

7-ELEVEN AT SMITH & TOWER SITE PLAN

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 34, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

FLATTEN AUTOCAD
SHX TEXT

FLATTENED.

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

BENCHMARK:

CITY OF AURORA BM 3S6633NE002 – COA BRASS CAP SET IN NOSE OF MEDIAN IN TOWER ROAD NORTH OF EAST ENTRY TO TOWER CENTER FOR INDUSTRY. ELEVATION: 5438.06 FEET (NAVD 1988 DATUM).

BASIS OF BEARING:

BEARINGS ARE BASED ON THE WEST LINE OF THE NW 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING N00°08'24"E BOUNDED BY THE

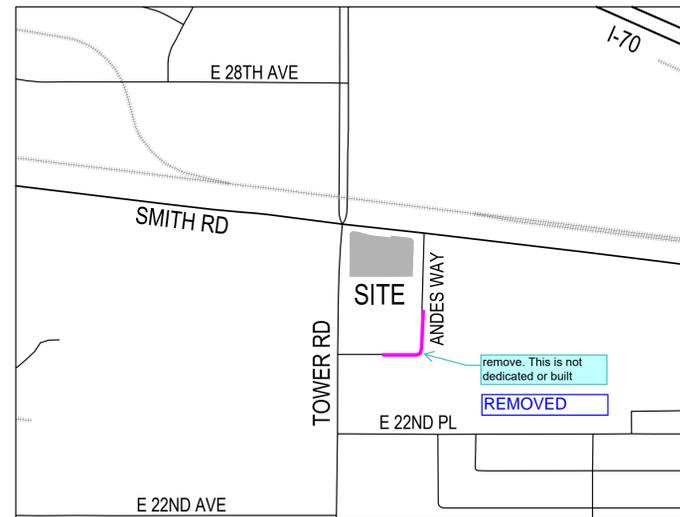
MONUMENTS SHOWN HEREON:

Monuments are not shown on this site plan and they should be fully described in the basis of bearing statement per AES Board Rule.

STATEMENT REVISED AND MONUMENTS ADDED TO THE PLAN.

LEGAL DESCRIPTION:

LOT 1 BLOCK 1 SMITH & TOWER SUBDIVISION FILING NO. 1



VICINITY MAP

SCALE: 1" = 500'

SIGNATURE BLOCK:

THIS SITE PLAN AND ANY AMENDMENTS SHALL BE BINDING UPON THE APPLICANT 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, _____ HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, _____.

BY: _____, ITS MANAGING DIRECTOR

STATE OF COLORADO)
COUNTY OF ARAPAHOE)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD, _____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

DEVELOPER

CADENCE DEVELOPMENT LLC
6400 S FIDDLERS GREEN CIRCLE, SUITE 1820
GREENWOOD VILLAGE, CO 80111
720-496-2580
CONTACT: KAY STALLWORTHY
KSTALLWORTHY@CADENCECAP.COM

ENGINEER

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315
LITTLETON, CO 80128
303-232-8088
CONTACT: JERRY W. DAVIDSON, P.E.
JDAVIDSON@PERCEPTIONDESIGNGROUP.COM

ARCHITECT

NAOS
4949 SOUTH SYRACUSE STREET, SUITE 460
DENVER, COLORADO 80237
303-759-5777
CONTACT: BRIAN YOUNG
BRIANY@NAOSDG.COM

SURVEYOR

ENGINEERING SERVICE COMPANY
14190 EAST EVANS AVENUE
AURORA, CO 80014
303-337-1393
CONTACT: CHIP BECKSTROM, P.L.S.
CBECKSTROM@ENGINEERINGSERVICECO.COM

LANDSCAPE ARCHITECT

JUMP DESIGN COMPANY
1733 SOUTH CLARKSON STREET
DENVER, CO 80210
303-282-0463
CONTACT: TOM JUMP
TOMJ@JUMPDESIGNCO.COM

SITE DATA TABLE		
LAND AREA	90,805 S.F.	2.0846 ACRES
GROSS FLOOR AREA	4,650 S.F. - TOTAL	
	3,650 S.F. - RETAIL, 1,000 S.F. - RESTAURANT	
NUMBER OF BUILDINGS	1	
MAXIMUM HEIGHT OF BUILDINGS	PERMITTED: 60'-0"	PROPOSED: 24'-8"
TOTAL BUILDING COVERAGE	4,650 S.F.	5.1%
CANOPY COVERAGE	3,346 S.F.	3.7%
HARD SURFACE AREA (DRIVES + PARKING + SIDEWALK)	47,520 S.F.	52.3%
LANDSCAPE AREA	35,289 S.F.	38.9%
PRESENT ZONING CLASSIFICATION	I-1: BUSINESS / TECH DISTRICT	
PROPOSED ZONING CLASSIFICATION	I-1: BUSINESS / TECH DISTRICT	
PROPOSED USE	fueling station	RETAIL / RESTAURANT
PARKING	REQUIRED	PROVIDED
4 SPACES PER 1,000 S.F. GFA	19	40
MAXIMUM PERMITTED SIGN AREA	221.5 S.F.	
MAX NUMBER OF SIGNS	5	
ACCESSIBLE SPACE PER 20 REQUIRED	1	2
BICYCLE SPACES 10% OF REQUIRED PARKING	2 SPACES / 1 RACK	2 SPACES / 1 RACK
IBC BUILDING CONSTRUCTION TYPE	V-B, NON-SPRINKLERED	
OCCUPANCY CLASSIFICATION	GROUP M - MERCANTILE	

Add: 2015
2015 ADDED
Add: 2015 IBC

ADJUSTMENTS

AMENDMENTS

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____
PLANNING DIRECTOR: _____ DATE: _____
PLANNING AND ZONING COMMISSION: _____ DATE: _____
CITY COUNCIL: _____ DATE: _____
ATTEST: _____ DATE: _____

SINCE NO PC OR CC HEARINGS I REMOVED THESE LINES. LET ME KNOW IF THEY NEED TO GO BACK

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COLORADO AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____ AD, _____.

SHEET INDEX

- COVER SHEET
- SITE PLAN NOTES
- SITE PLAN
- STREET CROSS SECTIONS
- GRADING PLAN
- UTILITY PLAN
- LANDSCAPE PLAN
- SITE DETAILS
- EXTERIOR ARCHITECTURAL ELEVATIONS
- EXTERIOR ARCHITECTURAL ELEVATIONS
- ARCHITECTURAL CANOPY AND TRASH ENCLOSURE ELEVATIONS
- COLOR EXTERIOR ELEVATIONS
- COLOR EXTERIOR ELEVATIONS
- COLOR CANOPY AND TRASH ENCLOSURE ELEVATIONS
- PHOTOMETRIC SITE PLAN
- EXTERIOR LIGHTING CUTSHEETS
- EXTERIOR STREET LIGHTING CUTSHEETS
- EXTERIOR MATERIALS

COVER SHEET
7-ELEVEN AT SMITH & TOWER
SITE PLAN
MAY 06, 2022
SHEET 1 OF 18



**7-ELEVEN AT SMITH & TOWER
SITE PLAN**
**A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 34, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**

SITE PLAN NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND 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.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. 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. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
6. 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 PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
9. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
10. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. 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 OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED 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.
13. 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.
14. 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.
15. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
16. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
17. 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. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
18. THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.

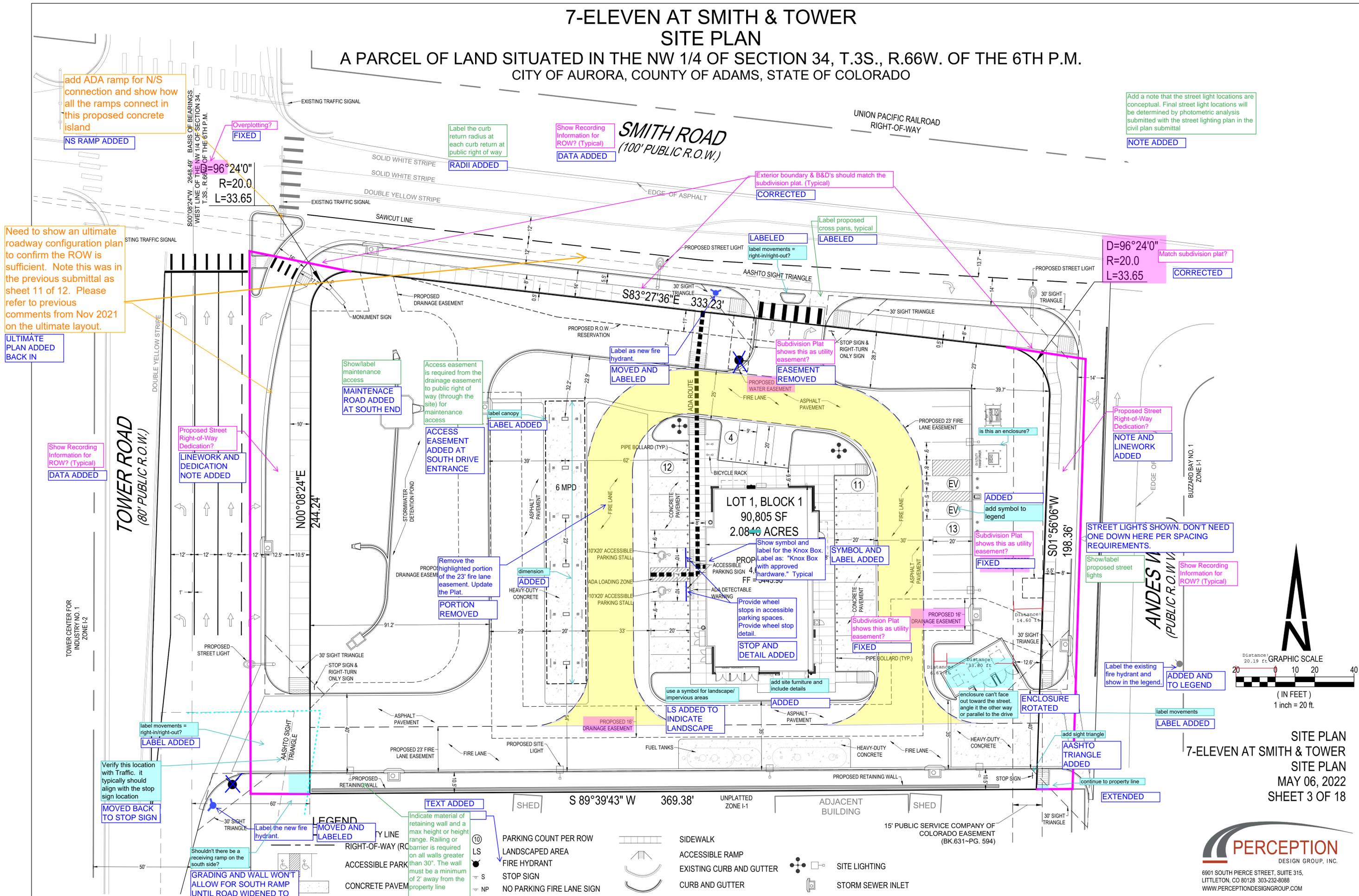
Add the following note:
The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.

NOTE ADDED

SITE PLAN NOTES
7-ELEVEN AT SMITH & TOWER
SITE PLAN
MAY 06, 2022
SHEET 2 OF 18

7-ELEVEN AT SMITH & TOWER SITE PLAN

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add ADA ramp for N/S connection and show how all the ramps connect in this proposed concrete island
NS RAMP ADDED

Overplotting?
FIXED

Label the curb return radius at each curb return at public right of way
RADIUS ADDED

Show Recording Information for ROW? (Typical)
DATA ADDED

Add a note that the street light locations are conceptual. Final street light locations will be determined by photometric analysis submitted with the street lighting plan in the civil plan submittal
NOTE ADDED

Need to show an ultimate roadway configuration plan to confirm the ROW is sufficient. Note this was in the previous submittal as sheet 11 of 12. Please refer to previous comments from Nov 2021 on the ultimate layout.
ULTIMATE PLAN ADDED BACK IN

Show Recording Information for ROW? (Typical)
DATA ADDED

Proposed Street Right-of-Way Dedication?
LINEWORK AND DEDICATION NOTE ADDED

Show/label maintenance access
MAINTENANCE ROAD ADDED AT SOUTH END

Access easement is required from the drainage easement to public right of way (through the site) for maintenance access
ACCESS EASEMENT ADDED AT SOUTH DRIVE ENTRANCE

Label as new fire hydrant
MOVED AND LABELED

Exterior boundary & B&D's should match the subdivision plat. (Typical)
CORRECTED

Label proposed cross pans, typical
LABELED

D=96°24'0"
R=20.0
L=33.65
Match subdivision plat?
CORRECTED

Proposed Street Right-of-Way Dedication?
NOTE AND LINEWORK ADDED

Show symbol and label for the Knox Box. Label as: "Knox Box with approved hardware." Typical
SYMBOL AND LABEL ADDED

Subdivision Plat shows this as utility easement?
FIXED

STREET LIGHTS SHOWN. DON'T NEED ONE DOWN HERE PER SPACING REQUIREMENTS.

Remove the highlighted portion of the 23' fire lane easement. Update the Plat.
PORTION REMOVED

Provide wheel stops in accessible parking spaces. Provide wheel stop detail.
STOP AND DETAIL ADDED

Subdivision Plat shows this as utility easement?
FIXED

Show/label proposed street lights
Show Recording Information for ROW? (Typical)

Label the existing fire hydrant and show in the legend.
ADDED AND TO LEGEND

label movements = right-in/right-out?
LABELED

Verify this location with Traffic. it typically should align with the stop sign location
MOVED BACK TO STOP SIGN

Shouldn't there be a receiving ramp on the south side?
GRADING AND WALL WON'T ALLOW FOR SOUTH RAMP UNTIL ROAD WIDENED TO THE SOUTH

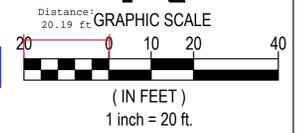
LEGEND
MOVED AND LABELED

Indicate material of retaining wall and a max height or height range. Railing or barrier is required on all walls greater than 30". The wall must be a minimum of 2' away from the property line
NOTE ADDED, WALL MOVED 2' OFF PL

- 10 PARKING COUNT PER ROW
- LS LANDSCAPED AREA
- FIRE HYDRANT
- STOP SIGN
- NP NO PARKING FIRE LANE SIGN

- SIDEWALK
- ACCESSIBLE RAMP
- EXISTING CURB AND GUTTER
- CURB AND GUTTER

- SITE LIGHTING
- STORM SEWER INLET



SITE PLAN
7-ELEVEN AT SMITH & TOWER
SITE PLAN
MAY 06, 2022
SHEET 3 OF 18



7-ELEVEN AT SMITH & TOWER SITE PLAN

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 34, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SMITH ROAD
(100' PUBLIC R.O.W.)

