
QuikTrip

Project Narrative – Development Review Board

Scottsdale Road & Legacy Boulevard

1165-PA-2021

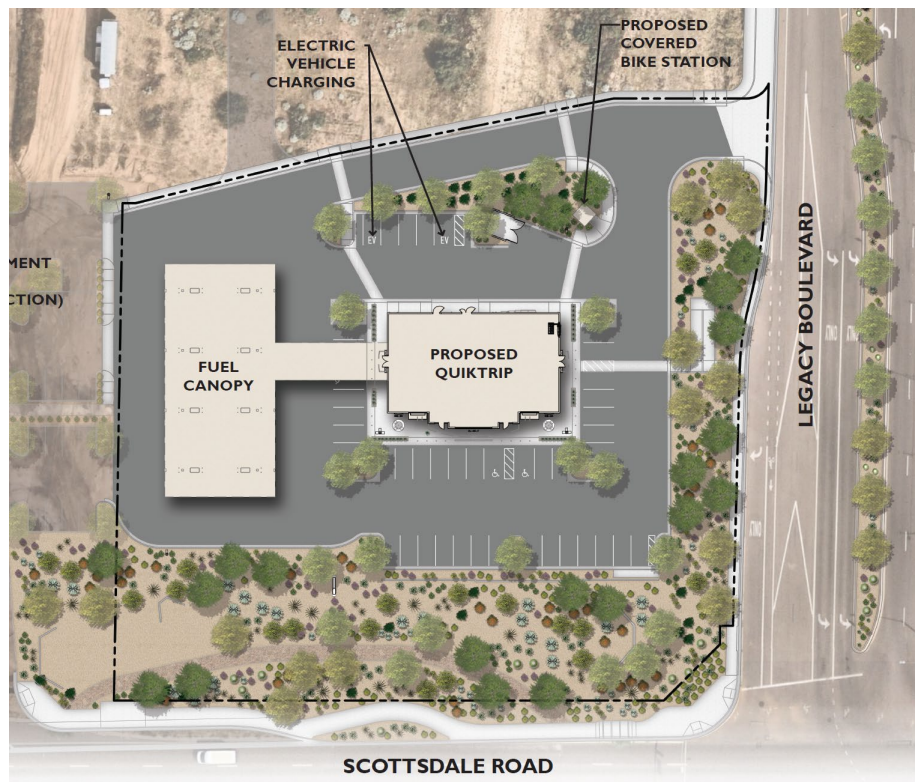


Applicant:
QuikTrip Corporation
Daniel Chambers

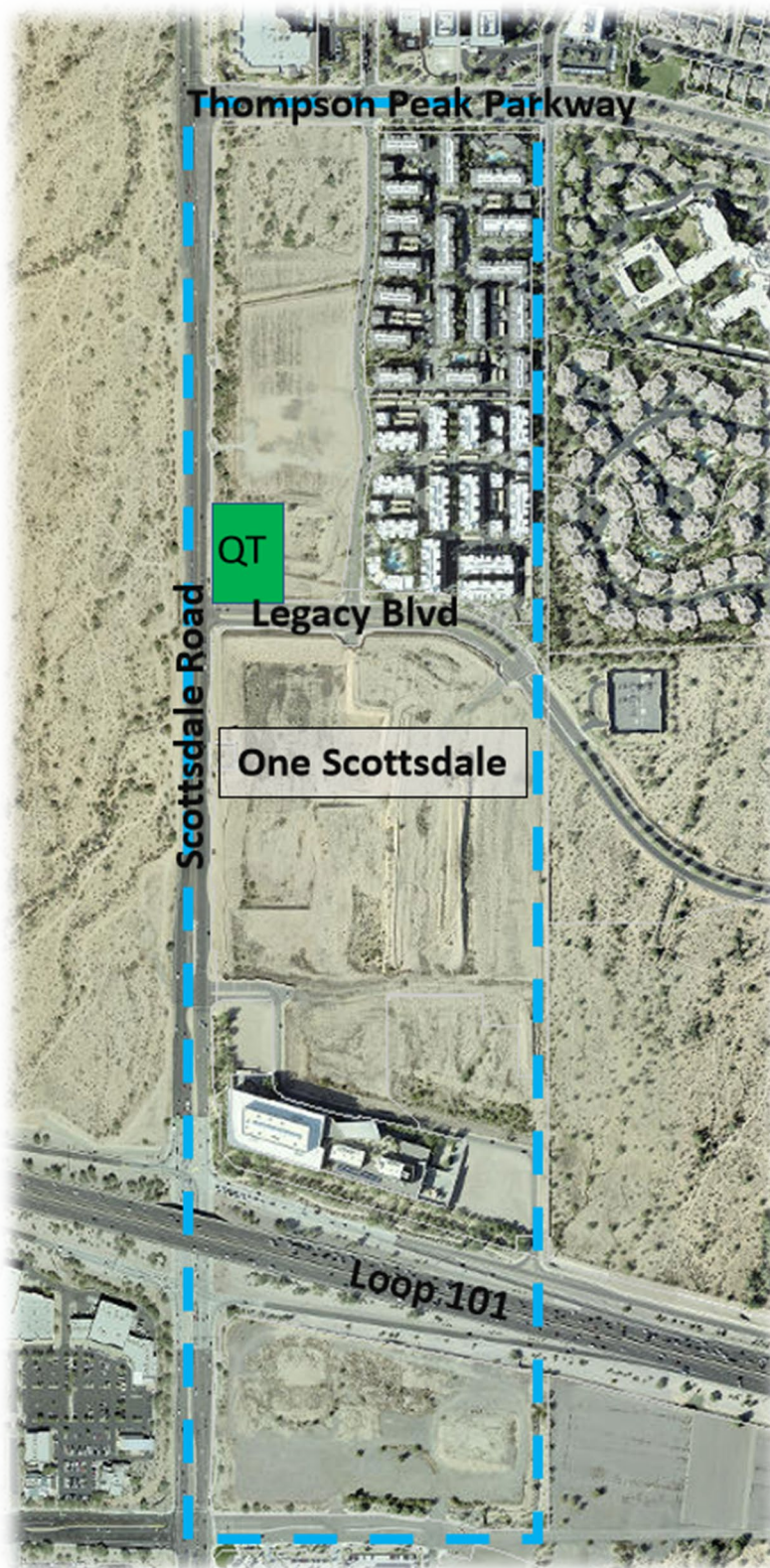
Project Overview

QuikTrip Corporation is proposing to build a new fueling station on the vacant 2+/- acre parcel located at the northeast corner of Scottsdale Road and Legacy Boulevard (the “Property”) and this application is a request for Development Review Board (“DRB”) approval for the proposed fueling station. A Conditional Use Permit (“CUP”) for the use was unanimously approved by City Council on the September 9, 2022 consent agenda, case 1-UP-2022. The site is part of the One Scottsdale master plan (Planning Unit III north of Legacy Blvd) with Planned Regional Center – Planned Community District (“PRC PCD”) zoning, which allows for fueling stations with an approved CUP. Access will be provided via Scottsdale Road and Legacy Boulevard with vehicular circulation around the centrally placed QuikTrip building. The QuikTrip convenience store building faces Scottsdale Road with the fueling pump canopy located on the northend of the site. The scenic corridor easement along Scottsdale Road will be maintained as dedicated. The proposed fueling station is cognizant of the City’s Gas Station and Convenience Store Design Guidelines as outlined below. In a first for a Scottsdale fueling center, the site design includes a shaded bicycle station along the east end of the Property and the first ever electric vehicle charging station available to the public, which is located at the southwest corner of the site.

Conceptual Site Plan



Context Aerial



Gas Station & Convenience Store Design Guidelines

❖ Site Design:

- 1. All development proposals should show evidence of coordination with the site plan, arrangement of buildings and planning elements of neighboring properties.**
 - Respond to local development patterns and the streetscape through the use of consistent building setbacks, orientation and relationship of structures to the street and linkages to pedestrian facilities.**
 - Seek shared-access with adjoining commercial uses where feasible to minimize curb cuts and enhance pedestrian and vehicular circulation.**
 - Minimize cross traffic conflicts within parking areas.**

Response: Vehicular access on the north is provided via a shared driveway connecting to Scottsdale Road and direct vehicular access to Legacy Boulevard is proposed at the southeast corner of the site via a shared driveway. Vehicular circulation around the centrally placed QuikTrip building facing Scottsdale Road allows for ease of movement onsite and ample turning radii for trucks. The fueling pump canopy is located on the north-end of the site and is oriented for direct pedestrian access to the building. Sidewalk connections are provided around the building to encourage connectivity from all four sides. The scenic corridor easement along Scottsdale Road will be maintained as dedicated. In a first for a Scottsdale fueling center, a shaded bicycle station will be provided along the eastern edge of the site to include air, water, and minor repair amenities for cyclists. Further, the site design includes the first ever electric vehicle charging station available to the public, which is located at the southwest corner of the site.

- 2. Mitigate the negative impacts from site activities on adjoining uses:**
 - Service areas, storage areas and refuse enclosures should be oriented away from public view and screened from adjacent sites**
 - Orient drive-through windows, menu boards and associated stacking lanes away from residential areas and screen from public view.**
 - Orient auto repair bay openings and car-wash openings away from public view.**

Response: Refuse and service areas are oriented away from public view. No drive-thru, repair bays or car washes are proposed with this request.

- 3. ATMs should be located within the primary retail building when possible. Freestanding and/or exterior wall mounted ATMs are discouraged. Automatic payment points at the pump island will be reviewed with respect to the guidelines for Pump Islands.**

Response: Any ATM will be internal to the building.

