

QUIKTRIP
Planned Area Development
and
Preliminary Development Plan
Northwest Corner of Ray Road and Dobson Road



Case No: PLH23-0044

First Submittal: July 27, 2023

Resubmitted: December 19, 2023

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I. INTRODUCTION AND REQUEST

QuikTrip Corporation (“QT”) is seeking to develop approximately 2.51 net (3.82 gross) acres located at the northwest corner of Ray Road and Dobson Road (APN 302-80-948) (the “Site”) in Chandler (the “City”). See Aerial attached as **Exhibit 1**. QT requests Rezoning and Preliminary Development Plan Review approval to allow the development of the Site as a new QT Convenience Store and Gas Station (“QT Store”) on this underutilized Site. This QT Store will serve a variety of freshly made foods and drinks from a “full-service counter.” Customers can choose from a large variety of food items including ice cream cones, pizza, warm pretzels, toasted sandwiches—and now full sub sandwiches. Specialty coffee drinks, espressos, shakes, smoothies, and more will be offered. QT is excited about the prospect of this new QT Store that will bring jobs and necessary goods and services to the area. The QT Store will be open 24 hours a day, 7 days a week. This location is anticipated to employ dozens of workers. The number of staff present at any one time will vary, but QT anticipates staffing the store with 2-6 employees at a time.

QT requests Preliminary Development Plan (“PDP”) approval and that the Site be zoned from the existing Planned Area Development (“PAD”) Commercial to PAD with the added permitted use of a gas station. As is described below, the proposal is consistent with the General Plan and the surrounding area and will be an asset to the City while making good use of this infill, redevelopment Site.

II. SITE, SURROUNDING AREA, AND EXISTING ZONING

The Site has previously been utilized as an Osco Store and is zoned PAD Commercial (allowing C-2 uses) and designated as “Neighborhoods” on the General Plan. The current zoning allows a variety of commercial uses including “drive-in, drive-up, and all fast-turnover establishments... convenience markets and similar uses.” While this rezone is required to allow fueling, this QT Store is largely fitting with the current zoning designation. Further, the “Neighborhoods” designation allows “a variety of non-residential uses such as commercial, institutional, public facilities, and commercial offices.” QT’s proposed neighborhood-oriented use is suitable for the area and compatible with the surrounding uses. Surrounding uses and designations are as followed:

- North: a parking lot associated with the adjacent preparatory school zoned AG-1
- East: commercial uses including fast food, a bank, and Fry’s (across Dobson Road) zoned PAD
- South: Single-family homes (across Ray Road) zoned PAD
- West: A tutoring and childcare facility zoned PAD

The proposed development complies with the General Plan and is supported by the following goals and policies of the General Plan:

- 1.5 Building a World-Class Economy: Improve the City’s jobs-to-housing ratio with a long-term goal to continue exceeding the county’s average jobs-to-housing balance.
- 1.5 Building a World-Class Economy: Continue to encourage and facilitate the development or reuse of vacant or deteriorating commercial properties.
- 1.1.1 Land Use and Development: Encourage compatible infill projects.
- 1.1.1 Land Use and Development: Emphasize developing a balance of land uses that support community building and a healthy lifestyle while ensuring a positive overall community benefit.

This infill, redevelopment proposal will provide jobs and valuable goods and services in an appropriate location that will benefit the community. A QT Store is fitting for this intersection and mixed-use area and will make good use of the Site. See Preliminary Site Plan attached as **Exhibit 2**.

III. PROPOSED PLANNED AREA DEVELOPMENT

This PAD shall conform with all C-2 standards, uses, and other regulations unless stated otherwise herein.

A. Permitted Uses

The permitted land uses on the Site shall be as follows:

1. The permitted uses and uses permitted with a Use Permit listed under the City’s C-2 Zoning District
2. Gas station/fuel station and convenience market

B. Development Standards

The Development Standards for the Site shall be C-2 Zoning District Standards.

C. Signage

The signage for the Site shall be in conformance with the signage exhibits included in this submittal. (See **Exhibit 3**). Signage will include a monument sign along both Dobson Road and Ray Road. Further, there is a “QuikTrip” sign and button signs on the front of the building, as well as button signs on the fuel station canopies.

IV. PROPOSED PRELIMINARY DEVELOPMENT PLAN

A. Site Layout and Architecture

QT’s proposed development is designed as a quality and attractive commercial development that will create employment opportunities and will be in harmony with the area. The proposed architectural design is fitting with southwest architecture and reflects a design that is respectful of the Arizona desert climate. See elevations attached as **Exhibit 4**. The size and scale of the building and fuel canopy are broken up through well-planned design and the use of a variety of materials. The Site is planned to consist of an approximately 5,312-square-foot store

and an approximately 7,287-square-foot fuel canopy for a total lot coverage of approximately 12,598.5 square feet (11.5% of the Site). The store will be approximately 20 feet in height and features a variety of colors and materials to create visual interest. The store predominately features stucco and stone in neutral shades—as opposed to corporate colors—to fit in with the area. The stucco is “tan” color with contrasting accent bands of “midnight black brick”. Additionally, the façade features stacked stone accents in “Sonoma” color to provide additional variation. See **Exhibit 5**, Color and Materials Board. The large windows (shaded with an awning to reduce heat gain) with aluminum framing add further visual interest. The fuel canopy is proposed to have a height of approximately 17 feet. The fuel canopy has been designed to complement the design of the store and contains the same brick and metal elements as the store building to create a sense of harmony and cohesiveness on the Site. The canopy will allow for double stacking in order to serve up to 16 automobiles at one time.

B. Landscaping

The overall landscape theme incorporates low water use, and regionally appropriate plant material that is suitable for the Sonoran Desert to create an attractive presence. The design and materials create a sense of place within the Site, while adding a fresh approach to a timeless desert environment for the surrounding communities. In addition to the landscaping QT is proposing, the Site has a large amount of existing landscaping that will remain in place. Specifically, the street frontages of Ray Road and Dobson Road feature 50+ feet of landscape area to create an attractive frontage for customers and passers-by. Landscape islands are provided to break up rows of parking spaces, reduce heat island effect, and provide shading. Around the store, planters will be used to tie into other landscaping and enhance overall design. This proposed QT will be amply and attractively landscaped and will meet all City landscaping requirements. See **Exhibit 6**, Preliminary Landscape Plan and Rendered Landscape Plan.

C. Parking and Circulation

Efficient site layout and ample parking are important to QT to enhance the customer experience. QT has provided multiple “front doors” to provide up-front parking for all customers. Fifty parking spaces are provided, where only 30 are required. The Site has convenient access on both Dobson Road and Ray Road to promote efficient circulation.

V. CONCLUSION

QT’s proposed development will be high-quality and suable for the area while providing, jobs, tax dollars, and necessary goods and services. QT looks forward to the opportunity to further invest in Chandler. We request your approval.

