

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: LANDIS GORDON
P: (618)-670-1512

ARCHITECT

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

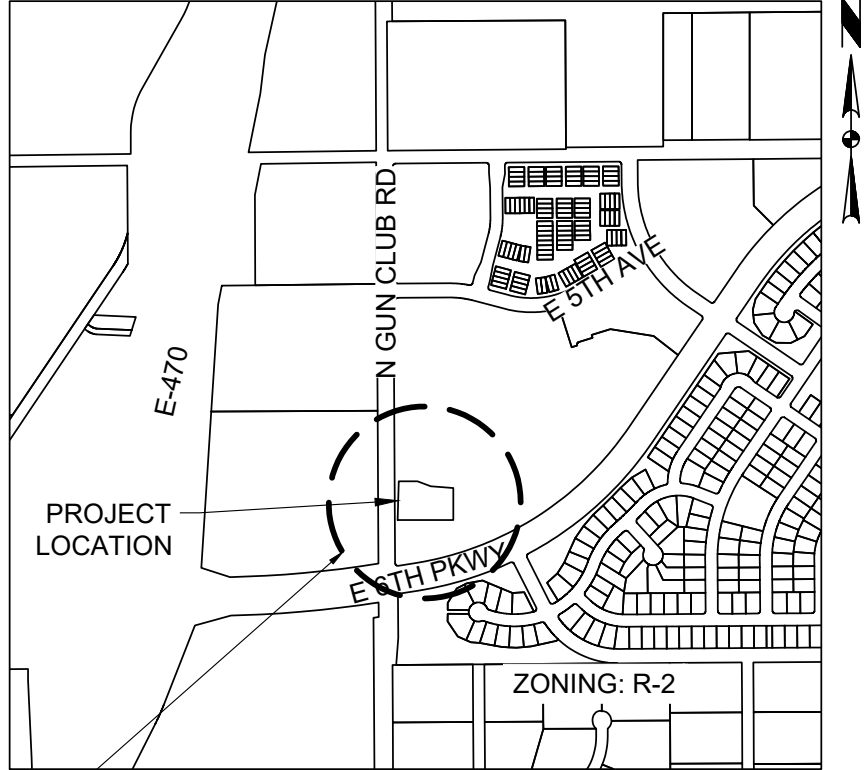
LANDSCAPE ARCHITECT

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

7-11 C-STORE WITH CAR WASH AT CROSS CREEK 1ST AVENUE SITE PLAN WITH CONDITIONAL USES
LOT 1, BLOCK 1, CROSS CREEK SUBDIVISION FILING NO. 4, 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

SITE PLAN SHEET INDEX

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500' FUEL DISPENSING FACILITIES STATIONS LIMITS . COMPLIANCE TO THE 2015 IFC AMENDMENT 66-33 LIMITING FUEL DISPENSING FACILITIES STATIONS TO WITH IN 500 FT OF AN E, I, OR R-4 OCCUPANCY.

VICINITY MAP

SCALE: 1" = 1000'

SIGNATURE BLOCK:

7-ELEVEN GAS & C-STORE WITH CAR WASH SITE PLAN AND CONDITIONAL USE

LEGAL DESCRIPTION: LOT 1, BLOCK 1, CROSS CREEK SUBDIVISION FILING NO. 4, 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 THEREOF, _____ 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	53,859 / 1.24 SQ. FT. & ACRES
GROSS FLOOR AREA	6,100 SQ. FT.
NUMBER OF BUILDINGS	2 (4,088 SQ. FT. + 979 SQ. FT.)
MAXIMUM HEIGHT OF BUILDINGS	38 FT
BUILDING AND CANOPY COVERAGE	9,301 / 17.3 SQ. FT. AND %
HARD SURFACE AREA	28,105 / 52.1 SQ. FT. AND %
LANDSCAPE AREA	16,453 / 30.6 SQ. FT. AND %
PRESENT ZONING CLASSIFICATION	R-2, SUBAREA C
PERMITTED MAXIMUM SIGN AREA	160 SQ. FT.
PROPOSED TOTAL SIGN AREA (INCLUDING MONUMENT SIGNAGE)	160 SQ. FT.
MAXIMUM NUMBER OF PERMITTED SIGNS	5
STANDARD PARKING SPACES REQUIRED	12
PARKING SPACES PROVIDED	24
HANDICAP SPACES REQUIRED	2/1 VAN
HANDICAP SPACES PROVIDED	2/1 VAN
BIKE PARKING SPACES REQUIRED	2
BIKE PARKING SPACES PROVIDED	4
IBC OCCUPANCY CLASSIFICATION	GROUP M
CONSTRUCTION TYPE	TYPE V-B
BUILDING SPRINKLER	NON-SPRINKLERED

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.
- 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."
- "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 ENCROACH 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.

LEGAL DESCRIPTION

LOT 1, BLOCK 1, CROSS CREEK SUBDIVISION FILING NO. 4, 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 4S6507NW002) 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 ADJACENT TO RESIDENTIAL

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

BY: _____ CORPORATE
(PRINCIPALS OR OWNERS) SEAL

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
SEAL

(NOTARY PUBLIC)

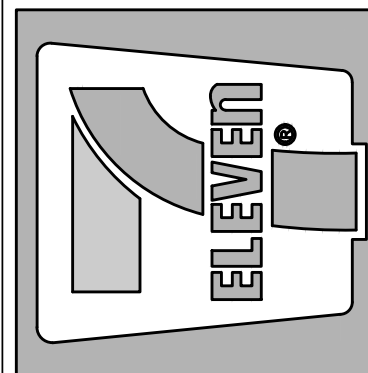
MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

AMENDMENTS

PRELIMINARY
NOT FOR
CONSTRUCTION

EES
ENTITLEMENT AND
ENGINEERING
SOLUTIONS, INC.
501 S Cherry St, Suite 300
Denver, CO 80246
303-572-7397 www.ees.us.com



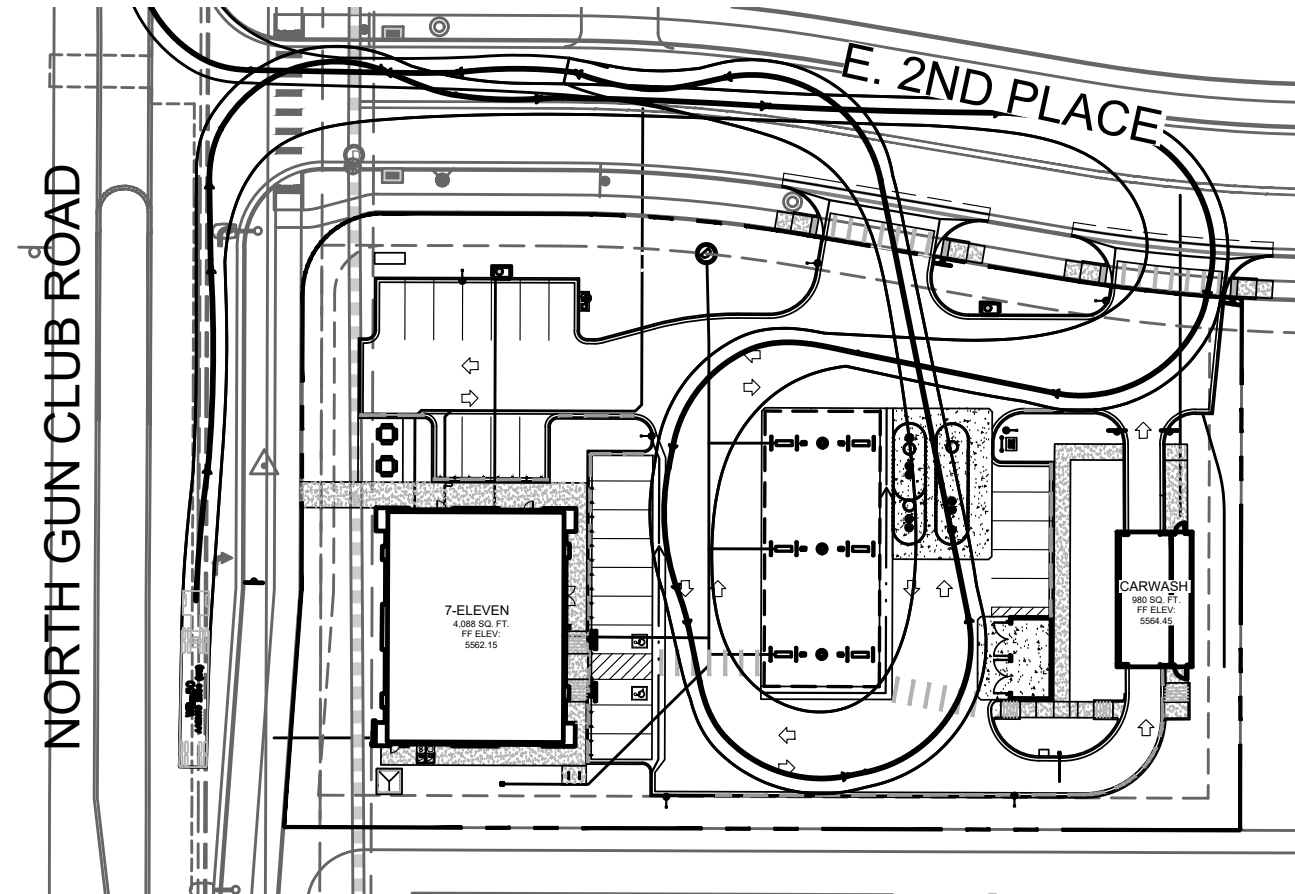
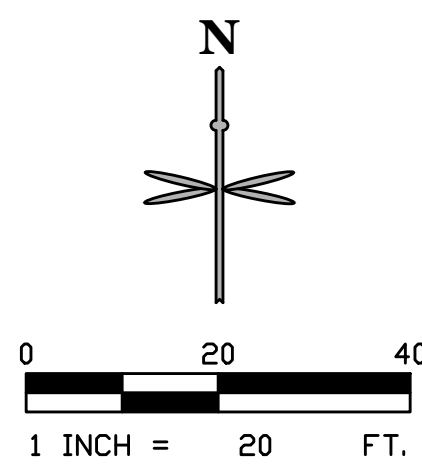
7-ELEVEN AT CROSS CREEK

COVER SHEET

PROJECT NO: 7EL052.01
DESIGNED BY: LCG
DRAWN BY: LCG
DATE: 11/02/2021

1

SHEET 1 OF 10



WB-50 FUELING ROUTE

SCALE: 1"=60'

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.
4. ALL ADJACENT PUBLIC IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. THE SITE IS LOCATED WITHIN ZONING AREA R-2, SUB-AREA C

PARKING SUMMARY

PARKING REQUIRED = 13 SPACES TOTAL = 4 SPACES PER 1000 SF
12 STANDARD SPACES
1 VAN ACCESSIBLE HANDICAP SPACE
1 ACCESSIBLE HANDICAP SPACE
2 BIKE SPACES REQUIRED

PARKING PROVIDED = 26 SPACES TOTAL
24 STANDARD SPACES
1 VAN ACCESSIBLE HANDICAP SPACE
1 ACCESSIBLE HANDICAP SPACE
4 BIKE SPACES

LAND USE SUMMARY

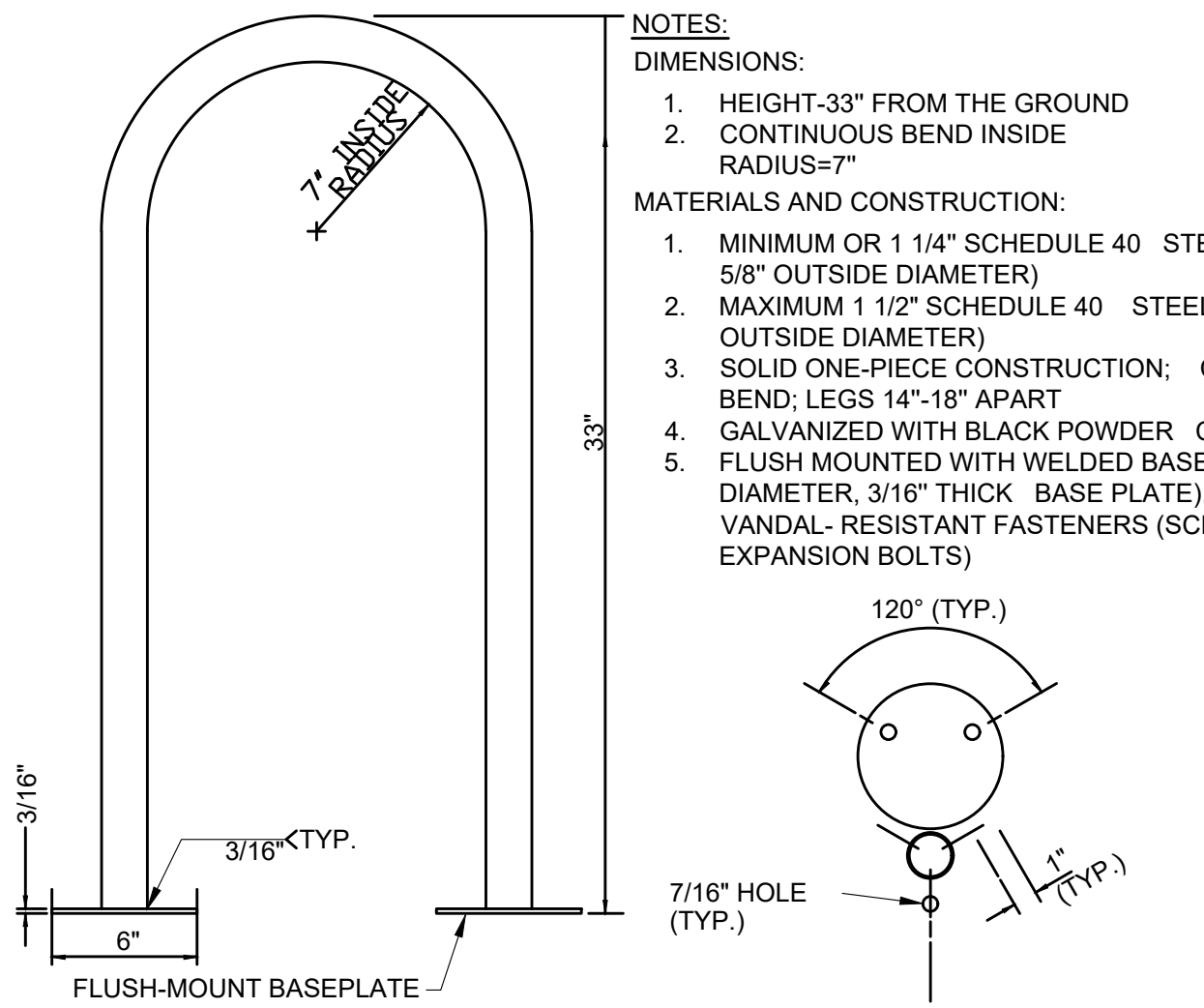
LAND USE: GAS STATION AND C-STORE

CONCRETE AND ASPHALT PAVING	28,105 SF / 0.65 AC (52.1%)
BUILDING AND CANOPY AREA	9,301 SF / 0.21 AC (17.3%)
LANDSCAPING/OPEN SPACE	16,453 SF / 0.38 AC (30.6%)
LOT TOTAL	53,859 SF / 1.24 AC (100.0%)