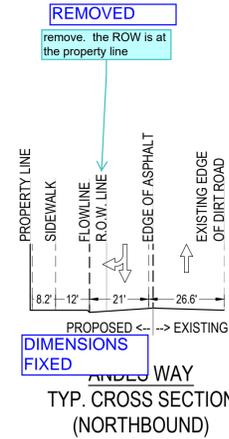
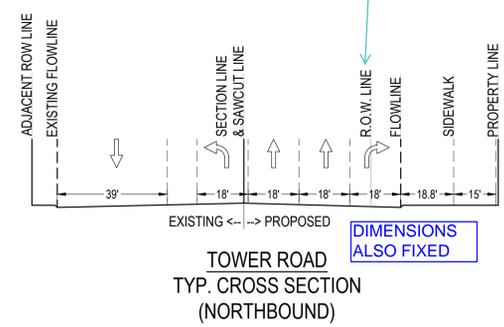
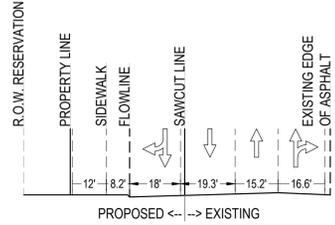
TOWER ROAD
(80' PUBLIC R.O.W.)

ANDES WAY
(PUBLIC R.O.W. VARIES)

S00°08'24"W 2648.49' BASIS OF BEARINGS
WEST LINE OF THE NW 1/4 OF SECTION 34,
T.3S., R.66W. OF THE 6TH P.M.

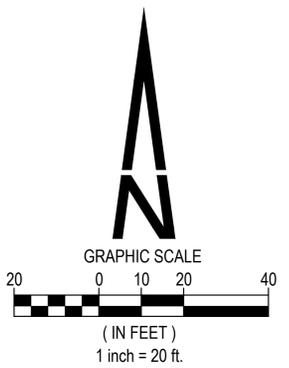
SOLID WHITE STRIPE
SOLID WHITE STRIPE
DOUBLE YELLOW STRIPE

EDGE OF ASPHALT



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY (ROW) LINE
- SIDEWALK
- ACCESSIBLE RAMP
- STORM SEWER INLET
- EXISTING CURB AND GUTTER
- CURB AND GUTTER
- CONCRETE PAVEMENT



1 STREET CROSS SECTIONS
7-ELEVEN AT SMITH & TOWER
SITE PLAN
MAY 06, 2022
SHEET 4 OF 18

PERCEPTION
DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315,
LITTLETON, CO 80128 303-232-8088
WWW.PERCEPTIONDESIGNGROUP.COM

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SMITH ROAD
(100' PUBLIC R.O.W.)

For the pond:
Show/label maintenance access to the pond bottom and the top of the outlet structure outside of the pond bottom, label slopes - max 4:1 side slopes, min 2% pond bottom, show/label 100-year water surface elevation, label emergency spillway, indicate direction of emergency overflow, label drainage easement

Add a note indicating if the storm sewer system is public or private and who will maintain it.

THESE ITEMS ARE ADD

NOTE ADDED

Label slopes in landscape areas - min 2% required in all non-paved areas

ADA ROUTE ADDED ON EVERY SHEET
Identify exterior accessible route with a heavy dashed line; route shall be continuous to public way and all site amenities. (Heavy dashed line shall be shown on Site, Utility, Grading, Photometric and Landscaping Plans.)

what is going on here? if this is a curb there is a tripping hazard

WALK REVISED HERE

Max 2% slope in any direction at handicap parking spaces

LOT 1, BLOCK 1
NOTED, WE COMPLY
2.0846 ACRES

SLOPES ADDED TO ILLUSTRATE THIS
Min. slope away from the building is 5% for 10' for landscape areas, min. 2% for impervious areas.

Show accessible parking spaces and aisle.

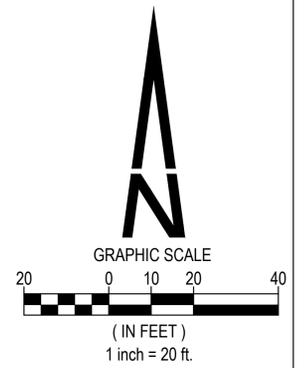
STRIPING AND SPOT ELEVATIONS ADDED

Provide spot elevations to verify the maximum 2% grade in accessible parking space & aisle.

show how contours tie in
TIE IN ADDED. WALL WILL NEED TO EXTEND IN ROW UNTIL FUTURE WIDENING OCCURS

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY (R.O.W.)
- SIDEWALK
- ACCESSIBLE RAMP
- FIRE HYDRANT
- CONCRETE PAVEMENT
- Railing or barrier is required on all walls greater than 30". The wall must be a minimum of 2' away from the property line. Structural calculations are required on all walls greater than 4'
- WALL MOVED. TYP SECTION ADDED
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- Include a typical section for the retaining wall
- CURB AND GUTTER
- D GUTTER
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER INLET

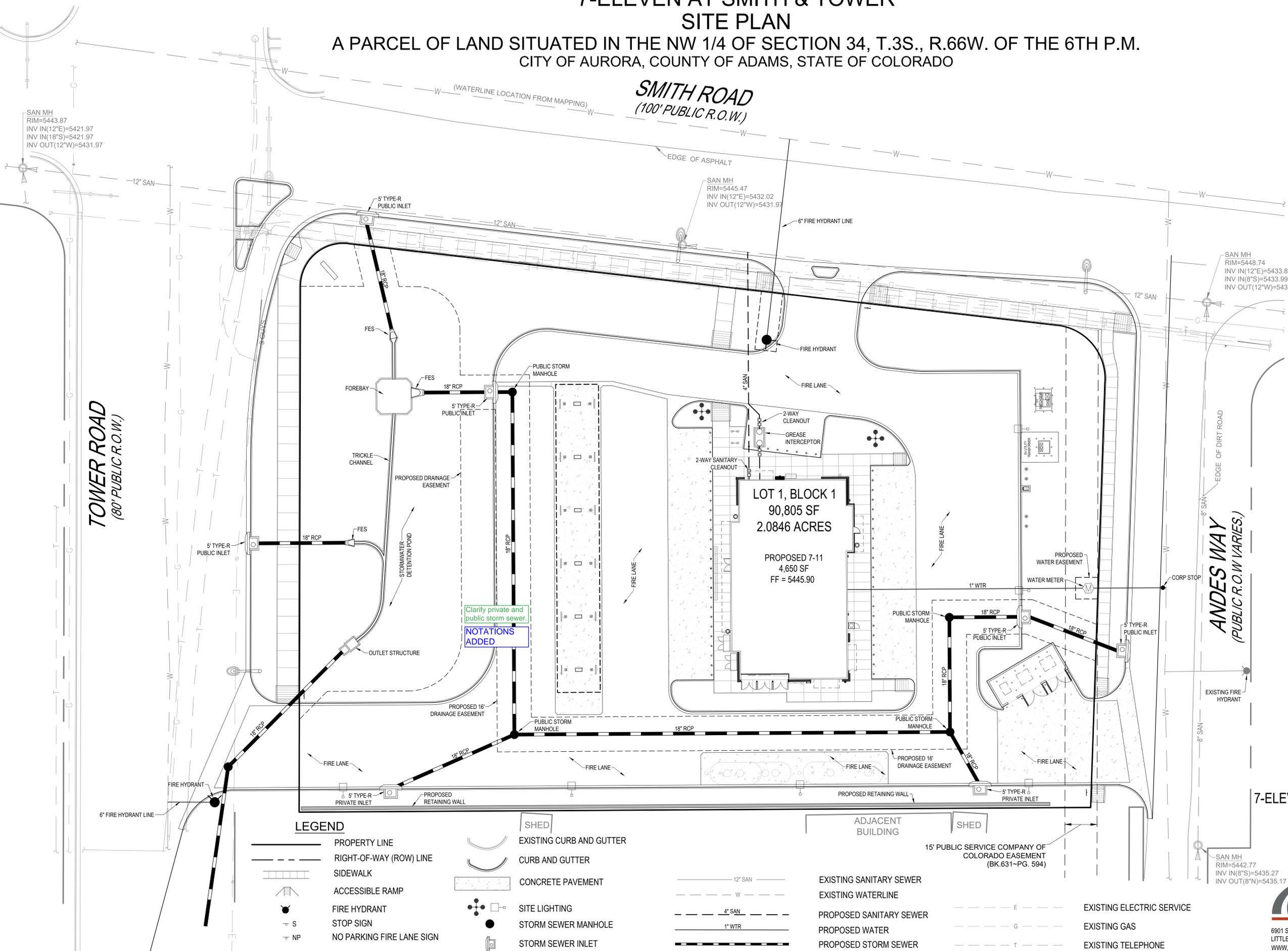


GRADING PLAN
7-ELEVEN AT SMITH & TOWER
SITE PLAN
MAY 06, 2022
SHEET 5 OF 18



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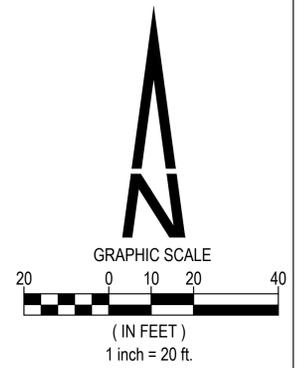
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



Clarify private and public storm sewer.
NOTATIONS ADDED

LEGEND

- | | | | | | |
|--|---------------------------|--|--------------------------|--|---------------------------|
| | PROPERTY LINE | | EXISTING CURB AND GUTTER | | EXISTING SANITARY SEWER |
| | RIGHT-OF-WAY (ROW) LINE | | CURB AND GUTTER | | EXISTING WATERLINE |
| | SIDEWALK | | CONCRETE PAVEMENT | | PROPOSED SANITARY SEWER |
| | ACCESSIBLE RAMP | | SITE LIGHTING | | PROPOSED WATER |
| | FIRE HYDRANT | | STORM SEWER MANHOLE | | PROPOSED STORM SEWER |
| | STOP SIGN | | STORM SEWER INLET | | EXISTING ELECTRIC SERVICE |
| | NO PARKING FIRE LANE SIGN | | | | EXISTING GAS |
| | | | | | EXISTING TELEPHONE |



UTILITY PLAN
7-ELEVEN AT SMITH & TOWER
SITE PLAN
MAY 06, 2022
SHEET 6 OF 18



7-ELEVEN AT SMITH & TOWER

SITE PLAN A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 34, T.3S., R.66W. OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLO.

SITE DATA CALCULATION TABLE

SITE DATA	AREA IN SQ. FT.
TOTAL SITE AREA	89,072 SF
BUILDING COVERAGE	5,170 SF
HARD SURFACE AREA	50,058 SF
LANDSCAPE AREA	35,289 SF

FIRE HYDRANT ACCESS:

- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE OR EMERGENCY ACCESS EASEMENTS.
- ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5'-0").

GENERAL PLAN NOTES:

- THE DEVELOPER, HIS SUCCESSORS & ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE & REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- IN ALL BED AREAS, THE TOP 6" OF SUBGRADE SHALL BE TOPSOIL AND SOIL PREPARATION MIXTURE, ROTOTILLED TO A DEPTH OF 8". SOIL PREP SHALL BE COMPOSTED ORGANIC SOIL AMENDMENT APPLIED AT 4 C.Y./1000 S.F.
- SHRUB BEDS SHALL BE MULCHED WITH 4" DEPTH 3/4" DIA. CRUSHED GRANITE ROCK OVER WEED BARRIER FABRIC. MULCH COLOR SHALL COMPLEMENT BUILDING AND COBBLES. MULCH SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.
- STEEL EDGER SHALL BE GREEN OR BLACK 3/16" X 4" PAINTED STEEL WITH ROLLED TOP EDGE.
- 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.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- PARKING LOT LIGHTING WILL BE ALUMINUM POLE-MOUNTED 30' HEIGHT, SINGLE AND QUAD HEADS, 30K LUMEN LED FIXTURES WITH GLASS LENS WITH BLACK TEXTURED FINISH. SEE ARCHITECTURAL PHOTOMETRIC AND LIGHTING SPECIFICATION DRAWINGS.
- WALKS, CURBS & GUTTERS WILL BE CONCRETE PAVING. THE DRIVEWAY AND PARKING AT THE BUILDING WILL BE ASPHALT.
- THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 3 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS.
- LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANT IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
- FIRE HYDRANTS PLACED IN LANDSCAPE ISLANDS MUST MAINTAIN A 3' MINIMUM CLEARANCE TO THE FACE OF ALL ADJACENT CURBS.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10
1" ACORNS 50 YEARS VERY FEW. CHANGED IN THIS LOCATION TO HERITAGE WHICH HAS 1/2" ACORNS

