

7-11 C-STORE WITH CAR WASH AT CROSS CREEK AVENUE SITE PLAN WITH CONDITIONAL USE

A RESUBDIVISION OF TRACT B CROSS CREEK SUBDIVISION FILING NO. 1, LOT 1, BLOCK 1, SITUATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO

APPLICANT

7-ELEVEN, INC.
5600 S. QUEBEC ST., SUITE 3108
GREENWOOD VILLAGE, CO 80111
CONTACT: CHASE DE LA HOUSSAYE
P: (720) 201-2297

ENGINEERING CONSULTANT

ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
501 S CHERRY STREET, SUITE 300
GLENDALE, CO 80246
CONTACT: DAVID IOVANELLI
P: (303)-598-8337

ARCHITECT

THE DIMENSION GROUP
5600 S QUEBEC ST # 325C,
GREENWOOD VILLAGE, CO 80111
CONTACT: TANNER KINDE
P: (720) 536-3810

LANDSCAPE ARCHITECT

EVERGREEN DESIGN GROUP
1600 BROADWAY, SUITE 1600
DENVER, CO 80202
CONTACT: RODNEY MCNABB
P: (713) 817-2125

FIRE PROTECTION

CITY OF AURORA
DEVELOPMENT SERVICES DEPARTMENT
15151 E. ALAMEDA PARKWAY
AURORA, CO 80012
CONTACT: MIKE DEAN
P: (303) 739-7420
F: (303) 739-7412

SANITARY SEWER

AURORA WATER
AURORA MUNICIPAL CENTER
15151 E. ALAMEDA PARKWAY
AURORA, CO 80012
CONTACT: DANIEL PERSHING
P: (303) 739-7412

WATER

AURORA WATER
AURORA MUNICIPAL CENTER
15151 E. ALAMEDA PARKWAY
AURORA, CO 80012
CONTACT: DANIEL PERSHING
P: (303) 739-7646

STORM SEWER

AURORA WATER
AURORA MUNICIPAL CENTER
15151 E. ALAMEDA PARKWAY
AURORA, CO 80012
P: (303) 739-7370

ELECTRIC/NATURAL GAS

XCEL ENERGY
2070 S. VALENTIA ST.
DENVER, CO 80231
CONTACT: MICHELLE FORD
P: (303) 671-3928
LUKE GALLEGOS 303-416-2437

LEGAL DESCRIPTION

LOT 1, BLOCK 1, A RESUBDIVISION OF TRACT B CROSS CREEK SUBDIVISION FILING NO. 1, SITUATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO

PROJECT BENCHMARK

THE PROJECT BENCHMARK IS THE CITY OF AURORA VERTICAL CONTROL MONUMENT I-093.4 (COA ID 456507NW002) BEING MONUMENTED BY A 3" BRASS CAP LOCATED ON THE SOUTHEASTERLY CORNER OF A CURB OPENING INLET STRUCTURE AT THE SOUTHEASTERLY CORNER OF 6TH PARKWAY AND N. CATAWBA WAY. PUBLISHED ELEVATION = 5576.84 NAVD (88)

PROJECT BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 2" ALUMINUM CAP STAMPED "LS 23527" AT THE NORTHWEST CORNER AND BY A 3-1/4" ALUMINUM CAP STAMPED "LS 16419" AT THE WEST QUARTER CORNER, BEARING S00°11'54"W PER THE PLAT OF CROSS CREEK SUBDIVISION FILING NO. 1.

CONDITIONAL USE:

FUELING STATION, MOTOR VEHICLE WASH, AND 24 HOUR USE

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS WHEREOF, _____ HAS CAUSED THESE (CORPORATION, COMPANY, OR INDIVIDUAL) PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, _____.

BY: _____ CORPORATE SEAL (PRINCIPALS OR OWNERS)

STATE OF COLORADO)SS COUNTY OF _____)

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

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

contacts have been removed from sheet

This changes per project. Please remove.

Remove Fire Protection, Sanitary Sewer, Water, Storm Sewer, Electric/Natural Gas

contacts have been removed from sheet

500' distance has been shown on vicinity map

Please show compliance to the 2015 IFC Amendment 66-33 limiting Fuel Dispensing Facilities Stations to within 500 feet of an E, I, or R-4 Occupancy.

Vicinity map increased in scale and changed to parcel linework for legibility

Make vicinity map larger to show the nearest major intersection and all surrounding local streets and change to black and white for better readability



VICINITY MAP

SCALE: 1" = 500'

Sec. 66-33 - Motor fuel dispensing facilities. The International Fire Code, section 2203.1 is hereby amended by adding additional subsections (6) and (7) to read as follows: 2203.1. Location of dispensing devices. (6) No dispensing or delivery of flammable or combustible liquids will be permitted within 500 feet of any E, I, or R-4 occupancy. This distance shall be measured from the nearest transfer or delivery point of the fuel to the nearest portion of the building or to the nearest activity area of the use, such as a playground or recreational area. This restriction shall not apply to the normal scheduled delivery of combustible fuel into approved tanks used for heating or the operation of emergency electrical generating equipment, provided such delivery is made in accordance with approved dispensing practices with regard to public safety. Exceptions: a. The distance restrictions for the dispensing of flammable or combustible liquids can be eliminated if site grading and run-off control features will maintain a distance of at least 20 feet between any potential fuel release and the E, I, or R-4 occupancy and that the fuel, due to elevation differences, will not be able to pool or congregate in or around any E, I, or R-4 occupancy. b. The distance restrictions for the delivery of flammable or combustible liquids can be eliminated if the delivery occurs when the E, I, or R-4 occupancy is not in use. (7) The chief may modify the provision of subsection (6) where there are practical difficulties in carrying out the strict letter of this subsection, provided, that the spirit of this section shall be complied with, public safety secured, and substantial justice done. Where an E, I, or R-4 occupancy is located at a grade higher than where motor fuel dispensing occurs a reduction in the 500-foot restriction may occur as follows: "SEPARATION OFF-SET CHART" • 1-FOOT = 400' • 2-FEET = 300' • 3-FEET = 200' • 4-FEET = 100' (Ord. No. 2006-77, § 1, 1-8-2007; Ord. No. 2011-03, § 1, 2-28-2011; Ord. No. 2015-62, § 5, 12-7-2015) Editor's note— Ord. No. 2015-62, § 5, adopted Dec. 7, 2015, amended the catchline of § 66-33 to read as herein set out. Said catchline formerly read "Motor fuel—Dispensing facilities."

CITY OF AURORA SITE NOTES

- 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.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- "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 ENTRANCES 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 INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHT-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 RIGHT-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 LOCATE WITHIN SAID EASEMENTS AND RIGHTS-OR-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- 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.
- 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.
- 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.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- EMERGENCY INGRESS AND EGRESS - 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"
- THE 2015 INTERNATIONAL FIRE CODE (IFC), 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 A 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 GC. 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 DEVELOPERS 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.

SITE PLAN SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	GRADING AND UTILITY PLAN
4	LANDSCAPE PLAN
5	LANDSCAPE NOTES AND DETAILS
6	EXTERIOR ELEVATIONS
7	CANOPY ELEVATIONS
8	TRASH ENCLOSURE ELEVATIONS
9	PHOTOMETRIC PLAN
10	PHOTOMETRIC DETAILS

SIGNATURE BLOCK:

7-ELEVEN GAS & C-STORE WITH CAR WASH SITE PLAN AND CONDITIONAL USE
LEGAL DESCRIPTION: A RESUBDIVISION OF TRACT B CROSS CREEK SUBDIVISION FILING NO. 1, LOT 1, BLOCK 1, SITUATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS WHEREOF, _____ HAS CAUSED THESE (CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, _____.

BY: _____ CORPORATE SEAL

STATE OF COLORADO)SS COUNTY OF _____)

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____ (CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____ (MAYOR)

ATTEST: _____ DATE: _____ (CITY CLERK)

DATABASE APPROVAL DATE _____

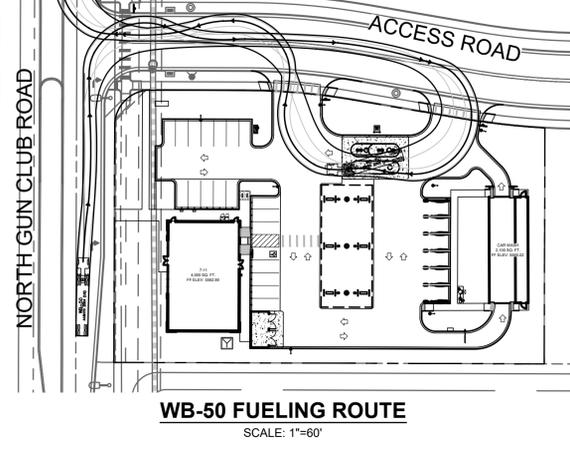
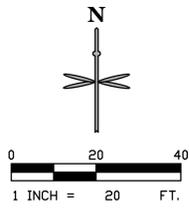
RECORDER'S CERTIFICATE: ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

COLORADO AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____ AD, _____.

