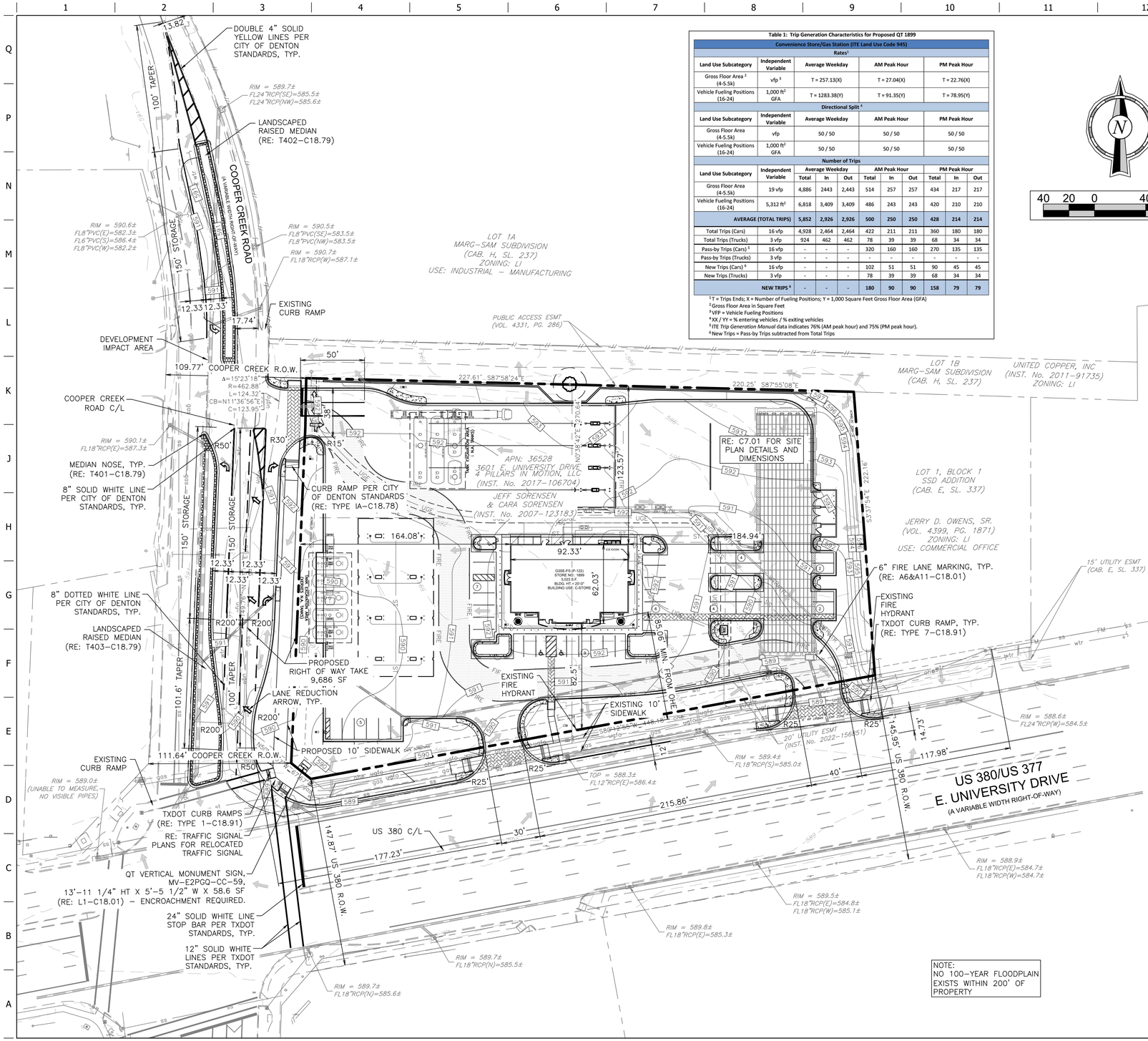

Table 1: Trip Generation Characteristics for Proposed QT 1899

Convenience Store/Gas Station (ITE Land Use Code 945)				
Rates[1]				
Land Use Subcategory	**Independent Variable**	**Average Weekday**	**AM Peak Hour**	**PM Peak Hour**
Gross Floor Area [2] (4-5.5k)	vfp [3]	T = 257.13(X)	T = 27.04(X)	T = 22.76(X)
Vehicle Fueling Positions (16-24)	1,000 ft² GFA	T = 1283.38(Y)	T = 91.35(Y)	T = 78.95(Y)
Directional Split [4]				
Land Use Subcategory	**Independent Variable**	**Average Weekday**	**AM Peak Hour**	**PM Peak Hour**
Gross Floor Area (4-5.5k)	vfp	50 / 50	50 / 50	50 / 50
Vehicle Fueling Positions (16-24)	1,000 ft² GFA	50 / 50	50 / 50	50 / 50

Number of Trips										
Land Use Subcategory	**Independent Variable**	**Average Weekday**			**AM Peak Hour**			**PM Peak Hour**		
		Total	**In**	**Out**	**Total**	**In**	**Out**	**Total**	**In**	**Out**
Gross Floor Area (4-5.5k)	19 vfp	4,886	2443	2,443	514	257	257	434	217	217
Vehicle Fueling Positions (16-24)	5,312 ft²	6,818	3,409	3,409	486	243	243	420	210	210
AVERAGE (TOTAL TRIPS)		**5,852**	**2,926**	**2,926**	**500**	**250**	**250**	**428**	**214**	**214**
Total Trips (Cars)	16 vfp	4,928	2,464	2,464	422	211	211	360	180	180
Total Trips (Trucks)	3 vfp	924	462	462	78	39	39	68	34	34
Pass-by Trips (Cars) [5]	16 vfp	-	-	-	320	160	160	270	135	135
Pass-by Trips (Trucks)	3 vfp	-	-	-	-	-	-	-	-	-
New Trips (Cars) [6]	16 vfp	-	-	-	102	51	51	90	45	45
New Trips (Trucks)	3 vfp	-	-	-	78	39	39	68	34	34
