

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

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. DISTANCES SHOWN HEREON ARE GROUND UNITS. BEING THE SOUTH LINE OF THE SOUTHWEST ¼ OF SECTION 26, BEARING N89°49'35"E, 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 "4S6726SW010"

3" BRASS CAP LOCATED AT INLET STRUCTURE AT THE NORTHWEST CORNER OF HARVARD DR. AND YALE AVE.

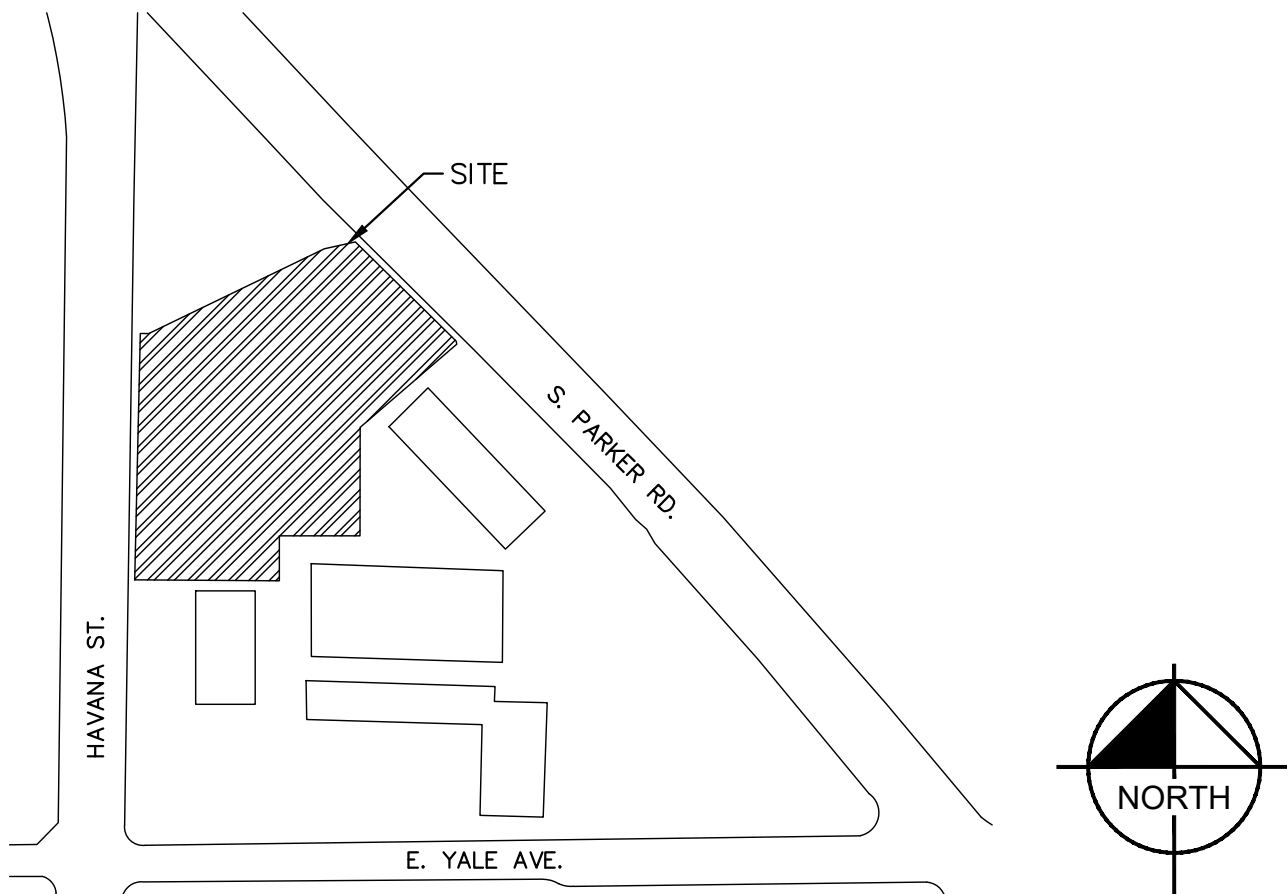
ELEVATION = 5589.80 FEET (NAVD 1988)

LEGAL DESCRIPTION

LOT 1, BLOCK 1, LA BELLE SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO

CITY OF AURORA SITE PLAN NOTES:

- THE DEVELOPER, SUCCESSORS OR ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES EASEMENTS OR FIRE LANE CORRIDORS NOW OR HEREFTER ESTABLISHED ON THE DESCRIBED PROPERTY, WHERE DEDICATED AS A FIRE LANE EASEMENT OR FIRE LANE CORRIDOR, THE ROADWAY SHALL BE POSTED "NO PARKING - FIRE LANE".
- "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 A 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 IBC CHAPTER 11, AND ICC A117.1.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, SUCCESSORS OR 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 AND DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR INJURY TO FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS AND/OR PRIVATE UTILITIES.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
- PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPLICANT PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGING OF THE CURB CUT, THE APPLICANT SHALL MAINTAIN ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE APPLICANT AGREES TO THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE OBTAINED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- 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.
- 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.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENROACH INTO ANY EASEMENT OR FIRE LANE.
- 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, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
- FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.



VICINITY MAP
SCALE 1" = 250'

| SHEET LIST TABLE | | 15 | LANDSCAPE DETAILS |
|------------------|-----------------------|----|-----------------------|
| Sheet Number | Sheet Title | 16 | BUILDING ELEVATIONS |
| 1 | COVER SHEET | 17 | CANOPY ELEVATIONS |
| 2 | OVERALL SITE PLAN | 18 | PHOTOMETRIC SITE PLAN |
| 3 | DETAILED SITE PLAN | 19 | PHOTOMETRIC DETAILS |
| 4 | OPERATIONS PLAN | 20 | PHOTOMETRIC DETAILS |
| 5 | GRADING PLAN | 21 | PHOTOMETRIC DETAILS |
| 6 | UTILITY PLAN | 22 | PHOTOMETRIC DETAILS |
| 7 | SITE DETAIL SHEET | 23 | PHOTOMETRIC DETAILS |
| 8 | SITE DETAIL SHEET | 24 | SIGNAGE PLAN |
| 9 | TREE MITIGATION PLAN | | |
| 10 | TREE MITIGATION NOTES | | |
| 11 | LANDSCAPE PLAN | | |
| 12 | LANDSCAPE SCHEDULES | | |

Please add the following note:

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. Separate permits for street lights will be required: one for Public Improvements and one for a Building permit for electrical. The building permit submittal will need to include an electrical plan showing site location of lights, electric meter location, electrical one line and grounding details and any additional electrical information for approval. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

| | |
|--|---|
| NUMBER OF ENCLOSURES / CANOPIES | 1 |
| MINIMUM CANOPY HEIGHT | 15 FT (APPROX) |
| MAXIMUM HEIGHT OF ENCLOSURES / CANOPIES | 22.5 FT (APPROX) |
| PRESENT ZONING CLASSIFICATION | MIXED USE CORRIDOR (MU-C) |
| PROPOSED USE | MOTOR VEHICLE FUEL DISPENSING STATION (CONDITIONAL USE) & RETAIL SALES, SMALL |
| 2015 IBC OCCUPANCY CLASSIFICATION (ENCLOSURES) | M |
| 2015 IBC OCCUPANCY CLASSIFICATION (CANOPIES) | U |
| CONSTRUCTION TYPE (ENCLOSURES) | NON-SPRINKLERED |
| CONSTRUCTION TYPE (CANOPIES) | NON-SPRINKLERED |
| TOTAL PERMITTED SIGN AREA | 216 SQ. FT. |
| PROPOSED TOTAL SIGN AREA | |
| MONUMENT SIGN AREA | 0 SF |
| TOTAL BUILDING SIGN AREA | SEE TOTAL |
| FRONT | SEE TOTAL |
| BACK | SEE TOTAL |
| CANOPY SIGN AREA (2 @ 14 SF EA) | 28 |
| TOTAL SIGN AREA | 132 SF |
| PROPOSED NUMBER OF SIGNS | 5 |
| LOADING SPACES REQUIRED AS PER CODE | 1 |
| TOTAL NUMBER OF PROPOSED PARKING SPACES | 36 |

CONTACTS

DEVELOPER
QUIKTRIP CORPORATION
1200 WASHINGTON ST. STE 175
THORNTON, CO 80241
PHONE: (303) 248-0435
CONTACT: JESSICA GLAVAS

SURVEYOR
ALTURA LAND CONSULTANTS
6950 S. TUCSON WAY, UNIT C
CENTENNIAL, CO 80112
TEL: (720) 531-4663
CONTACT: MARTIN BRAUNS, PLS

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
6200 S SYRACUSE WAY #300
GREENWOOD VILLAGE, CO 80111
TEL: (303) 228-2327
CONTACT: SHELBY MADRID, P.E.

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
6200 S SYRACUSE WAY #300
GREENWOOD VILLAGE, CO 80111
TEL: (303) 228-2319
CONTACT: CHRIS HEPLER, PLA

Advisory: Site plan will not be approved until PDR/PDL has been approved.
Acknowledged

AMENDMENTS

LEGAL DESCRIPTION: LOT 1 BLOCK 1, LA BELLE SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO

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, QUIKTRIP, AS ITS INTEREST MAY APPEAR OF RECORD HAS CAUSED THESE PRESENTS TO BE EXECUTED

THIS _____ DAY OF _____ AD. _____

BY: _____
TITLE: AUTHORIZED SIGNATORY

STATE OF _____

COUNTY OF _____

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS _____ DAY OF 20____.

(NOTARY PUBLIC) NOTARY SEAL

MY COMMISSION EXPIRES: _____

NOTARY BUSINESS ADDRESS: _____

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK ____ M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

PAGE NO.: _____

RECEPTION NO.: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____

PLANNING DIRECTOR: _____

PLANNING COMMISSION: _____

CITY COUNCIL: _____

ATTEST: _____

DATABASE APPROVAL: _____

This number applied to the primary monument sign (proposed 20' QuikTrip Sign with Gas Pricer). Per Aurora UDO Section 4.10.5.E - one additional wall or monument sign for each public street or highway abutting the highway is permitted. The maximum size of the additional signage shall not exceed 100 sq ft per side. Our relocation of the secondary tenant sign complies with these standards

Sign area based on Convenience store frontage, fronting arterial street. Codes allow for 2 SF of sign area per 1' of building frontage, for first 100'. Max sign area should be 184'8" based on 92'4" frontage.

PARKING SUMMARY:

| BICYCLE PARKING | 2 REQ. | | 2 PROVIDED | |
|---|----------|-----------|------------|--|
| | EXISTING | REQUIRED | PROPOSED | |
| LOT 1 | | | | |
| STANDARD CUSTOMER (3 PER 1000 GROSS FLOOR AREA): | 287 | 16 | 212 | |
| STANDARD EMPLOYEE (1 PER EMPLOYEE): | N/A | 6 | 1 | |
| ACCESSIBLE (1 PER 25 SPACES): | 4 | 1 | 3 | |
| ACCESSIBLE (VAN COMPLIANT) (1 PER 6 ACCESSIBLE SPACES): | 0 | 1 | 1 | |
| | | TOTAL: 24 | 222 | |

Swap these two items so site data is consolidated and contacts are in bottom right corner
Swapped Parking Summary and Contacts

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

Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 S South Syracuse Way #300
Greenwood Village, Colorado 80111 (303) 228-2300

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

263
PARKER RD. & HAVANA
SITE PLAN
COVER SHEET

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

PROJECT NO.
096888046

DRAWING NAME
096888046_CV.DWG

QUIKTRIP 4263

SITE PLAN AND CONDITIONS

A PARCEL OF LAND IN THE SOUTHWEST 1/4 SECTION 5, T12N, R67W, S6TH, RANGE 67 WEST, 6TH FIFTH, COUNTY OF ARAPAHOE, STATE OF COLORADO

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.

LEGEND:

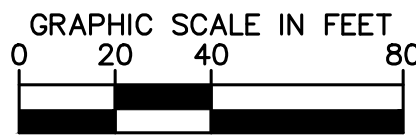
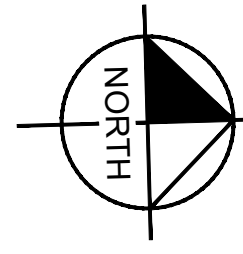
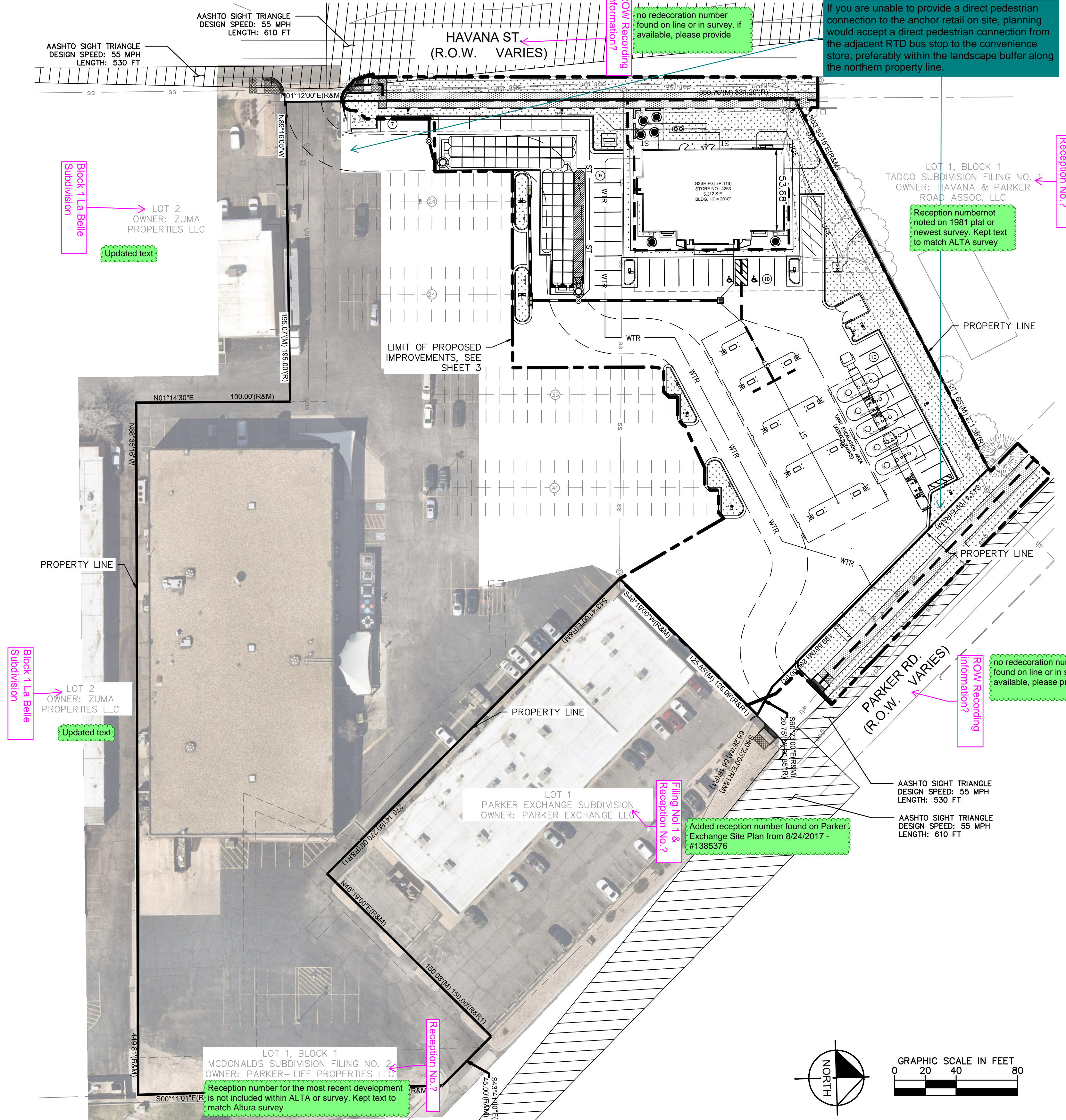
| | |
|--|-----------------------------------|
| | PROPERTY LINE |
| | LIMIT OF PROPOSED IMPROVEMENTS |
| | EXISTING EASEMENT |
| | PROPOSED EASEMENT |
| | ACCESSIBLE PATH |
| | 6" CURB PER COA STD DTL S7.1 |
| | PROPOSED CONCRETE |
| | PROPOSED SIDEWALK |
| | PROPOSED LANDSCAPE |
| | SIGHT TRIANGLE |
| | 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

1. 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.



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

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 ARAPAHO, COLORADO

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

- GENERAL NOTES:**
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - SIGNS TO COMPLY WITH MUTCD LATEST EDITION, UNLESS NOTED.
 - ALL PROPOSED PARKING STALLS ARE 90 DEGREES, 9.5' WIDE AND 18' LONG UNLESS OTHERWISE NOTED.
 - ALL ABOVE GRADE UTILITY BOXES SHALL BE PER THE UTILITY PROVIDER.
 - LANDSCAPING SHALL BE PROVIDED PER THE LANDSCAPE PLAN.
 - REFER TO LIGHTING AND PHOTOMETRIC PLANS FOR SITE LIGHT DETAILS.
 - 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.

- SITE PLAN NOTES:**
- VAN ACCESSIBLE PARKING
 - FUEL CANOPY
 - PROPOSED SIDEWALK, WIDTH PER PLAN
 - AIR STATION (REFER TO SHEET 7)
 - TRASH ENCLOSURE
 - LANDSCAPE AREA (REFER TO LANDSCAPE PLANS)
 - EXISTING FIRE HYDRANT ASSEMBLY
 - STORM INLET (REFER TO GRADING PLAN)
 - UNDERGROUND FUEL TANKS (5-15,000 GAL)
 - ADA PARKING SIGNAGE (REFER TO SHEET 7)
 - OUTDOOR SEATING (REFER TO SHEET 7)
 - CONCRETE CURB & GUTTER
 - STORM SEWER MANHOLE
 - SITE LIGHT
 - EXISTING SIGNAGE TO REMAIN, TYPE PER PLAN
 - LANDSCAPE PLANTER (TYP.) (REFER TO LANDSCAPE PLANS)
 - 431 SF PATIO AREA W/ PATTERNED CONCRETE
 - 16' X 40' LOADING SPACE
 - PROPOSED ACCESSIBLE RAMP PER COA STD S9.1
 - BIKE RACK (REFER TO SHEET 8)
 - RELOCATED MONUMENT SIGN
 - BELOW GRADE DETENTION AND WATER QUALITY SYSTEM (REFER TO GRADING PLAN)
 - RELOCATED BUS STOP PAD
 - PROPOSED "NO PARKING" FIRE LANE SIGNAGE (REFER TO SHEET 7)
 - EMERGENCY FUEL SHUTOFF SWITCH (REFER TO SHEET 8)
 - KNOX BOX
 - PROPOSED MONUMENT SIGN



Kimley»Horn

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

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

PRELIMINARY

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CONSTRUCTION
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Kimley-Horn and Associates, Inc.