❖ **Architecture:**

The following guidelines are applicable to the proposed QuikTrip.

1. Building design should take into consideration the unique qualities and character of the surrounding area (refer to the City's Character Area Plans for additional information).

Response: As mentioned above, the architectural design was enhanced to provide an appropriate character and design for this location within the One Scottsdale master plan. After several iterations, the design has been approved, as required by DMB. The use of materials and textures was selected to complement the surrounding development. The building was designed with a variety of horizontal and vertical building planes to create visual interest and pedestrian scale elements while minimizing the building massing. The roof line has a series of heights and is finished with a painted metal cornice treatment.

2. Building elements that speak to the desert environment and climate, such as, architectural shade devices, a strong relationship to the ground plane, deeply recessed windows and the use of materials and textures that are associated with the region are encouraged to define the project identity with the Arizona Sonoran Desert.

Response: The proposed architecture provides an appropriate, contemporary character and design with a variety of materials selected to complement the surrounding development. Additionally, the building was designed with four-sided architecture and a variety of horizontal and vertical building planes to create visual interest, character, and pedestrian scale elements.

3. Buildings that derive their image solely from applied treatments that express corporate identity are discouraged.

Response: The proposed QuikTrip utilizes a variety of materials, textures and design features that establish individuality and building character consistent with the surrounding architecture and developments within One Scottsdale. Applied treatments are not the main theme, rather the use of quality building materials and pedestrian scale elements. The use of QuikTrip's traditional "red" is kept to a minimum and only used for signage. This will be a unique QuikTrip designed solely for this One Scottsdale location.

4. The design of stand-alone gas stations and convenience stores should conform to the dominant existing or planned character of the surrounding neighborhood. This can be accomplished through the use of similar forms, materials and colors.

Response: See 1, 2 and 3 above.

5. The design of a facility that occupies a pad or portion of a building within a larger commercial center should be designed to reflect the design elements of that center.

Response: Not applicable.

6. Drive through elements should be architecturally integrated into the building rather than appearing to be applied or “stuck on” to the building.

Response: Not applicable.

7. All sides of a building should express consistent architectural detail and character. All site walls, screen walls and pump island canopies and other outdoor covered areas should be architecturally integrated with the building by using similar material, color and detailing.

Response: The building architectural detail and character is consistent with the fueling pump canopy design. The canopy columns are faced with materials that match the building on all four sides and the canopy fascia is a brush aluminum consistent with the building design.

8. To encourage visually interesting roofs, provide variations in the roof line and incorporate treatments such extended eaves and parapet walls with cornice treatments.

Response: The building was designed with a variety of horizontal and vertical building planes to create visual interest and pedestrian scale elements while minimizing the building massing. The roof line has a series of heights and is finished with a painted metal cornice treatment.

9. Building should respond to solar heat gain, reflectivity and glare through building orientation and the use of architectural shading devices such as pronounced eaves, covered walkways.

Response: The building entrances are shaded with the large canopy overhangs and the windows are shaded with awning. Walkways and vegetation around the building are designed with consideration to the customers.

