

7-ELEVEN AT VALLEY PLAZA SITE PLAN & CONDITIONAL USE

LOT 4 - BLOCK 1 VALLEY PLAZA SUBDIVISION FILING NO. 1
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5
 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY
 OF ARAPAHOE, STATE OF COLORADO

APPLICANT/OWNER

TWIN STAR ENERGY, LLC
 7671 SHAFFER PARKWAY
 LITTLETON, CO 80127
 ATTN: MARK PERRINO
 P: (303) 998-2603

ENGINEERING CONSULTANT

ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
 501 S CHERRY STREET, SUITE 300
 GLENDALE, CO 80246
 ATTN: KRYSIA M. HOUTCHENS, P.E.
 P: (303) 572-7997 EXT. 215

ARCHITECT

THE DIMENSION GROUP
 5600 S. QUEBEC STREET, STE 325C
 GREENWOOD VILLAGE, CO 80111
 ATTN: TANNER KINDE
 P: (720) 536-3180

LANDSCAPE ARCHITECT

OUTDOOR DESIGN GROUP, INC.
 5690 WEBSTER STREET
 ARVADA, CO 80002
 ATTN: MATT CORRION
 P: (303) 467-9438

SURVEYOR

FORESIGHT WEST SURVEYING, INC.
 1285 W. BYERS PL., UNIT A
 DENVER, CO 80223
 ATTN: LESTER J. LUDEMANN
 P: (303) 504-4440

**EES RESPONSE:
NOTE UPDATED**

All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

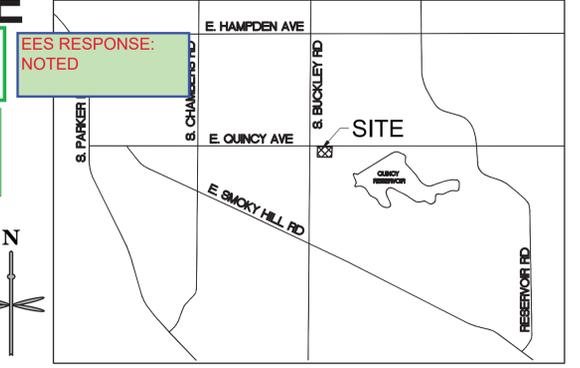
CITY OF AURORA SITE NOTES:

- 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 AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
- 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 ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAY DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATIONS OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.

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

Comments were provided 12/27/2019 and no subsequent submittal has been made. Please do not resubmit the site plan until another review of the drainage letter has been completed

**EES RESPONSE:
PRELIMINARY
DRAINAGE REPORT
WAS SUBMITTED
PRIOR TO SITE
PLAN RESUBMITTAL**



VICINITY MAP
SCALE: 1" = 2,000'

Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

**EES RESPONSE:
ACKNOWLEDGED
AND COMPLETED**

SIGNATURE BLOCK:

7-ELEVEN SITE PLAN

LEGAL DESCRIPTION: LOT 4, BLOCK 1 VALLEY PLAZA SUBDIVISION FILING NO. 1 LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, 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: _____

LEGAL DESCRIPTION

LOT 4, BLOCK 1 VALLEY PLAZA SUBDIVISION FILING NO. 1 LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PROJECT BENCHMARK

ELEVATIONS ARE BASED UPON A POST-PROCESSED STATIC GNSS CONNECTION MADE TO CITY OF AURORA BENCH MARK S56604S002 (11-099) UTILIZING GEOID12B TO MODEL THE ELLIPSOID SEPARATION. ELEVATION: 5726.68 (NAVD 88)

PROJECT BASIS OF BEARING

BEARINGS ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 9, SAID LINE BEARING S00°20'15"W AS SHOWN ON THE PLAT OF VALLEY PLAZA SUBDIVISION FILING NO. 1, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, DATED MAY 21, 1984 UNDER RECEPTION NO. _____

Change to Adjustment. The city no longer uses the term waivers.

WAIVERS REQUESTS:

NO WAIVERS REQUESTED

**EES RESPONSE:
NOTE UPDATED**

CONDITIONAL USE JUSTIFICATION:

CONDITIONAL USE CRITERIA
 THE RETAIL CONVENIENCE STORE IS A PERMITTED USE PER TABLE 3.2-1 AND THE MOTOR VEHICLE FUEL DISPENSING STATION AND CAR WASH AREA A CONDITIONAL USE.

- THE APPLICATION COMPLIES WITH THE APPLICABLE STANDARDS IN THIS UDO, OTHER ADOPTED CITY REGULATIONS (INCLUDING BUT NOT LIMITED TO ANY USE-SPECIFIC STANDARDS FOR THE PROPOSED CONDITIONAL USE IN SECTION 146-3.3), AND APPROVED VALLEY PLAZA MASTER PLAN, AND ANY CONDITIONS SPECIFICALLY APPLIED TO DEVELOPMENT OF THE PROPERTY BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL IN A PRIOR DECISION AFFECTING THE PROPERTY.
- THE APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN. THE PROJECT IS LOCATED IN THE COMMERCIAL HUB OF THE COMPREHENSIVE PLAN. COMMERCIAL RETAIL AND COMMERCIAL SERVICE, WHICH THE FUELING STATION AND CAR WASH ARE INCLUDED IN ARE THE PRIMARY LAND USES THAT ARE PROMINENT AND PLAT A PIVOTAL ROLE IN THE CHARACTERIZING OF THE COMMERCIAL HUB. THE PROPOSED PROJECT IS CONSISTENT WITH THE COMPREHENSIVE PLAN AS IT COMPLIMENTS THE COMMERCIAL AND RESIDENTIAL USES SURROUNDING THE SITE AND PROVIDES A UTILIZED COMMERCIAL USE.
- THE SIZE, SCALE, HEIGHT, DENSITY, MULTI-MODAL TRAFFIC IMPACTS, AND HOURS OF OPERATION OF THE PROPOSED USE ARE COMPATIBLE WITH EXISTING AND PLANNED USES IN THE SURROUNDING AREA. THE SIZE AND SCALE OF THE PROJECT IS COMPATIBLE WITH OTHER PROPERTIES ALONG QUINCY AVENUE AND WITHIN THE VALLEY PLAZA DEVELOPMENT. HOURS OF OPERATION SHALL COMPLY WITH THE EXISTING ZONING REQUIREMENTS.
- THE PROPOSED USE WILL NOT CHANGE THE PREDOMINANT CHARACTER OF THE SURROUNDING AREA. THE EXISTING SITE IS CURRENTLY A FUELING STATION WITH CARWASH SO REDEVELOPING WITH THE SAME USE WILL NOT CHANGE THE CHARACTER OF THE SURROUNDING AREA.
- THE CITY'S EXISTING INFRASTRUCTURE AND PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ITS STREETS, TRAILS, AND SIDEWALK SYSTEMS, HAVE ADEQUATE CAPACITY TO SERVE THE PROPOSED DEVELOPMENT, AND ANY BURDENS ON THOSE SYSTEMS HAVE BEEN MITIGATED TO THE DEGREE PRACTICABLE. STUDIES HAVE BEEN PERFORMED TO VERIFY THAT EXISTING INFRASTRUCTURE CAN SUPPORT THIS PROJECT. STUDIES THAT ARE INCLUDED, TRAFFIC, PARKING AND WATER DETENTION.
- THE APPLICATION DEMONSTRATES THAT THE CHANGE IN ZONING WILL NOT CREATE SIGNIFICANT DISLOCATIONS OF TENANTS OR OCCUPANTS OF THE PROPERTY, OR THAT ANY IMPACTS ARE OUTWEIGHED BY OTHER PUBLIC BENEFITS OR PROGRESS TOWARD OTHER COMPREHENSIVE PLAN GOALS THAT WOULD BE ACHIEVED BY APPROVAL OF THE APPLICATION. OWNERSHIP OF THE EXISTING FUELING STATION WILL BE MAINTAINED AND THEREFORE TENANTS OR OCCUPANTS WILL NOT BE DISLOCATED.
- THE APPLICATION MITIGATES ANY ADVERSE IMPACTS ON THE SURROUNDING AREA TO THE DEGREE PRACTICABLE. THERE ARE NO ADVERSE IMPACTS ON THE SURROUNDING AREA ANTICIPATED. THE APPLICATION WILL MEET ALL CURRENT CITY ZONING REQUIREMENTS. IN ADDITION, THIS APPLICATION WILL INCLUDE ADEQUATE STREET LIGHTING FOR PUBLIC ENHANCEMENT ON E. QUINCY AVENUE.

SITE PLAN SHEET INDEX

SHEET NO.	DESCRIPTION
P0.0	COVER SHEET
P1.0	SITE PLAN
P2.0	GRADING & UTILITY PLAN
P3.0	LANDSCAPE COVER SHEET & PLANT LIST
P3.1	LANDSCAPE PLAN
P3.2	TREE INVENTORY PLAN
P3.3	LANDSCAPE DETAILS
P4.1	BUILDING ELEVATIONS
P4.2	BUILDING ELEVATIONS
P4.3	BUILDING ELEVATIONS
P5.0	PHOTOMETRIC PLAN
P5.1	PHOTOMETRIC SCHEDULE
P5.2	PHOTOMETRIC DETAILS
P5.3	PHOTOMETRIC DETAILS

**EES RESPONSE:
PROVIDED**

Please add number of bicycle racks provided to data block.

Add this note:
 THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE 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 DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.

**EES RESPONSE:
NOTE ADDED**

DATA BLOCK:

LAND AREA WITHIN PROPERTY LINES	41,161 / 0.95 SQ. FT. & ACRES
GROSS FLOOR AREA	4,629 SQ. FT.
NUMBER OF BUILDINGS	2
MAXIMUM HEIGHT OF BUILDINGS	21'-4"
BUILDING COVERAGE	4,629 / 11.2% SQ. FT. AND %
HARD SURFACE AREA	29,582 / 71.8% SQ. FT. AND %
LANDSCAPE AREA	6,950 / 17.0% SQ. FT. AND %
PRESENT ZONING CLASSIFICATION	"PCZD COMM"
PERMITTED MAXIMUM SIGN AREA	200 SQ. FT.
PROPOSED TOTAL SIGN AREA	200 SQ. FT.
MAXIMUM NUMBER OF PERMITTED SIGNS	5
STANDARD PARKING SPACES REQUIRED	20
PARKING SPACES PROVIDED	11
HANDICAP SPACES REQUIRED	1, 1 VAN
HANDICAP SPACES PROVIDED	1, 1 VAN
IBC OCCUPANCY CLASSIFICATION	M - MERCANTILE
CONSTRUCTION TYPE	TYPE V-B
BUILDING SPRINKLER	NON-SPRINKLERED

**EES RESPONSE:
ADDED**

Provide heights of both structures; separate these structures within the data block

Please provide sf for car wash; separate these structures in the DATA BLOCK.

