	ADD TABLE TOP		RN	
29MAR11	ILLUSTRATION		DK	

CLIENT:	QUIKTRIP
LOCATION:	TULSA, OK
DESCRIPTION:	3-SEAT PRESTON CLUSTER (ADA COMPLIANT)
MATERIAL:	ALL ALUMINUM

TOW file location: F:\Rebecca\Umb & Clusters\3-seater\CLU1077-A1052-AL-UH-BD

NO.	REVISION	BY	DATE	APPR

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 S South Syracuse Way #500
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: SAM
DRAWN BY: SPD
CHECKED BY: SAM
DATE: 06/05/24

QUIKTRIP 4263
PARKER RD. & HAVANA
SITE PLAN
SITE DETAIL SHEET

PRELIMINARY

NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
09688046

DRAWING NAME
09688046_DT.DWG

7



QUIKTRIP 4263

SITE PLAN AND CONDITIONAL USE

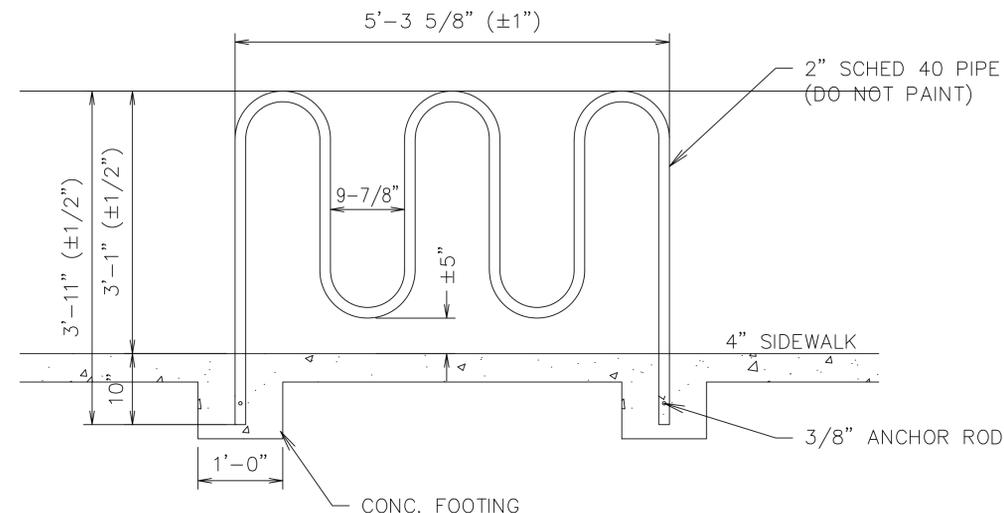
A PARCEL OF LAND IN THE SOUTHWEST 1/4 SECTION SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO

MODEL: BELSON OUTDOORS MODEL: H36-7-G-IG (PROVIDED BY CONTRACTOR)

Include a detail drawing showing the proposed trash enclosure

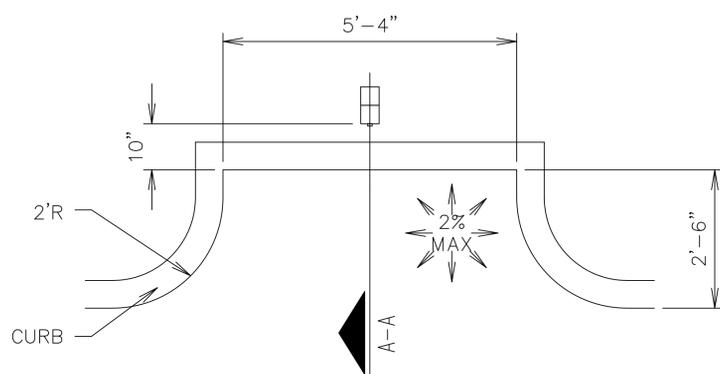
Refer to revised building/canopy elevations sheets for the trash enclosure details

GC TO PROVIDE AND INSTALL EMERGENCY SHUTOFF SWITCH SIGNAGE AS REQUIRED BY LOCAL JURISDICTION



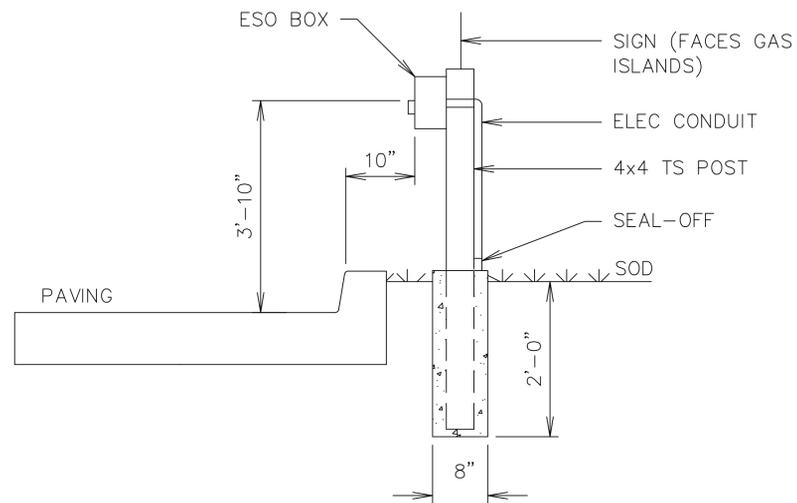
GEN III BIKE RIBBON RACK DETAIL

N.T.S.



EMERGENCY SHUTOFF DETAIL

N.T.S.



SECTION A-A

NO.	REVISION	BY	DATE	APPR

Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 S South Syracuse Way #500
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: SAM
DRAWN BY: SPD
CHECKED BY: SAM
DATE: 06/05/24

QUIKTRIP 4263
PARKER RD. & HAVANA
SITE PLAN
SITE DETAIL SHEET

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

PROJECT NO.
096888046
DRAWING NAME
096888046_DT.DWG



K:\DEN_Civil\096888046_QuikTrip_4263_Aurora\CADD\PlanSheets\Site Plan\096888046_DT.dwg DeHoyos, Schuyler 6/24/2024 11:45 AM

QUIKTRIP 4263

SITE PLAN AND CONDITIONAL USE

A PARCEL OF LAND IN THE SOUTHWEST ¼ SECTION SECTION 26, TOWNSHIP 4
SOUTH, RANGE 67 WEST, 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO

NOT FOR CONSTRUCTION

TREE MITIGATION SPECIFICATIONS

A. GENERAL

1. CONTRACTOR SHALL ADHERE TO ALL TREE PROTECTION REQUIREMENTS LISTED IN THESE SPECIFICATIONS AND/OR THOSE LISTED IN THE CITY OR COUNTY ZONING CODE, TREE PROTECTION (LATEST EDITION), WHICHEVER IS MORE STRINGENT SHALL APPLY.
2. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION PROCEDURES WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
3. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATION MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE.
4. NO SIGNS, BUILDING PERMITS, WIRES OR OTHER ATTACHMENTS OF ANY KIND SHALL BE ATTACHED TO ANY TREE OR PALM. GUY WIRES DESIGNED TO PROTECT TREES ARE EXCLUDED FROM THIS PROHIBITION.
5. EXISTING TREE LOCATIONS AND SIZES ARE ESTIMATES AND ARE BASED ON A SURVEY PROVIDED BY THE OWNER SELECTED SURVEYOR.
6. CONTRACTOR SHALL COORDINATE TREE REMOVAL WITH PERMITTING AGENCY AND PROJECT ARBORIST PRIOR TO CONSTRUCTION. NO PERSON MAY REMOVE OR CAUSE TO BE REMOVED ANY PROTECTED TREE OR PALM WITHOUT FIRST HAVING PROCURED A PERMIT AS PROVIDED BY THE APPROPRIATE PERMITTING AGENCY.
7. FOR PROTECTED TREES OR PALMS BEING REMOVED, THE CONTRACTOR MUST GIVE THE PERMITTING AGENCY REASONABLE OPPORTUNITY TO RELOCATE TREES DESIGNATED FOR REMOVAL TO ANOTHER SITE AT THE PERMITTING AGENCY'S EXPENSE.
8. CONTRACTOR IS RESPONSIBLE FOR POSSESSING ALL REQUIRED APPLICATOR LICENSES, BUSINESS REGISTRATIONS AND INSURANCE, PESTICIDE LABELS, AND MATERIAL DATA SAFETY SHEETS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR HAVING ALL SPILL CONTAINMENT MATERIALS AND REQUIRED PERSONAL PROTECTIVE EQUIPMENT FOR PESTICIDE APPLICATIONS AND ACCIDENTAL SPILLS ON SITE AT ALL TIMES. THE OWNER RESERVES THE RIGHT TO INSPECT EACH APPLICATOR AND HAVE THESE MATERIALS PRESENTED BEFORE AND DURING ANY PESTICIDE TREATMENT.
9. WHERE TRAFFIC AREAS ARE PROPOSED WITHIN THE DRIP LINE OF PROTECTED TREES AND LESS THAN FOUR (4) INCHES OF GRADE CHANGE ARE PROPOSED, PERMEABLE SURFACES THAT ALLOW AIR AND WATER INTO THE SOIL SHOULD BE USED IN LIEU OF ASPHALT OR OTHER SUCH IMPERVIOUS SURFACES.
10. TREE WELLS OF AN APPROVED DESIGN SHALL BE CONSTRUCTED AROUND ALL TREES TO BE PRESERVED WHEN MORE THAN FOUR INCHES OF FILL IS TO BE DEPOSITED WITHIN THE DRIP LINE AREA OF THOSE TREES. COORDINATE WITH PROJECT ARBORIST.
11. THE SEQUENCE OF TREE MITIGATION AND PRESERVATION MEASURES IS IMPERATIVE TO THE HEALTH AND SURVIVABILITY OF THE SUBJECT TREES AND SHALL BE COORDINATED WITH THE OWNER SELECTED PROJECT ARBORIST. THE DESIRED SEQUENCE IS OUTLINED BELOW:
 - a. TREE PROTECTION FENCING.
 - b. ROOT PRUNING AND ROOT BARRIERS.
 - c. CLEARING.
 - d. TREE CANOPY PRUNING.
 - e. FERTILIZATION.
 - f. INSECTICIDE.
 - g. IRRIGATION.

B. TREE PROTECTION FENCING

1. PRIOR TO THE ERECTION OF ANY TREE PROTECTION FENCING, ALL FOREIGN SURFACE MATERIAL, TRASH OR DEBRIS SHALL BE REMOVED FROM THE AREA TO BE ENCLOSED BY THE FENCING. AFTER ERECTION OF THE FENCING NO SUCH MATERIAL OR LITTER SHALL BE PERMITTED TO REMAIN WITHIN THE PROTECTED AREA.
2. TREE PROTECTION FENCING SHALL BE PLACED AROUND ALL PROTECTED TREES TO CREATE A PROTECTIVE ROOT ZONE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING, LAND ALTERATION, AND CONSTRUCTION ACTIVITIES ARE COMPLETE.
3. NATIVE GROUND COVER AND UNDERSTORY VEGETATION EXISTING WITHIN THE PROTECTED AREA SHALL REMAIN THROUGHOUT CONSTRUCTION. OTHER DESIGNATED VEGETATION AND INVASIVE PLANT SPECIES SHALL BE REMOVED ONLY BY MANUAL LABOR UTILIZING HAND TOOLS, OR BY OTHER METHODS APPROVED BY THE PROJECT ARBORIST.
4. TREE PROTECTION FENCING TYPES AND LOCATIONS SHALL BE ERCTED AS SHOWN ON THE TREE MITIGATION PLANS AND DETAILS, OR AS REQUESTED BY LOCAL AGENCY.
5. FINAL LOCATIONS SHALL BE COORDINATED WITH AND APPROVED BY THE PROJECT ARBORIST.
6. NO MATERIALS, EQUIPMENT, SPOIL, WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN 20 FEET OF THE TREE PROTECTION ZONE.
7. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE.
8. CONSTRUCTION ACTIVITY SHALL NOT DESTROY OR IRREVERSIBLY HARM THE ROOT SYSTEM OF PROTECTED TREES. POST HOLES AND TRENCHES LOCATED CLOSE TO PROTECTED TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS.
9. DO NOT INSTALL CONDUIT, DRAIN OR IRRIGATION LINES, OR ANY UTILITY LINE WITHIN THE TREE PROTECTION ZONE WITHOUT THE APPROVAL OF THE PROJECT ARBORIST. IF LINES MUST TRAVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE.
10. CONTRACTOR'S ACCESS TO FENCED TREE PROTECTION AREAS WILL BE PERMITTED ONLY WITH APPROVAL OF THE PROJECT ARBORIST.
11. EXCAVATION OR GRADING REQUIRED WITHIN THE PROTECTED AREA SHALL BE LIMITED TO THREE (3) INCHES OF CUT OR FILL. COORDINATE WITH PROJECT ARBORIST.
12. STRUCTURES AND UNDERGROUND FEATURES TO BE REMOVED WITHIN THE TREE PROTECTION ZONE SHALL BE COORDINATED WITH THE PROJECT ARBORIST.
13. TREE PROTECTION FENCING AROUND TREES TO BE RELOCATED SHALL BE ERCTED UNTIL THE TREE IS READY TO BE RELOCATED AND NEW FENCING SHALL BE ERCTED AT THE TREES NEW LOCATION AND WILL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE.
14. IF ANY DAMAGE TO TREE PROTECTION FENCING SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE REPAIRS.
15. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE PROTECTED AREA OF TREES TO BE PRESERVED, A ROAD BED OF SIX (6) INCHES OF MULCH OR GRAVEL SHALL BE CREATED TO PROTECT THE SOIL. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A SIX (6) INCH ROAD BED AT ALL TIMES. CONTRACTOR SHALL REMOVE ALL SUCH MATERIALS FROM THE SITE AS SOON AS TEMPORARY ACCESS IS NO LONGER NECESSARY.
16. CONTRACTOR SHALL COORDINATE WITH THE PROJECT ARBORIST PRIOR TO THE REMOVAL OF ALL TREE PROTECTION FENCING.