GROSS FLOOR AREA 6,100 SF

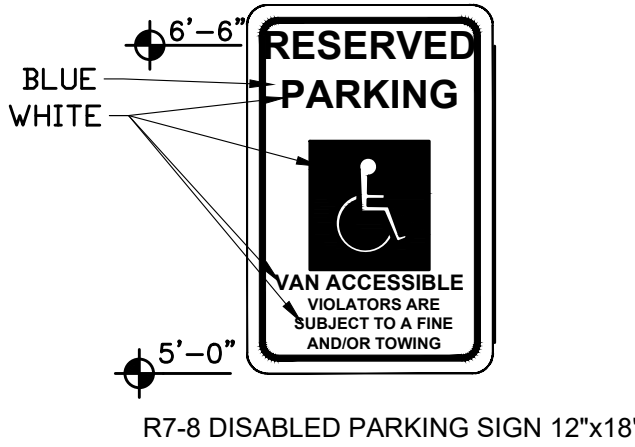
SITE PLAN LEGEND

	PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	PROPOSED BUILDING
	PROPOSED ACCESSIBLE ROUTE
	EXISTING STORM SEWER MANHOLE/INLET
	PROPOSED STORM SEWER MANHOLE/INLET
	EXISTING STREET LIGHTING
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING SIGNAGE
	PROPOSED SITE LIGHTING
	PROPOSED PARKING COUNT
	AASHTO SIGHT TRIANGLE
	TRAFFIC DIRECTION

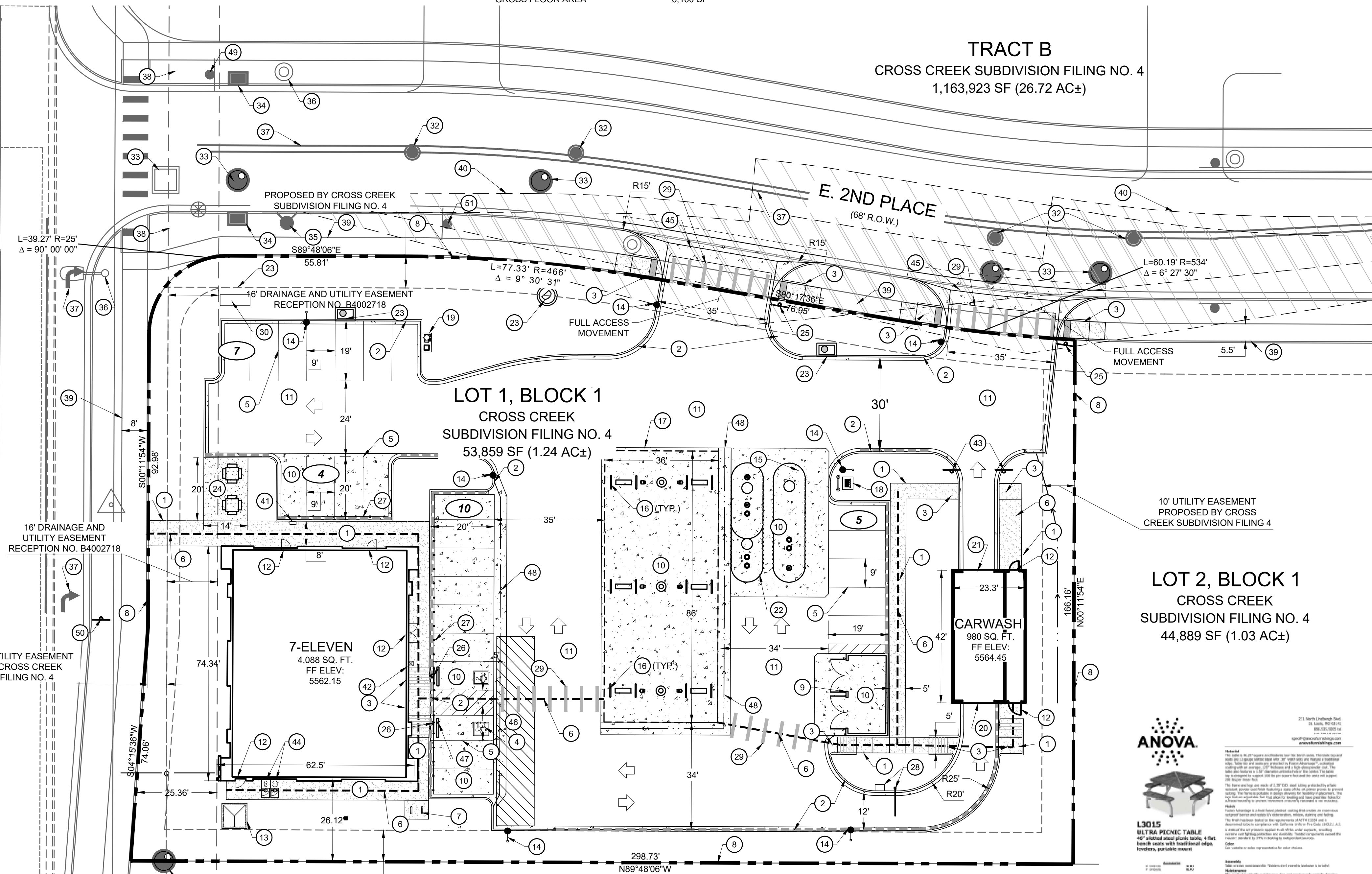


SITE SCHEDULE

- 1 CONCRETE SIDEWALK.
- 2 CURB AND GUTTER.
- 3 HANDICAP RAMP
- 4 VAN ACCESSIBLE SPACE.
- 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 TRANSFORMER.
- 14 SITE LIGHTING.
- 15 FUEL TANK FARM. 20K GALLON REGULAR UNLEADED.
- 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 FUEL TANK FARM. 20 K GALLON SPLIT TANK (8K PREMIUM UNLEADED & 12K DIESEL)
- 23 STORM INLET/MANHOLE.
- 24 PATIO AREA - APPROX. 280 SF
- 25 "STOP" SIGN.
- 26 ADA PARKING SIGNAGE. SEE DETAIL THIS SHEET.
- 27 BOLLARDS @ 4.5' O.C.
- 28 CAR WASH PAY STATION AND CLEARANCE BAR.
- 29 CROSSWALK STRIPING, PER "COA STANDARD TE-12" FOR DRIVE WAY CROSSWALKS.
- 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 CROSS PAN.
- 46 LOADING AREA.
- 47 PARKING CURB STOP.
- 48 CONCRETE PAN.
- 49 EXISTING STOP SIGN.
- 50 PROPOSED "RIGHT LANE MUST TURN RIGHT" (R3-7R).
- 51 EXISTING "SPEED LIMIT" (R2-1).

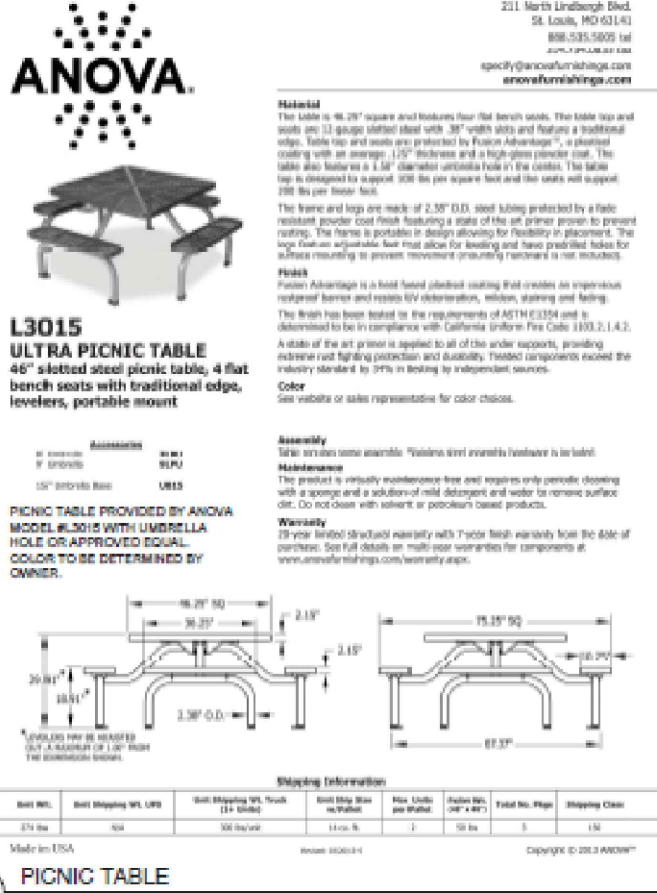


TRACT B
CROSS CREEK SUBDIVISION FILING NO. 4
1,163,923 SF (26.72 AC±)



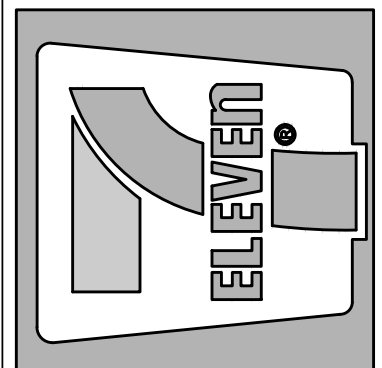
TRACT A
CROSS CREEK SUBDIVISION FILING NO. 4
69,271 SF (1.59AC±)

LOT 2, BLOCK 1
CROSS CREEK
SUBDIVISION FILING NO. 4
44,889 SF (1.03 AC±)



No.	REVISION	DATE

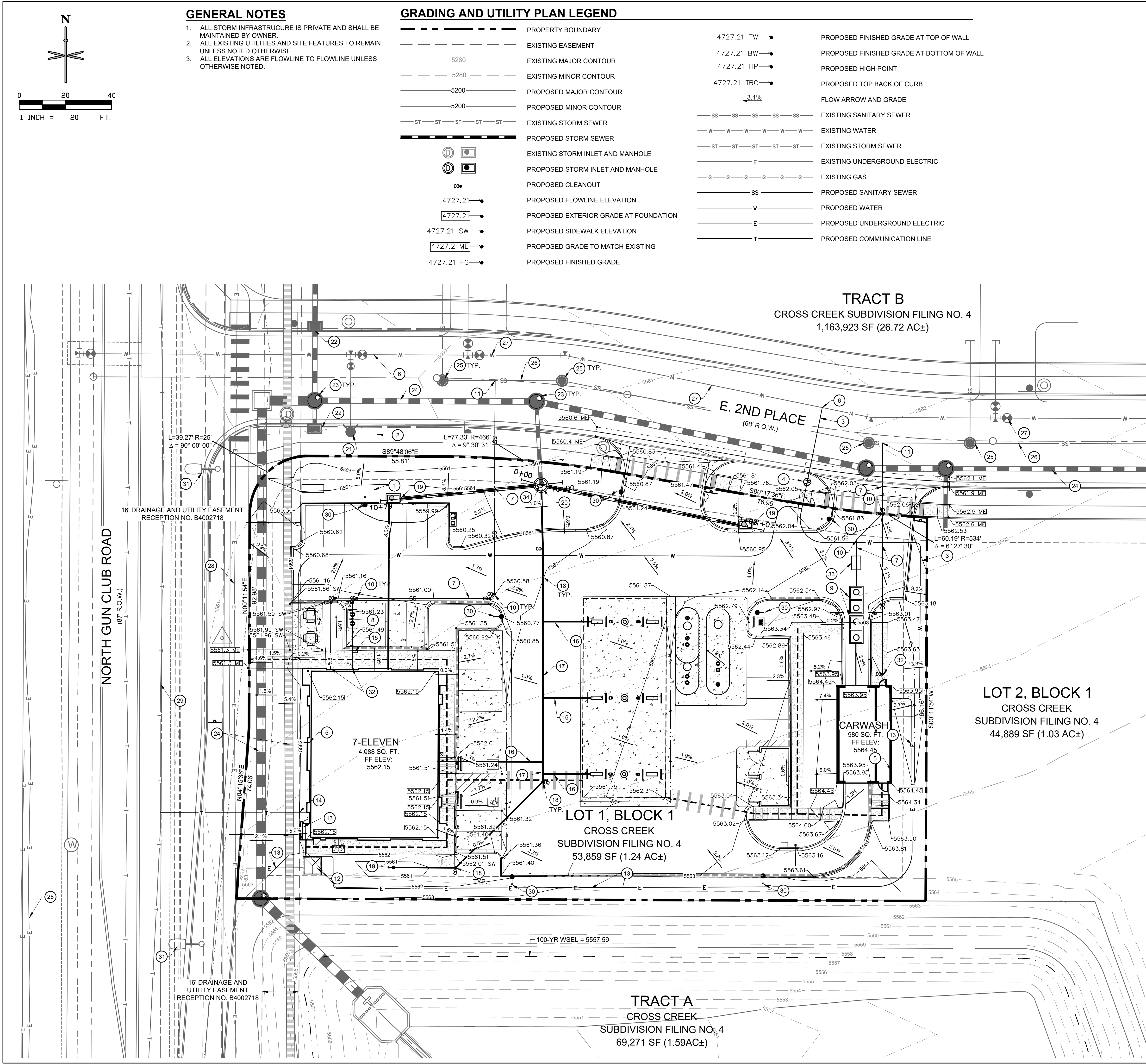
**PRELIMINARY
NOT FOR
CONSTRUCTION**



7-ELEVEN AT CROSS CREEK
LOT 1, BLOCK 1, CROSS CREEK SUBDIVISION FILING NO. 4, AURORA, COLORADO

SITE PLAN

PROJECT NO:	7EL052.01
DESIGNED BY:	LCG
DRAWN BY:	LCG
DATE:	11/02/2021
2	
SHEET 2 OF 10	



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

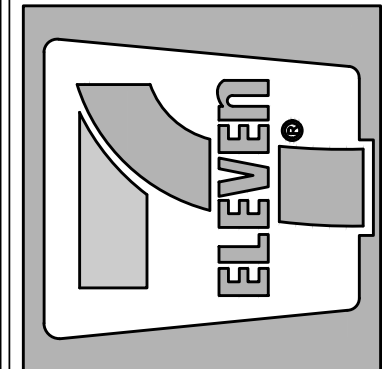
	PROPERTY BOUNDARY		4727.21 TW	PROPOSED FINISHED GRADE AT TOP OF WALL
	EXISTING EASEMENT		4727.21 BW	PROPOSED FINISHED GRADE AT BOTTOM OF WALL
	EXISTING MAJOR CONTOUR		4727.21 HP	PROPOSED HIGH POINT
	EXISTING MINOR CONTOUR		4727.21 TBC	PROPOSED TOP BACK OF CURB
	PROPOSED MAJOR CONTOUR		3.1%	FLOW ARROW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

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
34. PROPOSED 4" MANHOLE

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EES
ENTITLEMENT AND
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 SUBDIVISION FILING NO. 4, AURORA, COLORADO