**EES RESPONSE:
ADDED**

\\EES\FILE\PROJECT\TWINSTAR ENERGY\CO. AURORA\QUINCY & BUCKLEY\CAD\SITE PLAN\PI.0 COVER SHEET.DWG

DATE	BY	REVISION

PRELIMINARY
NOT FOR
CONSTRUCTION

Twin Star Energy

7-ELEVEN AT VALLEY PLAZA SITE PLAN & CONDITIONAL USE
16920 E. QUINCY AVENUE, AURORA, CO 80011

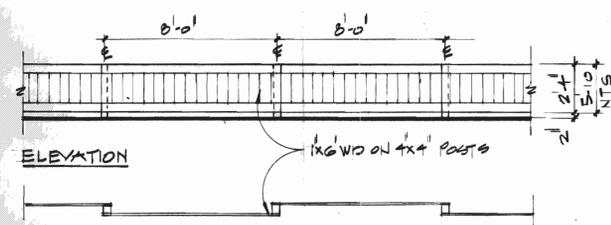
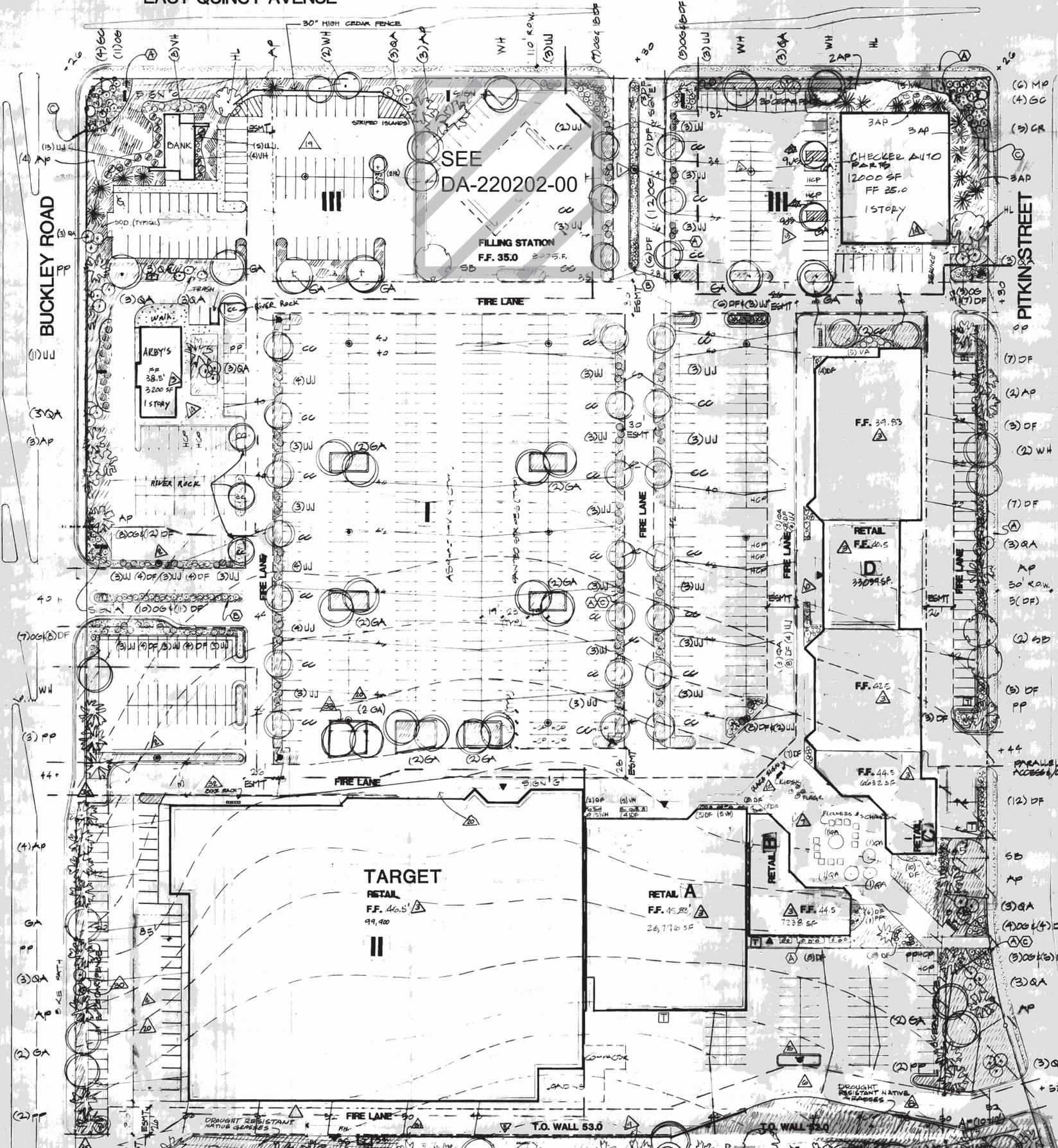
PROJECT NO: TWS012.01
 DESIGNED BY: KMH
 DRAWN BY: KMH
 DATE: 02/24/2020

P0.0
SHEET 1 OF 13

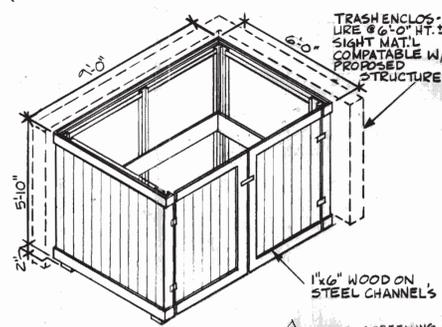
EAST QUINCY AVENUE

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 PARKING COUNT.)
- ▲ ADDED RETAINING WALL SOUTH OF TARGET & RETAIL 'A' FENCE.
- ▲ CHANGE OF RETAIL 'B+C' BUILDING LINES & PLAZA.
- ▲ DATA CHANGE (WITHIN LEGEND - 300 & NATIVE GRASSES.

ADM. AMDT. 2-8-85

- ▲ RETAINING WALL-TIMBER TIE & DELETE ROCK ADDED GLASS
- ▲ BUILDING FOOTPRINTS - 50 FT. NO CHANGE TO LANDSCAPE COUNT.
- ▲ NOTED LOCATIONS OF TRASH ENCLOSURE MATERIALS.

ADM. AMDT. 6-4-85

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

ADM. AMDT. 6-26-85

- ▲ BLDG. FOOTPRINT CHANGE
- ▲ PARKING LOT CHANGE
- ▲ STATISTIC CHANGE

ADM. AMDT. 10-1-85

- ▲ DELETE CHANGES #1417, 18 CHANGE FOR BANK FOOTPRINT & PARKING. REARRANGE & ADD TO LANDSCAPE
- ▲ PARALLEL DASHED LINES INDICATE ACCESS/UTILITY EASEMENTS

ADM. AMDT. 7-9-86

- ▲ EXPAND TARGET SUBSTANT, DELETE FOUNDATION PLANTINGS & ADD PLANTINGS IN NEW LANDSCAPE ISLANDS IN PARKING LOT. DELETE OVERSEED CENTER.
- ▲ CHANGE HEIGHT OF DRIVE FENCE AT BOTH PROPERTY LINE FENCE & HIGH TO 6'-11/2". REPAIR EXISTING 6'-11/2" FENCE ALONG AREA ALLIGMENT TO EXISTING FENCE.
- ▲ ADD PARKING LOT LIGHT WEST OF TARGET.
- ▲ CHANGE EXTENT OF RETAINING WALL AT SOUTH PROP. LINE
- ▲ RELOCATE DRIVE RACK
- ▲ HADIFY EXTENT OF PARKING LOT ISLAND

ADM. AMDT. 1-25-87

- ▲ CHANGE HEIGHT OF DRIVE FENCE AT BOTH PROPERTY LINE FENCE & HIGH TO 6'-11/2". REPAIR EXISTING 6'-11/2" FENCE ALONG AREA ALLIGMENT TO EXISTING FENCE.
- ▲ ADD PARKING LOT LIGHT WEST OF TARGET.
- ▲ CHANGE EXTENT OF RETAINING WALL AT SOUTH PROP. LINE
- ▲ RELOCATE DRIVE RACK
- ▲ HADIFY EXTENT OF PARKING LOT ISLAND

ADM. AMDT. 9-1-94

- ▲ DROUGHT RESISTANT NATIVE GRASSES

ADM. AMDT. 10-23-96

- ▲ Add landscape island.

DEVELOPMENT PHASING

- PHASE I: BUILDINGS A, B, C, D & ALL PARKING LOT & LANDSCAPE DEVELOPMENT ADJACENT TO TARGET BLDG BUT EXCLUDING THE PARKING LOT & LANDSCAPING ADJACENT TO RETAIL 'E', SERVICE STATION PAD, RESTAURANT PAD & FAST FOOD PAD.
- PHASE II: TARGET BUILDING
- PHASE III: RETAIL PAD 'E', SERVICE STATION PAD, RESTAURANT PAD & FAST FOOD PAD
- PHASE III-II: EITHER INDIVIDUALLY OR SEPARATELY AS SALES OCCUR.
- NOTE: PHASE I INCLUDES ALL LANDSCAPING OUTSIDE OF SITE PROPERTY UNLESS OTHERWISE SPECIFIED.