10. Buildings should reduce their perceived height and bulk by dividing the building mass into smaller-scaled components. Possible treatments to avoid excessive bulk and height include:

- **Low-scale planters and site walls.** Landscape islands are integrated near the building.
- **Wainscot treatment.** A variety of materials and accent banding is provided.
- **Reveals and or projections of building massing.** Projections and variation in building elements are provided.
- **Clearly pronounced eaves or cornices.** Cornice detailing is incorporated with the building design.
- **Subtle changes in material color and texture.** A variety of material colors and textures are provided.
- **Variation in roof forms.** A series of roof heights and building forms are provided.
- **Covered pedestrian frontages and recessed entries.** Shaded recessed entries are provided.

11. Storefronts should be broken into smaller individual windows or groupings of windows.

Response: The windows are broken into sections with mullions to avoid sterile expanses of glass. The building design incorporates window canopies and awnings to address passive solar cooling

opportunities.

12. Building accents should be expressed through differing materials and/or architectural detailing and not through applied finishes such as paint.

Response: A variety of building materials are proposed and include brushed aluminum awnings and accent canopies.

13. Building colors should emphasize earth tones. The use of highly reflective or glossy materials should be limited and will not be appropriate in all contexts.

Response: The building materials and colors selected embody an earth tone palette compatible with the balance of the One Scottsdale master plan.

14. Canopy:

- ***Integration of canopy to building and site walls is desirable. Multiple canopies or canopies that express differing architectural masses are encouraged.***

Response: QuikTrip has elected to provide a canopy which is separated from the convenience retail store building due the range of heights and limited maneuverability of the vehicles anticipated to utilize this facility. The separation of these two structures helps create different architectural massing on site.

- ***Canopy height, as measured from the finished grade to the lowest point on the canopy fascia, should not exceed 13'-9". The clearance height of canopies should be clearly indicated on the structure or through use of a headache bar. The overall height of canopies should not exceed 17'.***

Response: Due to its proximity of the Loop 101 and location along Scottsdale Road, this fueling station is expected to serve a range of vehicles that would exceed the 13'-9" height restriction. The canopy design accommodates a broad range of cars, trucks, and trailers. Additionally, the Arizona Department of Transportation (ADOT) specifies that 14'-6" is a generally accepted height to accommodate all vehicles. QuikTrip is proposing 14'-6" as the bottom clearance of the canopy with a maximum height of 18'-0".

- ***Canopy ceiling should be textured or have a flat finish, glossy or highly reflective materials are not recommended.***

Response: The canopy ceiling will be designed with a finish to prevent light glare and reflectivity.

- ***Lighted bands or tubes or applied bands of corporate color are discouraged.***

Response: Light bands and applied corporate color bands have been minimized. This proposed QuikTrip has been uniquely designed specific to this One Scottsdale location.

15. All display items for sale should occur within the main building or within designated areas that are screened from public streets.

Response: Display items will be contained within the main building and/or designated areas that are screened from public streets.

16. Gas tank vents shall be an integral part of the building design in terms of form, color and texture.

Response: The gas tank vents will be integrated with the building design.

❖ ***Pump Islands:***

1. The design of pump islands should be architecturally integrated with other structures on-site using similar colors, materials and architectural detailing.

Response: The pump islands will be architecturally integrated with the canopy and building design with respect to color, materials and detailing.

2. The color of the various components of the pump island, including dispensers, bollards and all appurtenances, are encouraged to be muted.

Response: The pump island, including dispensers, bollards and other appurtenances will be finished with muted tones.

3. All elements of the pump island or canopy that are not operational should be architecturally integrated by use of color, material, and architectural detailing.

Response: All elements of the pump island and canopy will be architectural integrated with the overall building design with respect to color, materials, and detailing.

4. The use of translucent materials and internally lighted cabinets are discouraged as finishes or as applied treatments at the pump island or on the canopy.

Response: The use of translucent materials and internally lighted cabinets will be discouraged.

5. Either a pump island curb or bollard is recommended for the protections of dispensing units.

Response: Pump island curbs and/or bollards will be installed to protect the dispensing units. Additionally, landscaping and lighting will be designed in conformance with the Gas Stations and Convenience Store Design Guidelines. Signage and corporate identification will be tastefully integrated with the architectural character of the building and will conform to the City's sign code.

Sec. 1.904. DRB Criteria

A. *In considering any application for development, the Development Review Board shall be guided by the following criteria:*

1. *The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.*

Response: DRB application complies with Gas Station & Convenience Store Design Guidelines, One Scottsdale Master Plan, CUP guidelines and Greater Airpark Character Area (as demonstrated with the approval of 1-UP-2022). Plans will adhere to the DS&PM.

2. *The architectural character, landscaping and site design of the proposed development shall:*
 - a. *Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;*
 - b. *Avoid excessive variety and monotonous repetition;*
 - c. *Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;*
 - d. *Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and*
 - e. *Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.*

Response: The architectural character and materials were specifically selected to blend with the surrounding character and One Scottsdale Master Plan. Scottsdale's Sensitive Design Principles will be adhered to.

3. *Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.*

Response: Access will be provided via Scottsdale Road and Legacy Boulevard with vehicular circulation around the centrally placed QuikTrip building. The QuikTrip convenience store building faces Scottsdale Road with the fueling pump canopy located on the northend of the site. The scenic corridor easement along Scottsdale Road will be maintained as dedicated.

4. *If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.*

Response: Access will be provided via Scottsdale Road and Legacy Boulevard with vehicular circulation around the centrally placed QuikTrip building. The QuikTrip convenience store building faces Scottsdale Road with the fueling pump canopy located on the northend of the site. The scenic corridor easement along Scottsdale Road will be maintained as dedicated.

-
5. *Within the Downtown Area, building and site design shall:*
- a. *Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;*
 - b. *Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;*
 - c. *Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;*
 - d. *Reflect the design features and materials of the urban neighborhoods in which the development is located; and*
 - e. *Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.*

Response: Not applicable.