GRADING AND UTILITY PLAN

PROJECT NO.: 7EL052.01
DESIGNED BY: LCG
DRAWN BY: LCG
DATE: 11/02/2021

3

SHEET 3 OF 10

TOTAL SITE AREA:	53,859 SF
BUILDING COVERAGE:	9,301 SF (17.3%)
HARD SURFACE AREA:	28,105 SF (52.1%)
LANDSCAPE AREA:	16,453 SF (30.6%)
MAX. COOL SEASON GRASSES:	5,429 SF (33% OF LANDSCAPE AREA)
COOL SEASON GRASSES PROVIDED:	2,786 SF (16.9%)
MIN. LIVING COVERAGE:	8,227 SF (50% OF LANDSCAPE AREA)
LIVING COVERAGE PROVIDED:	8,896 SF (54.1%)

CURBSIDE FRONTAGE - N. GUN CLUB:	167 LF
LANDSCAPE AREA:	1,978 SF
SHRUBS REQUIRED:	50 SHRUBS (1 PER 40 SF)
SHRUBS PROVIDED:	50 SHRUBS
STREET TREES REQUIRED:	4 TREES
STREET TREES PROVIDED:	4 TREES
CURBSIDE FRONTAGE - E. 2ND PL.:	206 LF
LANDSCAPE AREA:	1,410 SF
SHRUBS REQUIRED:	35 SHRUBS (1 PER 40 SF)
SHRUBS PROVIDED:	35 SHRUBS
STREET TREES REQUIRED:	5 TREES
STREET TREES PROVIDED:	5 TREES

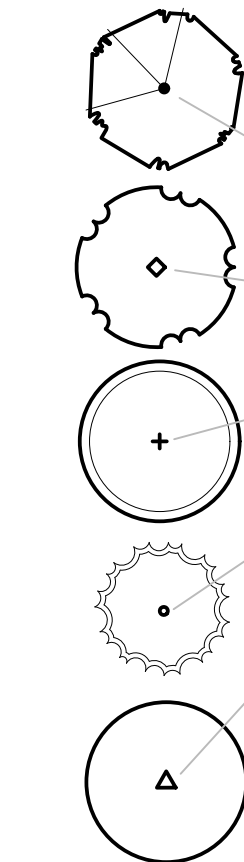
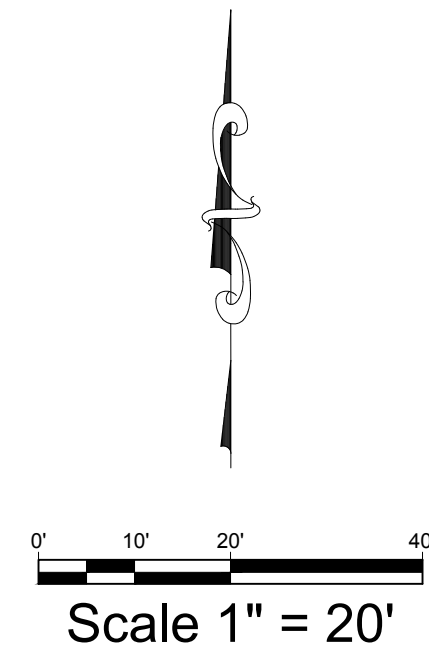
STREET FRONTAGE BUFFER - N. GUN CLUB:	167 LF
BUFFER WIDTH REQUIRED/PROVIDED:	20'15" *
TREES REQUIRED:	6 TREES (1 PER 30 LF)
TREES PROVIDED:	6 TREE EQUIVALENTS (60 SHRUBS)
SHRUBS REQUIRED:	56 SHRUBS (10 PER 30 LF)
SHRUBS PROVIDED:	116 SHRUBS
STREET FRONTAGE BUFFER - E. 2ND PL.:	279 LF
BUFFER WIDTH REQUIRED/PROVIDED:	20'20"
TREES REQUIRED:	7 TREES (1 PER 40 LF)
TREES PROVIDED:	7 TREE EQUIVALENTS (6 TREES, 20 SHRUBS)
SHRUBS REQUIRED:	70 SHRUBS (10 PER 40 LF)
SHRUBS PROVIDED:	72 SHRUBS

MAIN 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	0	20

CAR WASH ELEVATION	LENGTH	TREE EQUIVALENTS	TREES PROVIDED	SHRUB SUBS PROVIDED
WEST	42'	1	1	0
NORTH	24'	1	1	0

NON-STREET PERIMETER BUFFER - EAST:	137 LF
BUFFER WIDTH REQUIRED/PROVIDED:	10'
TREES REQUIRED:	3 TREES (1 PER 40 LF)
TREES PROVIDED:	3 TREES
EVERGREEN TREES REQUIRED:	1 TREES (50% OF TREES)
EVERGREEN TREES PROVIDED:	1 TREES
SHRUBS REQUIRED:	17 SHRUBS (5 PER 40 LF)
SHRUBS PROVIDED:	20 SHRUBS

NON-STREET PERIMETER BUFFER - SOUTH:	273 LF
BUFFER WIDTH REQUIRED/PROVIDED:	10'
TREES REQUIRED:	7 TREES (1 PER 40 LF)
TREES PROVIDED:	7 TREE EQUIVALENTS (70 SHRUBS)
EVERGREEN TREES REQUIRED:	3 TREES (50% OF TREES)
EVERGREEN TREES PROVIDED:	3 TREES
SHRUBS REQUIRED:	34 SHRUBS (5 PER 40 LF)
SHRUBS PROVIDED:	34 SHRUBS (IN ADDITION TO THE TREES)

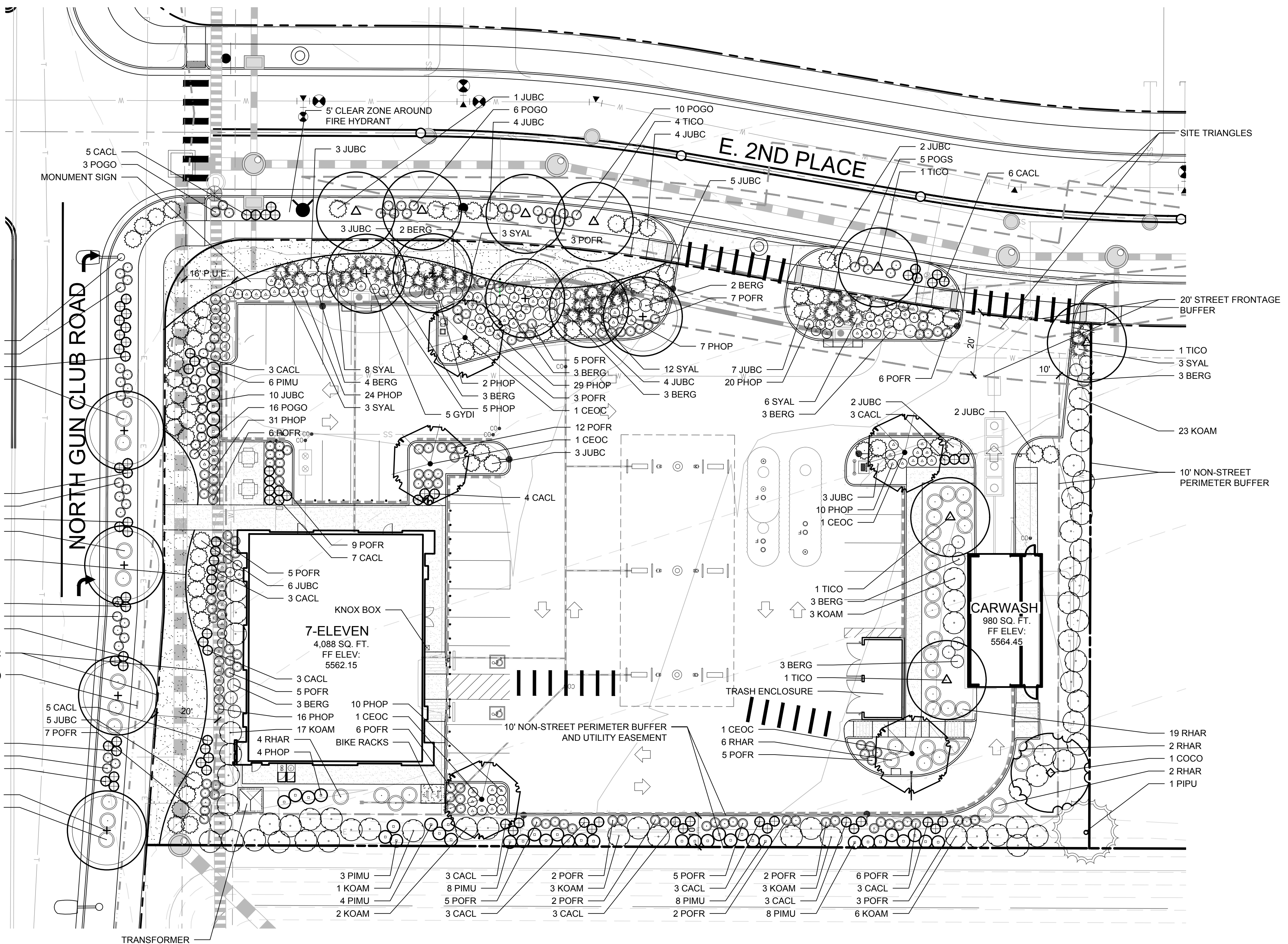


SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
TREES						
CEOC	Celtis occidentalis	Western Hackberry	2.5' cal., 8'-10' h.	Per plan	5	
COCO	Corylus columna	Turkish Filbert	3' cal., 10'-12' h.	Per plan	1	
GYDI	Gymnocladus dioicous 'Espresso'	Seedless Coffee Tree	3" cal., 10'-12' h.	Per plan	9	
PIPU	Picea pungens 'Bakeri'	Baker Blue Spruce	8" high min.	Per plan	1	
TICO	Tilia cordata 'Greenspire'	Greenspire Linden	3" cal., 10'-12' h.	Per plan	8	

SHRUBS						
BERG	Berberis japonica 'Rose Glow'	Rose Glow Barberry	#5 cont.	4' o.c.	32	
CACL	Caryopteris clandonensis 'Dark Knight'	Dark Knight Caryopteris	#5 cont.	3' o.c.	87	
KOAM	Kolkwitzia amabilis	Beautybush	#5 cont.	6' o.c.	61	
PHOP	Physocarpus opulifolius 'SMPOTW'	Tiny Wine Ninebark	#5 cont.	3' o.c.	133	
PIMU	Pinus mugo 'White Bud'	White Bud Mugo Pine	#5 cont.	4' o.c.	41	
POGO	Potentilla fruticosa 'Gold Star'	Gold Star Potentilla	#5 cont.	3' o.c.	63	
POFR	Potentilla fruticosa 'Pink Beauty'	Pink Beauty Potentilla	#5 cont.	3' o.c.	109	
SYAL	Symphoricarpos albus	Snowberry	#5 cont.	4' o.c.	38	

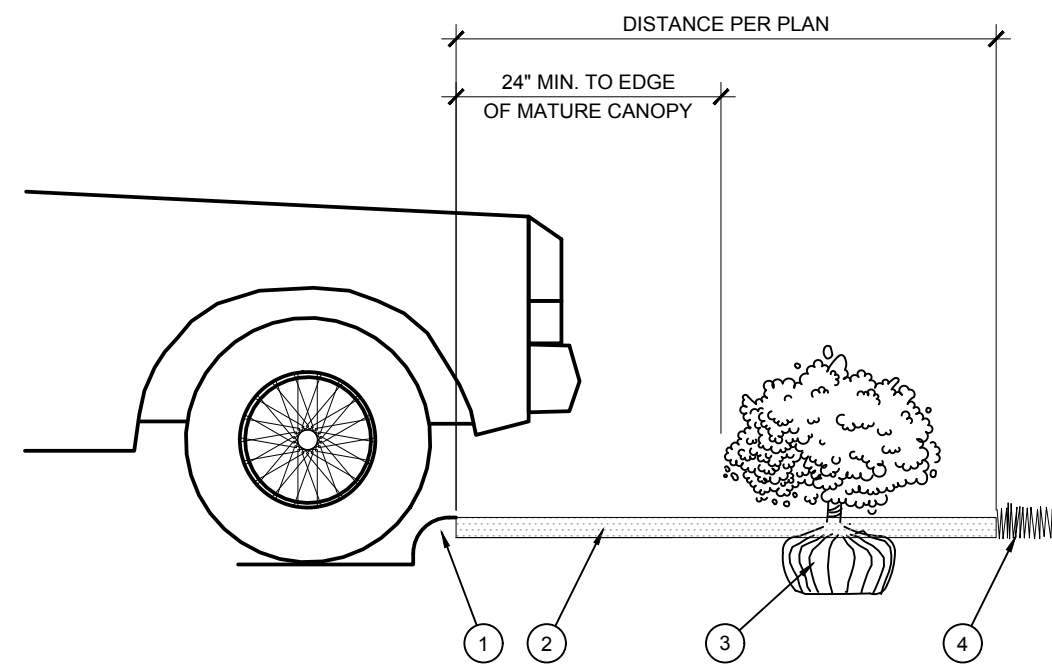
JUBC	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	#5 cont.	5' o.c.	74	
RHAR	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	#5 cont.	5' o.c.	43	

	Poa 'Thermal Blue'	Thermal Blue Bluegrass	Sod	---	---	
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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. HARDCAPE SURFACES WILL INCLUDE SCORED PATTERNS. AREAS OF PARKING BEYOND THE 125% MAXIMUM WILL BE PROVIDED AS PVIOUS 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 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 SHALL BE A 24" X 24" PATTERN ON A 4" BIAS (SEE ENGINEER'S PLANS).
8. RETAINING, DECORATIVE, AND DUMPSER WALLS SHALL BE FACED WITH EL DORADO STONE "EUROPEAN LEDGE", "ZINC" COLOR (SEE ARCHITECT'S PLANS).
9. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

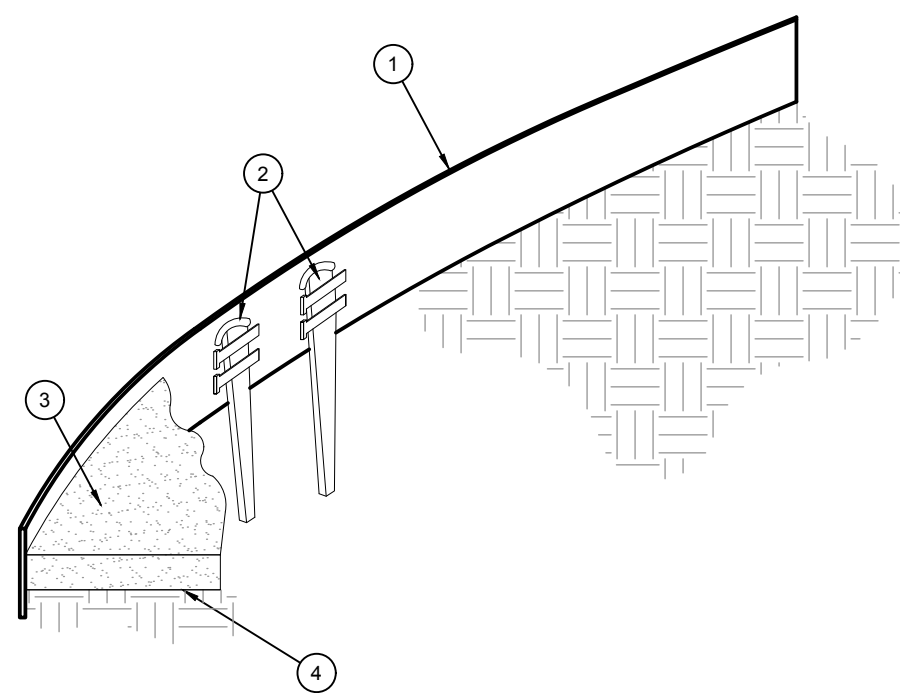




- 1 CURB.
- 2 MULCH LAYER.
- 3 PLANT.
- 4 TURF (WHERE SHOWN ON PLAN).