VI. PROJECT TEAM

Developer:

QuikTrip Corporation
Daniel Chambers
1116 East Broadway Road
Tempe, AZ 85282
Phone: (480) 446-6321
Email: daniel.chambers@quiktrip.com

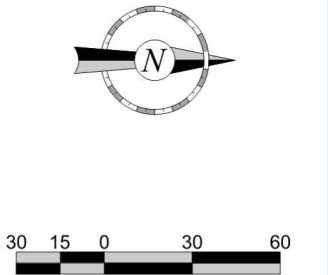
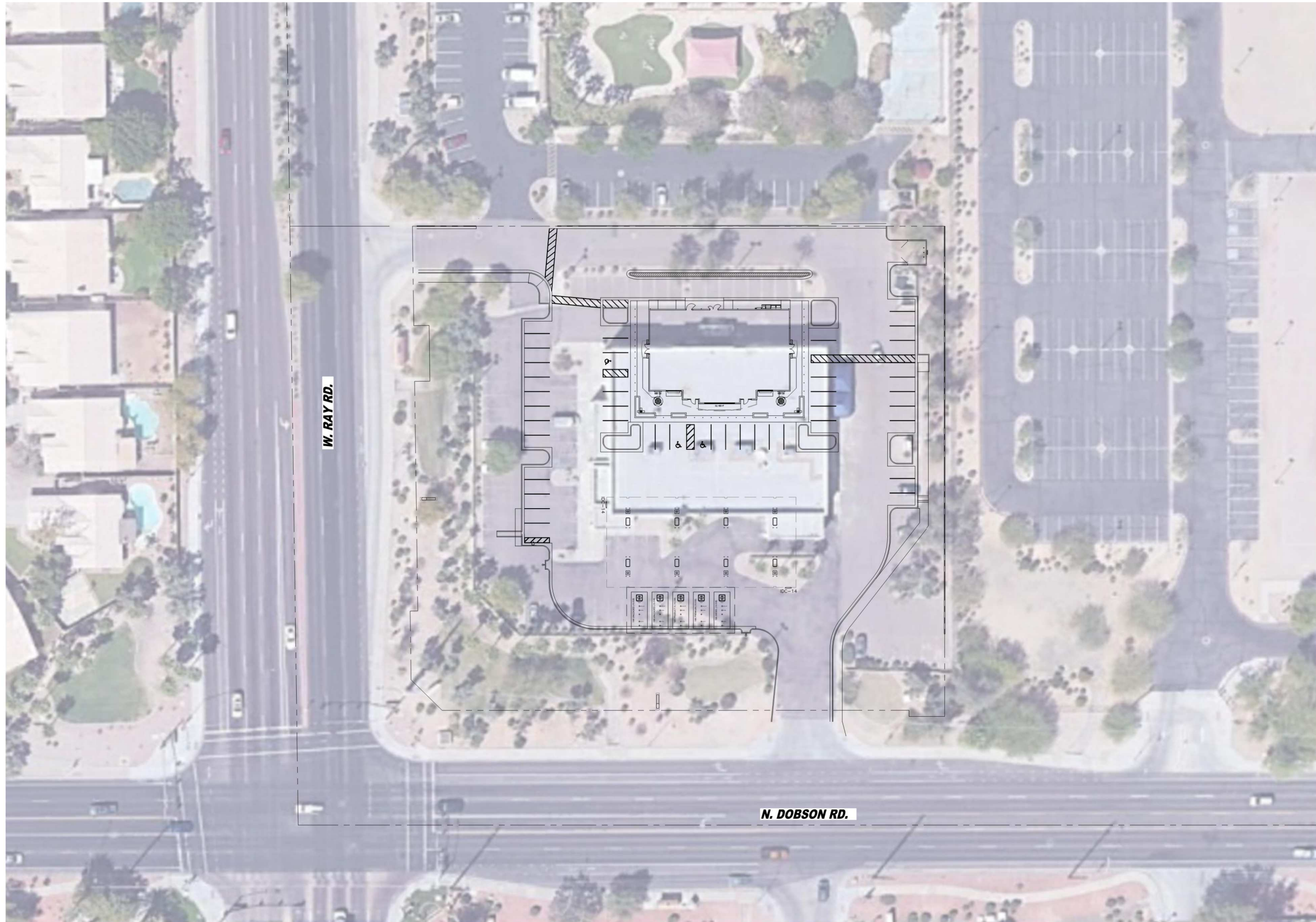
Planning/Engineering:

Kimley Horn
Robert Hannen
7740 N 16th St #300
Phoenix, Arizona 85020
Phone: (602) 216-1259
Email: Robert.hannen@kimley-horn.com

Zoning:

Burch & Cracchiolo, P.A.
Brian Greathouse and Madison Leake
1850 North Central Avenue, 17th Floor
Phoenix, Arizona 85004
Phone: (602) 234-9903
Email: bgreathouse@bcattorneys.com
mleake@bcattorneys.com

Exhibit 1

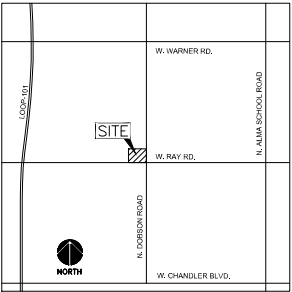
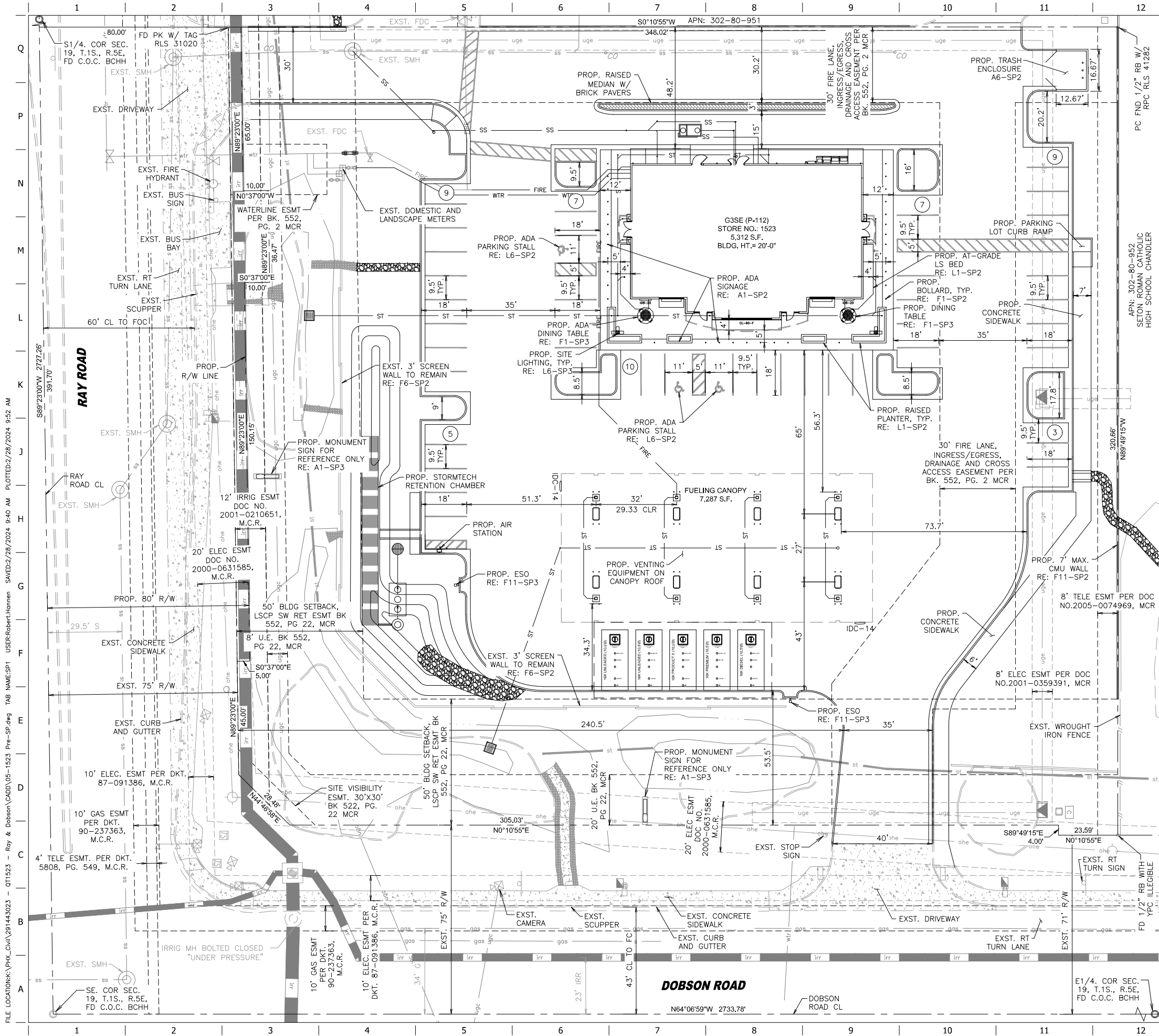