CLERK AND RECORDER: _____ DEPUTY: _____

DATA BLOCK:

LAND AREA WITHIN PROPERTY LINES	55,775 / 1.28 SQ. FT. & ACRES
GROSS FLOOR AREA	6,100 SQ. FT.
NUMBER OF BUILDINGS	2 (4,000 SQ. FT. + 2,100 SQ. FT.)
MAXIMUM HEIGHT OF BUILDINGS	38 FT
BUILDING AND CANOPY COVERAGE	9,196 / 16.5 SQ. FT. AND %
HARD SURFACE AREA	26,943 / 48.3 SQ. FT. AND %
LANDSCAPE AREA	19,636 / 35.2 SQ. FT. AND %
PRESENT ZONING CLASSIFICATION	R-2, SUBAREA C
PERMITTED MAXIMUM SIGN AREA	200 SQ. FT. 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144



GENERAL NOTES

1. ALL ITEMS IN SCHEDULE ARE PROPOSED UNLESS NOTED OTHERWISE.
2. ALL EXISTING UTILITIES AND SITE FEATURES TO REMAIN UNLESS NOTED OTHERWISE.
3. THE INSTALLATION OF ANY PROPANE CAGE WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A LIFE SAFETY REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF THE FIRE CHIEF. FOR ASSISTANCE PLEASE CALL 303-739-7420 AND ASK FOR A LIFE SAFETY PLANS EXAMINER.

PARKING SUMMARY

PARKING REQUIRED = 19 SPACES TOTAL
 18 STANDARD SPACES
 1 VAN ACCESSIBLE HANDICAP SPACE
 4 BIKE SPACES REQUIRED

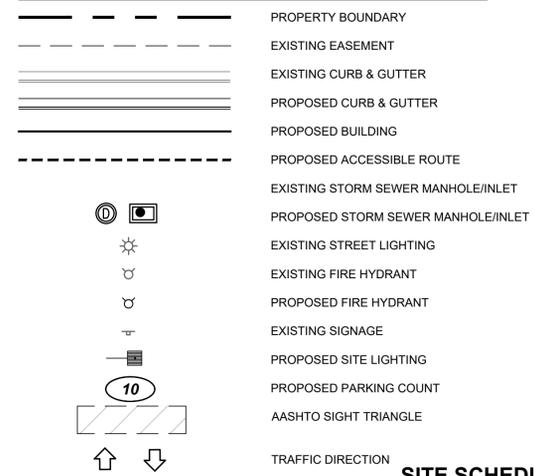
PARKING PROVIDED = 20 SPACES TOTAL
 19 STANDARD SPACES
 1 VAN ACCESSIBLE HANDICAP SPACE
 4 BIKE SPACES

LAND USE SUMMARY

LAND USE: GAS STATION AND C-STORE

CONCRETE AND ASPHALT PAVING	26,943 SF / 0.62 AC (48.3%)
BUILDING AND CANOPY AREA	9,196 SF / 0.21 AC (16.5%)
LANDSCAPING/OPEN SPACE	19,836 SF / 0.45 AC (35.2%)
LOT TOTAL	55,775 SF / 1.28 AC (100.0%)
GROSS FLOOR AREA	6,100 SF

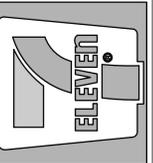
SITE PLAN LEGEND



SITE SCHEDULE

- 1 CONCRETE SIDEWALK.
- 2 CURB AND GUTTER.
- 3 HANDICAP RAMP
- 4 HANDICAP PARKING
- 5 PARKING STRIPE (TYP.)
- 6 PEDESTRIAN ADA ROUTE.
- 7 BIKE RACKS.
- 8 PROPERTY LINE.
- 9 TRASH ENCLOSURE (SEE ARCHITECTURAL FOR SCREENING).
- 10 CONCRETE PAVING.
- 11 ASPHALT PAVING.
- 12 BUILDING ENTRANCE.
- 13 ELECTRICAL TRANSFORM.
- 14 SITE LIGHTING.
- 15 FUEL TANK FARM.
- 16 STANDARD FUEL PUMPS.
- 17 STANDARD FUEL CANOPY (3,096 SF).
- 18 FUEL VENT RISER.
- 19 AIR VAC.
- 20 CAR WASH ENTRANCE
- 21 CAR WASH EXIT
- 22 CAR VACUUM STATION
- 23 STORM INLET/MANHOLE.
- 24 PATIO AREA - APPROX. 200 SF
- 25 "STOP" SIGN
- 26 ADA PARKING SIGNAGE.
- 27 BOLLARDS @ 4.5' O.C.
- 28 CAR WASH PAY STATION AND CLEARANCE BAR.
- 29 CROSSWALK STRIPING.
- 30 MONUMENT SIGN.
- 31 EXISTING DETENTION POND
- 32 EXISTING SANITARY MANHOLE.
- 33 EXISTING STORM MANHOLE
- 34 EXISTING STORM INLET
- 35 EXISTING FIRE HYDRANT
- 36 EXISTING LIGHT POLE
- 37 EXISTING PAVEMENT STRIPING
- 38 EXISTING HANDICAP RAMP
- 39 EXISTING SIDEWALK
- 40 AASHTO SIGHT TRIANGLE
- 41 ELECTRIC VEHICLE CHARGING STATION
- 42 KNOX BOX LOCATION
- 43 "DO NOT ENTER" SIGNAGE
- 44 CO2/N2 TANK /CAGES
- 45 VACUUM MECHANICS
- 46 LOADING AREA

PRELIMINARY NOT FOR CONSTRUCTION



7-ELEVEN AT CROSS CREEK
 LOT 1, BLOCK 1, CROSS CREEK 1ST AVENUE SUBDIVISION, AURORA, COLORADO
SITE PLAN

PROJECT NO: 7EL052.01
 DESIGNED BY: MRD
 DRAWN BY: MRD
 DATE: 02/12/2021

monument sign has shifted out of easement
 this portion of the monument sign is encroaching into the easement. Contact Grace Gray (ggray@auroragov.org) to start the process

Sidewalk has been updated, dimension added.
 The sidewalk is detached here. Adjust leader to "existing" sidewalk and provide dimension

Information has been updated per the current plat
 match the plat info

label the easement

revised per plat
 match the plat info

patio details have been included. Dimensions added to plan
 Show seating/tables in patio area. Dimension.

Please add curb stop to protect accessible sign.
 curb stop included in design and added to schedule
 Dimension the C-store and car wash buildings
 building and car wash have been dimensioned

match the plat area
 changed per plat

changed per plat
 match the plat info

match the plat area
 changed per plat

added per Plat
 use the proposed plat info here

cross pan has been labelled
 added per Plat
 add Lot, Block, Tract and Subdivision name

Note has been added to general notes

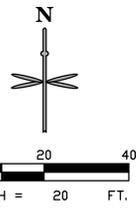
Dimension "existing" sidewalk
 sidewalk has been dimensioned

Dimension the C-store and car wash buildings
 Car wash and building have been dimensioned

match the plat area
 changed per plat

Please label the underground Fuel Tanks with the contents and Gallonage; for example, 20,000 Gallon Split Tank 10,000 RUL/10,000 Diesel.