LEGEND

MARK	NO	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER
AP	49	PINUS NIGRA	AUSTRALIAN PINE	6'-8" B&B *
PP	13	PINUS OMBROIDES	PINON PINE	6'-8", B&B
GA	3E	FRAXINUS PENNSYLVANICA	GREEN ASH	2'-2 1/2" B&B
SB	7	GLEDITSIA TRIACANTHUS	SUNBURST HONEY LOCUST	2'-2 1/2" B&B
GA	3E	PRUNUS VIRGINIANA	CANADA RED CHERRY	1 1/2" CONT
MP	6	POPULUS TREMULOIDES	QUAKERS ASPEN	1 1/2" CONT
DF	290	PINUS MUGO	MUGO PINE	30" 3/16" B&B
DF	290	UNIFERS CHINENSIS	CHINESE SPRUCE	5 GAL
GC	8	RIBES AUREUM	GOLDEN CURRANT	5 GAL
VH	40	SPIRAEA VAN HOUTEI	VAN HOUTE SPIRA	5 GAL
OR	5	COTONEASTER APICULATA	CRANBERRY COTONEASTER	5 GAL
UU	166	JUNIPERUS SCOPULORUM	PLUMB HAVEN UPRIGHT JUNIPER	5 GAL
OO	63	MAHONIA AQUAPOLIA	OREGON HOLLY GRAPE	5 GAL
WH	10	CRATAEGUS PHAENOPYNUM	WASHINGTON HAWTHORNE	2'-2 1/2" B&B
HL	5	GLEDITSIA TRIACANTHUS	HONEY LOCUST	2'-2 1/2" B&B

- * (OF 10) 35 AP TO BE 10-12' PLACED AS SHOWN ALONG SOUTHERN PL. BUFFALO J. JUNIPERUS
- ▲ WASHED RIVER ROCK 4" DEPTH OVER GIL POLY 1'-1 1/2" φ
- ▲ WASHED RIVER ROCK 3" AN. DEPTH OVER GIL POLY 4'-6" φ
- ▲ STEEL EDGER (GALV) 4" X 1/4"
- ▲ 3.5A MASSIVE ROCK BOULDERS NOT TO EXCEED 30" HT 1000 LBS EA
- ▲ 13,920 SF DROUGHT RESISTANT GRASSES & IMPROVED VARIETIES
- ▲ 117,725 SF AUTOMATIC SPRINKLER 10,527 SF BLACK POLY PLASTIC 6 MIL

- 1) LANDSCAPE INSTALLATION TO BE COMPLETED PRIOR TO ISSUANCE OF CERTIFICATE OF OCC.
- 2) AREAS TO BE PLANTED W/ SEED, SOO OR GROUND COVERS SHALL RECEIVE 3 CU. YDS. OF COW MANURE PER 1000 SF. AREA TO BE ROTOTILLED TO 6" SOIL IS SANDY CLAY.
- 3) ALL AREAS TO BE WATERED W/ AUTOMATIC IRRIGATION SYSTEM, ZONED FOR A DRIP OR BUBBLER SYSTEM IN SHRUB & GROUND COVER AREAS.
- 4) LIGHTING TO BE POLE LIGHTING IN PARKING AREA OR BUILDING LIGHTS
- 5) SIDEWALKS TO BE CONCRETE; BIKE PATHS, OR NEWAYS & PARKING LOTS ASPHALT
- 6) LANDSCAPE SHALL BE MAINTAINED BY UNIFORM CONCRETE W/ E. PENNSYLVANIA

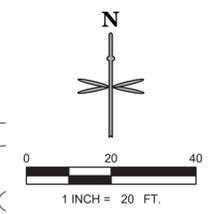
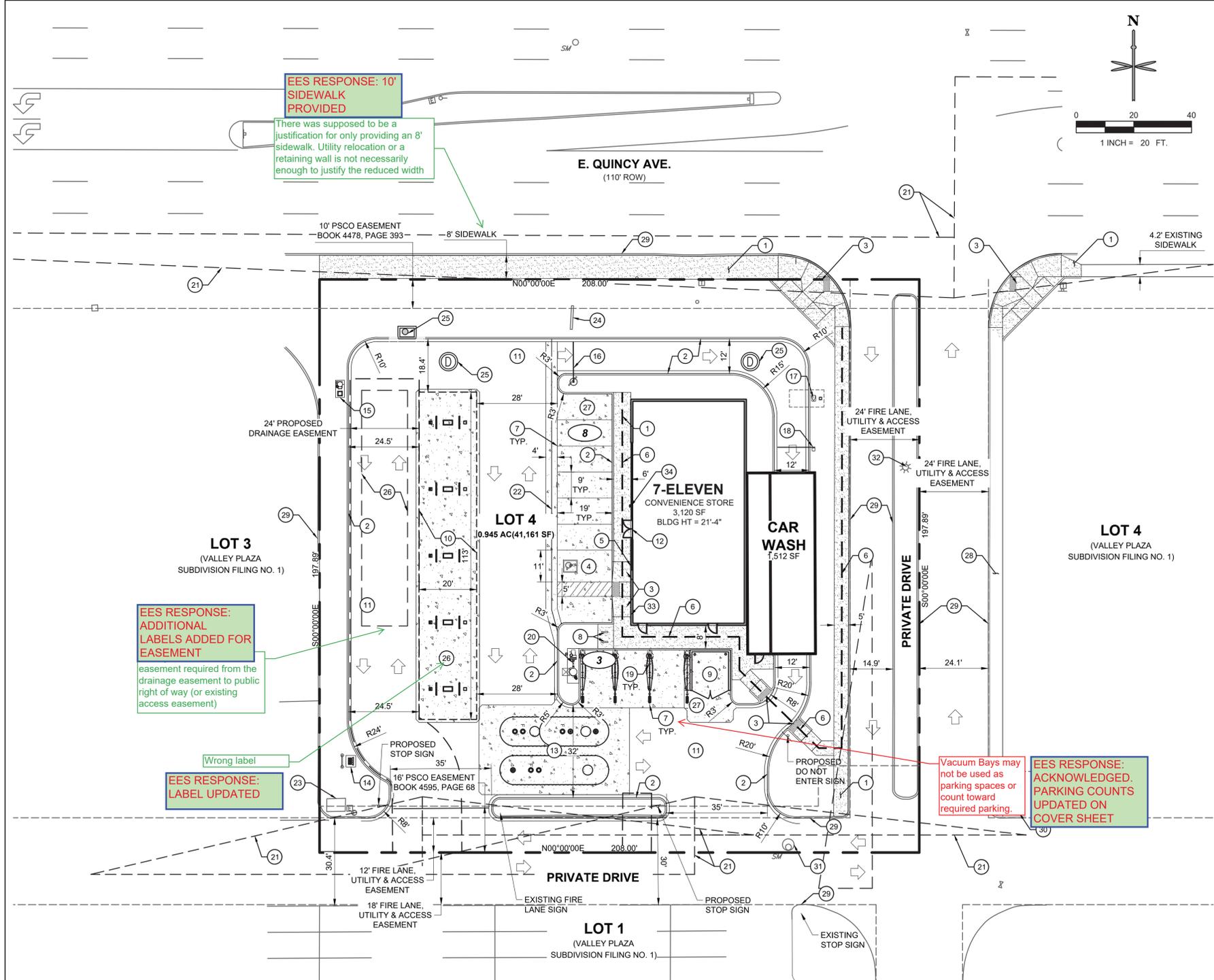
WYATT & ROBERTS
architects and planners p.c.

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

VALLEY PLAZA
LANDSCAPING PLAN

drawn	DA	date	2-27-84
checked	DA	date	
description	date	description	date
PLANNING HISTORY	2-27-84	PLANNING HISTORY	2-27-84
DATE	2-27-84	DATE	2-27-84
BY	DA	BY	DA
COMMENTS		COMMENTS	

P:\TWINSTAR ENERGY\CO. AURORA\QUINCY & BUCKLEY\8 CAD\SITE PLAN\PI.10 SITE PLAN.DWG



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 SMPD 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 FIRE HYDRANT TO REMAIN.
- ㉜ EXISTING UTILITY/LIGHT POLE TO REMAIN.
- ㉝ EMERGENCY DISCONNECT SWITCH
- ㉞ KNOX BOX WITH APPROVED HARDWARE

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

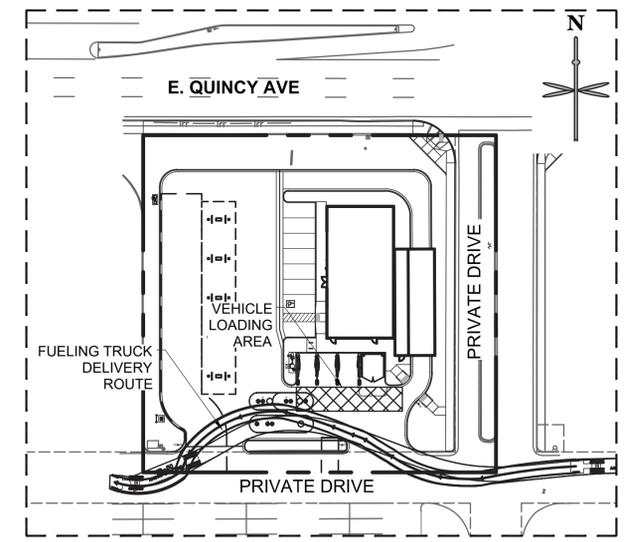
PARKING REQUIRED CAR WASH = 5 SPACES TOTAL (2 MODULES)
 2 STANDARD SPACES
 2 DRYING SPACES
 1 EMPLOYEE

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.

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	5,950 SF (17.0%)
LOT TOTAL	41,161 SF / 0.945 AC (100.0%)
GROSS FLOOR AREA	4,629 SF



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.

DATE	
BY	
REVISION	
No.	