C PLANTING AT PARKING AREA

SCALE: NOT TO SCALE

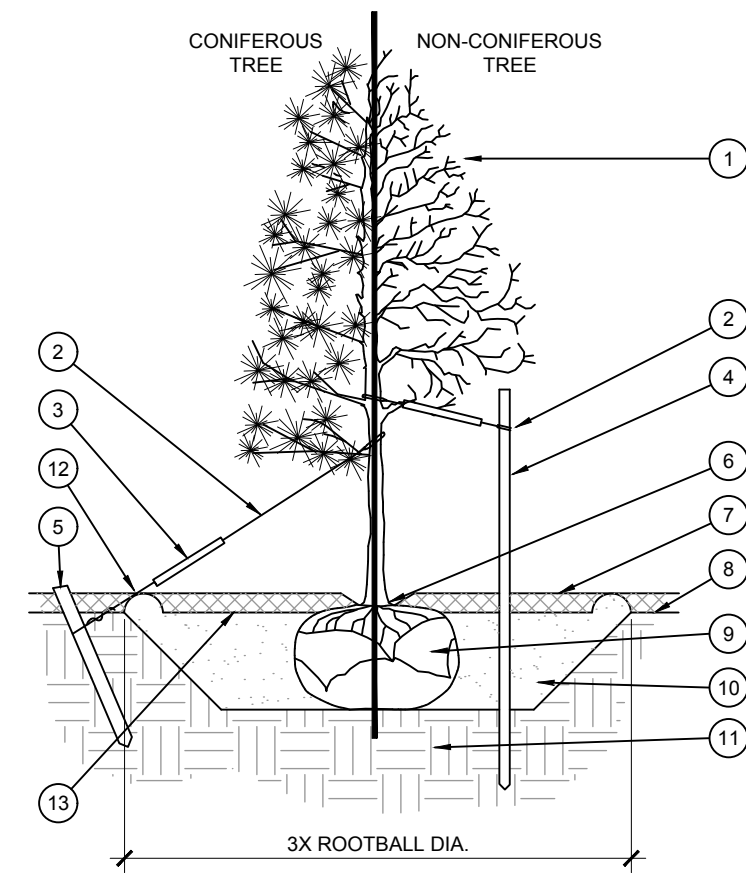


- 1 ROLLED-TOP STEEL EDGING PER PLANS.
- 2 TAPERED STEEL STAKES.
- 3 MULCH, TYPE AND DEPTH PER PLANS.
- 4 FINISH GRADE.

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

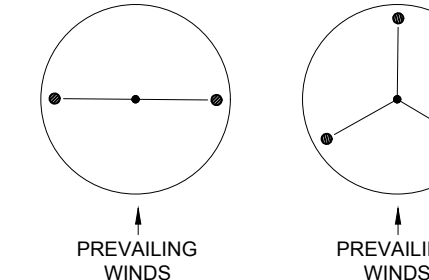
D STEEL EDGING

SCALE: NOT TO SCALE

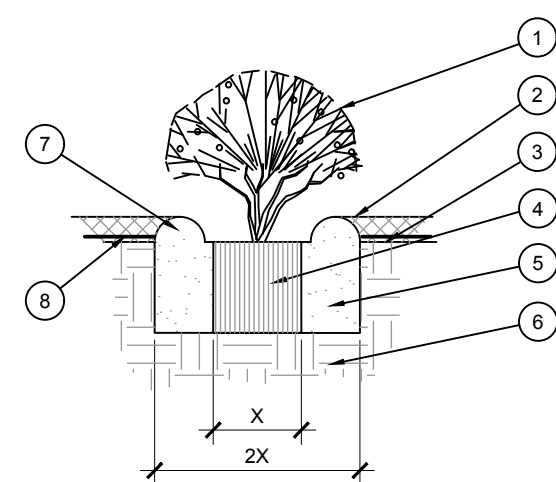


A TREE PLANTING

SCALE: NOT TO SCALE



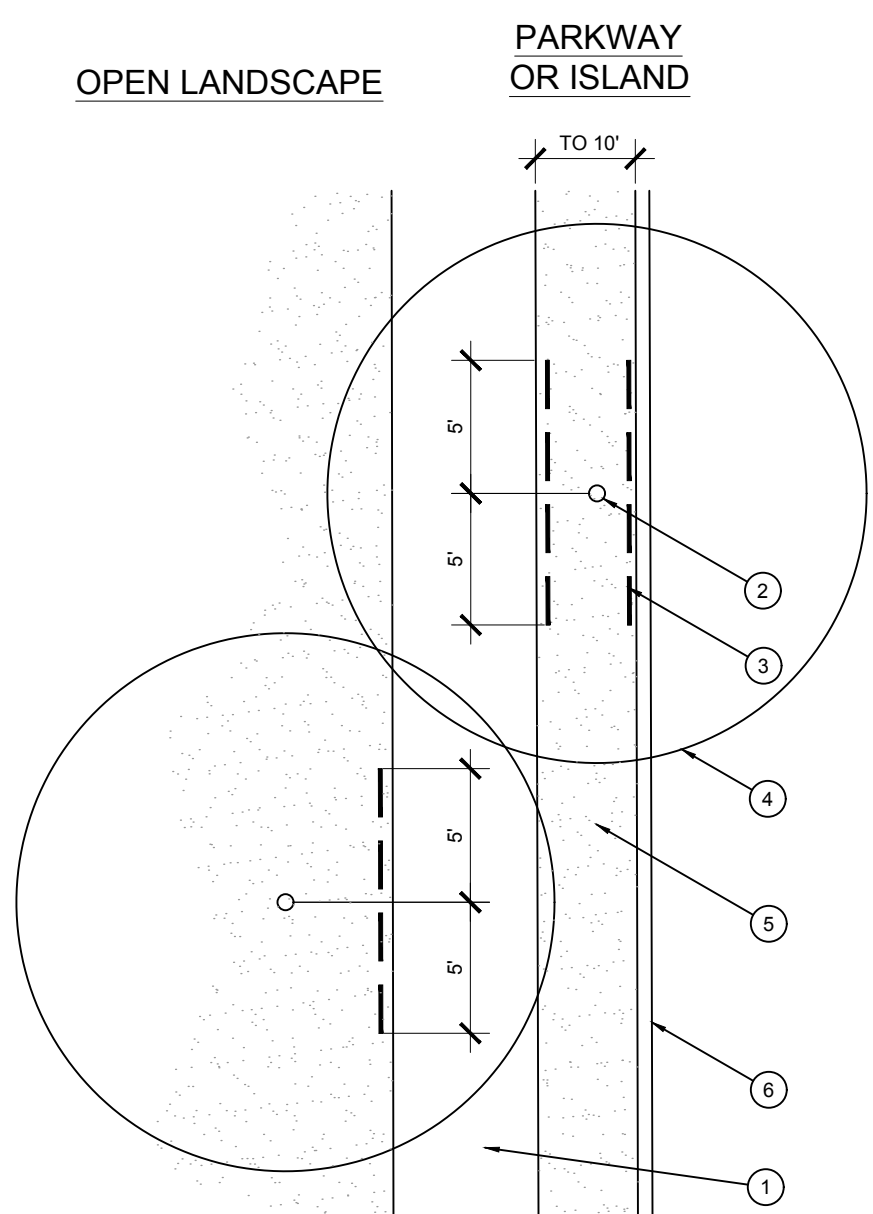
NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR BAB TREES, CUT OFF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



- 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

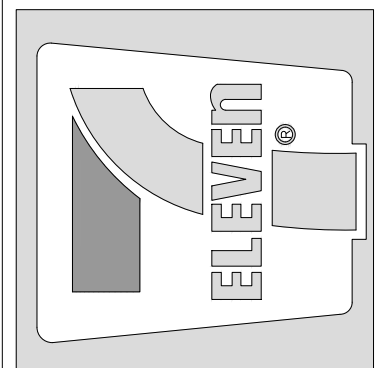
NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

E ROOT BARRIER - PLAN VIEW

SCALE: NOT TO SCALE



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CONSTRUCTION



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 13

6TH & GUN CLUB
AURORA, CO
EXTERIOR ELEVATIONS
FEBRUARY 17, 2021

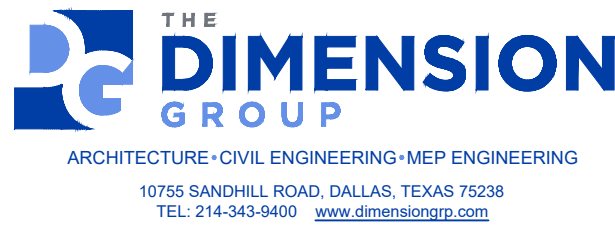
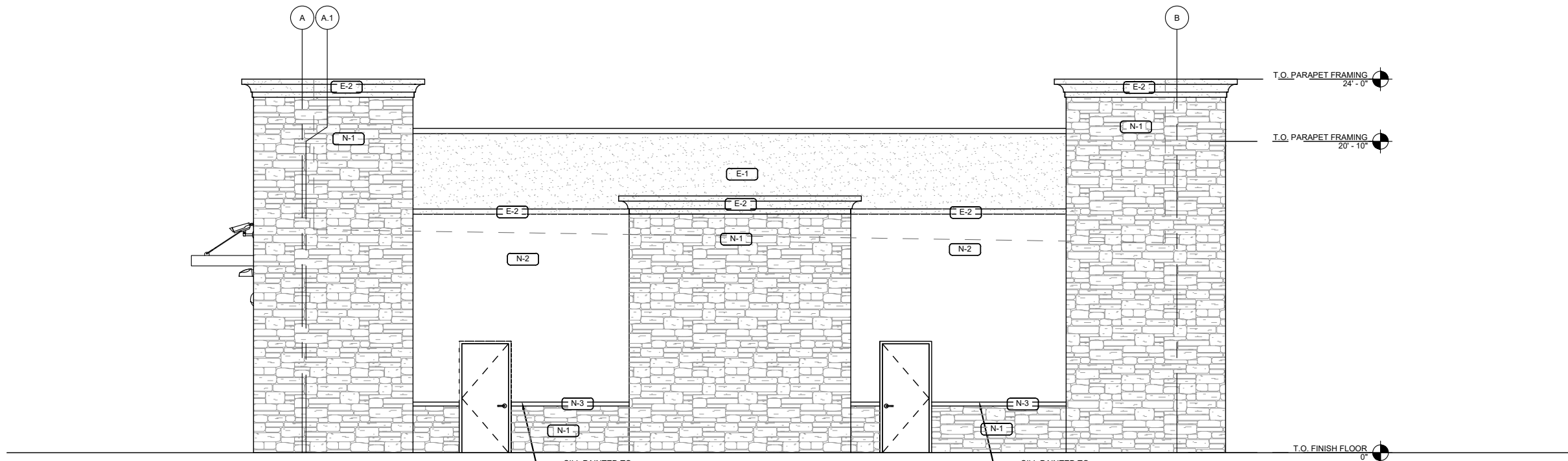


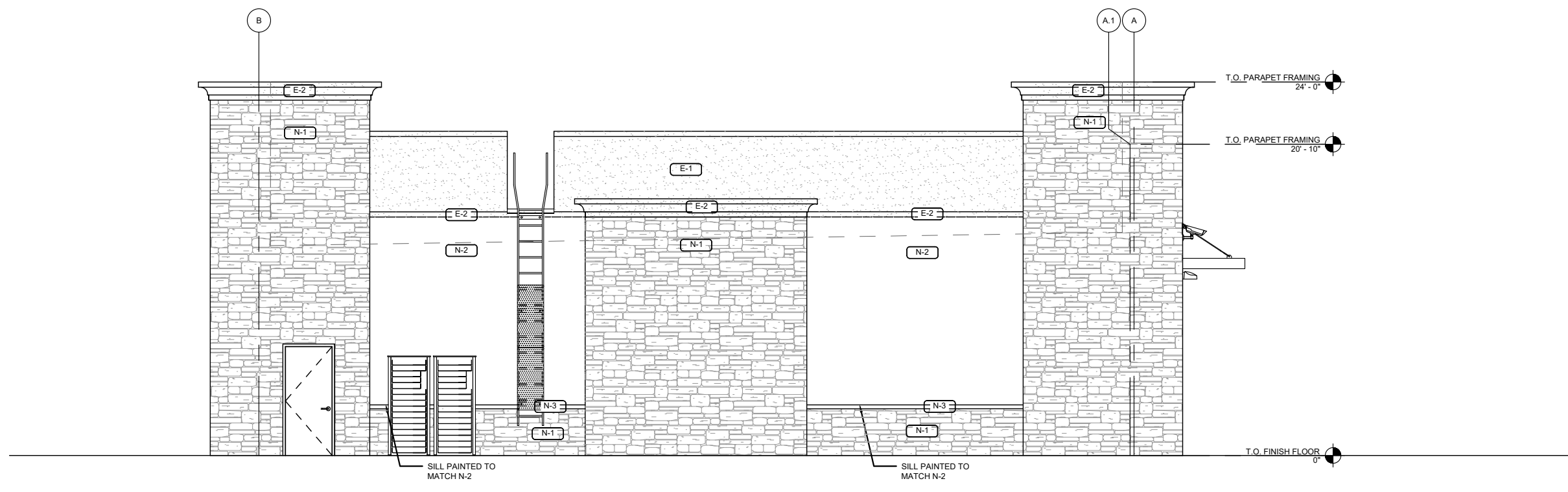
Table 4.8-8 Façade Character Elements for Four-Sided Building Design				
BUILDING FACE		Mixed-Use and Multifamily Residential Districts		
		PRIMARY FACADE	SECONDARY FACADE	MINOR FACADE
Massing				
General		3	2	1
Wall off-set (min. 3 ft.)		x	x	
Wall/parapet height change (min. 3 ft.)		x	x	x
Roof form change				
Upper floor setback				
Wall notch (min. 12 in.)		x	x	
Materials				
General		2	2	1
Change in material		x	x	x
Change in color		x	x	
Change in texture				
Use of masonry (min. 40% of façade)				
Use of paneled materials (min. 40% of façade)				
Variety of window sizes				
Transparency and glazing (min 70% transparent glass)				
Human Scale				
General		3	2	1
Architectural detailing		x	x	x
Display cases on ground floor (for mixed-use)				
Building-mounted lighting fixtures		x		
Awnings or shutters		x	x	
Entry definition (pronounced massing/roof form, stoop, porch, etc.)				
Building corner enhancements				
Wall art				
Balconies				
Landscape wall/decorative screen for vines				