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DRAWING NAME
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QUIKTRIP 4263

SITE PLAN AND CONDITIONAL USE

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

Updated fire truck detail.

Please utilize the following fire apparatus vehicle to show adequate turning movements throughout the internal fire lane easements and site entry points. Turning movements should not abut curbing (1' minimum distance), cross over fire lane boundaries or enter parking areas within the site.

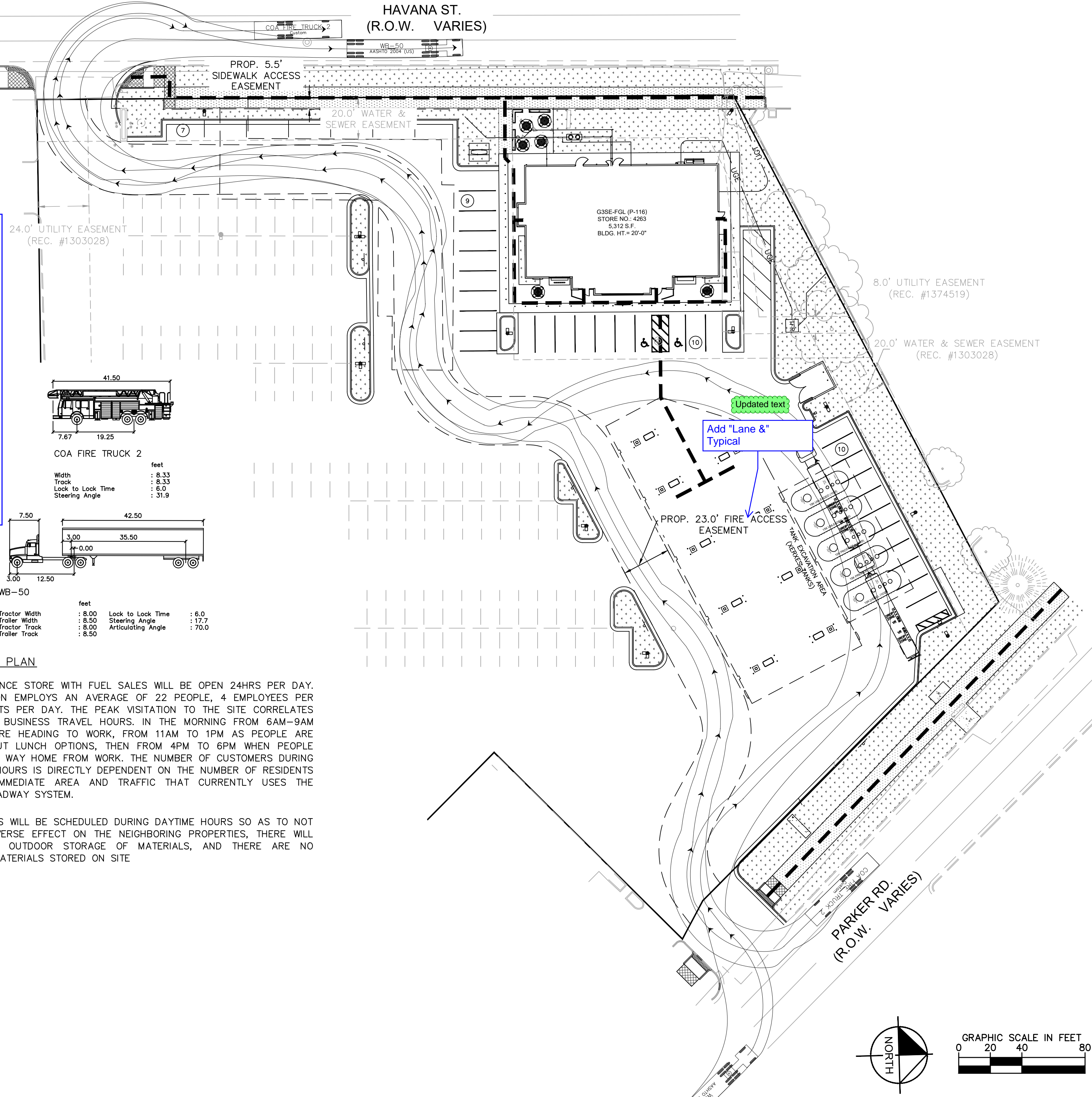
LEGEND:

- FIRE TRUCK FRONT BUMPER
- FIRE TRUCK TIRE PATH

AURORA FIRE TRUCK DETAIL

OVERALL LENGTH: 41.500R
OVERALL WIDTH: 8.330R
OVERALL BODY HEIGHT: 10.475R
MIN. BODY GROUND CLEARANCE: 0.920R
TRACK WIDTH: 8.200R
LOOK-TO-LOCK TIME: 6.00s
MAX STEERING ANGLE (VIRTUAL): 31.90°

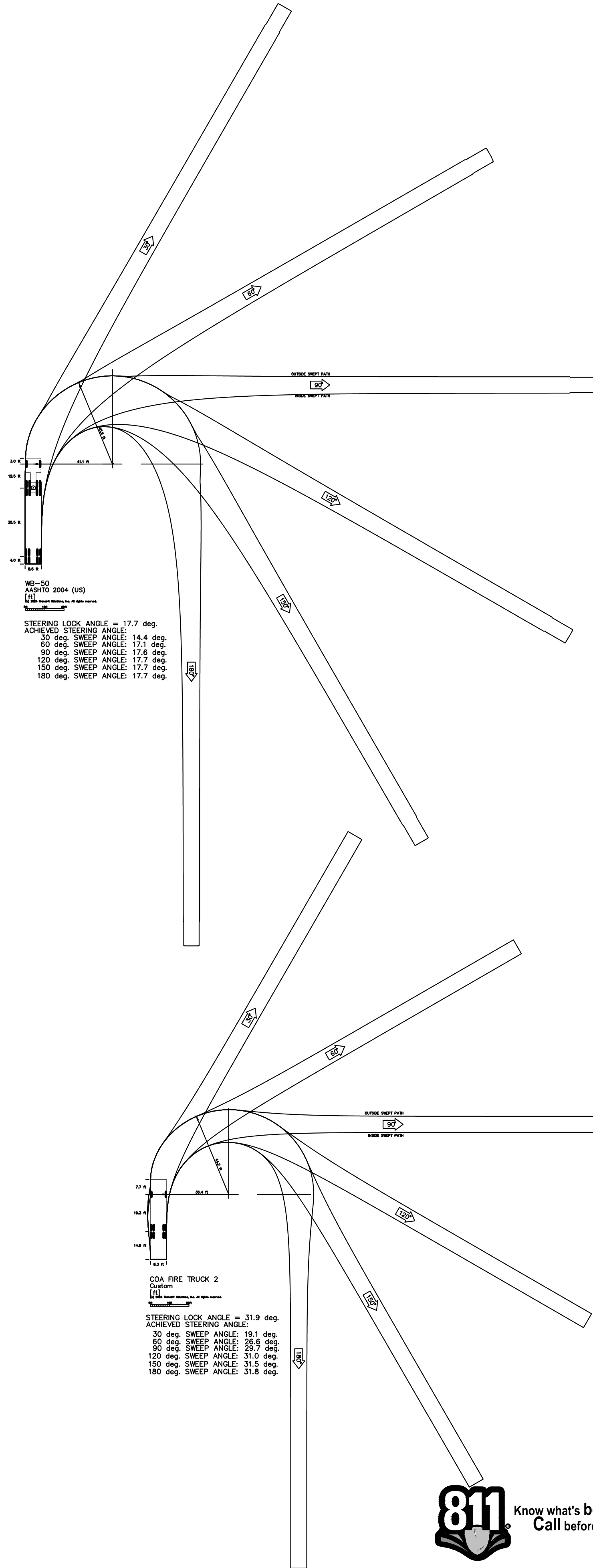
N.T.S.



OPERATIONS PLAN

THE CONVENIENCE STORE WITH FUEL SALES WILL BE OPEN 24HRS 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 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



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PARKER RD. & HAVANA
SITE PLAN
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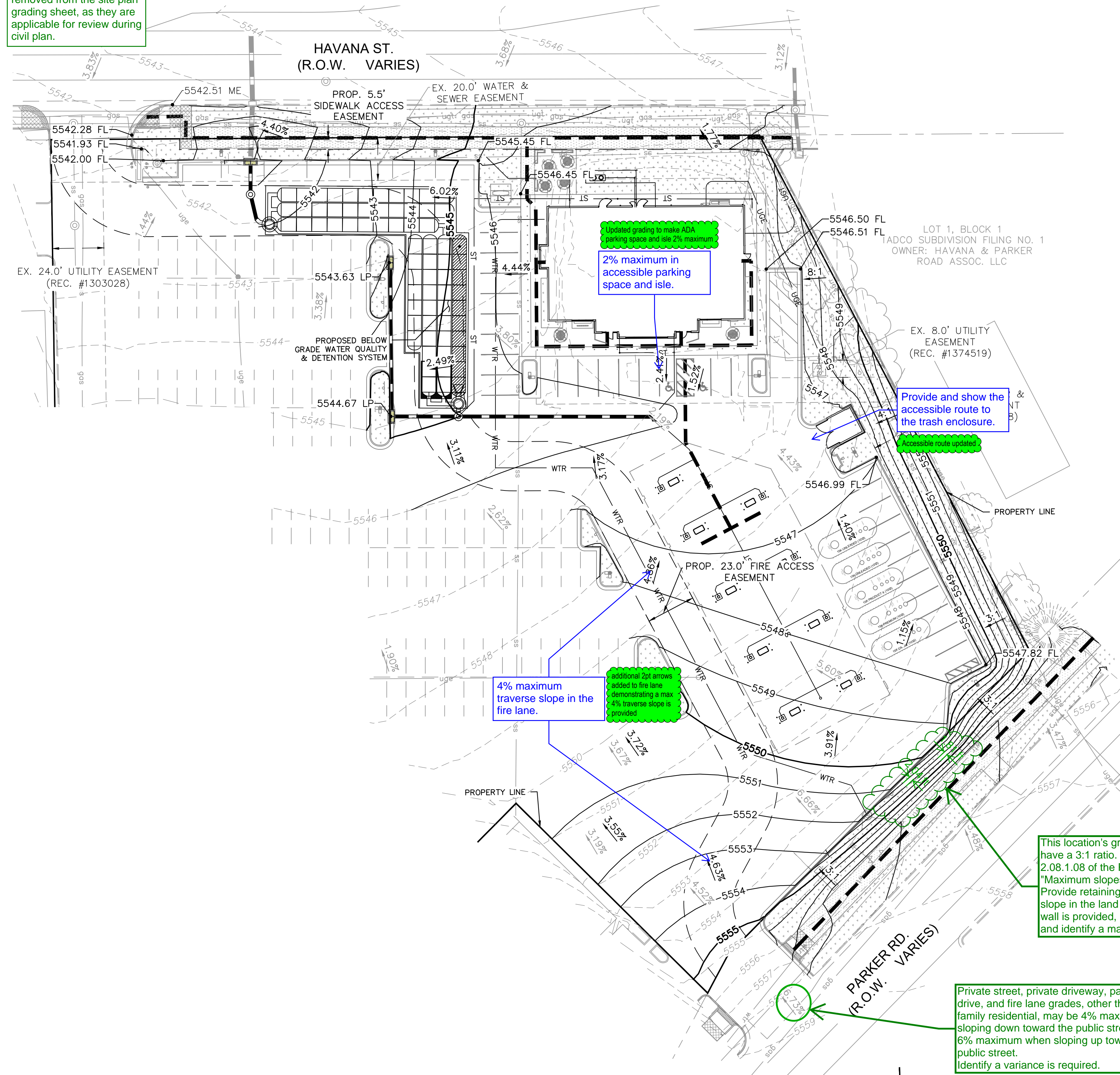
QUIKTRIP 4263

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

All point elevations removed.

All point elevations shall be removed from the site plan grading sheet, as they are applicable for review during civil plan.



LEGEND:

| | |
|-----------|-------------------------|
| — | PROPERTY LINE |
| - - - - - | EXISTING EASEMENT |
| - - - - - | PROPOSED EASEMENT |
| ===== | PROPOSED CURB & GUTTER |
| ===== | ACCESSIBLE PATH |
| 5499 | PROPOSED CONTOUR |
| 5499 | EXISTING CONTOUR |
| WTR | PROPOSED WATER LINE |
| SS | PROPOSED SANITARY SEWER |
| ST | PROPOSED STORM LINE |
| ===== | PROPOSED STORM |
| X.XX% | PROPOSED FLOW PATH |
| X.XX% | EXISTING FLOW PATH |
| ⊗ | PROPOSED INLET |
| ⊗ | PROPOSED MANHOLE |

GENERAL NOTES:

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2% MINIMUM SLOPE ON ASPHALT IS 1% AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING IN NON-PAVED AREAS 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 ONE & ONE HALF (1.50) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR (4) PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.

GRADING LEGEND

| | |
|----|----------------|
| FL | FLOW LINE |
| LP | LOW POINT |
| ME | MATCH EXISTING |

UNADJUSTED EARTHWORK

CUT: 3,334 CY
FILL: 990 CY
NET: 2,346 CY

NOTE: EARTHWORK QUANTITIES ARE BASED ON THE PROPOSED FINISHED GRADE AND DO NOT ACCOUNT FOR SHRINK, SWELL, PAVEMENT SECTIONS OR OVER EXCAVATION.

Please add the following notes:

"The resultant grade in any direction within accessible parking areas shall not exceed two percent."

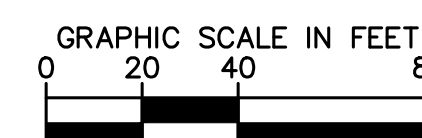
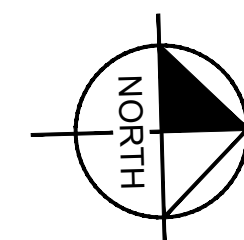
"The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent."

"Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."

This location's grade doesn't appear to have a 3:1 ratio. According to section 2.08.1.08 of the Roadway Manual, "Maximum slopes shall be 3:1." Provide retaining wall or reduce the slope in the landscape area. If retaining wall is provided, provide a typical section and identify a max height.

we understand this is a standard, however this is the existing condition that is not being modified as it is outside of the allowable limits of our disturbance. we kindly request that since this is an existing condition outside the bounds of our project, a variance is not needed.

Private street, private driveway, parking lot drive, and fire lane grades, other than single family residential, may be 4% maximum when sloping down toward the public street and up to 6% maximum when sloping up toward the public street. Identify a variance is required.



The scale doesn't look right. Please correct it.

Scale updated.

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
GRADING PLAN

PRELIMINARY

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

PROJECT NO.
096888046

DRAWING NAME
096888046_GD.DWG

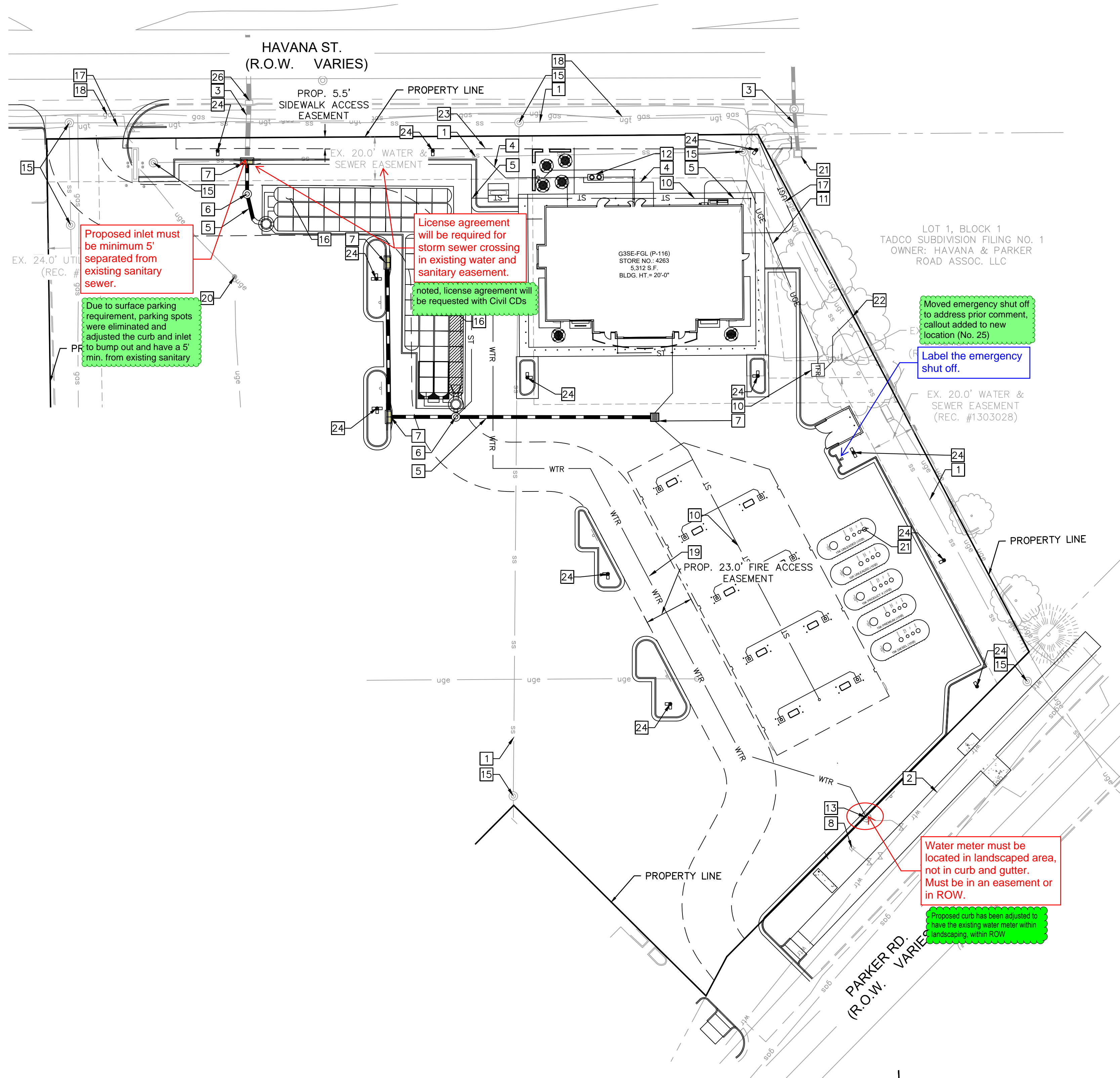
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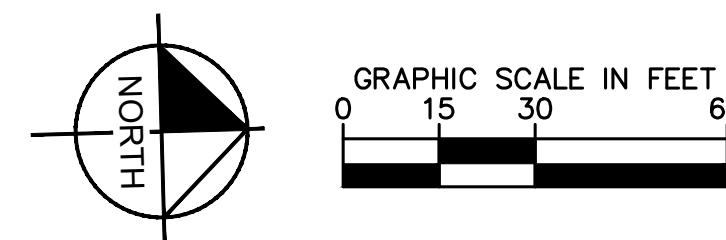
SITE PLAN AND CONDITIONAL USE

