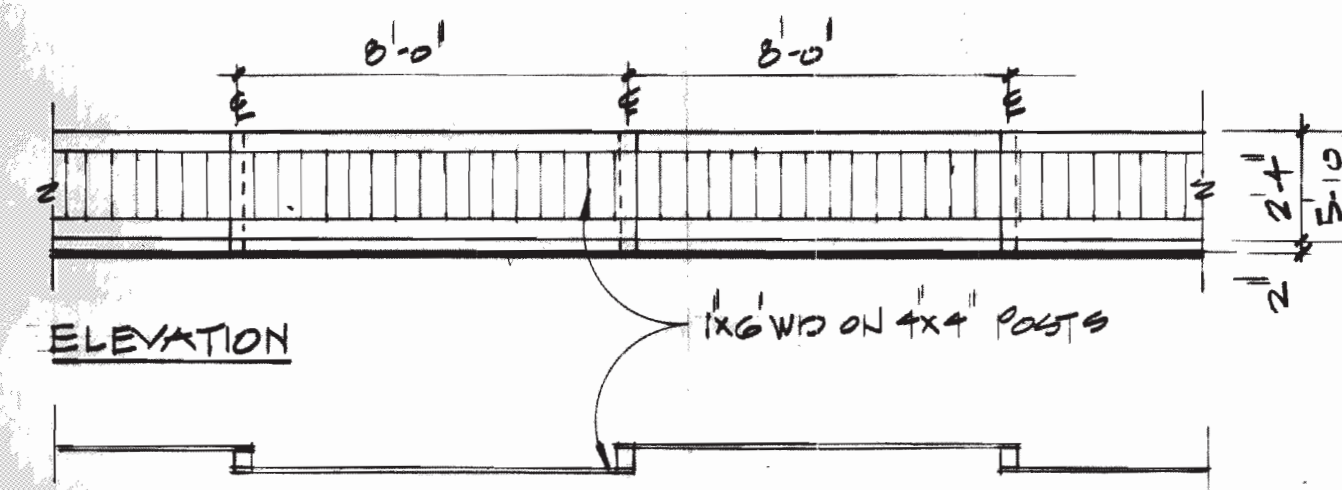


EAST QUINCY AVENUE

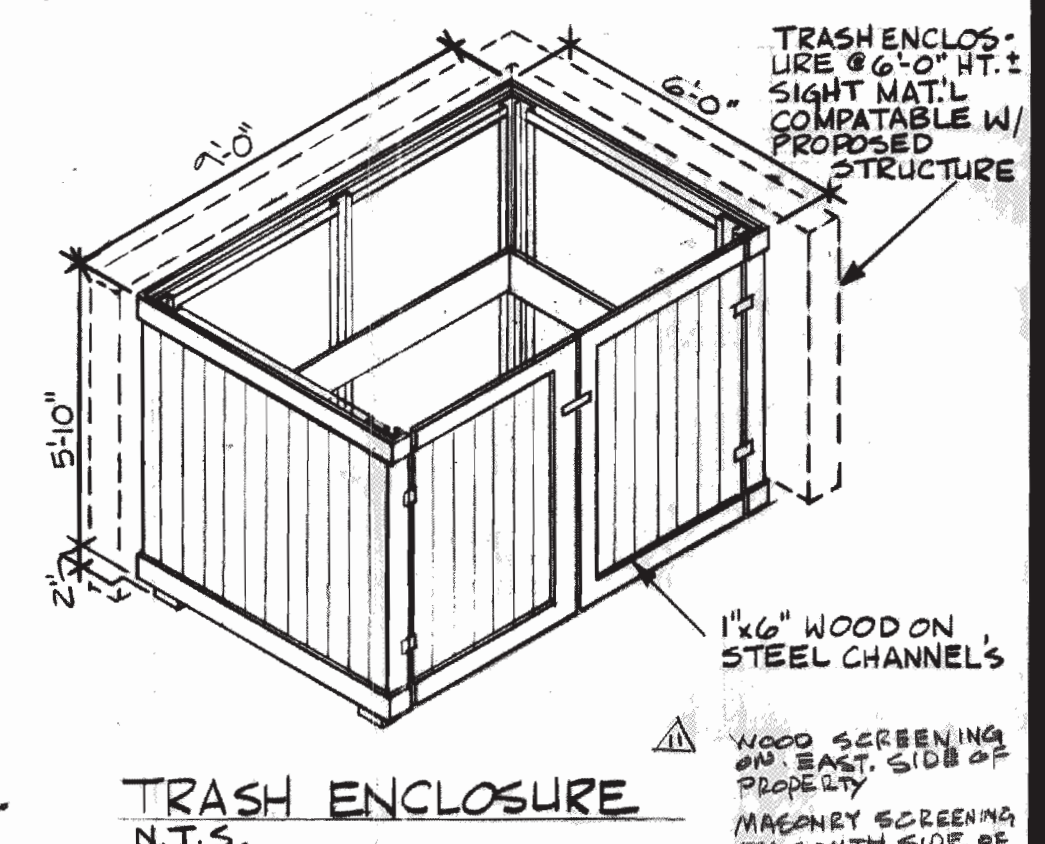
VALLEY PLAZA

PLANNED BUILDING GROUP



PLAN

FENCE DETAILS @ 1/4" = 1'-0"



TRASH ENCLOSURE
N.T.S.

ADM. AMDT. 10-5-84

- ADDED LIGHT POLE
- RELOCATED LIGHT POLE
- FLOOR ELEVATION CHANGE
- ADDED RETAINING WALL (S.W. TARGET)
- RELOCATED FIRE HYDRANT (CHANGED TARGETING COUNT.)
- ADDED RETAINING WALL SOUTH OF TARGET & RETAIL 'A' Y/FENCE.
- CHANGE OF RETAIL 'B+C' BUILDING LINES & PLAZA.
- DATA CHANGE (WITHIN LEGEND - SEE & NATIVE GRASSES.

ADM. AMDT. 2-8-85

- RETAINING WALL - TIMBER TIE & DELTA ROCK ADDED GLASS
- BUILDING FOOTPRINTS - SEE PT. NO CHANGES TO LANDSCAPE COUNT.
- NOTED LOCATIONS OF TRASH ENCLOSURE MATERIALS.

ADM. AMDT. 6-4-85

- PLAZA SIGN
- PARKING LOT CHANGE
- BUILDING FOOTPRINT CHANGE / REVISED ADJ. LANDSCAPE
- LEGEND CHANGE - NO OF TREES

ADM. AMDT. 6-26-85

- BUILD. FOOTPRINT CHANGE
- PARKING LOT CHANGE
- STATISTIC CHANGE

ADM. AMDT. 10-1-85

- DELETE CHANGES #14, 17, 18
- CHANGE FOR BANK FOOTPRINT & PARKING. REARRANGE & ADD TO LANDSCAPING

ADM. AMDT. 7-9-86

- EXPAND TARGET STAIRS/STAIRS
- DELETE FOUNDATION PLANTINGS
- ADD PLANTINGS IN NEW LANDSCAPE ISLAND IN PARKING LOT. DELETE GROUND CENTER.

ADM. AMDT. 1-25-87

- CHANGE HEIGHT OF GROUND FENCE AT SOUTH PROPERTY LINE FROM 6' HIGH TO 4' HIGH. RETAIN EXISTING FENCE LINE.
- ADD PARKING LOT LIGHT WEST OF TARGET.
- CHANGE EXTENT OF RETAINING WALL AT SOUTH PROPERTY LINE.
- RELOCATE TRASH RACK.
- MODIFY EXTENT OF PARKING LOT ISLAND

ADM. AMDT. 9-1-94

- ADD LANDSCAPE 1/4" = 1'-0"

ADM. AMDT. 10-23-94

- ADD LANDSCAPE 1/4" = 1'-0"

DEVELOPMENT PHASING

PHASE I: BUILDINGS A, B, C, D & ALL PARKING LOT & LANDSCAPE DEVELOPMENT INCLUDING THE PARKING LOT & SERVICE OR VES ADJACENT TO TARGET BLDG BUT EXCLUDING THE PARKING LOT & LANDSCAPING ADJACENT TO RETAIL 'E', SERVICE STATION PAD, RESTAURANT PAD & EAST FOOD PAD.

PHASE II: TARGET BUILDING

PHASE III: RETAIL PAD 'E', SERVICE STATION PAD, RESTAURANT PAD & EAST FOOD PAD

PHASE IV: EITHER INDIVIDUALLY OR SEPARATELY AS SALES OCCUR.

NOTE: PHASE I INCLUDES ALL LANDSCAPING OUTSIDE OF SITE PROPERTY UNLESS POSSIBLE.

LEGEND

MARK	NO	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER
AP	49	PIRUS NIGRA	AUSTRIAN PINE	6'-8" B&B *
PP	13	PIRUS OMBROIDES ESOLIS	PINON PINE	6'-8" B&B
GA	35	FRAXINUS PENNSYLVANICA ALBOLATA	GREEN ASH	2'-2 1/2" B&B
GB	7	GLIOSTOMA TRIACANTHUS INERMIS	SUNSHINE HONEY LOCUST	2'-2 1/2" B&B
GO	133	PRUNUS VIRGINIANA MELANOCARPA	CANADA RED CHERRY	1 1/2" CONT
QA	135	POPULUS TREMULOIDES	QUAKING ASPEN	1 1/2" CONT
MP	6	PIRUS MUGO MUGUS	DWARF MUGO PINE	30" B&B
DF	290	UNIFERUS CHINENSIS PHOENAXIOMORPHA	DWARF PITCHER	5 GAL.
GO	8	RIBES AUREUM	GOLDEN CURRENT	5 GAL.
VH	40	SPIRAEA VAN HOUTEI	VAN HOUTE SPIRA	5 GAL.
OK	5	COTONEASTER APICULATA	CRANBERRY COTONEASTER	5 GAL.
UU	166	UNIFERUS SCOPULORUM	BLUE HAVEN UPRIGHT JUNIPER	5 GAL.
OO	63	MAHONIA AQUAPOLIA	OREGON HOLLY GRAPE	5 GAL.
WH	10	CRATAEGUS PHAEOPTERYX	WASHINGTON HAWTHORNE	2'-2 1/2" B&B
HL	5	GLIOSTOMA TRIACANTHUS	HONEY LOCUST	2'-2 1/2" B&B
* JS	(OF 12)	35 APLO TO BE 10-12' PLACED AS SHOWN ALONG SOUTHERN PL.	BUFFALO JUNIPER	

WASHED RIVER ROCK	4" DEPTH OVER GML POLY	1'-1 1/2" φ
WASHED RIVER ROCK	3" AV. DEPTH OVER GML POLY	4'-6" φ
STEEL EDGER (GALV)	4" X 4" GALV.	
3.5A MASH ROCK BOULDERS	NOT TO EXCEED 30" HT	1000 LBS EA
13.920 SF DROUGHT RESISTANT GRASSES & IMPROVED VARIETIES		
1.17, 725 SF AUTOMATIC SPRINKLER		
10, 527 SF BLACK POLY PLASTIC		GML

- LANDSCAPE INSTALLATION TO BE COMPLETED PRIOR TO ISSUANCE OF CERTIFICATE OF OCC.
- AREAS TO BE PLANTED W/ SEED, GROUND COVER OR GROUND COVER SHALL RECEIVE 3 C.U.YDS. OF G.W. MANURE PER 1000 S.F. AREA TO BE ROTOTILLED TO 6" SOIL IS SANDY CLAY.
- ALL AREAS TO BE WATERED W/ AUTOMATIC IRRIGATION SYSTEM, ZONED FOR A DRIP OR BUBBLER SYSTEM IN SHRUB & GROUND COVER AREAS.
- LIGHTING TO BE POLE LIGHTING IN PARKING AREA OR BUILDING LIGHTS
- SIDEWALKS TO BE CONCRETE; DIKE PATHS, OR NEWAYS & PARKING LOTS ASPHALT
- LANDSCAPE SHALL BE PREPARED BY WYATT & ROBERTS ARCHITECTS & PLANNERS P.C. PER ILLUSTRATIONS