verbiage has been revised, callouts have been split up

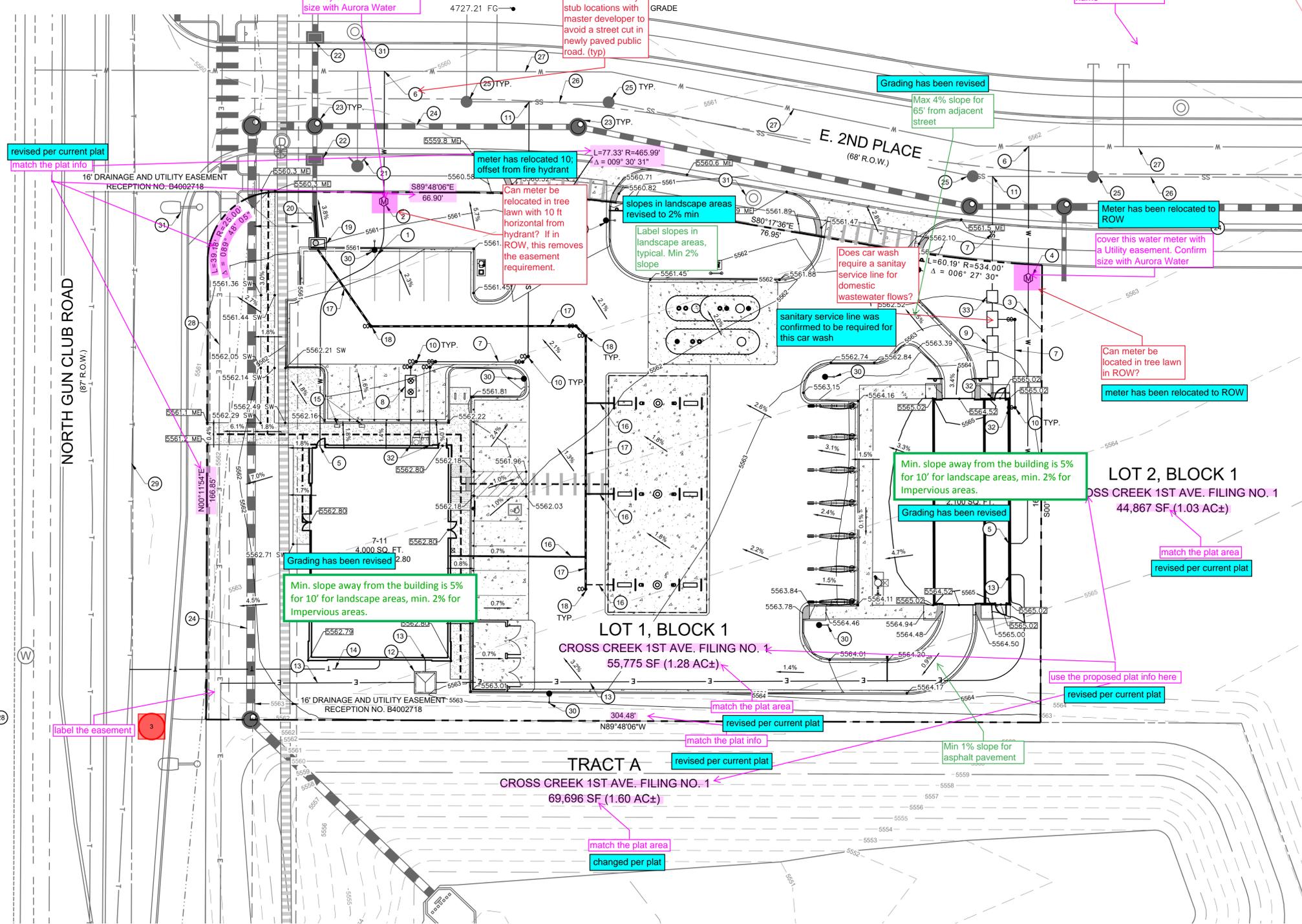


GENERAL NOTES

1. ALL STORM INFRASTRUCTURE IS PRIVATE AND SHALL BE MAINTAINED BY OWNER.
2. ALL EXISTING UTILITIES AND SITE FEATURES TO REMAIN UNLESS NOTED OTHERWISE.
3. ALL ELEVATIONS ARE FLOWLINE TO FLOWLINE UNLESS OTHERWISE NOTED.

GRADING AND UTILITY PLAN LEGEND

---	PROPERTY BOUNDARY	4727.21 TW	PROPOSED FINISHED GRADE AT TOP OF WALL
---	EXISTING EASEMENT	4727.21 BW	PROPOSED FINISHED GRADE AT BOTTOM OF WALL
---	EXISTING MAJOR CONTOUR	4727.21 HP	PROPOSED HIGH POINT
---	EXISTING MINOR CONTOUR	4727.21 TBC	PROPOSED TOP BACK OF CURB
---	PROPOSED MAJOR CONTOUR	3.1%	FLOW ARROW AND GRADE
---	PROPOSED MINOR CONTOUR	SS	EXISTING SANITARY SEWER
---	PROPOSED STORM SEWER	W	EXISTING WATER
---	EXISTING STORM INLET AND MANHOLE	ST	EXISTING STORM SEWER
---	PROPOSED STORM INLET AND MANHOLE	E	EXISTING UNDERGROUND ELECTRIC
---	PROPOSED CLEANOUT	G	EXISTING GAS
---	PROPOSED FLOWLINE ELEVATION	SS	PROPOSED SANITARY SEWER
---	FOUNDATION	V	PROPOSED WATER
---	FOUNDATION	E	PROPOSED UNDERGROUND ELECTRIC
---	MATCH EXISTING GRADE	T	PROPOSED COMMUNICATION LINE



UTILITY SCHEDULE:

1. 1.5" TYPE K DOMESTIC WATER SERVICE LINE
2. 1.5" WATER METER
3. 2" TYPE K COPPER DOMESTIC WATER SERVICE LINE
4. 2" WATER METER
5. WATER CONNECTION TO BUILDING TO BE STUBBED 5' FROM BUILDING FOUNDATION
6. TAP EXISTING WATER MAIN
7. 4" SANITARY SERVICE
8. GREASE INTERCEPTOR
9. RECLAIM TANK
10. SANITARY CLEANOUT W/ 45° BEND
11. SANITARY CONNECTION TO SANITARY MAIN
12. ELECTRIC TRANSFORMER
13. ELECTRICAL SERVICE
14. TELE-COMM SERVICE
15. ELECTRIC VEHICLE CHARGING STATION
16. 4" ROOF DRAIN @ 1% SLOPE MIN.
17. 6" STORM PIPE @ 1% SLOPE MIN.
18. STORMWATER CLEANOUT
19. STORM INLET
20. 18" STORM PIPE TO CONNECT TO EXISTING STORMWATER STUB
21. EXISTING FIRE HYDRANT
22. EXISTING STORM INLET
23. EXISTING STORM MANHOLE
24. EXISTING STORM PIPE
25. EXISTING SANITARY SEWER MANHOLE
26. EXISTING SANITARY SEWER MAIN
27. EXISTING WATER MAIN
28. EXISTING ELECTRIC LINE
29. EXISTING TELECOMM LINE
30. PROPOSED SITE LIGHTING. REFER TO PHOTOMETRIC PLAN.
31. EXISTING LIGHTING.
32. SANITARY CONNECTION TO BUILDING. STUB 5' OFF OF BUILDING AT TWO-WAY CLEANOUT.
33. SAND/OIL INTERCEPTOR

Acknowledged
Fixture unit table will be required at civil plans to confirm meter size.

Acknowledged
2 inch water meter requires a domestic service allocation agreement prior to generating meter fees.

Verbiage has been added
add Lot, Block, Tract and Subdivision name

Grading has been revised
Max 4% slope for 65' from adjacent street

Meter has been relocated to ROW
cover this water meter with a Utility easement. Confirm size with Aurora Water

coordination with overall developer is ongoing for proposed stub location
Confirm water, storm and sanitary stub locations with master developer to avoid a street cut in newly paved public road. (typ)

Can meter be relocated in tree lawn with 10 ft horizontal from hydrant? If in ROW, this removes the easement requirement.

slopes in landscape areas revised to 2% min
Label slopes in landscape areas, typical. Min 2% slope

Does car wash require a sanitary service line for domestic wastewater flows?
sanitary service line was confirmed to be required for this car wash

Meter has been relocated to ROW
cover this water meter with a Utility easement. Confirm size with Aurora Water

Can meter be located in tree lawn in ROW?
meter has been relocated to ROW

Min. slope away from the building is 5% for 10' for landscape areas, min. 2% for impervious areas.
Grading has been revised

Min. slope away from the building is 5% for 10' for landscape areas, min. 2% for impervious areas.
Grading has been revised