A PARCEL OF LAND IN THE SOUTHWEST $\frac{1}{4}$ 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 |
| | PROPOSED WATER LINE |
| | PROPOSED SANITARY SEWER LINE |
| | PROPOSED STORM |
| | PROPOSED STORM SEWER |
| | EXISTING STORM SEWER |
| | EXISTING SANITARY SEWER |
| | EXISTING GAS LINE |
| | 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 |



QUIKTRIP 4263
PARKER RD. & HAVANA
SITE PLAN
UTILITY PLAN

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

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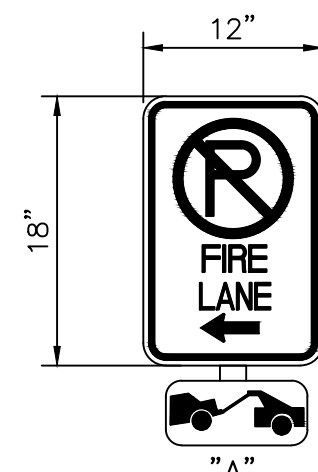
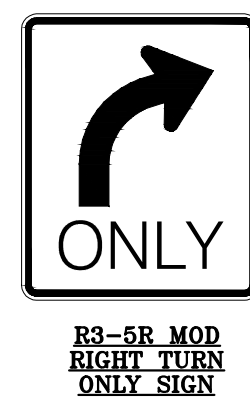
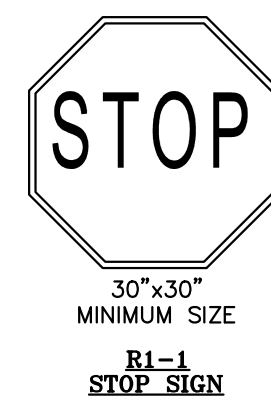
PROJECT NO.
096888046

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SIGN LEGEND:



N.T.S



FIRE LANE NOTES:

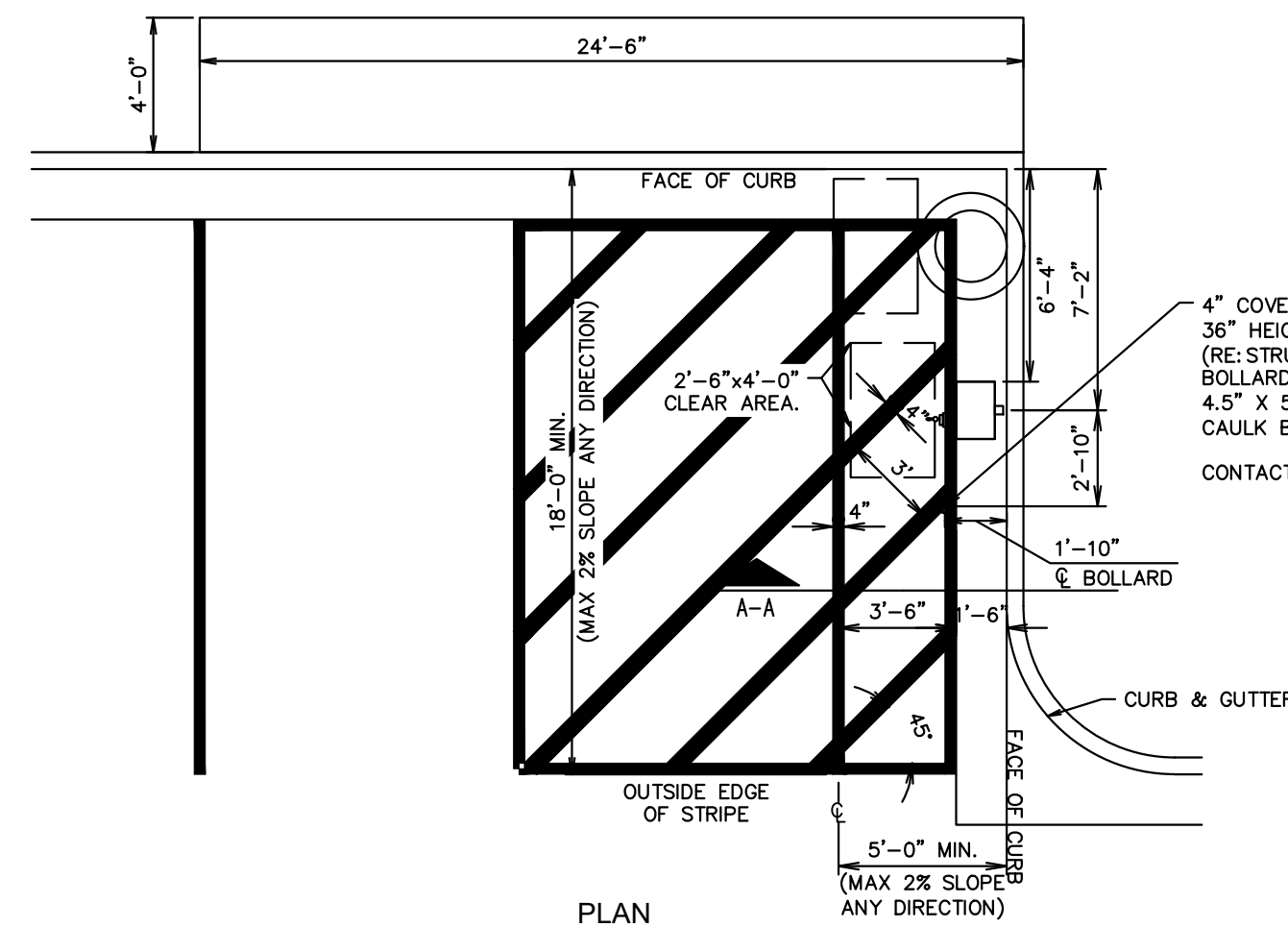
1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT. WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
3. 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.
4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR POST.
6. 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.
7. SIGNS SHALL BE INSTALLED PER COA DETAIL TE-11
8. 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.
9. SIGNS SHALL BE SPACED 50- FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2015-IFC
10. SIGNS SHALL BE INSTALLED 2 FEET BEHIND CURB OR SIDEWALK
11. FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR) IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS
12. LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE

FIRE LANE SIGN

N.T.S.

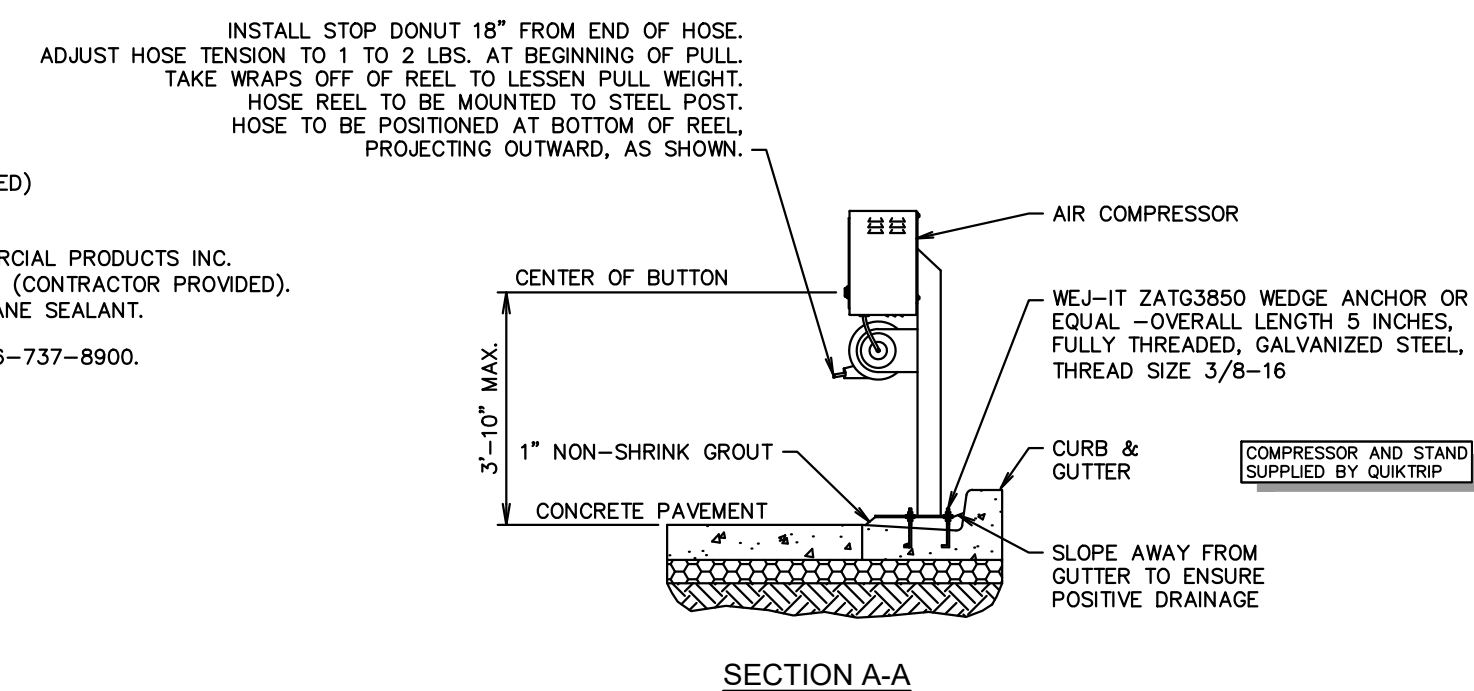


N.T.S



AIR SERVICE INSTALL PLAN (RIGHT HAND INSTALL)

N.T.S.



811 Know what's below.
Call before you dig

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

PRELIMINARY

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CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096888046

DRAWING NAME
096888046_DT.DWG

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Kimley»»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 S South Syracuse Way #300

DESIGNED BY: SA
DRAWN BY: SP
CHECKED BY: SA
DATE: 06/05/24

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QUIKTRIP 4263

SITE PLAN AND CONDITIONAL USE

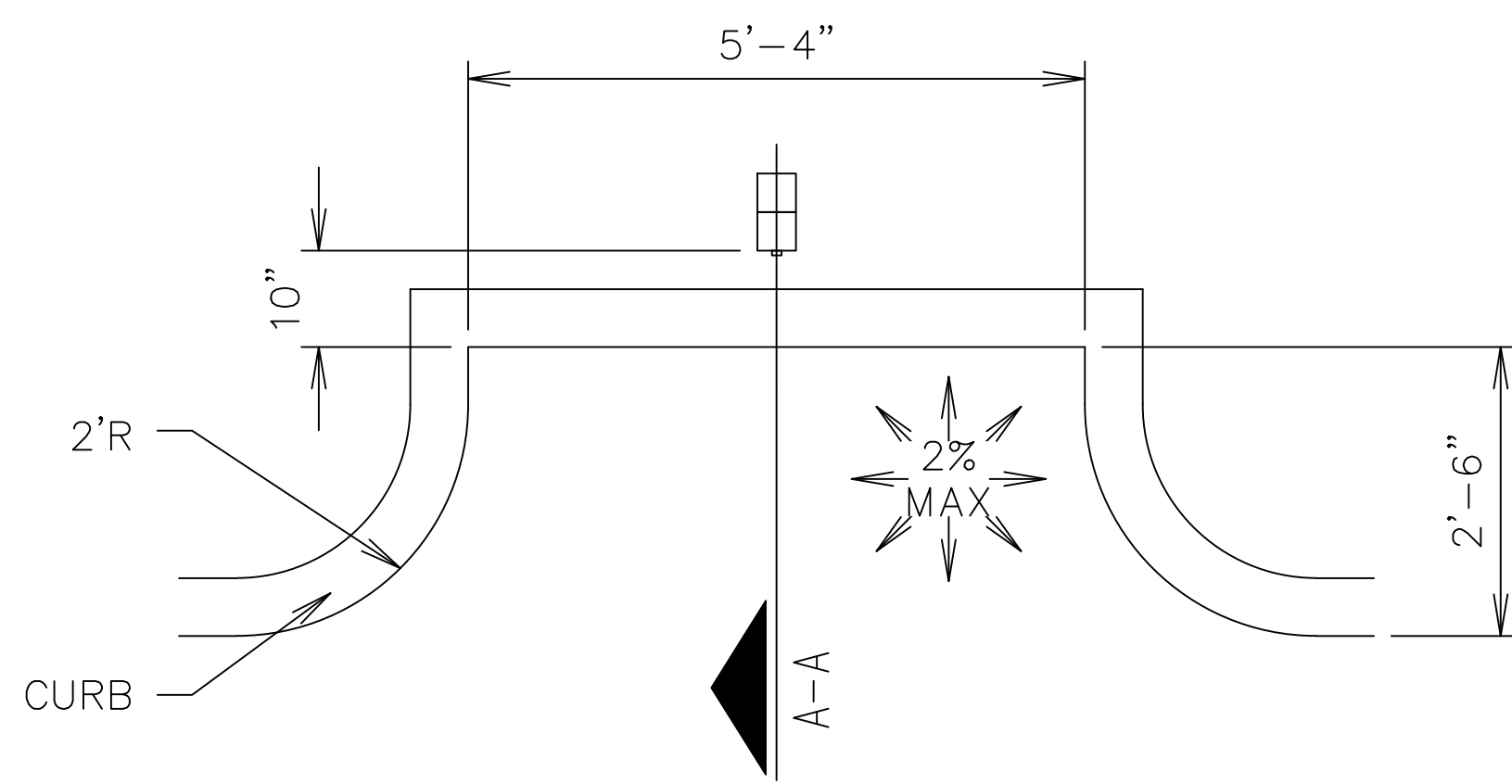
A PARCEL OF LAND IN THE SOUTHWEST $\frac{1}{4}$ SECTION SECTION 26, TOWNSHIP 4
SOUTH, RANGE 67 WEST, 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO

Include a detail drawing showing
the proposed trash enclosure

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

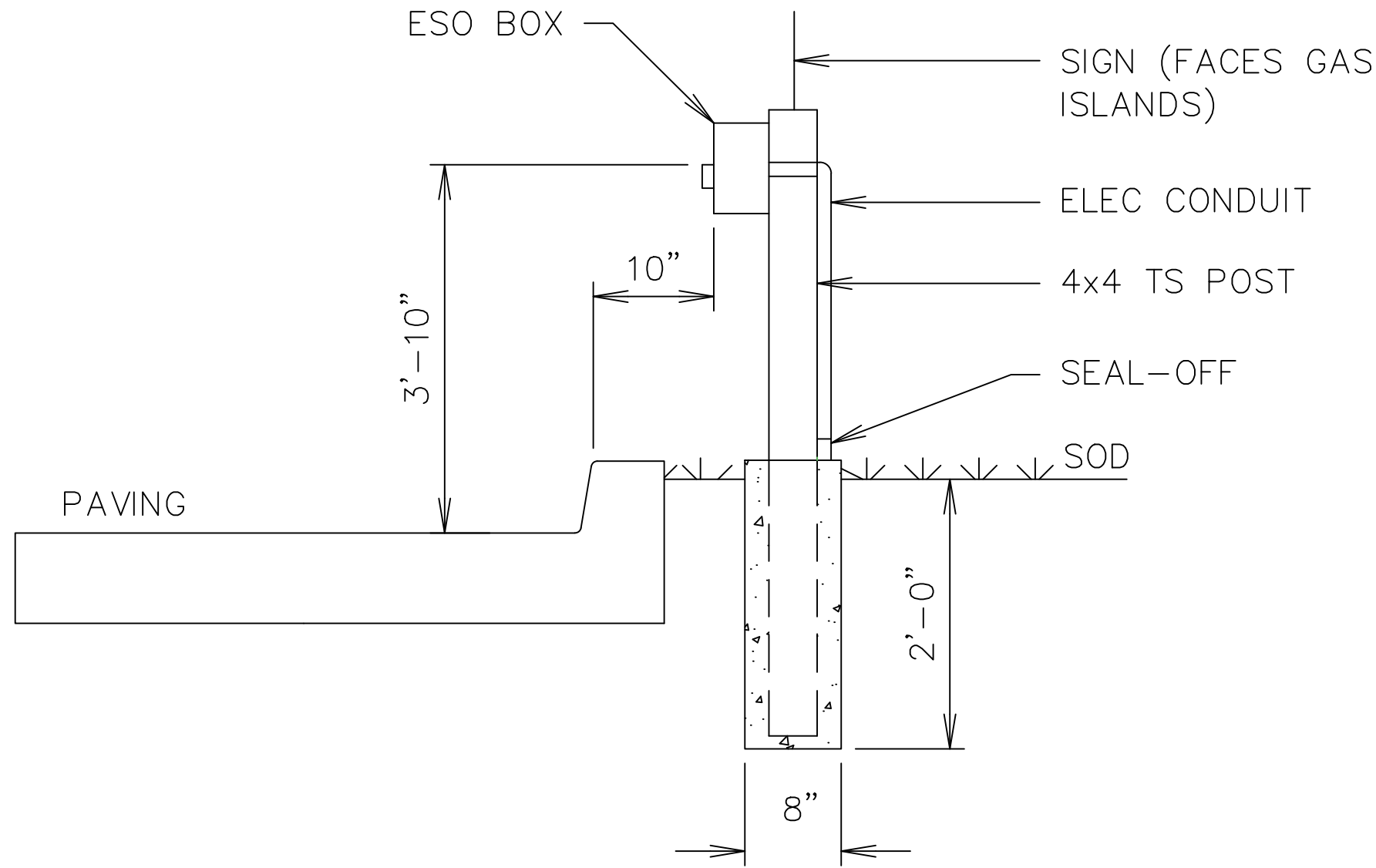
MODEL: BELSON OUTDOORS MODEL: H36-7-G-IG
(PROVIDED BY CONTRACTOR)