6. *The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:*
- a. *Accessibility to the public;*
 - b. *Location near pedestrian circulation routes consistent with existing or future development or natural features;*
 - c. *Location near the primary pedestrian or vehicular entrance of a development;*
 - d. *Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and*
 - e. *Location in conformance to standards for public safety.*

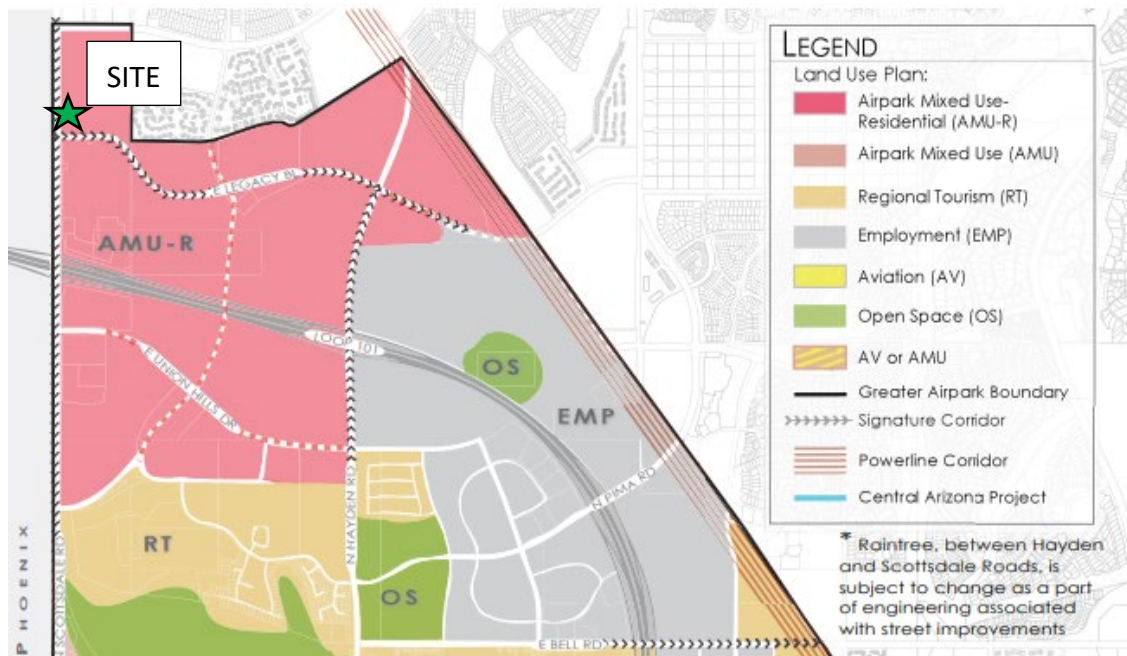
Response: Not applicable.

- B. *The property owner shall address all applicable criteria in this section.*

Greater Airpark Character Area Plan

The proposed fueling station complies with the Greater Airpark Character Area Plan, which designates the site as Airpark Mixed-Use Residential (“AMU-R”).

Greater Airpark Character Area Plan – Land Use Map



Airpark Mixed Use-Residential areas are appropriate for the greatest variety of land uses in the Greater Airpark. Appropriate uses may include a combination of personal and business services, employment, office, institutional, cultural amenities, retail, hotel, and higher density residential. Developments in AMU-R areas should be pedestrian-oriented, have access to multiple modes of transportation, and should be located outside of the Airport’s 55 DNL contour. Residential and other sensitive uses should be a lesser component of development and include adequate sound attenuation. Design of residential uses in the area south of the Central Arizona Project Aqueduct should support businesses and tourism uses, such as time-shares, multi-family rental units, and corporate housing.

❖ Character & Design

Goal CD 2 Create vibrant Signature Corridors in the Greater Airpark to provide a distinct identity and design theme in the area.

Policy CD 2.1

Establish a unified streetscape for identified Signature Corridor with unique imagery for each corridor.

Policy CD 2.1.4 Scottsdale Road Signature Corridor

The Scottsdale Road Signature Corridor, from Frank Lloyd Wright Boulevard to the northern Greater Airpark boundary, is a designated scenic corridor with distinct design guidelines, which reflect the transitional nature from urban to the native desert, while responding to sophisticated urban development and resort characteristics found in adjacent developments.

Policy 2.1.5 Legacy Signature Corridor

The Legacy Signature Corridor should consist of urban characteristics that celebrate transitions from the urban environment to the native desert and residential area.

Policy CD 2.6

Where Signature Corridors intersect, and particularly at designated Landmark Intersections, incorporate distinct, landmark architecture, which incorporates elements of the intersecting design themes.

Response: The site is located on Scottsdale Road, a Signature Corridor, and is approximately one-half mile north of the Loop 101/Scottsdale Road freeway interchange. The QuikTrip development will maintain the existing scenic corridor dedication along Scottsdale Road consistent with the Master Environmental Design Concept Plan approved by DRB (1-MP-2006) that includes streetscape design features for One Scottsdale.

❖ **Community Mobility**

Goal CM 6 Enhance pedestrian and bicyclist access and activity for Greater airpark residents, visitors, and employees.

