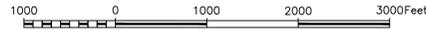


# SEVEN BREW COFFEE - SITE PLAN AND CONDITIONAL USE



## VICINITY MAP

SCALE 1" = 1000'



### SHEET LEGEND:

COVER SHEET / SITE PLAN NOTES	1
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EAST QUINCY HIGHLANDS SUBDIVISION FILING NO. 11  
 A RESUBDIVISION OF LOT 6, EAST QUINCY HIGHLANDS SUBDIVISION FILING NO. 9  
 LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 1,  
 TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

### LEGAL DESCRIPTION:

BLOCK 1, LOT 1, EAST QUINCY HIGHLANDS SUBDIVISION FILING NO. 11,  
 RECORDED ON OCTOBER 30, 2023, RECORDED AT RECEPTION NO. E3074309

PROJECT  
221158



601 OLD CHENEY RD., SUITE A  
 LINCOLN, NEBRASKA 68512  
 (402) 484.7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE

### PREPARED FOR:

**BRIAN PYLE**  
 ERC HOSPITALITY  
 9150 COMMERCE CENTER CIR, SUITE 135  
 HIGHLANDS RANCH, CO 80129  
 (303) 720-9591

**BILL PYLE**  
 ERC HOSPITALITY  
 9150 COMMERCE CENTER CIR, SUITE 135  
 HIGHLANDS RANCH, CO 80129  
 (303) 720-9591

### ENGINEER:

**NATHANIEL P. BURNETT**  
 REGA ENGINEERING GROUP INC.  
 601 OLD CHENEY ROAD, SUITE 'A'  
 LINCOLN, NE 68512  
 (402) 484-7342

### LANDSCAPE ARCHITECT:

**COREY HASELHORST**  
 REGA ENGINEERING GROUP INC.  
 601 OLD CHENEY ROAD, SUITE 'A'  
 LINCOLN, NE 68512  
 (402) 484-7342

### ARCHITECT:

**ADDISON BLISS**  
 VERITAS ARCHITECTURE+DESIGN  
 240 SOUTH MAIN ST  
 BENTONVILLE, AR 72712  
 (479) 358-1310

### SITE DATA

LAND AREA WITHIN PROPERTY LINES	1,101 AC.
NUMBER OF BUILDINGS	2
BUILDING HEIGHT	19'-3 7/16"
TOTAL BUILDING COVERAGE AND GFA	769 S.F. (1.60 %)
HARD SURFACE AREA	18,056.95 S.F. (37.65 %)
LANDSCAPE AREA	16,549 S.F. (34.51 %)
SIDEWALKS AND PATIOS	3,843.83 S.F. (12.48 %)
PRESENT ZONING CLASSIFICATION	MU-C
OCCUPANCY GROUP	M
2021 IBC CONSTRUCTION TYPE	V-B
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	137.50 S.F. *
PROPOSED TOTAL SIGN AREA	144.80 SF
PROPOSED NUMBER OF SIGNS	2
PROPOSED MONUMENT SIGN	NONE
PROPOSED MONUMENT SIGN AREA	NOT APPLICABLE
PARKING SPACES REQUIRED	3
PARKING SPACES PROVIDED	8
ACCESSIBLE SPACES REQUIRED	1
ACCESSIBLE SPACES PROVIDED	1
STACKING SPACES REQUIRED	7
LOADING SPACES PROVIDED	15

### \* SIGNAGE (146.4.10.5):

0 EXISTING MONUMENT SIGNS  
 0 PROPOSED MONUMENT SIGNS

### ALLOWABLE SIGNAGE:

2 S.F. PER L.F. OF BUILDING FRONT FOR THE FIRST 100 FEET,  
 THEN 0.5 S.F. AFTER 200 FEET.

TOTAL:		
BUILDING FRONTAGE	=	68.75 L.F.
SIGNAGE ALLOWED:	=	137.50 S.F.

### PROPOSED SIGNAGE:

SIGN AREAS:		
1 - 7 BREW HORIZONTAL SIGN	=	31.70' S.F.
1 - 7 BREW ROUND LOGO SIGN	=	113.10' S.F.

TOTAL: 144.80' S.F.

### PROPOSED OVERAGE VARIANCE:

ALLOWABLE SIGNAGE	=	137.50 S.F.
PROPOSED SIGNAGE	=	144.80 S.F.
TOTAL	=	7.3 S.F.

### PARKING:

PROPOSED USE = RESTAURANT (PER 146-4.6-1)  
 REQUIRED:

4 SPACES PER 1,000 SF. GFA

PROPOSED BUILDING	=	510 S.F.
TOTAL:	=	4 SPACES
		(3 PARKING SPACES AND 1 ACCESSIBLE PARKING SPACE)

PROVIDED = 8 PARKING SPACES  
 1 ACCESSIBLE PARKING SPACE

### REQUIRED SITE PLAN 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, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. 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. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1. (NOTE TO APPLICANT: PLEASE SEE EXHIBIT B8 UNDER THE DEVELOPMENT/DESIGN STANDARDS SECTION OF THIS GUIDEBOOK FOR ITEMS TO BE SHOWN ON A SITE PLAN).
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND 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.
- 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 SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
- FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS "SIGNAGE AND STRIPING" PACKAGE.
- BRIAN PYLE, 9150 COMMERCE CENTER CIR SUITE 135 HIGHLANDS RANCH CO 80129, (303) 720-9591 SHALL BE RESPONSIBLE FOR PAYMENT OF 20.12% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF PICADILLY ROAD AND QUEMOY WAY, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 126-38 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
- BRIAN PYLE, 9150 COMMERCE CENTER CIR SUITE 135 HIGHLANDS RANCH CO 80129, (303) 720-9591 SHALL BE RESPONSIBLE FOR PAYMENT OF 20.12% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF QUINCY AVENUE AND COMMERCIAL/RETAIL ACCESS WHICH HAS BEEN SIGNALIZED IN 2019. PURSUANT TO 126-38 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.

### DRIVE-THROUGH STACKING AREAS:

PROPOSED USE = RESTAURANT (PER 146-4.6-7)  
 REQUIRED:

7 SPACES, MINIMUM OF 4 LOCATED BEFORE ORDERING STATION  
 8.50' WIDE AND 19.00' IN LENGTH

PROVIDED STACKING DISTANCE = 323' OR 17 SPACES  
 15 SPACES BEHIND ORDER STATION

AMERICANS WITH DISABILITIES ACT  
 THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

### SIGNATURE BLOCK

SEVEN BREW COFFEE

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 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 PERMITTED ONLY UPON THE APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, \_\_\_\_\_ HAS CAUSED THESE  
 (CORPORATION, COMPANY OR INDIVIDUAL)

PRESENTS TO THE EXECUTED \_\_\_\_\_ DAY OF \_\_\_\_\_ AD.

BY: \_\_\_\_\_ CORPORATE SEAL  
 (PRINCIPALS OR OWNER)

STATE OF COLORADO \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. BY

\_\_\_\_\_  
 (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
 (PRINCIPALS OR OWNERS) NOTARY SEAL

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 OFFICE OF THE CLERK AND RECORDER OF:  
 COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD.

CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

### ADJUSTMENTS:

- SITE CODE SECTION 146-4.7.5.D, STREET FRONTAGE LANDSCAPE BUFFER. THE MINIMUM BUFFER DEPTH IS NOT BEING MET.
- SITE CODE SECTION 146-4.7.5.C, CURBSIDE LANDSCAPING CONFLICTS WITH UTILITIES AND UTILITY EASEMENTS.

ISSUED FOR	DATE
CLIENT REVIEW	12/22/23
CITY SUBMITTAL	4/2/24
CLIENT REVIEW	6/14/24
REVISION 1 SUBMITTAL	6/21/24
REVISION 2 SUBMITTAL	8/8/24
TECHNICAL SUBMITTAL	9/9/24



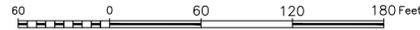
SEVEN BREW COFFEE  
 21905 E QUINCY AVE.  
 AURORA, COLORADO. 80018  
 COVER SHEET / SITE PLAN NOTES



SHEET NO.  
1

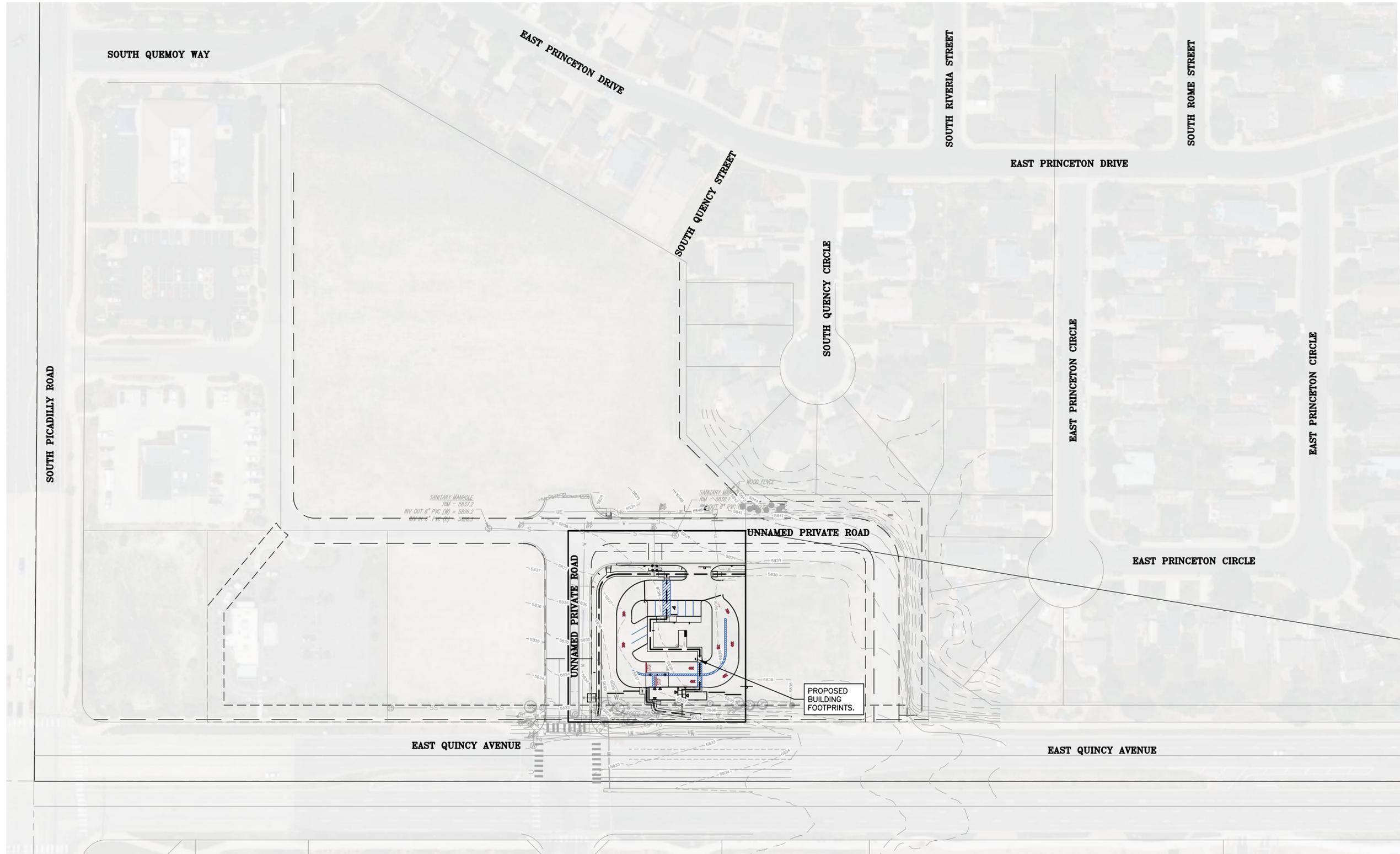


NORTH  
SCALE 1" = 60'



# SEVEN BREW COFFEE - SITE PLAN AND CONDITIONAL USE

EAST QUINCY HIGHLANDS SUBDIVISION FILING NO. 11  
A RESUBDIVISION OF LOT 6, EAST QUINCY HIGHLANDS SUBDIVISION FILING NO. 9  
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 1,  
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



PROPOSED BUILDING FOOTPRINTS.