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

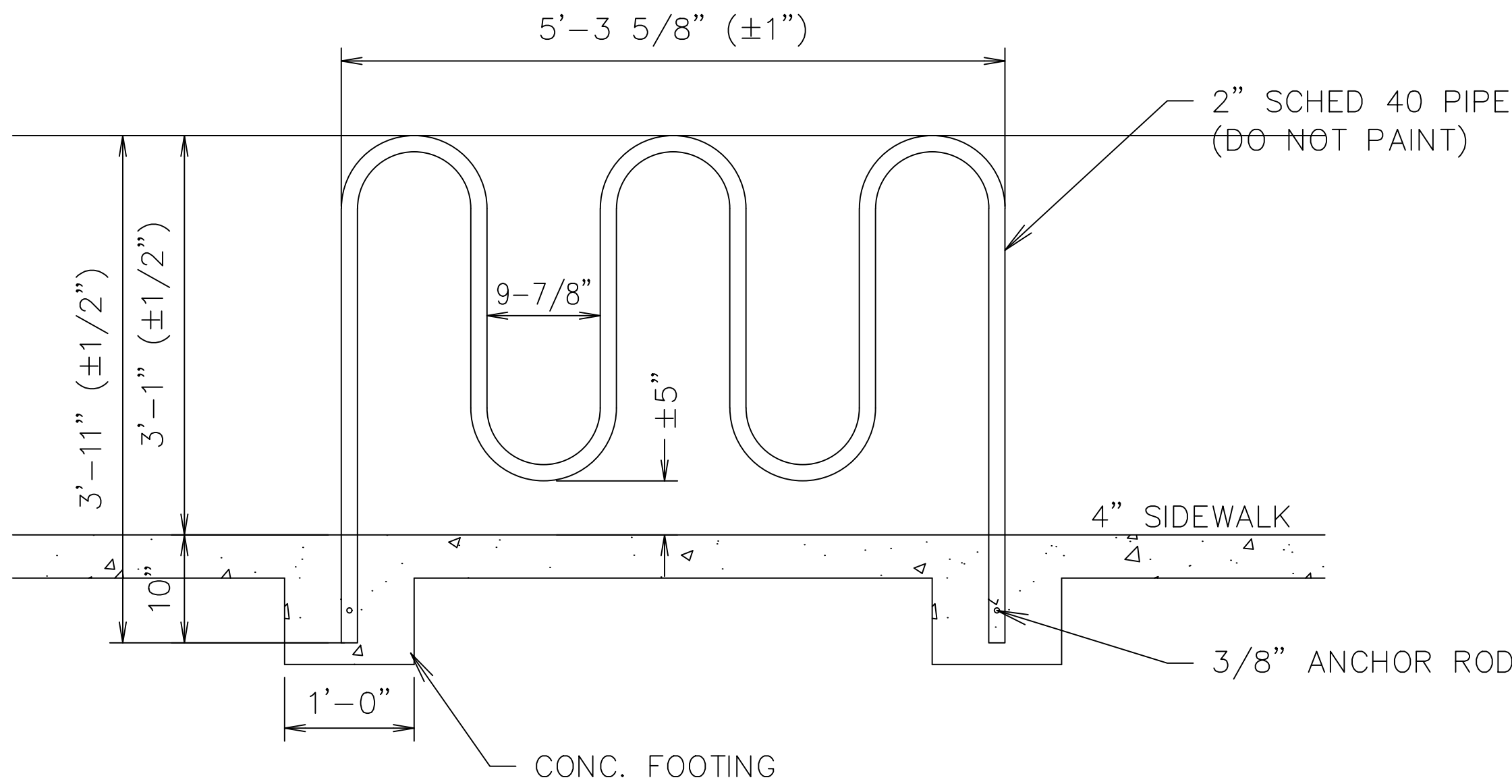


EMERGENCY SHUT OFF DETAIL

N.T.S.



SECTION A-A



GEN III BIKE RIBBON RACK DETAIL

N.T.S.



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Greenwood Village, Colorado 80111 (303) 228-2300

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DRAWN BY: SPD
CHECKED BY: SAM
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QUIKTRIP 4263
PARKER RD. & HAVANA
SITE PLAN
SITE DETAIL SHEET

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QUIKTRIP 4263

SITE PLAN AND CONDITIONAL USE

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

NOT FOR CONSTRUCTION

| TREE OBSERVATIONS | | | | |
|-------------------|---------|----------|------------------|--|
| TREE # | SPECIES | DIAMETER | MITIGATION VALUE | COMMENTS |
| 1 | TBD | TBD | TBD | AMOUNT TO BE PAID TO CITY OF AURORA TREE PLANTING FUND |
| 2 | TBD | TBD | TBD | AMOUNT TO BE PAID TO CITY OF AURORA TREE PLANTING FUND |
| 3 | TBD | TBD | TBD | AMOUNT TO BE PAID TO CITY OF AURORA TREE PLANTING FUND |
| 4 | TBD | TBD | TBD | AMOUNT TO BE PAID TO CITY OF AURORA TREE PLANTING FUND |
| 5 | TBD | TBD | TBD | AMOUNT TO BE PAID TO CITY OF AURORA TREE PLANTING FUND |
| 6 | TBD | TBD | TBD | AMOUNT TO BE PAID TO CITY OF AURORA TREE PLANTING FUND |
| 7 | TBD | TBD | TBD | AMOUNT TO BE PAID TO CITY OF AURORA TREE PLANTING FUND |
| 8 | TBD | TBD | TBD | AMOUNT TO BE PAID TO CITY OF AURORA TREE PLANTING FUND |
| 9 | TBD | TBD | TBD | AMOUNT TO BE PAID TO CITY OF AURORA TREE PLANTING FUND |
| 10 | TBD | TBD | TBD | AMOUNT TO BE PAID TO CITY OF AURORA TREE PLANTING FUND |
| 11 | TBD | TBD | TBD | AMOUNT TO BE PAID TO CITY OF AURORA TREE PLANTING FUND |
| TOTAL : | | | \$\$\$ | |

TREE PROTECTION NOTES

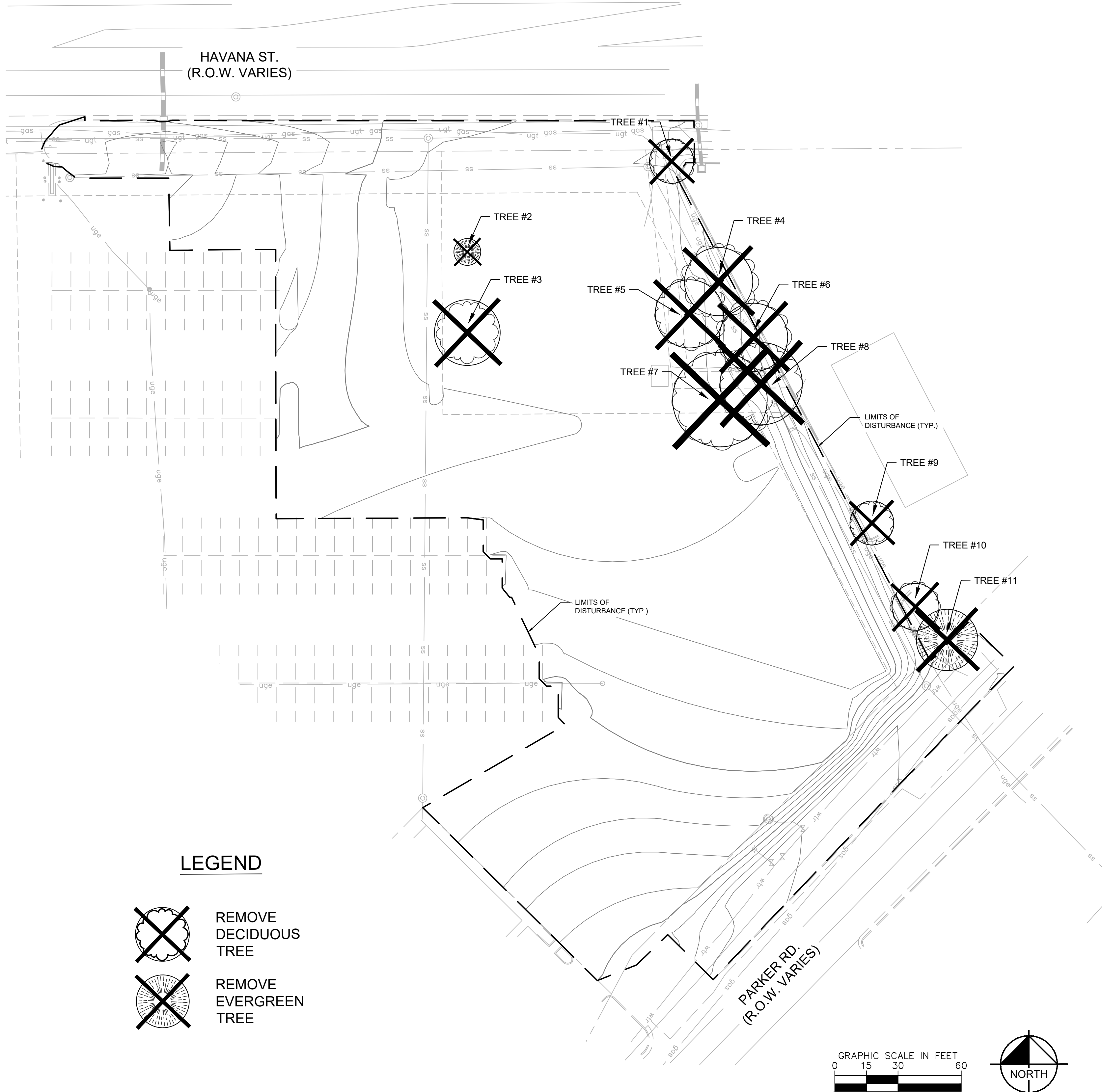
- PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE(1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN THE TREE TRUNK AND THE FENCING SHALL BE ONE(1) FOOT FOR EACH INCH OF TRUNK DIAMETER. FOLLOWING INSTALLATION OF FENCING, REQUEST INSPECTION BY THE CITY OF AURORA PARKS & FORESTRY DIVISION (303-739-7177) OR AUTHORIZED DESIGNEE.
- TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO "T" POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS TP-2.0, 2.1, 3.1 & 3.2:
 - EQUIPMENT USE AND STORAGE
 - MATERIAL DELIVERY OR STORAGE
 - VEHICLE TRAFFIC, PARKING, USE OR STORAGE
 - SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
 - CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
 - FOOT TRAFFIC
 - RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR MATERIALS
- VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF \$500 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES). FOR THE PURPOSE OF THESE REQUIREMENTS, CONSTRUCTION FENCING (LOCATED AT THE LIMITS OF CONSTRUCTION) SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
- DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.
- LIMB REMOVAL IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA PARKS & FORESTRY DIVISION. LIMB REMOVAL, IF APPROVED, SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING ANSI A300 STANDARDS. UNAUTHORIZED LIMB DAMAGE OR REMOVAL CAN RESULT IN A FINE OF \$500 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT. LIMB REMOVAL AND ALL OTHER APPROVED PRUNING SHALL BE PERFORMED BY A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION.
- IF ROOTS GREATER THAN ONE(1) INCH DIAMETER REQUIRE CUTTING/REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO(2) 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR AUTHORIZED DESIGNEE.
- EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3 OF THE TREE PRESERVATION POLICY. THE MITIGATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.



City of Aurora
Parks, Recreation & Open Space Dept.
Date: October 2020

TREE PROTECTION
NOTES

PROS
TP-1.0



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

TREE MITIGATION PLAN

PRELIMINARY

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

PROJECT NO.
09688046

DRAWING NAME
MUNICIPALITY

9

NOT FOR CONSTRUCTION

A. GENERAL

- ### C. ROOT PRUNING/TRENCHING

- ## F. FERTILIZATION

- ## 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, 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.

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QUIKTRIP 4263

SITE PLAN AND CONDITIONAL USE

A PARCEL OF LAND IN THE SOUTHWEST $\frac{1}{4}$ 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 |
|-----|----------|----|------|------|
| | | | | |
| | | | | |
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| | | | | |

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 PLAN

PRELIMINARY

NOT FOR
CONSTRUCTION

Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096888046

DRAWING NAME
MUNICIPALITY

11

LANDSCAPE NOTES

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

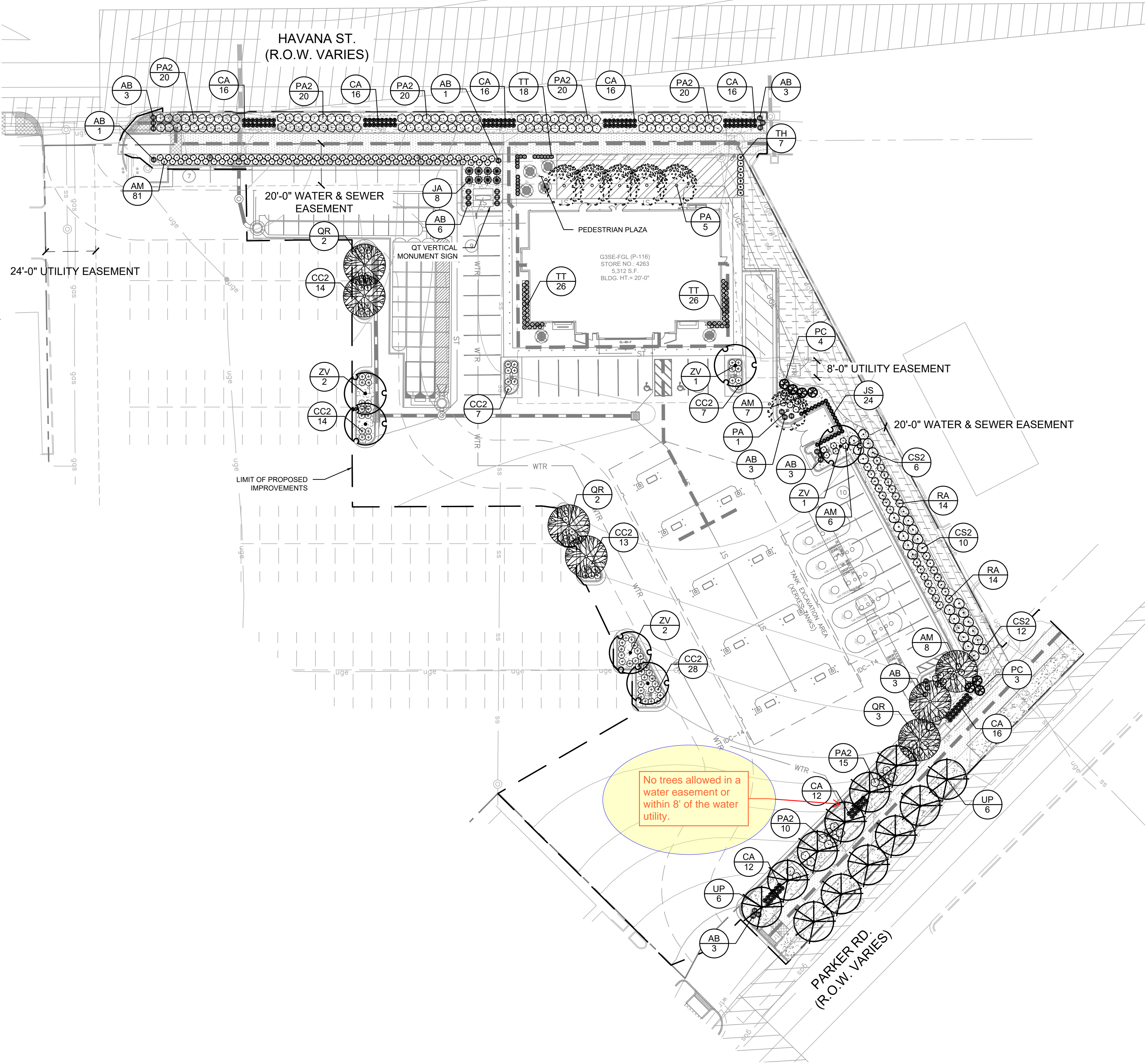
Landscape Schedule

| 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. |
| | 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 |
| | 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. |
| | 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 | | |
| ORNAMENTAL GRASSES | | | | | | |
| | AB | 26 | BLUE AVENA HELICTOTRICHON SEMPERVIRENS | 1 GAL | SEE PLAN | 12" HT MIN |
| | 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 | - |

SEE LANDSCAPE PLAN AND
ASSOCIATED DETAILS FOR
LANDSCAPE BED LOCATIONS
AND SHRUB SPACING

SEE LANDSCAPE PLAN AND
ASSOCIATED DETAILS FOR
TREE PLACEMENT, AND
PLANTING SPECIFICATIONS

CONTRACTOR TO VERIFY
TREE TYPE, LOCATION, SIZE,
HEIGHT, AND SPREAD WITH
QT REPRESENTATIVE PRIOR
TO INSTALLATION



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QUIKTRIP 4263

SITE PLAN AND CONDITIONAL USE

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

NOT FOR CONSTRUCTION

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)

PARKING LOT PERIMETER SCREENING:

3'-4' DOUBLE ROW OF SHRUBS 3' O.C.
>50% DECIDUOUS FLOWERING SHRUBS

CURBSIDE LANDSCAPING / TREE LAWN
ONE TREE PER 40 LF

PARKER RD.
HAVANA ST.

WIDTHLENGTHREQUIREDPROVIDED

PARKING LOT ISLAND LANDSCAPE:

1 TREE AND 6 SHRUBS PER 9'X19' ISLAND
2 TREES AND 12 SHRUBS PER 9'X38' ISLAND

5 ISLANDS-5 TREES AND 30 SHRUBS
4 ISLANDS-8 TREES AND 48 SHRUBS

BUILDING PERIMETER LANDSCAPING
1 TREE EQUIVALENT (T.E.) PER 40 LF

NORTH
SOUTH
EAST

54'-1.4 T.E.
54'-1.4 T.E.
92'-2.3 T.E.