1
1
FAÇADE CHARACTER ELEMENTS TABLE
SCALE 1/4" = 1'-0"

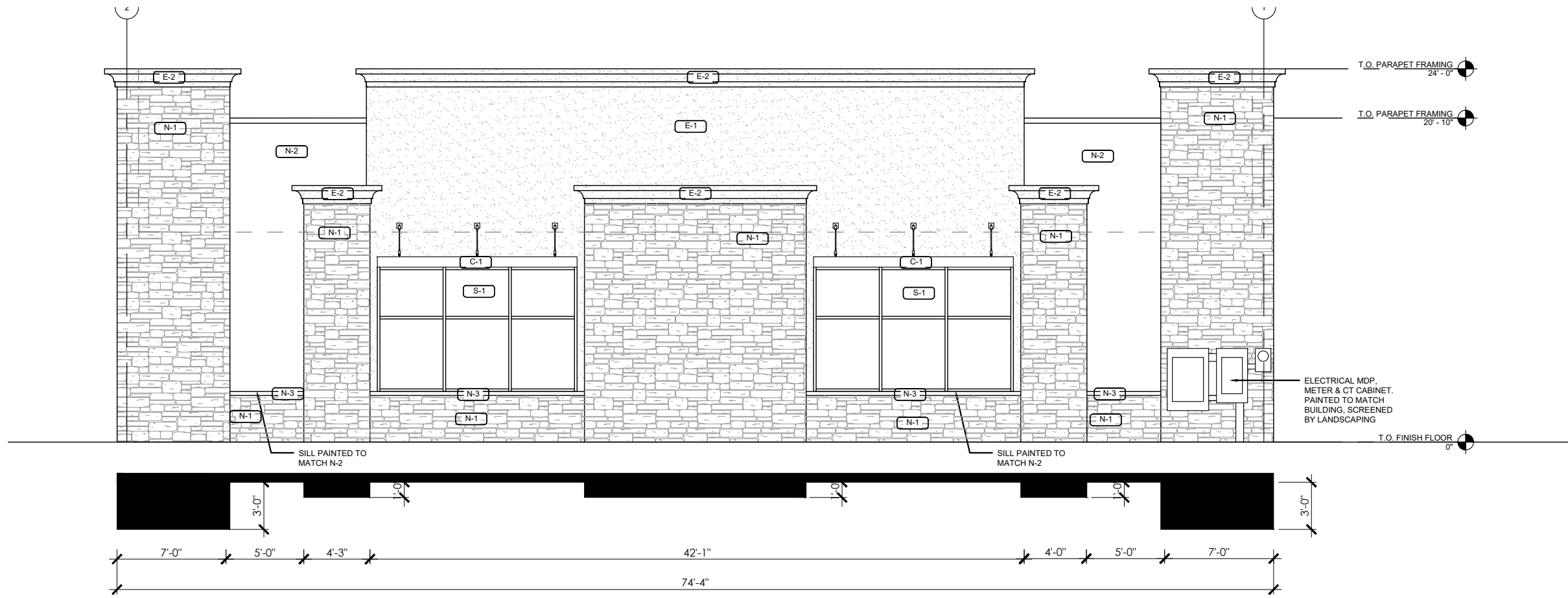
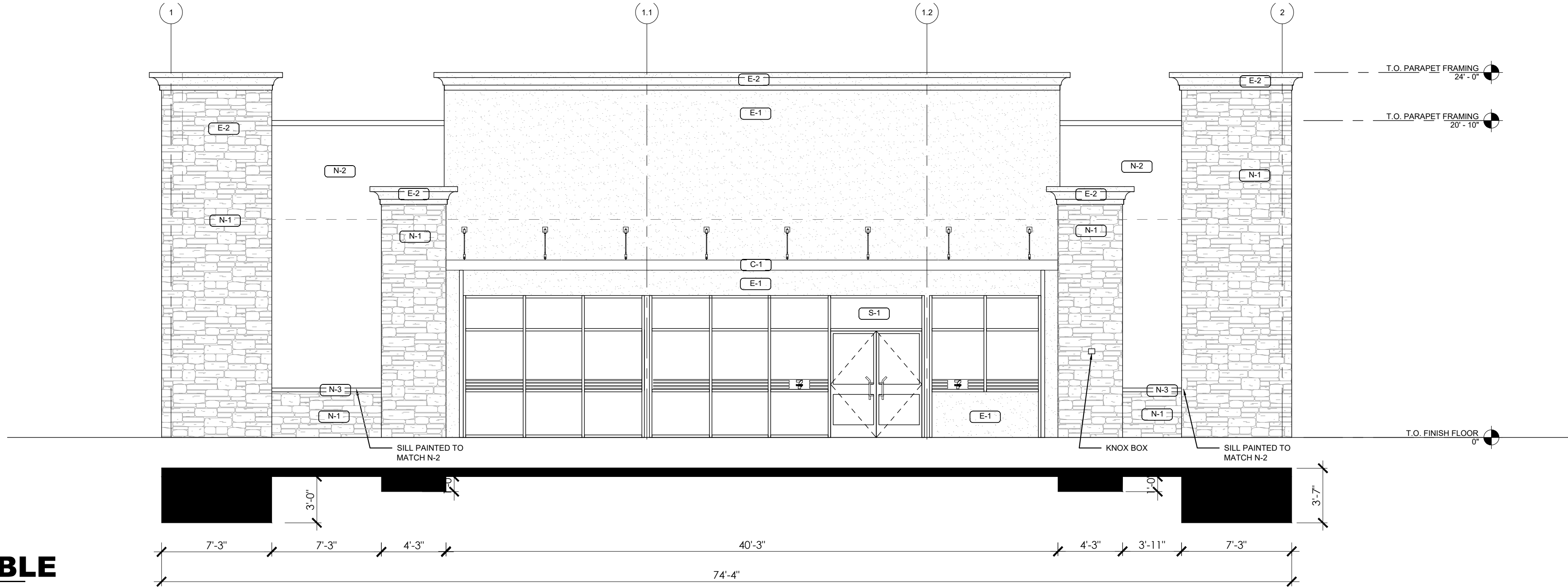
1
1
STORE ELEVATION - EAST
SCALE 3/16" = 1'-0"



3
1
STORE ELEVATION - NORTH
SCALE 1/8" = 1'-0"



4
1
STORE ELEVATION - SOUTH
SCALE 1/8" = 1'-0"

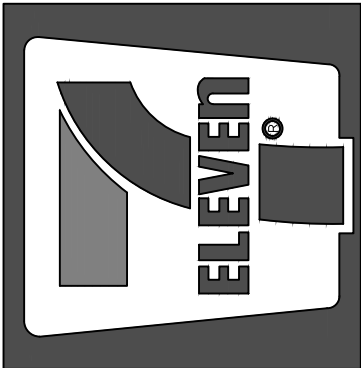


2
1
STORE ELEVATION - WEST
SCALE 1/8" = 1'-0"

EL-DORADO STONE (N-1) EUROPEAN LEDGE "ZINC" (N-1)	NICHHA BRICK SERIES - "CANYON BRICK" (N-2)	PRECAST SILL	DRYVIT STUCCO - "BUCKSKIN" (E-1)	DRYVIT STUCCO - "DOVER SKY" (E-2)	KAWNEER DARK BRONZE NO. 40 STOREFRONT FRAMES	20 GA. PREFINISHED METAL PARAPET CAP - DARK BRONZE	MAPES LUMISHADE CANOPY - ALUMINUM - Baked ENAMEL W/ REAR GUTTER CONNECTIONS, SPAGUE	SHERWIN WILLIAMS - SEAL SKIN SW 7675

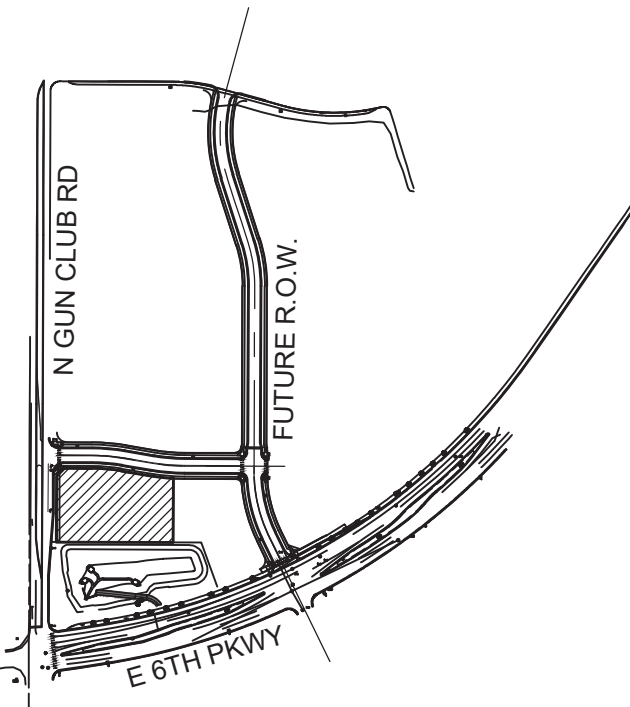
5
1
MATERIALS
SCALE 1/8" = 1'-0"

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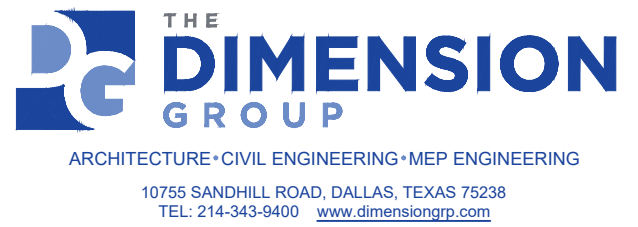
7-ELEVEN AT CROSS CREEK
LOT 1, BLOCK 1, CROSS CREEK 1ST AVENUE SUBDIVISION, AURORA, COLORADO

PROJECT NO: 7EL052.01
DESIGNED BY: TDG
DRAWN BY: FM
DATE: 06/03/2021



6TH & GUN CLUB
AURORA, CO

EXTERIOR ELEVATIONS
FEBRUARY 17, 2021



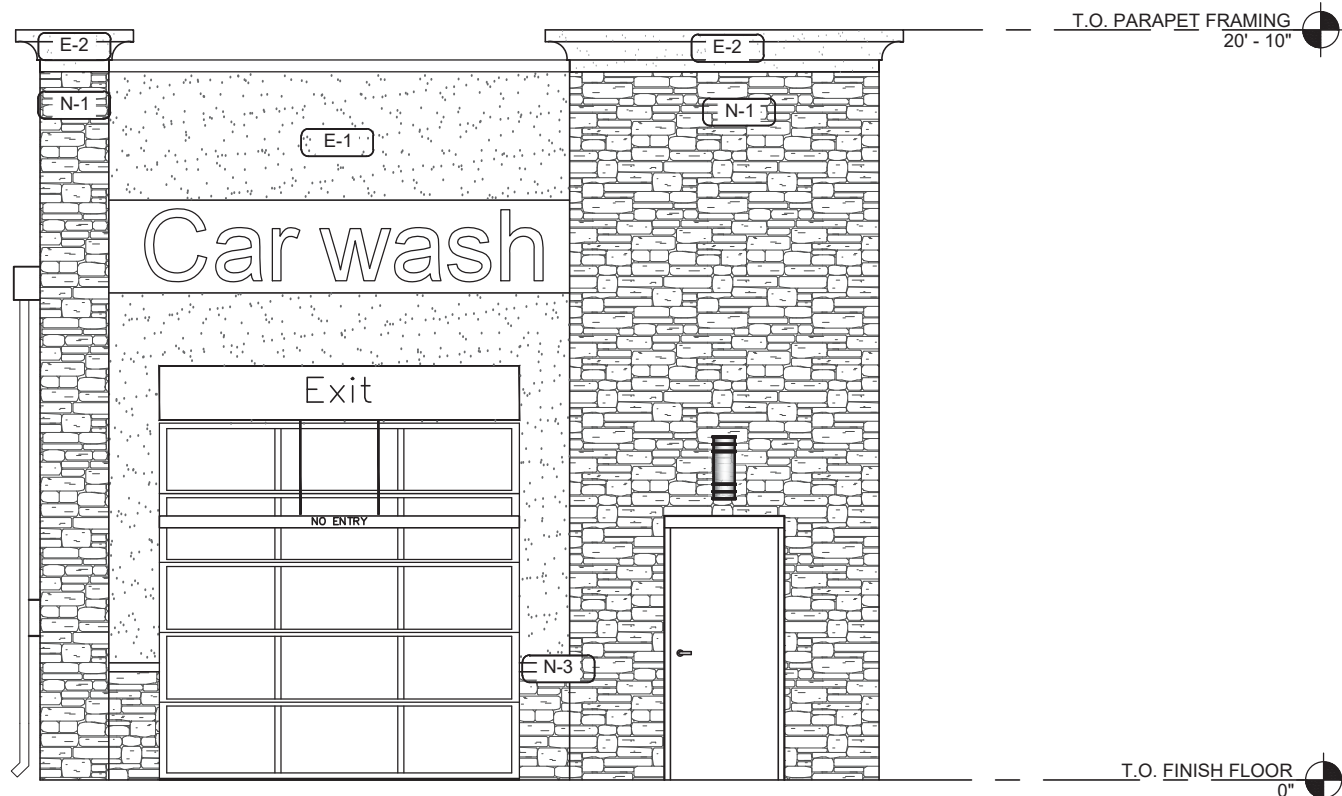
1
2 CAR WASH ELEVATION - WEST
SCALE 3/16" = 1'-0"



2
2 CAR WASH ELEVATION - EAST
SCALE 3/16" = 1'-0"



3
2 CAR WASH ELEVATION - NORTH
SCALE 3/16" = 1'-0"



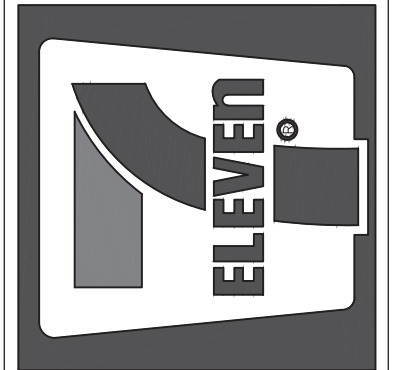
4
2 CAR WASH ELEVATION - SOUTH
SCALE 3/16" = 1'-0"



5
2 MATERIALS
SCALE 1/8" = 1'-0"