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Denver, CO 80246
303-572-7997 www.ees.us.com

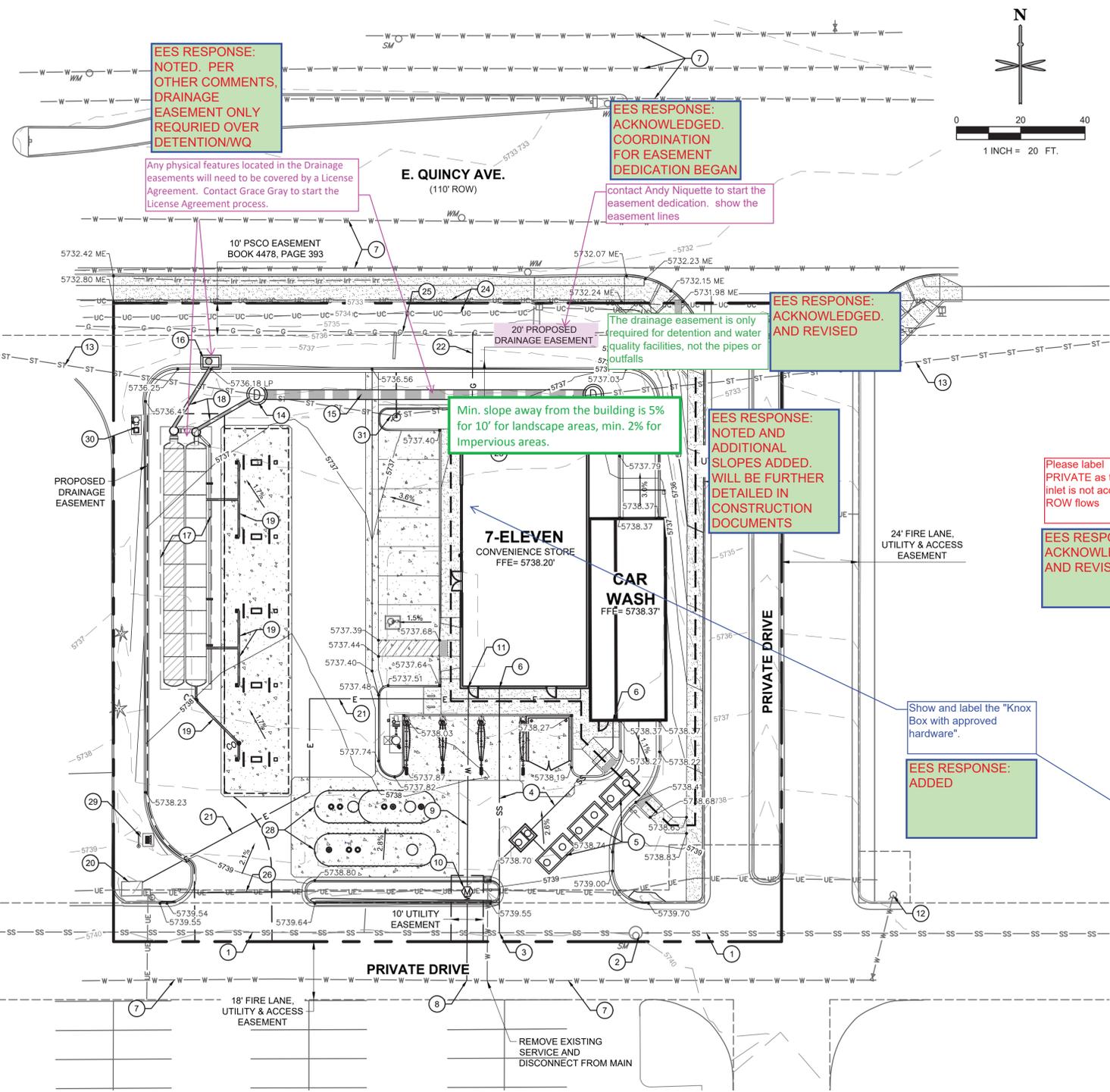
Twin Star Energy

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



- ### UTILITY SCHEDULE
- 1 EXISTING 8" SANITARY SEWER MAIN TO REMAIN.
 - 2 EXISTING SANITARY SEWER MANHOLE TO REMAIN.
 - 3 PROPOSED 4" SANITARY SEWER SERVICE CONNECTION TO MAIN.
 - 4 PROPOSED 4" PVC SANITARY SERVICE @ 2.0% MINIMUM SLOPE.
 - 5 PROPOSED PRIVATE RECLAIM SYSTEM WITH SAND OIL INTERCEPTOR.
 - 6 PROPOSED 4" SANITARY SEWER SERVICE CONNECTION TO BUILDING.
 - 7 EXISTING WATER MAIN TO REMAIN.
 - 8 PROPOSED 1.5" DOMESTIC WATER TAP.
 - 9 PROPOSED 1.5" DOMESTIC TYPE K COPPER SERVICE.
 - 10 PROPOSED 1.5" WATER METER.
 - 11 PROPOSED 1.5" DOMESTIC WATER CONNECTION TO BUILDING.
 - 12 EXISTING FIRE HYDRANT TO REMAIN.
 - 13 EXISTING 36" RCP STORM SEWER (PRIVATE) TO REMAIN.
 - 14 PROPOSED STORM SEWER MANHOLE (PRIVATE).
 - 15 PROPOSED 36" RCP STORM SEWER (PRIVATE).
 - 16 PROPOSED 5" TYPE R INLET.
 - 17 PROPOSED UNDERGROUND DETENTION/WATER QUALITY FACILITY.
 - 18 PROPOSED 12" PVC STORM SEWER.
 - 19 PROPOSED 6" PVC STORM SEWER.
 - 20 EXISTING TRANSFORMER PAD TO REMAIN.
 - 21 PROPOSED ELECTRIC LINE.
 - 22 PROPOSED GAS LINE.
 - 23 PROPOSED GAS METER.
 - 24 EXISTING UNDERGROUND COMMUNICATION LINE TO REMAIN.
 - 25 EXISTING GAS LINE TO REMAIN.
 - 26 EXISTING UNDERGROUND ELECTRIC LINE TO REMAIN.
 - 27 EXISTING LIGHT POLE TO REMAIN.
 - 28 PROPOSED FUEL TANK FARM.
 - 29 PROPOSED FUEL RISER VENT.
 - 30 PROPOSED AIR/VAC.
 - 31 REMOVE 106' OF 36" RCP STORM SEWER (PRIVATE) BETWEEN MANHOLES.

LEGEND

	PROPOSED PROPERTY LINE
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	MINOR CONTOUR
	MAJOR CONTOUR
	CURB AND GUTTER
	SPOT ELEVATION
	FLOW LINE ELEVATION
	PROPOSED GRADE TO MATCH EXISTING
	FLOW ARROW AND GRADE
	LIGHT
	PROPOSED STORM INLET AND MANHOLE
	SANITARY SEWER CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING SANITARY/STORM MANHOLE
	PROPOSED 1" WATER METER
	PROPOSED GAS
	PROPOSED ELECTRIC
	PROPOSED SANITARY
	PROPOSED WATER
	PROPOSED STORM SEWER
	EXISTING STORM INLET
	DENOTES ADA ROUTE
	UTILITY EASEMENT

EES RESPONSE:
NOTED, PER OTHER COMMENTS, DRAINAGE EASEMENT ONLY REQUIRED OVER DETENTION/WQ

EES RESPONSE:
ACKNOWLEDGED, COORDINATION FOR EASEMENT DEDICATION BEGAN

Any physical features located in the Drainage easements will need to be covered by a License Agreement. Contact Grace Gray to start the License Agreement process.

contact Andy Niquette to start the easement dedication. show the easement lines

EES RESPONSE:
ACKNOWLEDGED, AND REVISED

Min. slope away from the building is 5% for 10' for landscape areas, min. 2% for Impervious areas.

EES RESPONSE:
NOTED AND ADDITIONAL SLOPES ADDED. WILL BE FURTHER DETAILED IN CONSTRUCTION DOCUMENTS

Please label PRIVATE as this inlet is not accepting ROW flows

EES RESPONSE:
ACKNOWLEDGED, AND REVISED

Show and label the "Knox Box with approved hardware".

EES RESPONSE:
ADDED

P:\TWINSTAR ENERGY\CO. AURORA\QUINCY & BUCKLEY\B CAD\SITE PLAN\2.0 GRADING & UTILITY PLAN.DWG

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)

NOTES

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

DATE	BY	REVISION

PRELIMINARY NOT FOR CONSTRUCTION

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Twin Star Energy

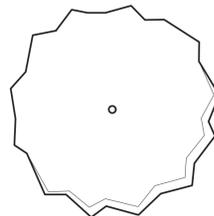
7-ELEVEN AT VALLEY PLAZA SITE PLAN & CONDITIONAL USE
16920 E. QUINCY AVENUE, AURORA, CO 80011

GRADING & UTILITY PLAN

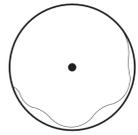
PROJECT NO: TWS012.01
DESIGNED BY: KMH
DRAWN BY: KMH
DATE: 02/24/2020

P2.0
SHEET 3 OF 13

LANDSCAPE PLANT LIST



DECIDUOUS SHADE TREES	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	SPREAD	WATER	EXP	QTY
WEH	Western Hackberry	Celtis occidentalis	2-1/2" Cal., B&B	50'-60'	40'-50'	Low	Sun	4
IHL	Imperial Honeylocust	Gleditsia triacanthos 'Imperial'	2-1/2" Cal., B&B	30'-40'	30'-40'	Low	Sun	4



ORNAMENTAL TREES	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	SPREAD	WATER	EXP	QTY
FAM	Flame Amur Maple	Acer ginnala 'Flame'	2" Cal., B&B	15'-20'	15'-20'	Low	Sun	6

DECIDUOUS SHRUBS	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	SPREAD	WATER	EXP	QTY
RGB	Rosy Glow Barberry	Berberis thunbergii 'Rose Glow'	5 gal	3'-5'	5'-6'	Low	Sun	20

DKS	Dark Knight Blue Mist Spirea	Caryopteris x clandonensis 'Dark Knight'	5 gal	3'-4'	2'-3'	Low	Sun	28
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DBB	Dwarf Burning Bush	Euonymus alatus 'Compactus'	5 gal	6'-8'	6'-8'	Medium	Sun	3
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LDN	Little Devil Ninebark	Physocarpus opulifolius 'Little Devil'	5 gal	3'-4'	3'-4'	Low	Sun/Part Shade	17
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DSP	Dakota Sunspot Potentilla	Potentilla fruticosa 'Dakota Sunspot'	5 gal	2'-3'	2'-3'	Low	Sun	23
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RMR	Red Meidiland Rose	Rosa Meidiland 'Red'	5 gal	18"-24"	4'-6'	Low	Sun	10
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EVERGREEN SHRUBS	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	SPREAD	WATER	EXP	QTY
PMZ	Panchito Manzanita	Arctostaphylos x coloradoensis 'Panchito'	5 gal	10"-15"	3'-5'	Low	Sun/Part Shade	1

SMP	Mugo Pine	Pinus mugo 'Slowmound'	5 gal	3'-5'	5'-6'	Low	Sun	2
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ORNAMENTAL GRASSES	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	SPREAD	WATER	EXP	QTY
BAG	Blue Avena Grass	Helictotrichon sempervirens	5 gal	2'-3'	18"-24"	Low	Sun	5



URM	Undaunted Ruby Muhly Grass	Muhlenbergia reverchoni 'Undaunted'	5 gal	15"-30"	2'-3'	Low	Sun	14
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SRS	Burgundy Switch Grass	Panicum virgatum 'Shenendoah'	1 gal	3'-4'	12"-18"	Low	Sun	27
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SOD
90 / 10 Fescue/Bluegrass Mix

GENERAL LANDSCAPE NOTES

- ALL LOW PERENNIAL AND GROUND COVER 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.
- 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.
- 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.
- 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.
- 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.
- EXISTING TURF, SHRUBS, TREES, AND PLANT MATERIAL TO BE REMOVED SHALL BE FULLY REMOVED FROM THE SITE, INCLUDING ALL ROOTS.
- ALL LANDSCAPED AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- 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.
- 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

- FREESTANDING PARKING LOT LIGHTING WILL BE PROVIDED FOR THE SITE & SPECIFIED AS 'RAB LIGHTING: ALED2T50, ALED4T50, & ALED3T50' LIGHTS. PLEASE SEE PHOTOMETRIC SHEETS FOR DETAILS.
- 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.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- 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.
- 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.
- 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.
- 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.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

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	-

WATER USAGE CHART

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

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

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

EES RESPONSE: UPDATED

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

See landscape plan for how building perimeter lengths were determined.