C. ROOT PRUNING/TRENCHING

1. TRENCHING LOCATIONS SHALL BE APPROVED IN THE FIELD BY THE PROJECT ARBORIST.
 2. TRENCHING EQUIPMENT THAT WILL TURN AT HIGH RPM'S IS PREFERRED, AND SHALL BE APPROVED BY THE PROJECT ARBORIST. APPROVED EQUIPMENT WILL BE USED TO PERFORM ALL ROOT PRUNING OPERATIONS. A MINIMUM DEPTH OF THREE FEET IS REQUIRED.
 3. INSTALL ROOT BARRIER WHERE DESIGNATED. SEE TREE MITIGATION PLAN AND DETAIL SHEETS.
 4. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH ANSI-300 STANDARDS.
 5. THE TRENCH SHALL BE BACKFILLED WITH PREVIOUSLY EXCAVATED SOIL AND COMPACTED IMMEDIATELY.
 6. TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF TWELVE (12) WEEKS PRIOR TO TREE RELOCATION.
 7. WHEN THE TREE ROOT ZONE WILL BE DISTURBED, AFFECTED ROOTS MUST BE SEVERED BY CLEAN PRUNING CUTS AT THE POINT WHERE CONSTRUCTION IMPACTS THE ROOTS.
- D. CLEARING**
1. ANY BRUSH CLEARING REQUIRED WITHIN THE TREE PROTECTION ZONE SHALL BE ACCOMPLISHED WITH HAND-OPERATED EQUIPMENT.
 2. CONTRACTOR SHALL CLEAR ALL TREE PROTECTION AREAS OF VINES, SHRUBS, GROUND COVERS, WEEDS, SAPLINGS, AND INVASIVES LISTED ON THE LATEST EDITION OF THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE SPECIES.
 3. PROJECT ARBORIST MUST APPROVE METHODS OTHER THAN HAND CLEARING.
 4. A TWO (2) INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS OF PROTECTED TREES DURING THE SITE CLEARING PHASE.
- E. TREE CANOPY PRUNING**
1. TREE PRUNING SPECIFICATIONS SHALL BE DEFINED BASED ON SPECIFIC RECOMMENDATIONS OF THE PROJECT ARBORIST. INFORMATION PRESENTED BELOW SHOULD BE USED AS A GUIDELINE
 2. CONTRACTOR SHALL VISIT THE SITE WITH THE PROJECT ARBORIST TO VERIFY THE EXTENT OF REQUIRED PRUNING.
 3. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A QUALIFIED INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST OR AN AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA) REGISTERED CONSULTING ARBORIST (RCA).
 4. PRUNING OF A GRAND OAK, WITH THE EXCEPTION OF MINOR PRUNING, IS PROHIBITED UNLESS CONDUCTED IN ACCORDANCE WITH THE ANSI-A-300 PRUNING STANDARDS, AND PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA), AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST CONTRACTED BY A PROPERTY OWNER TO PRUNE A GRAND OAK SHALL ASSUME FULL RESPONSIBILITY FOR ALL PRUNING ACTIVITIES DETERMINED IN NONCOMPLIANCE WITH STANDARDS SPECIFIED WITHIN THE LAND DEVELOPMENT CODE.
 5. AT LEAST ONE MEMBER OF THE PRUNING CREW SHALL BE AN ISA CERTIFIED ARBORIST.
 6. WHILE IN THE TREE, THE ARBORIST SHALL PERFORM AN AERIAL INSPECTION TO IDENTIFY DEFECTS THAT REQUIRE TREATMENT. ANY ADDITIONAL WORK NEEDED SHALL BE REPORTED TO THE OWNER.
 7. PRUNING CUTS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI A300 PRUNING STANDARD (AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS) AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI Z133.1 SAFETY STANDARD. PRUNINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ISA'S "BEST MANAGEMENT PRACTICES: TREE PRUNING".
 8. WHERE TEMPORARY CLEARANCE IS NEEDED FOR ACCESS, BRANCHES SHALL BE TIED BACK TO HOLD THEM OUT OF THE CLEARANCE ZONE.
 9. NO MORE THAN 20 PERCENT OF LIVE FOLIAGE SHALL BE REMOVED WITHIN ANY TREE.
 10. ALL TREES WITHIN THE PROJECT AREA SHALL BE PRUNED AS FOLLOWS:
 - a. LIVE BRANCH PRUNING SHOULD BE PERFORMED ONLY WHEN THE DANGER OF INSECT OR DISEASE INFESTATION IS NOT PRESENT.
 - b. REMOVE STUBS, CUTTING OUTSIDE THE WOUND WOOD TISSUE THAT HAS FORMED AROUND THE BRANCH.
 - c. CLEANING, FOR THE SELECTIVE REMOVAL OF DEAD, DISEASED, BROKEN, OR CROSSING BRANCHES DOWN TO ONE INCH IN DIAMETER OR AS DIRECTED BY THE PROJECT ARBORIST.
 - d. PRUNING CUTS LARGER THAN 4 INCHES IN DIAMETER, EXCEPT FOR DEAD WOOD, SHALL BE AVOIDED.
 - e. PRUNING CUTS THAT EXPOSE HEARTWOOD SHALL BE AVOIDED WHENEVER POSSIBLE.
 - f. ALL TREES WITH CROWNS THAT PROJECT INTO PARKING LOT/ROADWAY AREAS SHALL BE RAISED TO 14 FEET ABOVE FINISHED GRADE.
 - g. ALL TREES WITH CROWNS THAT PROJECT INTO SIDEWALK AREAS SHALL BE RAISED TO A HEIGHT OF 8 FEET ABOVE FINISHED GRADE.
 11. TREES, WHO'S ROOT SYSTEMS WILL BE IMPACTED SHALL RECEIVE THE FOLLOWING PRUNING TO COMPENSATE FOR ROOT LOSS:
 - a. THE LOCATION AND SIZE OF BRANCHES FOR REDUCTION SHALL BE DEFINED BY THE PROJECT ARBORIST.
 - b. REDUCTION, OR THE SELECTIVE PRUNING TO REDUCE TREE HEIGHT OR SPREAD.
 - c. REDUCE END WEIGHT ON HEAVY, HORIZONTAL BRANCHES BY SELECTIVELY REMOVING SMALL DIAMETER BRANCHES, NO GREATER THAN 2 TO 3 INCHES, NEAR THE ENDS OF SCAFFOLD BRANCHES.
 - d. RAISING SHALL CONSIST OF SELECTIVE PRUNING TO PROVIDE VERTICAL CLEARANCE.
 12. PROPOSED/REPLACEMENT TREES
 - a. PRUNING SHALL BE LIMITED TO CLEANING.
 13. BRUSH SHALL BE CHIPPED AND SPREAD (ONLY WHEN DISEASE OR INSECT INFESTATION IS NOT PRESENT) UNDERNEATH TREES WITHIN THE TREE PROTECTION ZONE TO A MAXIMUM DEPTH OF THREE (3) INCHES, LEAVING THE TRUNK CLEAR OF MULCH.
 14. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS DEBRIS ON A DAILY BASIS.

F. FERTILIZATION

1. CONTRACTOR SHALL COORDINATE FERTILIZATION PLAN, FOLLOWING BEST MANAGEMENT PRACTICES WITH THE PROJECT ARBORIST PRIOR TO COMMENCEMENT OF WORK.
2. EVERY EFFORT SHALL BE MADE TO UTILIZE CHEMICALS OF AN ORGANIC OR BIODEGRADABLE NATURE IN ORDER TO OFFER THE LEAST IMPACT TO THE NATURAL ENVIRONMENT. CONTRACTOR IS RESPONSIBLE FOR MIXING, APPLYING, AND DISPOSAL OF ALL CHEMICALS IN ACCORDANCE WITH STRICT ADHERENCE TO MANUFACTURER'S SPECIFICATIONS. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
3. ONLY TREES AFFECTED BY CONSTRUCTION OR AS SHOWN ON THE TREE MITIGATION PLAN AND TREE INVENTORY SCHEDULE SHALL BE TREATED.
4. TREES SPECIFIED TO RECEIVE FERTILIZER SHALL BE TREATED AS FOLLOWS:
 - a. MIX FERTILIZER ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO A TANK WITH AGITATION CAPABILITY.
 - b. MIX WETTING AGENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO SAME TANK WITH FERTILIZER. AGITATE MIX.
 - c. INJECT THE MIXTURE WITH A HYDRAULIC INJECTION SYSTEM INTO THE UPPER 6-12 INCHES OF SOIL WITH A SOIL PROBE. INJECT AT THE RATE OF ONE THIRD (1/3) GALLON AT EACH INJECTION SITE.
 - d. THE CRITICAL ROOT ZONE AREA PLUS 2' BEYOND THE CRITICAL ROOT ZONE SHALL BE INJECTED, BUT NOT BEYOND ROOT PRUNING LOCATIONS.
 - e. FERTILIZER SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF ANY AERATION SYSTEMS.
 - f. EMPTY PRODUCT CONTAINERS SHALL BE STOCKPILED FOR INSPECTION BY THE PROJECT ARBORIST PRIOR TO DISPOSAL.
5. TRANSPLANT INOCULANT & BIOSTIMULANT.
 - a. CONTRACTOR SHALL PROVIDE MYCORRHIZAL TRANSPLANT INOCULANT ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND AS RECOMMENDED BY THE PROJECT ARBORIST. MIX INOCULANT IN 10" WIDE TOPSOIL RING AROUND THE ROOT BALL.
 - b. CONTRACTOR SHALL PROVIDE INJECTABLE MYCORRHIZAL INOCULANT ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND AS RECOMMENDED BY THE PROJECT ARBORIST. AGITATE FOR 10 MINUTES.
 - c. INJECT THE MIXTURE WITH A HYDRAULIC INJECTION SYSTEM INTO THE UPPER 6-12 INCHES OF SOIL WITH A SOIL PROBE. INJECT AT THE RATE OF ONE THIRD (1/3) GALLON AT EACH INJECTION SITE.
 - d. EMPTY PRODUCT CONTAINERS SHALL BE STOCKPILED FOR INSPECTION BY PROJECT ARBORIST PRIOR TO DISPOSAL.
7. TRANSPLANT MAINTENANCE
 - a. APPROXIMATELY ONE YEAR AFTER PLANTING, THE CONTRACTOR SHALL REFERTILIZE ALL TRANSPLANTS UTILIZING THE SAME PROCEDURES ABOVE.

G. INSECTICIDE

1. NOTIFY PROJECT ARBORIST IF ANY INFESTATION IS NOTICED.
2. FOLLOW PROJECT ARBORIST'S RECOMMENDED PROCEDURES.
3. FOLLOW ALL MANUFACTURERS' RECOMMENDATIONS CONCERNING APPLICATION. READ ALL WARNING LABELS.
4. ANY PETS, AS WELL AS, THE PETS FOOD AND WATER BOWLS SHOULD BE REMOVED FROM THE AREA AND ANY SWIMMING POOLS SHOULD BE COVERED. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
5. ENSURE COMPLETE COVERAGE AND REAPPLY 2-3 MONTHS AFTER INITIAL APPLICATION UTILIZING SAME PROCEDURE.

H. IRRIGATION

1. EVERY EFFORT SHALL BE MADE TO WATER THE PRESERVED TREES AND TRANSPLANTS. CONTRACTOR SHALL IRRIGATE BY HAND OR BY TEMPORARY IRRIGATION.
2. IRRIGATE AS REQUIRED BY PROJECT ARBORIST UNTIL PERMANENT IRRIGATION IS INSTALLED AND OPERATING.
3. UNDERGROUND IRRIGATION SHALL NOT BE INSTALLED WITHIN THE DRIP LINES OF EXISTING TREES UNLESS ROOT PROTECTION MEASURES ARE PROVIDED AND APPROVED BY PROJECT ARBORIST.

I. TREE REMOVALS

1. PRIOR TO AND DURING LAND CLEARING, INCLUDING GRUBBING, ALL TREES TO BE REMOVED SHALL BE CLEARLY MARKED BY PROJECT ARBORIST WITH RED SURVEY RIBBONS AT 36 INCHES MINIMUM ABOVE GRADE.
2. CONTRACTOR SHALL REMOVE ALL TREES AS SHOWN ON THE TREE MITIGATION PLANS AFTER THE TREE PROTECTION FENCING IS INSTALLED.
3. ALL TREES SHOWN TO BE REMOVED SHALL BE FELLED WITH A CHAIN SAW AND STUMP GROUND 6" BELOW SURFACE. ANY TREE SHOWN TO BE REMOVED THAT IS IN AN AREA WHERE COMPACTION IS CRITICAL SHALL BE FELLED WITH A CHAIN SAW AND STUMP REMOVED BY CONTRACTOR.
4. ALL WOOD AND STUMPS FROM REMOVALS SHALL BE HAULED FROM THE SITE THE SAME DAY, EXCEPT FOR TOPS. ALL TOPS ARE TO BE MULCHED AND STOCKPILED OR HAULED DIRECTLY TO MULCHED AREAS FOR RELOCATED TREES IF SCHEDULING PERMITS. TOPS SHALL BE CHIPPED AND PLACED IN THE TREE PROTECTION ZONE TO A DEPTH OF THREE (3) INCHES. ALL EXCESS WOOD CHIPS SHOULD BE HAULED OFF SITE AFTER TRANSPLANTING IS COMPLETE.
5. ALL BURN PITS IF APPLICABLE MUST BE APPROVED BY THE PROJECT ARBORIST AND OWNER.
6. TREES TO BE REMOVED THAT HAVE BRANCHES EXTENDING INTO THE CANOPY OF TREES TO REMAIN MUST BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST AND NOT BY DEMOLITION OR CONSTRUCTION CONTRACTORS. THE QUALIFIED ARBORIST SHALL REMOVE THE TREE IN A MANNER THAT CAUSES NO DAMAGE TO THE TREES AND UNDERSTORY VEGETATION TO REMAIN.
7. TREES TO BE REMOVED LOCATED WITHIN THE TREE PROTECTION ZONE SHALL BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST. THE TREES SHALL BE CUT NEAR GROUND LEVEL AND THE STUMP GROUND OUT.

J. MACHINE DUG TRANSPLANTING

6. DIG TRANSPLANT-RECEIVING HOLE.
7. SET SPADE DUG ROOT BALL INTO RECEIVING HOLE 4"-6" ABOVE EXISTING GRADE.
8. WASH SAND OR TOPSOIL INTO AIR POCKETS BETWEEN ROOT BALL AND RECEIVING HOLE.
9. INSTALL TOPSOIL RING, 4" HIGH, 10" WIDE, AROUND PERIMETER OF ROOT BALL. MIX MYCORRHIZAL TRANSPLANT INOCULANT INTO TOPSOIL RING PER MANUFACTURERS SPECIFICATIONS.
10. INSTALL THREE INCHES OF MULCH FROM PERIMETER OF ROOT BALL TO WITHIN 6" OF TREE TRUNK.
11. COVER TOPSOIL RING WITH 1" OF MULCH AND EXTEND MULCH 4"-6" DEEP, AWAY FROM PERIMETER OF ROOT BALL.
12. WATER TRANSPLANT.