No.	REVISION	BY	DATE

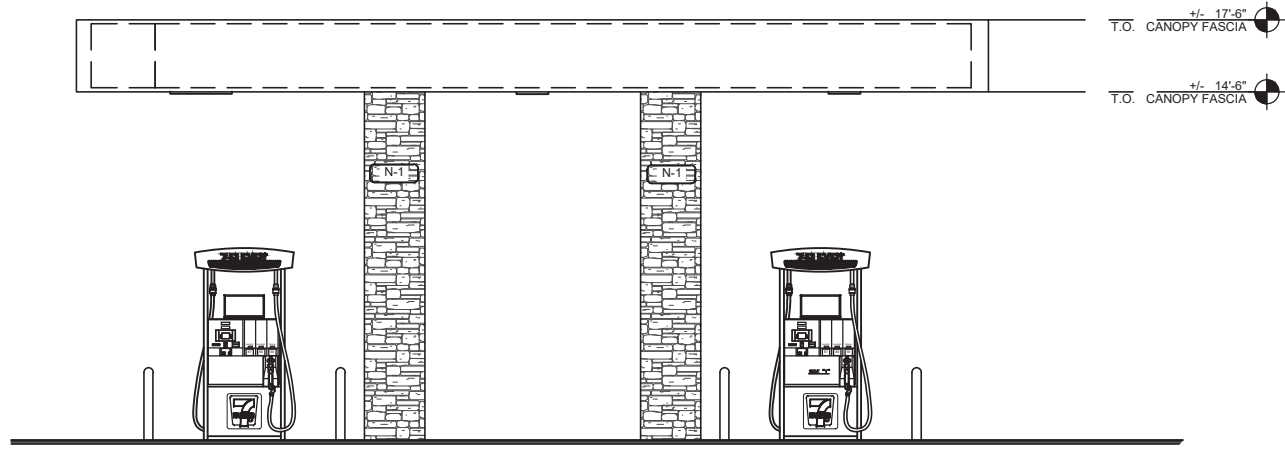
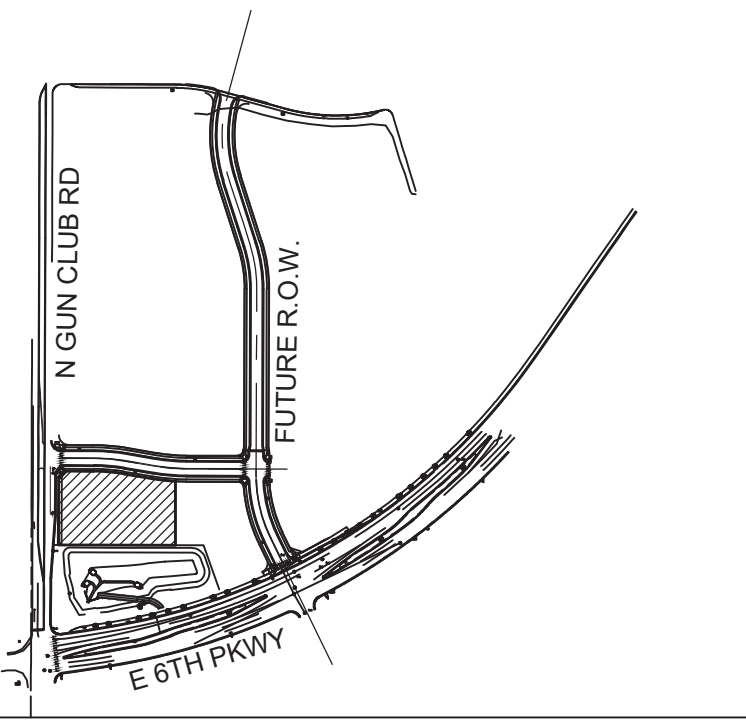
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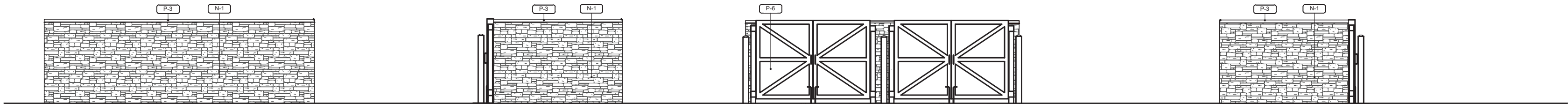
7-ELEVEN AT CROSS CREEK
LOT 1, BLOCK 1, CROSS CREEK 1ST AVENUE SUBDIVISION, AURORA, COLORADO
CANOPY ELEVATIONS

6TH & GUN CLUB AURORA, CO

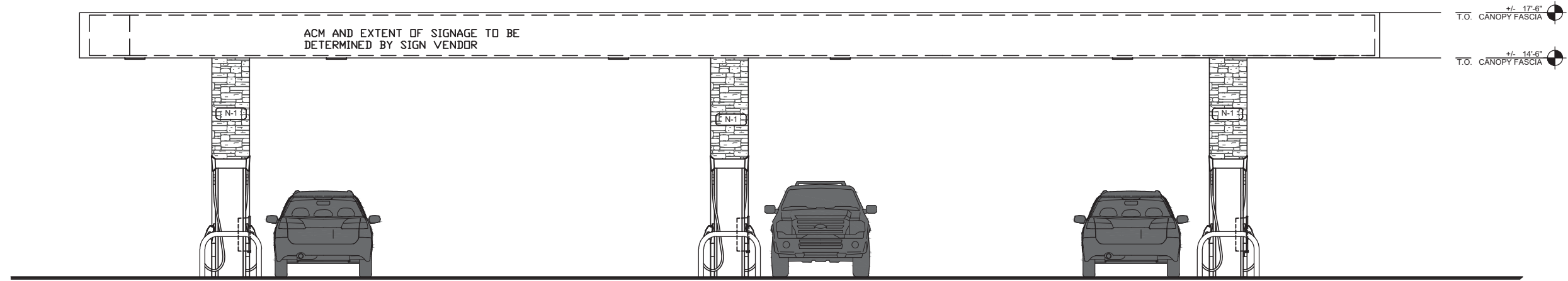
EXTERIOR ELEVATIONS
FEBRUARY 17, 2021



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



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

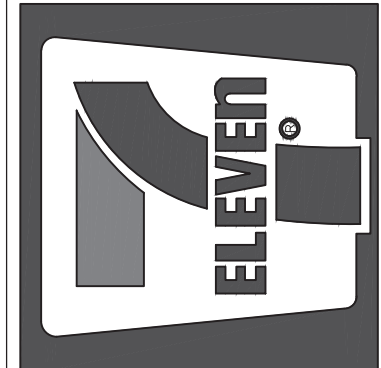


3
3 EAST/WEST CANOPY ELEVATION
SCALE 1/8" = 1'-0"



4
3 MATERIALS
SCALE 1/8" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION



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

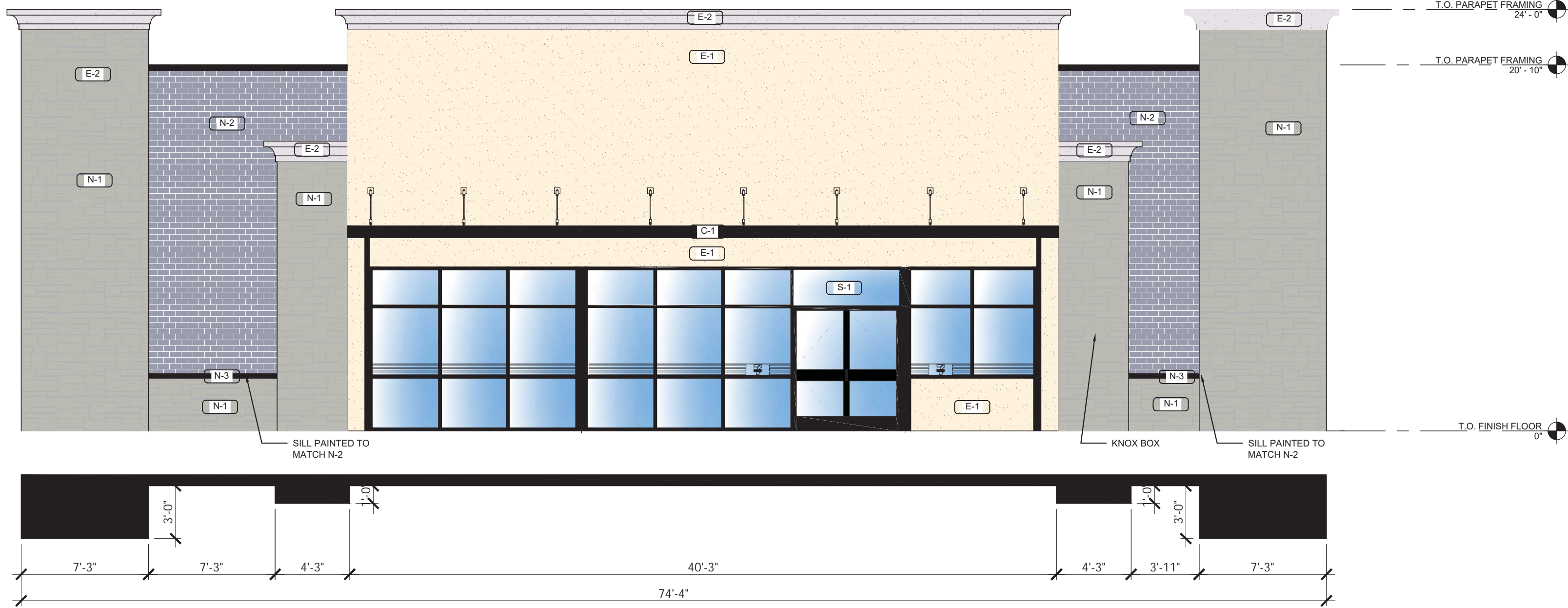
PROJECT NO: 7EL052.01
DESIGNED BY: TDG
DRAWN BY: FM
DATE: 06/03/2021
8
SHEET 8 OF 13

6TH & GUN CLUB
AURORA, CO
EXTERIOR ELEVATIONS
FEBRUARY 17, 2021

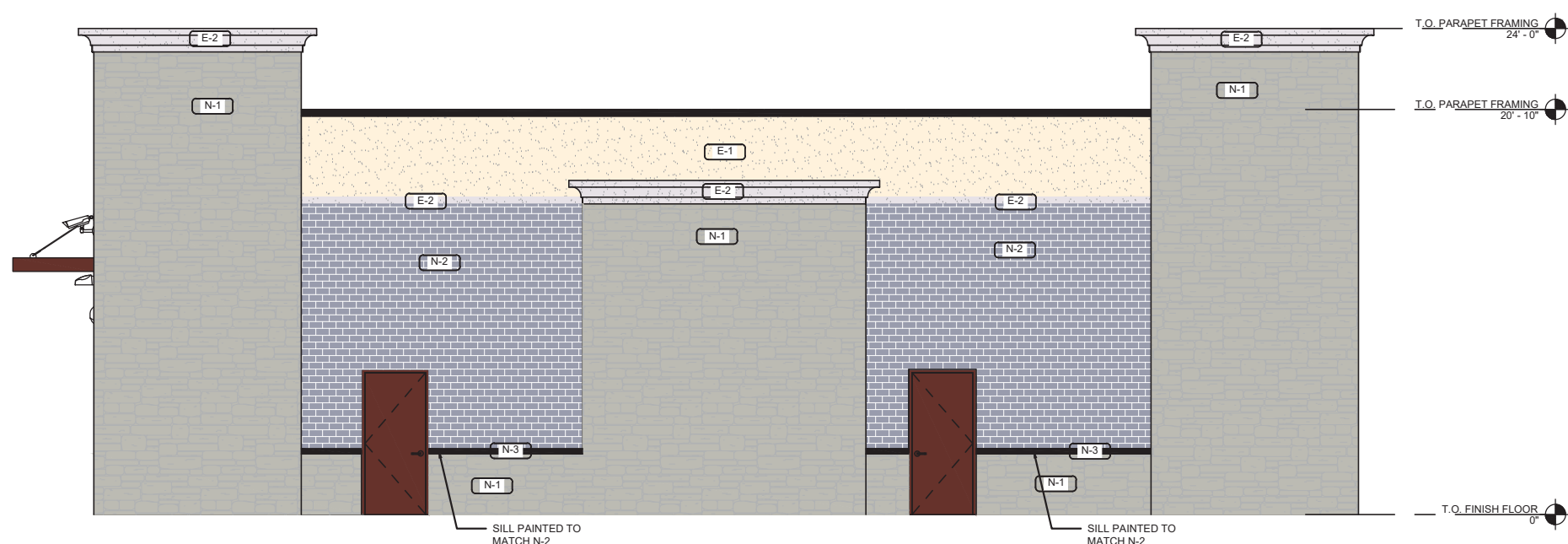


Table 4.8-8 Façade Character Elements for Four-Sided Building Design				
Mixed-Use and Multifamily Residential Districts				
BUILDING FACE	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE	
Massing				
General	3	2	1	
Wall off-set (min. 3 ft.)	x	x		
Wall/parapet height change (min. 3 ft.)	x		x	
Roof form change				
Upper floor stepback				
Wall notch (min. 12 in.)	x	x		
Materials				
General	2	2	1	
Change in material	x	x	x	
Change in color	x	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	
Architectural detailing	x	x	x	
Display cases on ground floor (for mixed-use)				
Building-mounted lighting fixtures	x			
Awnings or shutters	x	x		
Entry definition (pronounced massing/roof form, stoop, porch, etc.)				
Building corner enhancements				
Wall art				
Balconies				
Landscaping wall/decorative screen for vines				

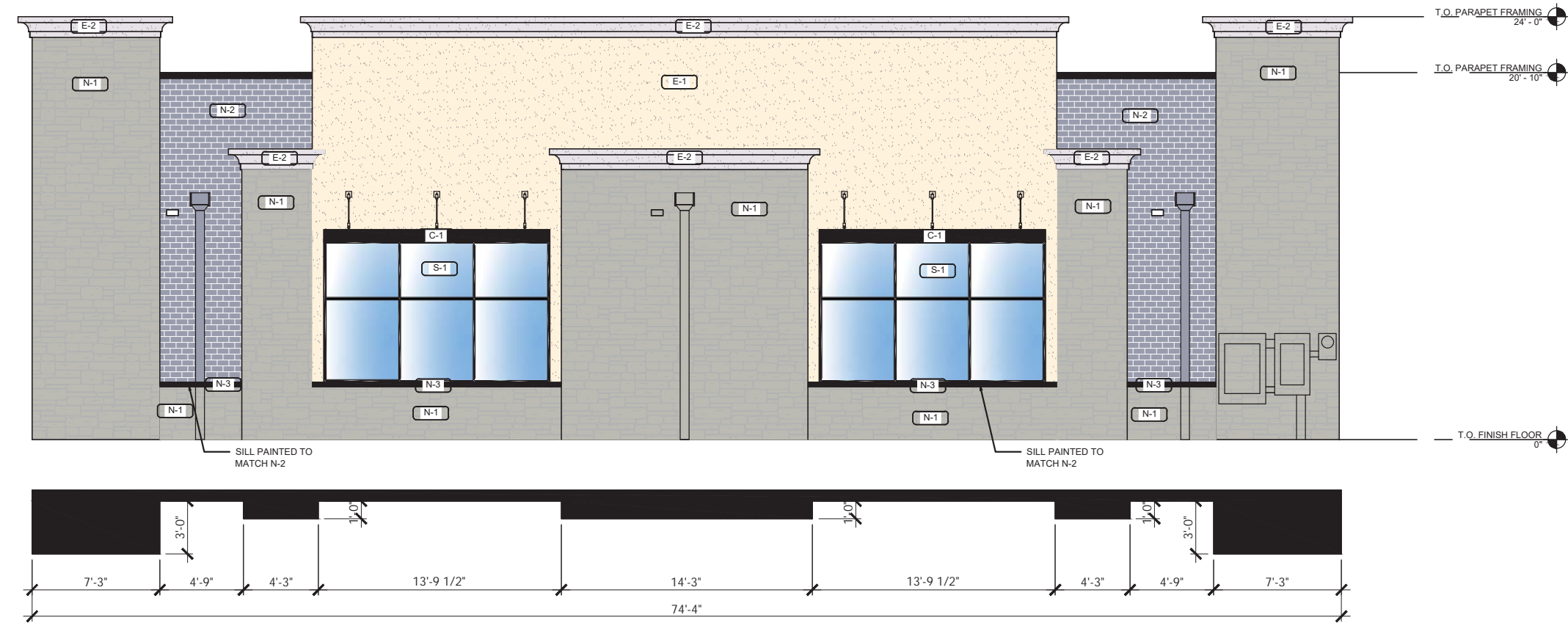
1 1 FACADE CHARACTER ELEMENTS TABLE
SCALE 1/4" = 1'-0"