EES RESPONSE: UPDATED

- FOR REVIEW -
- NOT FOR CONSTRUCTION -

REVISION	BY	DATE
1	CITY SUBMITTAL	9/03/19
2	CITY SUBMITTAL	3/17/20

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CONSTRUCTION

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

Twin Star Energy

7-ELEVEN SITE PLAN
16820 E. QUINCY AVENUE, AURORA, CO 80011
LANDSCAPE COVER
SHEET & PLANT LIST

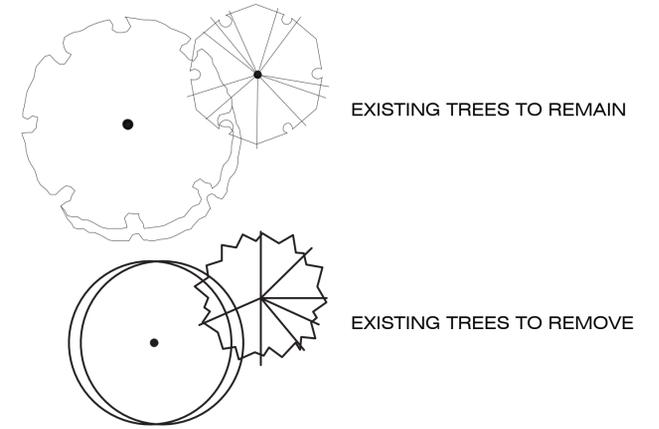
PROJECT NO: TWS012.01
DESIGNED BY: MGC
DRAWN BY: CLS
DATE: 09/03/2019

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

X:\19016 TWINSTAR AURORA E QUINCYDRAWINGS\16820 E QUINCY AVENUE\LANDSCAPE PLAN.DWG

TREE INVENTORY PLAN

LEGEND



TREE MITIGATION CHART

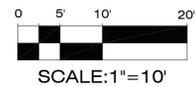
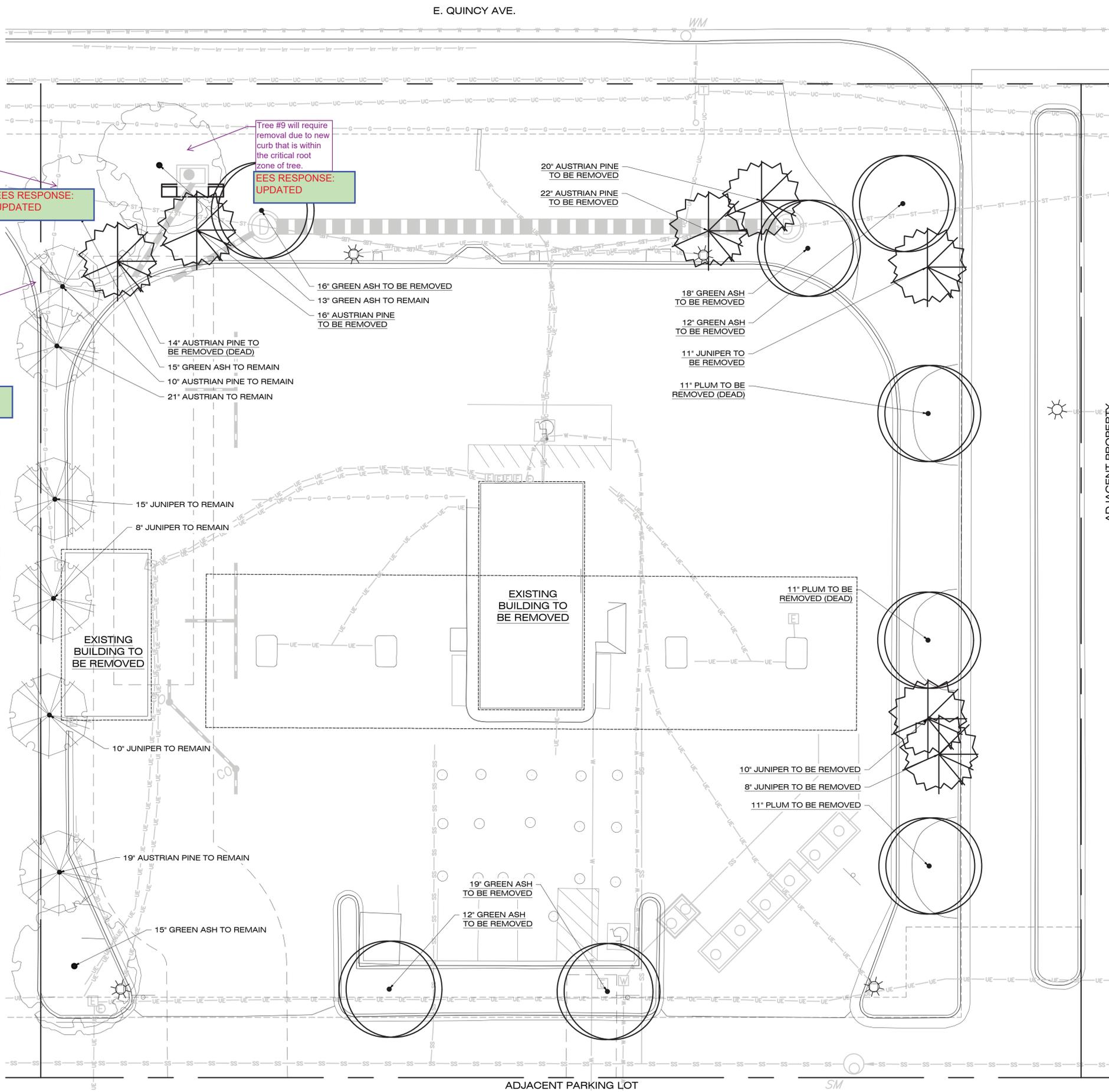
CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION	AMOUNT PAID TO "TREE MITIGATION FUND"
70"	0"	---	\$16,700

Update caliper inches removed to reflect additional removals

EES RESPONSE: UPDATED

Update Community Tree Fund to reflect additional removals

EES RESPONSE: UPDATED



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 5690 WEBSTER STREET
 ARVADA, CO 80002
 (303) 993-4811
 WWW.ODGDISEIGN.COM

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 - NOT FOR CONSTRUCTION -

REVISION	DATE
1	9/03/19
2	3/17/20

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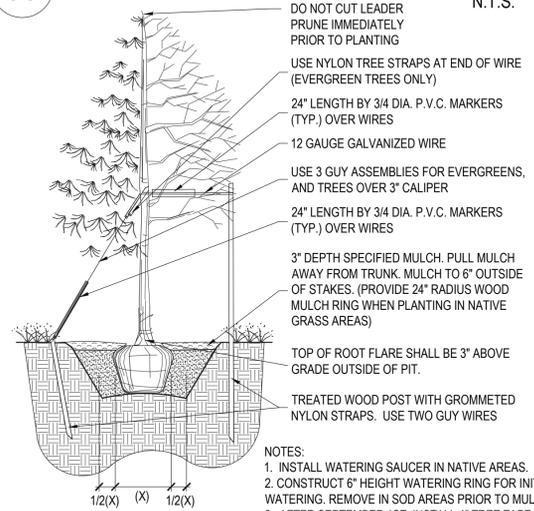
Twin Star Energy

7-ELEVEN SITE PLAN
 16820 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

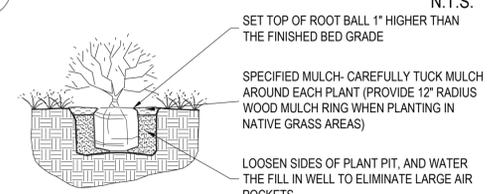
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A PLANTING DETAIL FOR ALL TREES & B&B SHRUBS N.T.S.



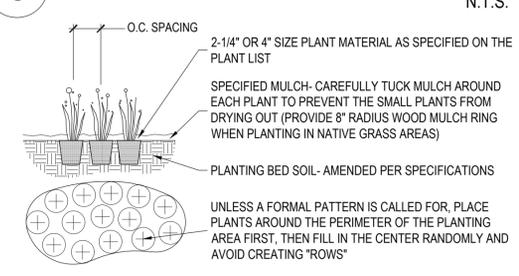
- NOTES:
1. INSTALL WATERING SAUCER IN NATIVE AREAS.
 2. CONSTRUCT 6" HEIGHT WATERING RING FOR INITIAL WATERING. REMOVE IN SOD AREAS PRIOR TO MULCHING.
 3. AFTER SEPTEMBER 1ST, INSTALL 4" TREE TAPE ON DECIDUOUS TREES FROM 6" OFF THE GROUND TO THE FIRST BRANCH. REMOVE PROMPTLY IN SPRING.
 4. COMPLETELY 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.

B PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON N.T.S.



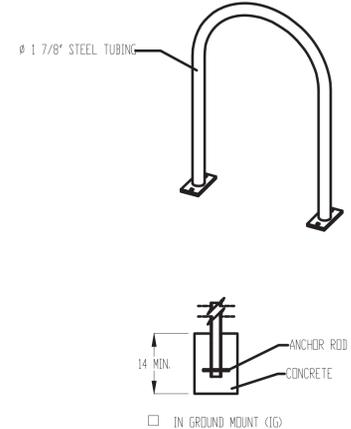
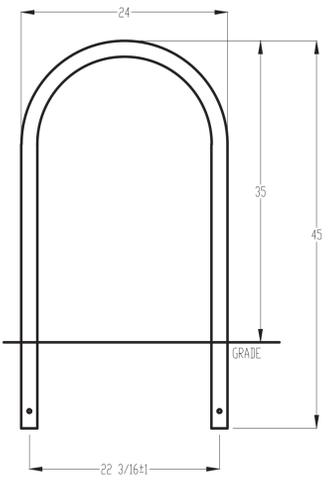
- NOTES:
1. PRUNE ALL DEAD OR DAMAGED BRANCHES PRIOR TO, AND AFTER PLANTING.
 2. CRUMBLING OR BROKEN ROOT BALLS WILL BE REJECTED.
 3. DIG PLANT PIT TWICE AS WIDE AND HIGH AS CONTAINER.
 4. TAKE CARE NOT TO DAMAGE ROOT BALL WHEN REMOVING THE PLANT FROM ITS CONTAINER.
 5. FOR ALL PLANTS IDENTIFIED WITH 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.