Policy CM 6.2

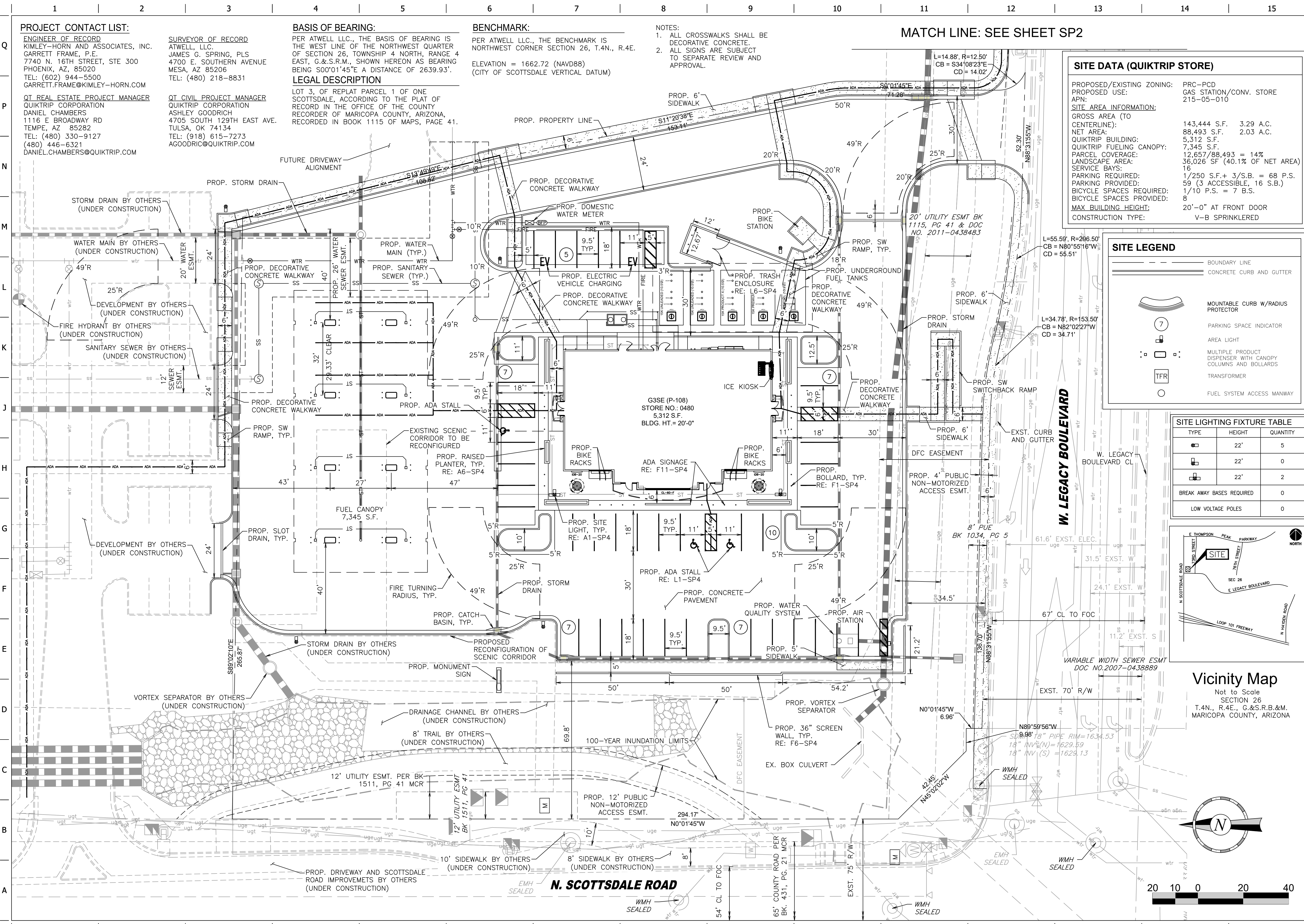
Support an attractive, safe, and engaging pedestrian and bicyclist environment for all users.

Policy CM 6.5

Design corridors that accommodate and attract pedestrians and bicyclists, particularly in Airpark Mixed Use Future Land Use Areas and along Signature Corridors.

Response: As noted above, both Scottsdale Road and Legacy Boulevard are designated as Signature Corridors in the GACAP. The surrounding area provides a mixture of residential, commercial, retail and office land uses. This proposal for a new fueling station on the subject 2+/- acre site will integrate well with the mix of uses provided along these Corridors and provide desirable support retail/gasoline services to the surrounding community. Bike lanes along Legacy Boulevard and trail connectivity will be maintained/improved with the development. The fueling station site design provides for a shaded bicycle station which will include air, water, and minor repair amenities for cyclists. The site design also includes an electric vehicle charging station available to the public, which is located at the southwest corner of the site. Direct sidewalk connections will be provided into the site from the street frontages as well as the existing and future the development to the east. Sidewalk connections are provided around the building to encourage connectivity from all four sides.

FILE LOCATION\\K\\PHX-Civil\\291443018 - Q07480 - Scottsdale Rd & Legacy\\CADD\\05-0480 Site.dwg TAB NAME:Preliminary Site Plan USER:Max.Holpert. SAVED:10/19/2022 8:26 AM PLOTTED:10/19/2022 8:43 AM



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BASIS OF BEARING:
PER ATWELL LLC., THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST, G.&S.R.M., SHOWN HEREON AS BEARING BEING S00°01'45"E A DISTANCE OF 2639.93'.

LEGAL DESCRIPTION
LOT 3, OF REPLAT PARCEL 1 OF ONE SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1115 OF MAPS, PAGE 41.

BENCHMARK:
PER ATWELL LLC., THE BENCHMARK IS NORTHWEST CORNER SECTION 26, T.4N., R.4E.
ELEVATION = 1662.72 (NAVD88)
(CITY OF SCOTTSDALE VERTICAL DATUM)

NOTES:
1. ALL CROSSWALKS SHALL BE DECORATIVE CONCRETE.
2. ALL SIGNS ARE SUBJECT TO SEPARATE REVIEW AND APPROVAL.

SITE DATA (QUIKTRIP STORE)

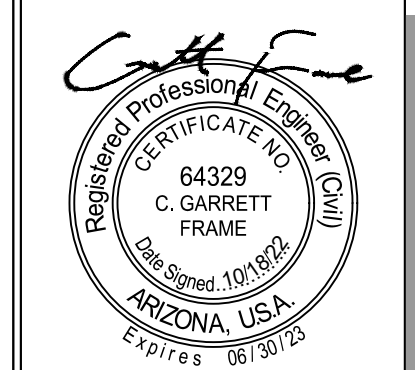
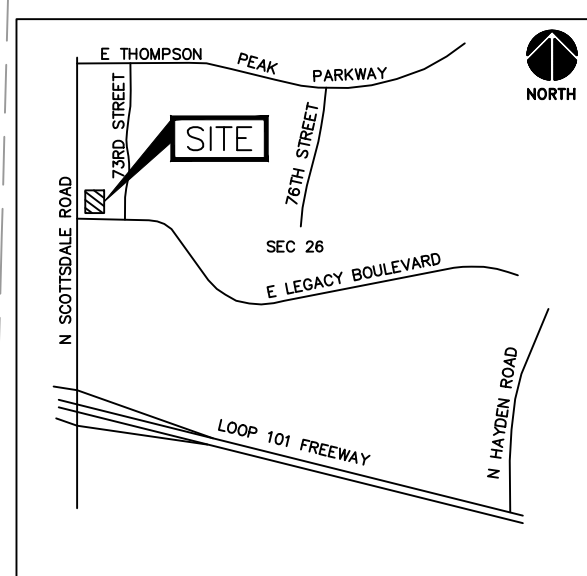
PROPOSED/EXISTING ZONING:	PRC-PCD
PROPOSED USE:	GAS STATION/CONV. STORE
APN:	215-05-010
SITE AREA INFORMATION:	
GROSS AREA (TO CENTERLINE):	143,444 S.F. 3.29 A.C.
NET AREA:	88,493 S.F. 2.03 A.C.
QUIKTRIP BUILDING:	5,312 S.F.
QUIKTRIP FUELING CANOPY:	7,345 S.F.
PARCEL COVERAGE:	12,657/88,493 = 14%
LANDSCAPE AREA:	36,026 SF (40.1% OF NET AREA)
SERVICE BAYS:	16
PARKING REQUIRED:	1/250 S.F.+ 3/S.B. = 68 P.S.
PARKING PROVIDED:	59 (3 ACCESSIBLE, 16 S.B.)
BICYCLE SPACES REQUIRED:	1/10 P.S. = 7 B.S.
BICYCLE SPACES PROVIDED:	8
MAX BUILDING HEIGHT:	20'-0" AT FRONT DOOR
CONSTRUCTION TYPE:	V-B SPRINKLERED