K. HOLDING AREA FOR TRANSPLANTS

1. HOLDING AREAS SHOULD NOT BE NECESSARY. CONSTRUCTION PHASING SHOULD BE IMPLEMENTED SO THAT TREES ARE IMMEDIATELY RELOCATED TO THEIR PERMANENT LOCATION. COORDINATE WITH PROJECT ARBORIST AS NEEDED.
2. SHOULD A HOLDING AREA BE NECESSARY, TREE PROTECTION FENCING SHALL BE INSTALLED AT THE PERIMETER OF THE ENTIRE AREA.
3. CONTRACTOR SHALL COORDINATE LOCATION AND SPECIFICATIONS OF THE HOLDING AREA WITH PROJECT ARBORIST.
4. CONTRACTOR SHALL SUPPLY TEMPORARY IRRIGATION TO THE HOLDING AREA CONSISTING OF ABOVE GROUND PVC OR POLYETHYLENE PIPE, SPRAY OR ROTOR HEADS (WITH HEAD TO HEAD COVERAGE) AND A CONTROLLER. COORDINATE WITH PROJECT ARBORIST FOR CONTROLLER SETTINGS AND ALTERNATIVE WATERING METHODS.

L. TOPSOIL

1. CONTRACTOR SHALL COORDINATE ALL EARTHWORK OPERATIONS WITHIN TREE PROTECTION AREAS WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
2. ALL TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH.
3. TOPSOIL, PH RANGE OF 5.5 TO 7.0, 3-5 PERCENT ORGANIC MATERIAL MINIMUM, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN ONE (1) INCH IN DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH.
4. VERIFY AMOUNT STOCKPILED IF ANY, AND SUPPLY ADDITIONAL AS NEEDED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST FOUR (4) INCHES DEEP. DO NOT OBTAIN TOPSOIL FROM BOGS OR MARSHES.
5. PROJECT ARBORIST SHALL APPROVE ALL TOPSOIL PRIOR TO PLACEMENT.

M. REPAIR OF DAMAGED TREES

1. IF DAMAGE TO ANY TREE SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE DURING THE CONSTRUCTION PERIOD, THE PROJECT ARBORIST SHALL APPRAISE THE DAMAGE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPAIR BY THE CONTRACTOR.
2. IF ANY TREE DESIGNATED TO BE SAVED IS REMOVED FROM THE SITE WITHOUT PERMISSION OF THE OWNER'S REPRESENTATIVE, THE PROJECT ARBORIST SHALL APPRAISE THE TREE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPLACEMENT BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF THE TREE AND ANY FEES THAT MAY BE ASSESSED TO THE OWNER BY THE GOVERNING AGENCY.

NO.	REVISION	BY	DATE

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 S. Syracuse Way #500
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: AMC
DRAWN BY: AMC
CHECKED BY: CPH
DATE: 6/24/2024

QUIKTRIP 4263
 PARKER RD. & HAYVANA
 SITE PLAN
 TREE MITIGATION NOTES

PRELIMINARY

NOT FOR CONSTRUCTION

Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096888046

DRAWING NAME
MUNICIPALITY

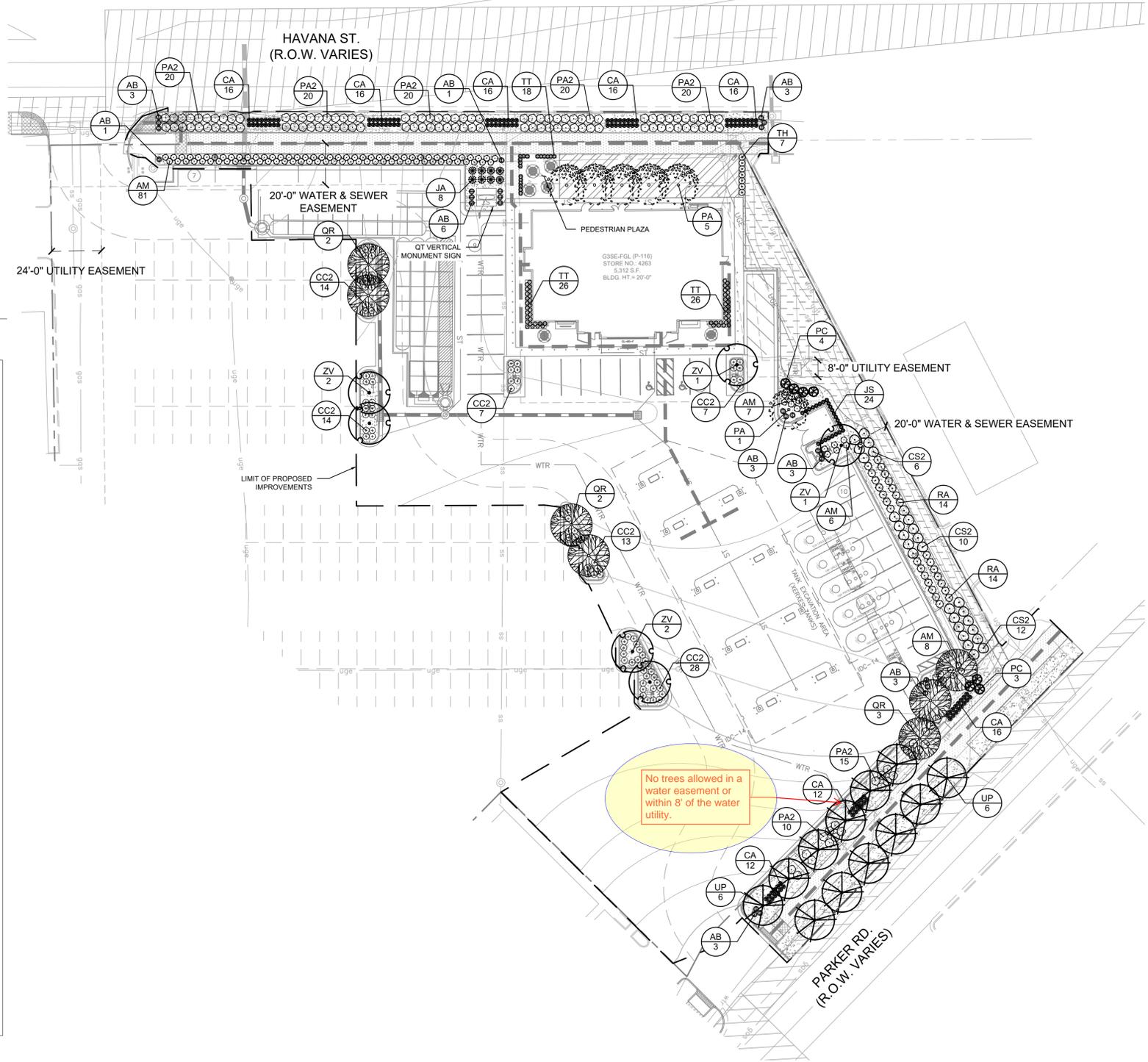
10

QUIKTRIP 4263

SITE PLAN AND CONDITIONAL USE

A PARCEL OF LAND IN THE SOUTHWEST 1/4 SECTION 26, TOWNSHIP 4
SOUTH, RANGE 67 WEST, 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO

NOT FOR CONSTRUCTION



LANDSCAPE NOTES

- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10'

Landscape Schedule							COMMENTS
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE	
TREES							
	PA	6	ARISTOCRAT CALLERY PEAR PYRUS CALLERYANA 'ARISTOCRAT' TM	B & B	2" CAL MIN	8' - 10' HT. MIN.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
	UP	12	LACEBARK ELM ULMUS PARVIFOLIA	B & B	2.5" CAL MIN	10' - 12' HT. MIN.	
	QR	7	NORTHERN RED OAK QUERCUS RUBRA	B & B	2.5" CAL MIN	10' - 12' HT. MIN.	
	ZV	6	VILLAGE GREEN JAPANESE ZELKOVA ZELKOVA SERRATA 'VILLAGE GREEN'	B & B	2.5" CAL MIN	10' - 12' HT. MIN.	
EVERGREEN TREES							
	PC	7	CUPRESSINA NORWAY SPRUCE PICEA ABIES 'CUPRESSINA'	B & B		6' HT MIN	
SYMBOL CODE QTY COMMON / BOTANICAL NAME CONT SPACING SIZE							
DECIDUOUS SHRUBS							
	RA	28	ALPINE CURRANT RIBES ALPINUM	5 GAL	SEE PLAN	18" HT MIN	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
	CC2	83	BLUE MIST SPIREA 'DARK KNIGHT' CARYOPTERIS CLANDONENSIS	5 GAL	SEE PLAN	18" FULL	
	PA2	125	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA	5 GAL	SEE PLAN	18" HT MIN	
EVERGREEN SHRUBS							
	JA	8	ARCADIA JUNIPER JUNIPERUS SABINA 'ARCADIA'	5 GAL	SEE PLAN	24" SPRD. MIN.	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
	TH	7	HICKS ANGLO-JAPANESE YEW TAXUS X MEDIA 'HICKSI'	5 GAL	SEE PLAN	18" FULL	
	AM	102	MANZANITA 'PANCHITO' ARCTOSTAPHYLOS MANZANITA	5 GAL	SEE PLAN	18" FULL	
	JS	24	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM 'SKYROCKET'	5 GAL	SEE PLAN	36" HT MIN	
	CS2	28	SPANISH GOLD BROOM CYTISUS PURGANS 'SPANISH GOLD'	5 GAL	SEE PLAN	36" FULL	
	TT	70	TATER TOT ARBORVITAE THUJA OCCIDENTALIS 'TATER TOT'	5 GAL			
	AB	26	BLUE AVENA HELICTOTRICHON SEMPERVIRENS	1 GAL	SEE PLAN	12" HT MIN	
ORNAMENTAL GRASSES							
	CA	120	REEDGRASS CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	1 GAL	SEE PLAN	18" HT MIN	
SYMBOL CODE QTY COMMON / BOTANICAL NAME CONT SIZE SPACING							
GROUND COVERS							
	R	12,708 SF	2"-3" ROCK COBBLE MULCH RIVER ROCK MULCH	-	ROCK	-	
	PL	1,826 SF	COLORADO BLUE KENTUCKY BLUEGRASS POA PRATENSIS 'COLORADO BLUE'	-	SOD	-	

Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 S South Syracuse Way #500
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: AMC
DRAWN BY: AMC
CHECKED BY: CPH
DATE: 6/24/24

QUIKTRIP 4263
PARKER RD. & HAVANA
SITE PLAN
LANDSCAPE PLAN

PRELIMINARY

NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096888046

DRAWING NAME
MUNICIPALITY

QUIKTRIP 4263

SITE PLAN AND CONDITIONAL USE

A PARCEL OF LAND IN THE SOUTHWEST 1/4 SECTION SECTION 26, TOWNSHIP 4
SOUTH, RANGE 67 WEST, 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO

NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 S South Syracuse Way #500
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: AMC
DRAWN BY: AMC
CHECKED BY: CPH
DATE: 6/24/2024

QUIKTRIP 4263
 PARKER RD. & HAVANA
 SITE PLAN
 LANDSCAPE SCHEDULES

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

PROJECT NO.
096888046

DRAWING NAME
MUNICIPALITY

LANDSCAPE NOTES

- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR 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 ENCRUCH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

LANDSCAPE CODE REQUIREMENTS:

ZONE: MU-C MIXED USE CORRIDOR DISTRICT
HAVANA OVERLAY DISTRICT CONDITION 1
LOT SIZE: 1.288 AC (55,757 SF)
LANDSCAPE AREA: 0.401 AC (17,468 SF)

	WIDTH	LENGTH	REQUIRED	PROVIDED
PARKING LOT PERIMETER SCREENING:				
3'-4' DOUBLE ROW OF SHRUBS 3' O.C. >50% DECIDUOUS FLOWERING SHRUBS	-	-	DOUBLE ROW SHRUBS	DOUBLE ROW SHRUBS
CURBSIDE LANDSCAPING / TREE LAWN ONE TREE PER 40 LF				
PARKER RD.	10'	220 LF	6 TREES	6 TREES
HAVANA ST.	10'	330 LF	8 TREES	10 T.E.*

NATIVE SEED MIX SEEDING RATE: 15 PLS/ACRE	
COMMON NAME	PERCENTAGE
WESTERN WHEATGRASS	20%
SLENDER WHEATGRASS	20%
BLUE GRAMA	15%
BUFFAL OGRASS	15%
SODAR STREAMBANK WHEATGRASS	15%
SHERMAN BIG BLUEGRASS	10%
CANADA WILDRYE	5%
TOTALS	100%

PARKING LOT ISLAND LANDSCAPE:

1 TREE AND 6 SHRUBS PER 9'X19' ISLAND	5 ISLANDS	-	5 TREES AND 30 SHRUBS	5 TREES* AND 34 SHRUBS
2 TREES AND 12 SHRUBS PER 9'X38' ISLAND	4 ISLANDS	-	8 TREES AND 48 SHRUBS	8 TREES AND 74 SHRUBS

BUILDING PERIMETER LANDSCAPING

1 TREE EQUIVALENT (T.E.) PER 40 LF

NORTH	54'	-	1.4 T.E.	1.4 T.E.
SOUTH	54'	-	1.4 T.E.	1.4 T.E.
EAST	92'	-	2.3 T.E.	2.4 T.E.

TRASH AREA SCREENING

EVERGREEN PLANTINGS AROUND WALL	-	-	EVERGREEN ROW	EVERGREEN ROW
---------------------------------	---	---	---------------	---------------

* TREES SUBSTITUTED AT A RATE OF 10 FIVE GAL SHRUBS PER TREE

HAVANA OVERLAY DISTRICT STREET PERIMETER BUFFER LANDSCAPING

TWO TREE EQUIVALENTS (T.E.) PER 40 LF OF FRONTAGE

	AMOUNT	BUFFER REQUIRED	BUFFER PROVIDED	PLANTING REQUIRED	PLANTING PROVIDED
WEST - HAVANA ST.	330 LF	9' WIDTH	5' WIDTH*	16.5 T.E.	16.6 T.E.
EAST - PARKER RD.	220 LF	9' WIDTH	14' WIDTH	11 T.E.	13.9 T.E.