AERIAL EXHIBIT

Kimley»Horn

Exhibit 2

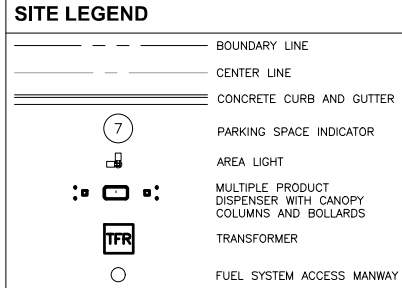
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Vicinity Map
NOT TO SCALE
SECTION 19
T.1S., R.5E., G.&S.R.B.&M.
MARICOPA COUNTY, ARIZONA

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
ROBERT HANNEN, P.E.
7740 N. 16TH STREET, STE 300
PHOENIX, AZ, 85020
(602) 216-1259
ROBERT.HANNEN@KIMLEY-HORN.COM

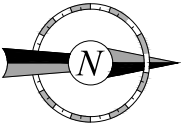
DEVELOPER:
QUIKTRIP CORPORATION
DANIEL CHAMBERS
1116 E BROADWAY RD
TEMPE, AZ 85282
TEL: (480) 446-6321
DANIEL.CHAMBERS@QUIKTRIP.COM



- PROJECT DATA:**
- EXISTING ZONING: PAD
PROPOSED ZONING: PAD W/ GAS STATION USE
APN: 302-80-948
ADDRESS: 2000 W RAY ROAD, CHANDLER AZ, 85224
EXISTING USE: RETAIL
PROPOSED USE: GAS STATION/CONV. STORE
 - PROPOSED BUILDING HEIGHT: 20'-0"
PROPOSED BUILDING SQUARE FOOTAGE: 5,312 SQ. FT.
AUTO FUEL CANOPY AREA: 7,287 SQ. FT.
PROPOSED FUEL CANOPY HEIGHT: 17'-0"
 - PARKING SPACES REQUIRED: 30 SPACES
(5,312 S.F. X 5.5 SPACE/1,000 S.F. FLOOR AREA)
PARKING SPACES PROVIDED: 50 SPACES (3 ADA PARKING SPACES)
 - GROSS SITE AREA: 166,575 SQ. FT. (3.82 ACRES)
 - NET AREA: 109,361 SQ. FT. (2.51 ACRES)
 - TOTAL LOT COVERAGE: 12,598.5 SQ. FT. (0.29 ACRES)
12,598.5 S.F. / 109,361 S.F. = 11.5% LOT COVERAGE

BASIS OF BEARING:
PER ATWELL, THE BASIS OF BEARING IS ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN BEING SOUTH 89 DEGREES 23 MINUTES AND 0 SECONDS WEST A DISTANCE OF 2727.26 FEET.

BENCHMARK:
PER ATWELL, BENCHMARK DATUM: SECTION 19, T.1S., R.5E., 3' CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH, BETWEEN RAY RD AND WARNER RD; 200' WEST OF DOBSON RD AT INTERSECTION OF KNOX RD AND SANTA ANNA COURT. ELEVATION 1193.85' (CITY OF CHANDLER)



QuikTrip No. 1523
2000 W RAY ROAD
CHANDLER, AZ



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PROTOTYPE: P-113 (02/12/23)
DIVISION: 08
VERSION: 001
DESIGNED BY: RMH
DRAWN BY: HDO
REVIEWED BY: RMH

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03/24/2023

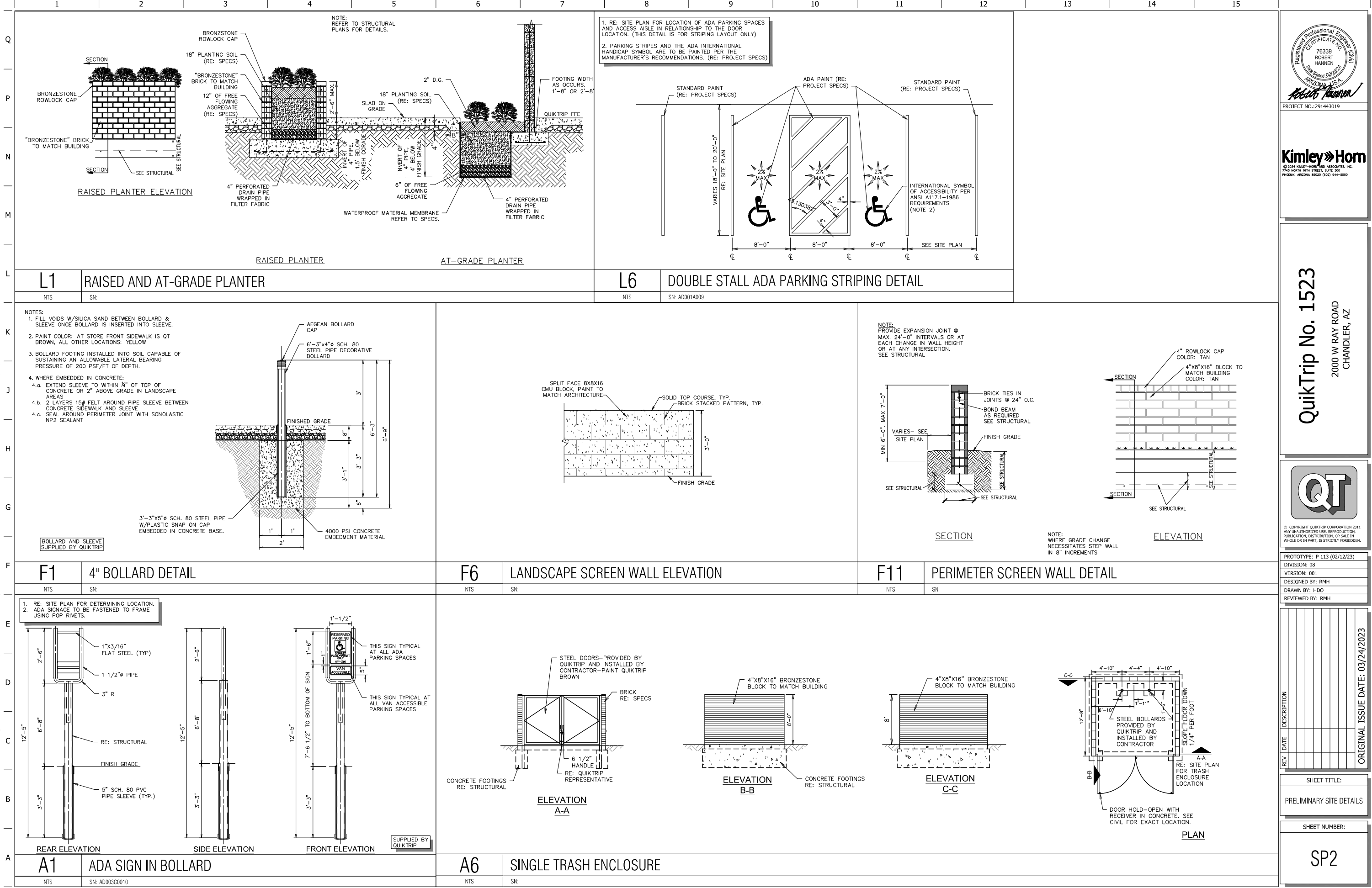
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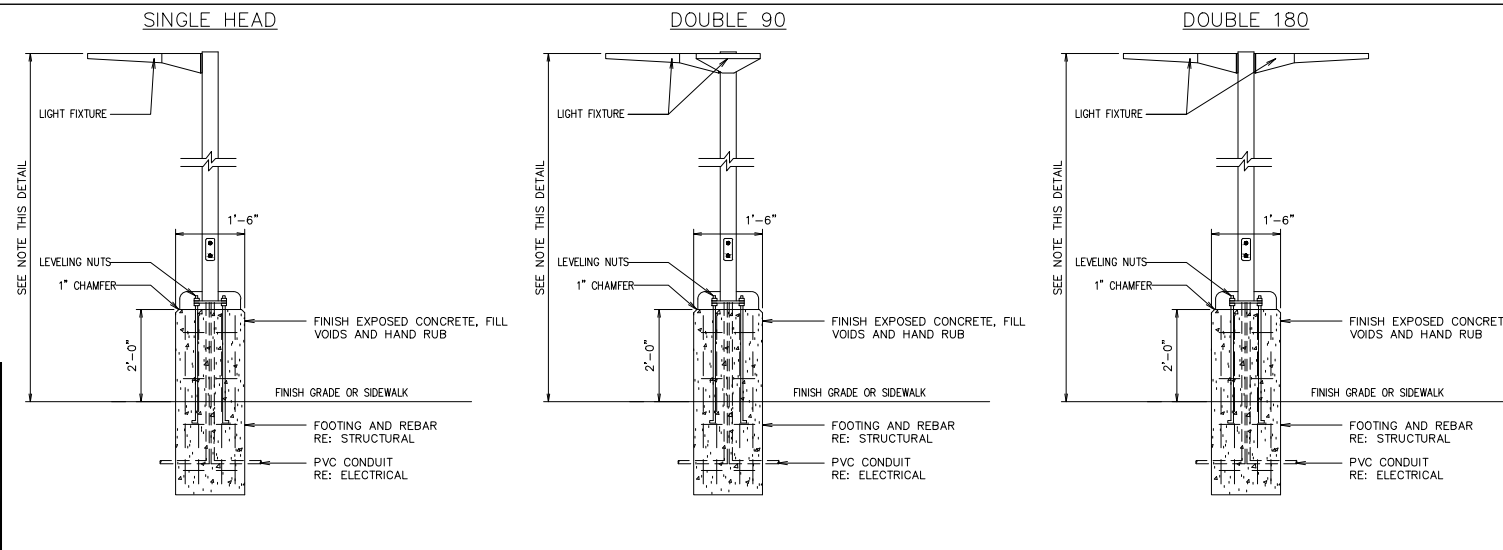
PRELIMINARY SITE PLAN