NEW TRIPS [6]		**-**	**-**	**-**	**180**	**90**	**90**	**158**	**79**	**79**

[1] T = Trips Ends; X = Number of Fueling Positions; Y = 1,000 Square Feet Gross Floor Area (GFA)
[2] Gross Floor Area in Square Feet
[3] VFP = Vehicle Fueling Positions
[4] XX / YY = % entering vehicles / % exiting vehicles
[5] ITE *Trip Generation Manual* data indicates 76% (AM peak hour) and 75% (PM peak hour).
[6] New Trips = Pass-by Trips subtracted from Total Trips

SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- DEVELOPMENT IMPACT AREA
- DRAINAGE FLOW ARROW
- MOUNTABLE CURB W/RADIUS PROTECTOR
- 7 — PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TFR — TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

GENERAL SITE DATA

ITEM	REQUIRED	PROVIDED
LOT AREA (SF/AC)	5,000 SF MIN.	118,755 SF/2.73 AC
BUILDING FOOTPRINT (SF)	100,941 SF MAX	5,023 SF
TOTAL BUILDING AREA (SF)	85% LOT MAX	4.23% = 5,023 SF
BUILDING HEIGHT (FT/STORIES)	75 FT MAX.	20 FT
DEVELOPMENT IMPACT AREA (SF)	N/A	163,652 SF

PARKING DATA

ITEM	REQUIRED	PROVIDED
PARKING RATIO (FROM DDC)	1 SPACE : 350 SF	118,755 SF/2.73 AC
PROVIDED PARKING (# SPACES)	15 MIN, 19 MAX.	37 REG./39 TOTAL
ACCESSIBLE PARKING (# SPACES)	1	2
EXCESS PARKING >125% REQ.	N/A	20
BICYCLE PARKING	2	7

LANDSCAPING DATA

ITEM	REQUIRED	PROVIDED
LANDSCAPED AREA (SF/%)	17,060/15%	23,711/19.97%
TREE CANOPY (SF/%)	22,745 SF/20%	47,728 SF/40.19%

PERMEABLE AREA DATA

ALL PERMEABLE AREAS WITHIN THE LOT ARE LANDSCAPED.