SITE LEGEND

	BOUNDARY LINE
	CONCRETE CURB AND GUTTER
	MOUNTABLE CURB W/RADIUS PROTECTOR
	PARKING SPACE INDICATOR
	AREA LIGHT
	MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
	TRANSFORMER
	FUEL SYSTEM ACCESS MANWAY

SITE LIGHTING FIXTURE TABLE

TYPE	HEIGHT	QUANTITY
	22'	5
	22'	0
	22'	2
BREAK AWAY BASES REQUIRED		0
LOW VOLTAGE POLES		0



PROJECT NO.: 291443018

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PHOENIX, ARIZONA 85020 (602) 944-5500

QuikTrip No. 0480
NEC SCOTTSDALE ROAD & LEGACY BOULEVARD
SCOTTSDALE, AZ



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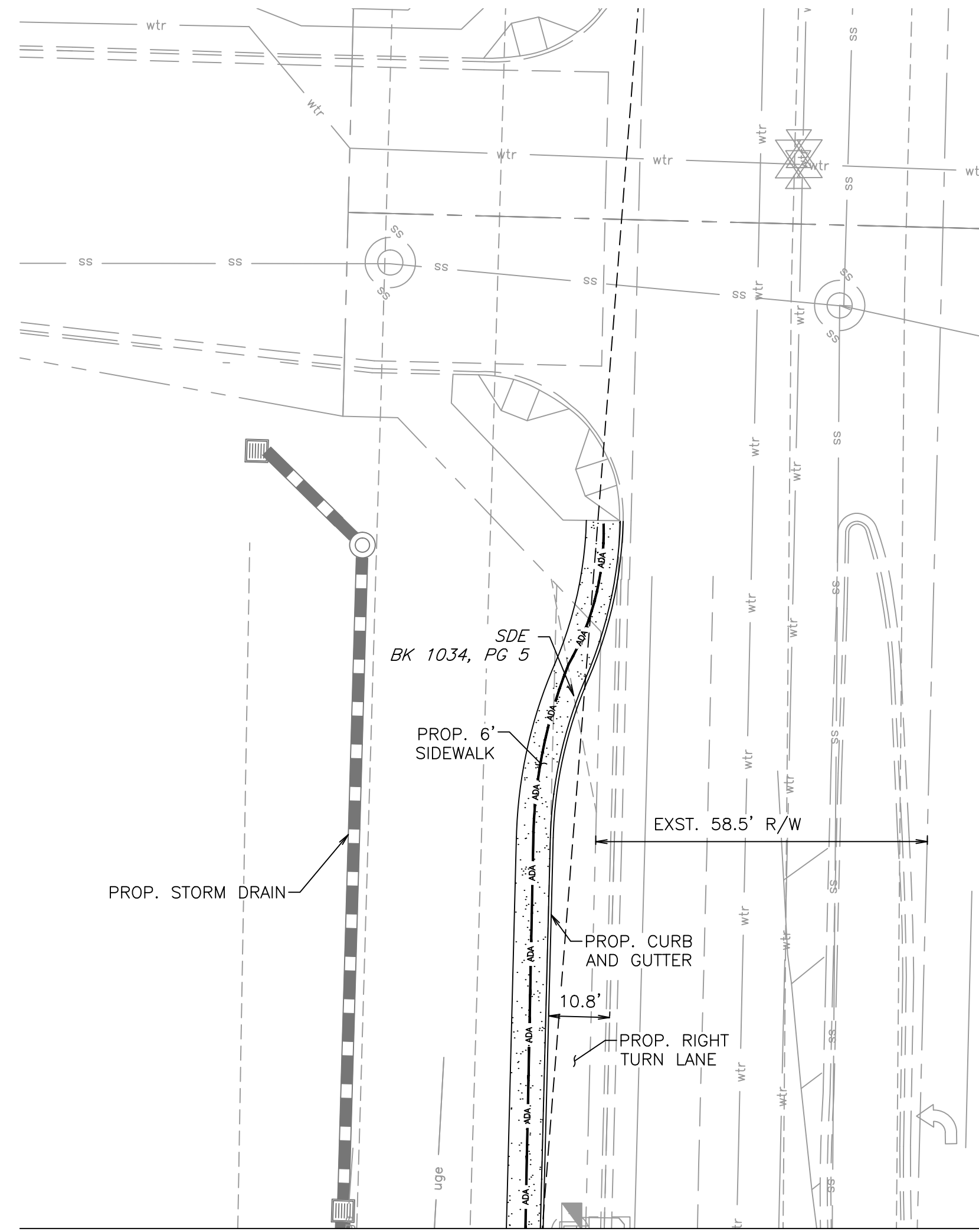
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DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV	DATE	DESCRIPTION