### BENCHMARK

BENCHMARK #1: SET 3" DIAMETER BRASS CAP STAMPED (C.O.A., BM, U-083.5A, 1981), ATOP 30" LONG STEEL PIPE IN CONCRETE, ON THE NORTH SIDE OF QUINCY AVENUE, IN LANDSCAPED AREA APPROX. 100 FT. WEST OF S. PLAINS PKWY. ELEVATION: 5,865.95



PROJECT  
221158



601 OLD CHENEY RD., SUITE A  
LINCOLN, NEBRASKA 68512  
(402).484.7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE

ISSUED FOR	DATE
CLIENT REVIEW	12/22/23
CITY SUBMITTAL	4/2/24
CLIENT REVIEW	6/14/24
REVISION 1 SUBMITTAL	6/21/24
REVISION 2 SUBMITTAL	8/8/24
TECHNICAL SUBMITTAL	9/9/24



SEVEN BREW COFFEE  
21905 E QUINCY AVE.  
AURORA, COLORADO. 80018  
CONTEXT MAP



SHEET NO.  
2

LINE DATA TABLE		
COURSE	BEARING	LENGTH
L1	N89°27'12"E	211.17'
L2	S00°32'48"E	227.00'
L3	N89°27'12"E	211.25'
L4	N00°32'48"E	227.00'



SCALE 1" = 20'



# SEVEN BREW COFFEE - SITE PLAN AND CONDITIONAL USE

EAST QUINCY HIGHLANDS SUBDIVISION FILING NO. 11  
 A RESUBDIVISION OF LOT 6, EAST QUINCY HIGHLANDS SUBDIVISION FILING NO. 9  
 LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 1,  
 TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

## SHEET NOTES

- EASEMENT NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON PLAT OF EAST QUINCY HIGHLANDS SUBDIVISION FILING NO. 9, RECORDED OCTOBER 19, 2005 AT RECEPTION OF NO. B5157477 AFFECTS THE SURVEYED PROPERTY BY AZTECH CONSULTANTS, INC. ARE SHOWN HEREON.
- COVENANTS, CONDITIONS, RESTRICTIONS, PROVISIONS, EASEMENTS AND ASSESSMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 9, 2006 AT THE RECEPTION OF NO. B6003487, AND FIRST AMENDMENT RECORDED JANUARY 10, 2006 AT RECEPTION NO. B6004368, AND SECOND AMENDMENT RECORDED FEBRUARY 23, 2006 AT RECEPTION NO. B6023904, AND THIRD AMENDMENT RECORDED JUNE 14, 2006 AT RECEPTION NO. B6088247, AND FORTH AMENDMENT RECORDED OCTOBER 18, 2007 AT RECEPTION NO. B7134489, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, AND ANY AND ALL AMENDMENTS, ASSIGNMENTS, OR ANNEXATIONS THERETO, AFFECTS OF THE SURVEYED PROPERTY BY AZTECH CONSULTANTS, INC. ARE SHOWN HEREON.
- AN EASEMENT FOR UTILITY EASEMENT AND INCIDENTAL PURPOSES GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, AS SET FORTH IN AN INSTRUMENT RECORDED FEBRUARY 26, 2007 AT RECEPTION NO. B7024673, AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREON.

## SITE PLAN SCHEDULE

- EXISTING ASPHALT PAVEMENT.
- PROPOSED CURB AND GUTTER TO MATCH EXISTING.
- PROPOSED HANDICAP CURB RAMP. FINAL DESIGN TO BE DETERMINED AT TIME OF CONSTRUCTION DRAWINGS. SHOWN FOR ILLUSTRATION PURPOSES ONLY. SITE TO NORTH TO INSTALL CORRESPONDING CUMP TO RECEIVE.
- PROPOSED TRASH ENCLOSURE.
- EXISTING BOLLARDS TO BE REMOVED (4 TOTAL).
- EXISTING SIGN TO BE REMOVED.
- PROPOSED PEDESTRIAN SIDEWALK CONNECTION.
- PROPOSED HANDICAP RAMP AT DRIVE ENTRY PER CURB RAMP STD DTL S.9.0.
- PROPOSED WATER LINE TAP.
- PROPOSED CROSSWALK.
- PROPOSED ACCESSIBILITY RAMP.
- PROPOSED HANDICAP PARKING STALL AND UNLOADING AREA.
- PROPOSED BICYCLE RACK (2-BICYCLES).
- PROPOSED TRAFFIC ARROWS IN "7 BREW RED" (TYPICAL).
- PROPOSED DRIVE LANE STRIPING IN "7 BREW BLUE" (TYPICAL).
- PROPOSED CONCRETE SIDEWALK.
- PROPOSED HANDICAP PARKING SIGN (TYPICAL).
- PROPOSED STORM SEWER INLET.
- PROPOSED SANITARY SEWER TAP WITH SADDLE-TEE.
- PROPOSED GREASE INTERCEPTOR.
- EXISTING FIRE HYDRANT
- PROPOSED FLAGPOLE.
- EXISTING FIBER OPTIC BOX.
- PROPOSED HANDICAP ACCESSIBLE PATH.
- PROPOSED "STOP" SIGN. EXACT LOCATION TO BE DETERMINED AT THE TIME OF CD SET.
- PROPOSED 60' PARKING SPACES.
- PROPOSED SANITARY CLEANOUT. CONCRETE SUPPORTING TOPS TO BE ADDED WHERE APPLICABLE.
- PROPOSED WATER METER PIT AND EASEMENT
- PROPOSED BUILDING ACCESS POINT.
- PROPOSED EMPLOYEE BREAK AREA (±200 S.F.) 4" CONCRETE PAD.
- PROPOSED FREESTANDING SCREEN WALL. SEE ARCHITECTURAL ELEVATIONS ON C1.4 FOR FURTHER DETAILS. DESIGN PROVIDED BY REGA ENGINEERING.
- PROPOSED "NO ENTRY" SIGN.
- PROPOSED TRANSFORMER LOCATION.
- PROPOSED PRIVATE SANITARY LINE.
- PROPOSED SITE LIGHTING, SEE PHOTOMETRICS PLAN FOR MORE DETAIL.
- PROPOSED 8" CONCRETE
- PROPOSED 7" CONCRETE
- PROPOSED 6" CONCRETE
- PROPOSED "STOP" PAVEMENT MARKING IN "7 BREW RED" (TYPICAL)
- PROPOSED CAPTURED DOWNSPOUT.
- PROPOSED BOLLARD LOCATION. LOCATIONS TO BE FINALIZED AT TIME OF CONSTRUCTION DRAWINGS.
- PROPOSED MOTOR VEHICLE CONNECTION TO UNNAMED PRIVATE DRIVE.
- PROPOSED SIDEWALK CONNECTION TO EAST. FUTURE DEVELOPER OF BLOCK 1, LOT 2 WILL BE REQUIRED TO CONTINUED SIDEWALK ALONG PERIMETER OF LOT 2.
- SITE DISTANCE TRIANGLES. SEE LANDSCAPE SHEETS FOR FURTHER DETAILS.

## LEGEND

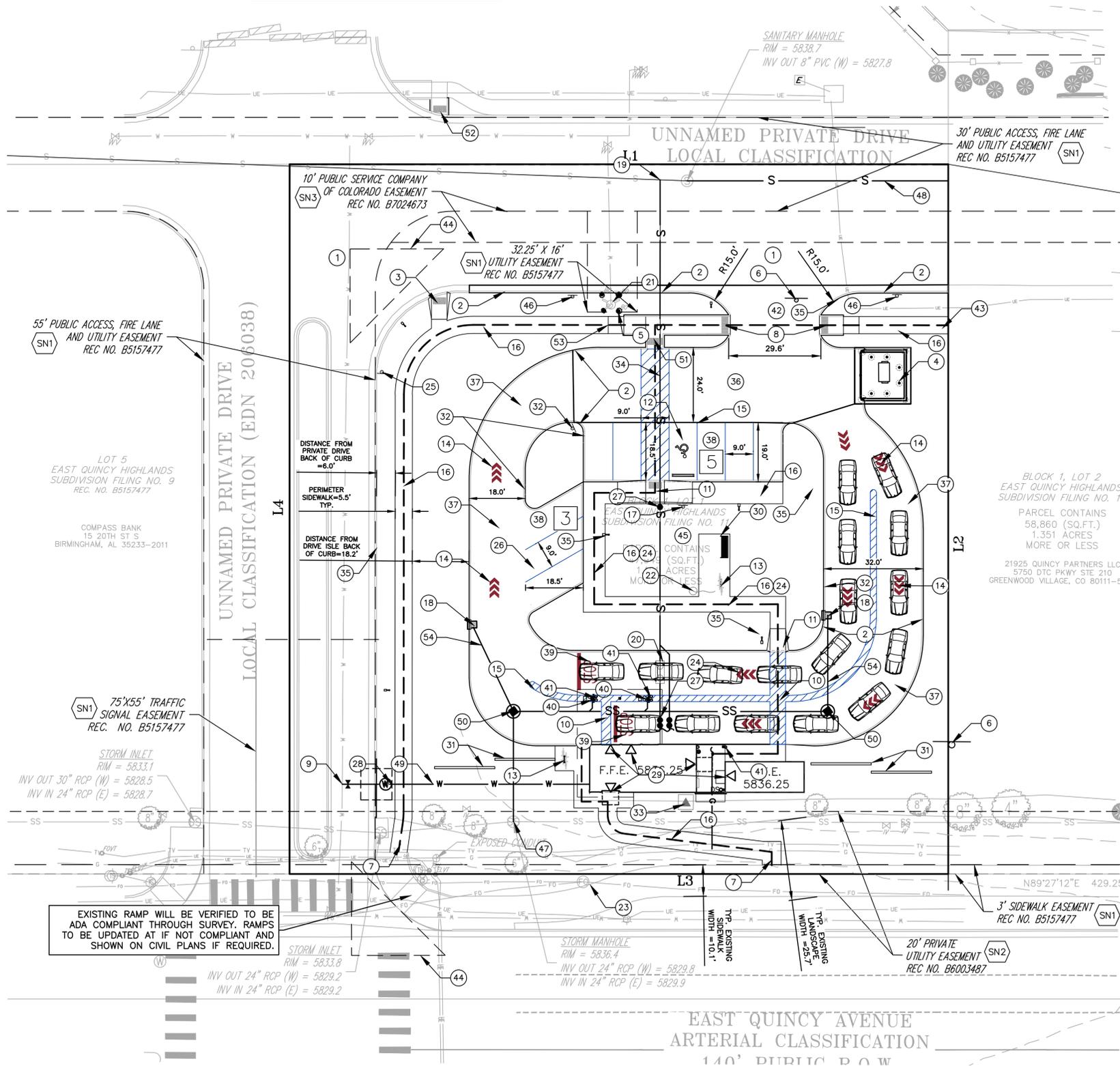
- P PROPERTY LINE (PER AZTECH CONSULTANTS, INC.)
- ⊙ EXISTING SANITARY MANHOLE
- S — S — EXISTING SANITARY UNDERGROUND
- S — S — PROPOSED SANITARY UNDERGROUND
- ⊙ EXISTING GREASE INTERCEPTOR
- ⊙ EXISTING SANITARY CLEANOUT
- S — S — EXISTING STORM LINE UNDERGROUND
- S — S — PROPOSED STORM LINE UNDERGROUND
- ⊙ EXISTING STORM INLET
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING WATER FIRE HYDRANT
- W — W — EXISTING WATER LINE UNDERGROUND
- W — W — PROPOSED WATER LINE UNDERGROUND
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING WATER MANHOLE
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING ELECTRIC METER
- ⊙ EXISTING ELECTRIC UNDERGROUND
- ⊙ EXISTING LIGHT POLE
- ⊙ PROPOSED LIGHT POLE (SEE C1.5 FOR DETAILS)
- ⊙ EXISTING ELECTRIC VAULT
- ⊙ EXISTING FIBER OPTIC UNDERGROUND
- ⊙ EXISTING FIBER OPTIC MANHOLE
- ⊙ FIBER OPTIC VAULT
- ⊙ EXISTING CABLE TV UNDERGROUND
- ⊙ EXISTING TRAFFIC CONTROL VAULT
- ⊙ EXISTING TRAFFIC SIGNAL
- ⊙ EXISTING GAS LINE UNDERGROUND
- ⊙ PROPOSED GAS LINE UNDERGROUND
- ⊙ PROPOSED GAS METER
- ⊙ EXISTING IRRIGATION VALVE
- ⊙ EXISTING CONDUIT
- ⊙ EXISTING BUSH DECIDUOUS
- ⊙ EXISTING TREE DECIDUOUS
- ⊙ EXISTING FENCE
- ⊙ EXISTING HANDICAP RAMP
- ⊙ EXISTING SIDEWALK
- ⊙ EXISTING EDGE ASPHALT
- ⊙ EXISTING EDGE CONCRETE
- ⊙ EXISTING CURB LIP OF GUTTER
- ⊙ EXISTING CURB TOP BACK
- ⊙ EXISTING FLOWLINE
- ⊙ EXISTING CURB TOP FACE
- ⊙ EXISTING PAN FLOWLINE
- ⊙ EXISTING LINEMARKING WHITE STRIPE DASHED
- ⊙ EXISTING LINEMARKING WHITE STRIPE SOLID
- ⊙ EXISTING LANDSCAPE EDGE