PLANT LIST

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	HYDRO ZONE	MATURE WIDTH	MATURE HEIGHT	INSTALL SIZE	NOTES
DECIDUOUS TREES								
CO	5	Quercus muehlenbergii	Chinkapin Oak	L	35-50'	35-60'	2.5" cal.	B&B, single stem, full head.
GN	2	Tilia cordata 'Glenleven'	Glenleven Linden	M	25-35'	40-50'	2.5" cal.	Healthy & well established. Min. ht. & roots per ANSI Z60.1-2014 and Colo. Nursery Act.
HB	3	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	L	35-50'	50-60'	2.5" cal.	
TE	4	Ulmus 'Triumph'	Triumph Elm	L	40-50'	50-60'	2.5" cal.	
ORNAMENTAL TREES								
CB	3	Malus 'Coralburst'	Coralburst Crabapple	L	12-15'	12-15'	2" cal.	
CH	11	Pyrus calleyana 'Chanticleer'	Chanticleer Pear	L	15-20'	20-25'	2" cal.	
PF	5	Malus 'Prairiefire'	Prairiefire Crabapple	M	15-20'	18-20'	2" cal.	
EVERGREEN TREES								
AP	3	Pinus nigra	Austrian Pine	L	20-30'	30-50'	6" HT.	B&B full & bushy Healthy & established; min. ht. & roots per ANSI & CNA.
BP	1	Pinus aristata	Bristlecone Pine	L	10-20'	20-40'	6" HT.	
DECIDUOUS SHRUBS								
CM	21	Philadelphus lewisii 'Cheyenne'	Cheyenne Mockorange	L	6-8'	T (6-8')	#5 container	
CP	30	Ligustrum vulgare 'Cheyenne'	Cheyenne Privet	L	5-6'	M (5-6')	#5 container	
DL	29	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	L	3-4'	M (3-4')	#5 container	
GF	55	Spiraea japonica 'Goldflame'	Goldflame Spirea	L	3-4'	L (2-3')	#5 container	
GL	59	Rhus aromatica 'Grow-low'	Grow-Low Sumac	L	3-4'	L (2-3')	#5 container	
LD	64	Physocarpus opulifolia 'Little Devil'	Little Devil Ninebark	L	3-4'	M (3-4')	#5 container	
LP	21	Ligustrum vulgare 'Lodense'	Lodense Privet	L	3-4'	M (3-4')	#5 container	
NV	6	Viburnum lentago	Nannyberry Viburnum	L	8-15'	M (6-8')	#5 container	
TB	3	Frangula alnus 'Columnaris'	Tallhedge Buckthorn	L	3-4'	T (10-12')	#5 container	
EVERGREEN SHRUBS								
AJ	26	Juniperus chinensis 'Armstrong'	Armstrong Juniper	L	3-4'	M (3-4')	#5 container	
BH	24	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	L	5-6'	L (1'-1')	#5 container	
HO	39	Juniperus chinensis 'Holbert'	Holbert Juniper	L	6-8'	L (2-3')	#5 container	
ORNAMENTAL GRASSES								
BA	43	Helictotrichon sempervirens	Blue Avena Grass	L	2-3'	M (2-3')	18-21" ht.	#5 container
BB	53	Andropogon gerardii 'Windwalker'	Windwalker Big Bluestem	L	2-3'	M (3-4')	21-24" ht.	#5 container
RS	30	Panicum virgatum 'Shenandoah'	Red Switch Grass	L	18-24"	M (3-4')	21-24" ht.	#5 container

- PLANTS SHALL BE HEALTHY & WELL-ESTABLISHED B&B OR CONTAINER STOCK AND CONFORM TO STANDARDS IN THE "AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION. NUMBER OF GAMES SHALL BE PERMITTED TO BE LISTED ABOVE.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND THIS LIST, MATERIAL QUANTITY AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.

COOL SEASON GRASSES CALC. TABLE

MAX. % COOL SEASON GRASSES ALLOWED	11,645 SF	33%
MAX. % COOL SEASON GRASSES PROVIDED	11,282 SF	31.9%

INERT SURFACE GROUND COVERAGE

ROCK MULCH PLANTING BEDS	13,705 SF	38.8% OF U.S. AREA
TOTAL INERT SURFACE-COBBLE & RIPRAP	1,424 SF	4.0% OF U.S. AREA

Open Space Landscape REQUIREMENTS

Required: (1 tree & 10 shrubs / 4000 SF)	
AREA	TREES Req'd. / Prov. SHRUBS Req'd. / Prov.
8,970 SF	2.24 / 2 22 / 24

NON-RES. BUILDING PERIMETER LANDSCAPING INFORMATION

ELEVATION (DIRECTION FACING)	REVISD LENGTH	REQ'D. TREE EQUIVALENT (1 T.E./40')	TREES PROVIDED	SHRUBS PROVIDED/PROVIDED
NORTH	54'	1.35	0	14 / 14
SOUTH	54'	1.35	0	14 / 14
EAST			0	23 / 24
WEST			0	23 / 24

TABLE OF STREET FRONTAGE AND NON-STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS

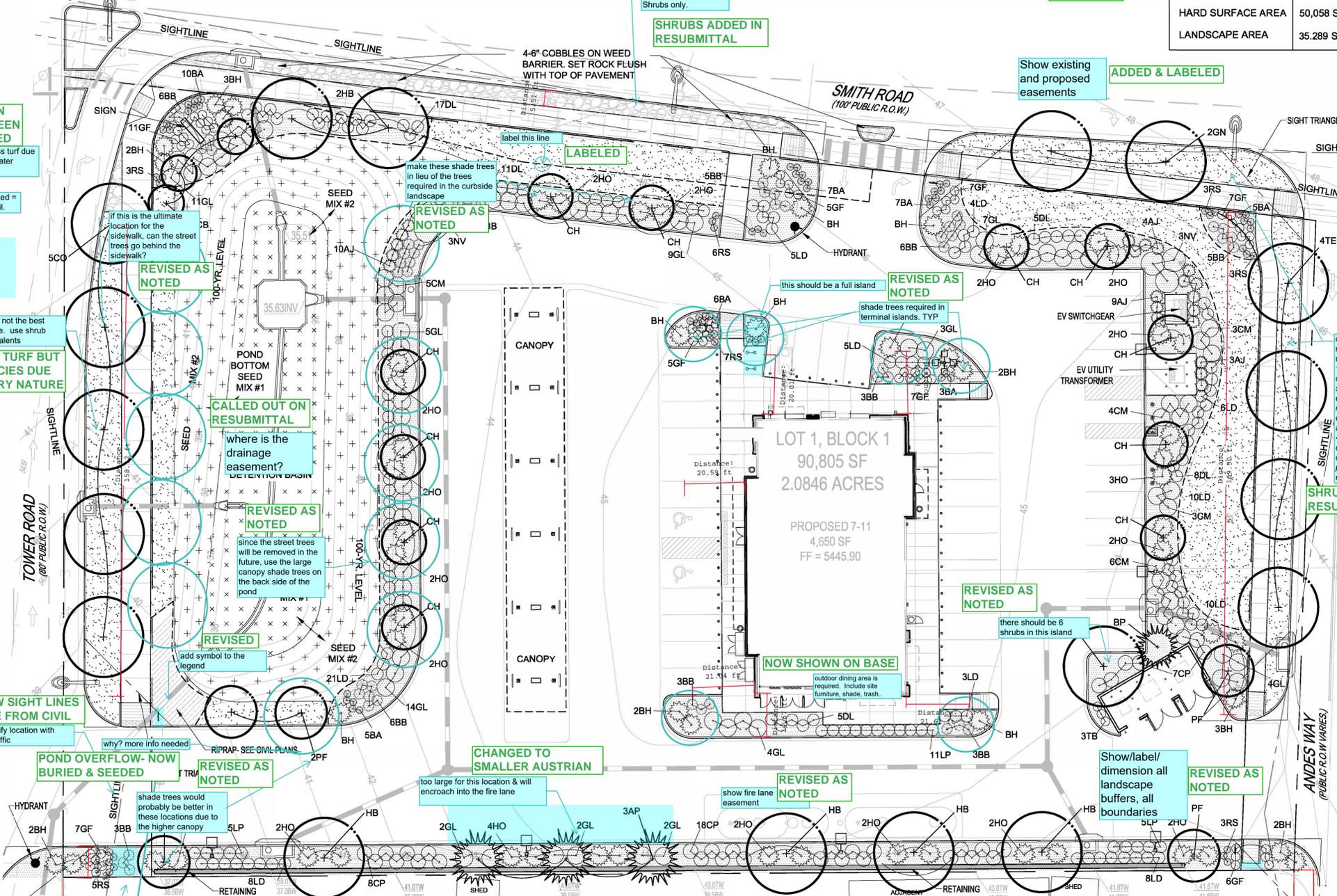
LENGTH/ADJ. LAND USE	STANDARD BUFFER WIDTH/BUFFER WIDTH PROVIDED	LANDSCAPE REQUIREMENTS	BUFFER REDUCTION FEATURES	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
SMITH ROAD FRONTAGE LENGTH: 342'	NA	1 TREE /40 L.F.	NA	9	NA	4	NA
SMITH ROAD PERIMETER BUFFER LENGTH: 342'	20' Std. / 15'	1 TREE & 10 SHRUBS/40 L.F.	HEDGE	9	86	5	147
TOWER ROAD FRONTAGE LENGTH: 256'	NA	1 TREE /40 L.F.	NA	7	NA	5	NA
TOWER ROAD PERIMETER BUFFER LENGTH: 256'	20' Std. / 15'	1 TREE & 10 SHRUBS/40 L.F.	HEDGE	7	65	6	95
ANDES WAY FRONTAGE LENGTH: 185'	NA	1 TREE /40 L.F.	NA	6	NA	4	NA
ANDES WAY PERIMETER BUFFER LENGTH: 185'	20' Std. / 15'	1 TREE & 10 SHRUBS/40 L.F.	HEDGE	6	46	5	76
SOUTH NON-RES. PERIMETER BUF LENGTH: 369'		TREE & 10 SHRUBS/40 L.F.	NA	10	92	9	103

HYDROZONE TABLE

SYM.	HYDROZONE	LANDSCAPE TYPE	AREA / %
[Symbol]	HIGH USE	IRRIGATED TURF	
[Symbol]	LOW USE	SHRUB BEDS	
[Symbol]	VERY LOW	NATIVE SEED	AREAS & %'s ADDED TO RESUBMITTAL

LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- EDGER
- CRUSHED GRANITE MULCH- 3/4" DIA.
- IRRIGATED COOL SEASON SEASON GRASS
- IRRIGATED NATIVE SEED MIX #1
- POND BOTTOM SEED MIX #2
- 4-6" COBBLES
- PARKING LOT LIGHT



NOT FOR CONSTRUCTION

LANDSCAPE PLAN
7-ELEVEN AT SMITH & TOWER
SITE PLAN
MAY 6, 2022
SHEET 7 OF 18

PERCEPTION
DESIGN GROUP, INC.

8901 SOUTH PIERCE STREET, SUITE 315,
LITTLETON, CO 80128 303-232-8088
WWW.PERCEPTIONDESIGNGROUP.COM

SCALE 1" = 20'

CITY PROJECT NUMBER 2020-6060; 2020-3059-00

replace with city standard notes

REMOVED

is this seedless?

these don't do well next to pavement. They scorch

REMOVED

DESIGN HAS BEEN REVISED

limit bluegrass turf due to pending water restrictions

REMOVED

REVISD AS NOTED

if this is the ultimate location for the sidewalk, can the street trees go behind the sidewalk?

REVISD AS NOTED

REVISD AS NOTED

turf is not the best choice. use shrub equivalents

REVISD AS NOTED

where is the drainage easement?

REVISD AS NOTED

since the street trees will be removed in the future, use the large canopy shade trees on the back side of the pond

REVISD AS NOTED

add symbol to the legend

NEW SIGHT LINES ARE FROM CIVIL

verify location with Traffic

why? more info needed

REVISD AS NOTED

POND OVERFLOW- NOW BURIED & SEEDDED

too large for this location & will encroach into the fire lane

CHANGED TO BLUE AVENA

may be too tall

REVISD AS NOTED

show fire lane easement

REVISD AS NOTED

Show/label/ dimension all landscape buffers, all boundaries

REVISD AS NOTED

curbside landscape should be in a separate table.

REVISD TO MATCH

Show existing and proposed easements

ADDED & LABELED

curbside landscape needs to include plant material. Sect 146-4.7.5.C.2.v: one shrub per 40 square feet or shrub equivalents may be installed within the curbside landscape area and no more than 40 percent of the shrub count can be ornamental grasses provided as shrub equivalents.

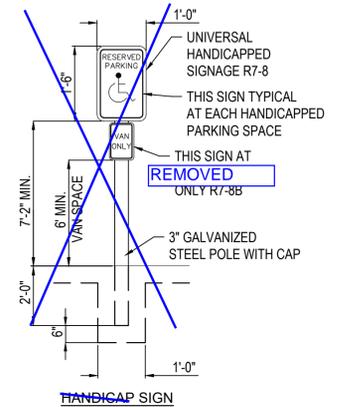
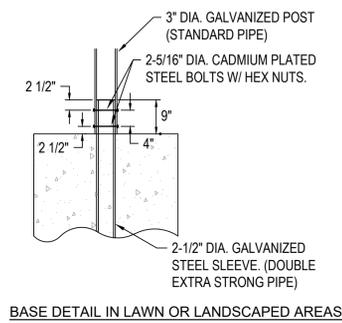
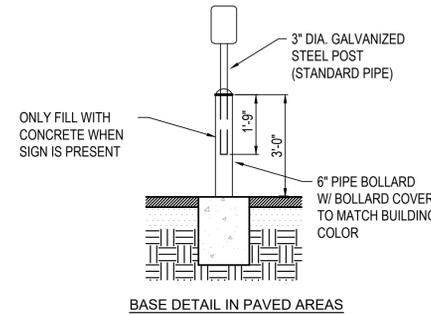
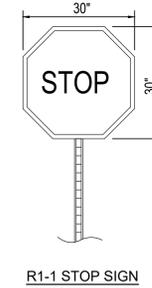
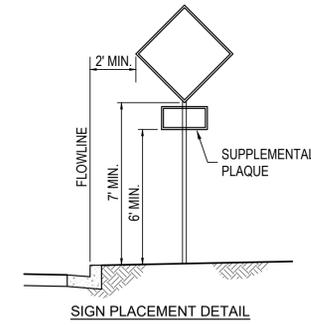
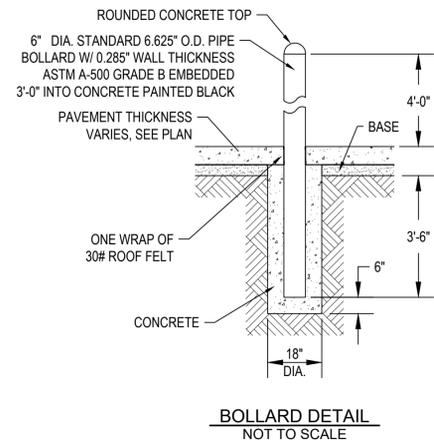
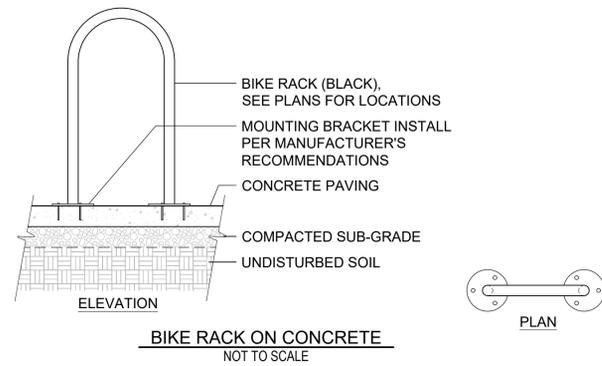
SHRUBS ADDED IN RESUBMITTAL