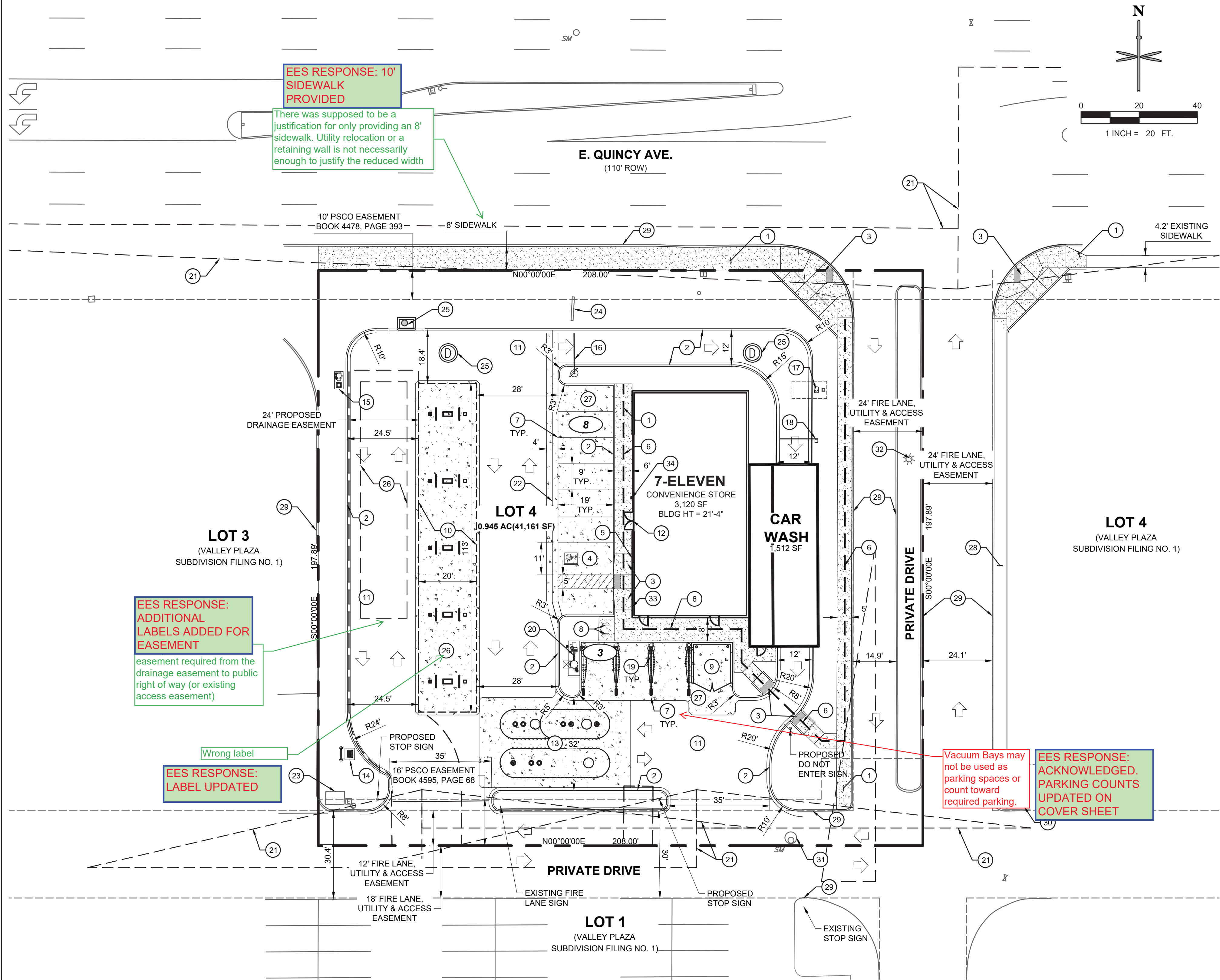
VALLEY PLAZA

LANDSCAPING PLAN

drawn	DA	date	2-27-84
checked	date		
description	date		
PLANNING	2-27-84		
DESIGN	3-27-84		
DATE	3-27-84		

WYATT & ROBERTS
architects and planners p.c.

1165 south pennsylvania street denver, colorado 80210 (303) 698-1717



SITE SCHEDULE

- 1 CONCRETE SIDEWALK.
- 2 CURB AND GUTTER.
- 3 HANDICAP RAMP
- 4 HANDICAP PARKING
- 5 ADA PARKING SIGNAGE.
- 6 PEDESTRIAN ADA ROUTE.
- 7 PARKING STRIPE (TYP).
- 8 BIKE RACK.
- 9 TRASH ENCLOSURE. SEE ARCHITECTURAL FOR SCREENING.
- 10 5MPD FUELING CANOPY.
- 11 ASPHALT PAVING.
- 12 MAIN BUILDING ENTRANCE.
- 13 FUEL TANK FARM.
- 14 FUEL RISER VENT.
- 15 AIR/VAC.
- 16 CAR WASH CLEARANCE BAR.
- 17 CAR WASH ORDER SCREEN.
- 18 CAR WASH ENTRY SIGNAGE.
- 19 SELF-SERVE VACUUM UNIT.
- 20 VACUUM EQUIPMENT.
- 21 SIGHT TRIANGLE.
- 22 4' CONCRETE PAN.
- 23 EXISTING TRANSFORMER TO REMAIN.
- 24 EXISTING MONUMENT SIGN TO BE MODIFIED.
- 25 STORM INLET/MANHOLE.
- 26 UNDERGROUND DETENTION/WATER QUALITY LIMITS
- 27 CONCRETE PAVEMENT.
- 28 EXISTING SIDEWALK TO REMAIN.
- 29 EXISTING CURB AND GUTTER TO REMAIN.
- 30 EXISTING FIRE HYDRANT TO REMAIN.
- 31 EXISTING SANITARY SEWER MANHOLE TO REMAIN.
- 32 EXISTING UTILITY/LIGHT POLE TO REMAIN.
- 33 EMERGENCY DISCONNECT SWITCH
- 34 KNOX BOX WITH APPROVED HARDWARE

LAND USE SUMMARY

LAND USE: FUELING STATION AND CONVENIENCE STORE
CONCRETE AND ASPHALT PAVING 29,582 SF (71.8%)
BUILDING 4,629 SF (11.2%)
LANDSCAPING/OPEN SPACE 6,950 SF (17.0%)
LOT TOTAL 41,161 SF / 0.945 AC (100.0%)

GROSS FLOOR AREA 4,629 SF

LEGEND

- PROPERTY LINE
- OFF-SITE PROPERTY LINE
- PROPOSED BUILDING
- PARKING COUNT
- EXISTING CURB AND GUTTER
- PROPOSED 6" CURB AND GUTTER
- EXISTING SITE LIGHTING
- EXISTING FIRE HYDRANT
- PROPOSED CONCRETE PAVEMENT
- DENOTES TRAFFIC FLOW PATTERNS
- DENOTES ADA ROUTE
- PROPOSED SITE LIGHTING
- EXISTING STORM INLET
- EXISTING SANITARY/STORM MANHOLE
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED STORM INLET AND MANHOLE
- UTILITY EASEMENT

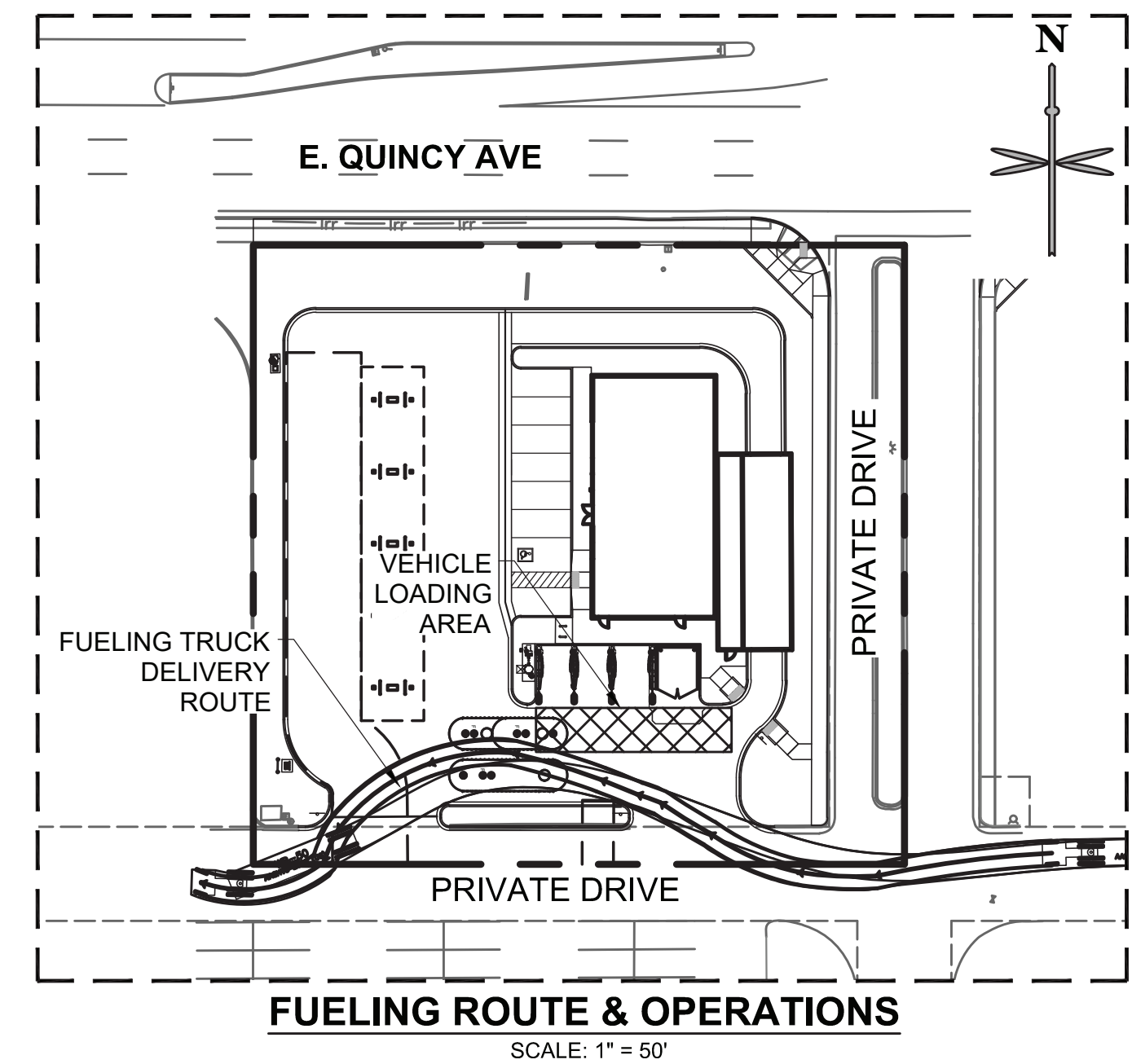
GENERAL NOTES

1. ALL ITEMS IN SCHEDULE ARE PROPOSED UNLESS NOTED OTHERWISE.
2. ALL EXISTING UTILITIES AND SITE FEATURES TO REMAIN UNLESS NOTED OTHERWISE.

PARKING SUMMARY

TOTAL PARKING REQUIRED = 20 SPACES TOTAL
PARKING REQUIRED CONVENIENCE STORE = 15 SPACES TOTAL
13 STANDARD SPACES = 3,120SF / 250 GFA
1 CASHIER SPACE
1 VAN ACCESSIBLE HANDICAP SPACE
PARKING REQUIRED CAR WASH = 5 SPACES TOTAL (2 MODULES)
2 STANDARD SPACES
2 DRYING SPACES
1 EMPLOYEE
PARKING PROVIDED = 11 SPACES TOTAL
7 STANDARD SPACES
3 VACUUM PUMP SPACES
1 VAN ACCESSIBLE HANDICAP SPACE

*EXISTING SHARED ACCESS AND PARKING AGREEMENT IN PLACE FOR SUBDIVISION.



NOTES

1. THE HOURS OF OPERATION WILL BE 24 HOURS A DAY.
2. TYPICAL EMPLOYEES PER SHIFT = 3 EMPLOYEES
3. NUMBER OF DAILY CUSTOMERS ANTICIPATED 200/DAY.
4. THERE ARE NO USES WITHIN THE PROJECT THAT UTILIZE OR GENERATE ANY SIGNIFICANT QUANTITIES OF TOXIC MATERIAL.