## SITE PLAN SCHEDULE CONTINUED:

- CENTRAL ISLAND TO BE CONSIDERED A COMMON AREA WITH OPEN SPACE ALONG WITH REQUIRED PATIO FOR SEATING.
- PROPOSED FIRE LANE SIGN. EXACT LOCATION TO BE DETERMINED AT TIME OF CONSTRUCTION DRAWINGS.
- PROPOSED STORM SEWER TAP LOCATION FOR SITE RUNOFF.
- PROPOSED SANITARY MAIN EXTENSION.
- PROPOSED PRIVATE WATER LINE
- PROPOSED STORM SEWER NYLOPLAST JUNCTION BOX.
- #11 DETECTABLE WARNING PANEL
- PROPOSED TYPE 1D OR APPLICABLE TYPE CURB RAMP.
- RAMPED SIDEWALK
- PROPOSED STORM SEWER LINE

## UTILITY NOTES:

- ANY REQUESTED EASEMENTS SHALL BE DEDICATED BY SEPARATE DOCUMENT.
- ALL PIPE SIZES AND STRUCTURE DETAILS TO BE DETERMINED AT TIME OF CONSTRUCTION PLANS.



**ABUTTING ZONING DISTRICTS:**  
 1. SITE ABUTTS MU-C ZONING ON ALL SIDES.

## SHEET NOTES:

- SEE SITE PLAN NOTES AND ARCHITECTURAL ELEVATIONS FOR FURTHER DETAILS ON SIGN PROGRAM AND DESIGN.
- SEE SHEET L1.0 FOR DETAILS ON EXISTING TREES TO BE REMOVED OR REMAIN.

## BENCHMARK

BENCHMARK #1: SET 3" DIAMETER BRASS CAP STAMPED (C.O.A., BM, U-083.5A, 1981), ATOP 30" LONG STEEL PIPE IN CONCRETE, ON THE NORTH SIDE OF QUINCY AVENUE, IN LANDSCAPED AREA APPROX. 100 FT. WEST OF S. PLAINS PKWY. ELEVATION: 5,865.95



PROJECT  
221158



601 OLD CHENEY RD., SUITE A  
 LINCOLN, NEBRASKA 68512  
 (402).484.7342  
 ● ENGINEERING  
 ● PLANNING  
 ● LANDSCAPE ARCHITECTURE

ISSUED FOR	DATE
CLIENT REVIEW	12/22/23
CITY SUBMITTAL	4/2/24
CLIENT REVIEW	6/14/24
REVISION 1 SUBMITTAL	6/21/24
REVISION 2 SUBMITTAL	8/8/24
TECHNICAL SUBMITTAL	9/9/24



SEVEN BREW COFFEE  
 21905 E QUINCY AVE.  
 AURORA, COLORADO. 80018  
 SITE PLAN AND UTILITY SCHEMATIC



SHEET NO.  
3

# SEVEN BREW COFFEE - SITE PLAN AND CONDITIONAL USE

EAST QUINCY HIGHLANDS SUBDIVISION FILING NO. 11  
 A RESUBDIVISION OF LOT 6, EAST QUINCY HIGHLANDS SUBDIVISION FILING NO. 9  
 LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 1,  
 TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

PROJECT  
 221158

**REGA**  
 ENGINEERING

601 OLD CHENEY RD., SUITE A  
 LINCOLN, NEBRASKA 68512  
 (402) 484.7342  
 • ENGINEERING  
 • PLANNING  
 • LANDSCAPE ARCHITECTURE

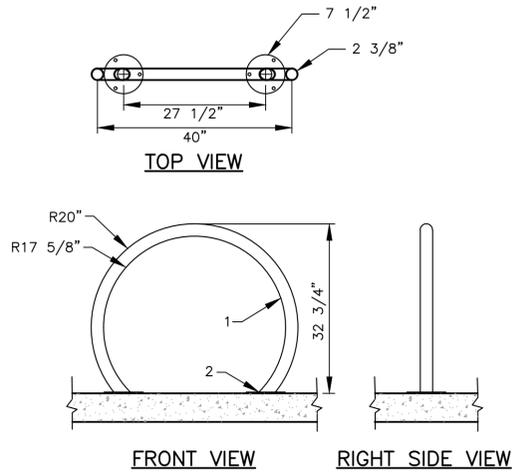
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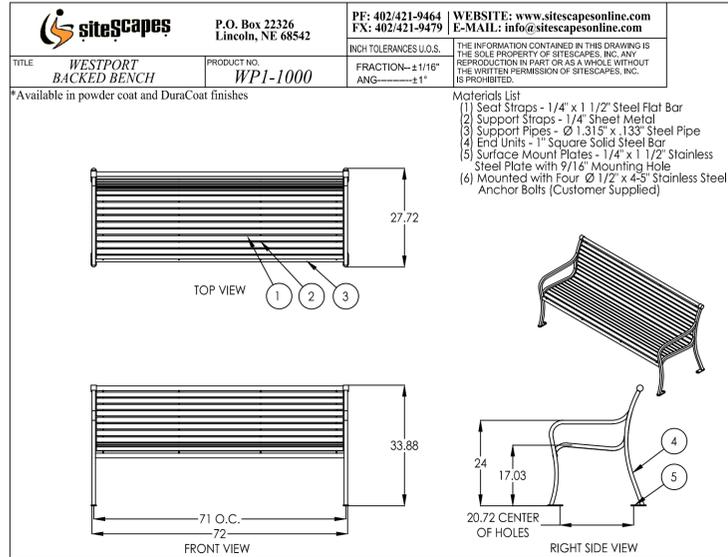
SEVEN BREW COFFEE  
 21905 E QUINCY AVE.  
 AURORA, COLORADO. 80018  
 SITE PLAN REFERENCE DETAILS



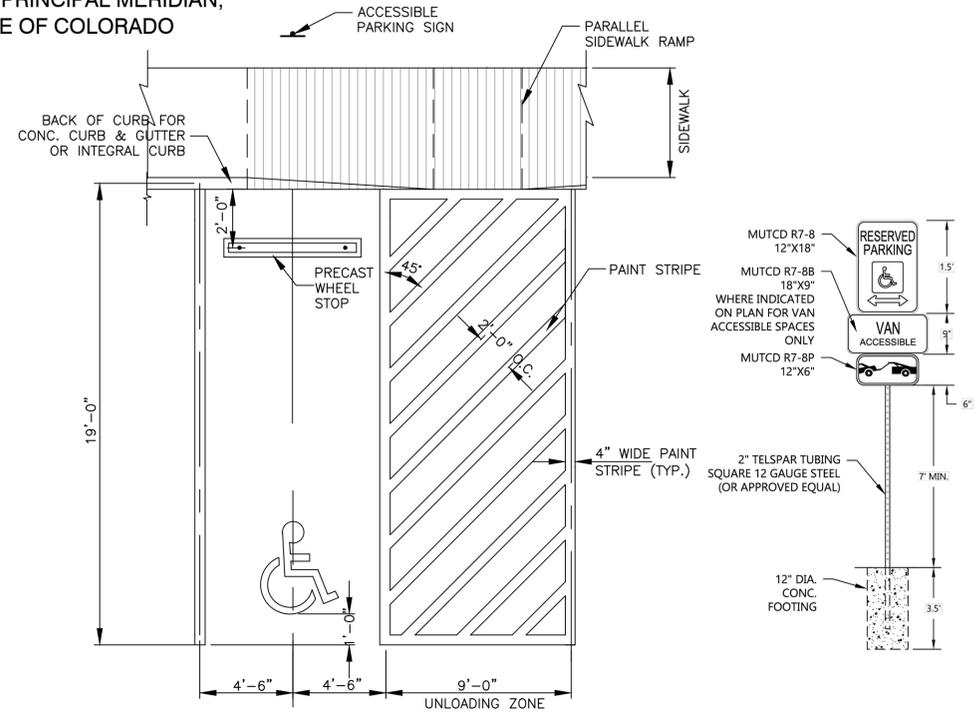
SHEET NO.  
 4



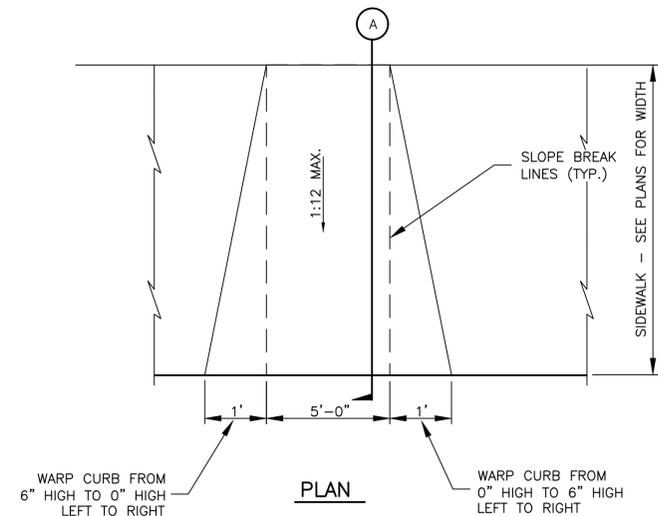
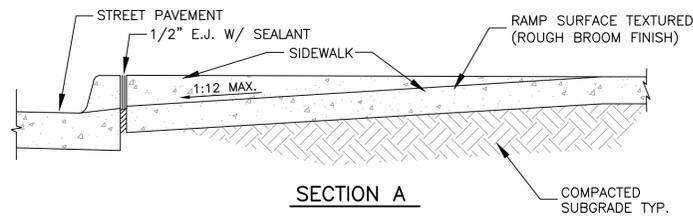
1 BIKE RACK  
 4 NO SCALE