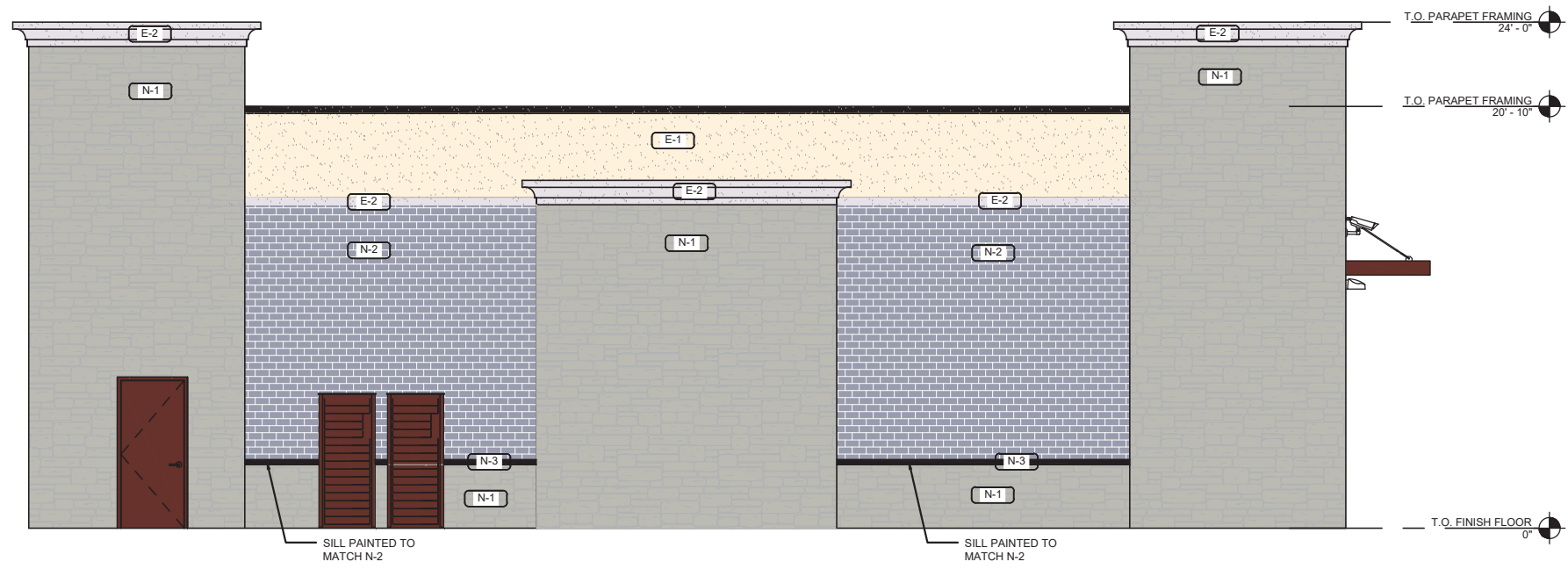
1 1 STORE ELEVATION - EAST
SCALE 3/16" = 1'-0"



3 1 STORE ELEVATION - NORTH
SCALE 1/8" = 1'-0"



2 1 STORE ELEVATION - WEST
SCALE 1/8" = 1'-0"

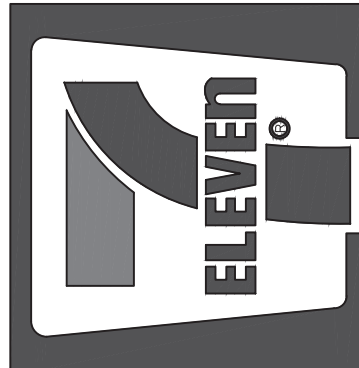


4 1 STORE ELEVATION - SOUTH
SCALE 1/8" = 1'-0"

EL-DORADO STONE (N-1) EUROPEAN LEDGE "ZINC" (N-1)	NICHHA BRICK SERIES - "CANYON BRICK" (N-2)	PRECAST SILL	DRYVIT STUCCO - "BUCKSKIN" (E-1)	DRYVIT STUCCO - "DOVER SKY" (E-2)	KAWNEER DARK BRONZE NO. 40 STOREFRONT FRAMES	20 GA. PREFINISHED METAL PARAPET CAP - DARK BRONZE	MAPES LUMBERSHADE CANOPY - ALUMINUM - BAKED ENAMEL W/ REAR GUTTER CONNECTIONS, SPAGULE	SHERWIN WILLIAMS- SEAL SKIN SW 7675

5 1 MATERIALS
SCALE 1/8" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

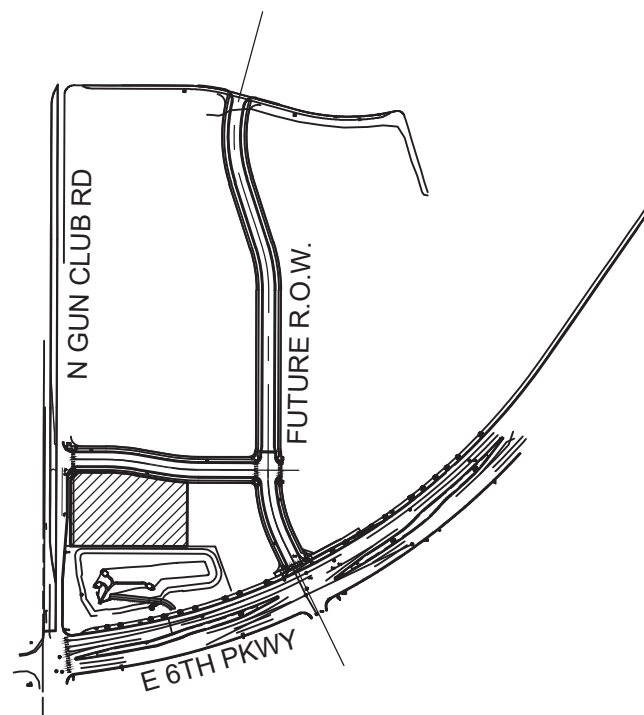


7-ELEVEN AT CROSS CREEK

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

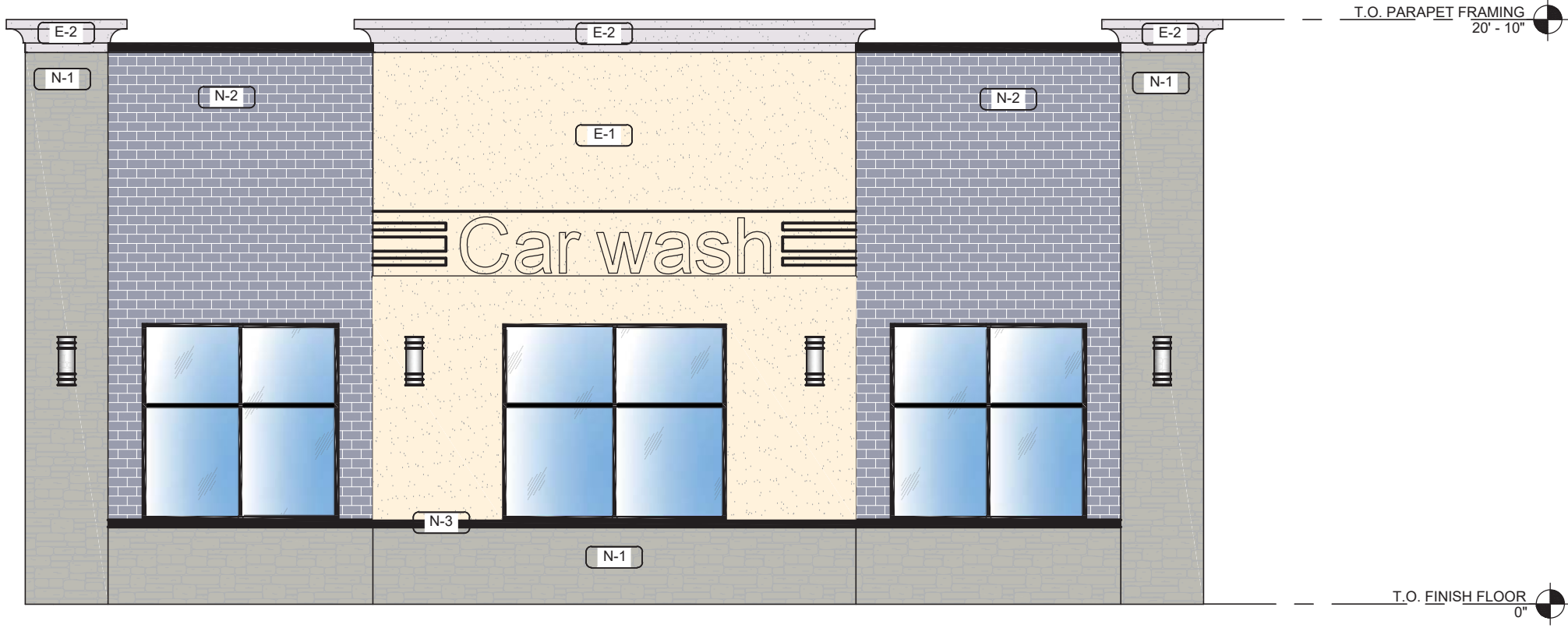
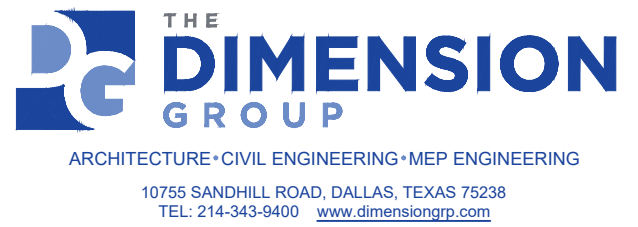
COLOR EXTERIOR ELEVATIONS

PROJECT NO: 7EL052.01
DESIGNED BY: TDG
DRAWN BY: FM
DATE: 06/03/2021



6TH & GUN CLUB
AURORA, CO

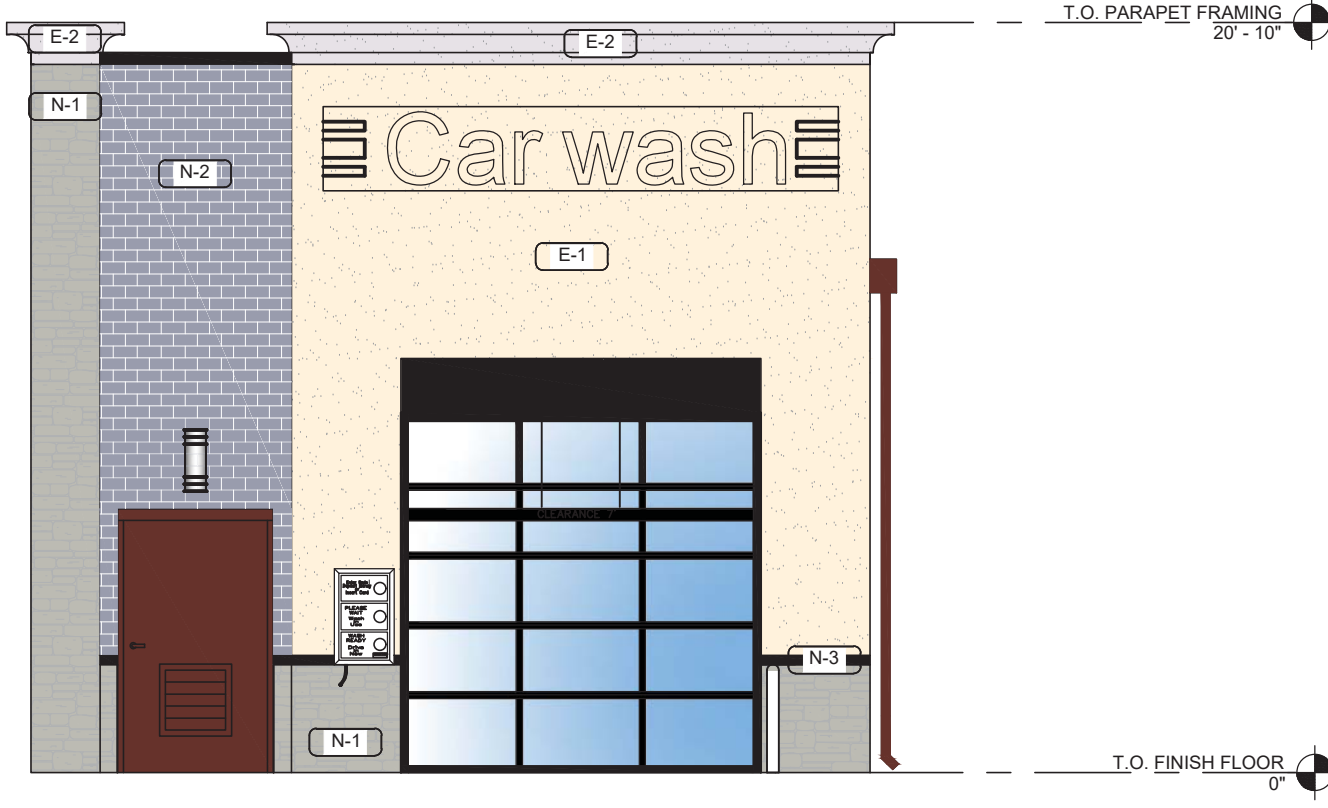
EXTERIOR ELEVATIONS
FEBRUARY 17, 2021



1
2 CAR WASH ELEVATION - WEST
SCALE 3/16" = 1'-0"



2
2 CAR WASH ELEVATION - EAST
SCALE 3/16" = 1'-0"



3
2 CAR WASH ELEVATION - NORTH
SCALE 3/16" = 1'-0"



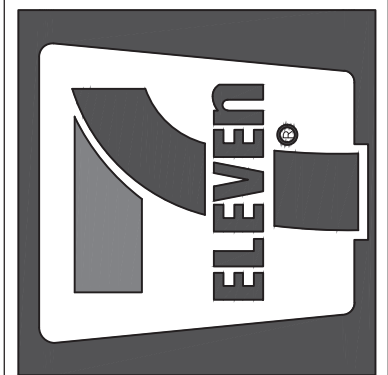
4
2 CAR WASH ELEVATION - SOUTH
SCALE 3/16" = 1'-0"

EL-DORADO STONE (N-1) EUROPEAN LEDGE "ZINC" (N-1)	NICHHA BRICK SERIES - "CANYON BRICK" (N-2)	PRECAST SILL	DRYVIT STUCCO - "BUCKSKIN" (E-1)	DRYVIT STUCCO - "DOVER SKY" (E-2)	KAWEER DARK BRONZE NO. 40 STOREFRONT, FRAMES	20 GA. PREFINISHED METAL PARAPET CAP - DARK BRONZE	MAPES LUMISHADE CANOPY - ALUMINUM - BAKED ENAMEL W/ REAR GUTTER CONNECTIONS, OPAQUE	SHERWIN WILLIAMS - SEAL SKIN SW 7675

5
2 MATERIALS
SCALE 1/8" = 1'-0"

DATE	BY	REVISION	No.