NON-STREET BUFFER LANDSCAPING

ONE TREE AND FIVE SHRUBS PER 40 LF

NORTH	272 LF	10' WIDTH	21' WIDTH	7 TREES & 34 SHRUBS	7 EVRGRN TREES & 56 SHRUBS
-------	--------	-----------	-----------	---------------------	----------------------------

*DOUBLE ROW OF SHRUBS PROVIDED BECAUSE BUFFER DEPTH REDUCED TO 5'

WATER USAGE TABLE		
WATER USAGE	SQUARE FOOTAGE	% OF TOTAL LA AREA
LOW	3,532 SF	20%
MEDIUM	9,664 SF	55%
HIGH	1,826 SF	10%

QUIKTRIP 4263

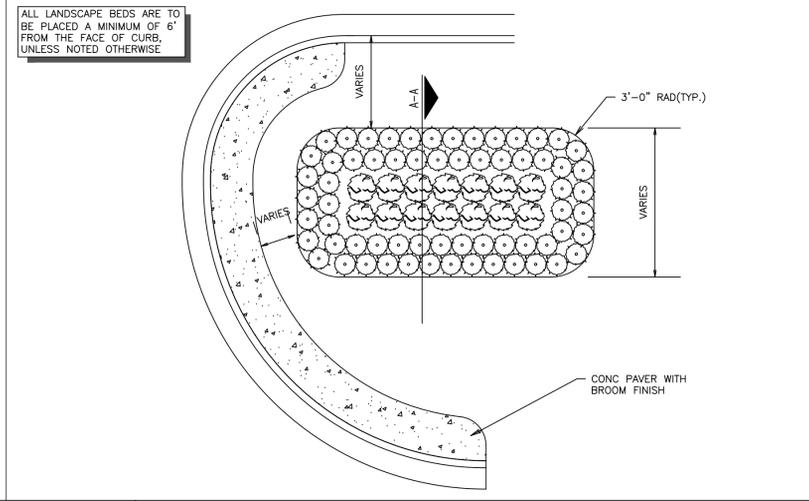
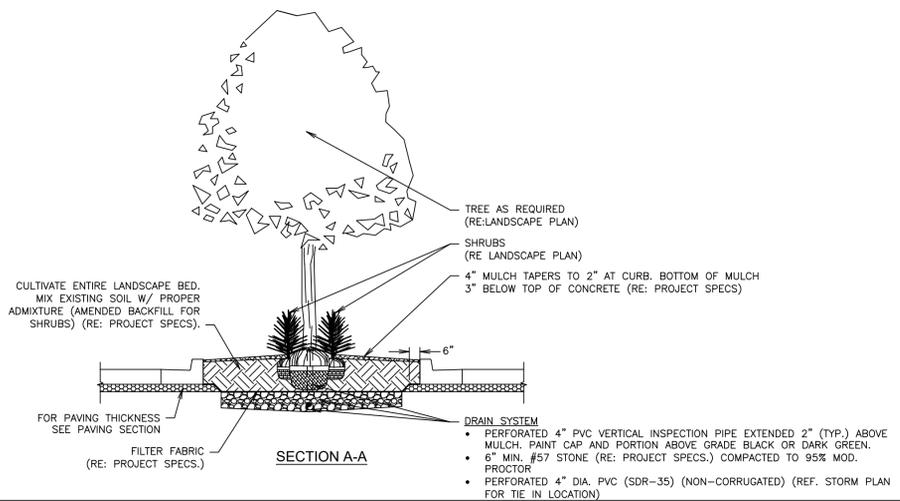
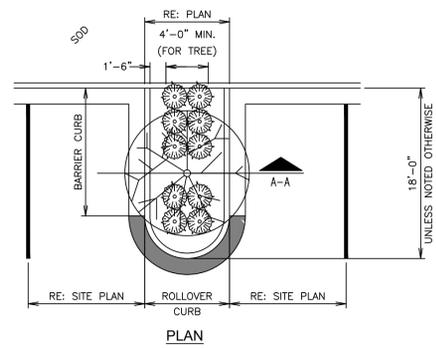
SITE PLAN AND CONDITIONAL USE

A PARCEL OF LAND IN THE SOUTHWEST 1/4 SECTION SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO

NOT FOR CONSTRUCTION

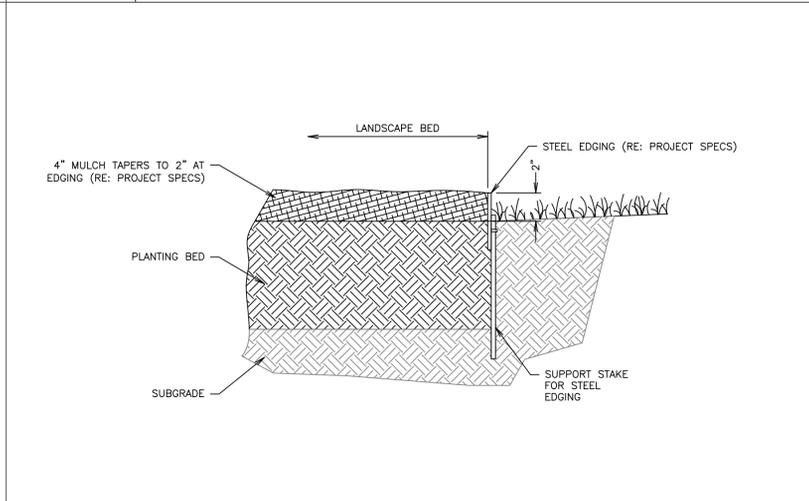
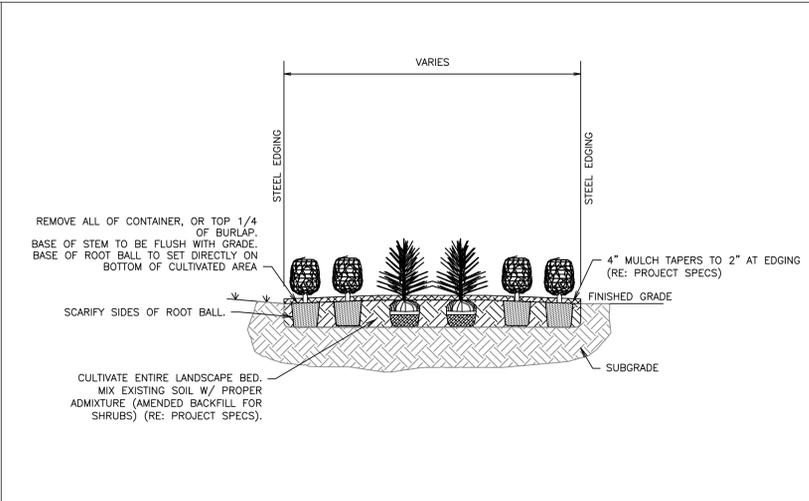
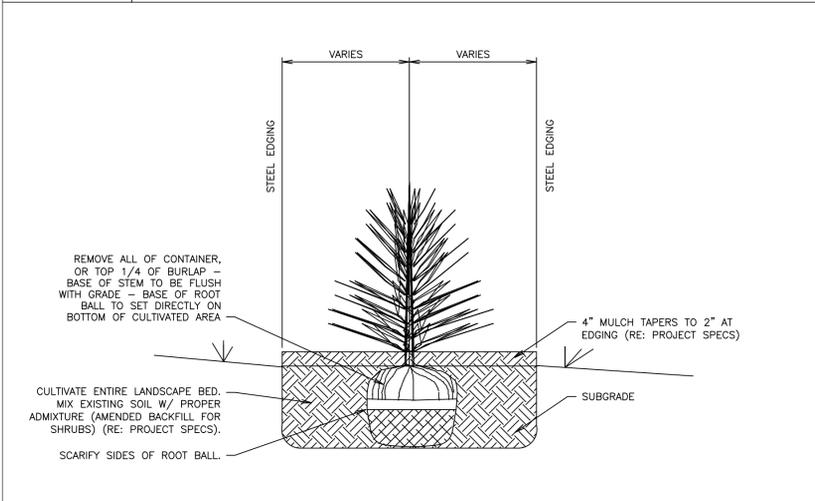
NO.	REVISION	BY	DATE	APPR

RE: LANDSCAPE PLAN FOR SHRUB PLACEMENT AND QUANTITY.
 LANDSCAPE PARKING ISLANDS ARE TO BE IRRIGATED WITH A DRIP LINE SYSTEM. A SPRAY OR ROTARY HEAD SPRINKLER SYSTEM IS NOT AN ACCEPTABLE IRRIGATION METHOD FOR LANDSCAPE PARKING ISLANDS. (RE: PROJECT SPECS.)
 RE: STORM PLAN TO DETERMINE IF USE OF LANDSCAPE BED DRAIN PIPE IS REQUIRED.



L1 PARKING ISLAND W/ SHRUBS & TREE LANDSCAPE DETAIL (ADJACENT TO CURB & GUTTER)
 NTS SN: LD012A011

L11 LANDSCAPE BED TYPE "A"
 NTS SN: LD001A005



F1 SINGLE SHRUB SCREENING SECTION B-B
 NTS SN: LD026A001

F6 SHRUB PLANTING SECTION A-A
 NTS SN: LD003A005

F11 LANDSCAPE STEEL EDGING DETAIL
 NTS SN: LD006A004

Kimley»Horn
 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 S South Syracuse Way #500
 Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: AMC
 DRAWN BY: AMC
 CHECKED BY: CPH
 DATE: 6/24/2024

QUIKTRIP 4263
 PARKER RD. & HAVANA
 SITE PLAN
 LANDSCAPE DETAILS

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

PROJECT NO.
 096888046

DRAWING NAME
 MUNICIPALITY

K:\DEN_Civil\096888046_QuikTrip_4263 Aurora\CADD\PlanSheets\Site Plan\096888046_LA.dwg DeHoyos, Schuyler 6/24/2024 11:46 AM

QUIKTRIP 4263

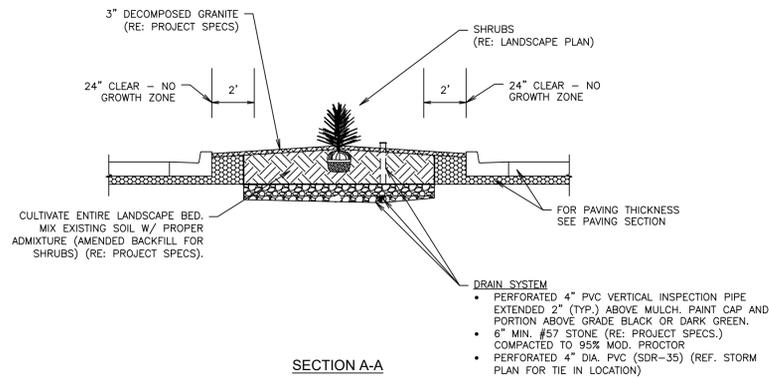
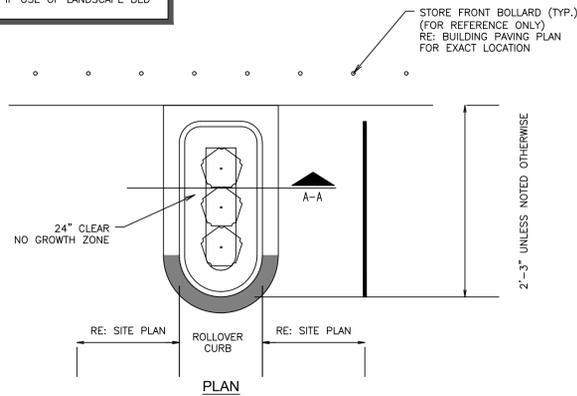
SITE PLAN AND CONDITIONAL USE

A PARCEL OF LAND IN THE SOUTHWEST 1/4 SECTION SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO

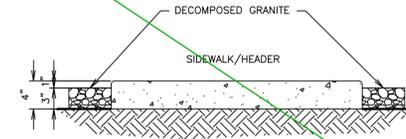
NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR

RE: LANDSCAPE PLAN FOR SHRUB PLACEMENT AND QUANTITY.
LANDSCAPE PARKING ISLANDS ARE TO BE IRRIGATED WITH A DRIP LINE SYSTEM. A SPRAY OR ROTARY HEAD SPRINKLER SYSTEM IS NOT AN ACCEPTABLE IRRIGATION METHOD FOR LANDSCAPE PARKING ISLANDS. (RE: PROJECT SPECS.)
RE: STORM PLAN TO DETERMINE IF USE OF LANDSCAPE BED DRAIN PIPE IS REQUIRED



FINISH GRADE TO BE 4" BELOW TOP OF WALK BEFORE INSTALLATION OF WASHED DECOMPOSED GRANITE



Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 S South Syracuse Way #500
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: AMC
DRAWN BY: AMC
CHECKED BY: CPH
DATE: 6/24/24

QUIKTRIP 4263
PARKER RD. & HAVANA
SITE PLAN
LANDSCAPE DETAILS

PRELIMINARY

NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096888046

DRAWING NAME
MUNICIPALITY

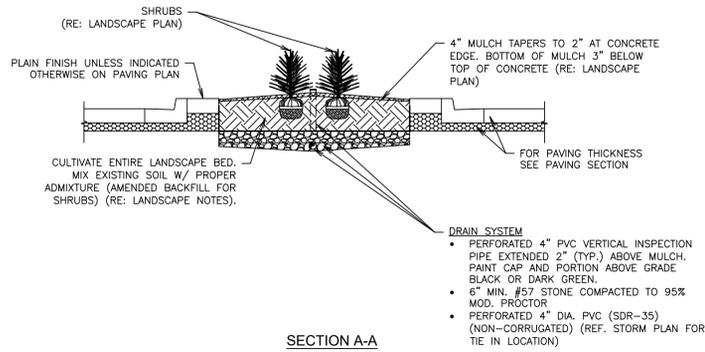
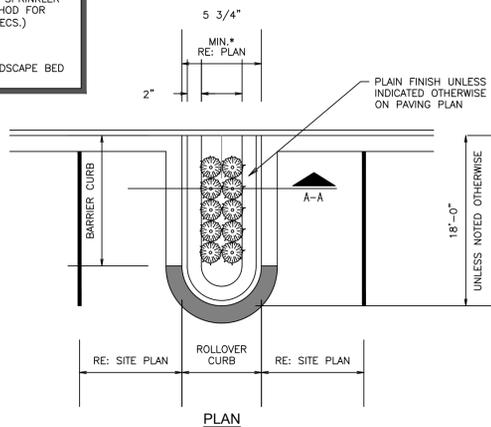
K:\DEN_Civil\096888046_QuikTrip_4263 Aurora\CADD\PlanSheets\Site Plan\096888046_LA.dwg DeHoyos, Schuyler 6/24/2024 11:46 AM

L6 PARKING ISLAND W/ SHRUBS LANDSCAPE DETAIL (W/ DECOMPOSED GRANITE)

NTS

SN: LD009012

RE: LANDSCAPE PLAN FOR SHRUB PLACEMENT AND QUANTITY.
LANDSCAPE PARKING ISLANDS ARE TO BE IRRIGATED WITH A DRIP LINE SYSTEM. A SPRAY OR ROTARY HEAD SPRINKLER SYSTEM IS NOT AN ACCEPTABLE IRRIGATION METHOD FOR LANDSCAPE PARKING ISLANDS. (RE: PROJECT SPECS.)
*FOR DOUBLE ROW SHRUBS
RE: STORM PLAN TO DETERMINE IF USE OF LANDSCAPE BED DRAIN PIPE IS REQUIRED



L11 GRADING AT WALK

NTS

SN: LD016A001

Remove grading at walk detail. This detail indicates 4" sidewalk which doesn't meet City of Aurora standards. This level of detail is appropriate in civil plan.