NOTE: EQUIVALENT BENCH MAY BE SUBSTITUTED DURING CONSTRUCTION.  
 2 PROPOSED BENCH DETAIL  
 4 NO SCALE



3 VAN ACCESSIBLE HANDICAP PARKING STALL PAINT STRIPING  
 4 NO SCALE



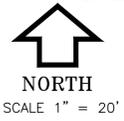
4 SIDEWALK RAMP DETAIL  
 4 NO SCALE

**BENCHMARK**

BENCHMARK #1: SET 3" DIAMETER BRASS CAP STAMPED (C.O.A., BM, U-083.5A, 1981), ATOP 30" LONG STEEL PIPE IN CONCRETE, ON THE NORTH SIDE OF QUINCY AVENUE, IN LANDSCAPED AREA APPROX. 100 FT. WEST OF S. PLAINS PKWY. ELEVATION: 5,865.95



LINE DATA TABLE		
COURSE	BEARING	LENGTH
L1	N89°27'12"E	211.17'
L2	S00°32'48"E	227.00'
L3	N89°27'12"E	644.16'
L4	N00°32'48"E	227.00'



# SEVEN BREW COFFEE - SITE PLAN AND CONDITIONAL USE

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 A RESUBDIVISION OF LOT 6, EAST QUINCY HIGHLANDS SUBDIVISION FILING NO. 9  
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 TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

### LEGEND

— 5837 —	PROPERTY LINE (PER AZTECH CONSULTANTS, INC.)
— 5837 —	EXISTING CONTOURS
— 5837 —	PROPOSED CONTOURS
G XXXX.XX	SPOT GROUND ELEVATION
→	PROPOSED FLOW ARROW
→	PROPOSED EMERGENCY OVERFLOW
⊙	EXISTING SANITARY MANHOLE
— S — S	EXISTING SANITARY UNDERGROUND
— S — S	PROPOSED SANITARY UNDERGROUND
⊙	PROPOSED GREASE INTERCEPTOR
⊙	PROPOSED SANITARY CLEANOUT
— SS —	EXISTING STORM LINE UNDERGROUND
— SS —	PROPOSED STORM LINE UNDERGROUND
⊙	EXISTING STORM INLET
⊙	EXISTING STORM MANHOLE
⊙	EXISTING WATER FIRE HYDRANT
— W — W	EXISTING WATER LINE UNDERGROUND
— W — W	PROPOSED WATER LINE UNDERGROUND
— W — W	PROPOSED WATER WATER VALVE
⊙	EXISTING WATER MANHOLE
⊙	EXISTING WATER VALVE
⊙	EXISTING ELECTRIC METER
— UE —	EXISTING ELECTRIC UNDERGROUND
⊙	EXISTING LIGHT POLE
⊙	PROPOSED LIGHT POLE (SEE C1.5 FOR DETAILS)
⊙	EXISTING ELECTRIC VAULT
⊙	EXISTING FIBER OPTIC UNDERGROUND
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⊙	EXISTING TRAFFIC SIGNAL
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⊙	EXISTING CURB TOP FACE
⊙	EXISTING PAN FLOWLINE
⊙	EXISTING LINEMARKING WHITE STRIPE DASHED
⊙	EXISTING LINEMARKING WHITE STRIPE SOLID
⊙	EXISTING LANDSCAPE EDGE

### GRADING NOTES

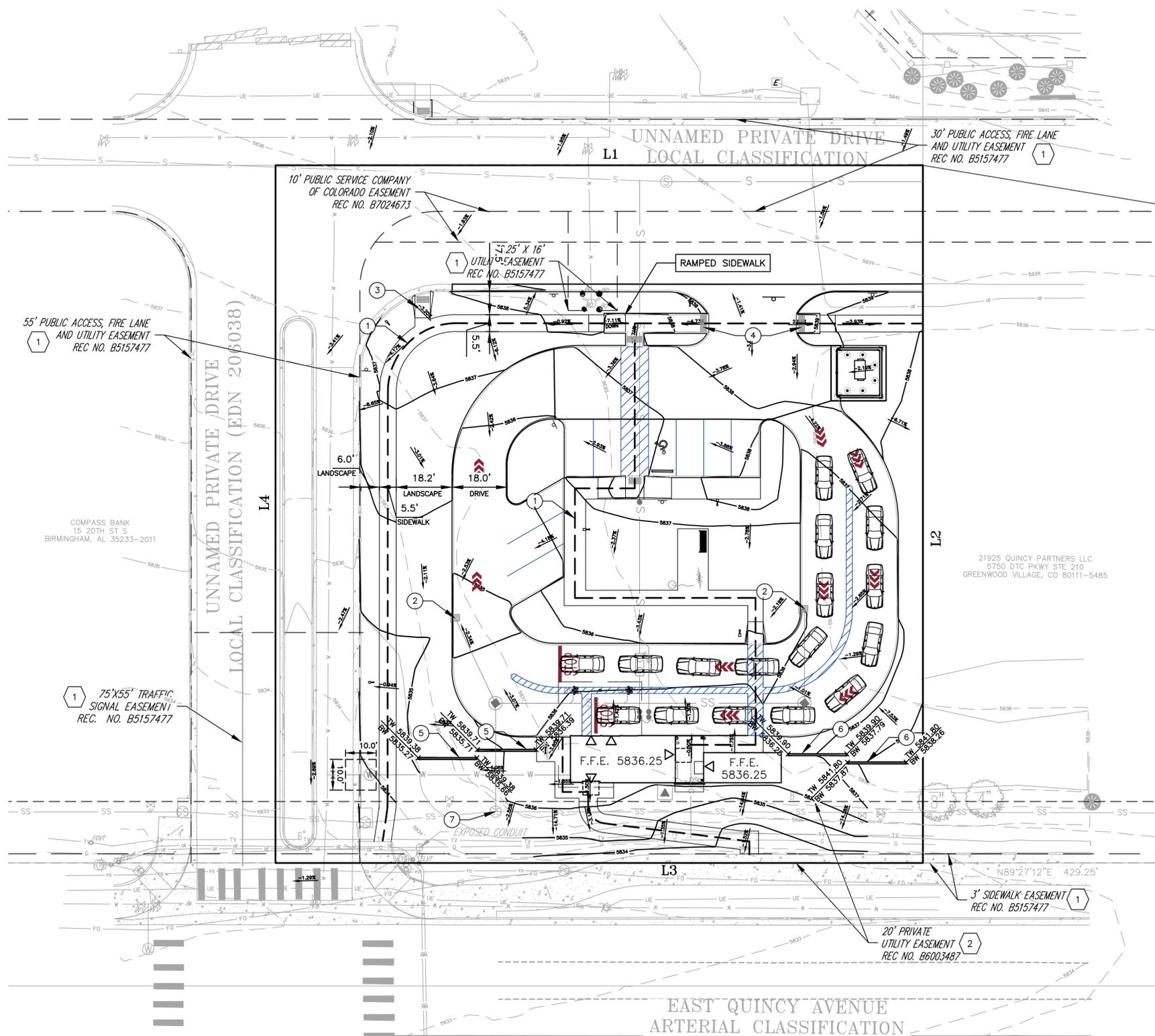
1. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
2. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
3. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
4. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.

### SITE PLAN SCHEDULE

1. ADA ACCESSIBLE ROUTE.
2. PROPOSED PRIVATE STORM WATER CURB INLET.
3. PROPOSED HANDICAP CURB RAMP. FINAL DESIGN TO BE DETERMINED AT TIME OF CONSTRUCTION DRAWINGS. SHOWN FOR ILLUSTRATION PURPOSES ONLY.
4. PROPOSED HANDICAP RAMP AT DRIVE ENTRY PER CURB RAMP STD DTL S.9.0.
5. FREE STANDING WALL TYPE "A". SEE SHEET C1.4 FOR FURTHER DETAILS. TOP OF WALL ELEVATION=5840.00
6. FREE STANDING WALL TYPE "B". SEE SHEET C1.4 FOR FURTHER DETAILS. TOP OF WALL ELEVATION=5840.00
7. PROPOSED STORM SEWER TIE IN POINT.

### SHEET NOTES

1. CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, OF DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
2. ALL PROPOSED ON-SITE STORM SEWER SHALL BE CONSIDERED PRIVATE.
3. ALL ON-SITE STORM SEWER HAS 100-YEAR STORM CAPACITY.
4. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
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### BENCHMARK

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PROJECT  
221158



601 OLD CHENEY RD., SUITE A  
 LINCOLN, NEBRASKA 68512  
 (402).484.7342  
 ● ENGINEERING  
 ● PLANNING  
 ● LANDSCAPE ARCHITECTURE

ISSUED FOR	DATE
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CITY SUBMITTAL	4/2/24
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TECHNICAL SUBMITTAL	9/9/24



SEVEN BREW COFFEE  
 21905 E QUINCY AVE.  
 AURORA, COLORADO, 80018  
 PRELIMINARY GRADING  
 & DRAINAGE PLAN

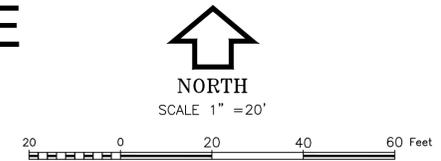


SHEET NO.  
5



# SEVEN BREW COFFEE - SITE PLAN AND CONDITIONAL USE

EAST QUINCY HIGHLANDS SUBDIVISION FILING NO. 11  
 A RESUBDIVISION OF LOT 6, EAST QUINCY HIGHLANDS SUBDIVISION FILING NO. 9  
 LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 1,  
 TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



PROJECT  
221158



601 OLD CHENEY RD., SUITE A  
 LINCOLN, NEBRASKA 68512  
 (402).484.7342  
 • ENGINEERING  
 • PLANNING  
 • LANDSCAPE ARCHITECTURE

## SHEET NOTES:

1. IN ALL PLANTING AREAS, THE TOP 6" OF SUBGRADE SHALL BE TOPSOIL AND SOIL PREPARATION MIXTURE, ROTOTILLED TO A DEPTH OF 12" SOIL PREP SHALL BE COMPOSTED ORGANIC SOIL AMENDMENT APPLIED AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET.
2. SEE SHEET 3 AND/OR SHEET 10 FOR LIGHT POLE INFORMATION.
3. ALL PLANTING AREAS SHALL BE COVERED WITH 1-1/2" DIAMETER TAHOE RIVER ROCK (EWING OUTDOOR SUPPLY) -OR APPROVED EQUAL- TO A MINIMUM DEPTH OF 3". SWALES AND BASINS SHALL BE COVERED WITH A COMBINATION OF 2-4" DIAMETER TAHOE COBBLESTONE (EWING OUTDOOR SUPPLY) -OR APPROVED EQUAL- AND 1-1/2" DIAMETER TAHOE RIVER ROCK (EWING OUTDOOR SUPPLY) -OR APPROVED EQUAL. ALL DRIVE AISLES, PARKING STALLS, SIDEWALKS, PATIO, AND BIKE RACK PADS ARE TO BE CONCRETE (SEE PLANS FOR THICKNESS).
4. "ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY."
5. "THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY."
6. "ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE."
7. IF AND/OR WHEN PLANTING MATERIAL DOES NOT SURVIVE THE OWNER IS RESPONSIBLE FOR SUPPLYING THE REQUIRED LANDSCAPING NECESSARY TO MEET THE CITY OF AURORA LANDSCAPE REQUIREMENTS AS APPROVED ON THIS LANDSCAPE PLAN.
8. SEE SHEET 3 FOR LINE (LOT) DATA TABLE AND ASSOCIATED INFORMATION.
9. SEE SHEET 3 SITE PLAN SCHEDULE OR LEGEND FOR INFORMATION REGARDING PROPOSED FEATURE.
10. SEE SHEET 3 SITE PLAN SCHEDULE OR LEGEND FOR INFORMATION REGARDING EXISTING SITE FEATURE.
11. SEE SHEET 4 AND/OR SHEET 5 PRELIMINARY GRADING AND DRAINAGE PLAN FOR DETENTION AND WATER QUALITY POND LOCATIONS.
12. SEE SHEET 9 FOR TRASH ENCLOSURE DETAILS.
13. PROPOSED SITE SCREEN WALLS "A" AND "B" VARY IN HEIGHT BETWEEN 42-58". SEE SHEET 9 WALL ELEVATIONS.