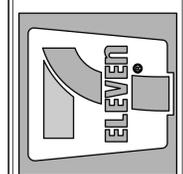
match the plat area
revised per current plat

revised per current plat
changed per plat

DATE	BY	REVISION

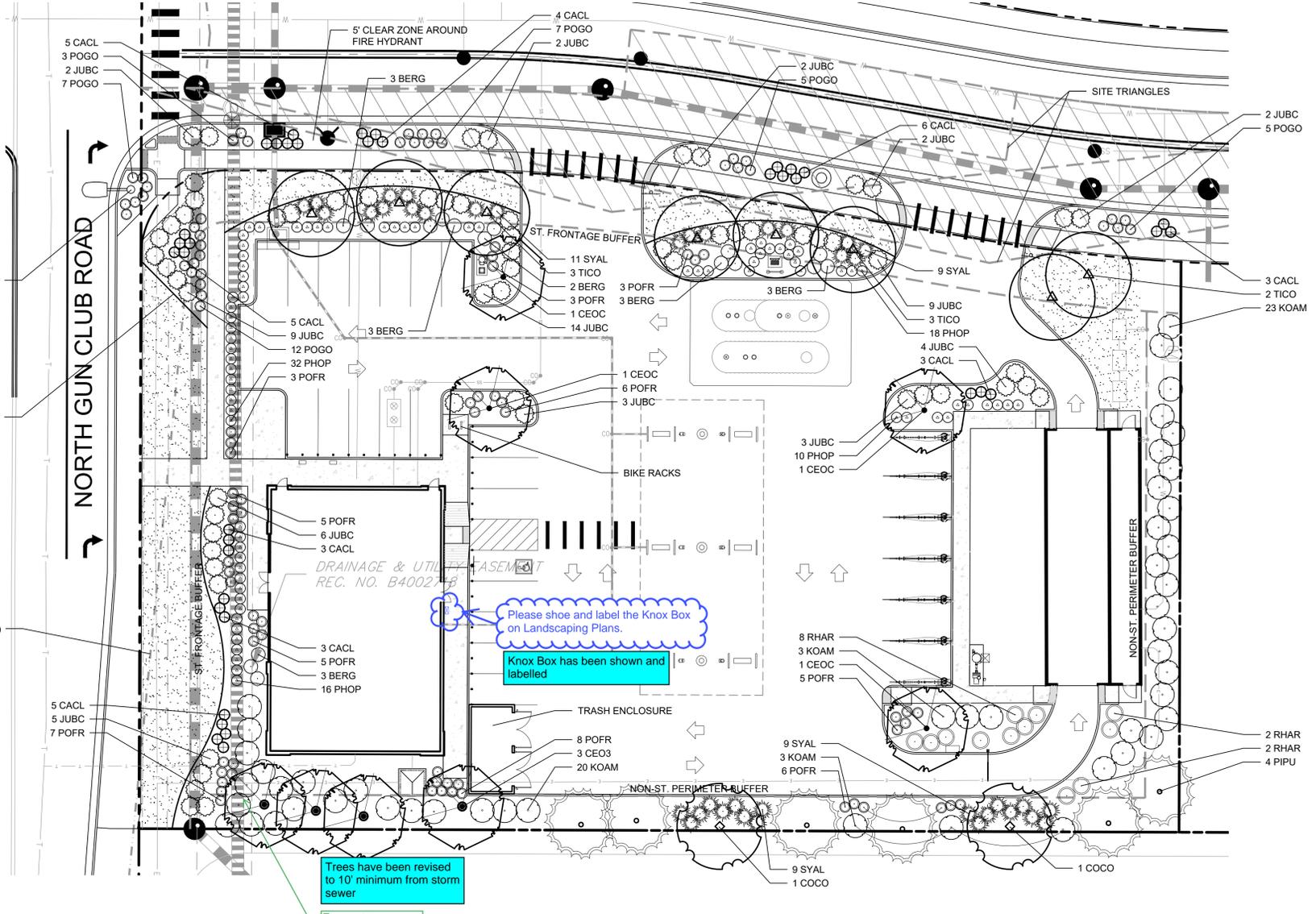
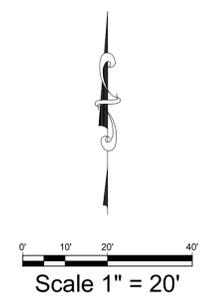
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EES
ENTITLEMENT AND UTILITY ENGINEERING SOLUTIONS, INC.
501 S Cherry St. Suite 300
Denver, CO 80246
303-572-7997 www.ees.us.com



7-ELEVEN AT CROSS CREEK
LOT 1, BLOCK 1, CROSS CREEK 1ST AVENUE SUBDIVISION, AURORA, COLORADO
GRADING AND UTILITY PLAN

PROJECT NO: 7EL052.01
DESIGNED BY: MRD
DRAWN BY: MRD
DATE: 02/12/2021



Please shoe and label the Knox Box on Landscaping Plans.
Knox Box has been shown and labelled

Trees have been revised to 10' minimum from storm sewer
 Ensure trees are a minimum 10' away from storm sewer

CITY LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL DETERMINE REQUIRED SOIL AMENDMENTS AND FERTILIZERS BASED ON A SOIL TEST FROM AN ACCREDITED LABORATORY, AS INDICATED IN THE LAB'S REPORT AND THE PLANTING SPECIFICATIONS OF THESE PLANS.
2. FREESTANDING LIGHTS WILL INCLUDE CREEE PARKING LOT LIGHTS, SERIES XSP AND SSS.
3. HARDSCAPE SURFACES WILL INCLUDE SCORED PATTERNS. AREAS OF PARKING BEYOND THE 125% MAXIMUM WILL BE PROVIDED AS PERVIOUS COVERAGE AS REQUIRED BY THE UDO.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 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.
7. PATIO CONCRETE SCORING AS PER XXXXX TO MATCH DEVELOPMENT, COLOR XXXXXX.
8. RETAINING, DECORATIVE, AND DUMPSTER WALLS SHALL BE FACED WITH XXXXXX, AS MADE BY XXXXX.
9. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
TREES						
CEOC	Celtis occidentalis	Western Hackberry	2.5" cal., 8'-10' h.	Per plan	4	
CEO3	Celtis occidentalis	Western Hackberry	3" cal., 10'-12' h.	Per plan	4	South property line only
COCO	Corylus colurna	Turkish Fibert	3" cal., 10'-12' h.	Per plan	2	
PIPU	Picea pungens 'Bakeri'	Baker Blue Spruce	8' high min.	Per plan	6	
TICO	Tilia cordata 'Greenspire'	Greenspire Linden	2.5" cal., 8'-10' h.	Per plan	8	
NOTE: ALL TREES SHALL BE B&B, ROOTBALL SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.						
SHRUBS						
BERG	Berberis japonica 'Rose Glow'	Rose Glow Barberry	#5 cont.	4' o.c.	17	
CACL	Caryopteris clandonensis 'Dark Knight'	Dark Knight Caryopteris	#5 cont.	3' o.c.	37	
KOAM	Kolkwitzia amabilis	Beautybush	#5 cont.	6' o.c.	49	
PHOP	Physocarpus opulifolius 'SMPOTW'	Tiny Wine Ninebark	#5 cont.	3' o.c.	76	
POGO	Potentilla fruticosa 'Gold Star'	Gold Star Potentilla	#5 cont.	3' o.c.	39	
POFR	Potentilla fruticosa 'Pink Beauty'	Pink Beauty Potentilla	#5 cont.	3' o.c.	54	
SYAL	Symphoricarpos albus	Snowberry	#5 cont.	4' o.c.	38	
GROUNDCOVERS						
JUBC	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	#5 cont.	5' o.c.	63	
RHAR	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	#5 cont.	5' o.c.	12	
TURF						
	Poa 'Thermal Blue'	Thermal Blue Bluegrass	Sod	---	---	

LANDSCAPE CALCULATIONS

TOTAL SITE AREA:	55,775 SF			
BUILDING COVERAGE:	4,024 SF (7.2%)			
HARD SURFACE AREA:	34,938 SF (62.6%)			
LANDSCAPE AREA:	16,813 SF (30.2%)			
MAX. COOL SEASON GRASSES:	5,548 SF (33% OF LANDSCAPE AREA)			
COOL SEASON GRASSES PROVIDED:	5,275 SF (31.4%)			
MIN. LIVING COVERAGE:	8,407 SF (50% OF LANDSCAPE AREA)			
LIVING COVERAGE PROVIDED:	11,648 SF (69.3%)			
CURBSIDE FRONTAGE LENGTH: 323 LF				
STREET TREES REQUIRED:	8 TREES			
STREET TREES PROVIDED:	8 TREE EQUIVALENTS (80 SHRUBS)			
NO STREET TREES MAY BE USED DUE TO SIGHT TRIANGLES, EASEMENTS, AND UTILITIES.				
STREET FRONTAGE BUFFER: 323 LF				
TREES REQUIRED:	8 TREES (1 PER 40 LF)			
TREES PROVIDED:	8 TREES			
SHRUBS REQUIRED:	81 SHRUBS (10 PER 40 LF)			
SHRUBS PROVIDED:	86 SHRUBS			
BUILDING				
ELEVATION	LENGTH	TREE EQUIVALENTS	TREES PROVIDED	SHRUB SUBS PROVIDED
WEST - R.O.W.	79'	2	0	20
NORTH	52'	1	1	0
EAST	79'	2	1	10
NON-STREET PERIMETER BUFFER: 470 LF				
TREES REQUIRED:	12 TREES (1 PER 40 LF)			
TREES PROVIDED:	12 TREES			
EVERGREEN TREES REQUIRED:	6 TREES (50% OF TREES)			
EVERGREEN TREES PROVIDED:	6 TREES			
SHRUBS REQUIRED:	59 SHRUBS (5 PER 40 LF)			
SHRUBS PROVIDED:	59 SHRUBS			