PRELIMINARY
NOT FOR
CONSTRUCTION

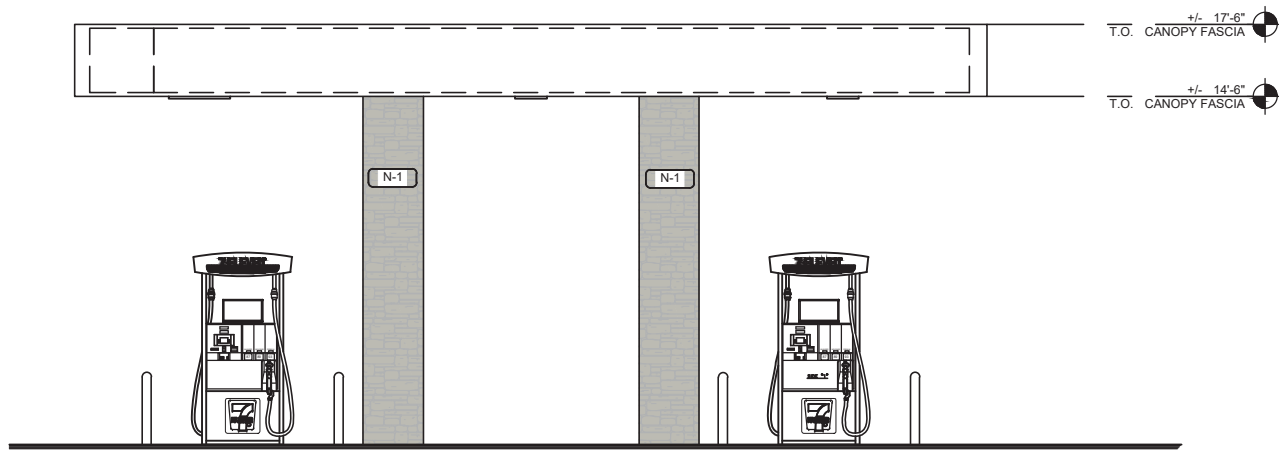
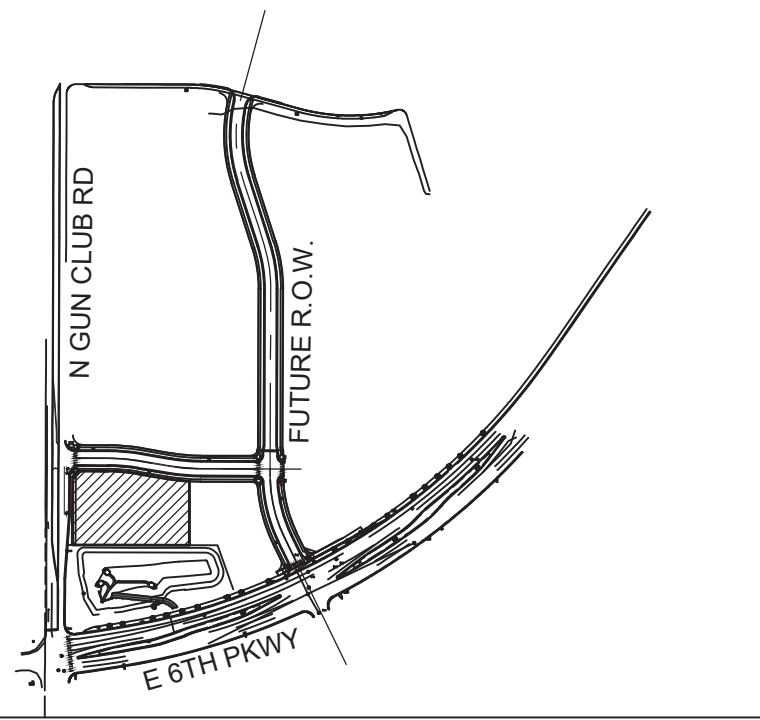


7-ELEVEN AT CROSS CREEK
LOT 1, BLOCK 1, CROSS CREEK 1ST AVENUE SUBDIVISION, AURORA, COLORADO
COLOR CANOPY ELEVATIONS

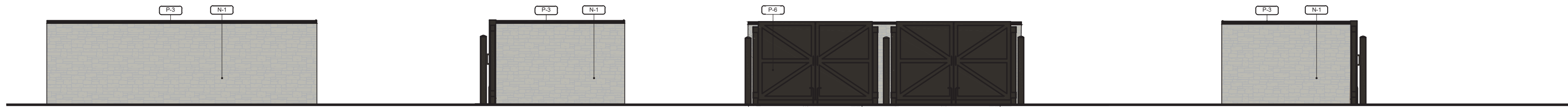
PROJECT NO: 7EL052.01
DESIGNED BY: TDG
DRAWN BY: FM
DATE: 06/03/2021

6TH & GUN CLUB
AURORA, CO

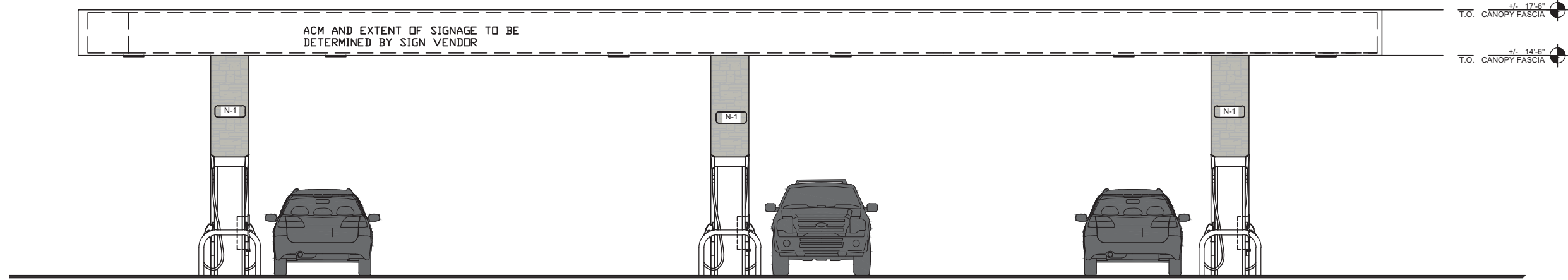
EXTERIOR ELEVATIONS
FEBRUARY 17, 2021



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



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



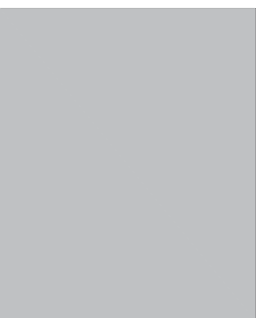
3
3 EAST/WEST CANOPY ELEVATION
SCALE 1/8" = 1'-0"



EL-DORADO STONE (N-1)
EUROPEAN LEDGE
"ZINC" (N-1)



NICHHA BRICK (N-2)
NICHHA BRICK SERIES -
"CANYON BRICK" (N-2)



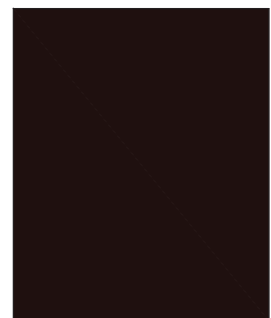
PRECAST SILL (N-3)
PRECAST SILL



E.I.F.S. (E-1)
DRYVIT STUCCO -
"BUCKSKIN" (E-1)



E.I.F.S. (E-2)
DRYVIT STUCCO - "DOVER
SKY" (E-2)



STOREFRONT (S-1)
KAWNEER
DARK BRONZE NO. 40
STOREFRONT, FRAMES



PARAPET CAP (P-3)
20 GA. PREFINISHED METAL
PARAPET CAP - DARK BRONZE



PREFINISHED ALUMINUM CANOPY (C-1)
MAPES LUMISHADE
CANOPY - ALUMINUM -
BAKED ENAMEL W/ REAR GUTTER
CONNECTIONS, OPAQUE



FRAMES, HM DOORS,
TRASH ENCLOSURE
GATE (P-6)
SHERWIN WILLIAMS- SEAL SKIN SW
7675

4
3 MATERIALS
SCALE 1/8" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION








7-ELEVEN AT CROSS CREEK

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

COLOR TRASH ENCLOSURE ELEVATIONS

PROJECT NO: 7EL052.01
DESIGNED BY: TDG
DRAWN BY: FM
DATE: 06/03/2021

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

Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Accessible Route	Fc	6.81	35.1	1.1	6.19	31.91
CANOPY	Fc	33.75	41	23	1.47	1.78
PAVED AREA	Fc	5.87	21.1	1.2	4.89	17.58

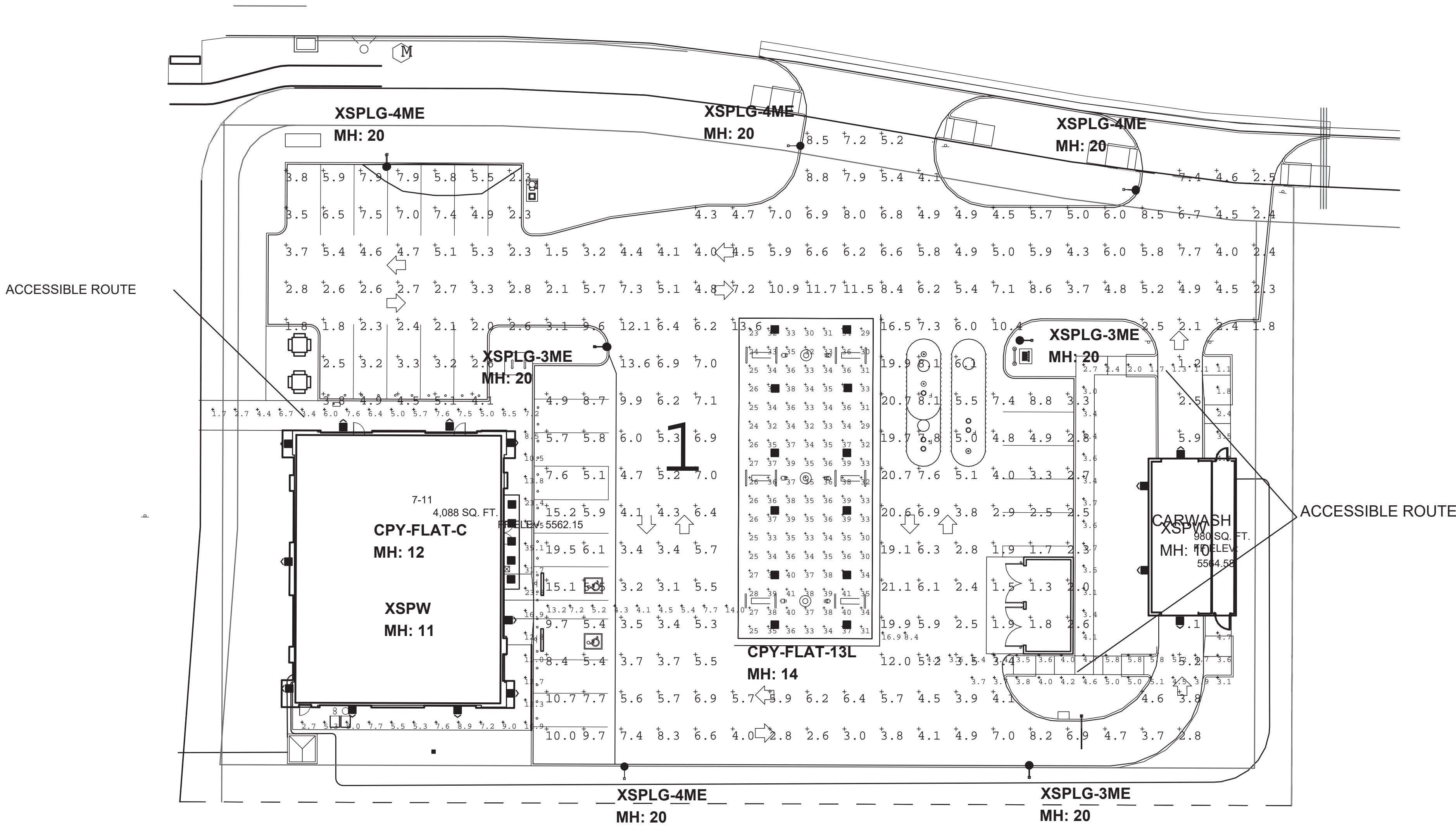
FIXTURE MOUNTING HEIGHTS AS SHOWN
POLES MOUNTED ON 3' BASE

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
 - 5- CPY-B-DM-F-C-UL-57K-BZ-HZ
 - 14- XSPW-B-WM-3ME-4L-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



CREE LIGHTING

A COMPANY OF IDEAL INDUSTRIES, INC.

9201 Washington Ave, Racine, WI 53406 https://creelighting.com - (800) 236-6800

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: 711-210209ARCOLJSR3.AGI

Layout By: LINDA SCHALLER

Date:9/22/2021

Scale 1" = 20'

0

40

80

7-ELEVEN AT CROSS CREEK

LOT 1, BLOCK 1, CROSS CREEK SUBDIVISION FILING NO. 4, AURORA, COLORADO

COVER SHEET

PROJECT NO: 7EL052.01

DESIGNED BY: LCG

DRAWN BY: LCG

DATE: 07/06/2021

12

SHEET 12 OF 13

P17-ELEVENCO, AURORA - NED GUN CLUB RD & 6TH PKWY08 CADISP19.0 COVER SHEET.DWG

REVISION		DATE
No.	BY	

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EES

ENTITLEMENT AND
LIGHTING DESIGN
SOLUTIONS, INC.



501 S Cherry St, Suite 300
Denver, CO 80246
303-572-7997 www.ees.us.com