## FIRE HYDRANT ACCESS:

1. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
2. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCR OACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LAND EASEMENTS (OR CORRIDORS).
3. LANDSCAPE MATERIAL SHALL NOT PHYSICALLY OR VISUALLY OBSTRUCT ANY FIRE HYDRANT, FIRE CONNECTION, STANDPIPE CONNECTION, KNOX DEVICE, OR OTHER FIRE PROTECTION EQUIPMENT. LANDSCAPE MATERIAL SHALL BE PLACED NO CLOSER THAN 5 FEET FROM THESE DEVICES AND SHALL NOT DETER OR HINDER RESPONDING PERSONNEL FROM GAINING IMMEDIATE ACCESS TO SUCH EQUIPMENT. LANDSCAPING MATERIAL WILL NOT ENCR OACH INTO OR OVER EMERGENCY ACCESS ROADWAYS.

## PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WATER USE	MATURE HEIGHT	MATURE WIDTH
<b>DECIDUOUS TREES</b>								
	AN	2	ACER NEGUNDO BOX ELDER	2" CAL.	B&B	Medium	40 - 65ft. ht.	25 - 40ft. w.
	CO	5	CELTIS OCCIDENTALIS COMMON HACKBERRY	2" CAL.	B&B	Medium	40 - 65ft. ht.	40 - 65ft. w.
	QR	3	QUERCUS RUBRA RED OAK	2.5" CAL.	B&B	Medium	40 - 65ft. ht.	40 - 65ft. w.
	GT	4	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST	2" CAL.	B&B	Low - Medium	40 - 65ft. ht.	25 - 40ft. w.
<b>EVERGREEN TREES</b>								
	PG	6	PICEA GLAUCA WHITE SPRUCE	6' HT.	POT	Medium	40 - 65ft. ht.	15 - 25ft. w.
<b>DECIDUOUS SHRUBS</b>								
	CC	38	CARYOPTERIS X CLANDONENSIS BLUE MIST SPIREA	5 GAL.	POT	Low - Medium	18 - 36in. ht.	1 - 3ft. w.
	PF	15	POTENTILLA FRUTICOSA BUSH CINQUEFOIL	5 GAL.	POT	Medium	18 - 36in. ht.	1 - 3ft. w.
	SA	39	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY	5 GAL.	POT	Low - Medium	3 - 6ft. ht.	3 - 6ft. w.
	AF	19	AMORPHA FRUTICOSA FALSE INDIGO	5 GAL.	POT	Low - Medium	6 - 10ft. ht.	10 - 15ft. w.
	CS	17	CORNUS SERICEA RED TWIG DOGWOOD	5 GAL.	POT	Medium - High	6 - 10ft. ht.	6 - 10ft. w.
	PB	15	PRUNUS BESSEYI SAND CHERRY	5 GAL.	POT	Low	18 - 36in. ht.	3 - 6ft. w.
	RC	23	RIBES CEREUM WAX CURRANT	5 GAL.	POT	Low - Medium	3 - 6ft. ht.	3 - 6ft. w.
<b>EVERGREEN SHRUBS</b>								
	JH	6	JUNIPERUS HORIZONTALIS CREEPING JUNIPER	5 GAL.	POT	Medium	6 - 18in. ht.	6 - 10ft. w.
	PP3	19	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE	5 GAL.	POT	Medium	3 - 6ft. ht.	3 - 6ft. w.
	PM2	21	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5 GAL.	POT	Low - Medium	3 - 6ft. ht.	3 - 6ft. w.

ISSUED FOR	DATE
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SEVEN BREW COFFEE  
 21905 E QUINCY AVE.  
 AURORA, COLORADO. 80018  
 LANDSCAPE PLAN



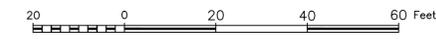
SHEET NO.  
7

# SEVEN BREW COFFEE - SITE PLAN AND CONDITIONAL USE

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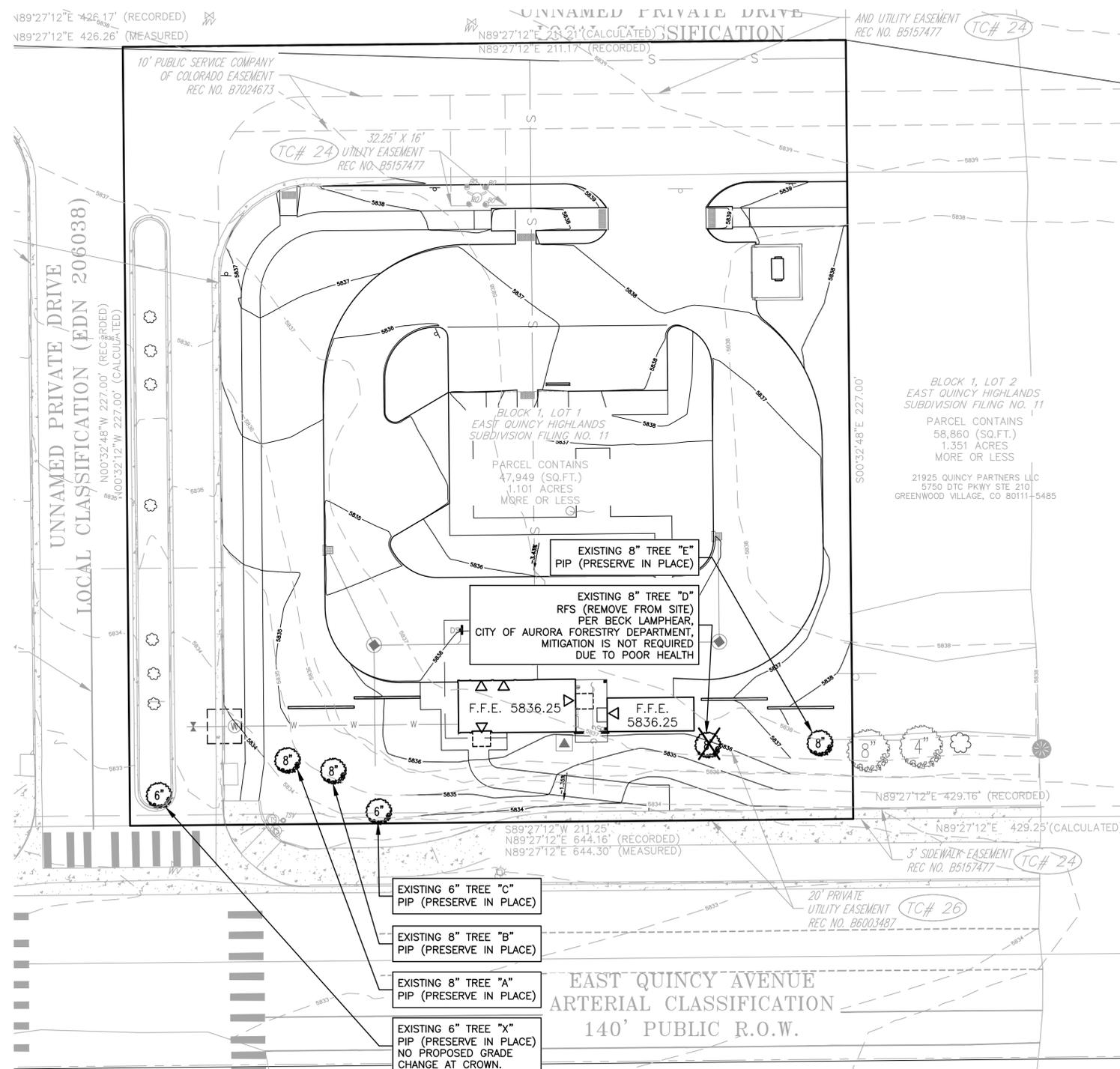
NORTH  
 SCALE 1" = 20'



## TREE PROTECTION SHEET NOTES:

- TREE PROTECTION.
  - APPROPRIATE MEASURES SHALL BE UNDERTAKEN TO PROTECT TREES FROM CONSTRUCTION ACTIVITIES. IF ANY OF THE TREES REQUIRED TO BE RETAINED OR REPLANTED AS PART OF THE TREE PROTECTION PLAN SHOULD DIE WITHIN A PERIOD OF THREE YEARS AFTER COMPLETION OF CONSTRUCTION, THE PROPERTY OWNER SHALL REPLACE TREES WITHIN 6 MONTHS OF THE ISSUANCE TO THE OWNER OF A NOTICE TO REPLACE.
- MONITORING OF PROTECTED TREES.
  - IN ADDITION TO PROTECTION DURING NEW CONSTRUCTION, PROVISIONS FOR MONITORING ARE REQUIRED TO ENSURE THAT TREES WILL BE RETAINED AFTER CONSTRUCTION IS COMPLETED.
- MONITORING PROGRAMS SHALL INCLUDE:
  - ON-SITE SUPERVISION BY THE PROPERTY OWNER OR REPRESENTATIVE TO ENSURE TREE PROTECTION ACTIONS;
  - PRE-CONSTRUCTION CONFERENCES BETWEEN THE PROPERTY OWNER OR REPRESENTATIVE AND THE CITY FORESTER OR DESIGNEE;
  - MONTHLY MEETINGS BETWEEN CONSTRUCTION MANAGEMENT AND THE CITY FORESTER TO REVIEW PROGRESS OF THE MONITORING PROGRAM; AND,
  - FINAL SITE INSPECTION TO VERIFY THAT PROTECTION PROVISIONS HAVE BEEN FOLLOWED.
- ANY TREE THAT IS REMOVED FROM THIS SITE WILL EITHER REQUIRE REPLACEMENT WITHIN THE LANDSCAPE OR BE MITIGATED THROUGH PAYMENT TO THE COMMUNITY TREE FUND.

N89°27'12"E 426.17' (RECORDED)  
 N89°27'12"E 426.26' (MEASURED)



## EXISTING TREE INFORMATION:

TREE ID	BOTANICAL / COMMON NAME	TRUNK DIA.	INTENT
X	UNKNOWN / UNKNOWN	6"	PIP
A	CRATAEGUS PHAENOPYRUM / WASHINGTON HAWTHORN	8"	PIP
B	CRATAEGUS PHAENOPYRUM / WASHINGTON HAWTHORN	8"	PIP
C	CRATAEGUS PHAENOPYRUM / WASHINGTON HAWTHORN	6"	PIP
D	ACER GINNALA / AMUR MAPLE	8"	RFS
E	ACER GINNALA / AMUR MAPLE	8"	PIP

PIP - PRESERVE ON SITE  
 RFS - REMOVE FROM SITE COMPLETE

TREE SPECIES INFORMATION WAS GATHERED FROM EAST QUINCY HIGHLANDS COMMERCIAL SITE PLAN AMENDMENT MASTER PLAN DATED 03/22/2006.