DATE: _____

BY: _____

REVISION

No. _____

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7-ELEVEN AT CROSS CREEK

LOT 1, BLOCK 1, CROSS CREEK 1ST AVENUE SUBDIVISION, AURORA, COLORADO

PLANTING PLAN

PROJECT NO: 7EL052.01

DESIGNED BY: LML

DRAWN BY: LML

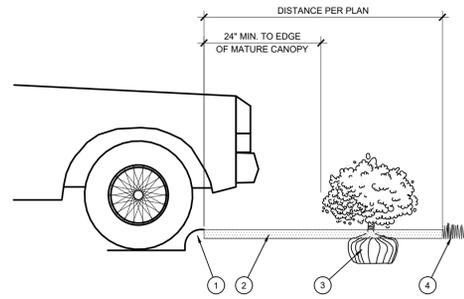
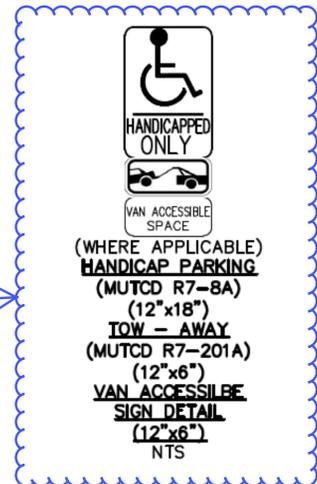
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4

SHEET 4 OF 10

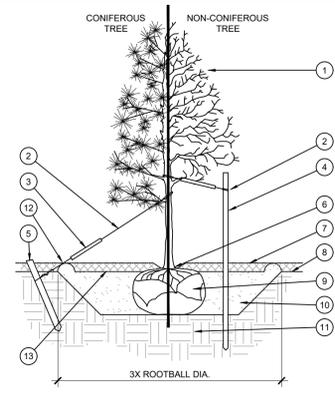
Please add the Accessible Sign Package to the Site Plan.

Information moved to site plan

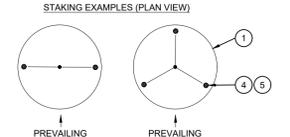


- 1 CURB.
- 2 MULCH LAYER.
- 3 PLANT.
- 4 TURF (WHERE SHOWN ON PLAN).

C PLANTING AT PARKING AREA
 SCALE: NOT TO SCALE

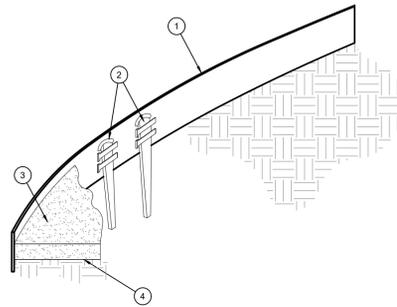


- 1 TREE CANOPY.
- 2 CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (8" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 3 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- 4 GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- 5 PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.) BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- 6 TRUNK FLARE.
- 7 MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- 8 FINISH GRADE.
- 9 ROOT BALL.
- 10 BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 11 UNDISTURBED NATIVE SOIL.
- 12 4" HIGH EARTHEN WATERING BASIN.
- 13 FINISH GRADE.



- NOTES:
- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 - REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
 - FOR BAB TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
 - REMOVE ALL NURSERY STAKES AFTER PLANTING.
 - FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
 - STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

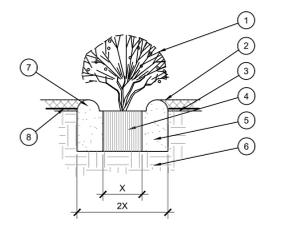
A TREE PLANTING
 SCALE: NOT TO SCALE



- 1 ROLLED-TOP STEEL EDGING PER PLANS.
- 2 TAPERED STEEL STAKES.
- 3 MULCH, TYPE AND DEPTH PER PLANS.
- 4 FINISH GRADE.

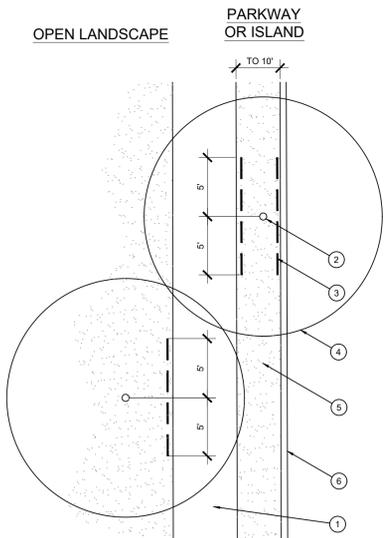
- NOTES:
- INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 - BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
 - TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

D STEEL EDGING
 SCALE: NOT TO SCALE



- 1 SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
- 2 MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
- 3 FINISH GRADE.
- 4 ROOT BALL.
- 5 BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 6 UNDISTURBED NATIVE SOIL.
- 7 3" HIGH EARTHEN WATERING BASIN.
- 8 WEED FABRIC UNDER MULCH.

B SHRUB AND PERENNIAL PLANTING
 SCALE: NTS



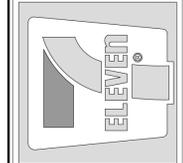
- 1 TYPICAL WALKWAY OR PAVING
- 2 TREE TRUNK
- 3 LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 4 TREE CANOPY
- 5 TYPICAL PLANTING AREA
- 6 TYPICAL CURB AND GUTTER

- NOTES:
- INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
 - BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

E ROOT BARRIER - PLAN VIEW
 SCALE: NOT TO SCALE

DATE	
BY	
REVISION	
No.	

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7-ELEVEN AT CROSS CREEK
 LOT 1, BLOCK 1, CROSS CREEK 1ST AVENUE SUBDIVISION, AURORA, COLORADO
 PLANTING DETAILS

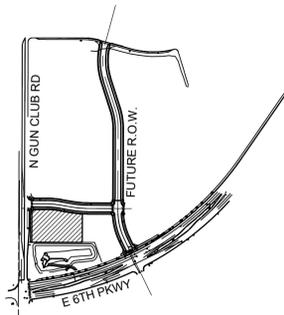
PROJECT NO:	7EL052.01
DESIGNED BY:	LML
DRAWN BY:	LML
DATE:	02/12/2021
5	
SHEET 5 OF 10	

LAURANCE M. LESSER
 188
 01/01/2008
 State of Colorado
 LICENSED LANDSCAPE ARCHITECT

**EVERGREEN
 DESIGN GROUP**
 (800) 680-6630
 1755 Telesar Dr., Ste 300
 Colorado Springs, CO 80920
 www.EvergreenDesignGroup.com

2/15/2021

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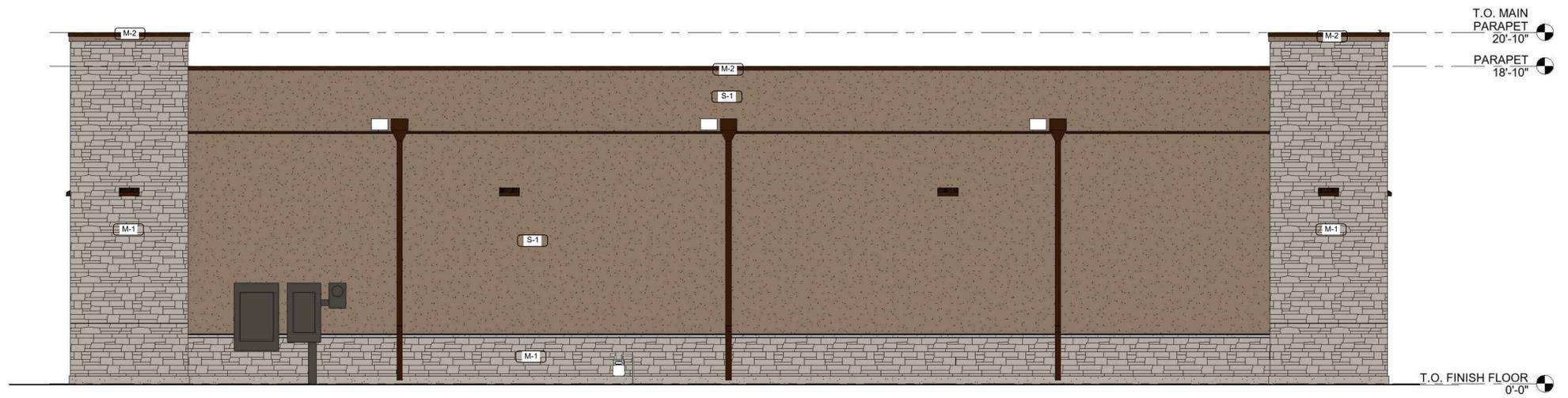