PRELIMINARY
NOT FOR
CONSTRUCTION

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

Twin Star Energy

7-ELEVEN AT VALLEY PLAZA SITE PLAN
& CONDITIONAL USE

16920 E. QUINCY AVENUE, AURORA, CO 80011

SITE PLAN

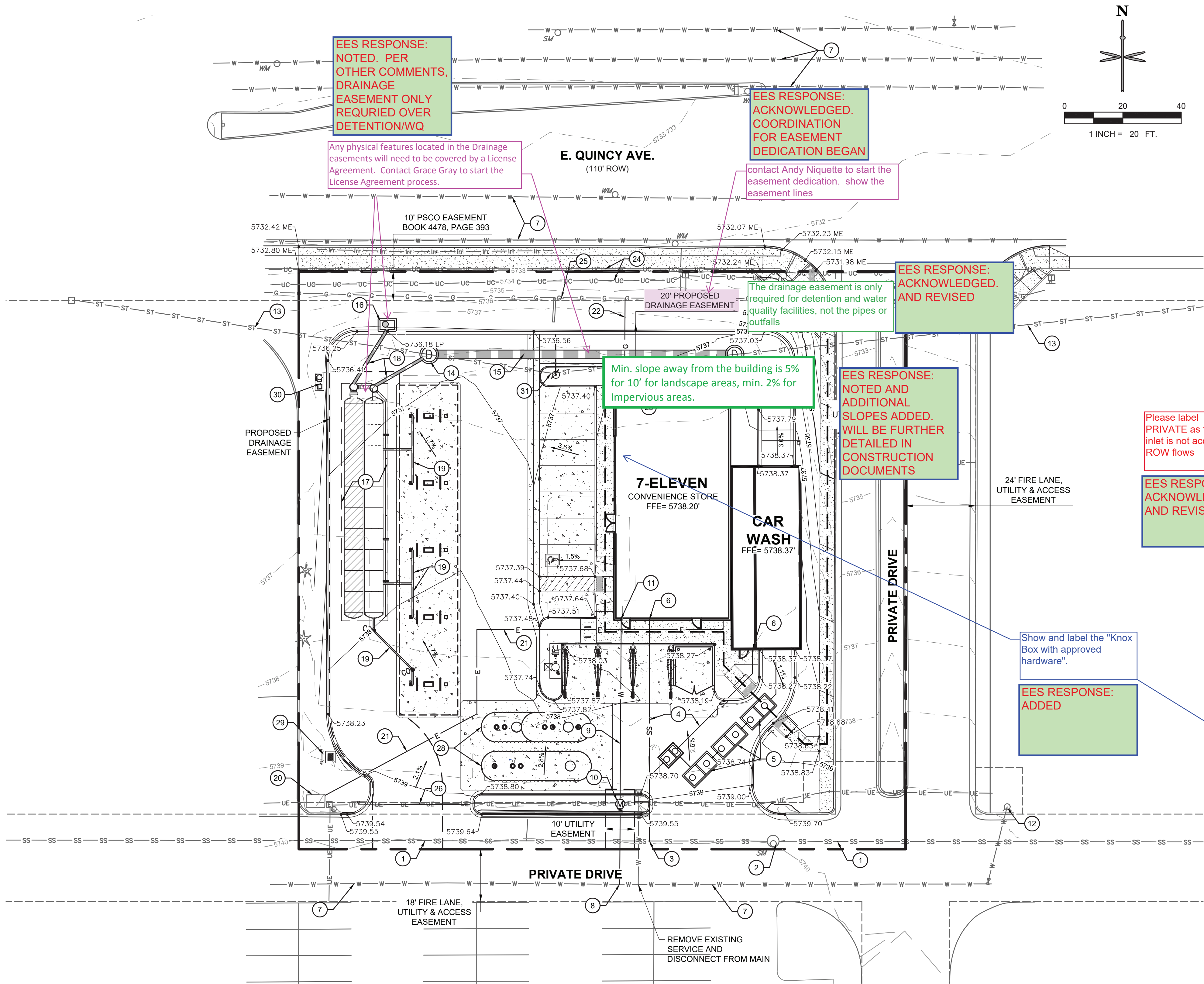
PROJECT NO: TWS012.01
DESIGNED BY: KMH
DRAWN BY: KMH
DATE: 02/24/2020

P1.0

SHEET 2 OF 13

PROJECT BENCHMARK

3 INCH DIAMETER BRASS CAP (STAMPED COA BM, 356621SE001, 2007) ON THE WEST SIDE OF A 5 FOOT TYPE R STORM INLET, WEST SIDE OF TOWER ROAD, ± 330 FEET SOUTH OF EAST 38TH AVENUE AND TOWER ROAD, ELEV = 5,424.51 (NAVD 88)



UTILITY SCHEDULE

- EXISTING 8" SANITARY SEWER MAIN TO REMAIN.
- EXISTING SANITARY SEWER MANHOLE TO REMAIN.
- PROPOSED 4" SANITARY SEWER SERVICE CONNECTION TO MAIN.
- PROPOSED 4" PVC SANITARY SERVICE @ 2.0% MINIMUM SLOPE.
- PROPOSED PRIVATE RECLAIM SYSTEM WITH SAND OIL INTERCEPTOR.
- PROPOSED 4" SANITARY SEWER SERVICE CONNECTION TO BUILDING.
- EXISTING WATER MAIN TO REMAIN.
- PROPOSED 1.5" DOMESTIC WATER TAP.
- PROPOSED 1.5" DOMESTIC TYPE K COPPER SERVICE.
- PROPOSED 1.5" WATER METER.
- PROPOSED 1.5" DOMESTIC WATER CONNECTION TO BUILDING.
- EXISTING FIRE HYDRANT TO REMAIN.
- EXISTING 36" RCP STORM SEWER (PRIVATE) TO REMAIN.
- PROPOSED STORM SEWER MANHOLE (PRIVATE).
- PROPOSED 36" RCP STORM SEWER (PRIVATE).
- PROPOSED 5" TYPE R INLET.
- PROPOSED UNDERGROUND DETENTION/WATER QUALITY FACILITY.
- PROPOSED 12" PVC STORM SEWER.
- PROPOSED 6" PVC STORM SEWER.
- EXISTING TRANSFORMER PAD TO REMAIN.
- PROPOSED ELECTRIC LINE.
- PROPOSED GAS LINE.
- PROPOSED GAS METER.
- EXISTING UNDERGROUND COMMUNICATION LINE TO REMAIN.
- EXISTING GAS LINE TO REMAIN.
- EXISTING UNDERGROUND ELECTRIC LINE TO REMAIN.
- EXISTING LIGHT POLE TO REMAIN.
- PROPOSED FUEL TANK FARM.
- PROPOSED FUEL RISER VENT.
- PROPOSED AIR/VAC.
- REMOVE 106' OF 36" RCP STORM SEWER (PRIVATE) BETWEEN MANHOLES.

LEGEND

- | | |
|-------------|----------------------------------|
| --- | PROPOSED PROPERTY LINE |
| -5280- | EXISTING MINOR CONTOUR |
| -5280- | EXISTING MAJOR CONTOUR |
| -5280- | MINOR CONTOUR |
| -5280- | MAJOR CONTOUR |
| --- | CURB AND GUTTER |
| 5417.78 FG→ | SPOT ELEVATION |
| 5417.78 FL→ | FLOW LINE ELEVATION |
| 5417.78 ME→ | PROPOSED GRADE TO MATCH EXISTING |
| 5.1% | FLOW ARROW AND GRADE |
| □ | LIGHT |
| □ | PROPOSED STORM INLET AND MANHOLE |
| □ | SANITARY SEWER CLEANOUT |
| □ | EXISTING FIRE HYDRANT |
| □ | EXISTING SANITARY/STORM MANHOLE |
| □ | PROPOSED 1" WATER METER |
| G | PROPOSED GAS |
| E | PROPOSED ELECTRIC |
| SS | PROPOSED SANITARY |
| W | PROPOSED WATER |
| --- | PROPOSED STORM SEWER |
| --- | EXISTING STORM INLET |
| --- | DENOTES ADA ROUTE |
| --- | UTILITY EASEMENT |

NOTES

- ALL STORM SEWER INFRASTRUCTURE IS PRIVATE AND TO BE MAINTAINED BY OWNER.
- ALL EXISTING UTILITIES AND SITE FEATURES TO REMAIN UNLESS NOTED OTHERWISE.
- ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.

PRELIMINARY
NOT FOR
CONSTRUCTION



Twin Star Energy

7-ELEVEN AT VALLEY PLAZA SITE PLAN
& CONDITIONAL USE

16920 E. QUINCY AVENUE, AURORA, CO 80011

GRADING & UTILITY PLAN

PROJECT NO: TWS012.01

DESIGNED BY: KMH

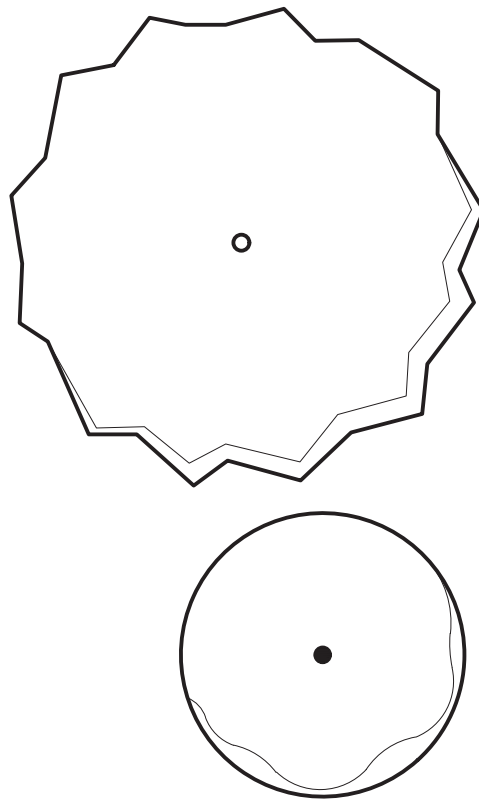
DRAWN BY: KMH

DATE: 02/24/2020

P2.0

SHEET 3 OF 13

LANDSCAPE PLANT LIST



DECIDUOUS SHADE TREES

WEH

COMMON NAME

Western Hackberry

BOTANICAL NAME

Celtis occidentalis

CONT

2-1/2" Cal., B&B

HEIGHT

50'-60'

SPREAD

40'-50'

WATER

Low

EXP

Sun

QTY

4

IHL

Imperial Honeylocust

Gleditsia triacanthos `Imperial`

2-1/2" Cal., B&B

30'-40'

30'-40'

Low

Sun

4

ORNAMENTAL TREES

FAM

COMMON NAME

Flame Amur Maple

BOTANICAL NAME

Acer ginnala `Flame`

CONT

2" Cal., B&B

HEIGHT

15'-20'

SPREAD

15'-20'

WATER

Low

EXP

Sun

QTY

6

DECIDUOUS SHRUBS

RGB

COMMON NAME

Rosy Glow Barberry

BOTANICAL NAME

Berberis thunbergii `Rose Glow`

CONT

5 gal

HEIGHT

3'-5'

SPREAD

5'-6'

WATER

Low

EXP

Sun

QTY

20

DKS

Dark Knight Blue Mist Spirea

Caryopteris x clandonensis `Dark Knight`

5 gal

3'-4'

2'-3'

Low

Sun

28

DBB

Dwarf Burning Bush

Euonymus alatus `Compactus`

5 gal

6'-8'

6'-8'

Medium

Sun

3

LDN

Little Devil Ninebark

Physocarpus opulifolius `Little Devil`

5 gal

3'-4'

3'-4'

Low

Sun/Part Shade

17

DSP

Dakota Sunspot Potentilla

Potentilla fruticosa `Dakota Sunspot`

5 gal

2'-3'

2'-3'

Low

Sun

23

RMR

Red Meidiland Rose

Rosa Meidiland `Red`

5 gal

18"-24"

4'-6'

Low

Sun

10

EVERGREEN SHRUBS

PMZ

COMMON NAME

Panchito Manzanita

BOTANICAL NAME

Arctostaphylos x coloradoensis `Panchito`

CONT

5 gal

HEIGHT

10"-15"

SPREAD

3'-5'

WATER

Low

Sun/Part Shade

QTY

1

SMP

Mugo Pine

Pinus mugo `Slowmound`

5 gal

3'-5'

5'-6'

Low

Sun

2

ORNAMENTAL GRASSES

BAG

COMMON NAME

Blue Avena Grass

BOTANICAL NAME

Helictotrichon sempervirens

CONT

5 gal

HEIGHT

2'-3'