F1 PARKING ISLAND W/ SHRUBS LANDSCAPE DETAIL (ADJACENT TO CURB & GUTTER)

NTS

SN: LD010A012

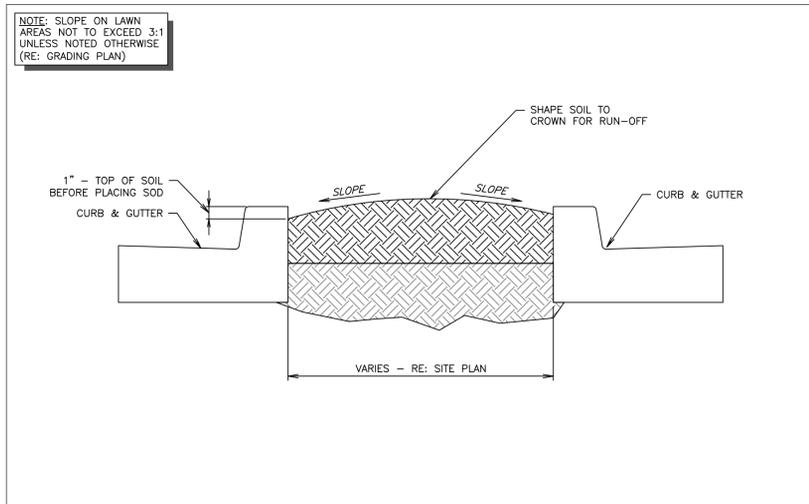
QUIKTRIP 4263

SITE PLAN AND CONDITIONAL USE

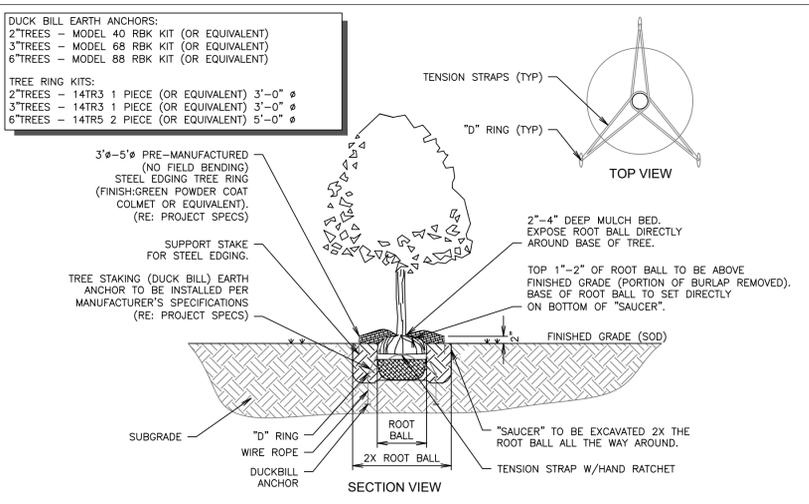
A PARCEL OF LAND IN THE SOUTHWEST 1/4 SECTION SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO

NOT FOR CONSTRUCTION

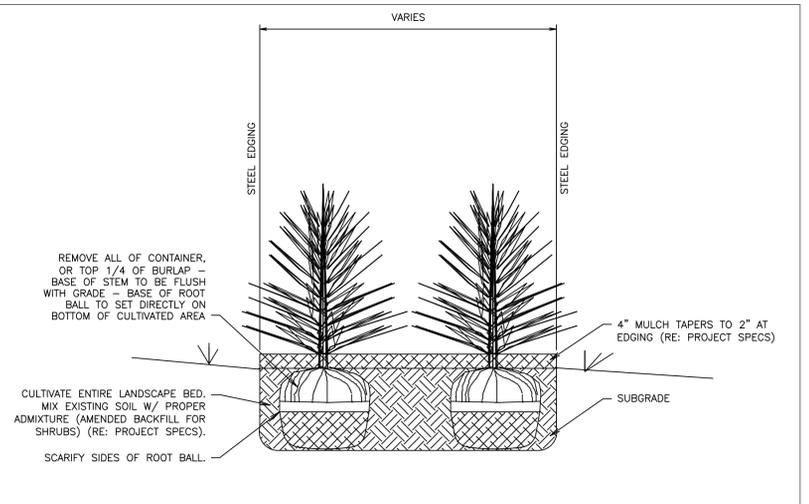
NO.	REVISION	BY	DATE	APPR



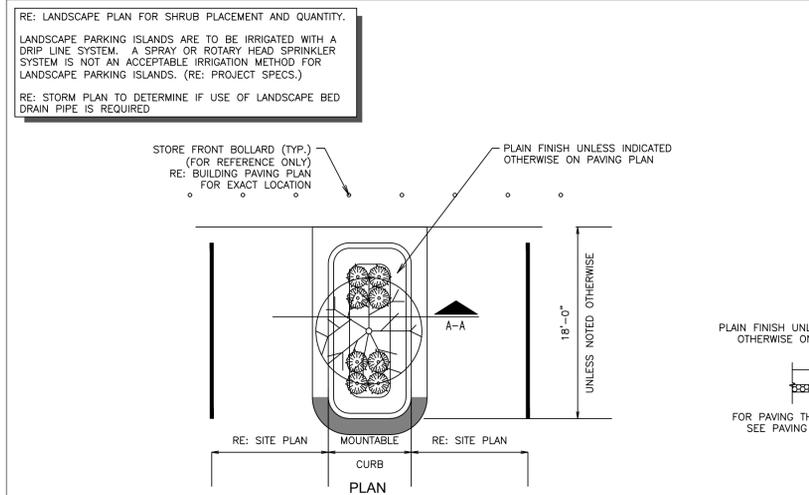
A1 TYPICAL LAWN SECTION
NTS SN: LD007A002



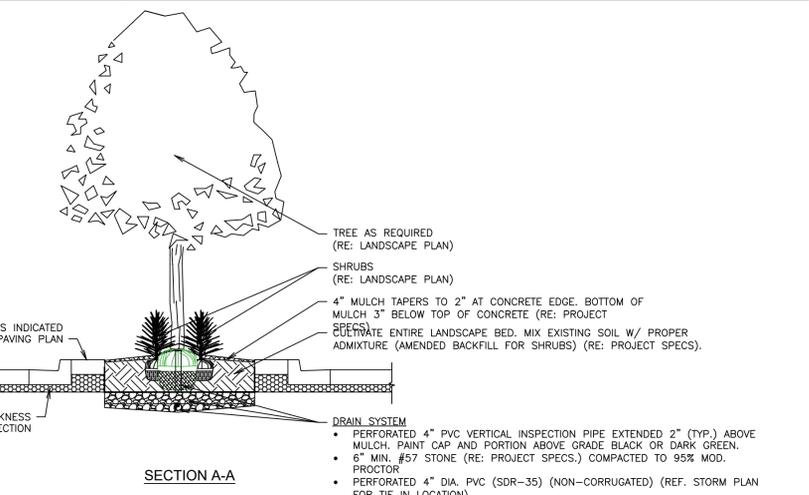
A6 TREE PLANTING DETAIL - DUCKBILL
NTS SN: LD008B006



A11 SHRUB SCREENING SECTION B-B
NTS SN: LD005A004



A1 PARKING ISLAND W/ SHRUBS & TREE LANDSCAPE DETAIL (W/ RADIUS PROTECTOR)
NTS SN: LD011A012



A1 PARKING ISLAND W/ SHRUBS & TREE LANDSCAPE DETAIL (W/ RADIUS PROTECTOR)
NTS SN: LD011A012

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 S South Syracuse Way #500
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: AMC
DRAWN BY: AMC
CHECKED BY: CPH
DATE: 6/24/2024

QUIKTRIP 4263
PARKER RD. & HAVANA
SITE PLAN
LANDSCAPE DETAILS

PRELIMINARY

NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096888046

DRAWING NAME
MUNICIPALITY

15

K:\DEN_Civil\096888046_QuikTrip_4263_Aurora\CADD\PlanSheets\Site Plan\096888046_LA.dwg DeHoyos, Schuyler 6/24/2024 11:46 AM

A high resolution, black and white drawing of elevations are preferred over images for elevations. Please include a materials swatch on this page that corresponds to the various symbols/hatching using to convey materials changes on the elevation. See below for an example of a high fidelity, black and white elevation.

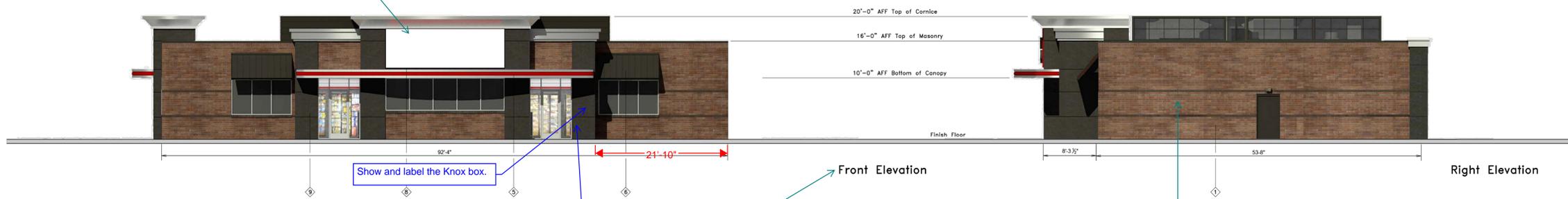


QUIKTRIP 4263

SITE PLAN AND CONDITIONAL USE

A PARCEL OF LAND IN THE SOUTHWEST 1/4 SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO

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



Show and label the Knox box.

See note to label the emergency switch.

In order to satisfy building orientation standards, this elevation should front directly onto Havana St. Please label which street/cardinal direction each elevation faces for easy reference.

This secondary facade needs additional features to satisfy the 4-sided building design requirements of table 4.8-, especially regarding the massing and human scale categories. Also a granite band to unify the facade and add an additional material to this facade would satisfy the materials category. Left elevation is much more suitable for a minor facade.
More elements such as windows and awnings



This minor facade needs a feature in the human scale category, such as corner enhancements or architectural details.

In order to activate the pedestrian plaza directly adjacent to this facade, please include further human scale elements such as columns, windows (faux would be acceptable), awnings.

Swatches of each material here will aid site plan legibility

ID	FRONT	MANUFACTURER	SPECIFICATION
1	BROWNSTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	BROWN	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BUSHED ALUMINUM	REYNOLDS	FASCIA
4	OT RED	SHERWIN-WILLIAMS	STANDARD SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	OT BROWN	SHERWIN-WILLIAMS	METAL PAINT
7	OT-4	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
8	OT-4R	ALLEN INDUSTRIES	SIGNAGE
9	GRANITE	SINO	ARCHITECTS

Scale Bar needed



NO.	REVISION	BY	DATE

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 S South Syracuse Way #500
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: SAM
DRAWN BY: SPD
CHECKED BY: SAM
DATE: 06/05/24

QUIKTRIP 4263
PARKER RD. & HAVANA
SITE PLAN
BUILDING ELEVATIONS

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

PROJECT NO.
096888046

DRAWING NAME
096888046_EL.DWG

A high resolution, black and white drawing of elevations are preferred over images for elevations. Please include a materials swatch on this page that corresponds to the various symbols/hatching using to convey materials changes on the elevation. See below for an example of a high fidelity, black and white elevation.

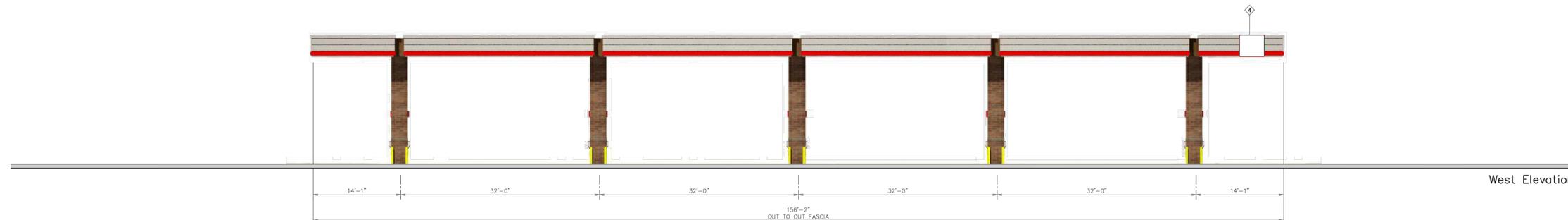


QUIKTRIP 4263

SITE PLAN AND CONDITIONAL USE

A PARCEL OF LAND IN THE SOUTHWEST 1/4 SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO

	TOTAL	BRIGHT COLOR
FRONT/REAR FACADE:	736 SF	146 SF 20%
SIDE FACADES:	285 SF	42 SF 15%



18'-6" Min. / 25'-8" 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



Please affirm this illuminated fascia band will be no greater than 9" in height

NO.	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOLDS	CANOPY
2	RED PVA CARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	OT BROWN	SHERWIN - WILLIAMS	METAL/PAINT
4	100-18	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH

Scale Bar needed



NO.	REVISION	BY	DATE	APPR

Kimley»Horn
 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 S South Syracuse Way #500
 Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: SAM
 DRAWN BY: SPD
 CHECKED BY: SAM
 DATE: 06/05/24