7-ELEVEN AT SMITH & TOWER SITE PLAN

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 34, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

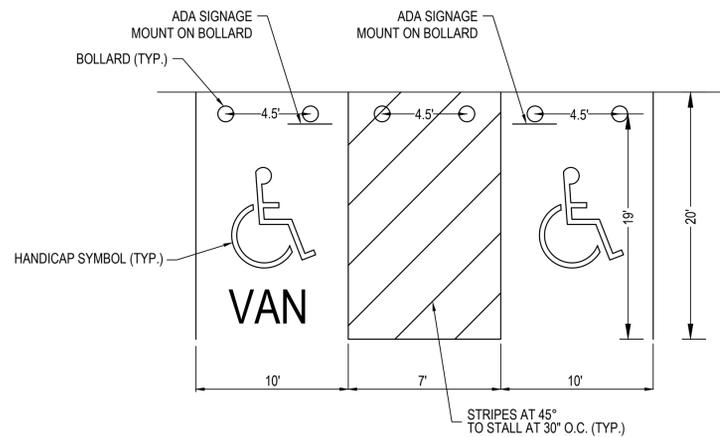
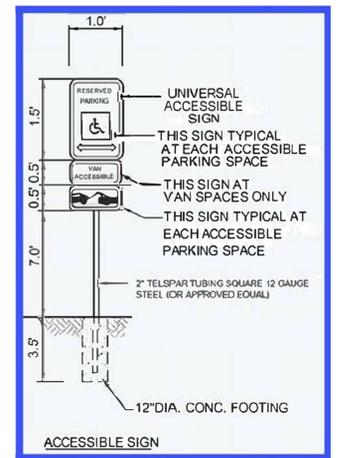
add tree,
shrub,
edger
details

DETAIL ADDED

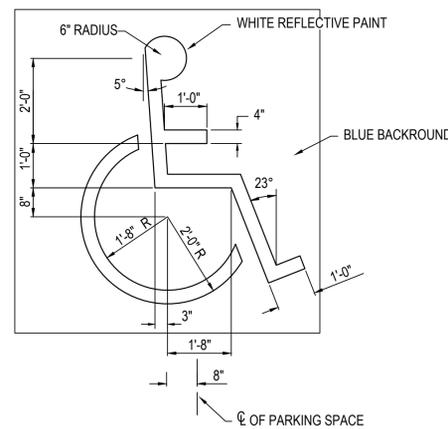


PROVIDE TRAFFIC CONTROL SIGNS COMPLYING WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S MANUAL "UNIFORM TRAFFIC CONTROL DEVICES", AND LOCAL CODES.

SITE SIGNAGE DETAILS
NOT TO SCALE



HANDICAP STRIPING DETAILS
NOT TO SCALE



HANDICAP SYMBOL DETAIL
NOT TO SCALE

A

B

C

include a detail for the retaining wall

1. Signs shall be located at the right side of the fire lane. The intermediate signs shall have double directions.
2. Typically, the maximum spacing of the fire lane signs is established at 100' on center with signs being placed on both sides of the fire lane easement (50' on center alternating sides). 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 an 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 the sign post.
6. Placement of these fire lane 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.

Updated accessible parking details.
UPDATED

WALL DETAIL ON GRADING PLAN SHEET

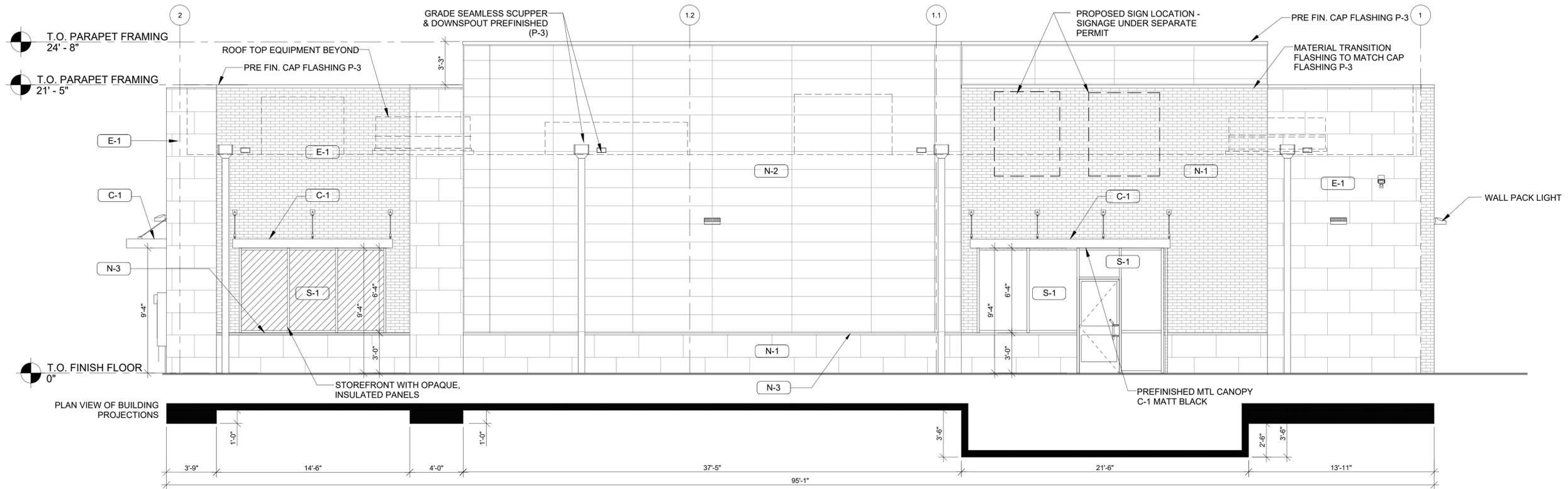
Updated fire lane sign details and notes.

UPDATED DETAIL AND NOTES

SITE DETAILS
7-ELEVEN AT SMITH & TOWER
SITE PLAN
MAY 06, 2022
SHEET 8 OF 18

7-ELEVEN AT SMITH & TOWER SITE PLAN

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 34, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



ELEVATION CALL OUTS HAVE BEEN REVISED

east?

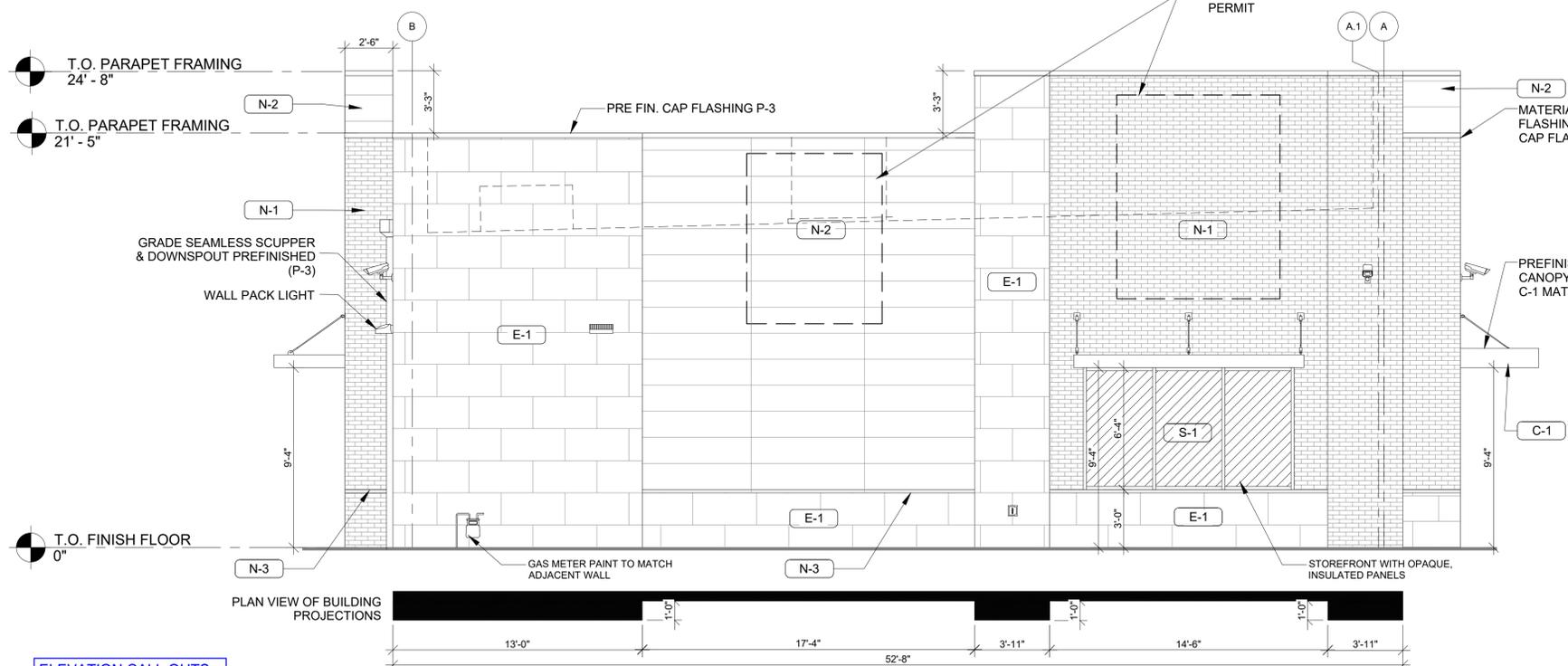
1 WEST ELEVATION - FRONT
1/4" = 1'-0"

MATERIAL LEGEND

N-1 NICHIBA BRICK NICHIBA BRICK SERIES, MODERN BRICK - MIDNIGHT	N-2 NICHIBA STONE NICHIBA - TUFFBLOCK STACKED PATTERN PEWTER	E-1 NICHIBA PANEL NICHIBA - MASONRY SERIES, SANDSTONE DESERT BEIGE	N-3 PRECAST SILL SMOOTH SYNTHETIC STONE SILL, GREY	C-1 PRE FINISHED ALUMINUM CANOPY MAPES LUMISHADE CANOPY ALUMINUM - MATT BLACK BAKED ENAMEL	S-1 ALUMINUM STOREFRONT KAWNEER BLACK	PARAPET CAP FLASHING @ BUILDING DUROLAST VERSATRIM CAP FLASHING - COLOR, COAL BLACK
PARAPET CAP FLASHING @ TRASH ENCL. 20 GA PRE FINISHED TO MATCH BUILDING CAP FLASHING COLOR, COAL BLACK	P-6 BOLLARDS AND ENCL. GATES PAINT SHERWIN WILLIAMS TRICORN BLACK SW 6258					

add P-3

MATERIAL LEGEND HAS BEEN REVISED AND REMOVED FROM THIS SHEET AS REQUESTED



ELEVATION CALL OUTS HAVE BEEN REVISED

north?

2 SOUTH ELEVATION - RIGHT
1/4" = 1'-0"

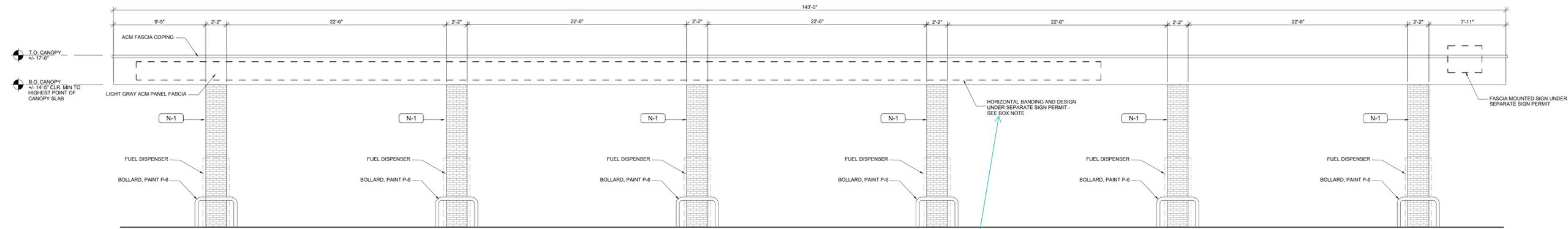
EXTERIOR BUILDING ELEVATIONS
MAY 10, 2022
SHEET 10 OF 18

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LITTLETON, CO 80128 303-232-8088
WWW.PERCEPTIONDESIGNGROUP.COM

7-ELEVEN AT SMITH & TOWER SITE PLAN

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 34, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

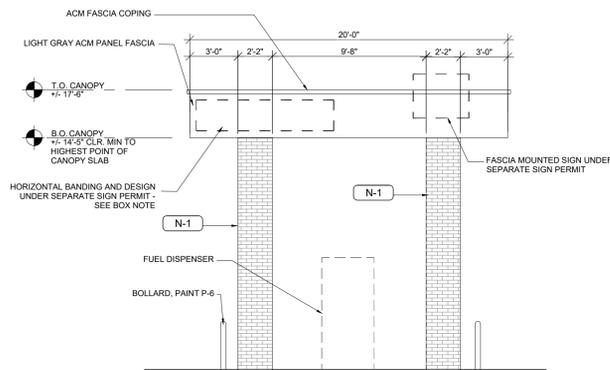


1 EAST / WEST ELEVATION - FRONT/REAR
3/16" = 1'-0"

NOTE: ACCENT COLORS MAY BE USED AS DECORATIVE ELEMENTS BUT THEY SHALL BE LIMITED TO HORIZONTAL BANDS OF A TOTAL AREA NOT TO EXCEED 40 PERCENT OF THE AREA OF THE CANOPY FASCIA

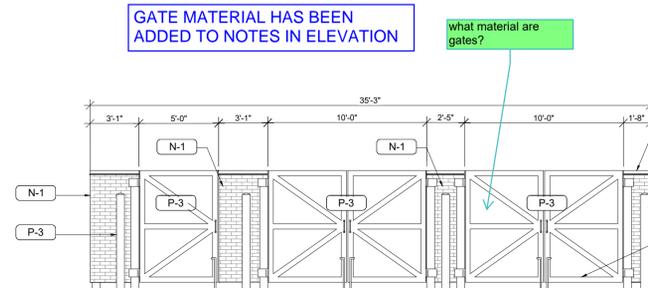
this needs to be shown on these plans

ACCENT COLOR NOTE HAS BEEN REVISED. EXTENT OF BANDING SHOWN ON ELEVATIONS. ALL ELEVATIONS ARE PROVIDED TO SHOW EXTENT OF BANDING AS REQUESTED



2 NORTH / SOUTH ELEVATION - ENDS
3/16" = 1'-0"

NOTE: ACCENT COLORS MAY BE USED AS DECORATIVE ELEMENTS BUT THEY SHALL BE LIMITED TO HORIZONTAL BANDS OF A TOTAL AREA NOT TO EXCEED 40 PERCENT OF THE AREA OF THE CANOPY FASCIA



3 TRASH ENCLOSURE FRONT ELEVATION
3/16" = 1'-0"

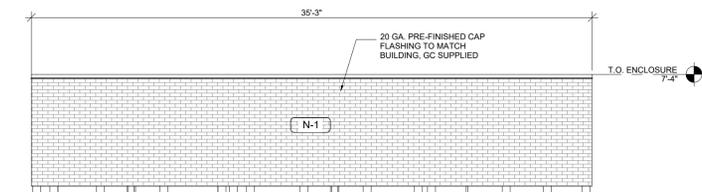
GATE MATERIAL HAS BEEN ADDED TO NOTES IN ELEVATION

what material are gates?