C PLANTING DETAIL FOR PERENNIALS, ANNUALS, & ALL CONTAINER PLANTS 1 GALLON OR SMALLER N.T.S.



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

D Bike Rack N.T.S.



MADRAX DIVISION
GRABER MANUFACTURING, INC.
1080 UNIKER DRIVE
VALUWAKEE, WI 53597
PG(800) 448-7931, PG(608) 849-1180, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM

PRODUCT: U24-IG(SF)
DESCRIPTION: "U" BIKE RACK
DATE: 10-4-18
ENG: SMC

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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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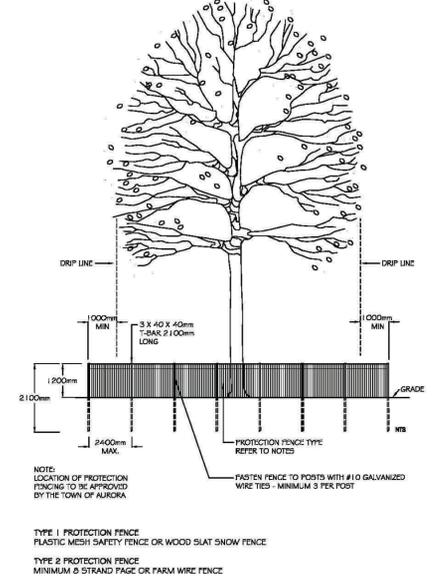
E CITY OF AURORA TREE PROTECTION DETAILS N.T.S.



1. Protection Fencing for all vegetation designated to preserved shall be installed by the owner's forces and approved by the Town of Aurora prior to commencement of any demolition, grading or construction activities on the lands. Protection fence shall be erected outside the drip line of trees. Groups of trees and vegetation to be protected shall be done in a like manner with protective fencing around the entire group(s). All protection measures shall be monitored by the owner's arborist / landscape architect for the duration of the construction period.
 2. Areas within the protective fencing shall remain undisturbed and shall not be used for the storage of building materials or equipment. No rigging cables shall be wrapped around or installed in trees. Surplus soil, equipment, debris or materials shall not be placed over root systems of the trees within the protective fencing area. No contaminants shall be dumped or flushed where feeder roots of trees exist.
 3. Limbs or portions of trees removed to accommodate construction work shall be cleanly cut utilizing the collar cut method, in accordance with sound arboricultural techniques by a certified licensed arborist.
 4. If grades around trees to be protected are likely to change, the owner's forces shall be required to take any precautions such as dry welling and root feeding or any other method recommended by the arborist / landscape architect and approved by the Town of Aurora.
 5. Root systems of protected trees that are exposed or damaged by construction work shall be trimmed neatly. The area shall be back-filled with an appropriate material or the roots shall be sprayed with an approved antiseptic to prevent drying. Where necessary, the trees will be given an overall pruning to restore the balance between roots and top-growth or to restore the appearance of the tree, as directed by the arborist.
 6. Preserved trees and/or remaining trees that become exposed through tree removal shall be inspected by the project arborist after tree removal has been completed and trees identified as being in poor health, having poor or unstable structure, or are considered hazardous, shall be removed. The arborist shall monitor said trees throughout construction and for a period of two (2) years thereafter and take the necessary precautions to address tree conditions in a timely manner or as directed by the Town of Aurora.
 7. Trees designated to be preserved and that have become damaged or die throughout the construction period, or for a period of two (2) years thereafter, shall be replaced in one of the following ways: (i) Trees shall be replaced one-for-one with trees of similar species and equal diameter at breast height (DBH) or, (ii) Trees shall be replaced with several trees of similar species providing an accumulative DBH equal to the total DBH of trees lost or, (iii) Trees shall be evaluated monetarily by a certified arborist according to the Aggregate Inch/Replacement Method as per the Town's Tree Removal, Pruning and Compensation Policy and Replacement planting shall be of an equivalent value. Method and location of replacement planting shall be to the approval of the Director of Parks and Recreation Services.
- a. Any trees designated for removal shall have the stumps completely excavated and removed from the site.

TREE PRESERVATION NOTES DRAWING NO. TP-1

- NOTE:
1. CONTACT CITY OF AURORA FORESTRY FOR APPROVAL ONCE THE TREE PROTECTION IS ESTABLISHED ON SITE.



TREE PROTECTION FENCING DRAWING NO. TP-2

- FOR REVIEW -
- NOT FOR CONSTRUCTION -



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

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

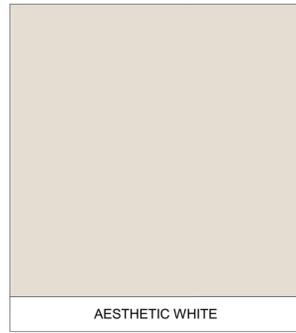
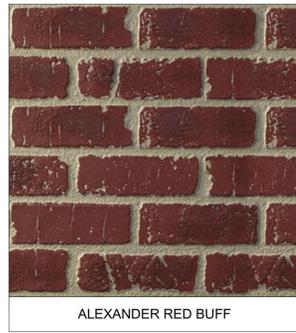
PRELIMINARY NOT FOR CONSTRUCTION

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

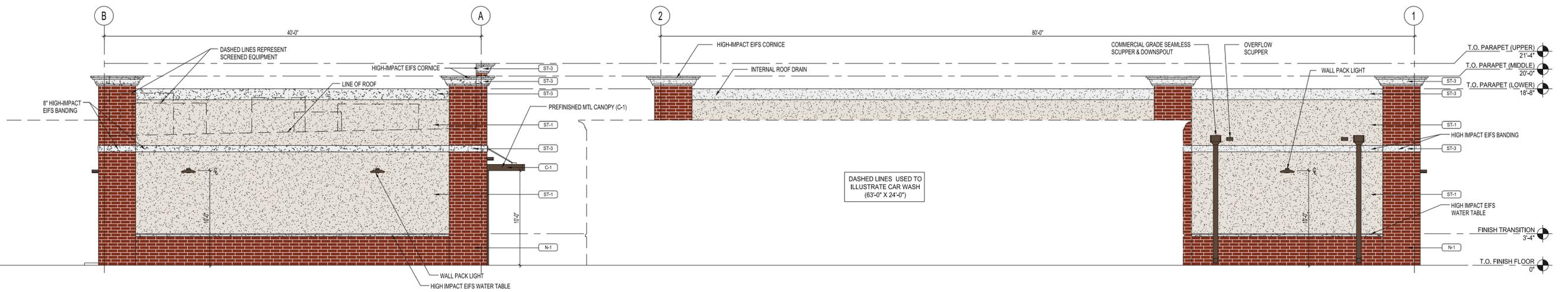
Twin Star Energy

7-ELEVEN SITE PLAN
16820 E. QUINCY AVENUE, AURORA, CO 80011
LANDSCAPE DETAILS

PROJECT NO.: TWS012.01
DESIGNED BY: MGC
DRAWN BY: CLS
DATE: 09/03/2019
7
SHEET 7 OF 9

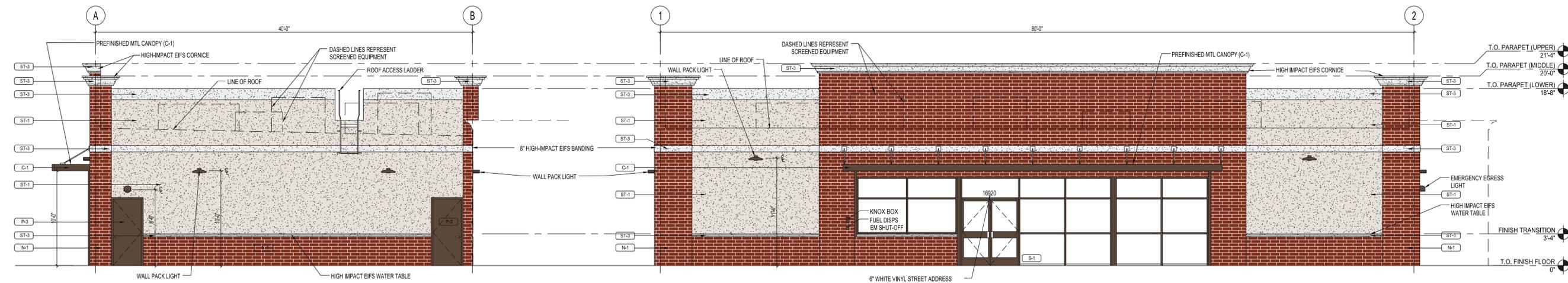


EXTERIOR MATERIALS SCHEDULE			
(NOT ALL MATERIALS IN SCHEDULE ARE USED)			
NO.	MATERIAL	MANUFACTURER	COLOR
N-1	FIBER CEMENT PANELS	NICHIHA	ALEXANDRIA RED BUFF
ST-1	PAINTED STUCCO	DRYVIT	AESTHETIC WHITE SW 703
ST-2	PAINTED STUCCO	DRYVIT	PURE WHITE SW 7005
ST-3	STONE WATER TABLE	-	-
P-3	EXTERIOR HM DOORS, 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"