IMPERVIOUS AREA DATA

ITEM	REQUIRED	PROVIDED
BUILDING FOOTPRINT (SF)	TOTAL = 101,695 SF MAXIMUM	5,023 SF
NON-BUILDING PAVEMENT (SF)		90,021 SF
TOTAL IMPERVIOUS AREA		95,044 SF

WATER UTILITIES DATA

ITEM	REQUIRED	PROVIDED
DOMESTIC WATER DEMAND (GPM)	N/A	±75 GPM
IRRIGATION WATER DEMAND (GPM)	N/A	±35 GPM
WASTEWATER LOADING (AVG GPD)	1.5KGPD/AC=4,095	±5,500 GPD

NOTE:
NO 100-YEAR FLOODPLAIN EXISTS WITHIN 200' OF PROPERTY

QT-1899 FUEL STOP

CITY ASSIGNED PROJECT NUMBER ZCP25-0039

4 PILLARS IN MOTION, LLC (INST. NO. 2017-106704)

JEFF SORENSEN & CARA SORENSEN (INST. NO. 2007-123183)

MOREAU FORREST SURVEY, ABSTRACT NO. 417, DENTON COUNTY

TOTAL LOT AREA: 118,755 S.F.-2.73 AC

ZONING: LI - LIGHT INDUSTRIAL

PROPOSED USE: C-STORE WITH AUTOMOTIVE FUEL SALES

ENGINEER OF RECORD
VILBIG AND ASSOCIATES
THOMAS L. VILBIG P.E.
517 W. WOODARD ST.
DENISON, TEXAS 75020
TEL: (214)-352-7333

QT REAL ESTATE
PROJECT MANAGER
QUIKTRIP CORPORATION
TARIQ SAMUELS
8700 FREEPORT PKWY,
SUITE 115,
IRVING, TX 75063
TEL: (945)-455-6411

SURVEYOR
KIMLEY HORN
STANLEY C. RUSSELL R.P.L.S.
801 CHERRY ST.
UNIT 11, # 1300
FORT WORTH, TEXAS 76102
TEL: (817)-335-6511

DATE OF PREPARATION
01-21-2026

Vilbig and Associates PLLC
Consulting Engineers and Surveyors
Texas Engineering Firm # F-5614
Texas Surveying Firm # 10033000
www.vilbig.com

PROJECT NO.:2016-36

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QuikTrip No. 1899
3601 E. UNIVERSITY DRIVE
DENTON, TX 76208

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PROTOTYPE:	P-122 (05/22/25)
DIVISION:	
VERSION:	001
DESIGNED BY:	MCW
DRAWN BY:	MCW
REVIEWED BY:	TLV

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE:

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C6.01

FILE LOCATION:\\10.0.3.100\Projects\2016-X QuikTrip\2016-36 QT-1899 Denton TX\Production Drawings\QT-1899 Civil - Alt Detention.dwg TAB NAME:Overall Plan Layout USER:Molly SAVED:1/15/2026 6:01 PM PLOTTED:1/21/2026 10:50 AM

LOT AREA	118,755 S.F.–2.73 AC
ZONING	LI – LIGHT INDUSTRIAL
BLDG. AREA	5,023 S.F.
BUILDING HEIGHT	20 FT.
MIN REQUIRED PARKING	15 – 1 PER 350 GROSS FLOOR AREA SF
MAX REQUIRED PARKING	19 – 125% OF MIN REQUIRED PARKING
H.C. SPACES	2
REGULAR SPACES	37
TOTAL SPACES	39

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SHEET TITLE:
SITE PLAN

SHEET NUMBER:
7.01

SITE LEGEND

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

RE: C6.01 FOR OVERALL SITE PLAN

RE: TRAFFIC SIGNAL PLANS FOR RELOCATED TRAFFIC SIGNAL

US 380/US 377
E. UNIVERSITY DRIVE
(A VARIABLE WIDTH RIGHT-OF-WAY)

20 10 0 20 40

FILE LOCATION:\\10.0.3.100\Projects\2016-X QuikTrip\2016-36 QT-1899 Denton TX\Production Drawings\QT-1899 Civil - Alt Detention.dwg TAB NAME:Site USER:Molly SAVED:1/15/2026 6:01 PM PLOTTED:1/21/2026 10:50 AM