TRASH AREA SCREENING

EVERGREEN PLANTINGS AROUND WALL

-EVERGREEN ROWEVERGREEN 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

NORTH272 LF10' WIDTH21' WIDTH7 TREES & 34 SHRUBS7 EVRGRN TREES & 56 SHRUBS

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

| | |
|--|------------|
| NATIVE SEED MIX SEEDING RATE: 15 PLS/ACRE | |
| COMMON NAME | PERCENTAGE |
| WESTERN WHEATGRASS | 20% |
| SLENDER WHEATGRASS | 20% |
| BLUE GRAMA | 15% |
| BUFFALO GRASS | 15% |
| SODAR STREAMBANK WHEATGRASS | 15% |
| SHERMAN BIG BLUEGRASS | 10% |
| CANADA WILD RYE | 5% |
| TOTALS | 100% |

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 ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

| 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% |

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CHECKED BY: CPH
DATE: 6/24/2024

QUIKTRIP 4263
PARKER RD. & HAVANA
SITE PLAN
LANDSCAPE SCHEDULES

PRELIMINARY
NOT FOR
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Kimley»Horn
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PROJECT NO.
096888046

DRAWING NAME
MUNICIPALITY

SITE PLAN AND CONDITIONAL USE

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

NOT FOR CONSTRUCTION

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QUIKTRIP 4263
PARKER RD. & HAVANA
SITE PLAN
LANDSCAPE DETAILS

PRELIMINARY

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CONSTRUCTION

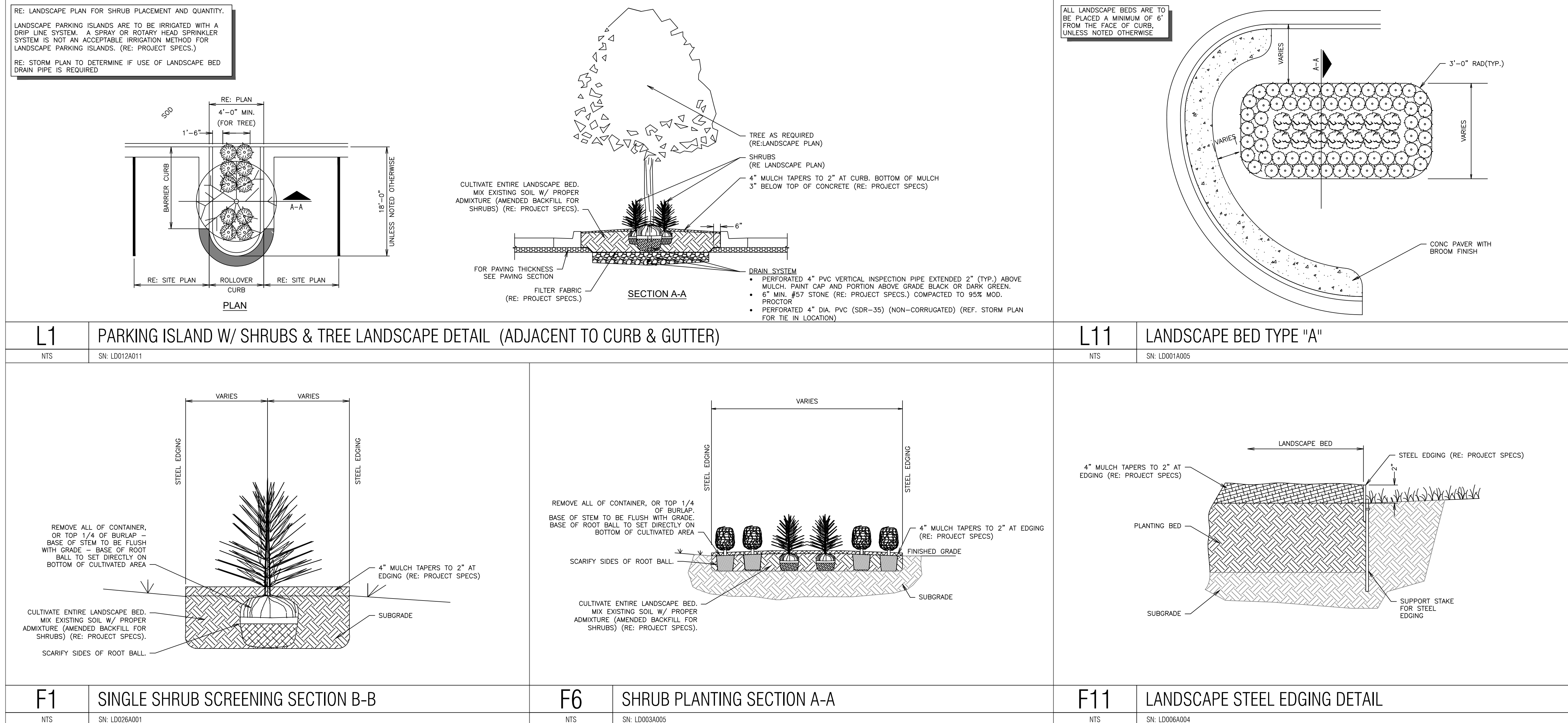
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PROJECT NO.
096888046

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MUNICIPALITY

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Greenwood Village, Colorado 80111 (303) 228-2300

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QUIKTRIP 4263
PARKER RD. & HAVANA
SITE PLAN
LANDSCAPE DETAILS

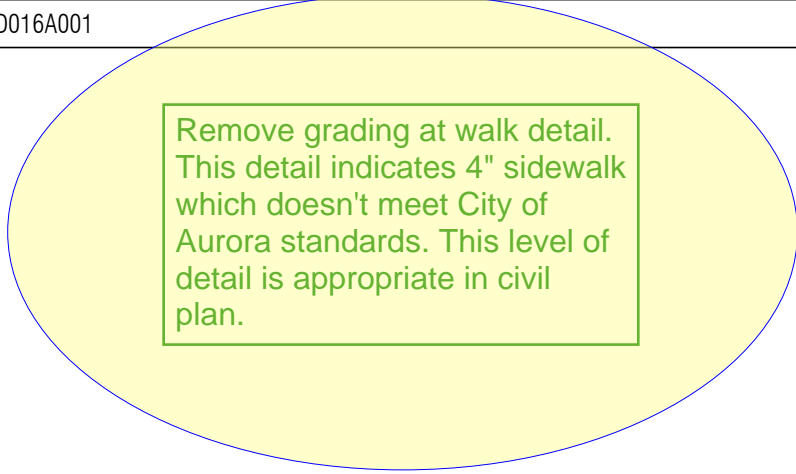
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MUNICIPALITY

14

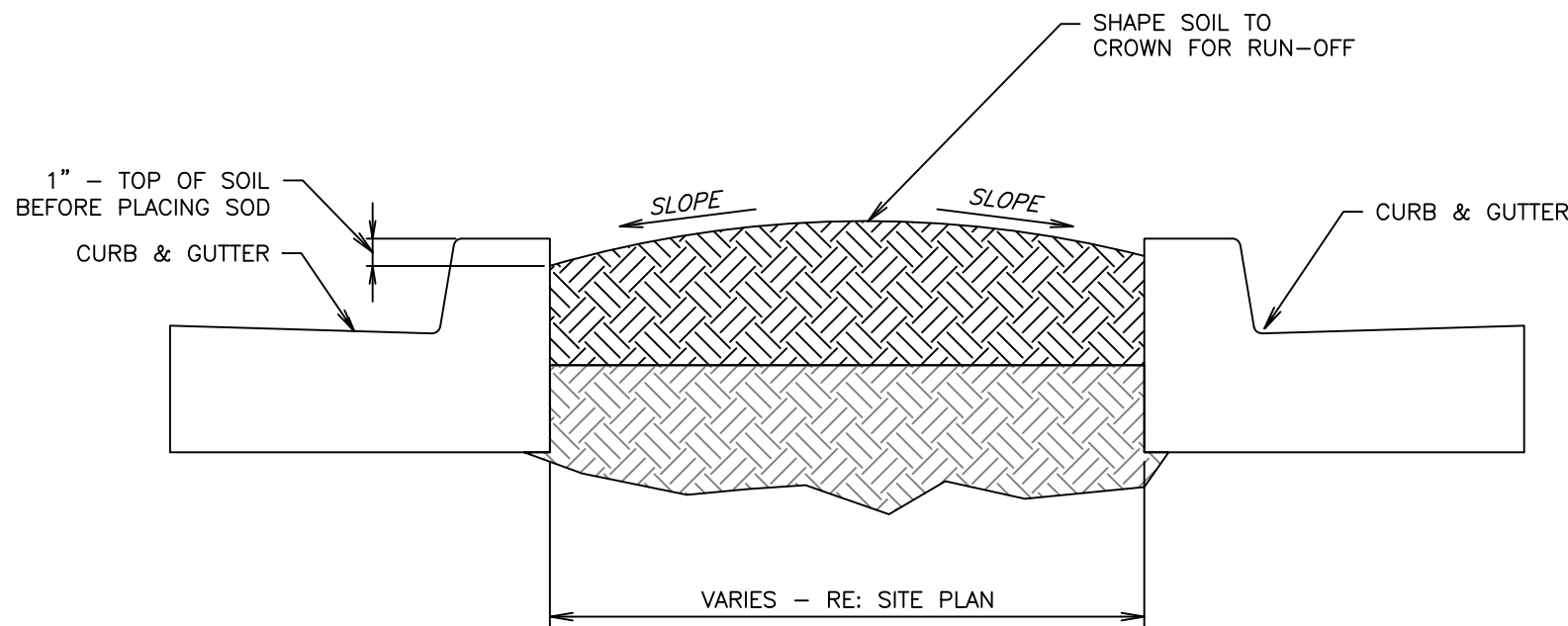


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QUIKTRIP 4263
SITE PLAN AND CONDITIONAL USE
A PARCEL OF LAND IN THE SOUTHWEST 1/4 SECTION 26, TOWNSHIP 4
SOUTH, RANGE 67 WEST, 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO

NOT FOR CONSTRUCTION

NOTE: SLOPE ON LAWN
AREAS NOT TO EXCEED 3:1
UNLESS NOTED OTHERWISE
(RE: GRADING PLAN)