SHEET NUMBER:

SP1

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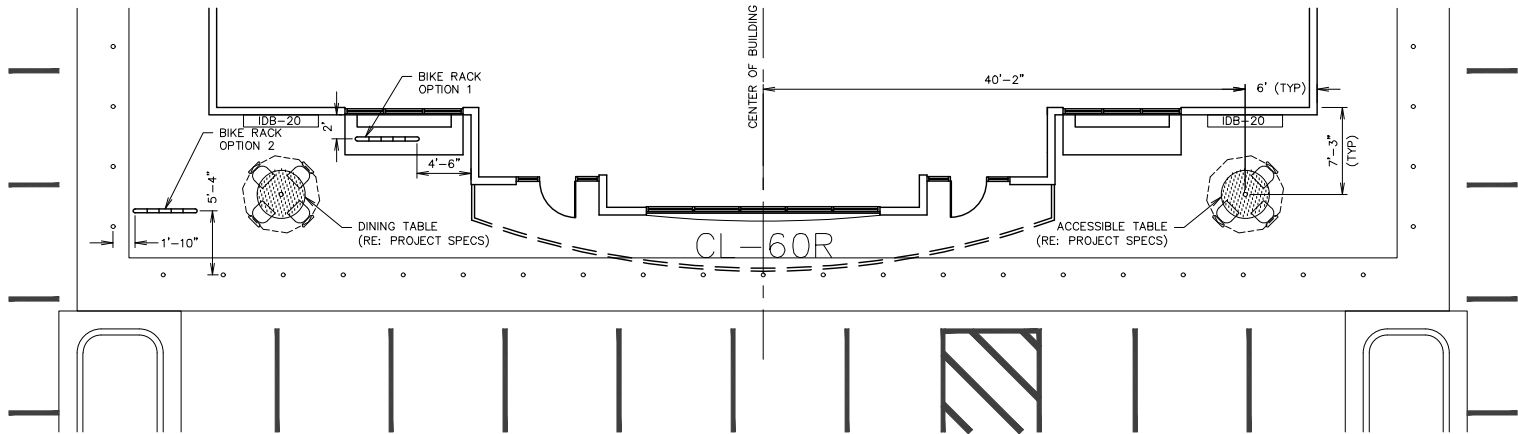
NOTE:
PARKING LOT LIGHT POLE MAX.
HEIGHT STANDARD TO BE:

-14' WITHIN 100' OF A RESIDENTIAL
DISTRICT.

-22' WHEN ADJACENT TO
NON-RESIDENTIAL DISTRICTS.

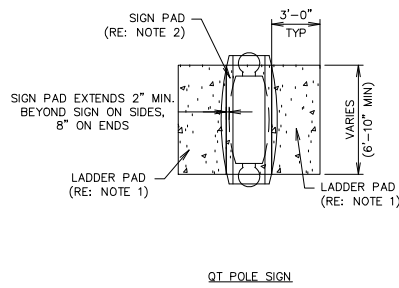
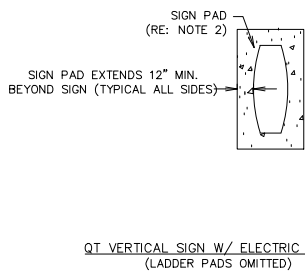
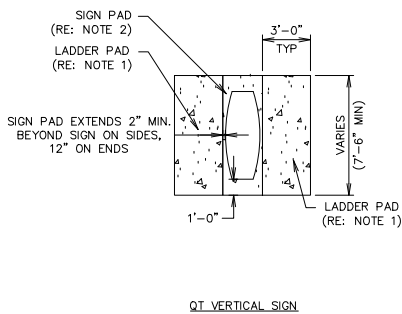
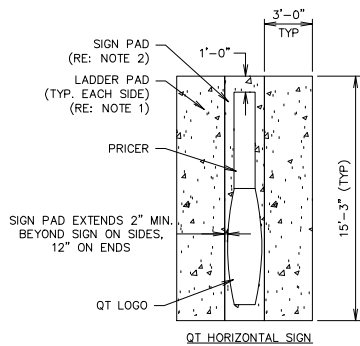
ALL NOTED HEIGHTS ARE MAX ABOVE
ADJACENT
FINISHED GRADE OR ASPHALT
SURFACES.

L1	NOT USED	L6	LIGHT POLE DETAIL
NTS	SN:	NTS	SN:

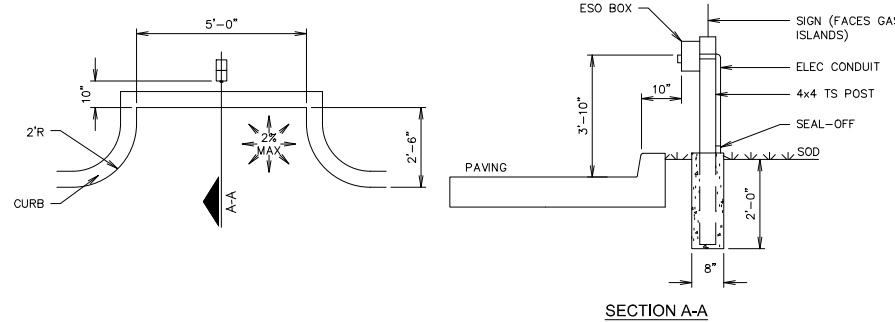


F1	OUTSIDE TABLE PLACEMENT	F11	EMERGENCY SHUT OFF DETAIL
NTS	SN: SD024A002	NTS	SN: SD019A005

1. 4" THICK X 4000 P.S.I. CONCRETE LADDER PAD W/6"x6"
10 GA. W.W.F. PLACED LEVEL, MID-DEPTH (TYPICAL)
2. 4" THICK X 4000 P.S.I. CONCRETE SIGN PAD W/6"x6"
10 GA. W.W.F. PLACED LEVEL, MID-DEPTH (TYPICAL)
3. CAULK CONSTRUCTION JOINT BETWEEN SIGN AND LADDER
PADS.
4. FOR QT SIGN PAD PLACEMENT, RE: SITE PLAN FOR SITE
SPECIFIC SIGNAGE.