NO.	REVISION	DATE
1	PER PLANNING COMMENTS	02-25-2020

PRELIMINARY
NOT FOR
CONSTRUCTION

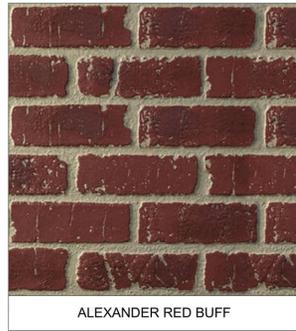


TWIN STAR ENERGY

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

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

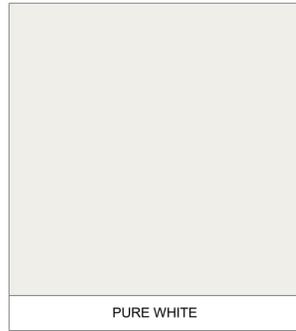
P4.1



ALEXANDER RED BUFF



SEAL SKIN

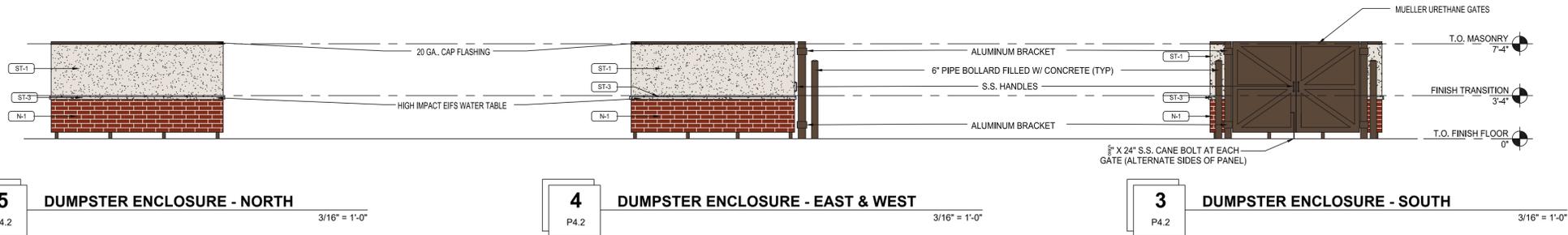


PURE WHITE



AESTHETIC WHITE

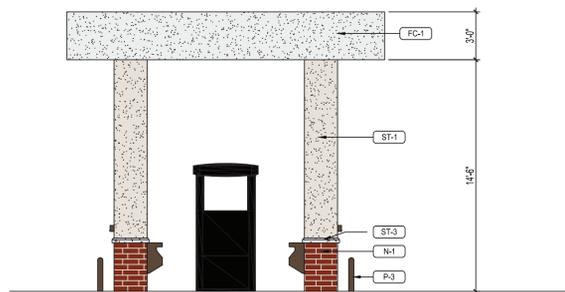
EXTERIOR MATERIALS SCHEDULE			
(NOT ALL MATERIALS IN SCHEDULE ARE USED)			
NO.	MATERIAL	MANUFACTURER	COLOR
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P-3	EXTERIOR HM DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL GUARDS, & LIGHT POLES	SHERWIN WILLIAMS	SEAL SKIN SW 7675
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C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE CANOPY	DARK BRONZE
FC-1	FUEL CANOPY FASCIA	KAWNEER	EASTMAN WHITE (PY-25)



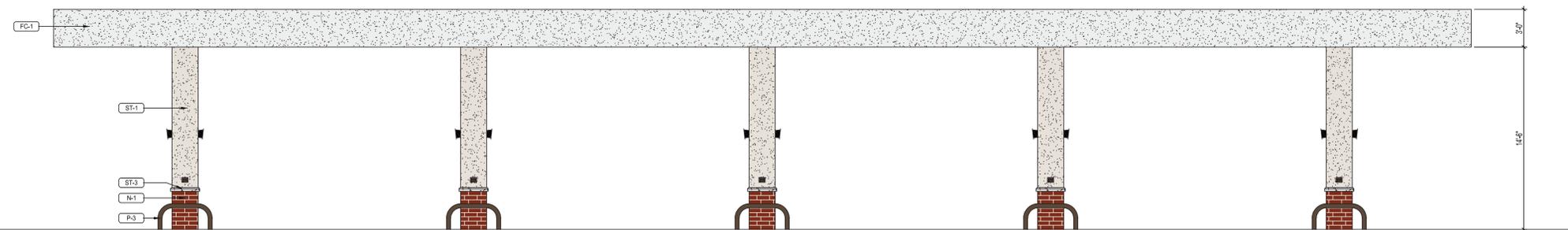
5 DUMPSTER ENCLOSURE - NORTH
P4.2 3/16" = 1'-0"

4 DUMPSTER ENCLOSURE - EAST & WEST
P4.2 3/16" = 1'-0"

3 DUMPSTER ENCLOSURE - SOUTH
P4.2 3/16" = 1'-0"



2 FUEL CANOPY ELEVATION - EAST-WEST VIEW
P4.2 3/16" = 1'-0"



1 FUEL CANOPY ELEVATION - NORTH-SOUTH VIEW
P4.2 3/16" = 1'-0"

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

PRELIMINARY
NOT FOR
CONSTRUCTION

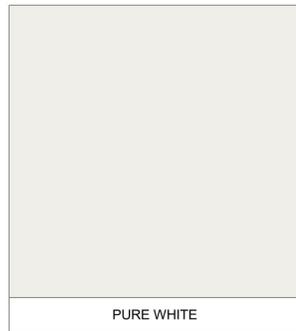


TWIN STAR ENERGY

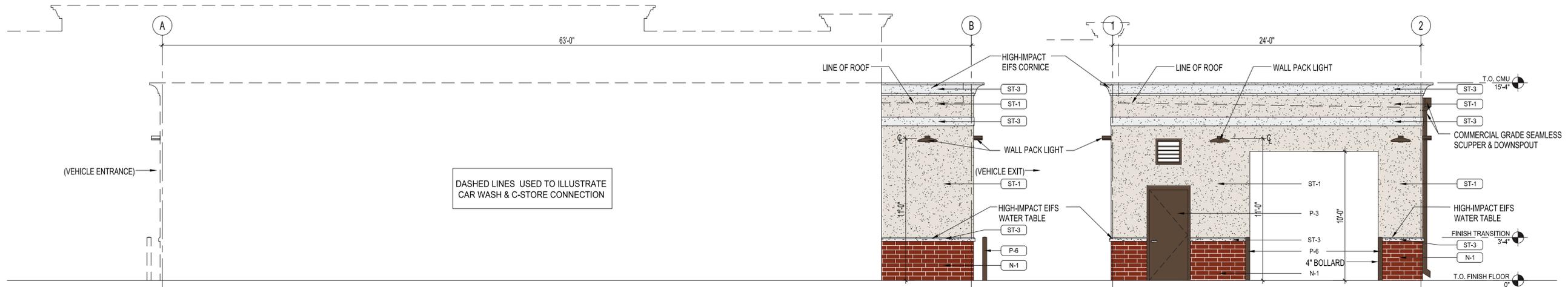
7-ELEVEN
16920 E. QUINCY, AURORA, CO 80011
BUILDING ELEVATIONS

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

P4.2

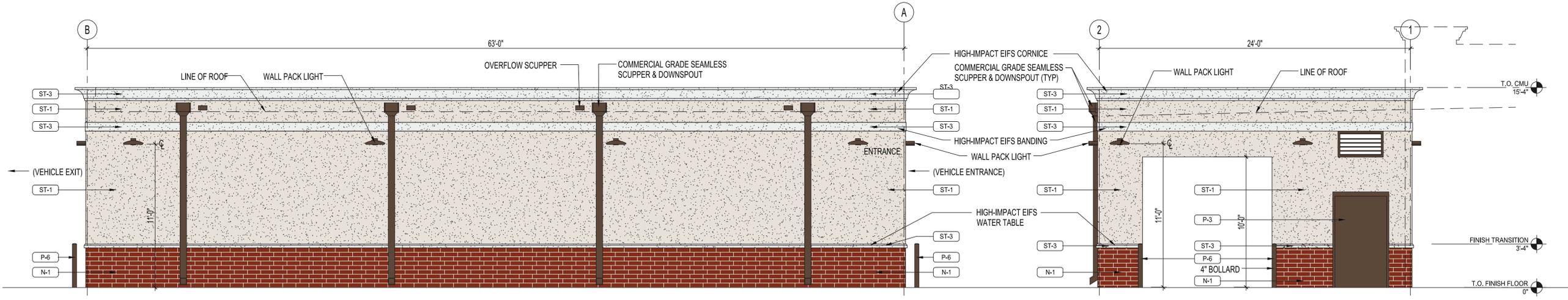


EXTERIOR MATERIALS SCHEDULE			
(NOT ALL MATERIALS IN SCHEDULE ARE USED)			
NO.	MATERIAL	MANUFACTURER	COLOR
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ST-2	PAINTED STUCCO	DRYVIT	PURE WHITE SW 7005
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P-3	EXTERIOR HM DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL GUARDS, & LIGHT POLES	SHERWIN WILLIAMS	SEAL SKIN SW 7675
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C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE CANOPY	DARK BRONZE
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"

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

PRELIMINARY
NOT FOR
CONSTRUCTION



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

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 GEW1109641BAT-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 GEW1104841BAT-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	



DATE	BY	REVISION

PRELIMINARY
NOT FOR
CONSTRUCTION



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



Batten LED Luminaire

Utility Lighting and More.

New Batten LED Luminaire gives you more performance in tight, demanding situations where cold and damp conditions along with the outdoor elements come into play. It brings the money-saving benefits of GE LED technology to AHJ's, covering drive thru areas, places where dependable utilization light is required.