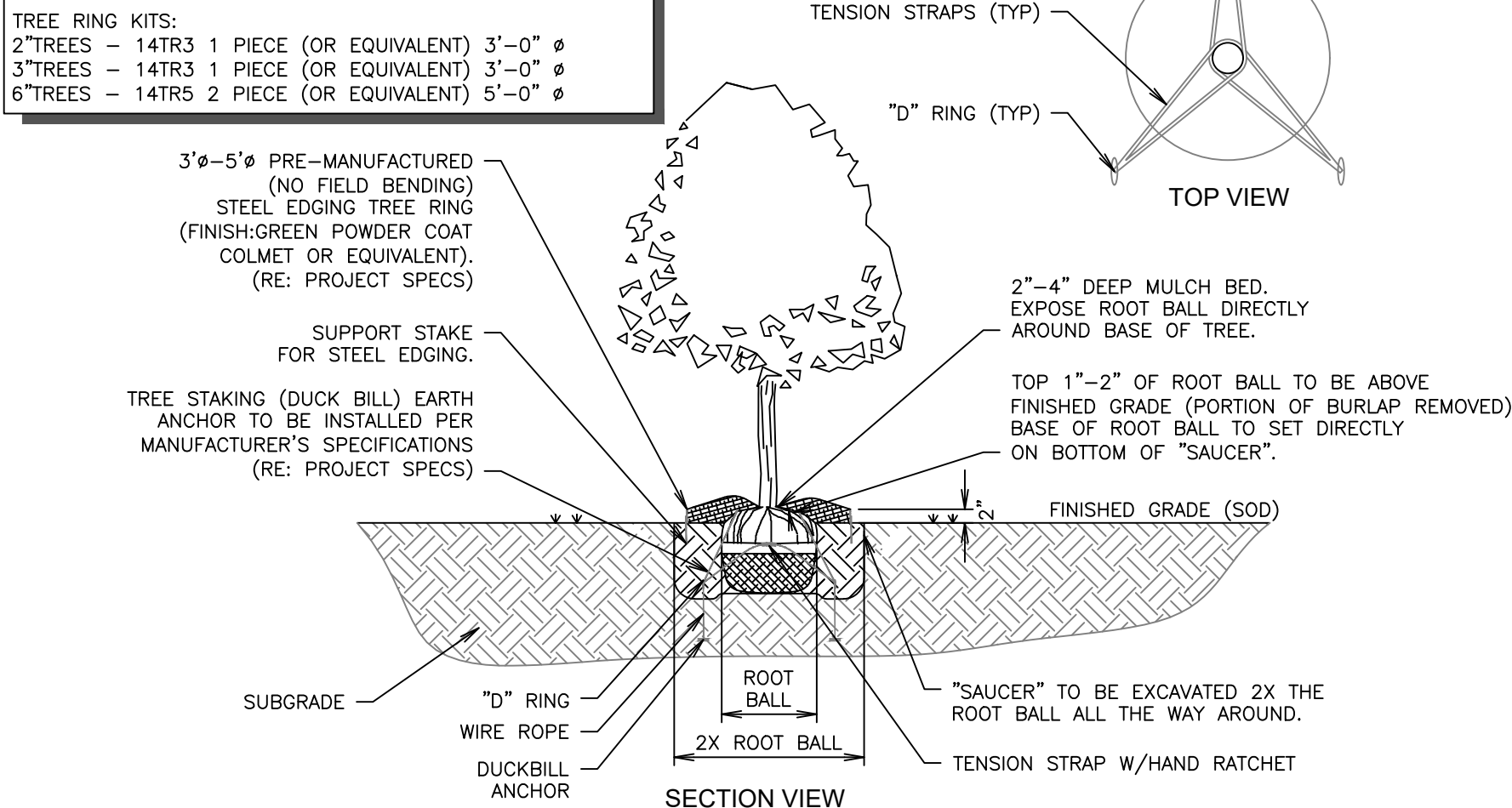


A1 TYPICAL LAWN SECTION

NTS

SN: LD007A002

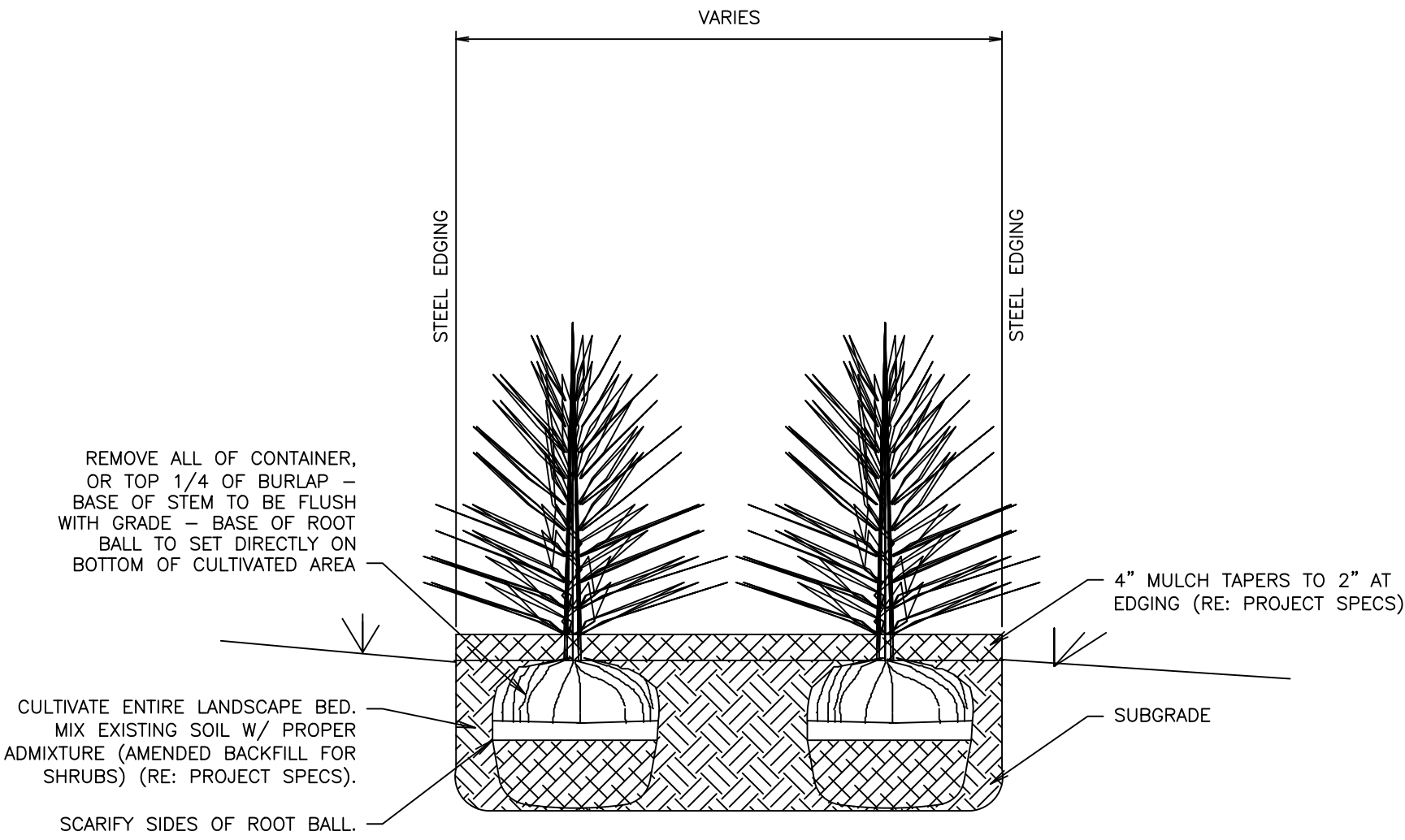
DUCK BILL EARTH ANCHORS:
2\"/>



A6 TREE PLANTING DETAIL - DUCKBILL

NTS

SN: LD008B006

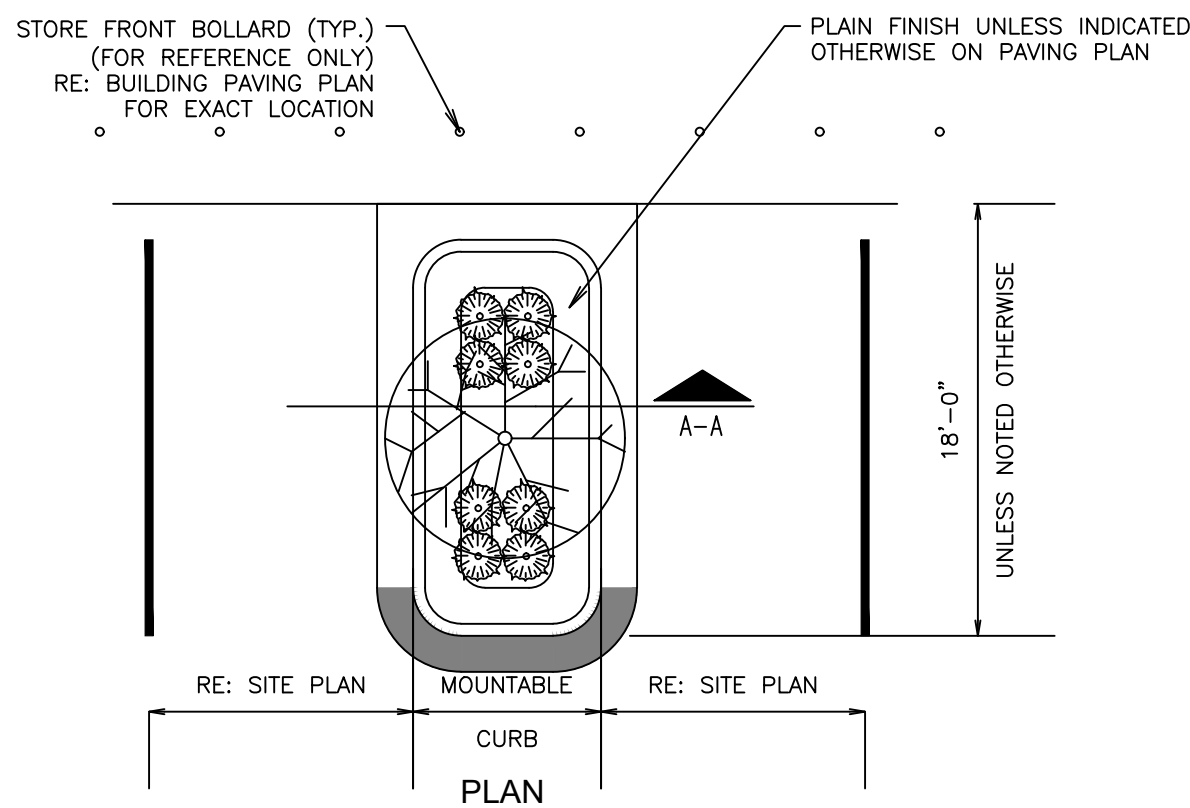


A11 SHRUB SCREENING SECTION B-B

NTS

SN: LD005A004

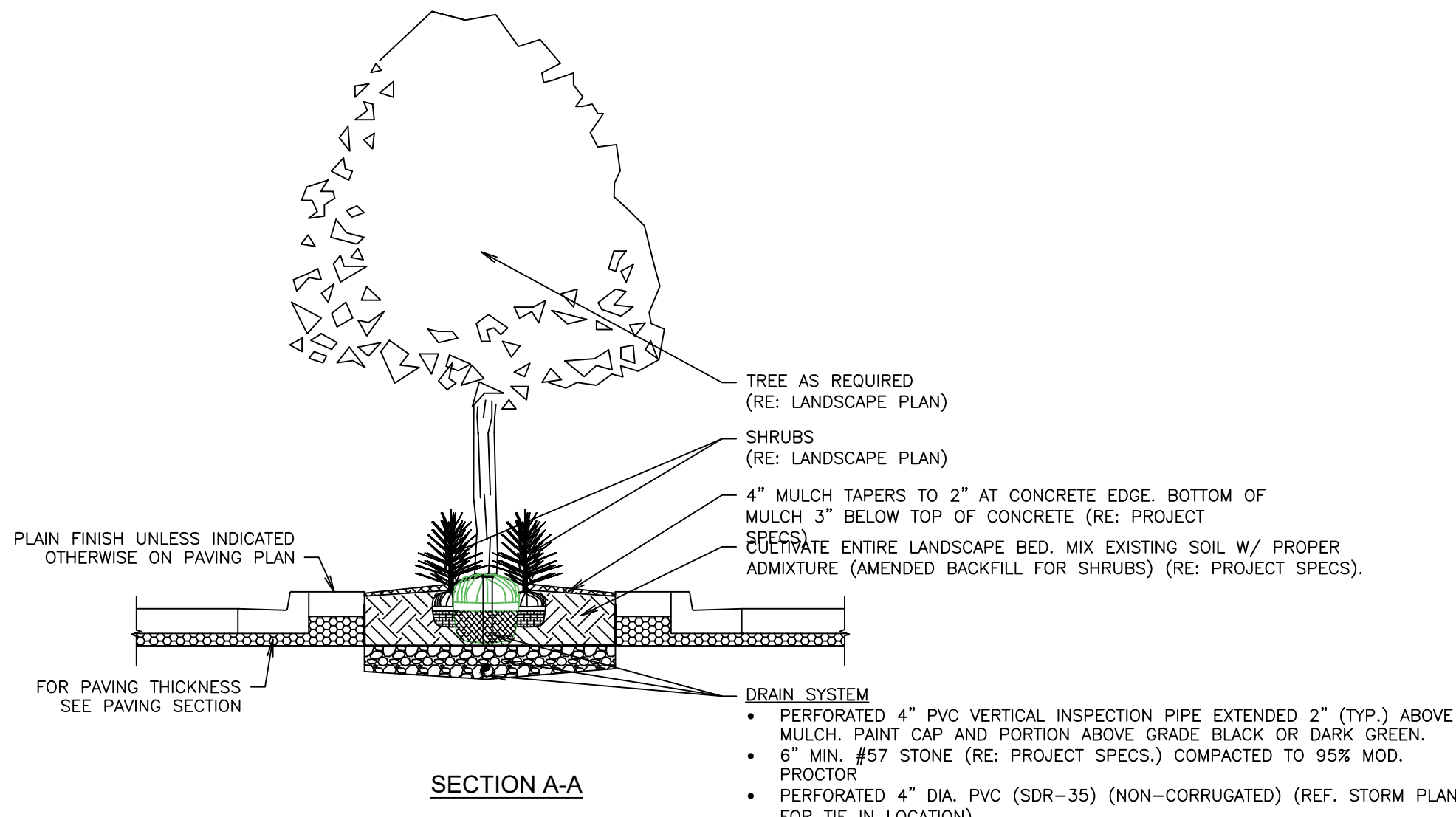
RE: LANDSCAPE PLAN FOR SHRUB PLACEMENT AND QUANTITY.
LANDSCAPE PARKING ISLANDS ARE TO BE IRRIGATED WITH A DRIP LINE SYSTEM. A SPRAY OR ROTARY HEAD SPRINKLER SYSTEM IS NOT AN ACCEPTABLE IRRIGATION METHOD FOR LANDSCAPE PARKING ISLANDS. (RE: PROJECT SPECS).
RE: STORM PLAN TO DETERMINE IF USE OF LANDSCAPE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



A1 PARKING ISLAND W/ SHRUBS & TREE LANDSCAPE DETAIL (W/ RADIUS PROTECTOR)

NTS

SN: LD011A012



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QUIKTRIP 4263
PARKER RD. & HAVANA
SITE PLAN
LANDSCAPE DETAILS

PRELIMINARY

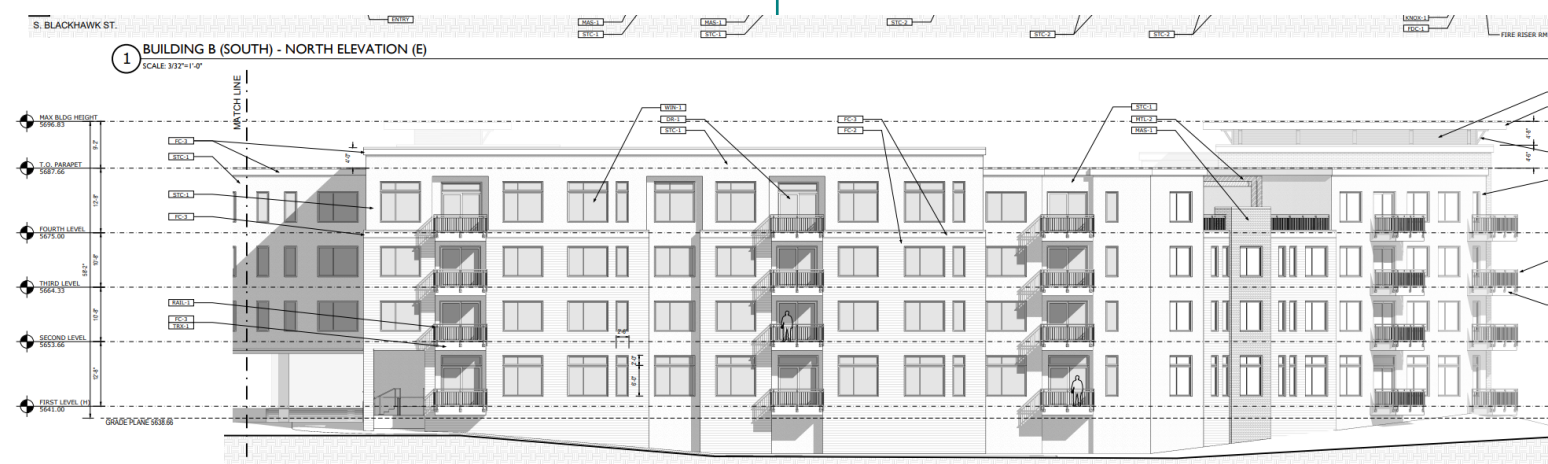
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A high resolution, black and white drawing of elevations are preferred over images for elevations. Please include a materials swatch on this page that corresponds to the various symbols/hatching using to convey materials changes on the elevation. See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

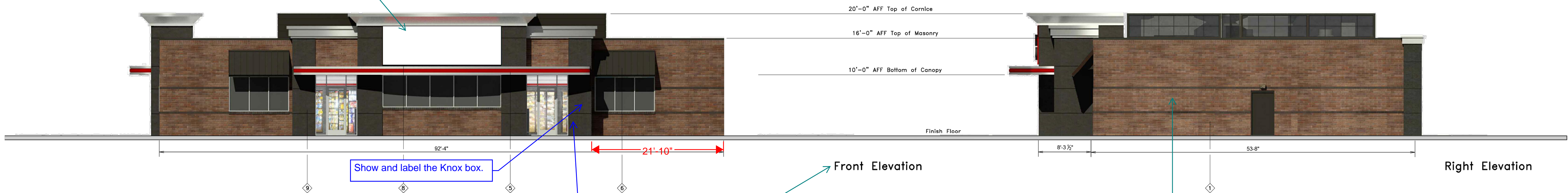


QUIKTRIP 4263

SITE PLAN AND CONDITIONAL USE

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

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



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

| # | FINISH | MANUFACTURER | SPECIFICATION |
|---|-------------------|------------------|------------------------|
| 1 | BROWNSTONE | INTERSTATE BRICK | ATLAS STRUCTURAL BRICK |
| 2 | MIDNIGHT | INTERSTATE BRICK | ATLAS STRUCTURAL BRICK |
| 3 | BRUSHED ALUMINUM | REYNOLDS | FASCIA |
| 4 | GY RED | SHERWIN WILLIAMS | STANDING SEAM AWNING |
| 5 | RED POLYCARBONATE | ALLEN INDUSTRIES | ILLUMINATED BAND |
| 6 | GT BROWN | SHERWIN WILLIAMS | METAL PAINT |
| 7 | GL-44 | ALLEN INDUSTRIES | ILLUMINATED SIGNAGE |
| 8 | GL-40R | ALLEN INDUSTRIES | SIGNAGE |
| 9 | GRANITE | SIO | ARCHITECTS |

Scale Bar needed



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6200 S South Syracuse Way #500
Greenwood Village, Colorado 80111 (303) 228-2300

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

QUIKTRIP 4263
PARKER RD. & HAVANA
SITE PLAN
BUILDING ELEVATIONS

PRELIMINARY

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CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096888046

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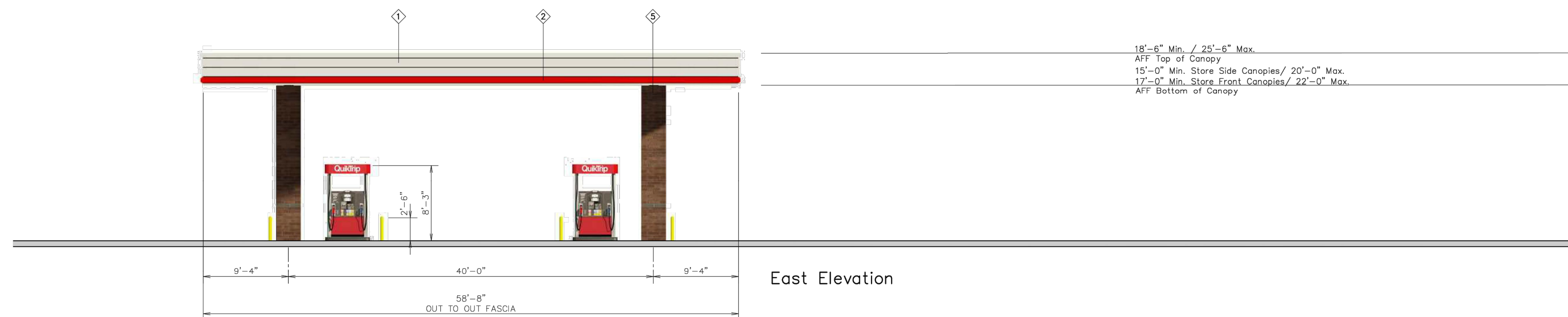


QUIKTRIP 4263

SITE PLAN AND CONDITIONAL USE

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

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



| ① | FINISH | MANUFACTURER | SPECIFICATION |
|---|--------------------|--------------------|------------------------|
| 1 | BRUSHED ALUMINUM | REYNOLDS | CANOPY |
| 2 | RED POLY CARBONATE | ALUM INDUSTRIES | ILLUMINATED BAND |
| 3 | OT BROWN | SHERWIN - WILLIAMS | METAL PAINT |
| 4 | 100-18 | ALUM INDUSTRIES | ILLUMINATED SIGNAGE |
| 5 | BROWNSTONE | INTERSTATE BRICK | ALIAS STRUCTURAL BRICK |
| 6 | BLACK | ALL COURT FABRICS | POLYPRO 95 MESH |

Scale Bar needed



QUIKTRIP 4263
PARKER RD. & HAVANA
SITE PLAN
CANOPY ELEVATIONS

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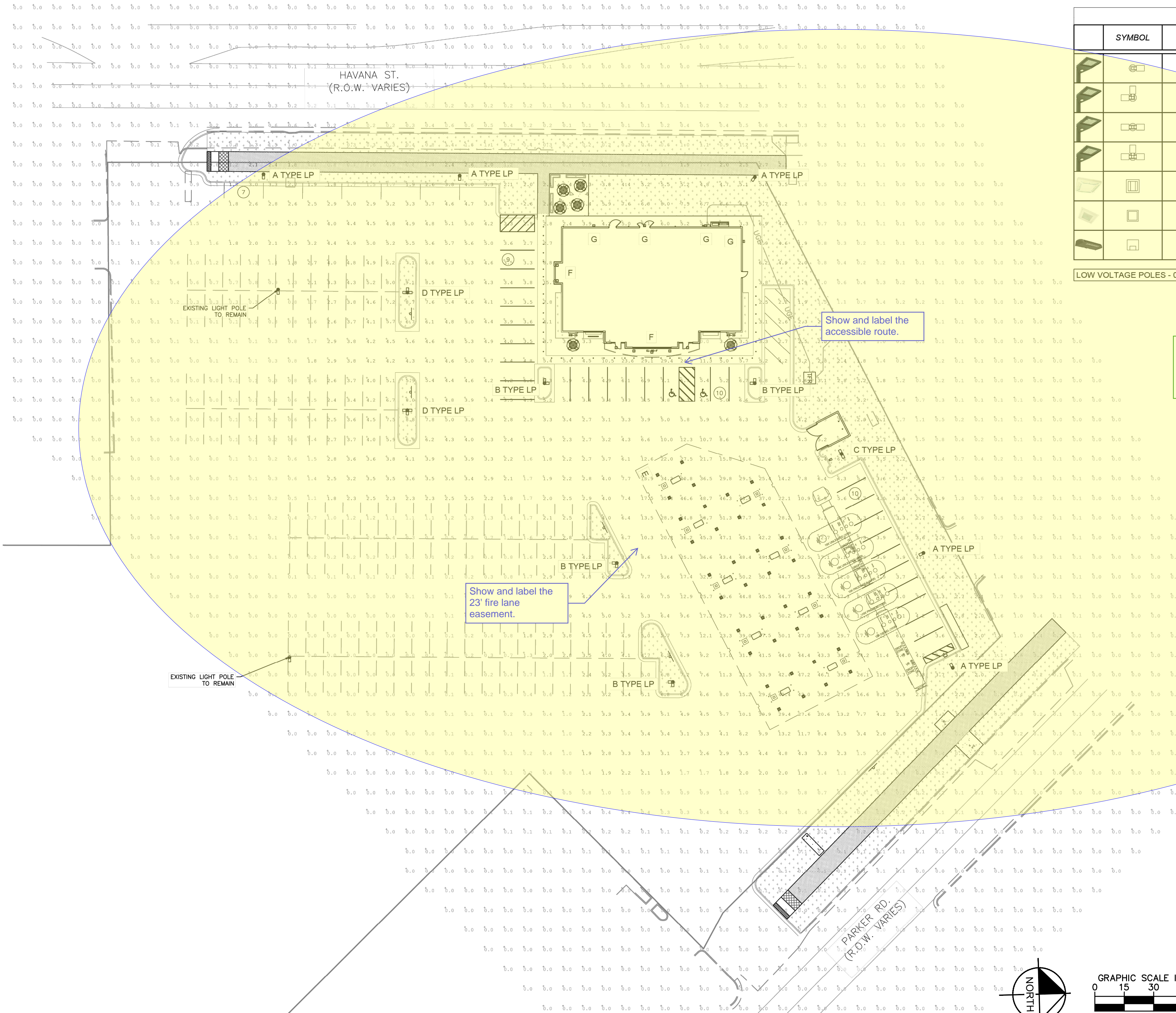
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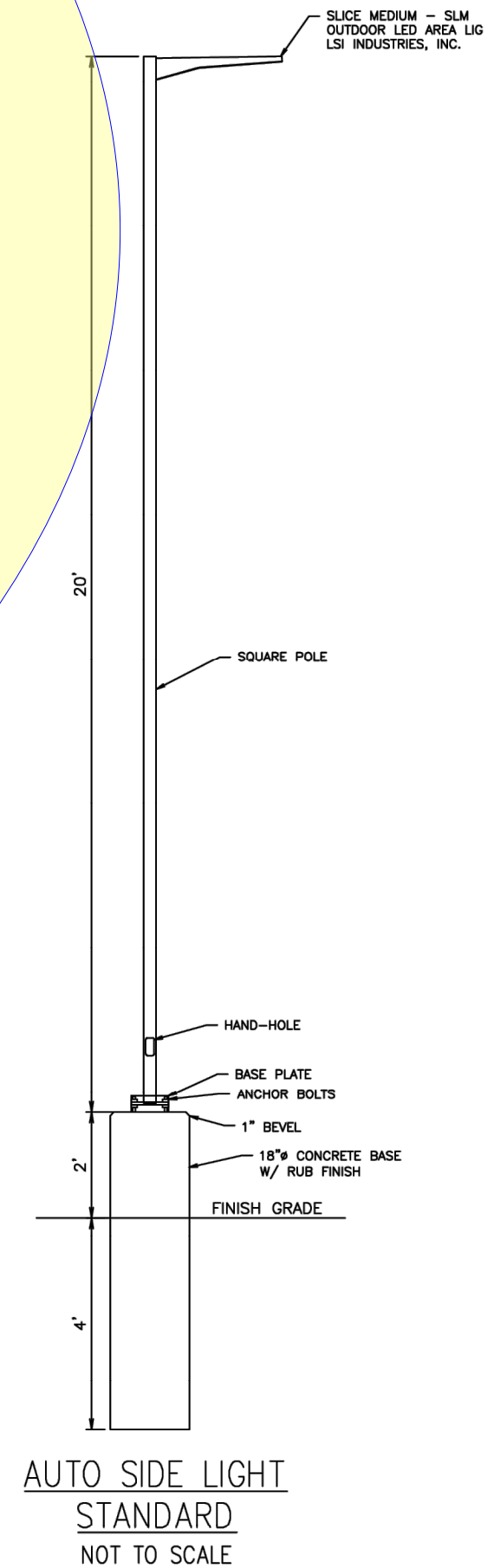
SITE PLAN AND CONDITIONAL USE

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

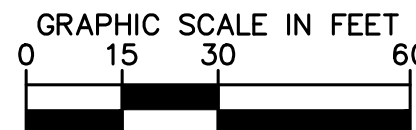
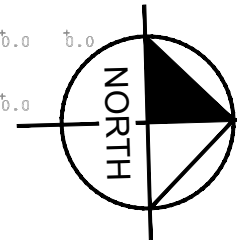


| LUMINAIRE SCHEDULE | | | | | | | | | | |
|--------------------|--------|-------|-----|-------------|-----------------|-----------------|------|------------------------------|-------------|--------|
| | SYMBOL | LABEL | QTY | ARRANGEMENT | MOUNTING HEIGHT | LUMENS PER LAMP | LLF | DESCRIPTION | TOTAL 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



AUTO SIDE LIGHT
STANDARD
NOT TO SCALE



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

PRELIMINARY
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PROJECT NO.
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DRAWING NAME
096888046_PH.DWG

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SITE PLAN AND CONDITIONAL USE

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



Catalog #:
Prepared By:
Project:
Date:
Type:

XSPS LED Soffit Light





| OVERVIEW | |
|----------------------|-------------|
| Lumen Package | 4200 - 8000 |
| Wattage Range | 43 - 99 |
| Efficacy Range (LPW) | 96 - 104 |
| Weight lbs (kg) | 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 prewired driver and optical unit containing LEDs.
- Recess 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 E2-UG-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 C82.77-3 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.
- High-efficiency LEDs with integrated circuit board mount to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.


Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsi-corp.com/ressources/terms-and-conditions-warranty/> for more information.
- Listed to UL 1598 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.




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SPEC.2018.A.0328



Type:

XSPS LED Soffit Light



ORDERING GUIDE

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

| Profile | Distribution | Light Source | Driver Current | Color Temperature | Input Voltage | Finish | Lens | Options |
|-------------------|---------------|--------------|--|---|--|-------------------|-----------------------------|--|
| XSPS - LED Soffit | S - Symmetric | LED | SS - 4,000 Lumens HO - 5,000 Lumens VHO - 5,000 Lumens SHD - 4,000 Lumens | CW - 5000K (65 CRI) HW - 4000K (80 CRI) WW - 3000K (80 CRI) | 120 - 120V 208 - 208V 240 - 240V 277 - 277V 347 - 347V | GWT - Gloss White | DFL - Diffused Acrylic Lens | CMT - Channel Bar Mounting Kit BB - Emergency Battery Pack ¹ |

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

PERFORMANCE

| DELIVERED LUMENS | | 3000K CCT | | 4000K CCT | | 5000K CCT | | Wattage | | | | | | | | |
|------------------|--------------|-----------|-----|------------------|----------|------------|------------------|----------|------------|------------------|----------|------------|------------------|----------|------------|---------|
| Lumen Package | Distribution | Lens Type | CRI | Delivered Lumens | Efficacy | Reg Rating | Delivered Lumens | Efficacy | Reg Rating | Delivered Lumens | Efficacy | Reg Rating | Delivered Lumens | Efficacy | Reg Rating | Wattage |
| SS | S | DFL | 80 | 3915 | 123 | 82-UG-G1 | 4022 | 129 | 82-UG-G1 | 3965 | 128 | 82-UG-G1 | 31 | | | 31 |
| HO | S | DFL | 80 | 4795 | 139 | 82-UG-G1 | 5011 | 127 | 82-UG-G1 | 4941 | 125 | 82-UG-G1 | 48 | | | 48 |
| VHO | S | DFL | 80 | 3733 | 118 | 82-UG-G1 | 6041 | 124 | 82-UG-G1 | 5957 | 122 | 82-UG-G1 | 48 | | | 48 |
| SHD | S | DFL | 80 | 7559 | 113 | 83-UG-G1 | 7965 | 119 | 83-UG-G1 | 7853 | 118 | 83-UG-G1 | 67 | | | 67 |


LEDs are frequently updated therefore values are nominal.

| Lumen Package | Wattage | 120V | 208V | 240V | 277V | 347V |
|---------------|---------|------|------|------|------|------|
| SS | 31 | 0.26 | 0.15 | 0.13 | 0.11 | 0.09 |
| HO | 48 | 0.38 | 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 25C (77F). Actual voltage may differ by +/-10%.


| Ambient Temp C | Initial ¹ | 25K hrs. ¹ | 50K hrs. ² | 75K hrs. ² | 100K hrs. ² |
|----------------|----------------------|-----------------------|-----------------------|-----------------------|------------------------|
| 25 C | 100% | 85% | 81% | 86% | 82% |

¹ - In accordance with IESNA TM-01-11, Projected lumen output represents extrapolated 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 time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.




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SPEC.2018.A.0328



Type:

XSPS LED Soffit Light



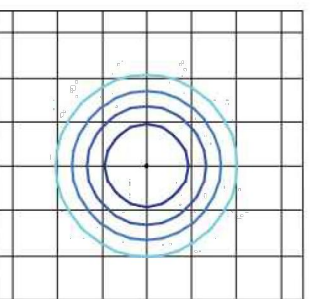
PHOTOMETRICS

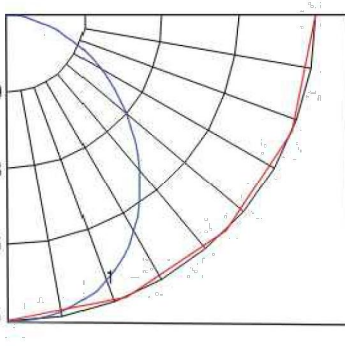
Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%. For complete specifications and IES files, see website.

XSPS S LED HO NW DFL

Luminaire Data

| Type S Distribution | Delivered Lumens | Watts | Efficacy | IES Type | BUG Rating |
|---------------------|------------------|-------|----------|----------|----------------------|
| Channel | 4000 Klm, 76 CRI | 5,011 | 39.5 | 137 | Type V0 - Very Short |


ISO FOOTCANDLE PLOT

POLAR CURVE

Zonal Lumen Summary


| Zone | Lumens | %Luminaire |
|--------------------|--------|------------|
| Low (0-5°) | 1036 | 31% |
| Medium (5-45°) | 2965 | 10% |
| High (45-80°) | 876 | 16% |
| Very High (80-90°) | 84 | 2% |
| Uplight (90-180°) | 0 | 0% |
| Total Flux | 5961 | 100% |

10' Mounting Height/10' Grid Spacing
■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC




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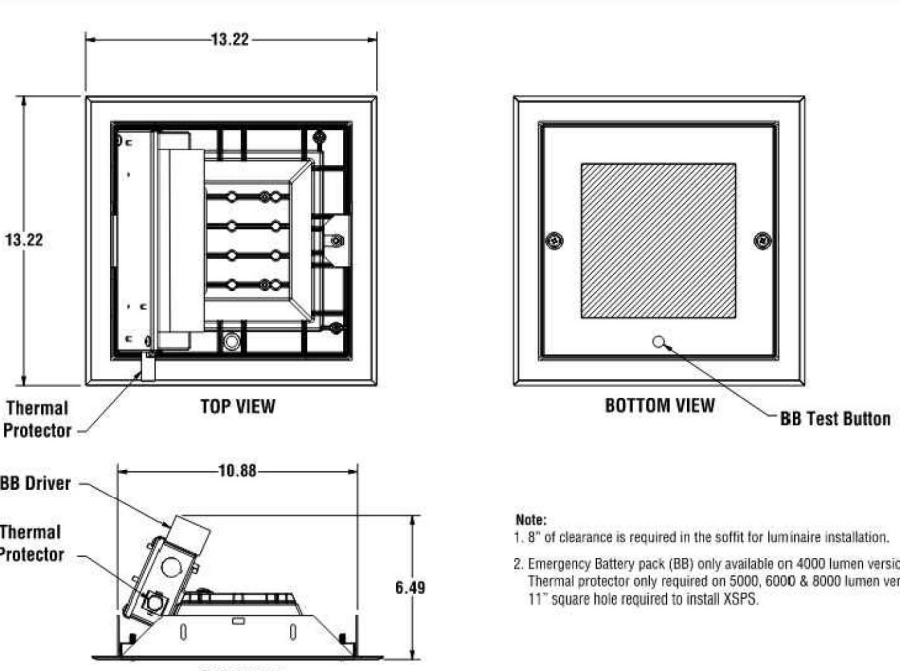


Type:

XSPS LED Soffit Light



PRODUCT DIMENSIONS




TOP VIEW
13.22" x 13.22"

BOTTOM VIEW
BB Test Button

SIDE VIEW
Thermal Protector
BB Driver
Thermal Protector
6.49"

Note:
1. 8" of clearance is required in the soffit for luminaire ventilation.
2. Emergency battery pack (BB) only available on 4000 lumen version.
Thermal protector only required on 5000, 6000 & 8000 lumen versions.
11" square hole required to install BBPS.



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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



QUIKTRIP 4263


SITE PLAN AND CONDITIONAL USE

A PARCEL OF LAND IN THE SOUTHWEST 1/4 SECTION SECTION 26, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO



Catalog #:
Prepared By:
Date:
Project:
Type:

Mirada Large (MRL) Outdoor LED Area Light



OVERVIEW

| | |
|----------------------|-----------------|
| Lumen Package | 40,000 - 78,000 |
| Wattage Range | 286 - 648 |
| Efficacy Range (LPW) | 115 - 154 |
| Weight (lbs/kg) | 60 (27.2) |

QUICK LINKS

Ordering GuidePerformancePhotometricsDimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing, optical frame, and driver access cover.
- Fixtures 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 C78.373.
- Minimum CR of 70.
- Integral Louver (L) and House-Side Shield (H) options available for improved back-light 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 (0% - 100%) standard.
- Standard Universal Voltages (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).

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Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- State of California Title 24 Compliant; with IMBST, ALSC, or ALSC-H Options.
- Power factor > .90.
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Components are fully enclosed in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth® motion and photocell sensor (see page 5 for more details). Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7 (see page 6 for more details).

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment for installing/servicing.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes both BS and BS drill options for easy fastening of LSI products. (See drawing 347-480 VAC).

Accessory Ordering Information*

Controls Accessories

| Description | Order Number |
|--|--------------|
| 1. Custom Lock Protocol (COP) for use with CDP | 12201A |
| 2. Smart Lock Protocol (SLP) for use with CDP | 12201B |
| 3. Smart Lock Protocol (SLP) for use with CDP | 12201C |
| 4. Smart Lock Protocol (SLP) for use with CDP | 12201D |
| 5. Smart Lock Protocol (SLP) for use with CDP | 12201E |
| 6. Smart Lock Protocol (SLP) for use with CDP | 12201F |
| 7. Smart Lock Protocol (SLP) for use with CDP | 12201G |
| 8. Smart Lock Protocol (SLP) for use with CDP | 12201H |
| 9. Smart Lock Protocol (SLP) for use with CDP | 12201I |
| 10. Smart Lock Protocol (SLP) for use with CDP | 12201J |
| 11. Smart Lock Protocol (SLP) for use with CDP | 12201K |
| 12. Smart Lock Protocol (SLP) for use with CDP | 12201L |
| 13. Smart Lock Protocol (SLP) for use with CDP | 12201M |
| 14. Smart Lock Protocol (SLP) for use with CDP | 12201N |
| 15. Smart Lock Protocol (SLP) for use with CDP | 12201O |
| 16. Smart Lock Protocol (SLP) for use with CDP | 12201P |
| 17. Smart Lock Protocol (SLP) for use with CDP | 12201Q |
| 18. Smart Lock Protocol (SLP) for use with CDP | 12201R |
| 19. Smart Lock Protocol (SLP) for use with CDP | 12201S |
| 20. Smart Lock Protocol (SLP) for use with CDP | 12201T |
| 21. Smart Lock Protocol (SLP) for use with CDP | 12201U |
| 22. Smart Lock Protocol (SLP) for use with CDP | 12201V |
| 23. Smart Lock Protocol (SLP) for use with CDP | 12201W |
| 24. Smart Lock Protocol (SLP) for use with CDP | 12201X |
| 25. Smart Lock Protocol (SLP) for use with CDP | 12201Y |
| 26. Smart Lock Protocol (SLP) for use with CDP | 12201Z |

Mounting Accessories*

| Description | Order Number |
|--|--------------|
| 1. Universal Mounting Bracket | 6801001A |
| 2. Adjustable Slip Fitter (2" - 2.38" Shank) | 6801001B |
| 3. Quick Mount Pole Bracket (Square Pole) | 6801001C |
| 4. Quick Mount Pole Bracket (Round Pole) | 6801001D |
| 5. 15" Trip Quick Mount Pole Bracket (Square Pole) | 6801001E |
| 6. 15" Trip Quick Mount Pole Bracket (Round Pole) | 6801001F |
| 7. Wall Mount Bracket | 6801001G |
| 8. Wall Pole Bracket (2" Minimum Pole Diameter) | 6801001H |

Shielding & Miscellaneous Accessories

| Description | Order Number |
|--|--------------|
| 1. Integral Louver (L) | 12201A |
| 2. Integral House-Side Shield (H) | 12201B |
| 3. 10" Linear Slip Fitter (2" Recommended pole diameter) | 12201C |

FOOTNOTES:

- Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances that meet UL ENEC listed.
- Not available with 0-10V dimming.
- Not available with 0-10V dimming.
- Not available in EU.
- MSBT is not compatible with the LSI app that can be downloaded from your smartphone's native app store. Consult Factory for 347-480V.
- Control device or shunting clip must be ordered separately. See Accessory Ordering Information.
- Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances that meet UL ENEC listed.
- Factory installed CDP option required. See Options.
- LSI's AirLink™ wireless control system options.
- Only available with ALSC/ALSC-H control options.
- Flashing must be located in head back of pole.

ACCESSORY ORDERING INFORMATION*

Controls Accessories

| Description | Order Number |
|--|--------------|
| 1. Custom Lock Protocol (COP) for use with CDP | 12201A |
| 2. Smart Lock Protocol (SLP) for use with CDP | 12201B |
| 3. Smart Lock Protocol (SLP) for use with CDP | 12201C |
| 4. Smart Lock Protocol (SLP) for use with CDP | 12201D |
| 5. Smart Lock Protocol (SLP) for use with CDP | 12201E |
| 6. Smart Lock Protocol (SLP) for use with CDP | 12201F |
| 7. Smart Lock Protocol (SLP) for use with CDP | 12201G |
| 8. Smart Lock Protocol (SLP) for use with CDP | 12201H |
| 9. Smart Lock Protocol (SLP) for use with CDP | 12201I |
| 10. Smart Lock Protocol (SLP) for use with CDP | 12201J |
| 11. Smart Lock Protocol (SLP) for use with CDP | 12201K |
| 12. Smart Lock Protocol (SLP) for use with CDP | 12201L |
| 13. Smart Lock Protocol (SLP) for use with CDP | 12201M |
| 14. Smart Lock Protocol (SLP) for use with CDP | 12201N |
| 15. Smart Lock Protocol (SLP) for use with CDP | 12201O |
| 16. Smart Lock Protocol (SLP) for use with CDP | 12201P |
| 17. Smart Lock Protocol (SLP) for use with CDP | 12201Q |
| 18. Smart Lock Protocol (SLP) for use with CDP | 12201R |
| 19. Smart Lock Protocol (SLP) for use with CDP | 12201S |
| 20. Smart Lock Protocol (SLP) for use with CDP | 12201T |
| 21. Smart Lock Protocol (SLP) for use with CDP | 12201U |
| 22. Smart Lock Protocol (SLP) for use with CDP | 12201V |
| 23. Smart Lock Protocol (SLP) for use with CDP | 12201W |
| 24. Smart Lock Protocol (SLP) for use with CDP | 12201X |
| 25. Smart Lock Protocol (SLP) for use with CDP | 12201Y |
| 26. Smart Lock Protocol (SLP) for use with CDP | 12201Z |

Mounting Accessories*

| Description | Order Number |
|--|--------------|
| 1. Universal Mounting Bracket | 6801001A |
| 2. Adjustable Slip Fitter (2" - 2.38" Shank) | 6801001B |
| 3. Quick Mount Pole Bracket (Square Pole) | 6801001C |
| 4. Quick Mount Pole Bracket (Round Pole) | 6801001D |
| 5. 15" Trip Quick Mount Pole Bracket (Square Pole) | 6801001E |
| 6. 15" Trip Quick Mount Pole Bracket (Round Pole) | 6801001F |
| 7. Wall Mount Bracket | 6801001G |
| 8. Wall Pole Bracket (2" Minimum Pole Diameter) | 6801001H |

Shielding & Miscellaneous Accessories**FOOTNOTES:**

- Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances that meet UL ENEC listed.
- Not available with 0-10V dimming.
- Not available with 0-10V dimming.
- Not available in EU.
- MSBT is not compatible with the LSI app that can be downloaded from your smartphone's native app store. Consult Factory for 347-480V.
- Control device or shunting clip must be ordered separately. See Accessory Ordering Information.
- Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances that meet UL ENEC listed.
- Factory installed CDP option required. See Options.
- LSI's AirLink™ wireless control system options.
- Only available with ALSC/ALSC-H control options.
- Flashing must be located in head back of pole.

ACCESSORY ORDERING INFORMATION*

Controls Accessories

| Description | Order Number |
|--|--------------|
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| 12. Smart Lock Protocol (SLP) for use with CDP | 12201L |
| 13. Smart Lock Protocol (SLP) for use with CDP | 12201M |
| 14. Smart Lock Protocol (SLP) for use with CDP | 12201N |
| 15. Smart Lock Protocol (SLP) for use with CDP | 12201O |
| 16. Smart Lock Protocol (SLP) for use with CDP | 12201P |
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| 19. Smart Lock Protocol (SLP) for use with CDP | 12201S |
| 20. Smart Lock Protocol (SLP) for use with CDP | 12201T |
| 21. Smart Lock Protocol (SLP) for use with CDP | 12201U |
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| 6. 15" Trip Quick Mount Pole Bracket (Round Pole) | 6801001F |
| 7. Wall Mount Bracket | 6801001G |
| 8. Wall Pole Bracket (2" Minimum Pole Diameter) | 6801001H |

Shielding & Miscellaneous Accessories**FOOTNOTES:**

- Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances that meet UL ENEC listed.
- Not available with 0-10V dimming.
- Not available with 0-10V dimming.
- Not available in EU.
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- LSI's AirLink™ wireless control system options.
- Only available with ALSC/ALSC-H control options.
- Flashing must be located in head back of pole.