QUIKTRIP 4263
 PARKER RD. & HAVANA
 SITE PLAN
 CANOPY ELEVATIONS

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

PROJECT NO.
096888046

DRAWING NAME
096888046_EL.DWG

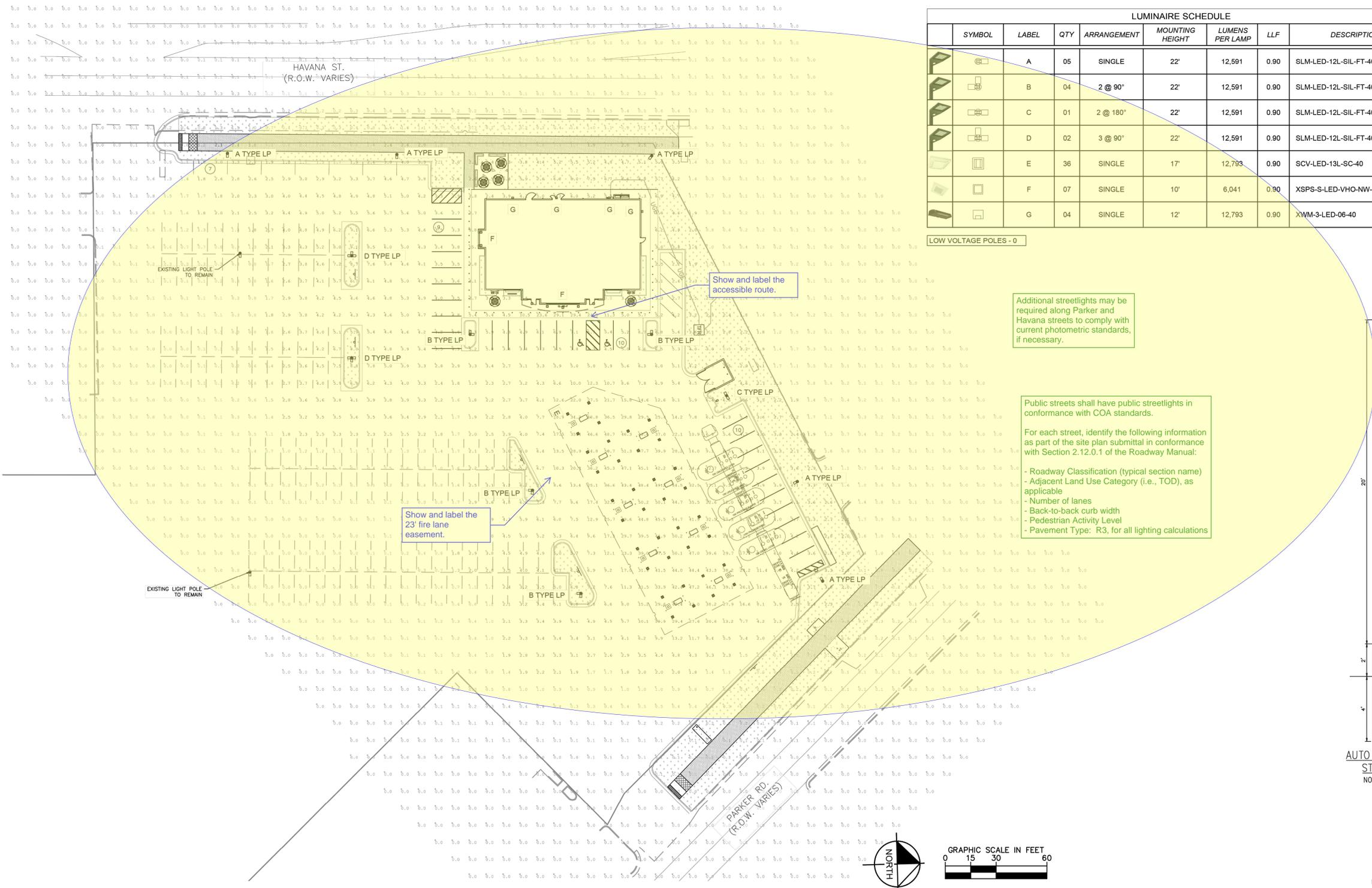
QUIKTRIP 4263

SITE PLAN AND CONDITIONAL USE

A PARCEL OF LAND IN THE SOUTHWEST ¼ SECTION SECTION 26, TOWNSHIP 4
SOUTH, RANGE 67 WEST, 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO

LUMINAIRE SCHEDULE										
SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	LLF	DESCRIPTION	TOTAL WATTS	FINISH	
	A	05	SINGLE	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1	BLACK	
	B	04	2 @ 90°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1	BLACK	
	C	01	2 @ 180°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1	BLACK	
	D	02	3 @ 90°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1	BLACK	
	E	36	SINGLE	17'	12,793	0.90	SCV-LED-13L-SC-40	83.6	WHITE	
	F	07	SINGLE	10'	6,041	0.90	XSPS-S-LED-VHO-NW-DFL	48.7	WHITE	
	G	04	SINGLE	12'	12,793	0.90	XWM-3-LED-06-40	54.0	BLACK	

LOW VOLTAGE POLES - 0

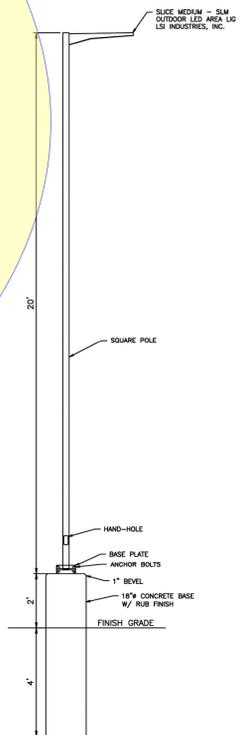


Additional streetlights may be required along Parker and Havana streets to comply with current photometric standards, if necessary.

Public streets shall have public streetlights in conformance with COA standards.

For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:

- Roadway Classification (typical section name)
- Adjacent Land Use Category (i.e., TOD), as applicable
- Number of lanes
- Back-to-back curb width
- Pedestrian Activity Level
- Pavement Type: R3, for all lighting calculations



NO.	REVISION	BY	DATE	APPR

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 S South Syracuse Way #500
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: SAM
DRAWN BY: SPD
CHECKED BY: SAM
DATE: 06/05/24

QUIKTRIP 4263
PARKER RD. & HAVANA
SITE PLAN
PHOTOMETRIC SITE PLAN

PRELIMINARY

NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096888046

DRAWING NAME
096888046_PHDWG

18



K:\DEN_Civil\096888046_QuikTrip_4263 Aurora\CADD\PlanSheets\Site Plan\096888046_PH.dwg Delroyos, Schuyler 6/24/2024 11:46 AM

QUIKTRIP 4263

SITE PLAN AND CONDITIONAL USE

A PARCEL OF LAND IN THE SOUTHWEST 1/4 SECTION SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO

NO.	REVISION	BY	DATE	APPR

Kimley»Horn
 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 S South Syracuse Way #500
 Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: SAM
 DRAWN BY: SPD
 CHECKED BY: SAM
 DATE: 06/05/24

QUIKTRIP 4263
 PARKER RD. & HAVANA
 SITE PLAN
 PHOTOMETRIC DETAILS

PRELIMINARY

NOT FOR CONSTRUCTION
Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
 096888046

DRAWING NAME
 096888046_PH.DWG

20

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

XSPS LED Soffit Light

PHOTOMETRICS

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%. For complete specifications and IES files, see website.

XSPS S LED HO NW DFL

Luminaire Data

Type	Symmetric	4000 Kelvin, 70 CRI
Delivered Lumens	5,011	
Watts	39.3	
Efficiency	127	
IES Type	Type 10 - Very Short	
BUS Rating	82-UD-G1	

Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30°)	1006	20%
Medium (30-45°)	2960	59%
High (45-60°)	876	18%
Very High (60-90°)	84	2%
Large (90-180°)	0	0%
Total lum.	5011	100%

ISO FOOTCANDLE PLOT

POLAR CURVE

PRODUCT DIMENSIONS

Note:
 1. 1/2" clearance is required in the soffit for luminaire ventilation.
 2. Emergency battery pack (BB) only available on 4000K lumen version.
 Thermal protector only required on 5000, 6000 & 8000 lumen versions.
 11" square hole required to install BPC.

XSPS LED Soffit Light

ORDERING GUIDE

Back to Quick Links

TYPE: _____

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 HO - 5,000 Lumens VHO - 6,000 Lumens	OW - 5000K (60 CRI) NW - 4000K (80 CRI) MW - 3000K (80 CRI)	120-120V 208-208V 240-240V 277-277V 347-347V	SWT - Gloss White DL - Diffused Acrylic	DL - Diffused Acrylic L - Lens	EM - Emergency Battery Pack*

* - Emergency Battery Pack only available on the SS - 4000 lumen version (120, 200, 240 & 277V versions).

PERFORMANCE

Back to Quick Links

Lumen Package	Distribution	Lens Type	CRI	3000K CCT			5000K CCT			8000K CCT			Wattage
				Delivered Lumens	Efficiency	Bay Rating	Delivered Lumens	Efficiency	Bay Rating	Delivered Lumens	Efficiency	Bay Rating	
SS	S	DFL	80	3915	120	82-UD-G1	4022	129	82-UD-G1	3960	128	82-UD-G1	31
HO	S	DFL	80	4766	130	82-UD-G1	5011	127	82-UD-G1	4941	125	82-UD-G1	40
VHO	S	DFL	80	5733	118	82-UD-G1	6041	124	82-UD-G1	5967	122	82-UD-G1	48
SHD	S	DFL	80	7558	113	83-UD-G1	7965	118	83-UD-G1	7853	118	83-UD-G1	67

LEDs are frequently updated therefore values are nominal.

Electrical Data (Amperage)*

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	48	0.41	0.23	0.2	0.18	0.14
SHD	67	0.56	0.32	0.28	0.24	0.19

*Electrical data at 80C (175F). Actual wattage may differ by +/-5%.

RECOMMENDED LUMEN MAINTENANCE

Ambient Temp C	Initial ¹	20K hrs. ¹	50K hrs. ¹	75K hrs. ²	100K hrs. ²
25 C	100%	85%	65%	66%	62%

1 - In accordance with IESNA TM-01-11. Prorated lumen retention (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-01-11. Calculated values represent one duration that exceed six times the IESNA LM-80-08 total test duration for the device under testing.

XSPS LED Soffit Light

ORDERING GUIDE

Back to Quick Links

TYPE: _____

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 HO - 5,000 Lumens VHO - 6,000 Lumens	OW - 5000K (60 CRI) NW - 4000K (80 CRI) MW - 3000K (80 CRI)	120-120V 208-208V 240-240V 277-277V 347-347V	SWT - Gloss White DL - Diffused Acrylic	DL - Diffused Acrylic L - Lens	EM - Emergency Battery Pack*

* - Emergency Battery Pack only available on the SS - 4000 lumen version (120, 200, 240 & 277V versions).

PERFORMANCE

Back to Quick Links

Lumen Package	Distribution	Lens Type	CRI	3000K CCT			5000K CCT			8000K CCT			Wattage
				Delivered Lumens	Efficiency	Bay Rating	Delivered Lumens	Efficiency	Bay Rating	Delivered Lumens	Efficiency	Bay Rating	
SS	S	DFL	80	3915	120	82-UD-G1	4022	129	82-UD-G1	3960	128	82-UD-G1	31
HO	S	DFL	80	4766	130	82-UD-G1	5011	127	82-UD-G1	4941	125	82-UD-G1	40
VHO	S	DFL	80	5733	118	82-UD-G1	6041	124	82-UD-G1	5967	122	82-UD-G1	48
SHD	S	DFL	80	7558	113	83-UD-G1	7965	118	83-UD-G1	7853	118	83-UD-G1	67

LEDs are frequently updated therefore values are nominal.

Electrical Data (Amperage)*

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	48	0.41	0.23	0.2	0.18	0.14
SHD	67	0.56	0.32	0.28	0.24	0.19

*Electrical data at 80C (175F). Actual wattage may differ by +/-5%.

RECOMMENDED LUMEN MAINTENANCE

Ambient Temp C	Initial ¹	20K hrs. ¹	50K hrs. ¹	75K hrs. ²	100K hrs. ²
25 C	100%	85%	65%	66%	62%

1 - In accordance with IESNA TM-01-11. Prorated lumen retention (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-01-11. Calculated values represent one duration that exceed six times the IESNA LM-80-08 total test duration for the device under testing.

XSPS LED Soffit Light

OVERVIEW

Lumen Package	4000 - 8000
Wattage Range	43 - 99
Efficiency Range (LPW)	96 - 104
Weight lbs (90)	7.6 (3.5)

QUICK LINKS

Ordering Guide Performance Photometrics Dimensions

FEATURES & SPECIFICATIONS

Construction

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

Optical System

- Symmetric distribution with excellent uniformity and a BUG rating of 82-UD-G1. Diffuse lens is standard to minimizing visibility of LEDs.
- Select high-brightness LEDs.
- Available in 5000K, 4000K and 3000K.
- Color temperatures per ANSI C78.377.
- Minimum CRI of 80.

Electrical

- High-performance factory programmable driver features over-voltage, under-voltage, short-circuit and over-temperature protection with integral surge protection that meets IEEE C62.41.2 and ANSI C82.77-23 Location Category C Low standards.
- 0-10 volt dimming (10% - 100%) standard.
- 120-347VAC 50/60Hz.
- Thermal protector standard on 5000-8000 lumen versions.
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to 40°C (-40°F to 104°F) for HO and VHO, -40°C to 45°C (-40°F to 113°F) for SS, -40°C to 35°C (-40°F to 95°F) for SHD.
- Power factor: >0.90
- Input power stays constant over life.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to [https://www.lsicorp.com/insurance/terms-conditions-warranty/](https://www.lsicorp.com/insurance/terms-conditions-warranty) for more information.
- Listed to UL 1998 and UL 8750.
- Suitable For Damp Locations.
- Meets Buy American Act requirements.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DPL to confirm which versions are qualified.
- IDA compliant with 3000K or lower color temperature.

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsicorp.com
 (313) 372-3200 • ©2021 LSI Industries Inc. All Rights Reserved. Specifications subject to change without notice. Page 1/4 Rev. 06/18/21 SPEC.2018.A.8320

K:\DEN_Civil\096888046_QuikTrip_4263 Aurora\CADD\PlanSheets\Site Plan\096888046_PH.dwg Derfloyos, Schuyler 6/24/2024 11:46 AM

QUIKTRIP 4263

SITE PLAN AND CONDITIONAL USE

A PARCEL OF LAND IN THE SOUTHWEST 1/4 SECTION SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO

Mirada Large (MRL) Outdoor LED Area Light

Outdoor LED Area Light

IP66

Overview

- Lumen Package: 40,000 - 78,000
- Wattage Range: 286 - 648
- Efficiency Range (LPW): 115 - 154
- Weight (Back): 60 (27.2)

Quick Links

Features & Specifications

Construction

- Rugged die-cast aluminum housing, optical frame, and driver access cover.
- Fluxures are finished with LSI's Duragrip™ polyester powder coat finishing process.
- The Duragrip™ finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 68 lbs in carton.