SPREAD

18"-24"

WATER

Low

EXP

Sun

QTY

5

URM

Undaunted Ruby Muhly Grass

Muhlenbergia reverchoni `Undaunted`

5 gal

15"-30"

2'-3'

Low

Sun

14

SRS

Burgundy Switch Grass

Panicum virgatum `Shenendoah`

1 gal

3'-4'

12"-18"

Low

Sun

27

SOD

90 / 10 Fescue/Bluegrass Mix

STREET FRONTAGE, PARKING LOT ISLAND, AND BUFFER REQUIREMENTS

BUFFER DESCRIPTION / ADJACENT LAND USE	LENGTH	STANDARD BUFFER WIDTH / BUFFER WIDTH PROVIDED	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
E. QUINCY AVENUE STREET TREES (1 TREE / 40 FT)	179'	N/A	4	-	4	-
E. QUINCY AVE. LANDSCAPE STREET BUFFER (1 TREE & 10 SHRUBS / 40 FT)	168'	20' / 20'	4	42	4	45
WEST NON-RESIDENTIAL LANDSCAPE BUFFER (1 TREE & 5 SHRUBS / 40 FT)	198'	10' / 10'	5	25	8	30
EAST NON-RESIDENTIAL LANDSCAPE BUFFER (1 TREE & 5 SHRUBS / 40 FT)	198'	10' / 10'	5	25	5	26
INTERNAL PARKING LOT LANDSCAPE 2 ISLANDS (1 TREE / ISLAND)	N/A	N/A	2	-	2	-
BUILDING BUFFER (1 TREE / 40 FT)						
NORTH	40'	N/A	1	-	1	-
EAST	85'	N/A	2	-	2	-
SOUTH	45'	N/A	1	-	1	-
WEST	78'	N/A	2	-	2	-

EES RESPONSE: UPDATED

Add an asterisk and a note at the bottom of the table that states that one tree is existing.

Because code requires 50% to be evergreen, add an asterisk and note explaining this. See comment on landscape plan.

EES RESPONSE: UPDATED

WATER USAGE CHART

PLANTING AREA	AREA
TOTAL AREA	8,423 SF
NON-WATER CONSERVING	2,520 SF (30%)
WATER CONSERVING	5,903 SF (70%)

Along with the table, include a plan that delineates the water and non-water conserving areas by hatches and/or shading.

EES RESPONSE: UPDATED

GENERAL LANDSCAPE NOTES

1. ALL LOW PERENNIAL AND GROUNDCOVER PLANTING AREAS SHALL BE MULCHED WITH SHREDDED WESTERN RED CEDAR WOOD MULCH, AT A DEPTH OF 2". WEED BARRIER FABRIC IS NOT REQUIRED UNDER WOOD MULCH.
2. ALL OTHER PLANTING BED AREAS SHALL BE MULCHED WITH 1-1/2" GRAY ROSE MULTI-COLORED RIVER ROCK, AT A DEPTH OF 3", INSTALLED OVER PERMEABLE WEED BARRIER FABRIC. DO NOT INSTALL EDGING BETWEEN WOOD MULCH AND ROCK MULCH AREAS.
3. SOD EDGER SHALL BE 14 GAUGE ROLLED TOP STEEL EDGING (DARK GREEN COLOR) IN THE LOCATIONS SHOWN ON THE PLANS. EDGER IS NOT REQUIRED WHERE SOD ABUTS CONCRETE.
4. ALL AREAS TO BE LANDSCAPED SHALL HAVE ORGANIC AMENDMENTS THOROUGHLY INCORPORATED INTO THE SOIL AT A RATE OF 5 CUBIC YARDS PER 1,000 SQUARE FEET, AND TILLED TO A DEPTH OF 6 INCHES.
5. ALL SOD AREAS, BED AREAS, AND LANDSCAPE AREAS SHALL BE FINE GRADED PRIOR TO INSTALLATION OF NEW PLANT MATERIAL. ROCKS, WOOD, AND ANY MATERIAL LARGER THAN 1" IN DIAMETER SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO SODDING AND PLANTING NEW MATERIALS.
6. EXISTING TURF, SHRUBS, TREES, AND PLANT MATERIAL TO BE REMOVED SHALL BE FULLY REMOVED FROM THE SITE, INCLUDING ALL ROOTS.
7. ALL LANDSCAPED AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
8. SOD AREAS SHALL BE ZONED SEPARATELY THAN BEDS, AND SHALL BE IRRIGATED VIA POP-UP SPRAY HEADS PROVIDING FULL (HEAD TO HEAD) COVERAGE. HEADS SHALL BE COMMERCIAL GRADE WITH REPLACEABLE NOZZLES, PRESSURE REGULATORS, AND CHECK VALVES.
9. BED AREAS SHALL BE ZONED SEPARATELY THAN SOD AREAS, AND SHALL BE IRRIGATED BY INDIVIDUAL DRIP EMITTERS TO EACH PLANT. DRIP COMPONENTS SHALL BE COMMERCIAL GRADE RAIN-BIRD OR EQUAL POINT SOURCE EMITTERS, WITH ALL PLANTS RECEIVING IRRIGATION.

CITY OF AURORA - STANDARD LANDSCAPE NOTES

1. FREESTANDING PARKING LOT LIGHTING WILL BE PROVIDED FOR THE SITE & SPECIFIED AS "RAB LIGHTING: ALED2T50, ALED4T50, & ALED3T50" LIGHTS. PLEASE SEE PHOTOMETRIC SHEETS FOR DETAILS.
2. THE SURFACE MATERIAL OF ALL WALKS, VEHICULAR DRIVES, PARKING LOTS, PLAZAS, ETC. WILL BE SPECIFIED BY THE CIVIL ENGINEER. SURFACE MATERIALS WILL CONSIST OF CONCRETE AND ASPHALT PAVING. PLEASE SEE CIVIL SHEETS FOR DETAILS.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
4. 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.
5. 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 ALL ADOPTED AURORA WATER ENGINEERING STANDARDS, WHICH MAY BE FOUND ON THE CITY'S WEBSITE.
6. ALL AREAS TO BE LANDSCAPED SHALL HAVE ORGANIC AMENDMENTS THOROUGHLY INCORPORATED INTO THE SOIL AT A RATE OF 5 CUBIC YARDS PER 1,000 SQUARE FEET, AND TILLED TO A DEPTH OF 6 INCHES.
7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

Add a note that states any existing trees that may die or are removed that are being used to meet UDO requirements shall be replaced so as to be compliant with the approved landscape plan.

EES RESPONSE: UPDATED

- FOR REVIEW -
- NOT FOR CONSTRUCTION -



OUTDOOR DESIGN GROUP, INC.
5690 WEBSTER STREET
ARVADA, CO 80002
(303) 993-4811
WWW.ODGDESIGN.COM

PROJECT NO: TWS012.01
DESIGNED BY: MGC
DRAWN BY: CLS
DATE: 09/03/2019

4

SHEET 4 OF 9

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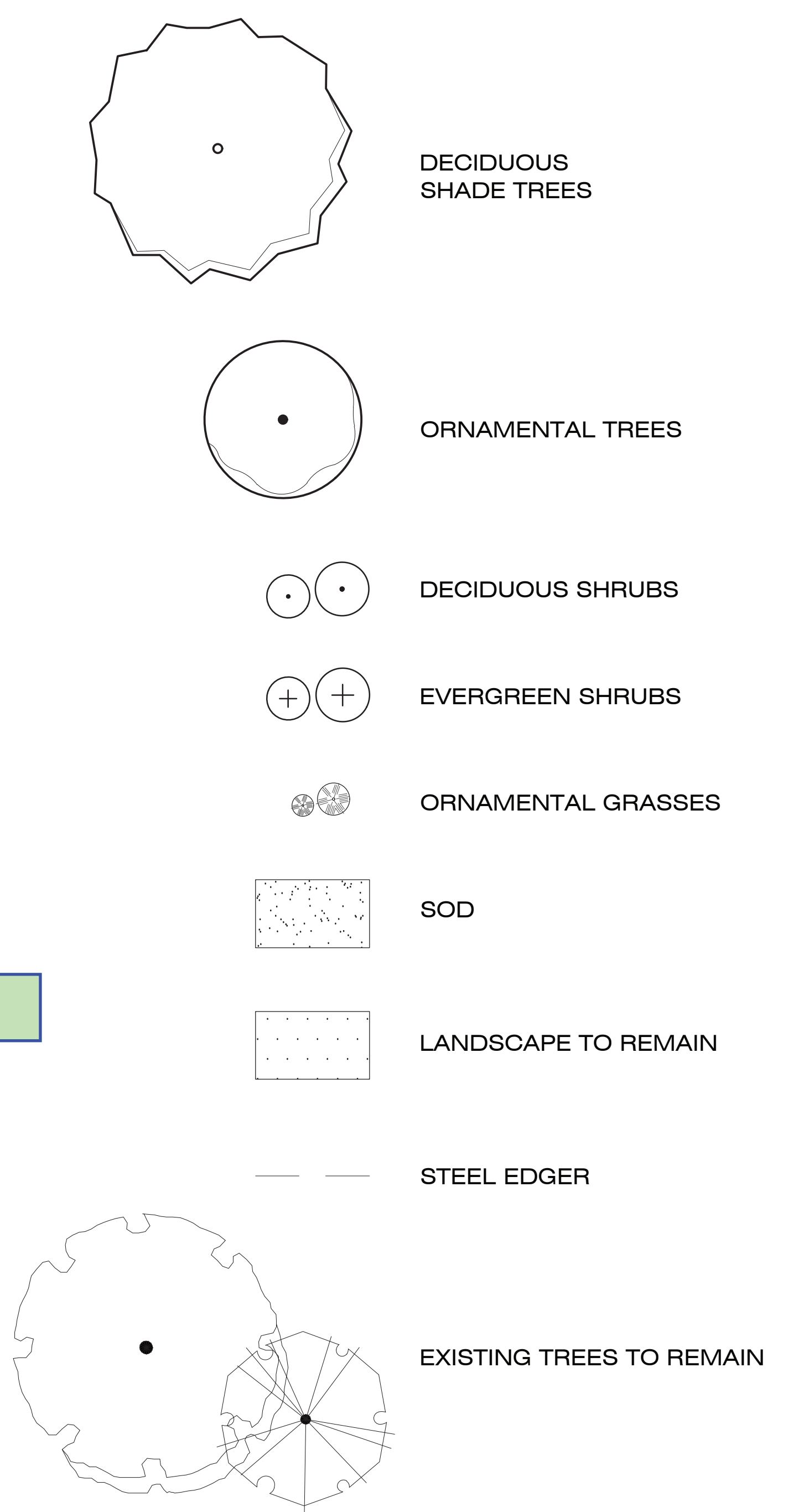
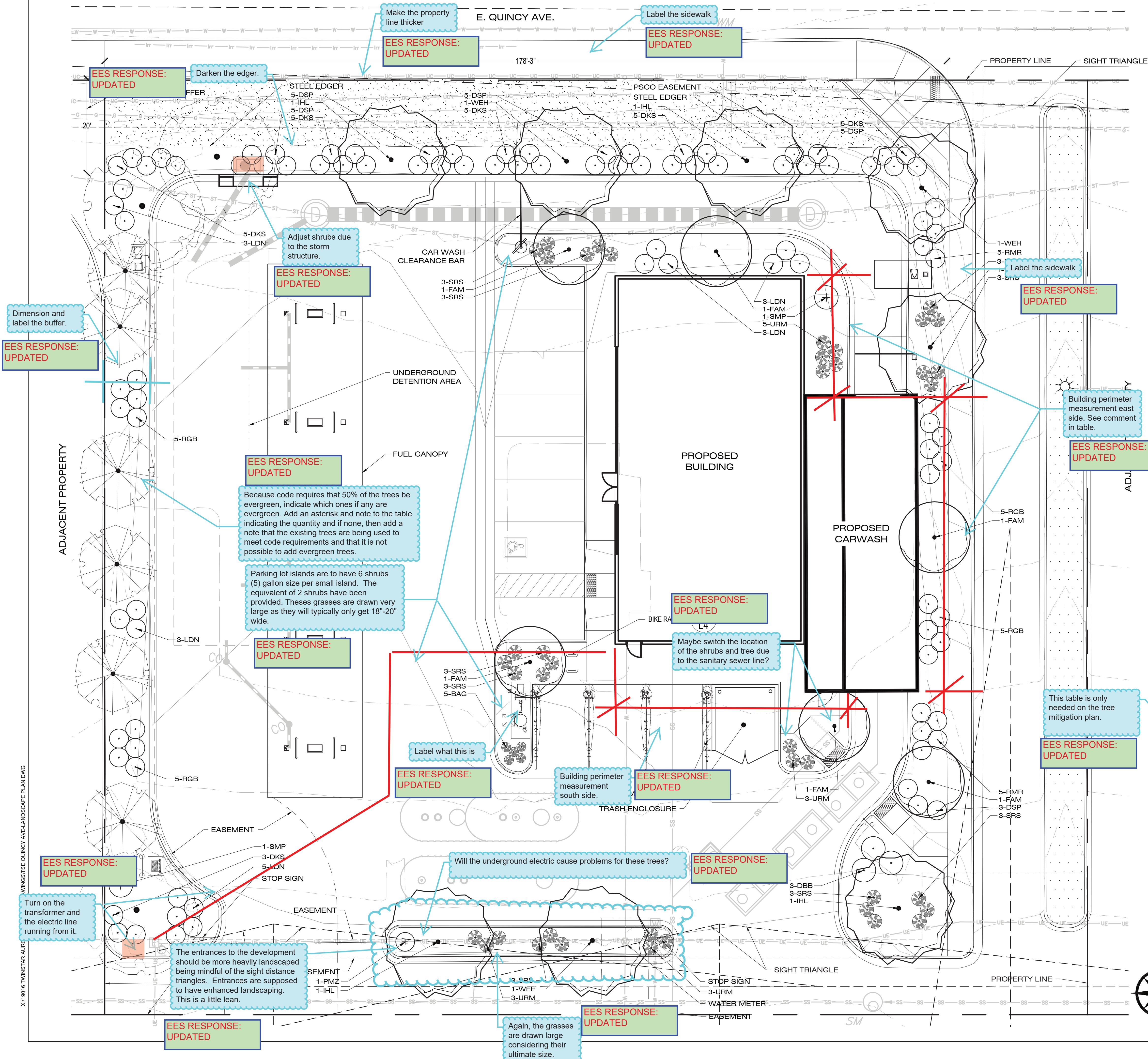
7-ELEVEN SITE PLAN