ACCESSORY ORDERING INFORMATION*

Controls Accessories

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| 8. Wall Pole Bracket (2" Minimum Pole Diameter) | 6801001H |

Shielding & Miscellaneous Accessories**FOOTNOTES:**

- Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances that meet UL ENEC listed.
- Not available with 0-10V dimming.
- Not available with 0-10V dimming.
- Not available in EU.
- MSBT is not compatible with the LSI app that can be downloaded from your smartphone's native app store. Consult Factory for 347-480V.
- Control device or shunting clip must be ordered separately. See Accessory Ordering Information.
- Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances that meet UL ENEC listed.
- Factory installed CDP option required. See Options.
- LSI's AirLink™ wireless control system options.
- Only available with ALSC/ALSC-H control options.
- Flashing must be located in head back of pole.

ACCESSORY ORDERING INFORMATION*

Controls Accessories

| Description | Order Number |
|--|--------------|
| 1. Custom Lock Protocol (COP) for use with CDP | 12201A |
| 2. Smart Lock Protocol (SLP) for use with CDP | 12201B |
| 3. Smart Lock Protocol (SLP) for use with CDP | 12201C |
| 4. Smart Lock Protocol (SLP) for use with CDP | 12201D |
| 5. Smart Lock Protocol (SLP) for use with CDP | 12201E |
| 6. Smart Lock Protocol (SLP) for use with CDP | 12201F |
| 7. Smart Lock Protocol (SLP) for use with CDP | 12201G |
| 8. Smart Lock Protocol (SLP) for use with CDP | 12201H |
| 9. Smart Lock Protocol (SLP) for use with CDP | 12201I |
| 10. Smart Lock Protocol (SLP) for use with CDP | 12201J |
| 11. Smart Lock Protocol (SLP) for use with CDP | 12201K |
| 12. Smart Lock Protocol (SLP) for use with CDP | 12201L |
| 13. Smart Lock Protocol (SLP) for use with CDP | 12201M |
| 14. Smart Lock Protocol (SLP) for use with CDP | 12201N |
| 15. Smart Lock Protocol (SLP) for use with CDP | 12201O |
| 16. Smart Lock Protocol (SLP) for use with CDP | 12201P |
| 17. Smart Lock Protocol (SLP) for use with CDP | 12201Q |
| 18. Smart Lock Protocol (SLP) for use with CDP | 12201R |
| 19. Smart Lock Protocol (SLP) for use with CDP | 12201S |
| 20. Smart Lock Protocol (SLP) for use with CDP | 12201T |
| 21. Smart Lock Protocol (SLP) for use with CDP | 12201U |
| 22. Smart Lock Protocol (SLP) for use with CDP | 12201V |
| 23. Smart Lock Protocol (SLP) for use with CDP | 12201W |
| 24. Smart Lock Protocol (SLP) for use with CDP | 12201X |
| 25. Smart Lock Protocol (SLP) for use with CDP | 12201Y |
| 26. Smart Lock Protocol (SLP) for use with CDP | 12201Z |

Mounting Accessories*

| Description | Order Number |
|--|--------------|
| 1. Universal Mounting Bracket | 6801001A |
| 2. Adjustable Slip Fitter (2" - 2.38" Shank) | 6801001B |
| 3. Quick Mount Pole Bracket (Square Pole) | 6801001C |
| 4. Quick Mount Pole Bracket (Round Pole) | 6801001D |
| 5. 15" Trip Quick Mount Pole Bracket (Square Pole) | 6801001E |
| 6. 15" Trip Quick Mount Pole Bracket (Round Pole) | 6801001F |
| 7. Wall Mount Bracket | 6801001G |
| 8. Wall Pole Bracket (2" Minimum Pole Diameter) | 6801001H |

Shielding & Miscellaneous Accessories**FOOTNOTES:**

- Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances that meet UL ENEC listed.
- Not available with 0-10V dimming.
- Not available with 0-10V dimming.
- Not available in EU.
- MSBT is not compatible with the LSI app that can be downloaded from your smartphone's native app store. Consult Factory for 347-480V.
- Control device or shunting clip must be ordered separately. See Accessory Ordering Information.
- Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances that meet UL ENEC listed.
- Factory installed CDP option required. See Options.
- LSI's AirLink™ wireless control system options.
- Only available with ALSC/ALSC-H control options.
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| 12. Smart Lock Protocol (SLP) for use with CDP | 12201L |
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| 15. Smart Lock Protocol (SLP) for use with CDP | 12201O |
| 16. Smart Lock Protocol (SLP) for use with CDP | 12201P |
| 17. Smart Lock Protocol (SLP) for use with CDP | 12201Q |
| 18. Smart Lock Protocol (SLP) for use with CDP | 12201R |
| 19. Smart Lock Protocol (SLP) for use with CDP | 12201S |
| 20. Smart Lock Protocol (SLP) for use with CDP | 12201T |
| 21. Smart Lock Protocol (SLP) for use with CDP | 12201U |
| 22. Smart Lock Protocol (SLP) for use with CDP | 12201V |
| 23. Smart Lock Protocol (SLP) for use with CDP | 12201W |
| 24. Smart Lock Protocol (SLP) for use with CDP | 12201X |
| 25. Smart Lock Protocol (SLP) for use with CDP | 12201Y |
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| 8. Wall Pole Bracket (2" Minimum Pole Diameter) | 6801001H |

Shielding & Miscellaneous Accessories**FOOTNOTES:**

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- Not available with 0-10V dimming.
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| 19. Smart Lock Protocol (SLP) for use with CDP | 12201S |
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Mounting Accessories*

| Description | Order Number |
|-------------------------------|--------------|
| 1. Universal Mounting Bracket | 6801001A |
| 2 | |

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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



Mirada Medium Wall Sconce (XWM)
Outdoor Wall Sconce

Bluetooth, DALI, IEC, IK08, 30' (9.1m)

OVERVIEW

| | |
|------------------------|----------------|
| Lumen Range | 3,000 - 31,000 |
| Wattage Range | 23 - 175 |
| Efficiency Range (LPW) | 125 - 158 |
| Weight (lbs/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 LSI's DurGrip® 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: 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 optics 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 transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78-377. Also Available in Phosphor Converted Amber with Peak Intensity at 600nm.
- 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 (200-277 Vac) input 50/60 Hz or optional High Voltage (247-480 Vac).
- L80 Calculated Life >100K Hours
- Total harmonic distortion <20%
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F)
- 15L operating temperature: -40°C to +45°C (-40°F to +103°F)
- 21L operating temperature: -40°C to +35°C (-40°F to +95°F)
- Power factor > .90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C1 Low 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.
- LSI'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

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on Battery Back-up option.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K or lower color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP65 rated luminaire per IEC 60598.
- 30 rated for ANSI C83.5 high vibration applications when pole mounted (using optional XPM4 bracket) or wall mounted.
- IK08 rated luminaire per IEC 60626 mechanical impact code.
- 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.
- LEDs are qualified to conform which versions are qualified.

Type: **XWM**

Mirada Wall Sconce (XWM)

[Back to Quick Links](#)

ORDERING GUIDE

TYPE 2 LED OSL 30 W BEZ ALS

| Family | Distribution | LED Technology | Lumen Package | Color Temperature | Voltage |
|-----------------------------------|--------------|----------------|---------------|-------------------|---|
| XWM - Media Motion Full Series | 2-Beam 1 | OSL | 3: 3,000lm | 3000K | 10' (3.0m) (30-30V) 10' (3.0m) (30-480V) |
| | 2-Beam 2 | | 4: 4,000lm | 4000K | |
| | 2-Beam 3 | | 6: 6,000lm | 5000K | |
| | 2-Beam 4 | | 8: 8,000lm | 3000K | |
| | 2-Beam 5 | | 10: 10,000lm | 3000K | |
| | 2-Beam 6 | | 12: 12,000lm | 3000K | |
| | 2-Beam 7 | | 15: 15,000lm | 3000K | |
| | 2-Beam 8 | | 20: 20,000lm | 3000K | |
| | 2-Beam 9 | | 25: 25,000lm | 3000K | |
| | 2-Beam 10 | | 30: 30,000lm | 3000K | |
| | 2-Beam 11 | | 35: 35,000lm | 3000K | |
| | 2-Beam 12 | | 40: 40,000lm | 3000K | |

Custom Lumen Package
Package/

Finish Controls (Choose One) Options

| | | |
|----------------|--|--|
| MS - Black | MS - Motion Sensor Control System | MS - Motion Sensor Control System |
| MS - Gun Metal | MS - Motion Sensor Control System with 12" Motion Sensor | MS - Motion Sensor Control System with 12" Motion Sensor |
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Kimley»»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 S South Syracuse Way #300
Greenwood Village, Colorado 80111 (303) 228-2300

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

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • (513) 372-3200 • www.lsicon.com
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Page 1/8 Doc. 1/09/01

SPEC.1019.01.C

Scottsdale Vertex™ (SCV) Petroleum Canopy Light

4 New quantities: 48132 (000) 09-1000

Type: _____

PRODUCT DIMENSIONS

[Back to Quick Links](#)

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SPEC.1019.01.C

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Page 6/8 Rev. 1/09/07
SPEC-1055.C.112

Scottsdale Vertex™ (SCV) Petroleum Canopy Light

[Have questions? Call us at \(800\) 435-7889](#)

Type:

CONTROLS

[Back to Quick Links](#)

Integral Bluetooth® Motion and Photocell Sensor (MSBT1L, IMSBT2L)

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 here to learn more details about MSBT1L.](#)

AirLink Blue (ALBC, ALBES1, ALBES2)

Wireless Bluetooth Mesh Lighting Control System that provides energy savings, code compliance and enhanced safety/security. Three key components: Bluetooth wireless radio/sensor controller, Time Keeper and an App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into luminaires.

[Click here to learn more details about AirLink Blue.](#)

[Back to Quick Links](#)

RETROFIT KITS

LSI Industries offers a full line of Retrofit Kits for existing Encore, Richmond, 2x2 Universal and many more older canopy luminaires.

[Click here to learn more details on all our Retrofit Kits](#)

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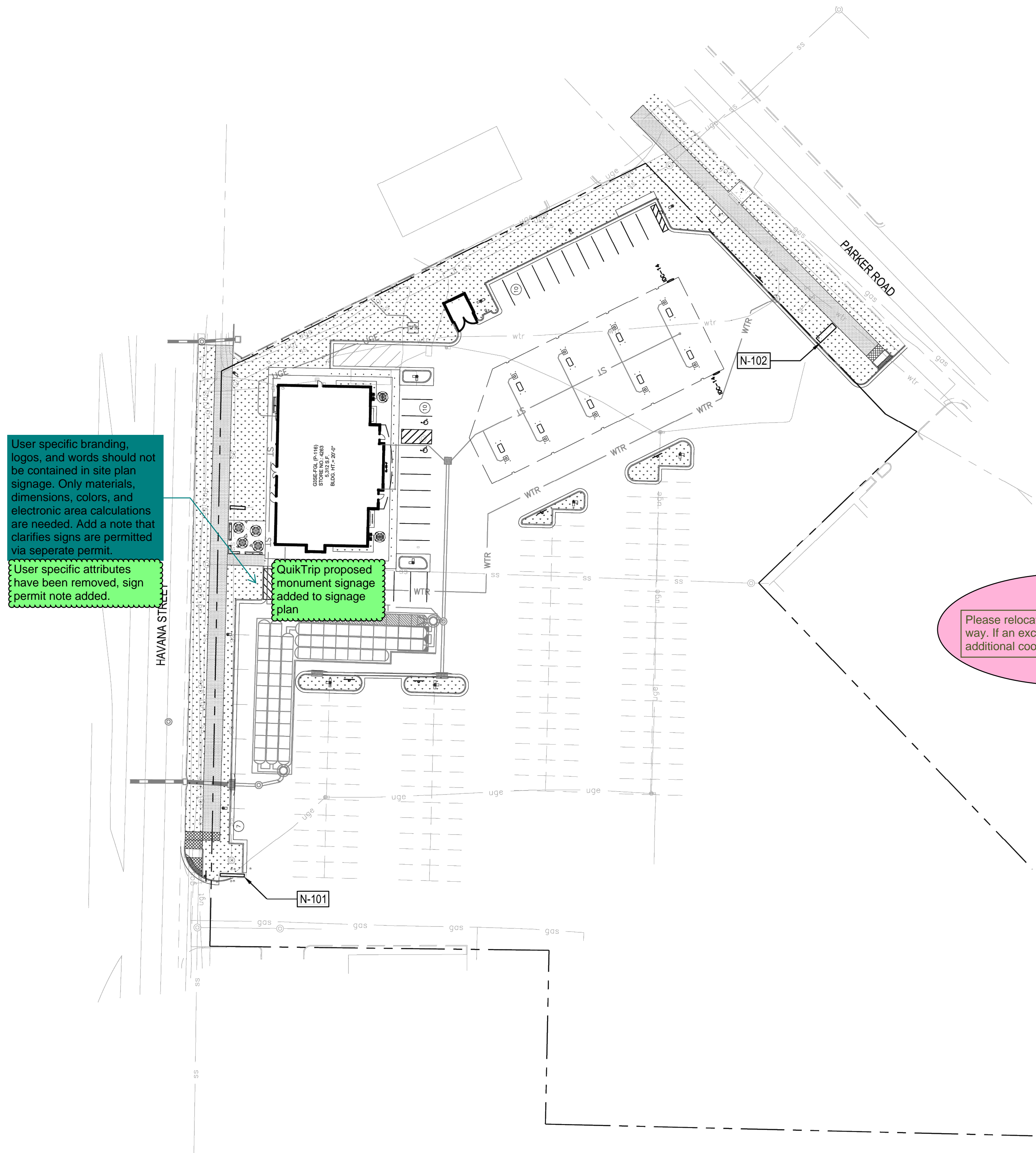
Page 6/8 Rev. 1/09/07
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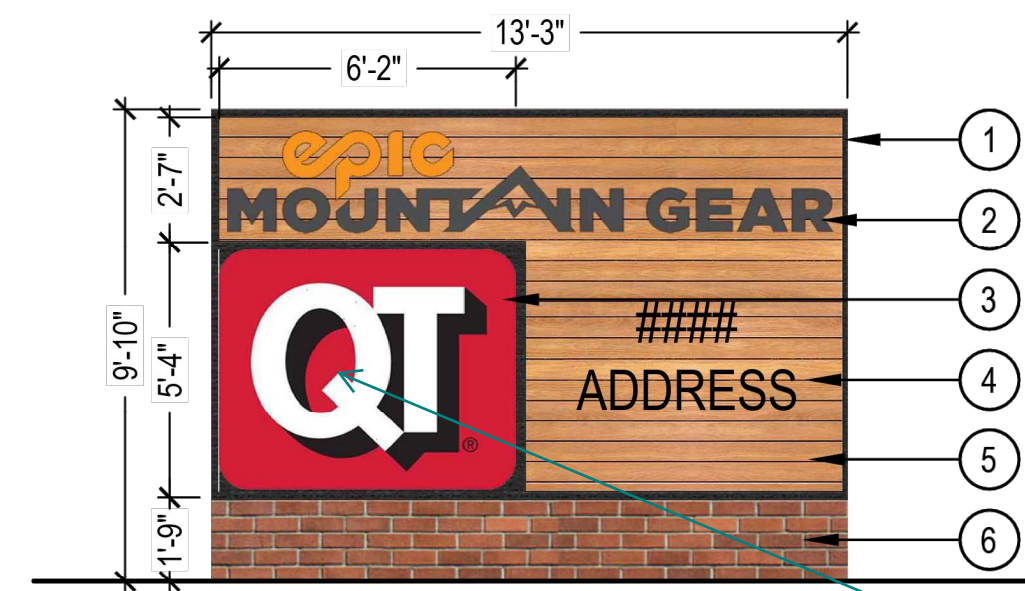
QUIKTRIP 4263

SITE PLAN AND CONDITIONAL USE

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



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



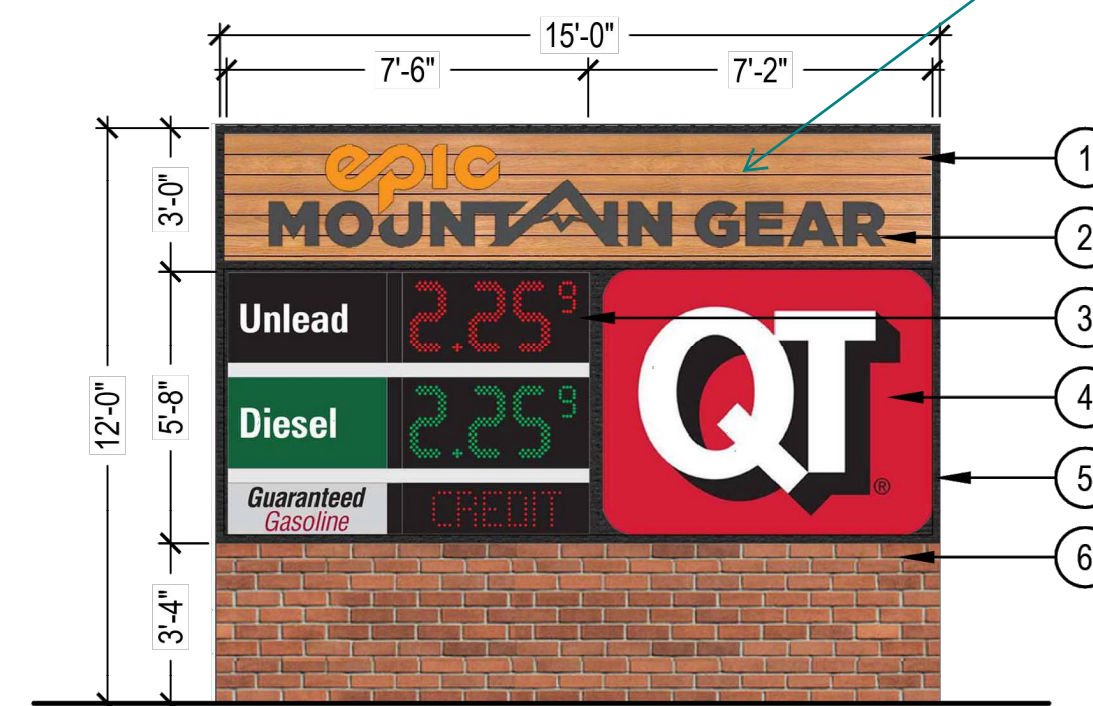
User specific branding, logos, and words should not be contained in site plan signage. Only materials, dimensions, colors, and electronic area calculations are needed. Add a note that clarifies signs are permitted via separate permit.

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.

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

QUIKTRIP 4263
PARKER RD. & HAVANA
SITE PLAN
SIGNAGE PLAN

PRELIMINARY

NOT FOR
CONSTRUCTION
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PROJECT NO.
096888046

DRAWING NAME
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