More Lighting Performance

- Maximizes coverage through wide, uniform Lambertian light distribution
- Extruded plastic design protects against moisture, dust and damage
- No decrease of light output in cold settings—as can happen with fluorescent
- Can be used in -40 to 60°C (-40 F to 140 F)
- Lumen Output: 400 lumens/foot
- 50,000-hour rated life
- Color Temperature: 7000K, 5000K, 4000K, 3000K
- Sizes: 2ft, 4ft, 8ft

More Savings on Installation and Operation

- Installation is fast and easy with mounting clips
- Integrated power supply eliminates separate drivers
- Easily daisy chain (Jumper wire is end-to-end up to 40 feet of product)
- Energy Consumption: 4.5 System watts/ft
- Input Voltage: 90-277 VAC
- Damp Rated
- IP66 Tested
- For use in damp applications



Batten LED Luminaire comes in 3 sizes: 2ft, 4ft & 8ft



imagination at work

Components

SKU	Description	Long Description	Package Quantity
96456	GEW10243284T-SY	GE 24" 3000K LED Fixture Single Unit	1 Fixture per box
96455	GEW10483284T-SY	GE 24" 4000K LED Fixture Single Unit	1 Fixture per box
96459	GEW10483284T-SY	GE 48" 3000K LED Fixture Single Unit	1 Fixture per box
96458	GEW10484384T-SY	GE 48" 4000K LED Fixture Single Unit	1 Fixture per box
96462	GEW10963284T-SY	GE 96" 3000K LED Fixture Single Unit	1 Fixture per box
96461	GEW10964384T-SY	GE 96" 4000K LED Fixture Single Unit	1 Fixture per box
60409	GEW10243284T	GE 24" 3000K LED Fixtures	4 Fixtures per box
60410	GEW10244384T	GE 24" 4000K LED Fixtures	4 Fixtures per box
60411	GEW10245384T	GE 24" 5000K LED Fixtures	4 Fixtures per box
60412	GEW10483284T	GE 48" 3000K LED Fixtures	4 Fixtures per box
60413	GEW10484384T	GE 48" 4000K LED Fixtures	4 Fixtures per box
60414	GEW10485384T	GE 48" 5000K LED Fixtures	4 Fixtures per box
60415	GEW10963284T	GE 96" 3000K LED Fixtures	4 Fixtures per box
60416	GEW10964384T	GE 96" 4000K LED Fixtures	4 Fixtures per box
60417	GEW10965384T	GE 96" 5000K LED Fixtures	4 Fixtures per box
60423	GEW10243284T	GE 24" 3000K LED Fixtures	4 Fixtures per box
60424	GEW10244384T	GE 24" 4000K LED Fixtures	4 Fixtures per box
60425	GEW10245384T	GE 24" 5000K LED Fixtures	4 Fixtures per box
60430	GEW10963284T	GE 96" 3000K LED Fixtures	4 Fixtures per box
60431	GEW10964384T	GE 96" 4000K LED Fixtures	4 Fixtures per box
60432	GEW10965384T	GE 96" 5000K LED Fixtures	4 Fixtures per box
96460	GERBL-0276-30L-CAN	GE 48" Lender Cable	1 Lender Cable per bag
96461	GERBL-0276-30L-CAN	GE 24" Jumper Cable	1 Jumper Cable per bag
96462	GERMOUNTCLP	GE Mounting Clips	12 clips per bag

Technical Specifications

Specification Item	Specification
Identification Item	Wavelength (Nanometers)
Typical Brightness (lumens/foot²)	800
Energy Consumption (System/Watt)	900
Maximum Run Length	40 ft/12.2 meters
Light Distribution	Lambertian
Dimensions	24.7 in x 3.48 in x 2.02 in
Specification Item	Specification
Operating Environment	-40°C to +60°C
Voltage	120-277 VAC
Warranty	GE offers a limited system warranty of up to five (5) years.
System Certifications	UL Classified #330964



imagination at work

Evolve™ LED Area Light Scalable Area Light (EASC)



imagination at work

Product Features

The next evolution of the GE Evolve™ LED Area Light continues to deliver outstanding features, while adding greater flexibility, style and scalability. This latest design offers higher lumen outputs and provides photometric combinations with high efficiency, providing the ability to meet even a wider range of area lighting needs. Additionally, the new EASC Evolve Luminaire comes with a specially designed outer lens/cover optic for exceptional illuminance on the dealership's front row. Optional programmable motion sensing for Title 24 compliance is available.

Applications

- Site, area, and general lighting applications utilizing advanced LED optical system providing high uniformity, excellent vertical light distribution, reduced off-site visibility, reduced on-site glare and effective security light levels.
- Ideal for small to large retailers, commercial to medical properties, and big box retailers.

Housing

- Die-cast aluminum housing.
- Slim architectural design incorporates an integral heat sink and light engine, ensuring maximum heat transfer, long LED life, and a reduced Effective Projected Area (EPA).
- Meets 3G vibration standards per ANSI C136.31-2010 for Splitter and Mounting Arm configurations. Meets 1.5G vibration standards for Knuckle Splitter Mounting.

LED & Optical Assembly

- Structured LED arrays for optimized area light photometric distribution.
- Evolve light engine with directional reflectors designed to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 4000K and 5000K typical.
- Knuckle Splitter mounting for 2.3"-3" O.D. pipe, pre-wired with 24-inch (610mm) leads.

Lumen Maintenance

- Projected L90-100,000 hours per IES TM-21.
- Projected Lx per IES TM-21 at 25°C for reference.

Finish

- Corrosion resistant polyester powder painted, minimum 2 mil thickness.
- Standard colors: Black & Dark Bronze.
- RAL & custom colors available.

Lumen Ambient Temperature Factors

Ambient Temperature (°C)	Factor
10	1.00
20	1.01
30	1.02
40	0.99
50	0.96

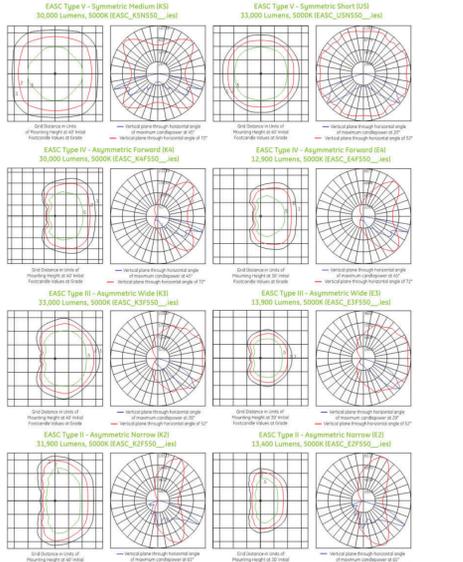
*System power factor and THD is tested and specified at 120V input and maximum load conditions.

Ordering Number Logic

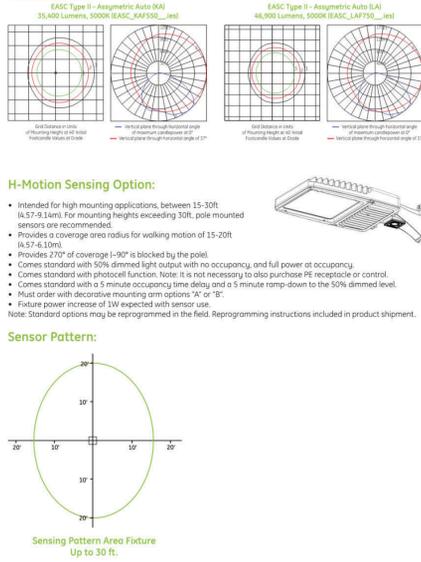
PROJ ID	HOUSING	FINISH	OPTICAL CODE	OPTICAL TYPE	LED TYPE	LED COLOR	HOUSING TYPE	HOUSING COLOR	OPTIONS
E-1	C								
E-2	C								
E-3	C								
E-4	C								
E-5	C								
E-6	C								
E-7	C								
E-8	C								
E-9	C								
E-10	C								
E-11	C								
E-12	C								
E-13	C								
E-14	C								
E-15	C								
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E-35	C								
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E-39	C								
E-40	C								
E-41	C								
E-42	C								
E-43	C								
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E-95	C								
E-96	C								
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E-98	C								
E-99	C								
E-100	C								

*Rating values for Brand S are based on rated lumens and may vary due to lumen tolerances.

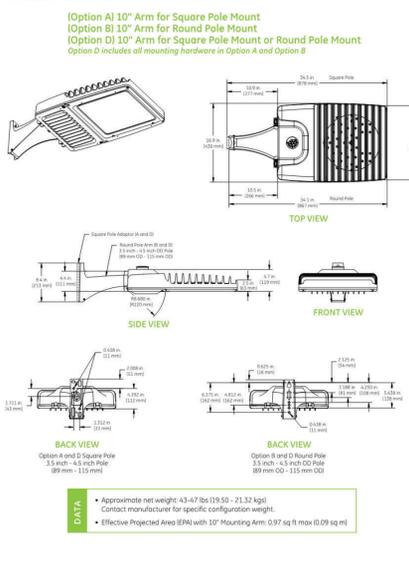
Photometrics



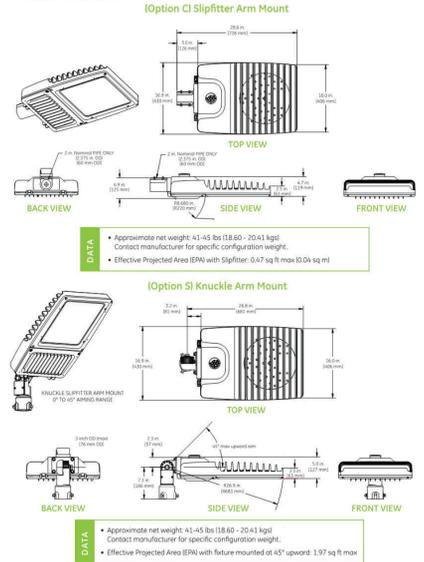
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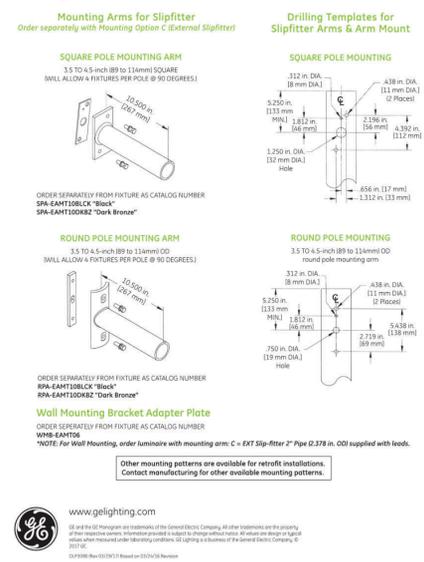
Product Dimensions



Product Dimensions



Mounting Information



Evolve™ LED Area Lighting

Recessed Canopy Light (ECA)



Product Features

The new GE Evolve™ LED Recessed Canopy Light provides an energy-efficient and robust means for lighting areas with canopies, such as gas stations, truck stops and drive-thrus at banks, pharmacies and restaurants. Offering easy installation and maintenance, along with various lumen levels at both 4000K and 5000K color temperatures, this canopy light provides a great LED lighting solution for their outdoor space.

Housing

- Die-cast aluminum housing.
- Integral heat sink for maximum heat transfer.
- Meets 1.5G vibration standards per ANSI C136.31-2010.

LED & Optical Assembly

- Structured LED array for optimized area lighting photometric distributions.
- Evolve™ light engine consisting of reflective technology designed to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 4000K and 5000K color temperature.
- LH-79 tests and reports are performed in accordance with IESNA standards.

Lumen Maintenance

ECA SKU	Lx@5000hrs
AS	L90
BS	