LANDSCAPE COVER
SHEET & PLANT LIST

LANDSCAPE PLAN

LANDSCAPE LEGEND

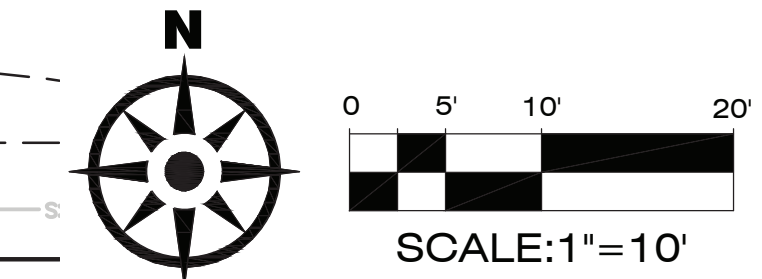
(SEE SHEET 4 FOR FULL PLANT LIST)



TREE MITIGATION CHART

CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION	AMOUNT PAID TO "TREE MITIGATION FUND"
70"	0"	---	\$16,700

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OUTDOOR
—DESIGN GROUP—

OUTDOOR DESIGN GROUP, INC.
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ARVADA, CO 80002
(303) 993-4811
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No.	DATE	BY
1	9/03/19	CLS
2	3/17/20	CLS

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7-ELEVEN SITE PLAN
16920 E. QUINCY AVENUE, AURORA, CO 80011

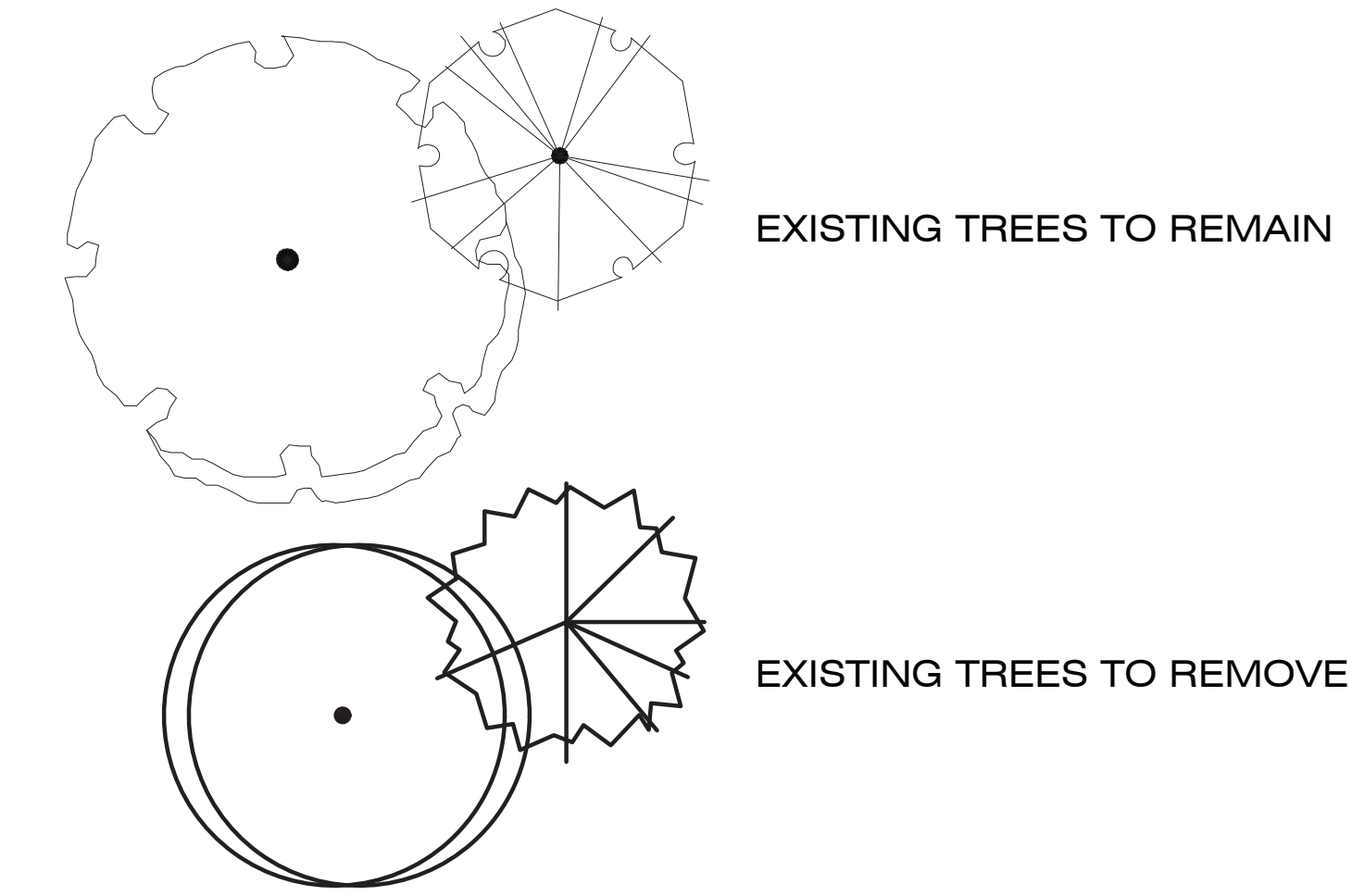
LANDSCAPE PLAN

PROJECT NO: TWS012.01
DESIGNED BY: MGC
DRAWN BY: CLS
DATE: 09/03/2019

5
SHEET 5 OF 9

TREE INVENTORY PLAN

LEGEND



TREE MITIGATION CHART

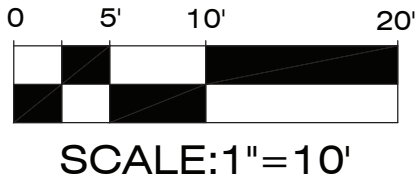
CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION	AMOUNT PAID TO "TREE MITIGATION PLANTING FUND"
70"	0"	---	\$16,700

Update caliper inches removed to reflect additional removals

Update Community Tree Fund to reflect additional removals

EES RESPONSE: UPDATED

EES RESPONSE: UPDATED



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E. QUINCY AVE.

ADJACENT PROPERTY

ADJACENT PARKING LOT

Tree #8 will require removal due to new curb that is within the critical root zone of tree.

EES RESPONSE: UPDATED

Tree #7 will require removal due to the proposed air/vac. Tree may be able to remain if this structure can be moved outside of it's critical root zone.

EES RESPONSE: UPDATED

Tree #9 will require removal due to new curb that is within the critical root zone of tree.

EES RESPONSE: UPDATED

20" AUSTRIAN PINE TO BE REMOVED
22" AUSTRIAN PINE TO BE REMOVED

18" GREEN ASH TO BE REMOVED
12" GREEN ASH TO BE REMOVED
11" JUNIPER TO BE REMOVED
11" PLUM TO BE REMOVED (DEAD)

16" GREEN ASH TO BE REMOVED
13" GREEN ASH TO REMAIN
16" AUSTRIAN PINE TO BE REMOVED
14" AUSTRIAN PINE TO BE REMOVED (DEAD)
15" GREEN ASH TO REMAIN
10" AUSTRIAN PINE TO REMAIN
21" AUSTRIAN TO REMAIN

15" JUNIPER TO REMAIN
8" JUNIPER TO REMAIN

EXISTING BUILDING TO BE REMOVED

EXISTING BUILDING TO BE REMOVED

11" PLUM TO BE REMOVED (DEAD)

10" JUNIPER TO BE REMOVED
8" JUNIPER TO BE REMOVED
11" PLUM TO BE REMOVED

19" GREEN ASH TO BE REMOVED
12" GREEN ASH TO BE REMOVED

19" AUSTRIAN PINE TO REMAIN
15" GREEN ASH TO REMAIN

X:\191016 TWINSTAR AURORA E QUINCYDRAWING\151SE QUINCY AVE\LANDSCAPE PLAN.DWG

REVISION

BY	DATE
CLS	9/03/19
CLS	3/17/20

1

CITY SUBMITTAL

2

CITY SUBMITTAL

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7-ELEVEN SITE PLAN

16920 E. QUINCY AVENUE, AURORA, CO 80011

TREE INVENTORY PLAN

PROJECT NO:

TWS012.01

DESIGNED BY:

MGC

DRAWN BY:

CLS

DATE:

09/03/2019

6

SHEET 6 OF 9

NOTES:

1. INSTALL WATERING SAUCER IN NATIVE AREAS.
2. CONSTRUCT 6" HEIGHT WATERING RING FOR INITIAL WATERING. REMOVE IN SOD AREAS PRIOR TO MULCHING.
3. AFTER SEPTEMBER 1ST, INSTALL 4" TREE TAP ON DECIDUOUS TREES FROM 6" OFF THE GROUND TO THE FIRST BRANCH. REMOVE PROMPTLY IN SPRING.
4. COMPLETELY REMOVE WIRE BASKET, ALL TWINE & PLASTIC. REMOVE BURLAP OFF TOP 2/3 OF BALL.
5. FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX AND 1/2 PIT SOIL

NOTES:

1. PRUNE ALL DEAD OR DAMAGED BRANCHES PRIOR TO, AND AFTER PLANTING.
2. CRUMBLING OR BROKEN ROOT BALLS WILL BE REJECTED.
3. DIG PLANT PIT TWICE AS WIDE AND HIGH AS CONTAINER.
4. TAKE CARE NOT TO DAMAGE ROOT BALL WHEN REMOVING THE PLANT FROM ITS CONTAINER.
5. FOR ALL PLANTS IDENTIFIED WITH WATER USE OF "LOW" OR "VERY LOW" ON THE PLANT LIST, KEEP WOOD MULCH 2" BACK FROM TRUNK OR STEM.
6. FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX AND 1/2 PIT SOIL.
7. SCORE ROOT BOUND ROOT BALLS TO FREE UP ROOTS.

NOTE: IF INDIVIDUAL PLANT LOCATIONS ARE NOT SHOWN
ON THE LANDSCAPE PLAN, SPACE PLANTS AT THE O.C.
SPACING SHOWN ON THE LANDSCAPE PLANT LIST

Ø 1 7/8" STEEL TUBING

14" MIN.