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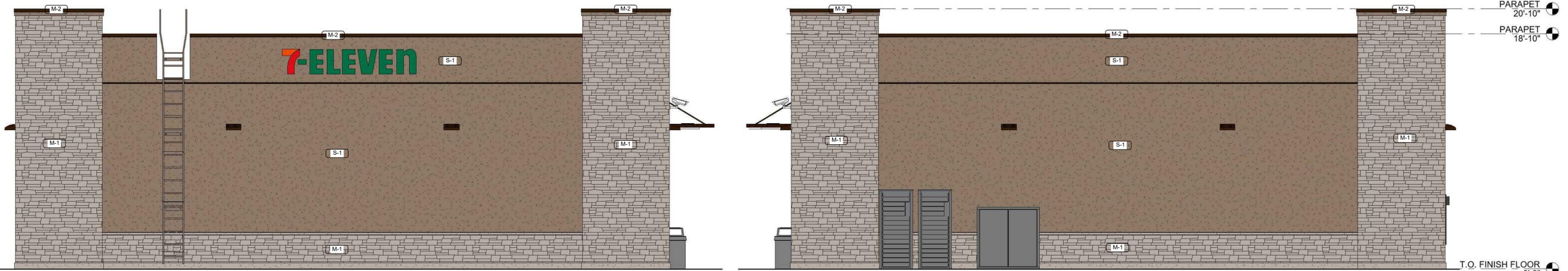
EXTERIOR ELEVATIONS
FEBRUARY 17, 2021



ARCHITECTURE-CIVIL ENGINEERING-MEP ENGINEERING
10755 SANDHILL ROAD, DALLAS, TEXAS 75238
TEL: 214-343-9400 www.thedimensiongroup.com

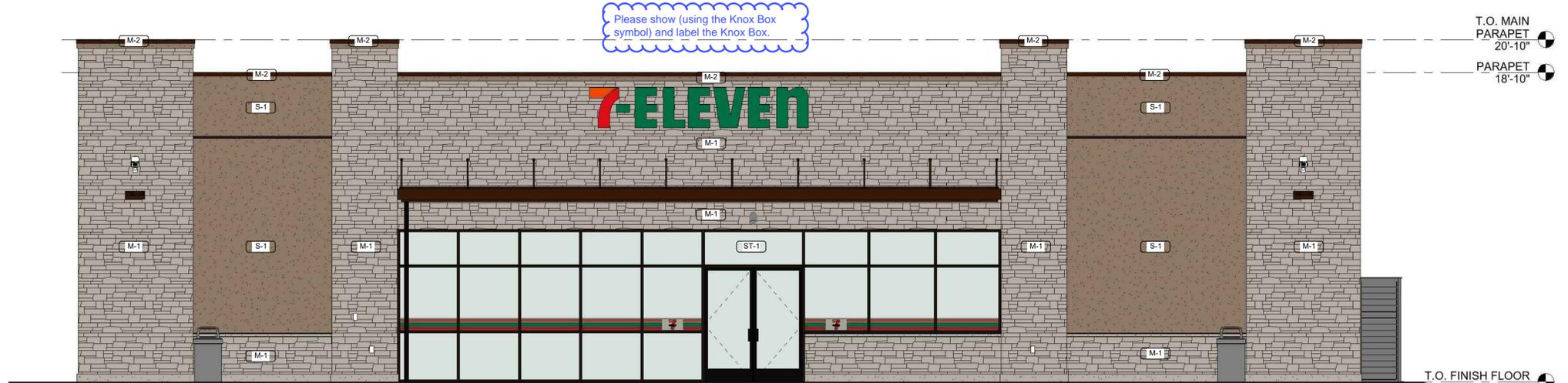


④ STORE ELEVATION - WEST
1/4" = 1'-0"



STORE ELEVATION - SOUTH
1/4" = 1'-0"

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



① STORE ELEVATION - EAST
1/4" = 1'-0"

MATERIALS

B-2	BRICK VENEER - ENDICOTT "MEDIUM IRONSPOT"
S-1	STUCCO - 3-COAT SYSTEM - EL REY "106 BUCKSKIN"
M-1	STONE VENEER - EL DORADO - "LIMESTONE" OR SIMILAR
M-2	PREFINISHED METAL - SW 'SEAL SKIN'
ST-1	STOREFRONT SYSTEM - KAWNEER 451T VG "DARK BRONZE"

NO.	REVISION	BY	DATE

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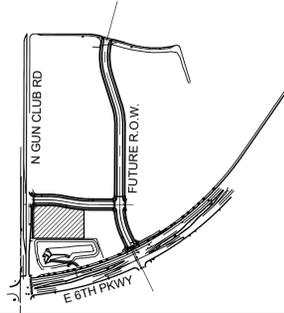


7-ELEVEN AT CROSS CREEK
LOT 1, BLOCK 1, CROSS CREEK 1ST AVENUE SUBDIVISION, AURORA, COLORADO.

PROJECT NO: 7EL052.01
DESIGNED BY: TDG
DRAWN BY: BB
DATE: 02/17/2021

L:\7-ELEVEN\2021\0217-016-42018-AURORA, CO (6TH & GUN CLUB)\01 PRELIMINARY FLOOR PLAN & ELEVATIONS\BUILDING & CONSIGNMENT ELEVATIONS.DWG

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6TH & GUN CLUB AURORA, CO

EXTERIOR ELEVATIONS
FEBRUARY 17, 2021



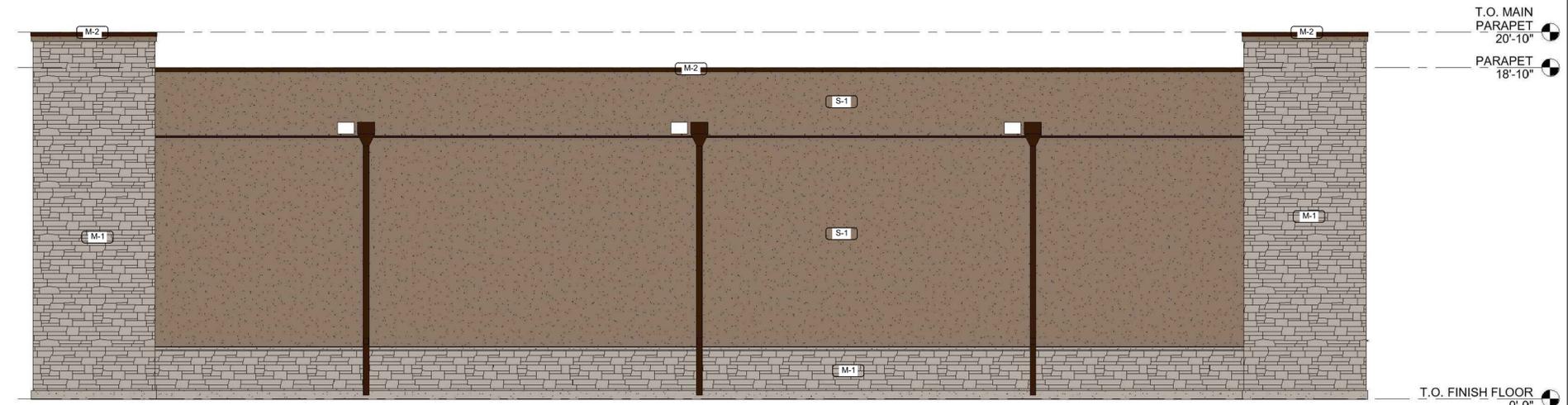
④ CAR WASH ELEVATION - WEST
1/4" = 1'-0"



③ CAR WASH ELEVATION - SOUTH
1/4" = 1'-0"



② CAR WASH ELEVATION - NORTH
1/4" = 1'-0"



① CAR WASH ELEVATION - EAST
1/4" = 1'-0"

MATERIALS

B-2	BRICK VENEER - ENDICOTT "MEDIUM IRONSPOT"
S-1	STUCCO - 3-COAT SYSTEM - EL REY "106 BUCKSKIN"
M-1	STONE VENEER - EL DORADO - "LIMESTONE" OR SIMILAR
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NO.	REVISION	BY	DATE

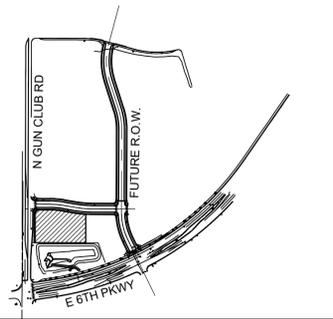
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7-ELEVEN AT CROSS CREEK
LOT 1, BLOCK 1, CROSS CREEK 1ST AVENUE SUBDIVISION, AURORA, COLORADO