## LEGEND

- 5835 — — PROPERTY LINE
- - - 5835 - - - EXISTING CONTOURS
- 5835 — — PROPOSED CONTOURS
- (X) — EXISTING TREE (ON SITE)
- (X) — EXISTING TREE (OFF SITE)
- X — REMOVE TREE COMPLETE
- (O) — EXISTING SHRUB

## TREE PROTECTION NOTES

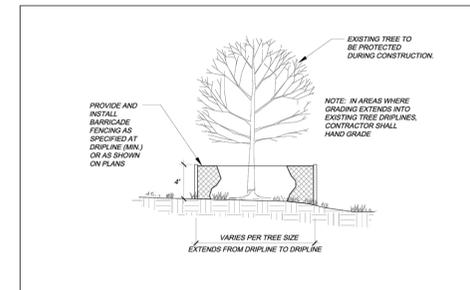
- PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE(1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN THE TREE TRUNK AND THE FENCING SHALL BE ONE(1) FOOT FOR EACH INCH OF TRUNK DIAMETER. FOLLOWING INSTALLATION OF FENCING, REQUEST INSPECTION BY THE CITY OF AURORA PARKS & FORESTRY DIVISION (303-738-7177) OR AUTHORIZED DESIGNEE.
- TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO T-POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS TP-2.0, 2.1, 3.1 & 3.2:
  - EQUIPMENT USE AND STORAGE
  - MATERIAL DELIVERY OR STORAGE
  - VEHICLE TRAFFIC, PARKING, USE OR STORAGE
  - SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
  - CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
  - FOOT TRAFFIC
  - RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR MATERIALS
- VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF \$500 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES). FOR THE PURPOSE OF THESE REQUIREMENTS, CONSTRUCTION FENCING (LOCATED AT THE LIMITS OF CONSTRUCTION) SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
- DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.
- LIMB REMOVAL IS PROHIBITED UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA PARKS & FORESTRY DIVISION. LIMB REMOVAL, IF APPROVED, SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING ANSI A300 STANDARDS. UNAUTHORIZED LIMB DAMAGE OR REMOVAL CAN RESULT IN A FINE OF \$500 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT. LIMB REMOVAL AND ALL OTHER APPROVED PRUNING SHALL BE PERFORMED BY A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION.
- IF ROOTS GREATER THAN ONE(1) INCH DIAMETER REQUIRE CUTTING/REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO(2) 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR AUTHORIZED DESIGNEE.
- EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3 OF THE TREE PRESERVATION POLICY. THE MITIGATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.



City of Aurora  
 Parks, Recreation & Open Space Dept.  
 Date: October 2020

## TREE PROTECTION NOTES

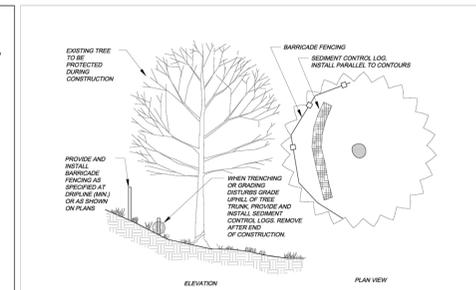
PROS  
 TP-1.0



City of Aurora  
 Parks, Recreation & Open Space Dept.  
 Date: October 2020

## TREE PROTECTION FENCING

PROS  
 TP-3.0



City of Aurora  
 Parks, Recreation & Open Space Dept.  
 Date: October 2020

## TREE PROTECTION ON A SLOPE

PROS  
 TP-3.1



SEVEN BREW COFFEE  
 21905 E QUINCY AVE.  
 AURORA, COLORADO, 80018  
 TREE MITIGATION PLAN



SHEET NO.

8

## BENCHMARK

BENCHMARK #1: SET 3" DIAMETER BRASS CAP STAMPED (C.O.A., BM, U-083.5A, 1981), ATOP 30" LONG STEEL PIPE IN CONCRETE, ON THE NORTH SIDE OF QUINCY AVENUE, IN LANDSCAPED AREA APPROX. 100 FT. WEST OF S. PLAINS PKWY. ELEVATION: 5,865.95



# SEVEN BREW COFFEE - SITE PLAN AND CONDITIONAL USE

EAST QUINCY HIGHLANDS SUBDIVISION FILING NO. 11  
 A RESUBDIVISION OF LOT 6, EAST QUINCY HIGHLANDS SUBDIVISION FILING NO. 9  
 LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 1,  
 TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

## SHEET NOTES:

- ALL ELEVATIONS EXCEPT SCREENING WALL SUPPLIED BY VERITAS ARCHITECTURE + DESIGN, 707 NORTH 6TH STREET, KANSAS CITY, KANSAS 66101. WWW.VERITAS-AD.COM. 913-308-1460
- SCREENING WALL DETAILS PROVIDED BY REGA ENGINEERING GROUP, LLC.

PROJECT  
221158

**REGA ENGINEERING**

601 OLD CHENEY RD., SUITE A  
 LINCOLN, NEBRASKA 68512  
 (402).484.7342  
 • ENGINEERING  
 • PLANNING  
 • LANDSCAPE ARCHITECTURE

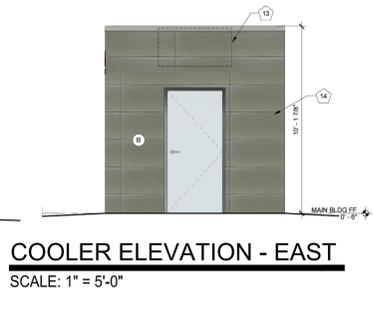
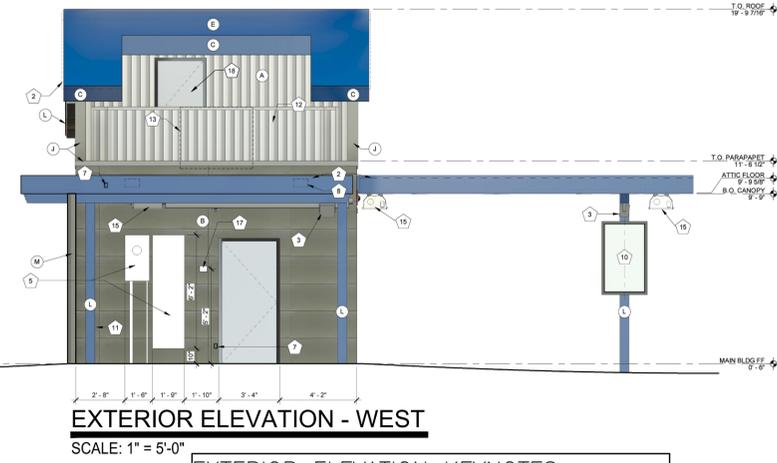
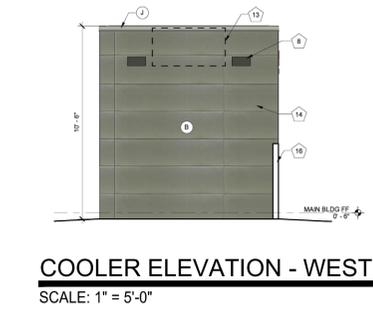
ISSUED FOR	DATE
CLIENT REVIEW	12/22/23
CITY SUBMITTAL	4/2/24
CLIENT REVIEW	6/14/24
REVISION 1 SUBMITTAL	6/21/24
REVISION 2 SUBMITTAL	8/8/24
TECHNICAL SUBMITTAL	9/9/24



SEVEN BREW COFFEE  
 21905 E QUINCY AVE.  
 AURORA, COLORADO. 80018  
 ARCHITECTURAL ELEVATIONS



SHEET NO.  
9

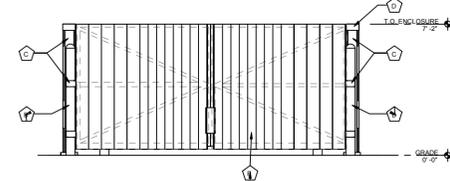


### EXTERIOR ELEVATION KEYNOTES

Note Number	Note Text
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; SEE STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED) - TYP. - RE: ELECTRICAL DRAWINGS
3	MOUNTED SPEAKER SYSTEM; SEE SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; SEE ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; SEE MEP
8	THROUGH WALL ROOF SCUPPER DRAIN - TYP.
9	SURFACE MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS - INSTALLED IN FIELD BY IT PROVIDER - CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM; RE: CIVIL
12	GUARDRAIL 3" - 6" ABOVE ATTIC FLOOR W/ ATTACHED MP-1 SCREENING PANELS
13	HVAC EQUIPMENT BEYOND
14	PREMANUFACTURED COOLER BY NATIONAL MODULAR MANUFACTURING; COORDINATE LOCATION & SPECIFICATIONS WITH CIVIL & STRUCT
15	CANOPY HEATER
16	DECORATIVE WALL; REF LANDSCAPE
17	KNOX BOX
18	MECHANICAL ACCESS DOOR

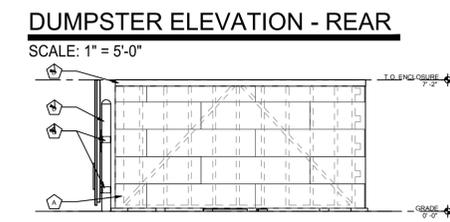
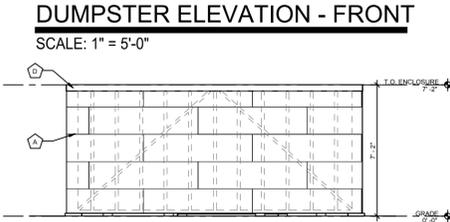
### EXTERIOR ELEVATION MATERIALS LEGEND

Note Number	Note Text
A	VERTICAL METAL SIDING (MP-1)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; RE: CIVIL
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	METAL BRAKE CAP (MP-3)
K	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
L	PAINTED STRUCTURAL CANOPY COLUMN
M	SITE SCREENING WALL