Optical System

- State-of-the-art one-piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, SW, FT, FTA, and AM.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.372.
- Minimum CRI of 70.
- Integral Louver (L) and House-Side Shield (H) options available for improved backlight control without sacrificing street side performance. See page 5 for more details.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit, and over-temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (00% - 100%) standard.
- Standard universal voltages (00-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi-industries.com

Mirada Large Outdoor LED Area Light

ORDERING GUIDE

Typical Order Example: **MRL_LED_40L_SIL_FTA_L_UNV_DIM_50_70CRI_ALSCSD4_BRZ_IL**

Profile	Lens	Lumen Package	Lot	Mount	Options	Order Part	Voltage
MRL - Mirada Large	LED	40L - 40,000 hrs 50L - 50,000 hrs 60L - 60,000 hrs 70L - 70,000 hrs Custom Lumen Packages*	ML - Silicone	2 - Type 2 3 - Type 3 SW - Type 3 W/lot FT - Forward Throw FTA - Forward Throw Adjustable AM - Adjustable Mounting	(Optional) - Dimmer L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	

Accessory Ordering Information

Controls Accessories

Description	Order Number	Description	Order Number
Universal Mounting Bracket	100114	Universal Mounting Bracket	100114
Adjustable Pole (12" - 2.38" Spacing)	488102LA	Adjustable Pole (12" - 2.38" Spacing)	488102LA
Swivel Mount Pole Bracket (Square Pole)	488102LA	Swivel Mount Pole Bracket (Square Pole)	488102LA
Swivel Mount Pole Bracket (Round Pole)	488102LA	Swivel Mount Pole Bracket (Round Pole)	488102LA
15" to 24" Swivel Mount Pole Bracket (Square Pole)	488102LA	15" to 24" Swivel Mount Pole Bracket (Square Pole)	488102LA
15" to 24" Swivel Mount Pole Bracket (Round Pole)	488102LA	15" to 24" Swivel Mount Pole Bracket (Round Pole)	488102LA
Wall Mount Bracket (Square Pole)	381102LA	Wall Mount Bracket (Square Pole)	381102LA
Wall Mount Bracket (Round Pole)	381102LA	Wall Mount Bracket (Round Pole)	381102LA
Drilling Cap for use with CRP7	100114	Drilling Cap for use with CRP7	100114

Mounting Accessories

Shielding & Miscellaneous Accessories

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi-industries.com

Mirada Large Outdoor LED Area Light

OPTICS ROTATION

ACCESSORIES/OPTIONS

Integral Louver (L) and House-Side Shield (H)

Accessory louver and shield available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (L) and Integral House-Side Shield (H) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

Luminaire Shown with MSBT & L/H Options

7 Pin Photoelectric Control

7 Pin ANSI C136.41-2012 control receptacle option available for twilight photocell or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads. Consult factory for alternate wiring.

Luminaire Shown with CRP7

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi-industries.com

Mirada Large Outdoor LED Area Light

PERFORMANCE

Delivered Lumens*	Distribution	CR	Delivered Lumens	Efficiency	BIG Rating	Delivered Lumens	Efficiency	BIG Rating	Delivered Lumens	Efficiency	BIG Rating	Wattage
40L	2	70	39770	138	95-05-04	42950	144	95-05-04	42950	150	95-05-04	286
	3	70	40140	142	95-05-04	42950	148	95-05-04	42970	151	95-05-04	
	SW	70	40280	141	95-05-04	42980	147	95-05-04	43050	152	95-05-04	
	FT	70	40420	141	95-05-04	43040	146	95-05-04	43100	152	95-05-04	
	FTA	70	40570	142	95-05-04	43190	148	95-05-04	43250	153	95-05-04	
50L	AM	70	48020	142	95-05-04	43240	146	95-05-04	43300	151	95-05-04	
	2	70	48170	142	95-05-04	43390	147	95-05-04	43450	142	95-05-04	
	3	70	48320	138	95-05-04	43540	143	95-05-04	43600	143	95-05-04	
	SW	70	48470	134	95-05-04	43690	139	95-05-04	43750	141	95-05-04	
	FT	70	48620	134	95-05-04	43840	139	95-05-04	43900	141	95-05-04	
60L	FTA	70	56470	135	95-05-04	53710	140	95-05-04	54270	143	95-05-04	
	AM	70	56620	135	95-05-04	53860	140	95-05-04	54420	143	95-05-04	
	2	70	56770	132	95-05-04	54010	137	95-05-04	54570	142	95-05-04	
	3	70	56920	128	95-05-04	54160	133	95-05-04	54720	143	95-05-04	
	SW	70	57070	124	95-05-04	54310	129	95-05-04	54870	141	95-05-04	
70L	FT	70	64870	124	95-05-04	60720	133	95-05-04	61280	134	95-05-04	
	FTA	70	65020	124	95-05-04	60870	133	95-05-04	61430	134	95-05-04	
	AM	70	65170	125	95-05-04	61020	133	95-05-04	61580	134	95-05-04	
	2	70	65320	125	95-05-04	61170	133	95-05-04	61730	134	95-05-04	
	3	70	65470	125	95-05-04	61320	133	95-05-04	61880	134	95-05-04	

Electrical Data (AMPS)*

Lumens	120V	208V	240V	277V	347V	480V
40L	2.38	1.58	1.19	1.02	0.82	0.60
50L	3.13	1.90	1.50	1.25	1.08	0.78
60L	4.32	2.49	2.16	1.87	1.69	1.08
70L	5.40	3.12	2.70	2.34	1.87	1.35

Recommended Lumen Maintenance†

Environment	100%	75%	50%	25%	10%
Indoor	100%	100%	100%	100%	100%
Outdoor	100%	100%	100%	100%	100%

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi-industries.com

Mirada Large Outdoor LED Area Light

PHOTOMETRICS

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

See <https://www.lsicorp.com/products/mirada-large/> for detailed photometric data.

MRL-LED-65L-SIL-2-40-70CRI

LUMINAIRE DATA

Zone	Lumens	%Lumens
Low (0-20°)	1000	100%
Medium (20-40°)	1100	80%
High (40-60°)	1200	70%
Very High (60-90°)	1300	50%
Light (90-180°)	1	0%
Total	4000	100%

30° Mounting Height/30° Grid Spacing
MFC MFC MFC MFC MFC MFC

MRL-LED-65L-SIL-3-40-70CRI

LUMINAIRE DATA

Zone	Lumens	%Lumens
Low (0-20°)	1000	100%
Medium (20-40°)	1100	80%
High (40-60°)	1200	70%
Very High (60-90°)	1300	50%
Light (90-180°)	1	0%
Total	4000	100%

30° Mounting Height/30° Grid Spacing
MFC MFC MFC MFC MFC MFC

MRL-LED-65L-SIL-FT-40-70CRI

LUMINAIRE DATA

Zone	Lumens	%Lumens
Low (0-20°)	1000	100%
Medium (20-40°)	1100	80%
High (40-60°)	1200	70%
Very High (60-90°)	1300	50%
Light (90-180°)	1	0%
Total	4000	100%

30° Mounting Height/30° Grid Spacing
MFC MFC MFC MFC MFC MFC

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi-industries.com

Mirada Large Outdoor LED Area Light

PHOTOMETRICS (CONT)

MRL-LED-65L-SIL-SW-40-70CRI

LUMINAIRE DATA

Zone	Lumens	%Lumens
Low (0-20°)	1000	100%
Medium (20-40°)	1100	80%
High (40-60°)	1200	70%
Very High (60-90°)	1300	50%
Light (90-180°)	1	0%
Total	4000	100%

30° Mounting Height/30° Grid Spacing
MFC MFC MFC MFC MFC MFC

MRL-LED-65L-SIL-AM-40-70CRI

LUMINAIRE DATA

Zone	Lumens	%Lumens
Low (0-20°)	1000	100%
Medium (20-40°)	1100	80%
High (40-60°)	1200	70%
Very High (60-90°)	1300	50%
Light (90-180°)	1	0%
Total	4000	100%

30° Mounting Height/30° Grid Spacing
MFC MFC MFC MFC MFC MFC

MRL-LED-65L-SIL-FT-40-70CRI

LUMINAIRE DATA

Zone	Lumens	%Lumens
Low (0-20°)	1000	100%
Medium (20-40°)	1100	80%
High (40-60°)	1200	70%
Very High (60-90°)	1300	50%
Light (90-180°)	1	0%
Total	4000	100%

30° Mounting Height/30° Grid Spacing
MFC MFC MFC MFC MFC MFC

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi-industries.com

Mirada Large Outdoor LED Area Light

PRODUCT DIMENSIONS

38.2" (973 mm)

16.1" (412 mm)

8.5" or 8.5" Pole Dia Pattern

2.42"

1.21"

0.875"

0.393"

1.97"

0.772" (19.6 mm)

LUMINAIRE EPA CHART - MRL

Beam Angle	2.0	2.8	4.5
20°	1.6	2.2	2.9
30°	1.2	1.7	2.3
45°	0.8	1.1	1.5
60°	0.6	0.8	1.1
90°	0.4	0.5	0.7

CONTROLS

AirLink Wireless Lighting Controller

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system. The wireless integrated controller is compatible with this fixture.

Click the link below to learn more details about AirLink.
<https://www.lsicorp.com/documents/datasheets/airlink-outdoor-specsheet.pdf>

Integral Bluetooth™ Motion and Photocell Sensor (MSBT)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30° C to 70° C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click the link below to learn more details about MSBT.
<https://www.lsicorp.com/documents/datasheets/msbt-specsheet.pdf>

AirLink Blue

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components. Bluetooth wireless radio/sensor controller. Time keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click the link below to learn more details about AirLink Blue.
<https://www.lsi.com/airlink-blue/>

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi-industries.com

Mirada Large Outdoor LED Area Light

POLES & BRACKETS

LSI offers a full line of poles and mounting accessories to complete your lighting assembly. Aluminum and steel in both square and round shafts. In addition, LSI offers round tapered, fluted and hinge based poles. Designed and engineered for durability and protected with our oven baked Duragrip™ Protection System. Also available with our Duragrip™ Protection system for unmatched corrosion resistance and an extended warranty. American made in our Ohio facility with lighting leading team.

Click the link below to learn more details about poles & brackets.
<https://www.lsicorp.com/products/poles-and-brackets-area-street.aspx>

BKA UHR CLR

The BKA UHR CLR allows for seamless integration of LSI luminaires onto existing retrofit or new round poles. The BKA UHR CLR luminaire is designed for square or round (fluted or straight) poles with two mounting hole spacings between 5.0" - 5.5".

BKA ASH CLR

The adjustable Slip Fitter is a 30" rated retrofit luminaire that allows for easy installation onto round LSI luminaires. The adjustable Slip Fitter can be rotated 90° allowing for fitting LSI luminaires to 45° and 90° when using a vertical section.

BKS PQRHS CLR

The BKS PQRHS CLR Bracket allows for precise 10" upsets of LSI luminaires for greater force of fit and increased luminaire illumination as well as fast installation onto poles with LSI 1.5" or 2" shaft patterns.

BKS PQHRS CLR

The BKS PQHRS CLR Bracket allows for precise 10" upsets of LSI luminaires for greater force of fit and increased luminaire illumination as well as fast installation onto poles with LSI 1.5" or 2" shaft patterns.

Square Pole 14'-30"

Round Pole 10'-30"

Tapered Pole 20'-30"

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi-industries.com



DESIGNED BY: SAM
DRAWN BY: SPD
CHECKED BY: SAM
DATE: 06/05/24

QUIKTRIP 4263
PARKER RD. & HAVANA
SITE PLAN
PHOTOMETRIC DETAILS

PRELIMINARY

NOT FOR CONSTRUCTION

Kimley-Horn & Associates, Inc.

PROJECT NO. 09688046

DRAWING NAME 09688046_P4.DWG

21

NO. REVISION BY DATE

QUIKTRIP 4263

SITE PLAN AND CONDITIONAL USE

A PARCEL OF LAND IN THE SOUTHWEST 1/4 SECTION SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO

Mirada Medium Wall Scone (XWM)

Outdoor Wall Scone



OVERVIEW

Lumen Range	3,000 - 30,000
Voltage Range	24 - 175
Efficiency Range (LPW)	125 - 158
Weight (lb/kg)	30 (13.6)

QUICK LINKS

Ordering Guide Performance Photometrics Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPM4) permits mounting to standard poles.
- Fixtures are finished with LFS-DurGrip polyester powder coat finishing process. The DurGrip finish withstands extreme weather changes without cracking or peeling. Other standard finishes available. Consult factory.
- Shipping weight 30 lbs in carton.

Optical System

- State-of-the-Art one-piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP65 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optic provide exceptional coverage and uniformity in Types 2, 3, and Forward Throw (FT) distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmission of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78-377. Also Available in Phosor Converter Amber with Peak Intensity at 400nm.
- Minimum CRI of 70.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (0% - 100% standard).
- Standard Universal Voltage (20-277 Vac) input 50/60 Hz or optional High Voltage (247-480 Vac).
- L80 Calculated Life >100k Hours
- Total harmonic distortion <20%
- UL to 12L operating temperature: -40°C to +50°C (-40°F to +122°F)
- 1% operating temperature: -40°C to +45°C (-40°F to +104°F)
- 2% operating temperature: -40°C to +45°C (-40°F to +104°F)
- Power factor >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum category C10 surge operation (per ANSI/IEEE C62.41.2).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 5000 lumens during emergency mode.

Controls

- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app.
- LFS's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule.
- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/wiring.
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LFS LED Fixtures carry a 5-year warranty.
- LFS LED Fixtures carry a 5-year warranty on Battery Back-up option.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 5000 lumens during emergency mode.