PROJECT NO: 7EL052.01
DESIGNED BY: TDG
DRAWN BY: BB
DATE: 02/17/2021

L:\7-ELEVEN\2021\1C2-1016 - AURORA, CO (6TH & GUN CLUB)\01 PRELIMINARY\FLOORPLAN & ELEVATIONS\BUILDING & CANOPY ELEVATIONS.DWG

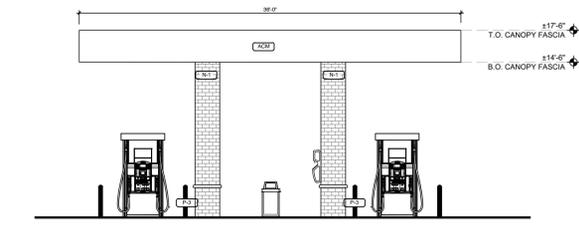


6TH & GUN CLUB AURORA, CO

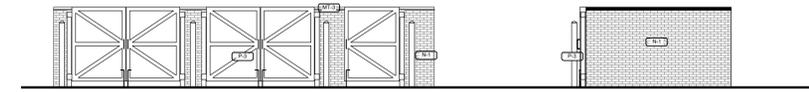
EXTERIOR ELEVATIONS
FEBRUARY 17, 2021



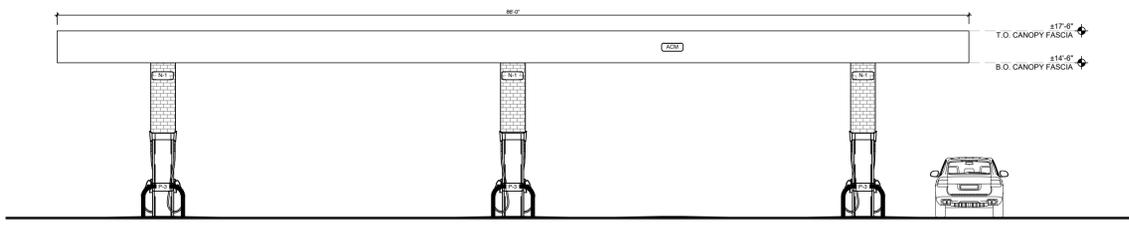
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TEL: 214-343-8400 www.thedimensiongroup.com



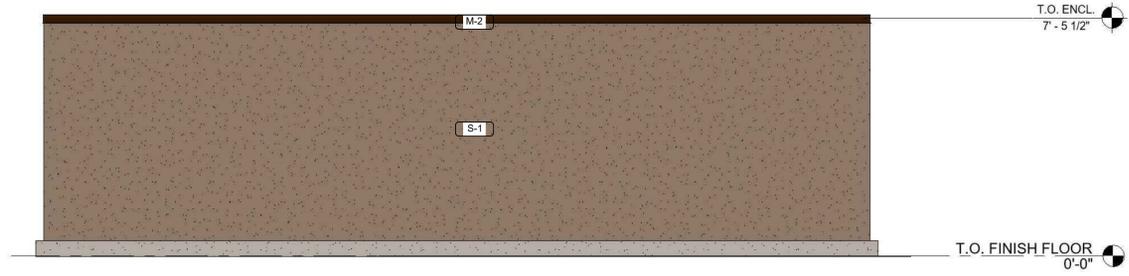
1 NORTH/SOUTH CANOPY ELEVATION
SCALE 1/8" = 1'-0"



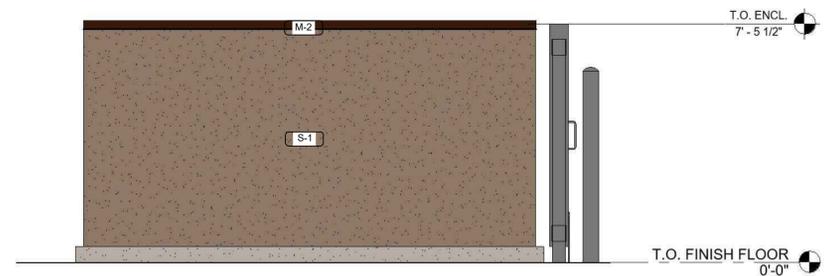
2 DUMPSTER ENCLOSURE ELEVATION
SCALE 1/8" = 1'-0"



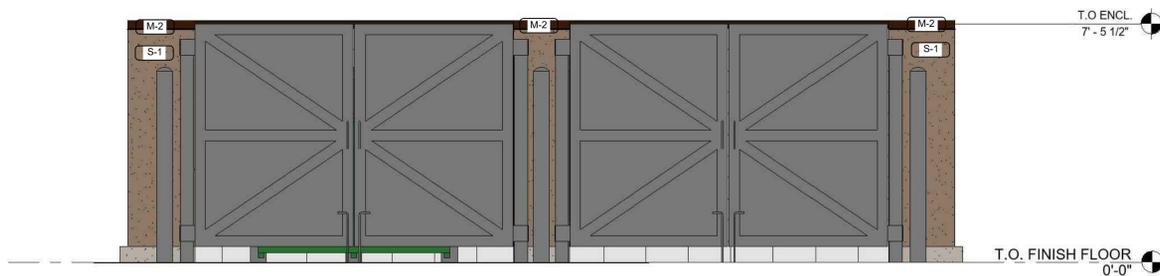
3 EAST/WEST CANOPY ELEVATION
SCALE 1/8" = 1'-0"



2 REAR DUMPSTER ENCL. ELEVATION2
3/8" = 1'-0"



3 SIDE DUMPSTER ENCL. ELEVATION1
3/8" = 1'-0"



1 FRONT DUMPSTER ENCL. ELEVATION2
3/8" = 1'-0"

MATERIALS	
B-2	BRICK VENEER - ENDICOTT "MEDIUM IRONSPOT"
S-1	STUCCO - 3-COAT SYSTEM - EL REY "106 BUCKSKIN"
M-1	STONE VENEER - EL DORADO - "LIMESTONE" OR SIMILAR
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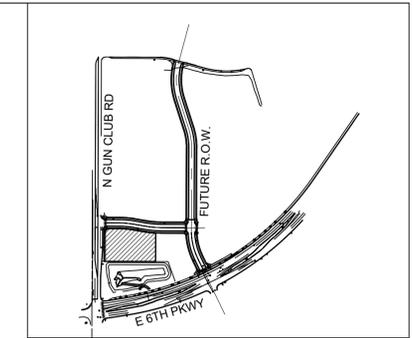
No.	REVISION	BY	DATE

**PRELIMINARY
NOT FOR
CONSTRUCTION**



7-ELEVEN AT CROSS CREEK
LOT 1, BLOCK 1, CROSS CREEK 1ST AVENUE SUBDIVISION, AURORA, COLORADO

PROJECT NO: 7EL052.01
DESIGNED BY: TDG
DRAWN BY: BB
DATE: 02/17/2021



Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number	BUG Rating
[Symbol]	12	CPY-FLAT-13L	SINGLE	1.000	12825	91	CPY250-B-DM-F-13L-UL-57K-WH-HZ	B3-U0-G1
[Symbol]	8	CPY-FLAT-C	SINGLE	1.000	4520	31	CPY250-B-DM-F-C-UL-57K-BZ-HZ	B2-U0-G1
[Symbol]	3	XSPLG-3ME	SINGLE	1.000	23800	184	XSPLG-D-HT-3ME-24L-57K7-UL-BZ-N	B3-U0-G4
[Symbol]	4	XSPLG-4ME	SINGLE	1.000	23800	184	XSPLG-D-HT-4ME-24L-57K7-UL-BZ-N	B4-U0-G3
[Symbol]	10	XSPW	WALL MOUNT	1.000	4270	31	XSPW-B-WM-3ME-4L-57K-UL-BZ	B1-U0-G1
[Symbol]	8	XSPW-6L	WALL MOUNT	1.000	6100	47	XSPW-B-WM-3ME-6L-57K-UL-BZ	B1-U0-G2

Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CANOPY	Fc	34.20	41	26	1.32	1.58
PAVED AREA	Fc	6.45	20.0	1.4	4.61	14.29
SITE	Fc	2.57	39.5	0.0	N.A.	N.A.