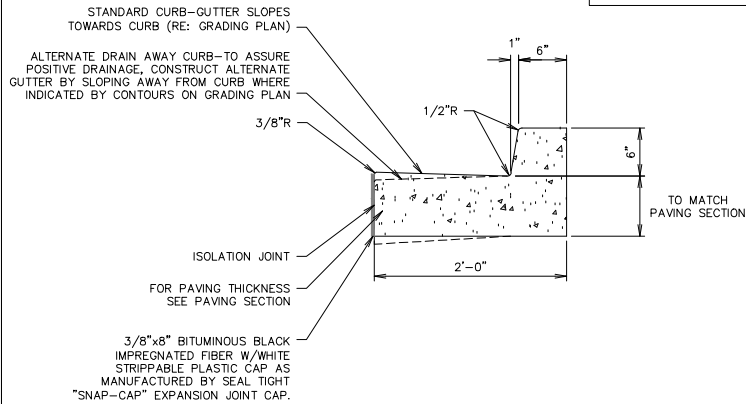
A1	GEN III SIGN PAD DETAIL	A11	CURB DETAIL - BARRIER
NTS	SN: SD015A005	NTS	SN: PD009A014



F11	EMERGENCY SHUT OFF DETAIL
NTS	SN: SD019A005

RE: AHJ SPEC'S FOR WORK IN R-O-W

NOTE: THE INCLUDED DETAILS ARE FOR
THE QUIKTRIP PORTION OF THE
DEVELOPMENT ONLY



A11	CURB DETAIL - BARRIER
NTS	SN: PD009A014



PROJECT NO.:291443019



QuikTrip No. 1523

2000 W RAY ROAD
CHANDLER, AZ



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DIVISION: 08
VERSION: 001
DESIGNED BY: RMH
DRAWN BY: HDO
REVIEWED BY: RMH

[illegible]

SHEET TITLE

PRELIMINARY SITE DETAIL

SHEET NUMBER

SP3

Exhibit 3

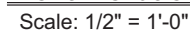
- Two (2) Product LED Gas Price Sign
- 30.3 Square Feet Sign Area

- Two (2) Product LED Gas Price Sign
- 30.3 Square Feet Sign Area

- 1.) Engineering provided by QT.
- 2.) Steel supports provided by sign installer.



Client
QuikTrip
Location

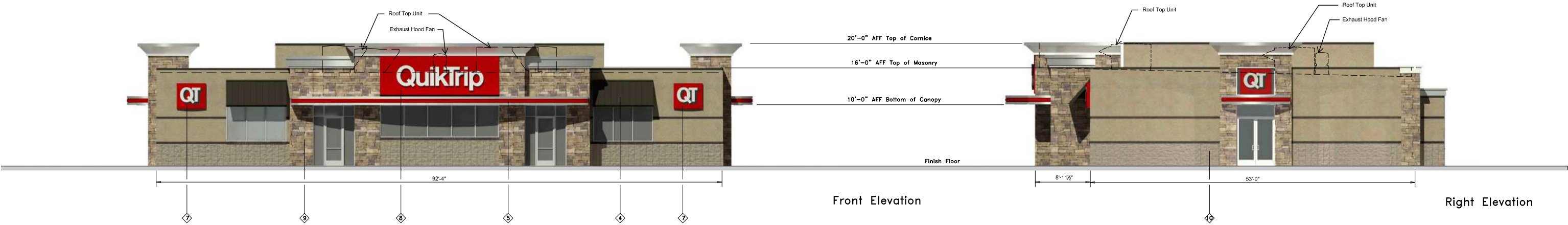


- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

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Exhibit 4



APPROVED
Joe K 11/03/2023



QuikTrip.

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

Store # 1523 Custom G3SE

Serial # 05-1523-G3SE

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

Issue Date: 11.20.23

Address: Ray Rd & Dobson Rd

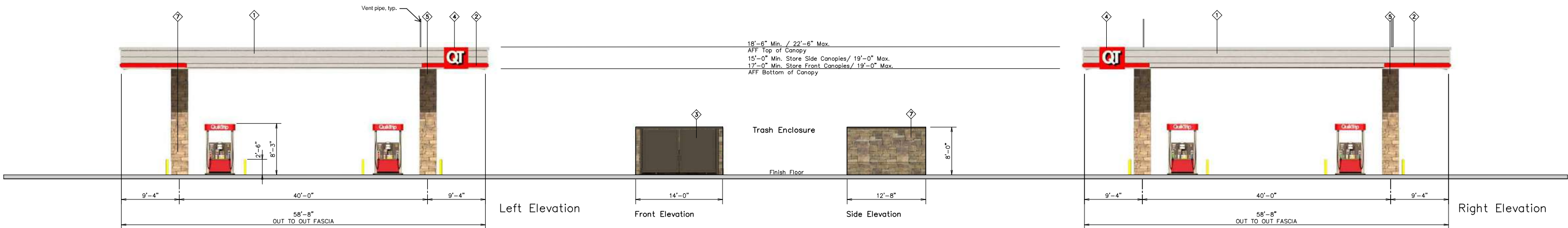
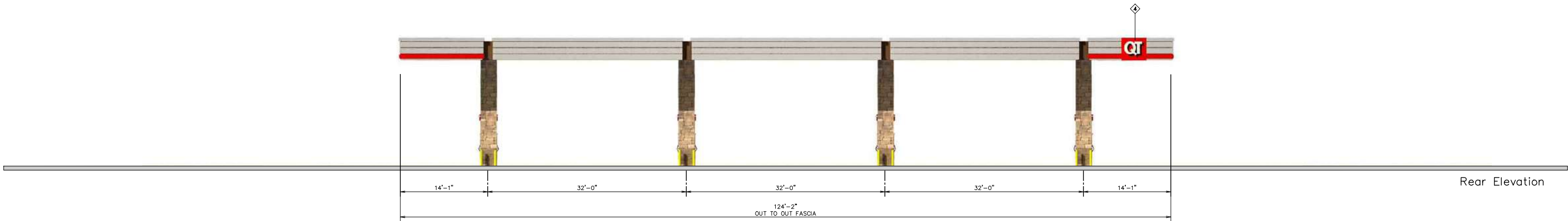
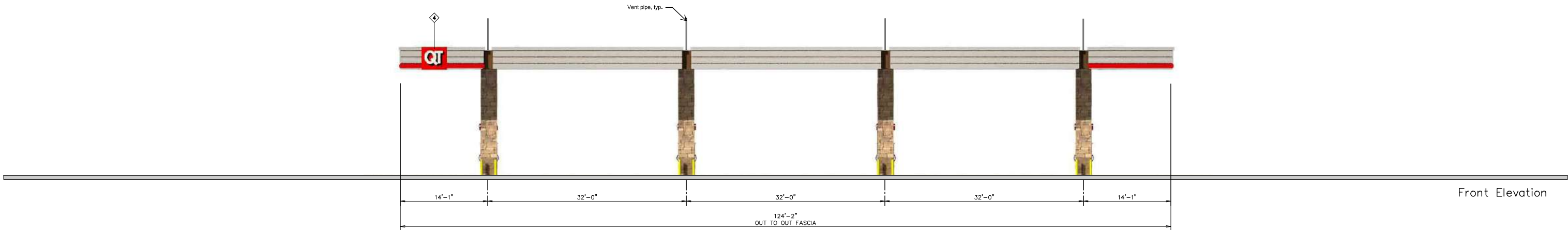
Drawn By: JK

Rev/Notes:

City, State: Chandler, AZ

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①	FINISH	MANUFACTURER	SPECIFICATION
1	TAN	STO	A1000 EIFS
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOLDBOND	FASCIA
4	QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN-WILLIAMS	METAL/PAINT
7	IDB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
8	CL-60R	ALLEN INDUSTRIES	SIGNAGE
9	SONOMA	GLEN GERY	STACKED STONE
10	TAN		SPLITFACE BLOCK



QuikTrip.