### TRASH ENCLOSURE ELEVATION MATERIALS LEGEND

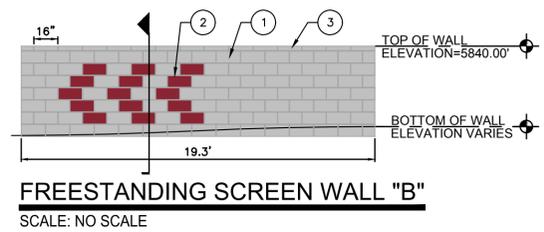
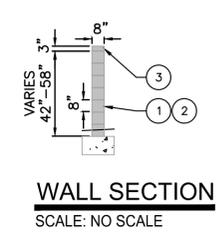
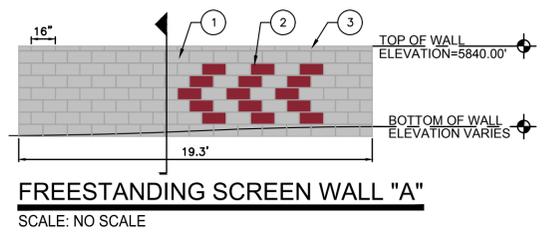
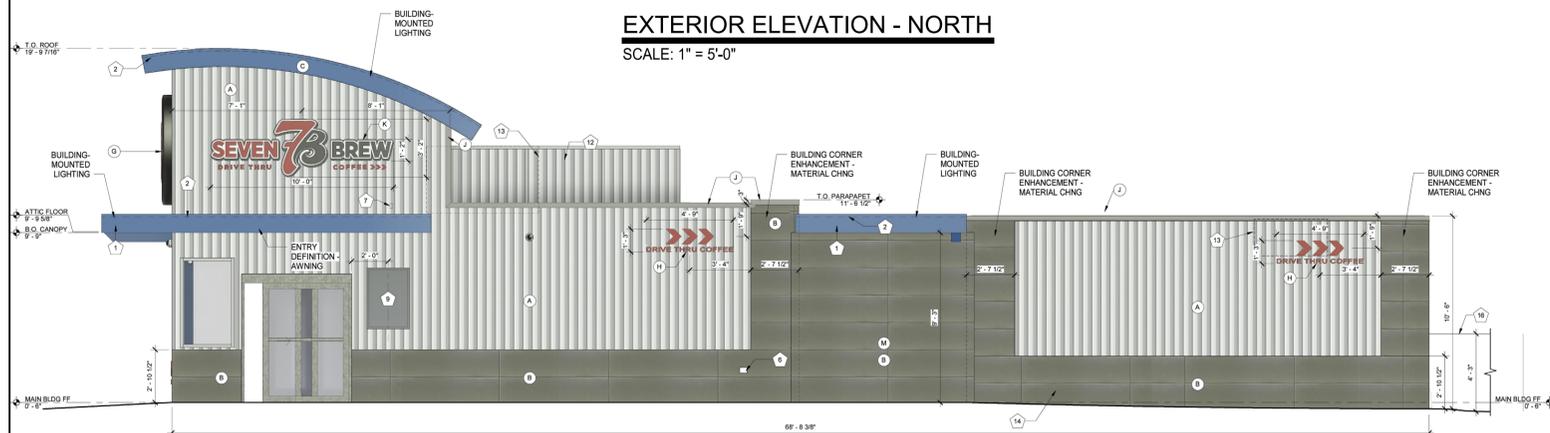
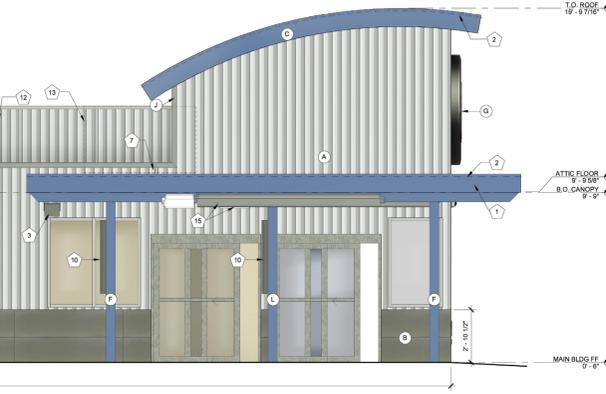
Note Number	Note Text
A	NICHIHA FIBER CEMENT SIDING TO MATCH BUILDING
B	PAINT ALL EXPOSED STEEL AND BOLLARDS WITH PT-10-SHERWIN WILLIAMS SW-9177 "SALTY DOG"
C	PAINT HINGEST AND TERMINATION COPINGS PT-11-SHERWIN WILLIAMS SW-6258 "TRICORN BLACK"
D	BERRIDGE ZINC GREY COPING
E	1X6 VERTICAL CLEAR SEALED CEDAR PLANK GATE DOOR CLADDING



### FREESTANDING SCREEN WALL MATERIALS LEGEND

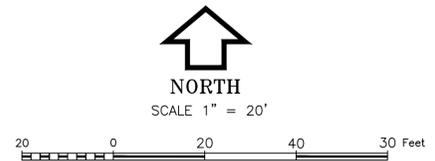
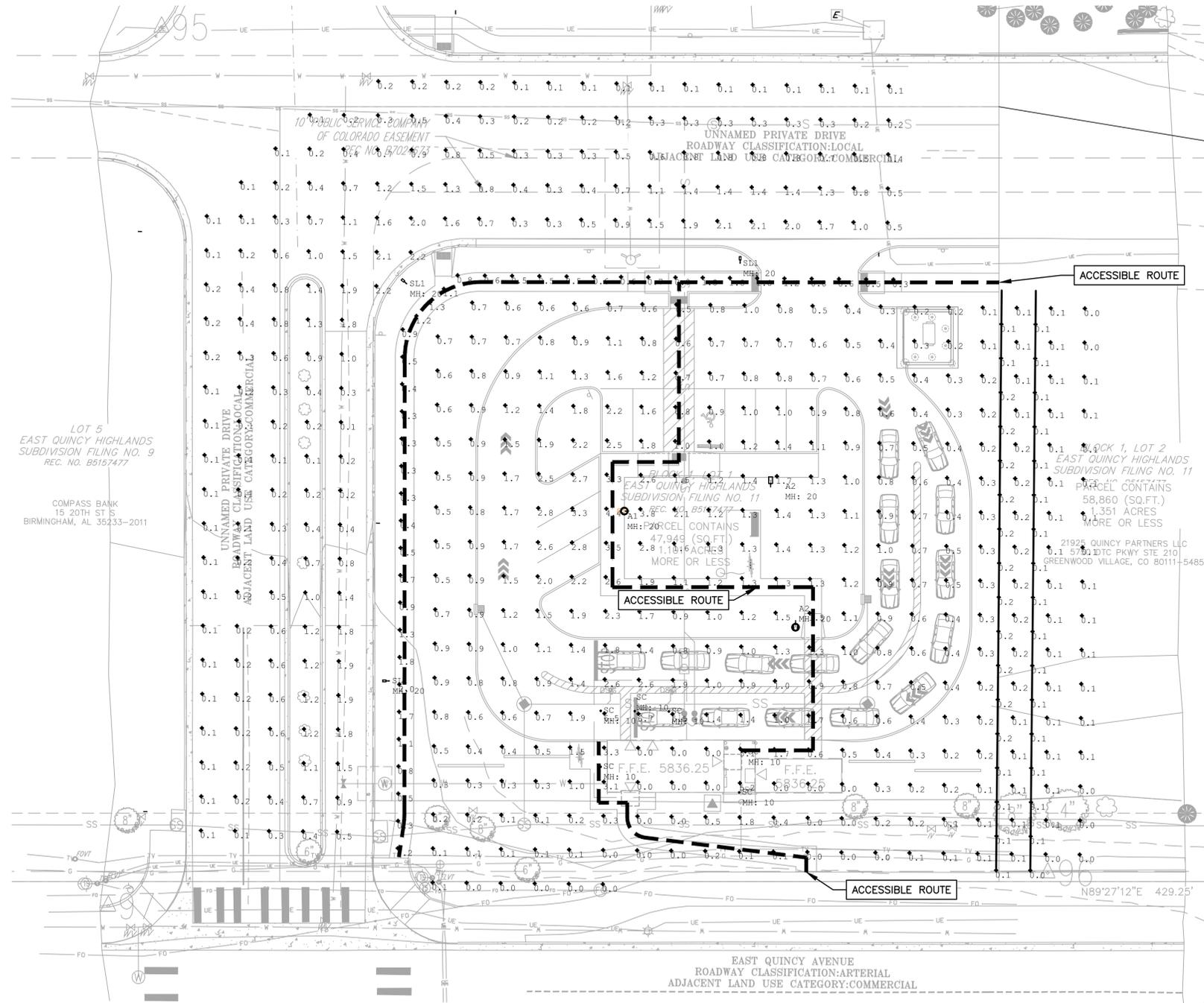
Note Number	Note Text
1	8" SPLIT FACE (ROCKFACE) CMU BLOCK (PRIMARY COLOR)
2	8" SPLIT FACE (ROCKFACE) CMU BLOCK (ACCENT COLOR)
3	3" CMU WALL CAP BLOCK (PRIMARY COLOR)

NOTE: FINAL COLOR SELECTIONS TO BE FINALIZED AT TIME OF CONSTRUCTION DRAWING SUBMITTALS.



# SEVEN BREW COFFEE - SITE PLAN AND CONDITIONAL USE

EAST QUINCY HIGHLANDS SUBDIVISION FILING NO. 11  
 A RESUBDIVISION OF LOT 6, EAST QUINCY HIGHLANDS SUBDIVISION FILING NO. 9  
 LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 1,  
 TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



- SHEET NOTES:**
- PHOTOMETRIC PLAN AND DETAILS PROVIDED BY EE, LLC. FOR QUESTIONS PLEASE CONTACT LOREN PRIEST AT 303-748-1189.
  - ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006.2 ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".
  - PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

CALCULATION SUMMARY						
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
OVERALL SITE	Fc	0.84	6.7	0.0	N.A.	N.A.
PRIVATE_DRIVE	Fc	0.60	2.2	0.1	6.00	22.00
PROPERTY LINE	Fc	0.16	0.2	0.1	1.60	2.00
PROPERTY LINE (10' BEYOND)	Fc	0.09	0.1	0.0	N.A.	N.A.
SIDEWALK_Planar	Fc	0.82	2.0	0.2	4.10	10.00
CANOPY	Fc	5.06	6.7	3.1	1.63	2.16
PARK AND DRIVE	Fc	1.07	3.3	0.4	2.68	8.25
SIDEWALK	Fc	1.73	4.4	0.6	2.88	7.33

LUMINAIRE SCHEDULE						
SYMBOL	QTY	LABEL	WATTS	LUMENS	LLF	CATALOG
□	1	A1	112	14170	0.900	PRV-PA2A-730-U-T4W
□	2	A2	54	7132	0.900	PRV-PA1A-730-U-SWQ
⊕	6	SC	11.7	1043	0.900	6RLD G4 10LM 27K 90CRI 120 FRPC WWH M6
□	3	SL1	57	6425	0.900	GALN-SA1C-730-U-T3

PROJECT  
221158

**REGA ENGINEERING**

601 OLD CHENEY RD., SUITE A  
 LINCOLN, NEBRASKA 68512  
 (402).484.7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE

ISSUED FOR	DATE
CLIENT REVIEW	12/22/23
CITY SUBMITTAL	4/2/24
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SEVEN BREW COFFEE  
 21905 E QUINCY AVE.  
 AURORA, COLORADO. 80018  
 SITE PHOTOMETRIC PLAN



# SEVEN BREW COFFEE AND CONDITIONAL USE

EAST QUINCY HIGHLANDS SUBDIVISION FILING NO. 11  
 A RESUBDIVISION OF LOT 6, EAST QUINCY HIGHLANDS SUBDIVISION FILING NO. 9  
 LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 1,  
 TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Project	7BREW	Catalog #	PRV-PA2A-730-U-T4W-SA-** PRV-PA2A-730-U-5WQ-SA-**	Type	A1 & A2
Prepared by	ILLUMINATION SYSTEMS	Notes		Date	12/11/2023



## Lumark Prevail Discrete LED

Area / Site Luminaire

Product Features



### Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6, 7
- Control Options page 8

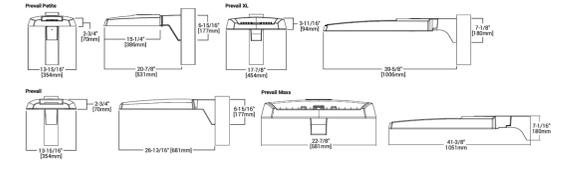
### Connected Systems

- WaveLinx

### Quick Facts

- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (90W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

### Dimensional Details



NOTES:  
 1. All dimensions are in millimeters unless otherwise specified.  
 2. See catalog for 3000K CCT and warm white.