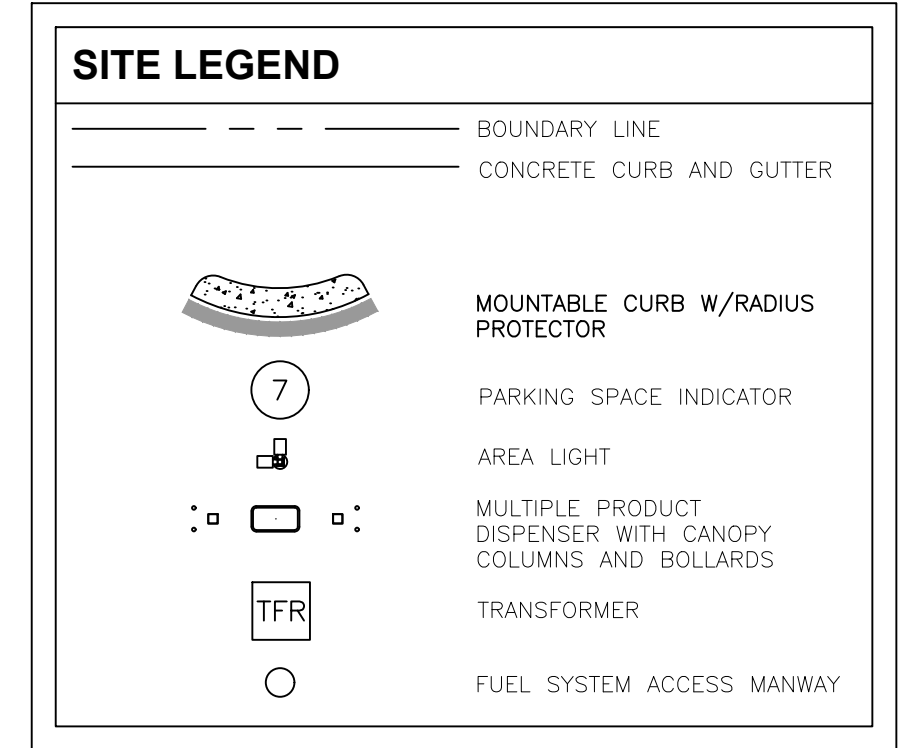
SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET NUMBER:
SP1

ORIGINAL ISSUE DATE: 07/06/2022



MATCH LINE: SEE SHEET SP1



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SCOTTSDALE, AZ



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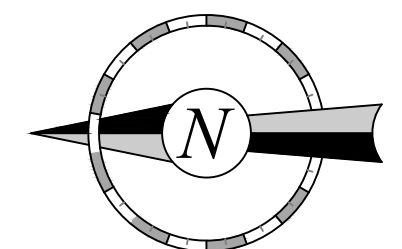
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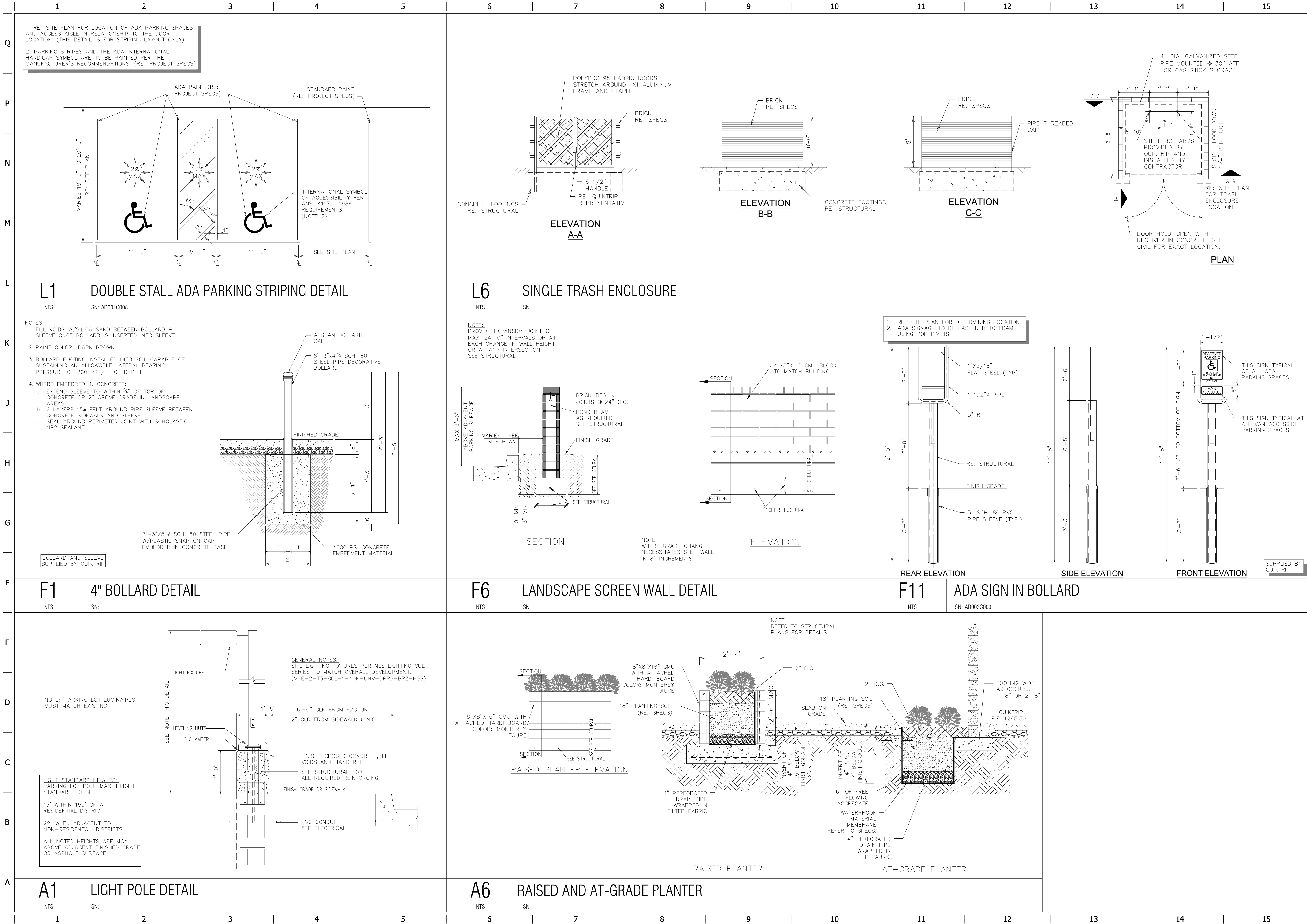
PRELIMINARY SITE PLAN

SHEET NUMBER:

SP2



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QuikTrip No. 0480
NEC SCOTTSDALE ROAD & LEGACY BOULEVARD
SCOTTSDALE, AZ