ANCHOR ROD

CONCRETE

☐ IN GROUND MOUNT (IG)

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NOTES:

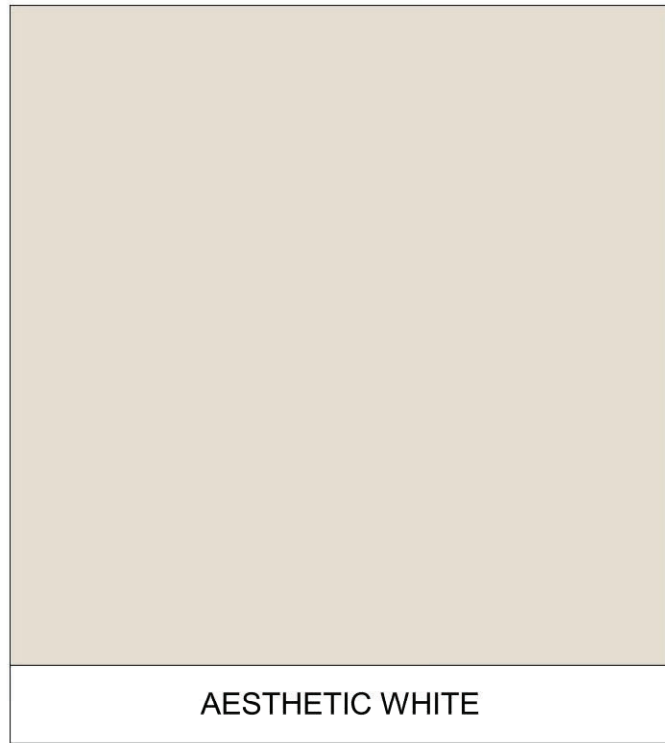
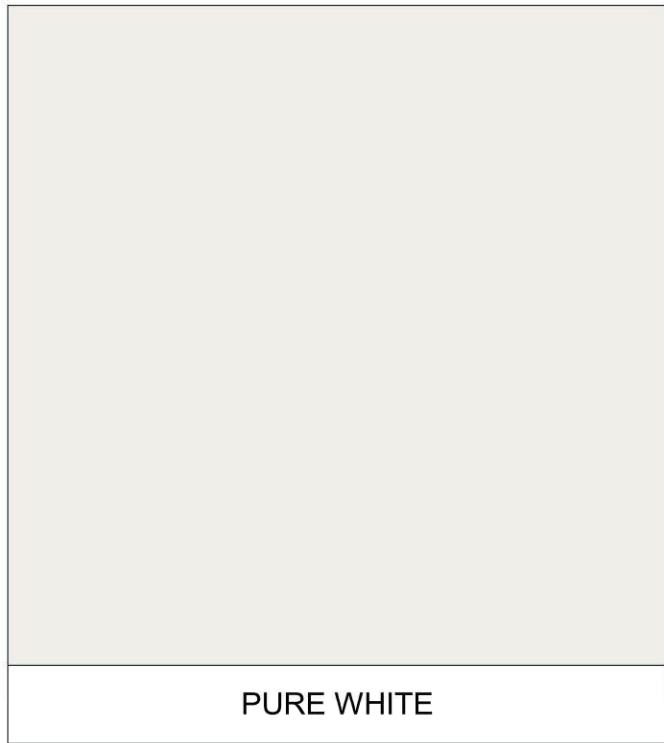
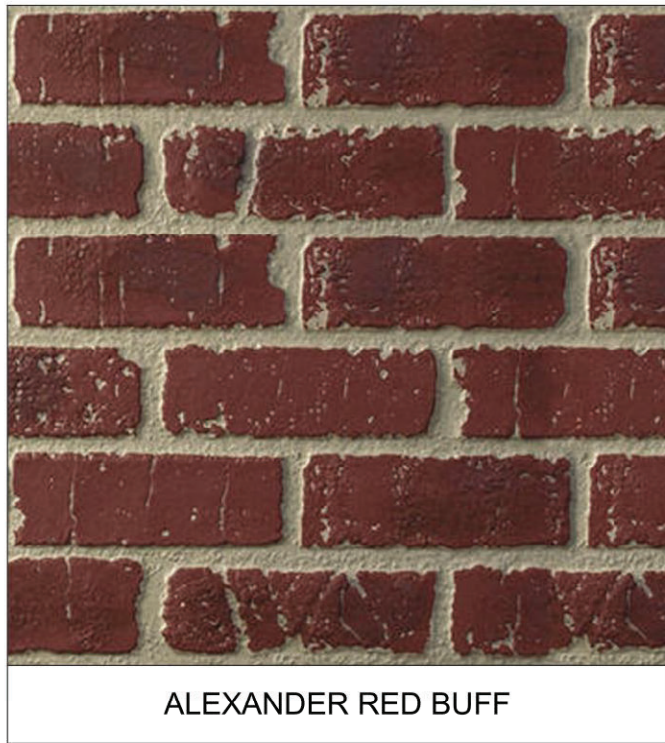
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

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5690 WEBSTER STREET
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(303) 993-4811
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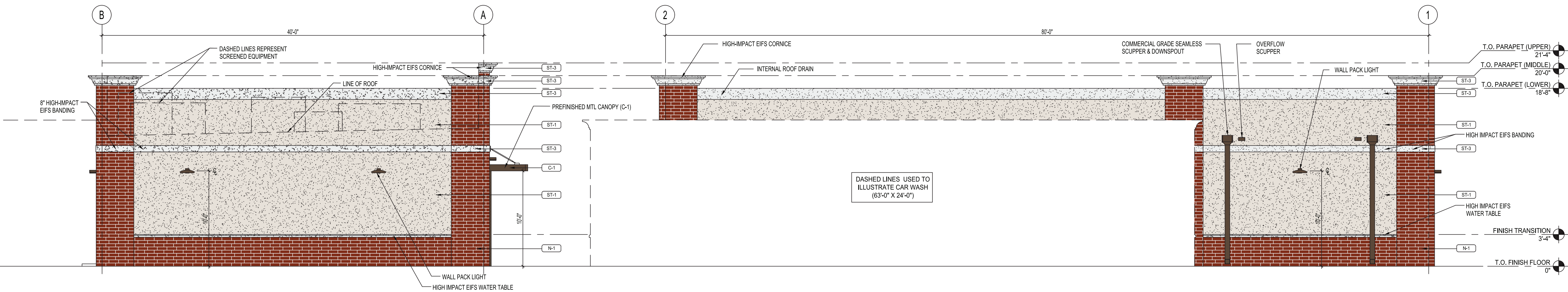
DATE: 09/03/2019

7

SHEET 7 OF 9

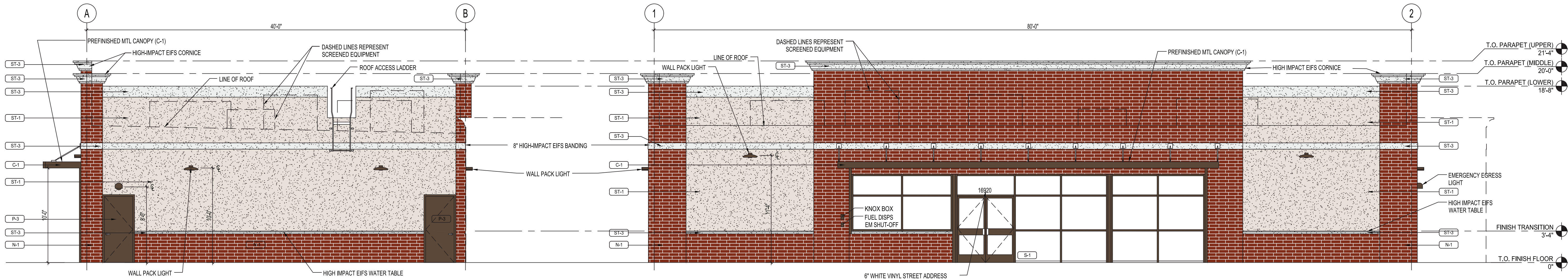


EXTERIOR MATERIALS SCHEDULE			
(NOT ALL MATERIALS IN SCHEDULE ARE USED)			
NO.	MATERIAL	MANUFACTURER	COLOR
N-1	FIBER CEMENT PANELS	NICHIHA	ALEXANDRIA RED BUFF
ST-1	PAINTED STUCCO	DRYVIT	AESTHETIC WHITE SW 703
ST-2	PAINTED STUCCO	DRYVIT	PURE WHITE SW 7005
ST-3	STONE WATER TABLE	-	-
P-3	EXTERIOR HM DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL GUARDS, & LIGHT POLES	SHERWIN WILLIAMS	SEAL SKIN SW 7675
P-6	EXTERIOR BOLLARDS	SHERWIN WILLIAMS	SEAL SKIN SW 7675
S-1	ALUMINUM STOREFRONT GLAZING	KAWNEER	DARK BRONZE
C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE	DARK BRONZE
FC-1	FUEL CANOPY FASCIA	KAWNEER	EASTMAN WHITE (PY-25)



4 BUILDING ELEVATION - NORTH
P4.1 3/16" = 1'-0"

3 BUILDING ELEVATION - EAST
P4.1 3/16" = 1'-0"



2 BUILDING ELEVATION - SOUTH
P4.1 3/16" = 1'-0"

1 BUILDING ELEVATION - WEST
P4.1 3/16" = 1'-0"

REVISION	BY	DATE
1	FM	02-25-2020

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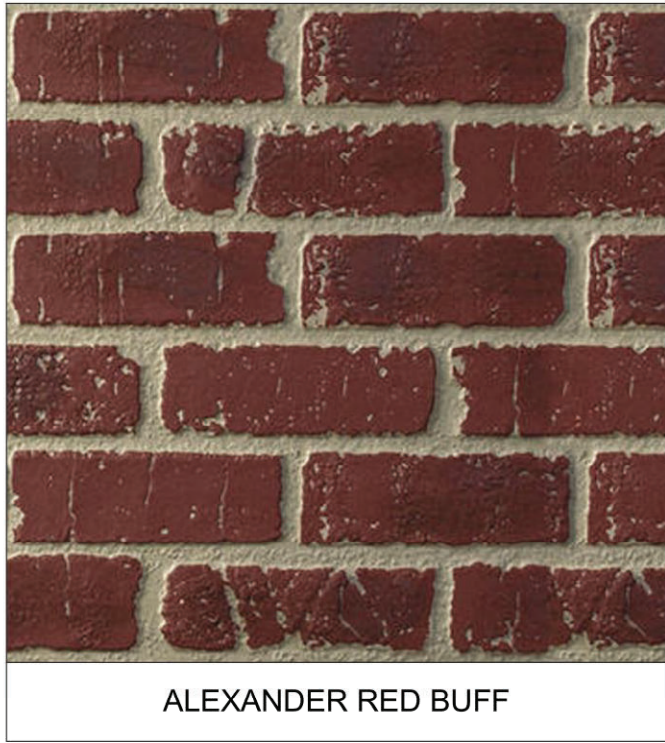


TWIN STAR ENERGY

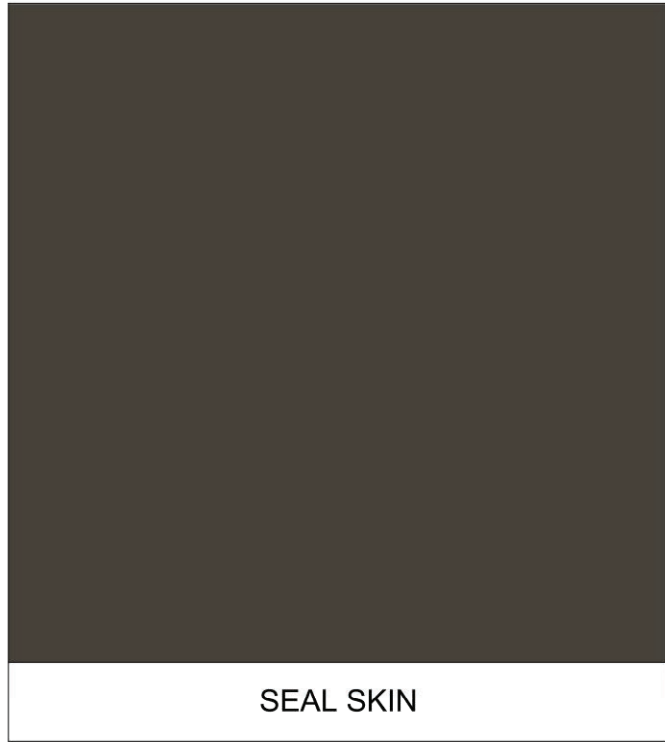
7-ELEVEN
16920 E. QUINCY, AURORA, CO 80011
BUILDING ELEVATIONS