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

Store #

1523

Custom Canopy

Serial #

05-1523-GD08

Scale:

1/8"=1'-0"

Issue Date:

11.20.23

Address:

Ray Rd & Dobson Rd

City, State:

Chandler, AZ

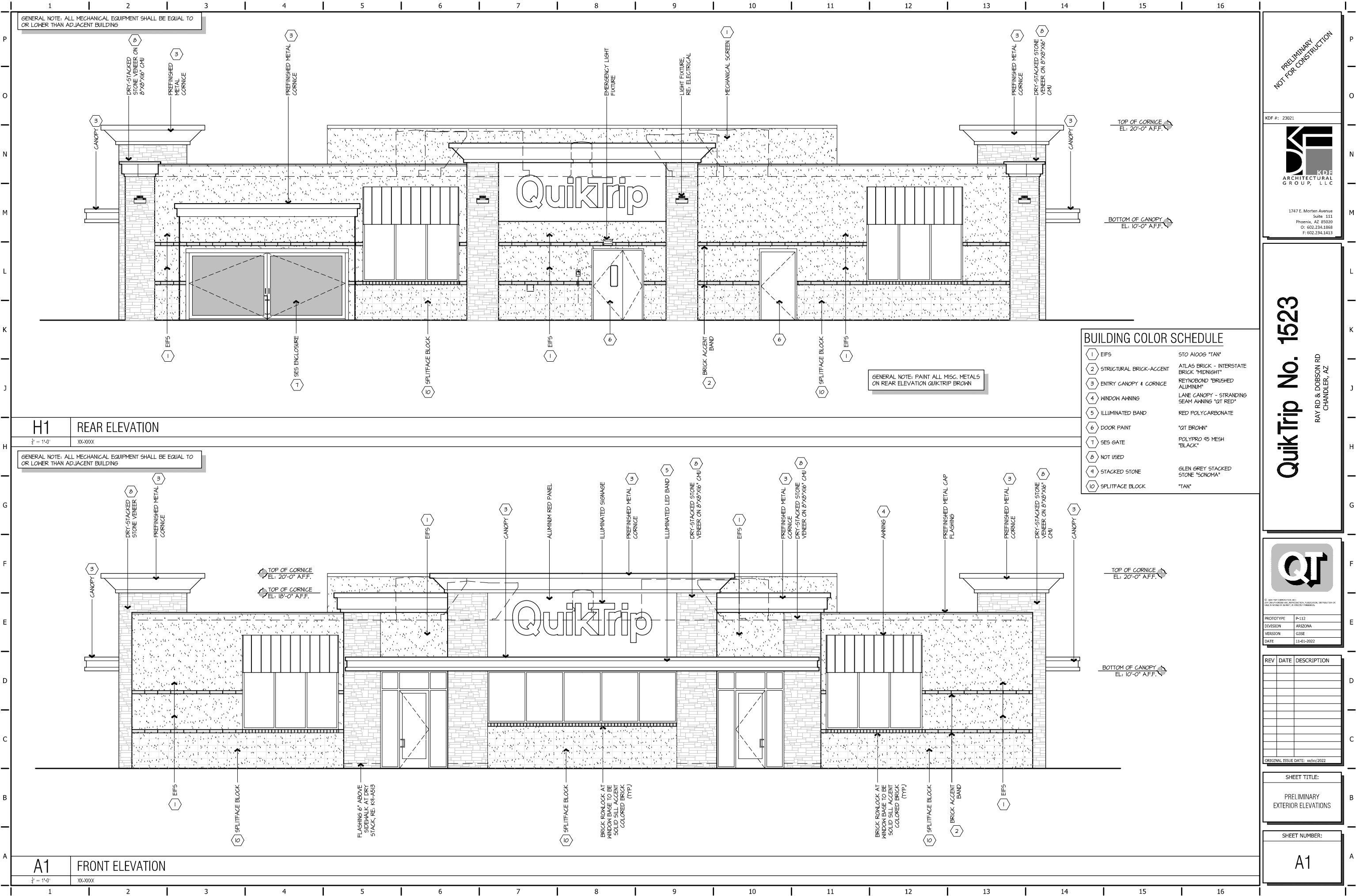
Drawn By:

JK

Rev/Notes:

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①	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOLDS	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN - WILLIAMS	METAL/PAINT
4	IDC-14	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	1"X1"	STO	A1000 EIFS
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
7	SONOMA	GLEN GERY	STACKED STONE



GENERAL NOTE: ALL MECHANICAL EQUIPMENT SHALL BE EQUAL TO OR LOWER THAN ADJACENT BUILDING

H1

REAR ELEVATION

1/8" = 1'-0"

GENERAL NOTE: ALL MECHANICAL EQUIPMENT SHALL BE EQUAL TO OR LOWER THAN ADJACENT BUILDING

A1

FRONT ELEVATION

1/8" = 1'-0"

BUILDING COLOR SCHEDULE

1	EIFS	STO A1006 "TAN"
2	STRUCTURAL BRICK-ACCENT	ATLAS BRICK - INTERSTATE BRICK "MIDNIGHT"
3	ENTRY CANOPY & CORNICE	REYNOLDBOND "BRUSHED ALUMINUM"
4	WINDOW AWNING	LANE CANOPY - STRANDING SEAM AWNING "GT RED"
5	ILLUMINATED BAND	RED POLYCARBONATE
6	DOOR PAINT	"GT BROWN"
7	SES GATE	POLYPRO 45 MESH "BLACK"
8	NOT USED	
9	STACKED STONE	GLEN GREY STACKED STONE "SONOMA"
10	SPLITFACE BLOCK	"TAN"