Mirada Wall Scone (XWM)

ORDERING GUIDE

Back to Quick Links

SKU: 09688046

XWM 2 LED 0-10V 30 W BRZ ALS

Family	Distribution	LED Technology	Lumen Package	Color Temperature	Voltage
W-Blue Series	2 Spot 3 Spot 4 Spot 5 Spot 6 Spot 7 Spot 8 Spot 9 Spot 10 Spot 11 Spot 12 Spot 13 Spot 14 Spot 15 Spot 16 Spot 17 Spot 18 Spot 19 Spot 20 Spot 21 Spot 22 Spot 23 Spot 24 Spot 25 Spot 26 Spot 27 Spot 28 Spot 29 Spot 30 Spot	ALS	4. 400lm 8. 800lm 16. 1600lm 24. 2400lm 32. 3200lm 40. 4000lm 48. 4800lm 56. 5600lm 64. 6400lm 72. 7200lm 80. 8000lm 88. 8800lm 96. 9600lm 104. 10400lm 112. 11200lm 120. 12000lm 128. 12800lm 136. 13600lm 144. 14400lm 152. 15200lm 160. 16000lm 168. 16800lm 176. 17600lm 184. 18400lm 192. 19200lm 200. 20000lm 208. 20800lm 216. 21600lm 224. 22400lm 232. 23200lm 240. 24000lm 248. 24800lm 256. 25600lm 264. 26400lm 272. 27200lm 280. 28000lm 288. 28800lm 296. 29600lm 304. 30400lm	4000K 5000K 6000K 7000K 8000K 9000K 10000K	24V 48V 72V 96V 120V 144V 168V 192V 216V 240V 264V 288V 312V 336V 360V 384V 408V 432V 456V 480V 504V 528V 552V 576V 600V 624V 648V 672V 696V 720V 744V 768V 792V 816V 840V 864V 888V 912V 936V 960V 984V 1008V 1032V 1056V 1080V 1104V 1128V 1152V 1176V 1200V 1224V 1248V 1272V 1296V 1320V 1344V 1368V 1392V 1416V 1440V 1464V 1488V 1512V 1536V 1560V 1584V 1608V 1632V 1656V 1680V 1704V 1728V 1752V 1776V 1800V 1824V 1848V 1872V 1896V 1920V 1944V 1968V 1992V 2016V 2040V 2064V 2088V 2112V 2136V 2160V 2184V 2208V 2232V 2256V 2280V 2304V 2328V 2352V 2376V 2400V 2424V 2448V 2472V 2496V 2520V 2544V 2568V 2592V 2616V 2640V 2664V 2688V 2712V 2736V 2760V 2784V 2808V 2832V 2856V 2880V 2904V 2928V 2952V 2976V 3000V

PERFORMANCE

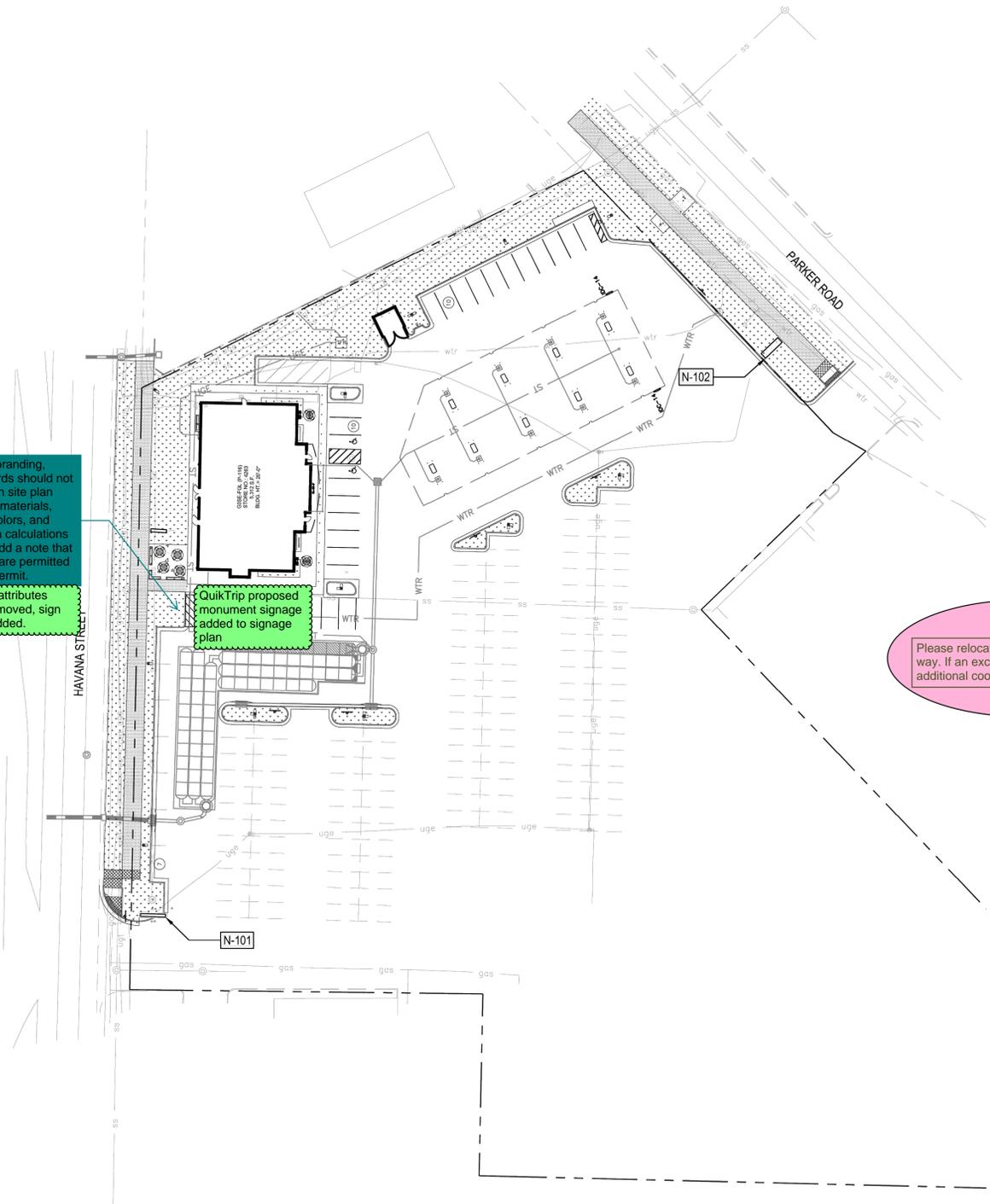
Back to Quick Links

Lumen Package	Distribution	CRI	3000K			4000K			5000K			Wattage
			Delivered Lumens	Efficiency	BIK Rating	Delivered Lumens	Efficiency	BIK Rating	Delivered Lumens	Efficiency	BIK Rating	
2	2	90	315	105	81-00-01	315	105	81-00-01	315	105	81-00-01	25
2	3	90	324	108	81-00-01	324	108	81-00-01	324	108	81-00-01	25
2	4	90	333	111	81-00-01	333	111	81-00-01	333	111	81-00-01	25
2	5	90	342	114	81-00-01	342	114	81-00-01	342	114	81-00-01	25
2	6	90	351	117	81-00-01	351	117	81-00-01	351	117	81-00-01	25
2	7	90	360	120	81-00-01	360	120	81-00-01	360	120	81-00-01	25
2	8	90	369	123	81-00-01	369	123	81-00-01	369	123	81-00-01	25
2	9	90	378	126	81-00-01	378	126	81-00-01	378	126	81-00-01	25
2	10	90	387	129	81-00-01	387	129	81-00-01	387	129	81-00-01	25
2	11	90	396	132	81-00-01	396	132	81-00-01	396	132	81-00-01	25
2	12	90	405	135	81-00-01	405	135	81-00-01	405	135	81-00-01	25
2	13	90	414	138	81-00-01	414	138	81-00-01	414	138	81-00-01	25
2	14	90	423	141	81-00-01	423	141	81-00-01	423	141	81-00-01	25
2	15	90	432	144	81-00-01	432	144	81-00-01	432	144	81-00-01	25
2	16	90	441	147	81-00-01	441	147	81-00-01	441	147	81-00-01	25
2	17	90	450	150	81-00-01	450	150	81-00-01	450	150	81-00-01	25
2	18	90	459	153	81-00-01	459	153	81-00-01	459	153	81-00-01	25
2	19	90	468	156	81-00-01	468	156	81-00-01	468	156	81-00-01	25
2	20	90	477	159	81-00-01	477	159	81-00-01	477	159	81-00-01	25
2	21	90	486	162	81-00-01	486	162	81-00-01	486	162	81-00-01	25
2	22	90	495	165	81-00-01	495	165	81-00-01	495	165	81-00-01	25
2	23	90	504	168	81-00-01	504	168	81-00-01	504	168	81-00-01	25
2	24	90	513	171	81-00-01	513	171	81-00-01	513	171	81-00-01	25
2	25	90	522	174	81-00-01	522	174	81-00-01	522	174	81-00-01	25
2	26	90	531	177	81-00-01	531	177	81-00-01	531	177	81-00-01	25
2	27	90	540	180	81-00-01	540	180	81-00-01	540	180	81-00-01	25
2	28	90	549	183	81-00-01	549	183	81-00-01	549	183	81-00-01	25
2	29	90	558	186	81-00-01	558	186	81-00-01	558	186	81-00-01	25
2	30	90	567	189	81-00-01	567	189	81-00-01	567	189	81-00-01	25
2	31	90	576	192	81-00-01	576	192	81-00-01	576	192	81-00-01	25
2	32	90	585	195	81-00-01	585	195	81-00-01	585	195	81-00-01	25
2	33	90	594	198	81-00-01	594	198	81-00-01	594	198	81-00-01	25
2	34	90	603	201	81-00-01	603	201	81-00-01	603	201	81-00-01	25
2	35	90	612	204	81-00-01	612	204	81-00-01	612	204	81-00-01	25
2	36	90	621	207	81-00-01	621	207	81-00-01	621	207	81-00-01	25
2	37	90	630	210	81-00-01	630	210	81-00-01	630	210	81-00-01	25
2	38	90	639	213	81-00-01	639	213	81-00-01	639	213	81-00-01	25
2	39	90	648	216	81-00-01	648	216	81-00-01	648	216	81-00-01	25
2	40	90	657	219	81-00-01	657	219	81-00-01	657	219	81-00-01	25
2	41	90	666	222	81-00-01	666	222	81-00-01	666	222	81-00-01	25
2	42	90	675	225	81-00-01	675	225	81-00-01	675	225	81-00-01	25
2	43	90	684	228	81-00-01	684	228	81-00-01	684	228	81-00-01	25
2	44	90	693	231	81-00-01	693	231	81-00-01	693	231	81-00-01	25
2	45	90	702	234	81-00-01	702	234	81-00-01	702	234	81-00-01	25
2	46	90	711	237	81-00-01	711	237	81-00-01	711	237	81-00-01	25
2	47	90	720	240	81-00-01	720	240	81-00-01	720	240	81-00-01	25
2	48	90	729	243	81-00-01	729	243	81-00-01	729	243	81-00-01	25
2	49	90	738	246	81-00-01	738	246	81-00-01	738	246	81-00-01	25
2	50	90	747	249	81-00-01	747	249	81-00-01	747	249	81-00-01	25
2	51	90	756	252	81-00-01	756	252	81-00-01	756	252	81-00-01	25
2	52	90	765	255	81-00-01	765	255	81-00-01	765	255	81-00-01	25
2	53	90	774	258	81-00-01	774	258	81-00-01	774	258	81-00-01	25
2	54	90	783	261	81-00-01	783	261	81-00-01	783	261	81-00-01	25
2	55	90	792	264	81-00-01	792	264	81-00-01	792	264	81-00-01	25
2	56	90	801	267	81-00-01	801	267	81-00-01	801	267	81-00-01	25
2	57	90	810	270	81-00-01	810	270	81-00-01	810	270	81-00-01	25
2	58	90	819	273	81-00-01	819	273	81-00-01	819	273	81-00-01	25
2	59	90	828	276	81-00-01	828	276	81-00-01	828	276	81-00-01	25
2	60	90	837	279	81-00-01	837	279	81-00-01	837	279	81-00-01	25
2	61	90	846	282	81-00-01	846	282	81-00-01	846	282	81-00-01	25
2	62	90	855	285	81-00-01	855	285	81-00-01	855	285	81-00-01	25
2	63	90	864	288	81-00-01	864	288	81-00-01	864	288	81-00-01	25
2	64	90	873	291	81-00-01	873	291	81-00-01	873	291	81-00-01	25
2	65	90	882	294	81-00-01	882	294	81-00-01	882	294	81-00-01	25
2	66	90	891	297	81-00-01	891	297	81-00-01	891	297	81-00-01	25
2	67	90	900	300	81-00-01	900	300	81-00-01	900	300	81-00-01	25
2	68	90	909	303	81-00-01	909	303	81-00-01	90			

QUIKTRIP 4263

SITE PLAN AND CONDITIONAL USE

A PARCEL OF LAND IN THE SOUTHWEST ¼ SECTION SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO



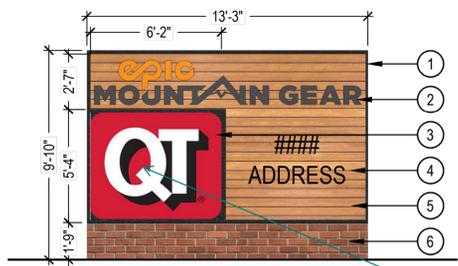
User specific branding, logos, and words should not be contained in site plan signage. Only materials, dimensions, colors, and electronic area calculations are needed. Add a note that clarifies signs are permitted via separate permit.

User specific attributes have been removed, sign permit note added.

QuikTrip proposed monument signage added to signage plan

Please relocate signs out of the right of way. If an exception is being requested, additional coordination is required.

- ① ALUMINUM FRAMING
- ② EPIC MOUNTAIN GEAR LOGO
- ③ QUIKTRIP LOGO
- ④ ADDRESSING
- ⑤ WOOD PANELING
- ⑥ BRICK VENEER (TO MATCH ARCHITECTURE)



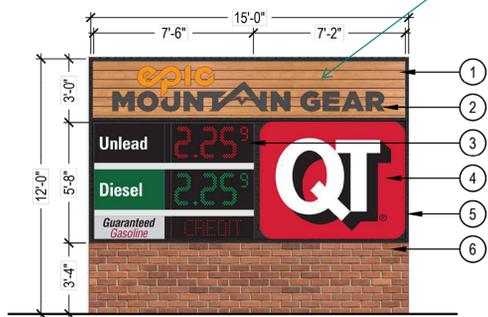
User specific branding, logos, and words should not be contained in site plan signage. Only materials, dimensions, colors, and electronic area calculations are needed. Add a note that clarifies signs are permitted via separate permit.

User specific attributes have been removed, sign permit note added.

① MULTI-TENANT | HAVANA STREET

SCALE: 1/4" = 1'-0"

- ① WOOD PANELING
- ② EPIC MOUNTAIN GEAR LOGO
- ③ ELECTRIC GAS PRICER
- ④ QUIKTRIP LOGO
- ⑤ ALUMINUM FRAMING
- ⑥ BRICK VENEER (TO MATCH ARCHITECTURE)



Multi-tenant sign area per face added to chart

Per section 146-4.10.5.E, monument signs for multiple tenants are allowed a maximum of 100 SF per sign face. Clarify what each sign area per face is.

② MULTI-TENANT SIGN | PARKER ROAD

SCALE: 1/4" = 1'-0"

SIGNAGE REQUIREMENTS

CODE	SIGN TYPE	SIGN CLASSIFICATION	STREET CLASSIFICATION	PERMITTED SIGN HEIGHT	PROPOSED HEIGHT	PERMITTED SIGN AREA**	PROPOSED TOTAL SIGN FACE
N-101	SECONDARY MULTI-TENANT - HAVANA	MONUMENT / MULTI-TENANT	ARTERIAL	12'	9'-10"	200 SF	124 SF
N-102	SECONDARY MULTI-TENANT - PARKER ROAD	MONUMENT / MULTI-TENANT	ARTERIAL	12'	12'	200 SF	200 SF
							TOTAL: 324 SF

*ALL SIGNS MUST COMPLY WITH THE COA UNIFIED DEVELOPMENT ORDINANCE SIGN CODE SECTION: 146-4.10.5.



NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 S South Syracuse Way #500
 Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: SAM
 DRAWN BY: SPD
 CHECKED BY: SAM
 DATE: 06/05/24

QUIKTRIP 4263
 PARKER RD. & HAVANA
 SITE PLAN
 SIGNAGE PLAN

PRELIMINARY
 NOT FOR CONSTRUCTION

PROJECT NO.
096888046

DRAWING NAME
096888046_SN.DWG