FIXTURE MOUNTING HEIGHTS AS SHOWN
POLES MOUNTED ON 3' BASE

ADDITIONAL EQUIPMENT REQUIRED:
(7) SSS-4-11-17-CW-BS-OT-N-BZ (17' x 4" x 0.125" STEEL SQUARE POLE, TENON MOUNT)
(7) PD-1H4 (SINGLE HORIZONTAL TENON)

PROPOSED POES MEET 140MPH SUSTAINED WIND LOADS

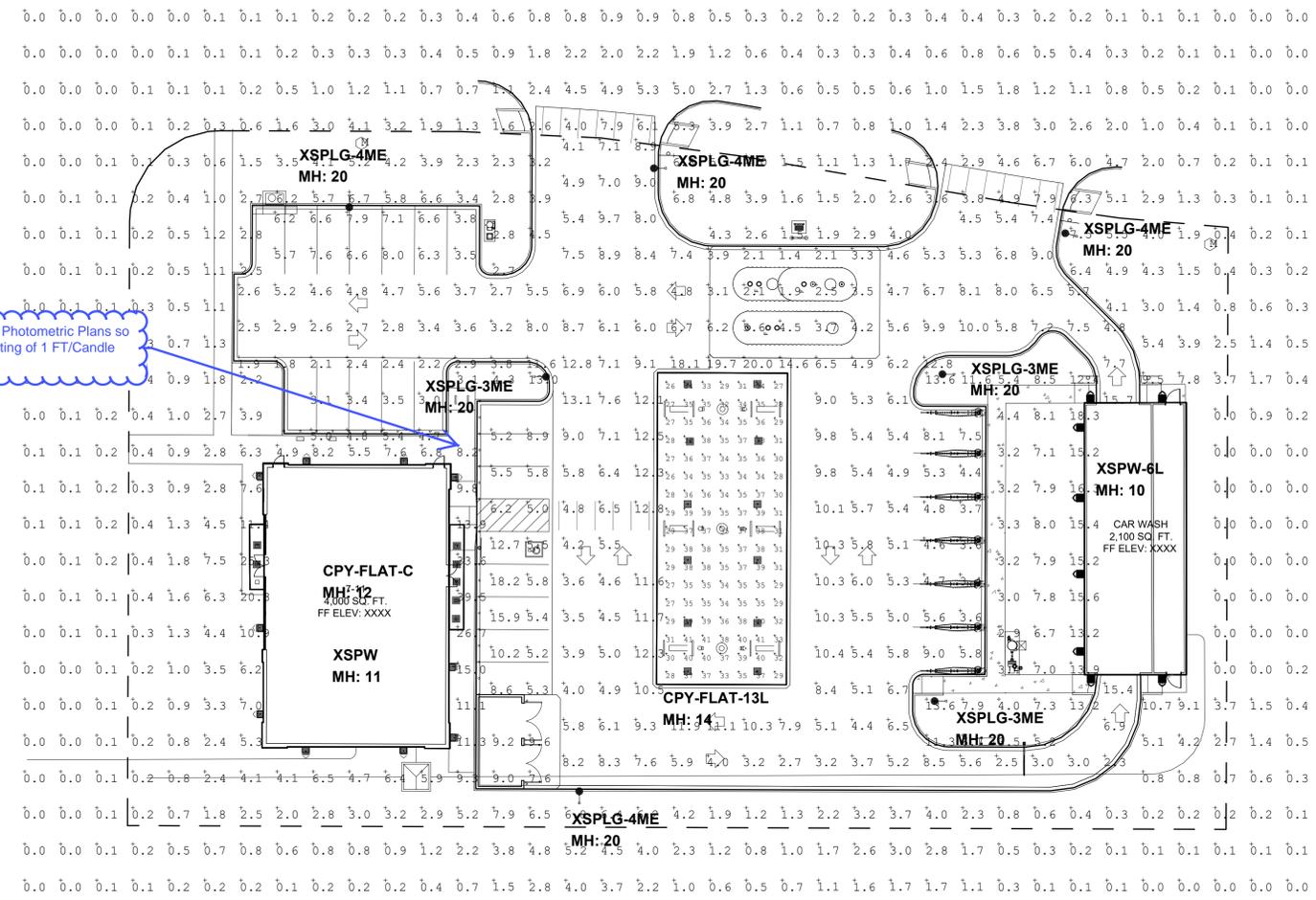
*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

BOM: Complete Part Description

- 12- CPY-B-DM-F-13L-UL-57K-WH-HZ
- 8- CPY-B-DM-F-C-UL-57K-BZ-HZ
- 10- XSPW-B-WM-3ME-4L-57K-UL-BZ
- 8- XSPW-B-WM-3ME-6L-57K-UL-BZ
- 3- XSPLG-D-HT-3ME-24L-57K-UL-BZ-N
- 4- XSPLG-D-HT-4ME-24L-57K-UL-BZ-N
- 7- SSS-4-11-17-CW-BS-OT-N-BZ
- 7- PD-1H4

Accessible route has been included

Please add the Accessible Route to the Photometric Plans so we can verify the required minimum lighting of 1 FT/Candle along the entire route. See Sheet P1.0.



Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting or energy code.

Project Name: 7-11 #42018 Aurora, CO - 6th & Gun Club

SR-34617

Footcandles calculated at grade

Filename: 711-210209ARCOLJS.AGI

Layout By: LINDA SCHALLER

Date: 2/9/2021

Scale 1" = 20'



No.	REVISION	BY	DATE

PRELIMINARY NOT FOR CONSTRUCTION



7-ELEVEN AT CROSS CREEK
LOT 1, BLOCK 1, CROSS CREEK 1ST AVENUE SUBDIVISION, AURORA, COLORADO

PROJECT NO: 7E1052.01
DESIGNED BY: MRD
DRAWN BY: MRD
DATE: 02/12/2021

WALL PACK - XSPW

XSP Series XSPW™ LED Wall Mount Luminaire featuring Cree TrueWhite™ Technology. Product Description, Performance Summary, Construction Materials, Accessories, and Ordering Information.

WALL PACK - XSPW

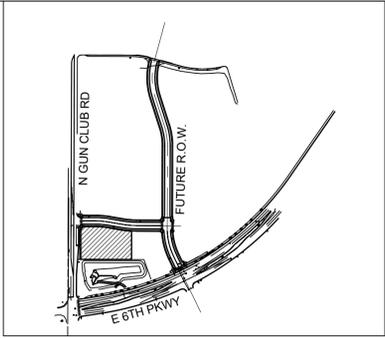
XSPW™ LED Wall Mount Luminaire. Product Specifications, Performance Summary, Construction Materials, Accessories, and Ordering Information.

POLE LIGHT - XSPLG-4ME-2 / XSPLG-4ME-4

XSP Series XSPLG™ LED Street/Area Luminaire - Large. Product Description, Performance Summary, Construction Materials, Accessories, and Ordering Information.

POLE LIGHT - XSPLG-4ME-2 / XSPLG-4ME-4

XSPLG™ LED Street/Area Luminaire - Large. Product Specifications, Performance Summary, Construction Materials, Accessories, and Ordering Information.



CREE LIGHTING logo and contact information for the Wall Pack - XSPW section.

CREE LIGHTING logo and contact information for the Wall Pack - XSPW section.

CREE LIGHTING logo and contact information for the Pole Light section.

CREE LIGHTING logo and contact information for the Pole Light section.

CANOPY LIGHT - CPY-FLAT-13L / CPY-FLAT-C

CPY Series - Version B CPY250™ LED Canopy/Soffit Luminaire - Variant B. Product Description, Performance Summary, Construction Materials, Accessories, and Ordering Information.

CANOPY LIGHT - CPY-FLAT-13L / CPY-FLAT-C

CPY250™ LED Canopy/Soffit Luminaire - Variant B. Product Specifications, Performance Summary, Construction Materials, Accessories, and Ordering Information.

CANOPY LIGHT - CPY-FLAT-13L / CPY-FLAT-C

CPY250™ LED Canopy/Soffit Luminaire - Variant B. Product Specifications, Performance Summary, Construction Materials, Accessories, and Ordering Information.

LIGHT POLE DETAIL

SSS Series Crown-Weld® Straight Square Steel Poles. Product Description, Construction Materials, Accessories, and Ordering Information.

LIGHT POLE DETAIL

Crown-Weld® Straight Square Steel Poles. Pole Drawing, Base Plate Detail, Anchor Bolt Detail, and Head Hole Drawings.

LIGHT POLE DETAIL

Crown-Weld® Straight Square Steel Poles. Fixture Mounting Drill Patterns, Tension EPA, and Square Internal Mount Vertical Tension (Squaring) details.

CREE LIGHTING logo and contact information for the Light Pole Detail section.

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CREE LIGHTING logo and contact information for the Light Pole Detail section.

Revision table with columns for No., REVISION, BY, DATE.

PRELIMINARY NOT FOR CONSTRUCTION



7-ELEVEN AT CROSS CREEK LOT 1, BLOCK 1, CROSS CREEK 1ST AVENUE SUBDIVISION, AURORA, COLORADO

PROJECT NO: 7EL052.01 DESIGNED BY: MRD DRAWN BY: MRD DATE: 02/12/2021