4 TRASH ENCL SIDE ELEVATIONS
3/16" = 1'-0"

MATERIAL LEGEND



5 TRASH ENCLOSURE REAR ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND

N-1 NICHIIHA BRICK NICHIIHA BRICK SERIES, MODERN BRICK - MIDNIGHT	N-2 NICHIIHA STONE NICHIIHA - TUFFBLOCK STACKED PATTERN PEWTER	E-1 NICHIIHA PANEL NICHIIHA - MASONRY SERIES, SANDSTONE DESERT BEIGE	N-3 PRECAST SILL SMOOTH SYNTHETIC STONE SILL, GREY	C-1 PRE FINISHED ALUMINUM CANOPY MAPES LUMISHADE CANOPY ALUMINUM - MATT BLACK BAKED ENAMEL	S-1 ALUMINUM STOREFRONT KAWNEER BLACK	PARAPET CAP FLASHING @ BUILDING DUROLAST VERSATRIM CAP FLASHING - COLOR, COAL BLACK
P-3 PARAPET CAP FLASHING @ TRASH ENCL. 20 GA PRE FINISHED TO MATCH BUILDING CAP FLASHING COLOR, COAL BLACK	P-6 BOLLARDS AND ENCL. GATES PAINT SHERWIN WILLIAMS TRICORN BLACK SW 6258					

add P-3

MATERIAL LEGEND HAS BEEN REVISED AND REMOVED FROM THIS SHEET AS REQUESTED

Sec. 4.8.7 FOUR-SIDED BUILDING DESIGN | Aurora Unified Development Ordinance Page 2 of 6

Table 4.8-8 Façade Character Elements for Four-Sided Building Design

BUILDING FACE	Mixed-Use and Multifamily Residential Districts			Special Purpose Districts		
	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
Architectural detailing				X	X	X
Display cases on ground floor (for mixed-use)						
Building-mounted lighting fixtures						
Awnings or shutters				X	X	
Entry definition (pronounced massing/roof form, stoop, porch, etc.)				X	X	
Building corner enhancements						
Wall art						
Balconies						
Landscaping wall/decorative screen or vines						

ELEVATION CHECK LIST HAS BEEN REMOVED

Sec. 4.8.7 FOUR-SIDED BUILDING DESIGN | Aurora Unified Development Ordinance Page 2 of 6

Table 4.8-8 Façade Character Elements for Four-Sided Building Design

BUILDING FACE	Mixed-Use and Multifamily Residential Districts			Special Purpose Districts		
	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
Massing	General	3	2	1	3	1
Wall off-set (min. 3 ft.)				X	X	X
Wall/parapet height change (min. 3 ft.)				X		
Roof form change						
Upper floor setback						
Wall notch (min. 12 in.)						
Materials	General	2	2	1	2	1
Change in material				X	X	X
Change in color				X		
Change in texture						
Use of masonry (min. 40% of façade)						
Use of panelized materials (min. 40% of façade)						
Variety of window sizes						
Transparency and glazing (min 70% transparent glass)						
Human Scale	General	3	2	1	3	2

The Aurora Unified Development Ordinance is current through Ordinance 2021-67, passed December 20, 2021.

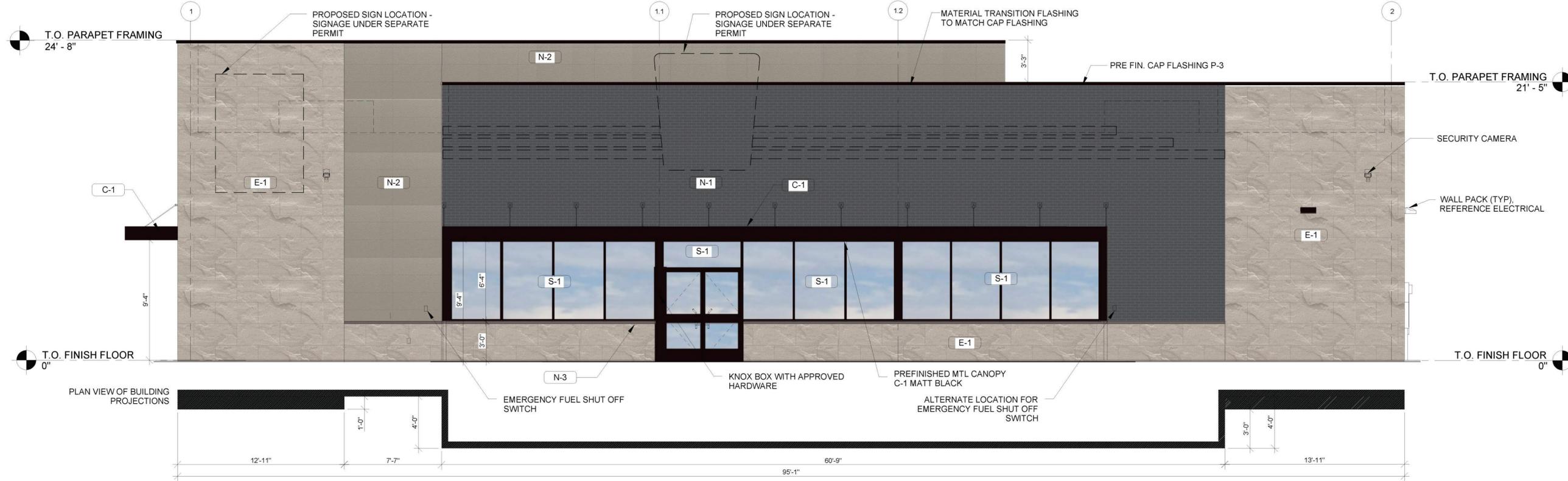
ARCHITECTURAL CANOPY AND TRASH ENCLOSURE ELEVATIONS
MAY 10, 2022
SHEET 11 OF 18

naos
Naos Design Group, LLC
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DENVER, COLORADO 80237
(p) 303.759.5777
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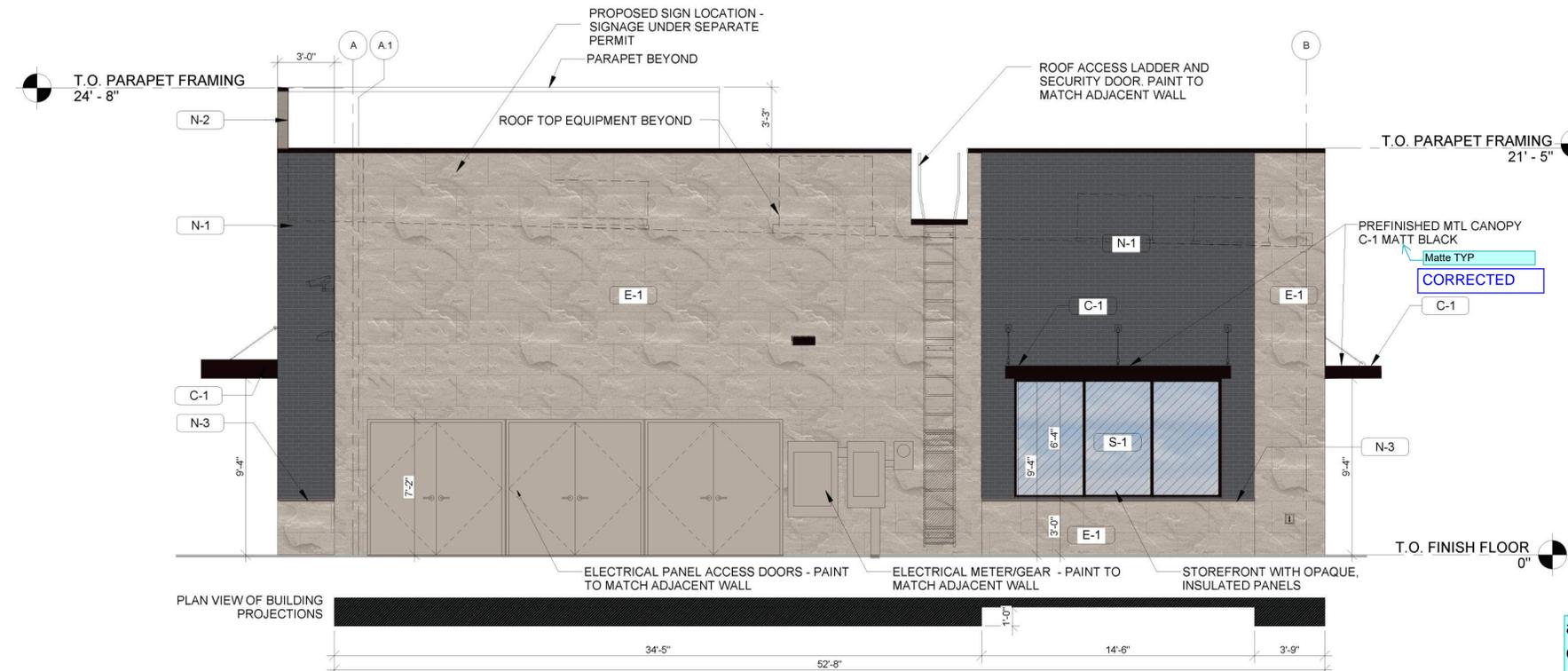
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7-ELEVEN AT SMITH & TOWER SITE PLAN

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 34, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



1 WEST ELEVATION - FRONT
1/4" = 1'-0"



2 SOUTH ELEVATION - RIGHT
1/4" = 1'-0"

MATERIAL LEGEND

 N-1 NICHHA BRICK NICHHA BRICK SERIES, MODERN BRICK - MIDNIGHT	 N-2 NICHHA STONE NICHHA - TUFFBLOCK STACKED PATTERN PEWTER	 E-1 NICHHA PANEL NICHHA - MASONRY SERIES, SANDSTONE DESERT BEIGE	 N-3 PRECAST SILL SMOOTH SYNTHETIC STONE SILL, GREY	 C-1 PRE FINISHED ALUMINUM CANOPY MAPES LUMISHADE CANOPY ALUMINUM - MATT BLACK BAKED ENAMEL	 S-1 ALUMINUM STOREFRONT KAWNEER BLACK	 PARAPET CAP FLASHING @ BUILDING DUROLAST VERSATRIM CAP FLASHING - COLOR: COAL BLACK
 PARAPET CAP FLASHING @ TRASH ENCL. 20 GA PRE FINISHED TO MATCH BUILDING CAP FLASHING COLOR: COAL BLACK	 P-6 BOLLARDS AND ENCL. GATES PAINT SHERWIN WILLIAMS TRICORN BLACK SW 6256	PROVIDE A MATERIALS BOARD		MATERIALS BOARD TO BE PROVIDED AS REQUESTED		