GENERAL NOTE: PAINT ALL MISC. METALS ON REAR ELEVATION QUIKTRIP BROWN

PRELIMINARY
NOT FOR CONSTRUCTION

KDF #: 23021



1747 E. Morten Avenue
Suite 111
Phoenix, AZ 85020
P: 602.234.1868
F: 602.234.1433

QuikTrip No. 1523

RAY RD & DOBSON RD
CHANDLER, AZ



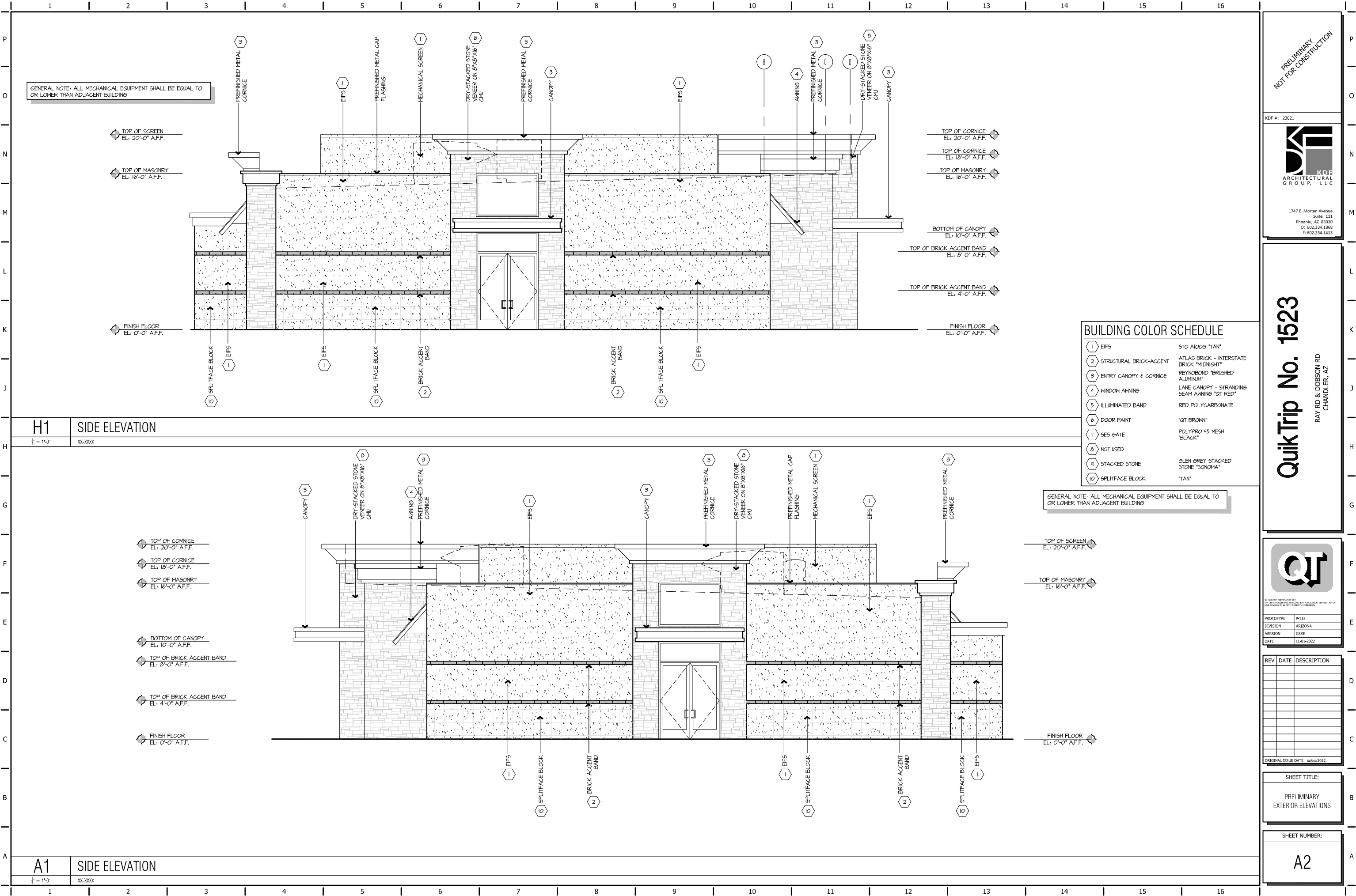
QUICKTRIP CORPORATION HAS REVIEWED THIS ARCHITECTURAL DRAWING FOR CONFORMANCE WITH THE QUICKTRIP BRAND AND LOGO. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO ENSURE THAT THE FINAL DESIGN AND CONSTRUCTION OF THE PROJECT IS IN ACCORDANCE WITH THE QUICKTRIP BRAND AND LOGO. THIS REVIEW DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

PROTOTYPE	P-112
DIVISION	ARIZONA
VERSION	0302
DATE	11-01-2022

REV	DATE	DESCRIPTION

SHEET TITLE:
PRELIMINARY
EXTERIOR ELEVATIONS

SHEET NUMBER:
A1



H1

SIDE ELEVATION

1/8" = 1'-0"

XX-XXXX

A1

SIDE ELEVATION

1/8" = 1'-0"

XX-XXXX

BUILDING COLOR SCHEDULE

1	EIFS	STO A1006 "TAN"
2	STRUCTURAL BRICK-ACCENT	ATLAS BRICK - INTERSTATE BRICK "MIDNIGHT"
3	ENTRY CANOPY & CORNICE	REYNOLBOND "BRUSHED ALUMINUM"
4	WINDOW AWNING	LANE CANOPY - STRANDING SEAM AWNING "GT RED"
5	ILLUMINATED BAND	RED POLYCARBONATE
6	DOOR PAINT	"GT BROWN"
7	SES GATE	POLYPRO 45 MESH "BLACK"
8	NOT USED	
9	STACKED STONE	GLEN GREY STACKED STONE "SONOMA"
10	SPLITFACE BLOCK	"TAN"