PROJECT NO:	TWS012.01
DESIGNED BY:	FM
DRAWN BY:	JB
DATE:	09/18/2019

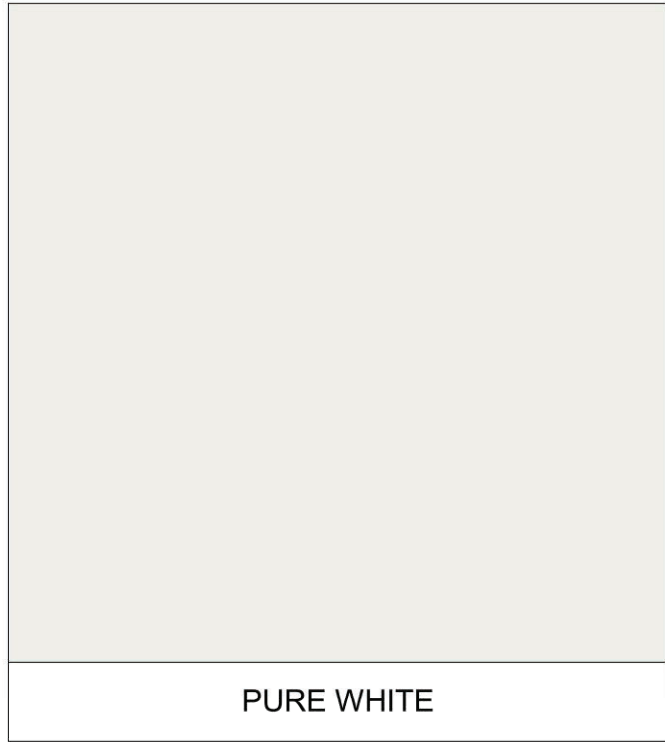
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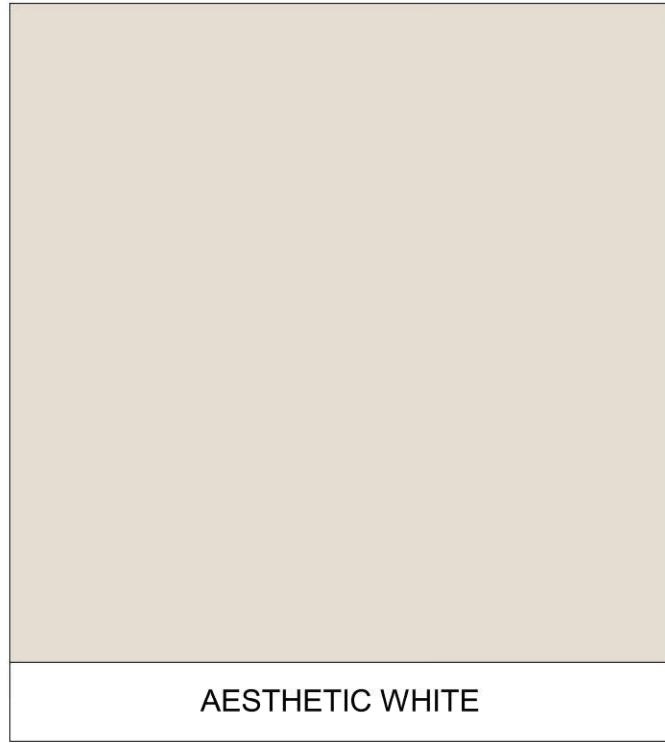
ALEXANDER RED BUFF



SEAL SKIN

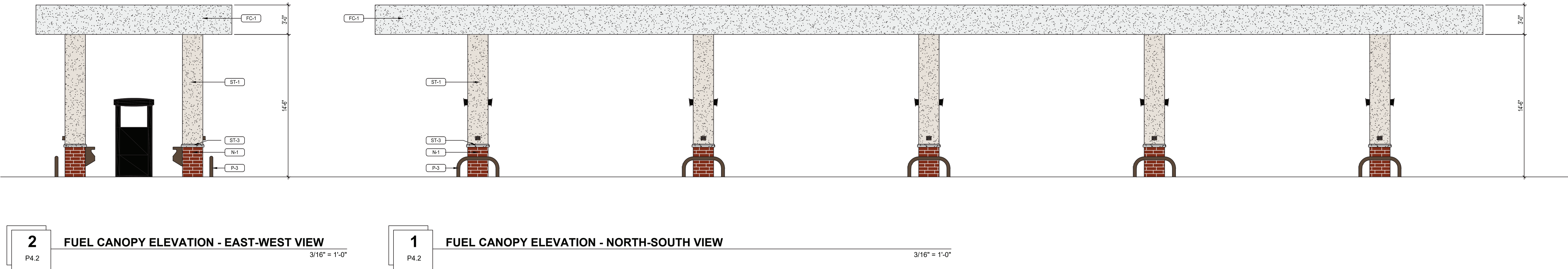
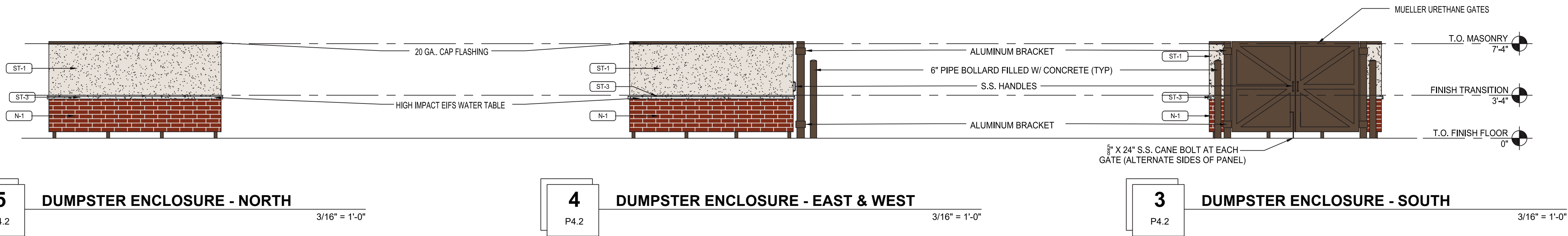


PURE WHITE



AESTHETIC WHITE

EXTERIOR MATERIALS SCHEDULE			
(NOT ALL MATERIALS IN SCHEDULE ARE USED)			
NO.	MATERIAL	MANUFACTURER	COLOR
N-1	FIBER CEMENT PANELS	NICHIHA	ALEXANDRIA RED BUFF
ST-1	PAINTED STUCCO	DRYVIT	AESTHETIC WHITE SW 703
ST-2	PAINTED STUCCO	DRYVIT	PURE WHITE SW 7005
ST-3	STONE WATER TABLE	-	-
P-3	EXTERIOR HM DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL GUARDS, & LIGHT POLES	SHERWIN WILLIAMS	SEAL SKIN SW 7675
P-6	EXTERIOR BOLLARDS	SHERWIN WILLIAMS	SEAL SKIN SW 7675
S-1	ALUMINUM STOREFRONT GLAZING	KAWNEER	DARK BRONZE
C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE CANOPY	DARK BRONZE
FC-1	FUEL CANOPY FASCIA	KAWNEER	EASTMAN WHITE (PY-25)



NO.	REVISION	BY	DATE
1	PER PLANNING COMMENTS	FM	02-29-2020

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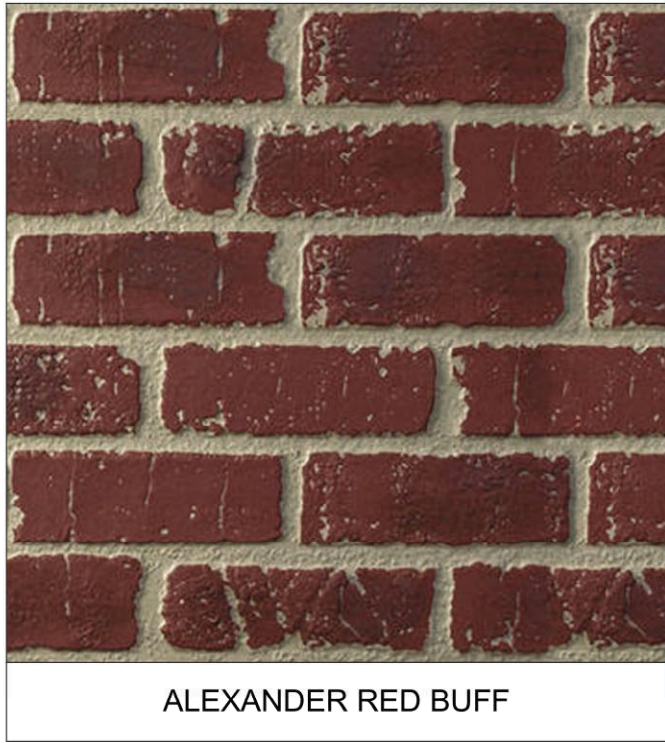
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TWIN STAR ENERGY

7-ELEVEN
16920 E. QUINCY, AURORA, CO 80011
BUILDING ELEVATIONS

PROJECT NO:	TWS012.01
DESIGNED BY:	FM
DRAWN BY:	JB
DATE:	09/18/2019

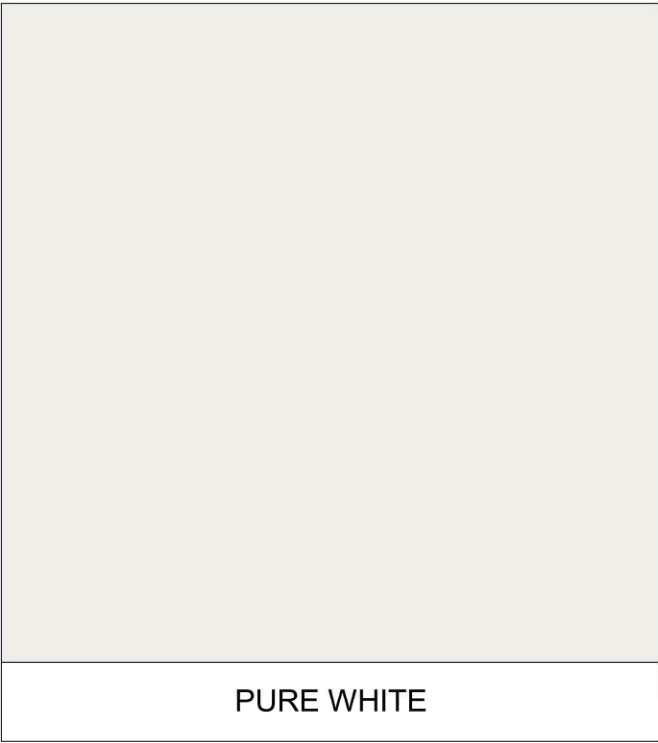
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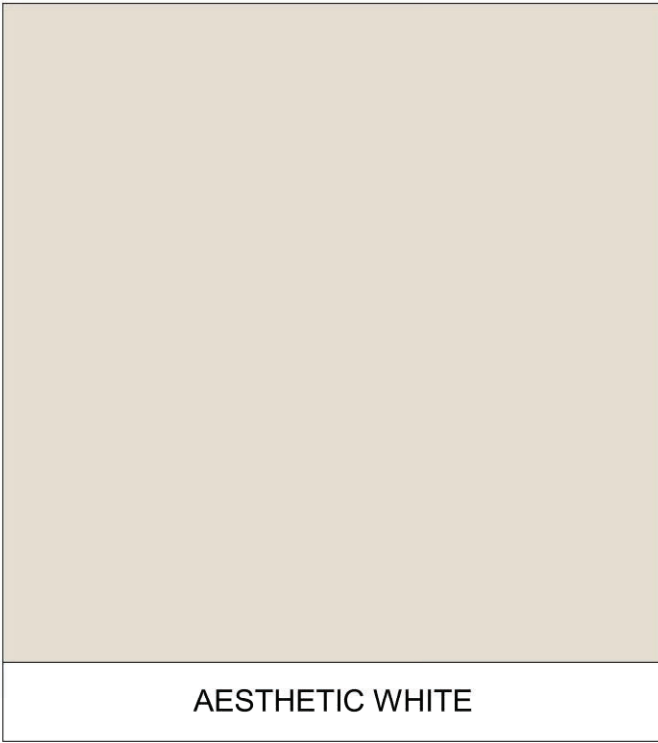
ALEXANDER RED BUFF