THIS SHEET HAS BEEN REMOVED FROM THE SUBMITTAL AND IS A SEPARATE EXHIBIT FOR REFERENCE AS REQUESTED

EXTERIOR BUILDING ELEVATIONS
MAY 10, 2022
SHEET 12 OF 18

Add P-3 TYP

MATERIAL LEGEND HAS BEEN REVISED AND REMOVED FROM THIS SHEET AS REQUESTED

add mechanical equipment screen note

ROOF TOP SCREENING NOTE HAS BEEN ADDED TO ELEVATIONS



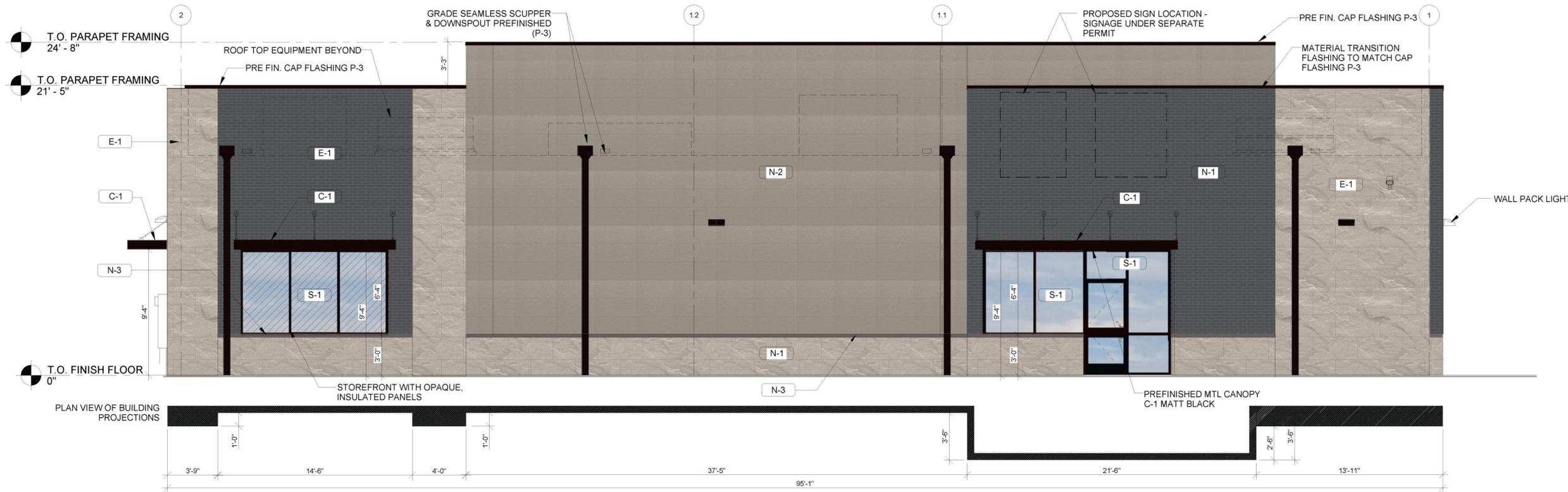
Naos Design Group, LLC
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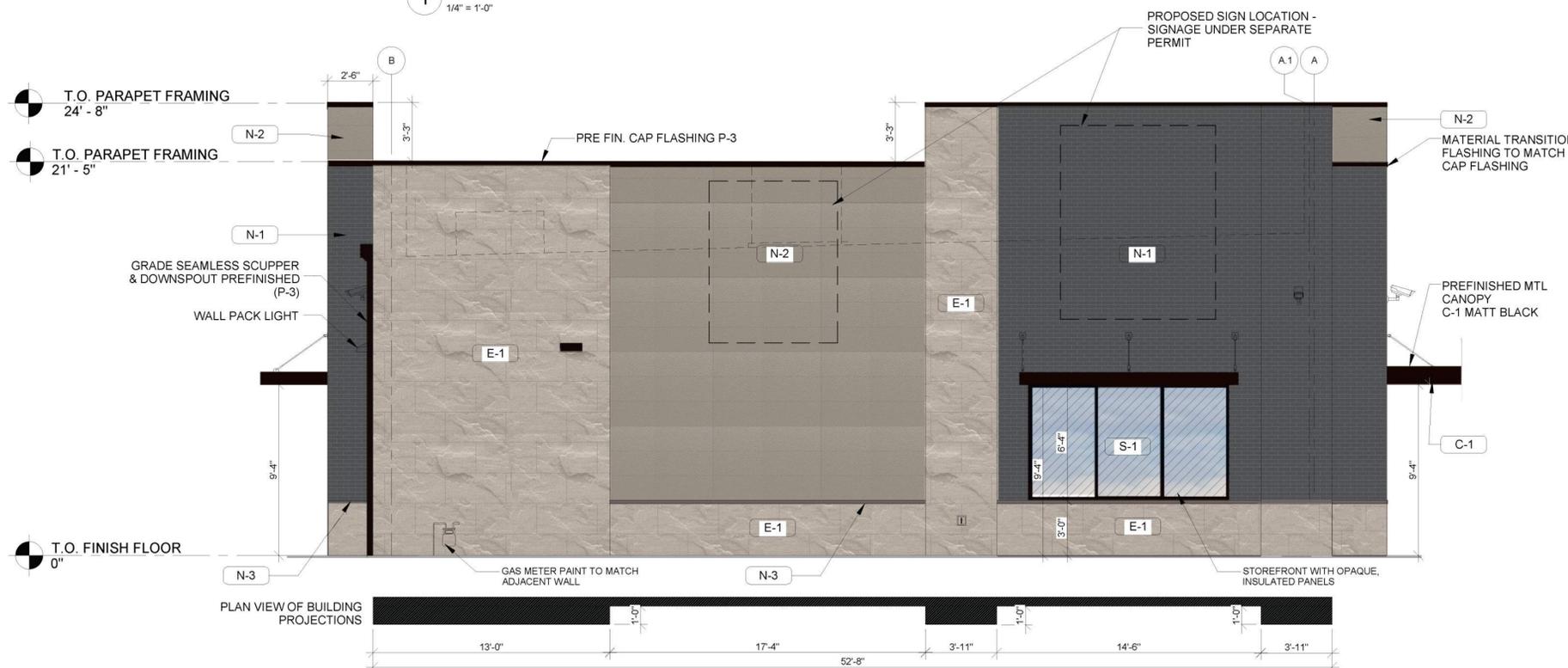
7-ELEVEN AT SMITH & TOWER SITE PLAN

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 34, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



east?

1 WEST ELEVATION - FRONT
1/4" = 1'-0"



north?

2 NORTH ELEVATION - RIGHT
1/4" = 1'-0"

MATERIAL LEGEND

N-1 NICHHA BRICK NICHHA BRICK SERIES, MODERN BRICK - MIDNIGHT	N-2 NICHHA STONE NICHHA - TUFFBLOCK STACKED PATTERN PEWTER	E-1 NICHHA PANEL NICHHA - MASONRY SERIES, SANDSTONE DESERT BEIGE	N-3 PRECAST SILL SMOOTH SYNTHETIC STONE SILL, GREY	C-1 PRE FINISHED ALUMINUM CANOPY MAPES LUMISHADE CANOPY ALUMINUM - MATT BLACK BAKED ENAMEL	S-1 ALUMINUM STOREFRONT KAWNEER BLACK	PARAPET CAP FLASHING @ BUILDING DUROLAST VERSATRIM CAP FLASHING - COLOR, COAL BLACK
PARAPET CAP FLASHING @ TRASH ENCL. 20 GA PRE FINISHED TO MATCH BUILDING CAP FLASHING COLOR, COAL BLACK	P-6 BOLLARDS AND ENCL. GATES PAINT SHERWIN WILLIAMS TRICORN BLACK SW 6259					

THIS SHEET HAS BEEN REMOVED FROM THE SUBMITTAL AND IS A SEPARATE EXHIBIT FOR REFERENCE AS REQUESTED

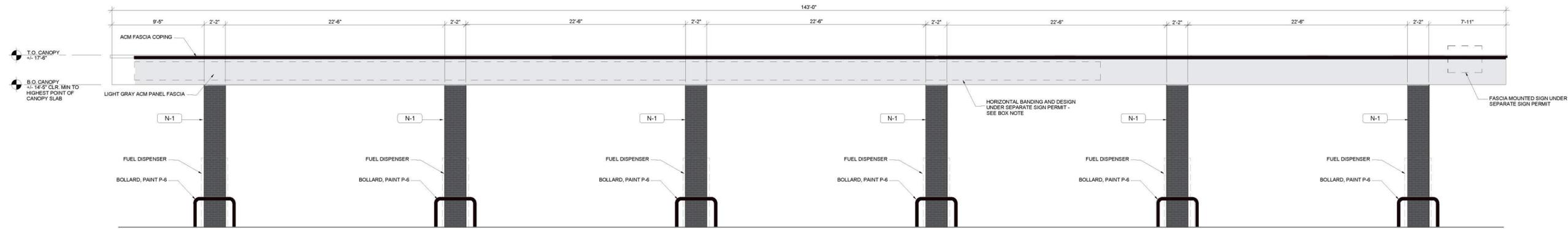
EXTERIOR BUILDING ELEVATIONS
MAY 10, 2022
SHEET 13 OF 18

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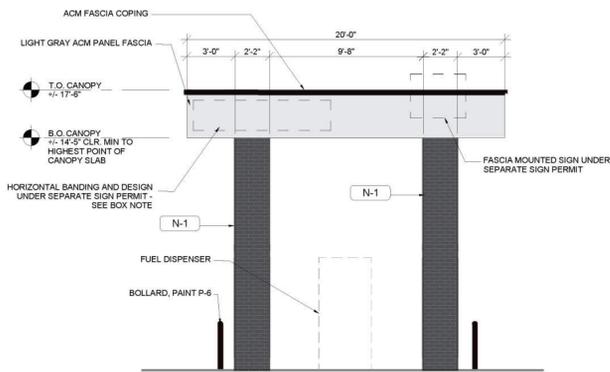
7-ELEVEN AT SMITH & TOWER SITE PLAN

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 34, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



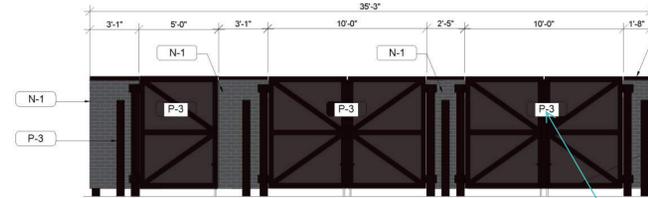
1 EAST / WEST ELEVATION - FRONT/REAR
3/16" = 1'-0"

NOTE: ACCENT COLORS MAY BE USED AS DECORATIVE ELEMENTS BUT THEY SHALL BE LIMITED TO HORIZONTAL BANDS OF A TOTAL AREA NOT TO EXCEED 40 PERCENT OF THE AREA OF THE CANOPY FASCIA

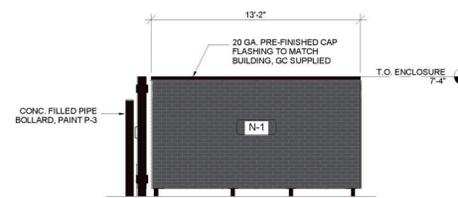


2 NORTH / SOUTH ELEVATION - ENDS
3/16" = 1'-0"

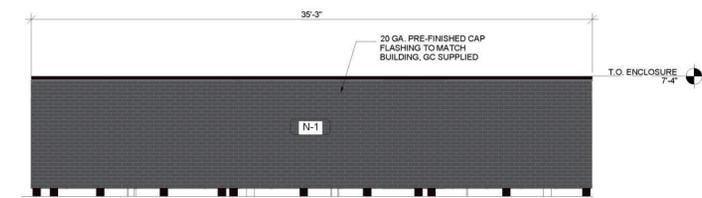
NOTE: ACCENT COLORS MAY BE USED AS DECORATIVE ELEMENTS BUT THEY SHALL BE LIMITED TO HORIZONTAL BANDS OF A TOTAL AREA NOT TO EXCEED 40 PERCENT OF THE AREA OF THE CANOPY FASCIA



3 TRASH ENCLOSURE FRONT ELEVATION
3/16" = 1'-0"



4 TRASH ENCL SIDE ELEVATIONS
3/16" = 1'-0"



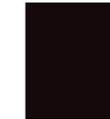
5 TRASH ENCLOSURE REAR ELEVATION
3/16" = 1'-0"

FINISH LEGEND AND MATERIALS HAVE BEEN REVISED. GATE MATERIAL HAS BEEN PROVIDED IN ELEVATION NOTES

What is this material? Add P-3 to the Legend

MATERIAL LEGEND

MATERIAL LEGEND

							
N-1 NICHHA BRICK NICHHA BRICK SERIES, MODERN BRICK - MIDNIGHT	N-2 NICHHA STONE NICHHA - TUFFBLOCK STACKED PATTERN PEWTER	E-1 NICHHA PANEL NICHHA - MASONRY SERIES, SANDSTONE DESERT BEIGE	N-3 PRECAST SILL SMOOTH SYNTHETIC STONE SILL, GREY	C-1 PRE FINISHED ALUMINUM CANOPY MAPES LUMISHADE CANOPY ALUMINUM - MATT BLACK, BAKED ENAMEL	S-1 ALUMINUM STOREFRONT KAWNEER BLACK	PARAPET CAP FLASHING @ BUILDING DUROLAST VERSATRIM CAP FLASHING - COLOR, COAL BLACK	
							
PARAPET CAP FLASHING @ TRASH ENCL. 20 GA PRE FINISHED TO MATCH BUILDING CAP FLASHING COLOR, COAL BLACK	P-6 BOLLARDS AND ENCL. GATES PAINT SHERWIN WILLIAMS TRICORN BLACK SW 6255						

THIS SHEET HAS BEEN REMOVED FROM THE SUBMITTAL AND IS A SEPARATE EXHIBIT FOR REFERENCE AS REQUESTED

ARCHITECTURAL CANOPY AND TRASH ENCLOSURE ELEVATIONS
MAY 10, 2022
SHEET 14 OF 18

Sec. 4.8.7 FOUR-SIDED BUILDING DESIGN | Aurora Unified Development Ordinance Page 2 of 6

Table 4.8-8
Façade Character Elements for Four-Sided Building Design

BUILDING FACE	Mixed-Use and Multifamily Residential Districts			Special Purpose Districts		
	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
Massing	General	3	2	1	2	1
Wall off-set (min. 3 ft.)				X	X	X
Wall/parapet height change (min. 3 ft.)				X		
Roof form change						
Upper floor stepback						
Wall notch (min. 12 in.)						
Materials	General	2	2	1	2	1
Change in material				X	X	X
Change in color				X		
Change in texture						
Use of masonry (min. 40% of façade)						
Use of panelized materials (min. 40% of façade)						
Variety of window sizes						
Transparency and glazing (min 70% transparent glass)						
Human Scale	General	3	2	1	3	2

The Aurora Unified Development Ordinance is current through Ordinance 2021-67, passed December 20, 2021.