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DRAWN BY:
REVIEWED BY:

REV	DATE	DESCRIPTION

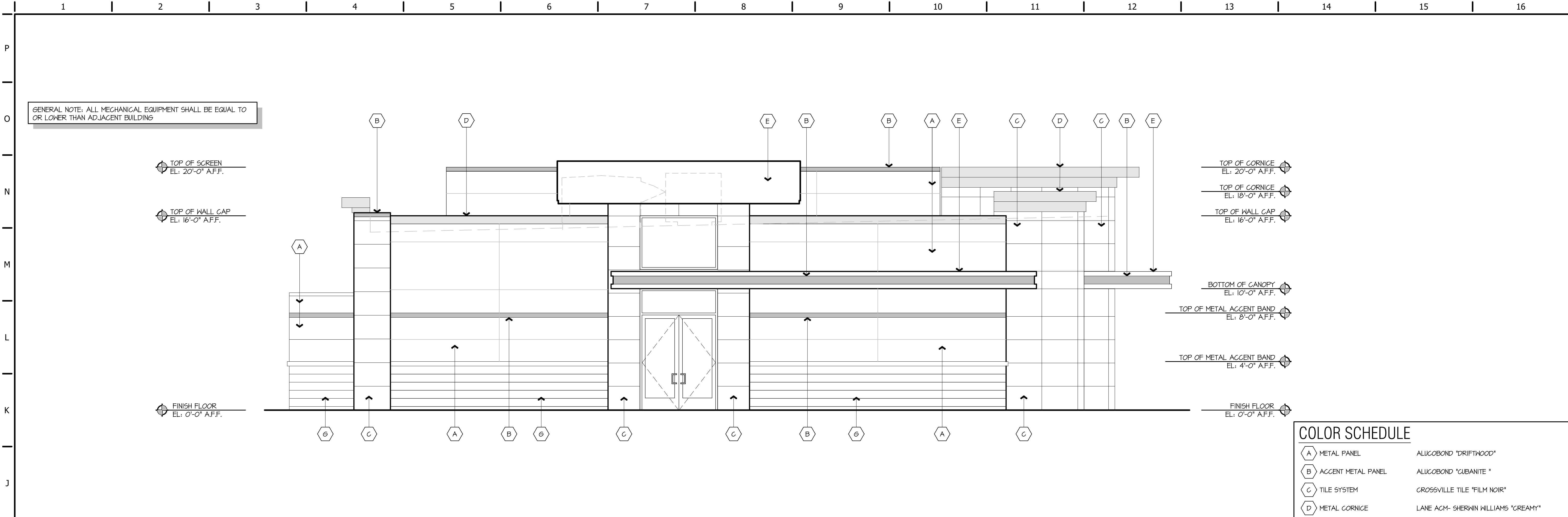
ORIGINAL ISSUE DATE: 07/06/2022

SHEET TITLE:

SITE PLAN DETAILS SHEET 1

SHEET NUMBER:

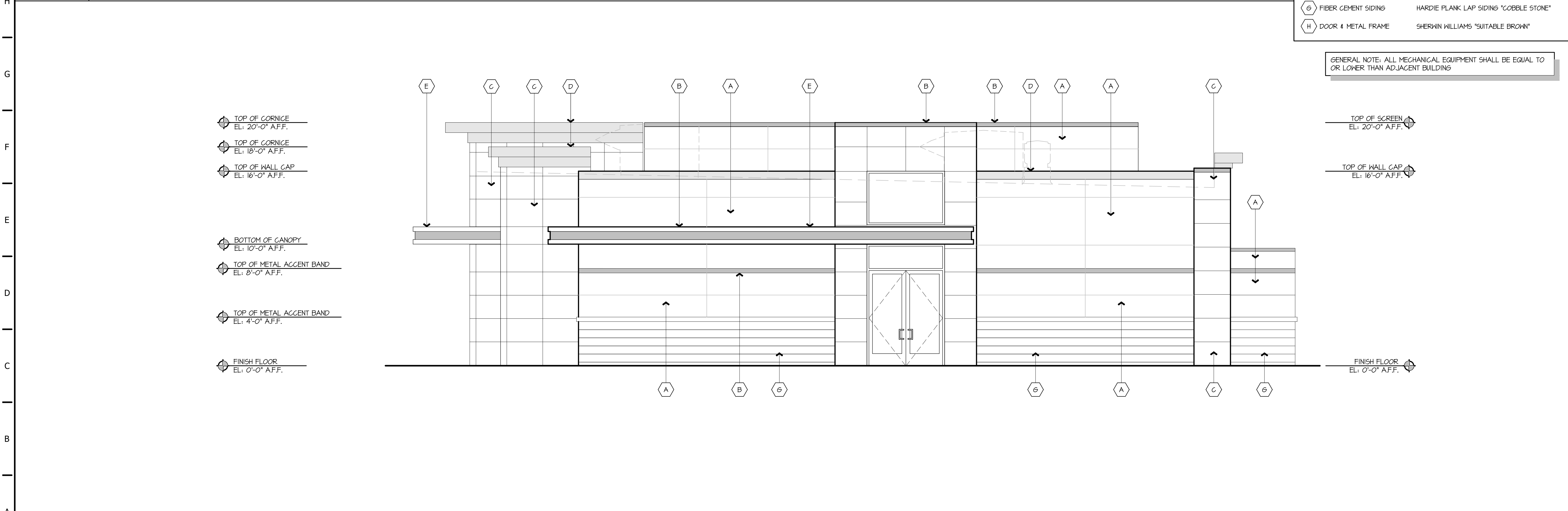
SP4



H1 SIDE ELEVATION

1/4" = 1'-0"

A1-A101



A1 SIDE ELEVATION

1/4" = 1'-0"

A1-A101

PRELIMINARY
NOT FOR CONSTRUCTION

KDF #: XXXXX

KID
ARCHITECTURAL
GROUP, LLC

300 W. Clarendon Avenue
Suite 320
Phoenix, AZ 85013
O: 602.234.1868
F: 602.234.1413

QuikTrip No. 480

NEC OF SCOTTSDALE RD & LEGACY BLVD
SCOTTSDALE, ARIZONA

QT

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PROTOTYPE	P-108
DIVISION	Division
VERSION	G35
DATE	11-01-2021

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: xx/xx/2021

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A202