SEAL SKIN

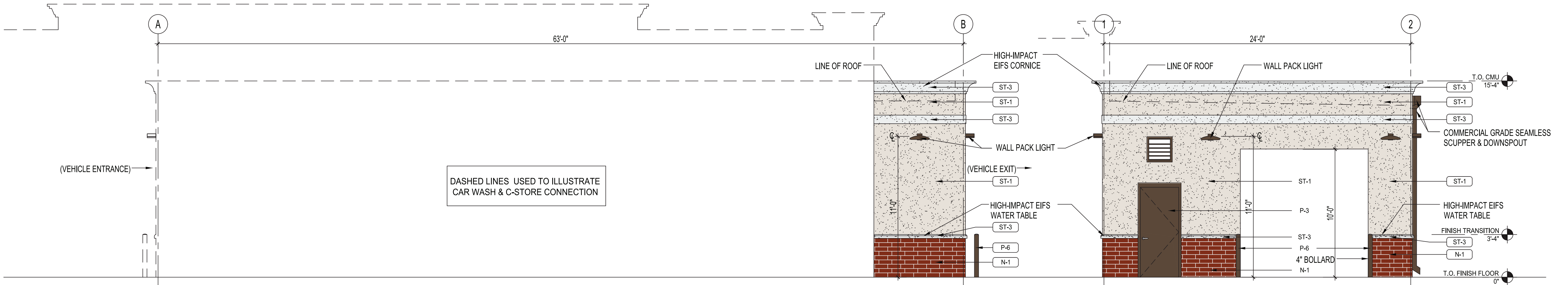


PURE WHITE



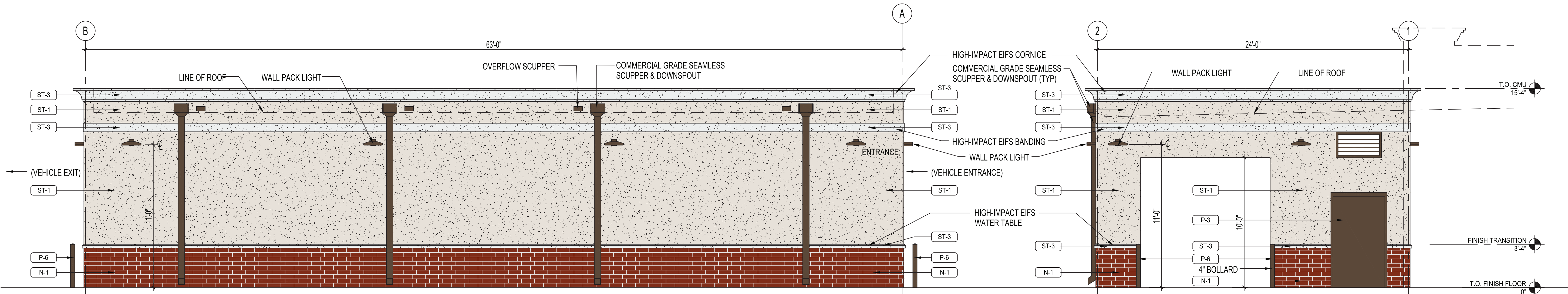
AESTHETIC WHITE

EXTERIOR MATERIALS SCHEDULE			
(NOT ALL MATERIALS IN SCHEDULE ARE USED)			
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ST-3	STONE WATER TABLE	-	-
P-3	EXTERIOR HM DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL GUARDS, & LIGHT POLES	SHERWIN WILLIAMS	SEAL SKIN SW 7675
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FC-1	FUEL CANOPY FASCIA	KAWNEER	EASTMAN WHITE (PY-25)



4 CAR WASH ELEVATION - WEST
P4.3
1/4" = 1'-0"

3 CAR WASH ELEVATION - SOUTH (EXIT)
P4.3
1/4" = 1'-0"



2 CAR WASH ELEVATION - EAST
P4.3
1/4" = 1'-0"

1 CAR WASH ELEVATION - NORTH (ENTRANCE)
P4.3
1/4" = 1'-0"

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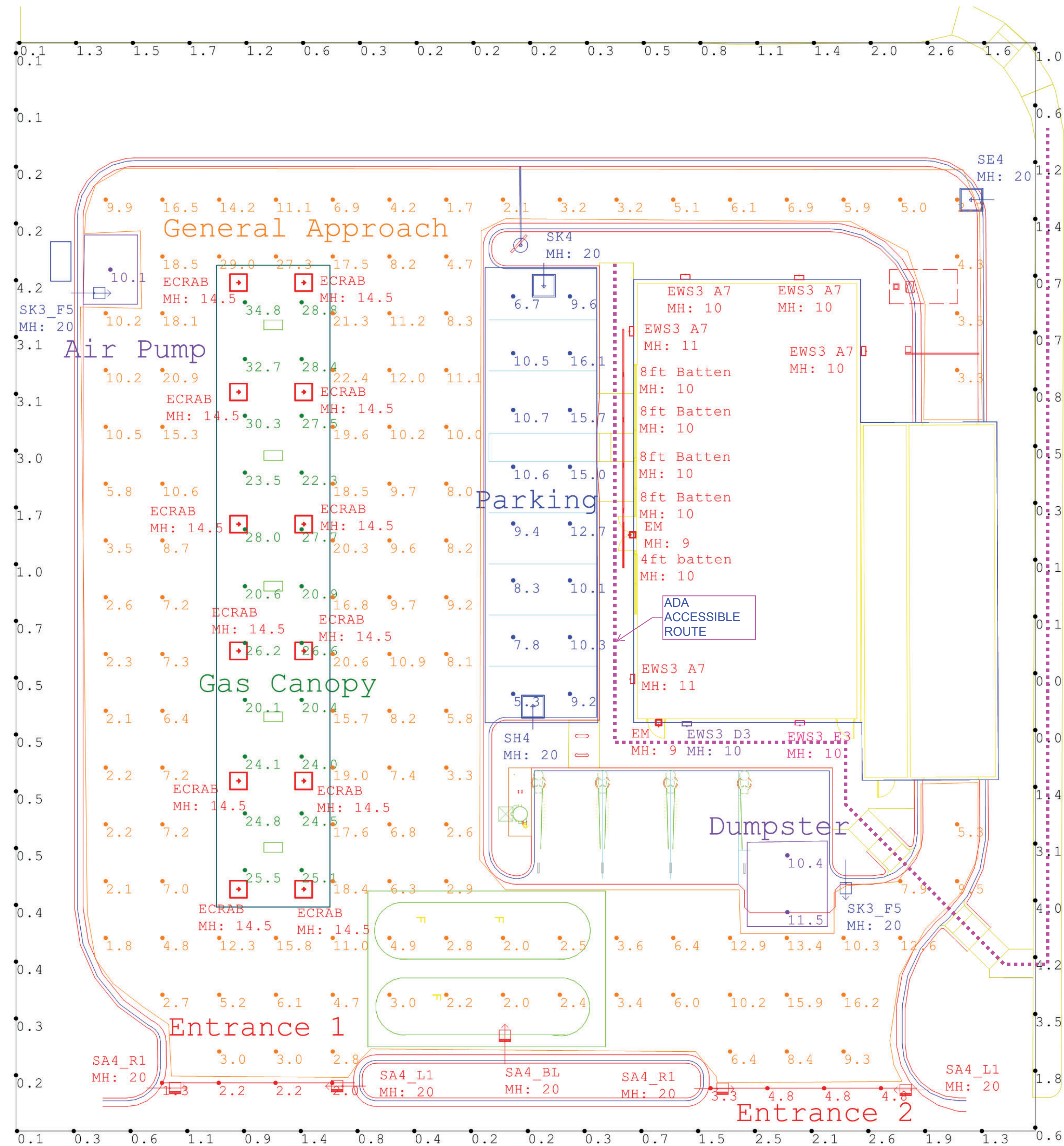
TWIN STAR ENERGY

7-ELEVEN

16920 E. QUINCY, AURORA, CO 80011
BUILDING ELEVATIONS

PROJECT NO: TWS012.01
DESIGNED BY: FM
DRAWN BY: JB
DATE: 09/18/2019

P4.3



Scale: 1 inch= 11 Ft.



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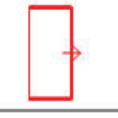




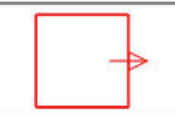
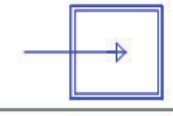

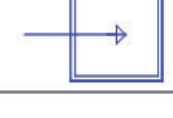

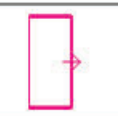
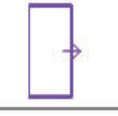

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Twin Star Energy

7-ELEVEN SITE PLAN
16920 E. QUINCY AVENUE, AURORA, CO 80011
PHOTOMETRIC PLAN

PROJECT NO: TWS012.01
DESIGNED BY:
DRAWN BY:
DATE: 09/18/2019

P5.0

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens
	12	ECRAB	SINGLE	1.000	ECRA0B5F5501BWHTE	64	8110
	5	EWS3 A7	SINGLE	1.000	EWS3_A7D150_____-120-277V	25	2900
	4	8ft Batten	SINGLE	1.000	GE 96 4100K Batten Strip GEWI109641BAT-SY	33	3073
	2	SK3_F5	SINGLE	1.000	1-EASC0K3F550DC____D with ELSEASXWF5BLCK (Front)	283	31000
	2	SA4_R1	SINGLE	1.000	1-EASC0A4F550DC____D with ELSEASXRS1BLCK (Right)	44	2400
	2	SA4_L1	SINGLE	1.000	1-EASC0A4F550DC____D with ELSEASXRS1BLCK (Left)	44	2400
	2	EM	SINGLE	0.010	LEDPRS-BR-CL (Phillips)	20	32
	1	SK4	SINGLE	1.000	1-EASC0K4F5509C Color	283	30000
	1	SH4	SINGLE	1.000	1-EASC0H4F5509C Color	199	21200
	1	SE4	SINGLE	1.000	1-EASC0E4F5509C Color	119	12900
	1	SA4_BL	SINGLE	1.000	1-EASC0A4F550DC____D with ELSEASXRBLBLCK	44	4000
	1	EWS3 E3	SINGLE	1.000	EWS3_E3D150____	90	8600
	1	EWS3 D3	SINGLE	1.000	EWS3_D3D150____	67	6700
	1	4ft batten	SINGLE	1.000	GE 48 4100K Batten Strip GEWI104841BAT-SY	16.68	1536

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Air Pump	Illuminance	Fc	10.10	10.1	10.1	1.00	1.00
Dumpster	Illuminance	Fc	10.95	11.5	10.4	1.05	1.11
Entrance 1	Illuminance	Fc	1.93	2.2	1.3	1.48	1.69
Entrance 2	Illuminance	Fc	4.43	4.8	3.3	1.34	1.45
Gas Canopy	Illuminance	Fc	25.76	34.8	20.1	1.28	1.73
General Approach	Illuminance	Fc	8.83	29.0	1.7	5.19	17.06
Parking	Illuminance	Fc	10.50	16.1	5.3	1.98	3.04
Property Line	Illuminance	Fc	1.11	4.2	0.0	N.A.	N.A.

Due to the need for shields and glare reduction, this design does not meet 7-Eleven spec

Standard 7-Eleven Lighting Specification	
Entrances	10FC AVG
Air Pump	10FC
Gasoline Canopy	30FC
Dumpster	10FC
Parking	10FC
General Approach	3FC
Sidewalk	NO SPEC
Property Line	NO SPEC
* Levels designed to be at initial output or 1.0LLF	



REVISION		DATE
BY		
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Twin Star Energy

7-ELEVEN SITE PLAN
16920 E. QUINCY AVENUE, AURORA, CO 80011

PHOTOMETRIC SCHEDULE

PROJECT NO: TWS012.01
DESIGNED BY:
DRAWN BY:
DATE: 09/18/2019

P5.1