Sec. 4.8.7 FOUR-SIDED BUILDING DESIGN | Aurora Unified Development Ordinance Page 3 of 6

Table 4.8-8
Façade Character Elements for Four-Sided Building Design

BUILDING FACE	Mixed-Use and Multifamily Residential Districts			Special Purpose Districts		
	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
Architectural detailing				X	X	X
Display cases on ground floor (for mixed-use)						
Building-mounted lighting fixtures						
Awnings or shutters				X	X	
Entry definition (pronounced massing/roof form, stoop, porch, etc.)				X	X	
Building corner enhancements						
Wall art						
Balconies						
Landscape wall/decorative screen for vines						

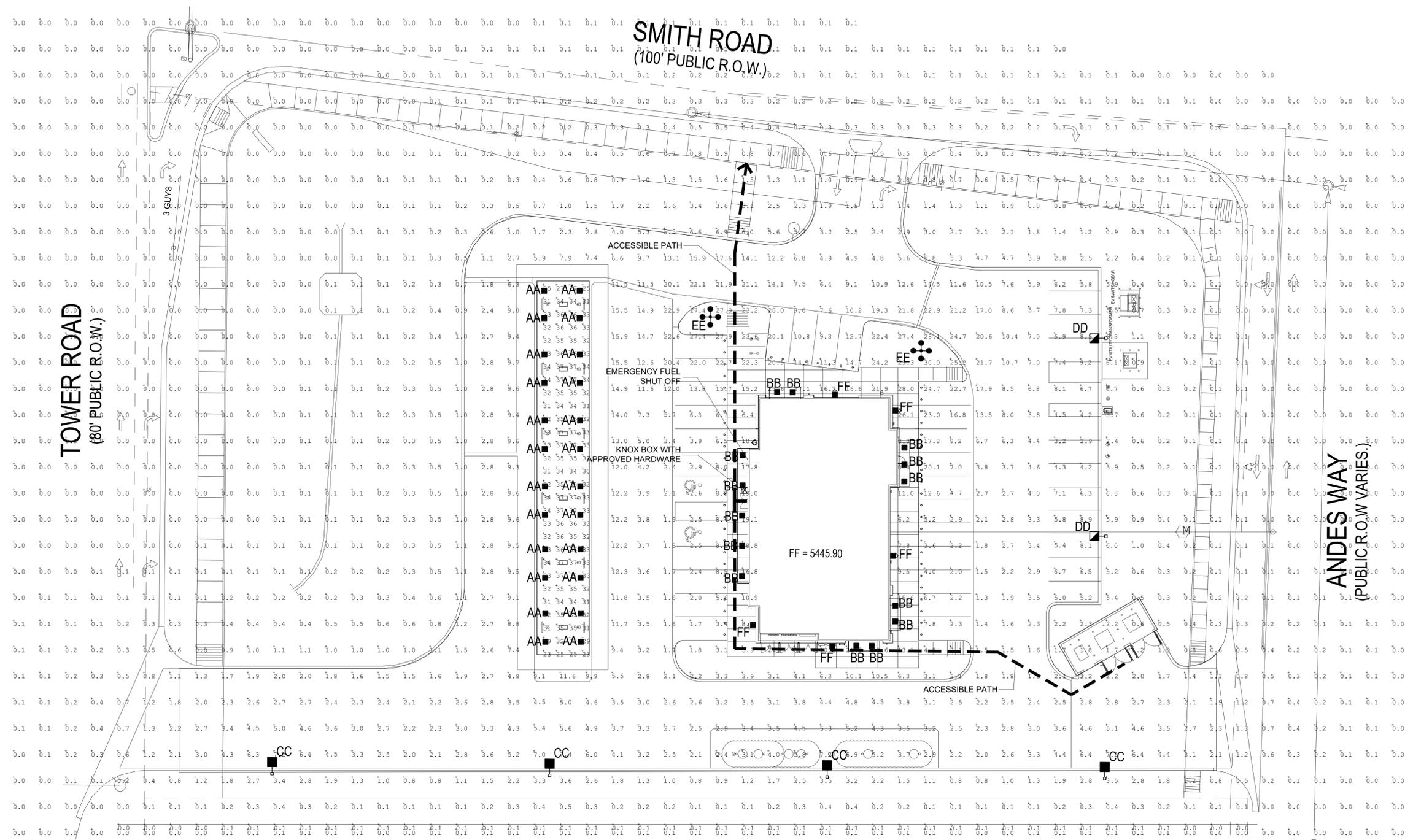
ELEVATION CHECK LIST HAS BEEN REMOVED

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7-ELEVEN AT SMITH & TOWER SITE PLAN

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 34, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY (ROW) LINE
	ACCESSIBLE PARKING STALL
	CONCRETE PAVEMENT
	FIRE HYDRANT
	SIDEWALK
	ACCESSIBLE RAMP
	EXISTING CURB AND GUTTER
	CURB AND GUTTER
	ACCESSIBLE PATH

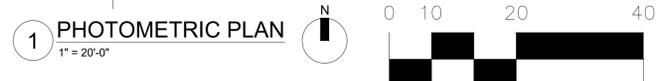
**POLE MOUNTING HEIGHT NOTE
HAS BEEN REVISED**

FIXTURE MOUNTING HEIGHTS AS SHOWN
POLES MOUNTED ON 3' BASE
TOTAL HEIGHT W/ POLE 20'-0"

ADDITIONAL EQUIPMENT REQUIRED:
(8) SSS-4-11-17-CW-BS-OT-N-BZ
(17' x 4" x 0.125" STEEL SQUARE POLE, TENON)
(6) PD-1H4(90)BZ HORIZONTAL TENON 1@90°
(2) PD-4H4(90)BZ HORIZONTAL TENON 4@90°
(6) XA-SP2BLS BACKLIGHT SHIELD

PROPOSED POLES MEET 100MPH SUSTAINED WIND LOADS

BOM: Complete Part Description	
24	CPY250-B-DM-F-A-UL-WH-57K-HZ
14	CPY250-B-DM-F-C-UL-BZ-57K-HZ
05	XSPW-B-WM-3ME-4L-57K-UL-BZ
04	XSPWG-D-HT-3ME-24L-57K-UL-BZ-N
10	XSPWG-D-HT-4ME-24L-57K-UL-BZ-N
08	SSS-4-11-17-CW-BS-OT-N-BZ
06	PD-1H4(90)BZ
02	PD-4H4(90)BZ
06	XA-SP2BLS



PHOTOMETRIC SITE PLAN
MAY 10, 2022
SHEET 15 OF 18

Luminaire Schedule									
Symbol	Label	Qty	Light Type and Description		Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	AA	24	LED UNDER CANOPY LIGHT	CPY-FLAT-A	SINGLE	1.000	7720	60	CPY250-B-DM-F-A-UL-WH-57K-HZ
	BB	14	LED UNDER CANOPY LIGHT	CPY-FLAT-C	SINGLE	1.000	4520	31	CPY250-B-DM-F-C-UL-BZ-57K-HZ
	CC	4	LED POLE MOUNTED LIGHT	XSPWG-D-HT-3ME-24L-57K-UL-SV-N w/XA-SP2BLS	SINGLE	1.000	16900	184	XSPWG-D-HT-3ME-24L-57K-UL-SV-N w/XA-SP2BLS
	DD	2	LED POLE MOUNTED LIGHT	XSPWG-D-HT-4ME-24L-57K-UL-BZ-N w/XA-SP2BLS	SINGLE	1.000	17400	184	XSPWG-D-HT-4ME-24L-57K-UL-BZ-N w/XA-SP2BLS
	EE	2	LED POLE MOUNTED LIGHT	XSPWG-D-HT-4ME-24L-57K-UL-BZ-N	4 @ 90°	1.000	23600	184	XSPWG-D-HT-4ME-24L-57K-UL-BZ-N
	FF	5	LED BUILDING MOUNTED LIGHT	XSPW	WALL MOUNT	1.000	4270	31	XSPW-B-WM-3ME-4L-57K-UL-BZ

Calculation Summary; 1.00 LLF						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
10 Past Residential PL	Fc	0.08	0.1	0.0	N.A.	N.A.
All Calc Points	Fc	2.29	30.0	0.0	N.A.	N.A.
Gas Canopy	Fc	33.29	37	23	1.45	1.61
Paved Parking	Fc	6.29	27.4	1.0	6.29	27.40

Add mounted height for pole lights. Max permitted is 25'

POLE MOUNTING HEIGHT IS INCLUDED ALONG WITH A SECTION/DETAIL OF THE LIGHT POLES



CITY PROJECT NUMBER 2020-6060; 2020-3059-00

7-ELEVEN AT SMITH & TOWER SITE PLAN

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 34, T.35S., R.66W. OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

AA - GAS CANOPY LIGHT

CPY Series - Version B
CPY250™ LED Canopy/Soft/Luminaire

Product Description
The CPY250™ LED Canopy/Soft/Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted easily from below the canopy deck and can be pendant mounted. Direct lighting of the LEDs is achieved with a highly efficient patterned flat or 0.91" (23mm) drop glass lens.

Applications: Petroleum canopies, CNG fueling stations, soffits

Performance Summary
Assembled in the U.S.A. of U.S. and imported parts
Initial Delivered Lumens: Up to 20,000
Efficacy: Up to 151 LPW
CR: Minimum 70 CRI

Limited Warranty: 10 years on luminaire/10 years on Colorfast DeltaGuard™ finish
UL: Rated Direct Mount only

Class 1, Division 2 Hazardous Location for select models
See <http://naosdesign.com/naos> for select models
See <http://naosdesign.com/naos> for warranty terms

Accessories

Field-Installed	Hand-Held Remotes
Direct Mount Luminaire Canopy Upgrade Kit (18 ga. steel, except where noted) CPY-UPG-18 - For use with Cree Lighting C300, C350, C400, C450, C500, C550, C600, C650, C700, C750, C800, C850, C900, C950, C1000, C1050, C1100, C1150, C1200, C1250, C1300, C1350, C1400, C1450, C1500, C1550, C1600, C1650, C1700, C1750, C1800, C1850, C1900, C1950, C2000, C2050, C2100, C2150, C2200, C2250, C2300, C2350, C2400, C2450, C2500, C2550, C2600, C2650, C2700, C2750, C2800, C2850, C2900, C2950, C3000, C3050, C3100, C3150, C3200, C3250, C3300, C3350, C3400, C3450, C3500, C3550, C3600, C3650, C3700, C3750, C3800, C3850, C3900, C3950, C4000, C4050, C4100, C4150, C4200, C4250, C4300, C4350, C4400, C4450, C4500, C4550, C4600, C4650, C4700, C4750, C4800, C4850, C4900, C4950, C5000, C5050, C5100, C5150, C5200, C5250, C5300, C5350, C5400, C5450, C5500, C5550, C5600, C5650, C5700, C5750, C5800, C5850, C5900, C5950, C6000, C6050, C6100, C6150, C6200, C6250, C6300, C6350, C6400, C6450, C6500, C6550, C6600, C6650, 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7-ELEVEN AT SMITH & TOWER SITE PLAN

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 34, T.3S., R.66W. OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

XSP Series XSPLED LED Street/Area Luminaire - Large

Product Description
Designed from the ground up as a totally optimized LED street and area lighting system, the XSP Series delivers incredible efficiency without sacrificing optical performance. Beyond substantial energy savings and reduced maintenance, Cree Lighting achieves greater optical control with our NanoOptic® Precision Delivery Grid™ optics when compared to traditional cobra head luminaires. The XSP Series is the better alternative for traditional street and area lighting with quick payback and improved performance.

Applications: Multi-lane freeways, express ways, major roads, parking lots, and general area spaces

Performance Summary
NanoOptic® Precision Delivery Grid™ optic
Assembled in the U.S.A. of U.S. and imported parts
Initial Delivered Lumens: Up to 23,800
Efficiency: Up to 141 LPW
CRI: Minimum 70 CRI
CCT: 2700K, 3000K, 4000K, 5000K, 5700K
Limited Warranty: 10 years on luminaires/10 years on ColorCast DeltaGuard™ finish

Accessories
Field-Installed
Bracket Control Shield Bird Spikes XSP-BR002CL
Provides 1 mounting height cutoff
Prevents tampering
Refer to initial delivered lumens table for lumens output

Ordering Information
Example: XSPLED-H-120-24L-2700K-18-150-N

XSPLED	Option	Mounting	Optic	Lumen Package*	CCT/CRI	Voltage	Color Options	Initial Label/Receptacle	Options
XSPLED	H	HT	Horizontal Taper 20K	18L 24L	2700K 5700K	120V 277V	Black Bronze Silver White	None X	None X

Weight
22.1 lbs (10.0kg)

Notes:
*Assemble with Bracket Shield when ordered with field-installed accessories (see table above)
**Actual delivered lumens are based on actual power and optical control. Refer to Initial Delivered Lumens for specific lumens values.
***For more information on the XSP Series Backlight Output Chart Rating visit: <https://www.creeled.com/naos/lighting/led-backlight-output-chart>

US: creeled.com (800) 234-4800
Canada: creeled.com (800) 473-1234

CREE LIGHTING

XSPLED LED Street/Area Luminaire - Large

Product Specifications
CONSTRUCTION & MATERIALS
Die cast aluminum housing
Tool-less entry
Mounts on 1/2" (12mm) IP: 1.66" (42mm) O.D. or 2" (51mm) IP: 2.375" (60mm) O.D. horizontal tenon (Minimum 0.200mm in length) and is adjustable +/- .5" to allow for future leveling (Includes two sets T-level to assist leveling)
Luminaire secures with two 410 stainless steel mounting bolts; optional four point mounting available
When code distance fusing, a slow-blow fuse or type C/D breaker should be used to address inrush current
Exclusive ColorCast DeltaGuard™ finish features an E-Coat epoxy primer with an ultra-durable black, bronze, silver or white powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion
Weight: 22.1 lbs. (10.0kg)

ELECTRICAL SYSTEM
Input Voltage: 120-277V or 347-480V, 50/60Hz
Power Factor: > 0.9 at full load
Total Harmonic Distortion: < 20% at full load
Integral 100V surge suppression protection standard; 200V surge suppression protection optional
Integral 100V surge suppression, a slow-blow fuse or type C/D breaker should be used to address inrush current
Consult factory for 0.15µF surge in required
Designed with 0-10V dimming capabilities. Controls by others
10V Surge Current: 6.15µA
Luminaires with DALI option are DALI compatible per IEC 62388
Operating Temperature Range: -40°C (-40°F) to +40°F (+104°F)

REGULATORY & VOLUNTARY QUALIFICATIONS
UL Listed
Suitable for wet locations
Certified to ANSI C136.31-2001, 30 bridge and overpass vibration standards
Meets CALTRANS 611 Vibration testing
ANSI C136.3 (100V standard) and 200V (optional) surge protection, tested in accordance with IEEE/ANSI C82.41.2
Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
Meets Buy American requirements within ABMA
RoHS compliant. Consult factory for additional details
Data Security (DAS) Approved when ordered with 2700K/3000K CCTs. Please refer to <https://www.creeled.com/naos/lighting/led-backlight-output-chart> for most current information
DALI and Premium qualified versions available.
Luminaire is RoHS compliant. Please refer to <https://www.creeled.com/naos/lighting/led-backlight-output-chart> for most current information
CA RESIDENTS WARNING: Cancer and Reproductive Harm - <https://www.cdph.ca/Programs/CID/DCDC/Pages/Immunizations/Vaccines/Pages/P0119.aspx>