PRELIMINARY
NOT FOR CONSTRUCTION

KDF #: 23021



1747 E. Morten Avenue
Suite 111
Phoenix, AZ 85020
P: 602.234.1868
F: 602.234.1433

QuikTrip No. 1523

RAY RD & DOBSON RD
CHANDLER, AZ



PROTOTYPE	B-112
DIVISION	ARIZONA
VERSION	G3SE
DATE	11-01-2022

REV	DATE	DESCRIPTION

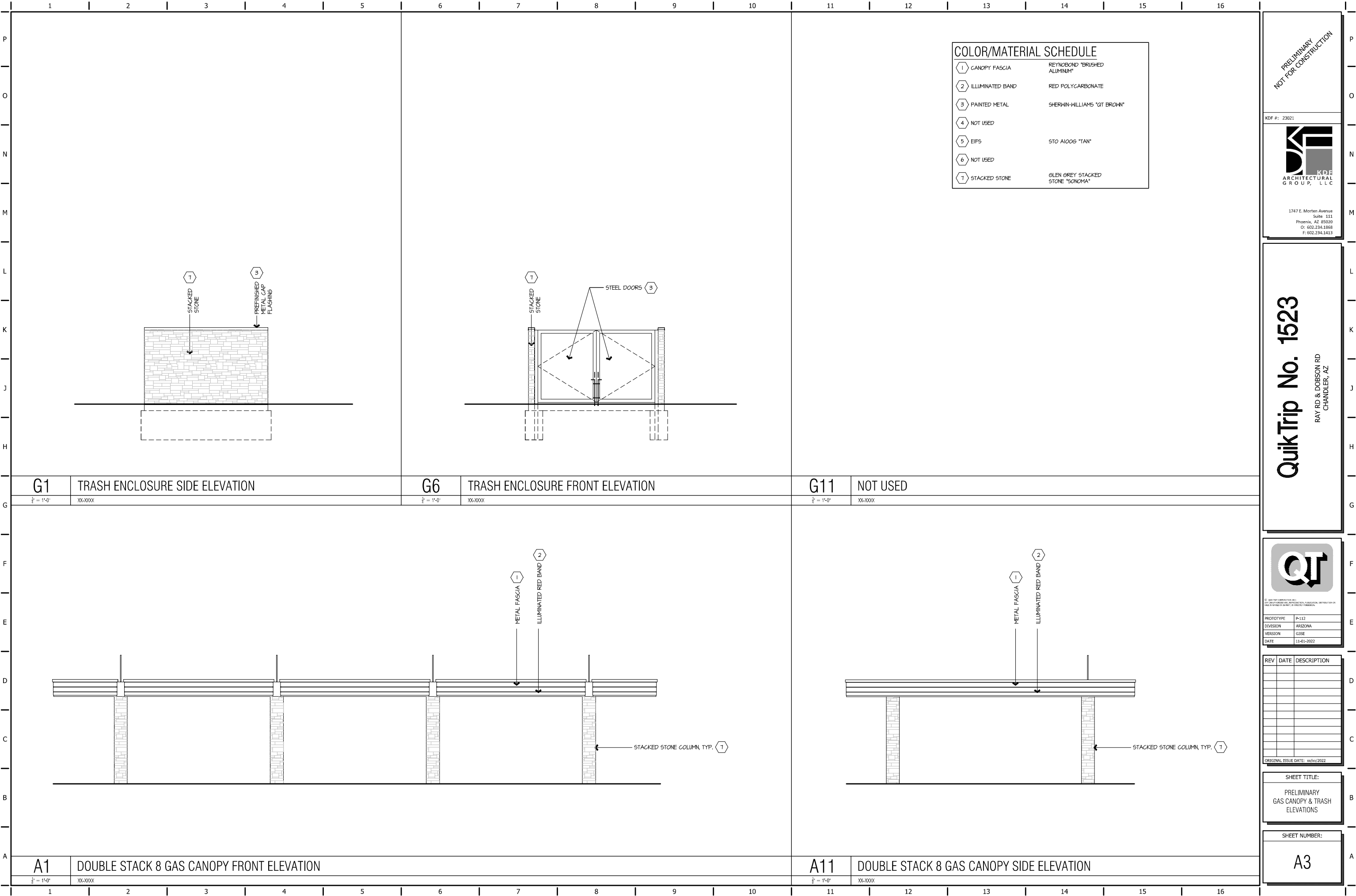
ORIGINAL ISSUE DATE: xx/xx/2022

SHEET TITLE:

PRELIMINARY
EXTERIOR ELEVATIONS

SHEET NUMBER:

A2



PRELIMINARY
NOT FOR CONSTRUCTION

KDF #: 23021

KDE
ARCHITECTURAL
GROUP, L L C

1747 E. Morten Avenue
Suite 111
Phoenix, AZ 85020
O: 602.234.1868
F: 602.234.1433

QuikTrip No. 1523

RAY RD & DOBSON RD
CHANDLER, AZ

QT

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PROTOTYPE	P-112
DIVISION	ARIZONA
VERSION	03SE
DATE	11-01-2022

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: xx/xx/2022

SHEET TITLE:
PRELIMINARY
GAS CANOPY & TRASH
ELEVATIONS

SHEET NUMBER:
A3

Exhibit 5



Brushed Aluminum - Reynobond
Building Cornice/Gas Canopy Fascia



Aluminum - Tubelite
Entry Door/Window Frame



EIFS - TAN
STO - A100G - Building



Stacked Stone - Landmark Stone - Sonoma
GLEN-GERY - Building Columns
Physical Sample to be provided by Manufacturer



Material Samples # 1523
Ray Rd. & Dobson Rd.
Chandler, AZ
Convenience Store with Fuel
Prepared by: QuikTrip 04.11.23



QT BROWN Metal Paint -
Light Poles/Canopy Columns



Translucent #2793 Red -
Accent Band/Awning



Midnight Black Brick -
Interstate Brick - Building

Exhibit 6

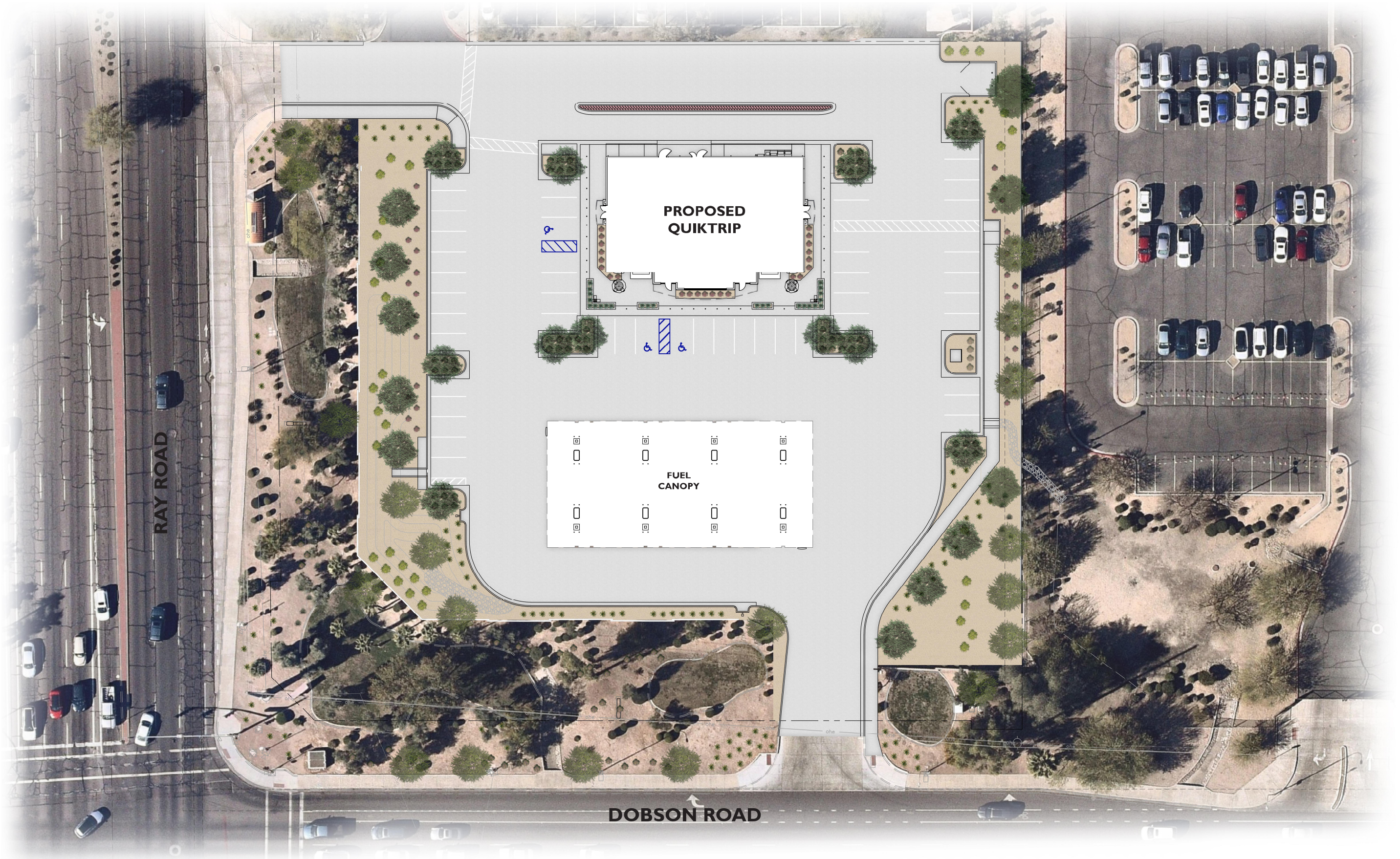


Exhibit 7



DRAINAGE CALCULATIONS:

VOLUME REQUIRED = $(1.1 \times \text{CPA}) / 12$
C = 0.50 FOR LANDSCAPING, 0.95 FOR
BUILDING/PAVEMENT
P = 2.20 INCHES
A = DRAINAGE AREA IN S.F.
VOLUME REQUIRED (LANDSCAPE) =
 $(1.1 \times 0.50 \times 2.20 \times 42,396) / 12 = 4,275 \text{ C.F.}$
VOLUME REQUIRED (PAVEMENT/BUILDING) =
 $(1.1 \times 0.95 \times 2.20 \times 68,882) / 12 = 13,197 \text{ C.F.}$
EXST. OFFSITE VOLUME REQUIRED = 10,593 C.F.
TOTAL VOLUME REQUIRED = 28,065 C.F.
BASIN A VOLUME PROVIDED = 5,381 C.F. (SURFACE+UG)
EXST. BASIN VOLUME PROVIDED = 22,689 C.F.
TOTAL VOLUME PROVIDED = 28,070 C.F.