Electrical Data*

Lumen Package	Optics	CCT/CRI	System Watts 120-480V	Utility Label Wattage	Total Current (A)
18L	All	All	135	140	1.15
24L	All	All	184	190	1.54

XSP Series (DSPLD) Ambient Adjusted Lumen Maintenance**

Ambient	Optics	Initial LMF	20K Rep/Exp LMF	30K Rep/Exp LMF	40K Rep/Exp LMF	50K Rep/Exp LMF	570K Rep/Exp LMF
8°C	Asymmetric	1.03	1.02	1.00	0.99	0.98	0.97
10°C	Asymmetric	1.04	1.03	1.00	0.99	0.98	0.97
15°C	Asymmetric	1.03	1.02	1.00	0.99	0.98	0.97
18°C	Asymmetric	1.02	1.01	0.99	0.97	0.95	0.94
20°C	Asymmetric	1.01	1.01	0.97	0.94	0.91	0.89
25°C	Asymmetric	1.01	1.01	0.98	0.94	0.91	0.89
30°C	Asymmetric	1.01	0.99	0.97	0.93	0.90	0.88
35°C	Asymmetric	1.00	0.99	0.97	0.93	0.90	0.88

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Canada: creeled.com (800) 473-1234

CREE LIGHTING

XSPLED LED Street/Area Luminaire - Large

Photometry
All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: <http://www.creeled.com/products/outdoor/street-and-roadway/xsp-series>



Type II Long Distribution

Lumen Package	Initial Delivered Lumens*	3000K	4000K	5000K	5700K	Initial Delivered Lumens*	3000K	4000K	5000K	5700K	Initial Delivered Lumens*	3000K	4000K	5000K	5700K
18L	17,500	83 LU @ 0.3	18,100	83 LU @ 0.3	18,700	83 LU @ 0.3	18,300	83 LU @ 0.3	18,900	83 LU @ 0.3	18,500	83 LU @ 0.3	19,100	83 LU @ 0.3	19,700
24L	22,300	83 LU @ 0.3	23,000	83 LU @ 0.3	23,600	83 LU @ 0.3	23,200	83 LU @ 0.3	23,800	83 LU @ 0.3	23,400	83 LU @ 0.3	24,000	83 LU @ 0.3	24,600

Type II Long w/BS Distribution

Lumen Package	Initial Delivered Lumens*	3000K	4000K	5000K	5700K	Initial Delivered Lumens*	3000K	4000K	5000K	5700K	Initial Delivered Lumens*	3000K	4000K	5000K	5700K
18L	12,795	82 LU @ 0.2	13,400	82 LU @ 0.2	13,900	82 LU @ 0.2	13,500	82 LU @ 0.2	14,100	82 LU @ 0.2	13,700	82 LU @ 0.2	14,300	82 LU @ 0.2	14,800
24L	16,500	82 LU @ 0.2	17,100	82 LU @ 0.2	17,600	82 LU @ 0.2	17,200	82 LU @ 0.2	17,800	82 LU @ 0.2	17,400	82 LU @ 0.2	18,000	82 LU @ 0.2	18,600

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CREE LIGHTING

XSPLED LED Street/Area Luminaire - Large

Photometry
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Type II Medium Distribution

Lumen Package	Initial Delivered Lumens*	3000K	4000K	5000K	5700K	Initial Delivered Lumens*	3000K	4000K	5000K	5700K	Initial Delivered Lumens*	3000K	4000K	5000K	5700K
18L	17,500	83 LU @ 0.3	18,100	83 LU @ 0.3	18,700	83 LU @ 0.3	18,300	83 LU @ 0.3	18,900	83 LU @ 0.3	18,500	83 LU @ 0.3	19,100	83 LU @ 0.3	19,700
24L	22,300	83 LU @ 0.3	23,000	83 LU @ 0.3	23,600	83 LU @ 0.3	23,200	83 LU @ 0.3	23,800	83 LU @ 0.3	23,400	83 LU @ 0.3	24,000	83 LU @ 0.3	24,600

Type II Medium w/BS Distribution

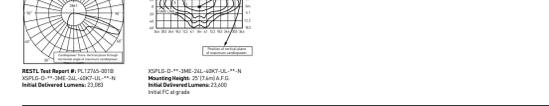
Lumen Package	Initial Delivered Lumens*	3000K	4000K	5000K	5700K	Initial Delivered Lumens*	3000K	4000K	5000K	5700K	Initial Delivered Lumens*	3000K	4000K	5000K	5700K
18L	12,795	82 LU @ 0.2	13,400	82 LU @ 0.2	13,900	82 LU @ 0.2	13,500	82 LU @ 0.2	14,100	82 LU @ 0.2	13,700	82 LU @ 0.2	14,300	82 LU @ 0.2	14,800
24L	16,500	82 LU @ 0.2	17,100	82 LU @ 0.2	17,600	82 LU @ 0.2	17,200	82 LU @ 0.2	17,800	82 LU @ 0.2	17,400	82 LU @ 0.2	18,000	82 LU @ 0.2	18,600

US: creeled.com (800) 234-4800
Canada: creeled.com (800) 473-1234

CREE LIGHTING

XSPLED LED Street/Area Luminaire - Large

Photometry
All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: <http://www.creeled.com/products/outdoor/street-and-roadway/xsp-series>



Type III Medium Distribution

Lumen Package	Initial Delivered Lumens*	3000K	4000K	5000K	5700K	Initial Delivered Lumens*	3000K	4000K	5000K	5700K	Initial Delivered Lumens*	3000K	4000K	5000K	5700K
18L	17,500	83 LU @ 0.3	18,100	83 LU @ 0.3	18,700	83 LU @ 0.3	18,300	83 LU @ 0.3	18,900	83 LU @ 0.3	18,500	83 LU @ 0.3	19,100	83 LU @ 0.3	19,700
24L	22,300	83 LU @ 0.3	23,000	83 LU @ 0.3	23,600	83 LU @ 0.3	23,200	83 LU @ 0.3	23,800	83 LU @ 0.3	23,400	83 LU @ 0.3	24,000	83 LU @ 0.3	24,600

Type III Medium w/BS Distribution

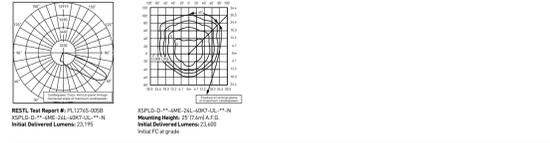
Lumen Package	Initial Delivered Lumens*	3000K	4000K	5000K	5700K	Initial Delivered Lumens*	3000K	4000K	5000K	5700K	Initial Delivered Lumens*	3000K	4000K	5000K	5700K
18L	12,795	82 LU @ 0.2	13,400	82 LU @ 0.2	13,900	82 LU @ 0.2	13,500	82 LU @ 0.2	14,100	82 LU @ 0.2	13,700	82 LU @ 0.2	14,300	82 LU @ 0.2	14,800
24L	16,500	82 LU @ 0.2	17,100	82 LU @ 0.2	17,600	82 LU @ 0.2	17,200	82 LU @ 0.2	17,800	82 LU @ 0.2	17,400	82 LU @ 0.2	18,000	82 LU @ 0.2	18,600

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CREE LIGHTING

XSPLED LED Street/Area Luminaire - Large

Photometry
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Type II Medium Distribution

Lumen Package	Initial Delivered Lumens*	3000K	4000K	5000K	5700K	Initial Delivered Lumens*	3000K	4000K	5000K	5700K	Initial Delivered Lumens*	3000K	4000K	5000K	5700K
18L	17,500	83 LU @ 0.3	18,100	83 LU @ 0.3	18,700	83 LU @ 0.3	18,300	83 LU @ 0.3	18,900	83 LU @ 0.3	18,500	83 LU @ 0.3	19,100	83 LU @ 0.3	19,700
24L	22,300	83 LU @ 0.3	23,000	83 LU @ 0.3	23,600	83 LU @ 0.3	23,200	83 LU @ 0.3	23,800	83 LU @ 0.3	23,400	83 LU @ 0.3	24,000	83 LU @ 0.3	24,600

Type II Medium w/BS Distribution

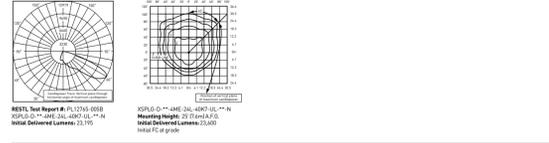
Lumen Package	Initial Delivered Lumens*	3000K	4000K	5000K	5700K	Initial Delivered Lumens*	3000K	4000K	5000K	5700K	Initial Delivered Lumens*	3000K	4000K	5000K	5700K
18L	12,795	82 LU @ 0.2	13,400	82 LU @ 0.2	13,900	82 LU @ 0.2	13,500	82 LU @ 0.2	14,100	82 LU @ 0.2	13,700	82 LU @ 0.2	14,300	82 LU @ 0.2	14,800
24L	16,500	82 LU @ 0.2	17,100	82 LU @ 0.2	17,600	82 LU @ 0.2	17,200	82 LU @ 0.2	17,800	82 LU @ 0.2	17,400	82 LU @ 0.2	18,000	82 LU @ 0.2	18,600

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CREE LIGHTING

XSPLED LED Street/Area Luminaire - Large

Photometry
All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: <http://www.creeled.com/products/outdoor/street-and-roadway/xsp-series>



Type II Medium Distribution

Lumen Package	Initial Delivered Lumens*	3000K	4000K	5000K	5700K	Initial Delivered Lumens*	3000K	4000K	5000K	5700K	Initial Delivered Lumens*	3000K	4000K	5000K	5700K
18L	17,500	83 LU @ 0.3	18,100	83 LU @ 0.3	18,700	83 LU @ 0.3	18,300	83 LU @ 0.3	18,900	83 LU @ 0.3	18,500	83 LU @ 0.3	19,100	83 LU @ 0.3	19,700
24L	22,300	83 LU @ 0.3	23,000	83 LU @ 0.3	23,600	83 LU @ 0.3	23,200	83 LU @ 0.3	23,800	83 LU @ 0.3	23,400	83 LU @ 0.3	24,000	83 LU @ 0.3	24,600

Type II Medium w/BS Distribution

Lumen Package	Initial Delivered Lumens*	3000K	4000K	5000K	5700K	Initial Delivered Lumens*	3000K	4000K	5000K	5700K	Initial Delivered Lumens*	3000K	4000K	5000K	5700K
18L	12,795	82 LU @ 0.2	13,400	82 LU @ 0.2	13,900	82 LU @ 0.2	13,500	82 LU @ 0.2	14,100	82 LU @ 0.2	13,700	82 LU @ 0.2	14,300	82 LU @ 0.2	14,800
24L	16,500	82 LU @ 0.2	17,100	82 LU @ 0.2	17,600	82 LU @ 0.2	17,200	82 LU @ 0.2	17,800	82 LU @ 0.2	17,400	82 LU @ 0.2	18,000	82 LU @ 0.2	18,600

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CREE LIGHTING

XSPLED LED Street/Area Luminaire - Large

Field Adjustable Output (09/08/07/06/05/04/03/02/01) Option Description:
The Field Adjustable Output option enables the street and area luminaire within the XSP Series on this page to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected lumen output, will be fully adjustable between the outputs, and will include a wattage label that indicates the wattage of the luminaire at the selected lumen output (Rounded to nearest 10 watts per ANSI C136.31-2001). Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (08/07/06/05/04/03/02/01) Option Description:
The Locked Lumen Output option on this page permanently locks the lumen output on the XSP Series street and area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected, and will include a wattage label that indicates the wattage of the setting selected. When this option is selected,

7-ELEVEN AT SMITH & TOWER
SITE PLAN

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 34, T.3S., R.66W. OF THE 6TH P.M.

N-1 NICHIIA BRICK

NICHIHA BRICK SERIES,
MODERN BRICK -
MIDNIGHT



N-2 NICHIIA STONE

NICHIHA - TUFFBLOCK
STACKED PATTERN
PEWTER



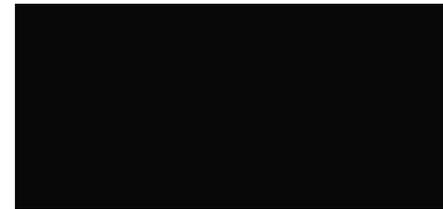
E-1 NICHIIA PANEL

NICHIHA - MASONRY
SERIES, SANDSTONE
DESERT BEIGE



**PARAPET CAP
FLASHING @ TRASH ENCL.**

20 GA PRE FINISHED TO
MATCH BUILDING CAP FLASHING
COLOR COAL BLACK



**PARAPET CAP
FLASHING @ BUILDING**

DUROLAST VERSATRIM
CAP FLASHING -
COLOR COAL BLACK



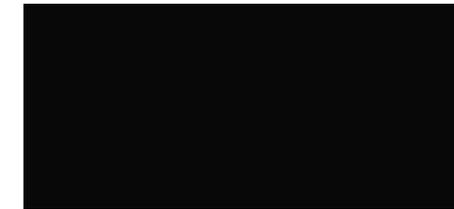
**P-6 BOLLARDS
AND ENCL. GATES**

PAINT SHERWIN WILLIAMS
TRICORN BLACK SW 6258



**C-1 PRE FINISHED
ALUMINUM CANOPY**

MAPES LUMISHADE CANOPY
ALUMINUM - MATT BLACK
BAKED ENAMEL



**S-1 ALUMINUM
STOREFRONT**

KAWNEER
BLACK



N-3 PRECAST SILL

SMOOTH SYNTHETIC
STONE SILL, GREY



THIS SHEET HAS BEEN OMITTED -
MATERIALS BOARD TO BE
PROVIDED

this sheet is unnecessary. Materials
board required

EXTERIOR MATERIALS
MAY 10, 2022
SHEET 18 OF 18



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Group, LLC

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