PS680000511 page 1  
 November 20, 2023 1:26 PM

## Lumark Prevail Discrete LED

### Ordering Information

SAMPLE NUMBER: PRV-XL-PA4B-740-U-T4W-BZ

Product Family	Light Engine	Configuration	Driver Current	Color Temperature	Voltage	Distribution	Mounting	Finish
PRV-P Pole Mount	PRV-P Pole Mount	A-Adjustable Arm	1000mA Nominal	4000K, 5000K, 6000K, 7000K, 8000K, 9000K, 10000K	120V, 277V, 347V	2-Beam, 4-Beam, 6-Beam, 8-Beam, 10-Beam, 12-Beam, 14-Beam, 16-Beam, 18-Beam, 20-Beam, 22-Beam, 24-Beam, 26-Beam, 28-Beam, 30-Beam, 32-Beam, 34-Beam, 36-Beam, 38-Beam, 40-Beam, 42-Beam, 44-Beam, 46-Beam, 48-Beam, 50-Beam, 52-Beam, 54-Beam, 56-Beam, 58-Beam, 60-Beam, 62-Beam, 64-Beam, 66-Beam, 68-Beam, 70-Beam, 72-Beam, 74-Beam, 76-Beam, 78-Beam, 80-Beam, 82-Beam, 84-Beam, 86-Beam, 88-Beam, 90-Beam, 92-Beam, 94-Beam, 96-Beam, 98-Beam, 100-Beam	Adjustable Arm	Black, White, Silver
PRV-W Wall Mount	PRV-W Wall Mount	A-Adjustable Arm	1000mA Nominal	4000K, 5000K, 6000K, 7000K, 8000K, 9000K, 10000K	120V, 277V, 347V	2-Beam, 4-Beam, 6-Beam, 8-Beam, 10-Beam, 12-Beam, 14-Beam, 16-Beam, 18-Beam, 20-Beam, 22-Beam, 24-Beam, 26-Beam, 28-Beam, 30-Beam, 32-Beam, 34-Beam, 36-Beam, 38-Beam, 40-Beam, 42-Beam, 44-Beam, 46-Beam, 48-Beam, 50-Beam, 52-Beam, 54-Beam, 56-Beam, 58-Beam, 60-Beam, 62-Beam, 64-Beam, 66-Beam, 68-Beam, 70-Beam, 72-Beam, 74-Beam, 76-Beam, 78-Beam, 80-Beam, 82-Beam, 84-Beam, 86-Beam, 88-Beam, 90-Beam, 92-Beam, 94-Beam, 96-Beam, 98-Beam, 100-Beam	Adjustable Arm	Black, White, Silver
PRV-M Mast Arm	PRV-M Mast Arm	A-Adjustable Arm	1000mA Nominal	4000K, 5000K, 6000K, 7000K, 8000K, 9000K, 10000K	120V, 277V, 347V	2-Beam, 4-Beam, 6-Beam, 8-Beam, 10-Beam, 12-Beam, 14-Beam, 16-Beam, 18-Beam, 20-Beam, 22-Beam, 24-Beam, 26-Beam, 28-Beam, 30-Beam, 32-Beam, 34-Beam, 36-Beam, 38-Beam, 40-Beam, 42-Beam, 44-Beam, 46-Beam, 48-Beam, 50-Beam, 52-Beam, 54-Beam, 56-Beam, 58-Beam, 60-Beam, 62-Beam, 64-Beam, 66-Beam, 68-Beam, 70-Beam, 72-Beam, 74-Beam, 76-Beam, 78-Beam, 80-Beam, 82-Beam, 84-Beam, 86-Beam, 88-Beam, 90-Beam, 92-Beam, 94-Beam, 96-Beam, 98-Beam, 100-Beam	Adjustable Arm	Black, White, Silver

Product Family	Light Engine	Configuration	Driver Current	Color Temperature	Voltage	Distribution	Mounting	Finish
PRV-P Pole Mount	PRV-P Pole Mount	A-Adjustable Arm	1000mA Nominal	4000K, 5000K, 6000K, 7000K, 8000K, 9000K, 10000K	120V, 277V, 347V	2-Beam, 4-Beam, 6-Beam, 8-Beam, 10-Beam, 12-Beam, 14-Beam, 16-Beam, 18-Beam, 20-Beam, 22-Beam, 24-Beam, 26-Beam, 28-Beam, 30-Beam, 32-Beam, 34-Beam, 36-Beam, 38-Beam, 40-Beam, 42-Beam, 44-Beam, 46-Beam, 48-Beam, 50-Beam, 52-Beam, 54-Beam, 56-Beam, 58-Beam, 60-Beam, 62-Beam, 64-Beam, 66-Beam, 68-Beam, 70-Beam, 72-Beam, 74-Beam, 76-Beam, 78-Beam, 80-Beam, 82-Beam, 84-Beam, 86-Beam, 88-Beam, 90-Beam, 92-Beam, 94-Beam, 96-Beam, 98-Beam, 100-Beam	Adjustable Arm	Black, White, Silver
PRV-W Wall Mount	PRV-W Wall Mount	A-Adjustable Arm	1000mA Nominal	4000K, 5000K, 6000K, 7000K, 8000K, 9000K, 10000K	120V, 277V, 347V	2-Beam, 4-Beam, 6-Beam, 8-Beam, 10-Beam, 12-Beam, 14-Beam, 16-Beam, 18-Beam, 20-Beam, 22-Beam, 24-Beam, 26-Beam, 28-Beam, 30-Beam, 32-Beam, 34-Beam, 36-Beam, 38-Beam, 40-Beam, 42-Beam, 44-Beam, 46-Beam, 48-Beam, 50-Beam, 52-Beam, 54-Beam, 56-Beam, 58-Beam, 60-Beam, 62-Beam, 64-Beam, 66-Beam, 68-Beam, 70-Beam, 72-Beam, 74-Beam, 76-Beam, 78-Beam, 80-Beam, 82-Beam, 84-Beam, 86-Beam, 88-Beam, 90-Beam, 92-Beam, 94-Beam, 96-Beam, 98-Beam, 100-Beam	Adjustable Arm	Black, White, Silver
PRV-M Mast Arm	PRV-M Mast Arm	A-Adjustable Arm	1000mA Nominal	4000K, 5000K, 6000K, 7000K, 8000K, 9000K, 10000K	120V, 277V, 347V	2-Beam, 4-Beam, 6-Beam, 8-Beam, 10-Beam, 12-Beam, 14-Beam, 16-Beam, 18-Beam, 20-Beam, 22-Beam, 24-Beam, 26-Beam, 28-Beam, 30-Beam, 32-Beam, 34-Beam, 36-Beam, 38-Beam, 40-Beam, 42-Beam, 44-Beam, 46-Beam, 48-Beam, 50-Beam, 52-Beam, 54-Beam, 56-Beam, 58-Beam, 60-Beam, 62-Beam, 64-Beam, 66-Beam, 68-Beam, 70-Beam, 72-Beam, 74-Beam, 76-Beam, 78-Beam, 80-Beam, 82-Beam, 84-Beam, 86-Beam, 88-Beam, 90-Beam, 92-Beam, 94-Beam, 96-Beam, 98-Beam, 100-Beam	Adjustable Arm	Black, White, Silver

NOTES:  
 1. All dimensions are in millimeters unless otherwise specified.  
 2. See catalog for 3000K CCT and warm white.  
 3. For more information, visit our website at www.cooperlighting.com.

### Lumensafe Integrated Network Security Camera Technology Options (Add as Suffix)

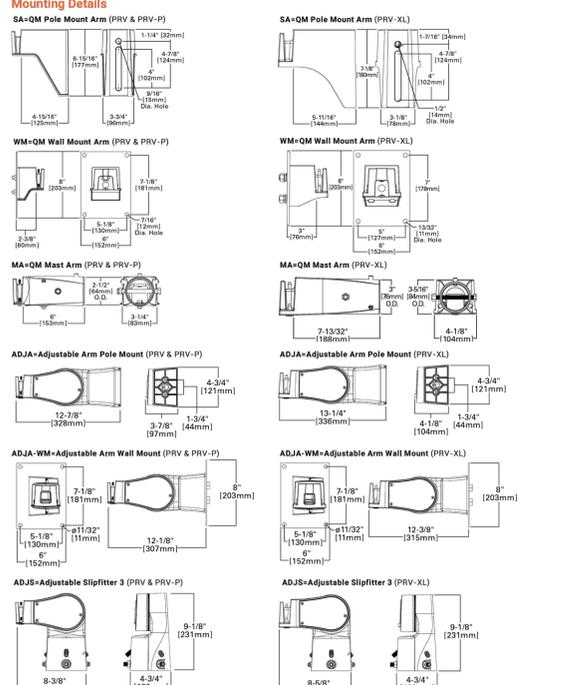
Product Family	Camera Type	Data Backhaul
Lumensafe Technology	H-Dome Camera, High Res P-Dome Camera, Network Ptz	C-Cable, Customer Installed SIM Card F-Fiber, Factory Installed SIM Card V-VLAN, Factory Installed Network SIM Card



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## Lumark Prevail Discrete LED

### Mounting Details



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## Lumark Prevail Discrete LED

### Energy and Performance Data

Power and Lumens

Product Family	Power (Watts)	Lumens	Efficacy (lm/W)
PRV-P Pole Mount	31 - 100	4,300 - 68,000	138 - 157
PRV-W Wall Mount	31 - 100	4,300 - 68,000	138 - 157
PRV-M Mast Arm	31 - 100	4,300 - 68,000	138 - 157

Product Family	Power (Watts)	Lumens	Efficacy (lm/W)
PRV-P Pole Mount	31 - 100	4,300 - 68,000	138 - 157
PRV-W Wall Mount	31 - 100	4,300 - 68,000	138 - 157
PRV-M Mast Arm	31 - 100	4,300 - 68,000	138 - 157



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PROJECT  
 221158



601 OLD CHENEY RD., SUITE A  
 LINCOLN, NEBRASKA 68512  
 (402).484.7342  
 • ENGINEERING  
 • PLANNING  
 • LANDSCAPE ARCHITECTURE

ISSUED FOR	DATE
CLIENT REVIEW	12/22/23
CITY SUBMITTAL	4/2/24
CLIENT REVIEW	6/14/24
REVISION 1 SUBMITTAL	6/21/24
REVISION 2 SUBMITTAL	8/8/24
TECHNICAL SUBMITTAL	9/9/24



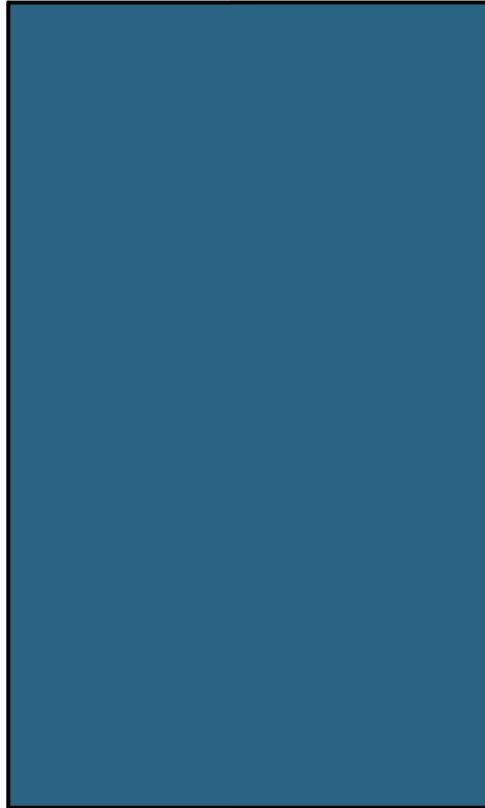
SEVEN BREW COFFEE  
 21905 E QUINCY AVE.  
 AURORA, COLORADO. 80018  
 PHOTOMETRIC DETAILS



SHEET NO.  
 11

# SEVEN BREW COFFEE AND CONDITIONAL USE

EAST QUINCY HIGHLANDS SUBDIVISION FILING NO. 11  
 A RESUBDIVISION OF LOT 6, EAST QUINCY HIGHLANDS SUBDIVISION FILING NO. 9  
 LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 1,  
 TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



**BLUE METAL PANEL MP-2**  
 BRAND: BERRIDGE  
 COLOR: ROYAL BLUE  
 FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



**COPING TRIM METAL MP-3; SCREENING METAL MP-4**  
 BRAND: BERRIDGE  
 COLOR: ZINC GREY  
 FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39



**VERTICAL METAL PANEL MP-1**  
 BRAND: BERRIDGE  
 COLOR: ZINC GREY  
 FINISH: BR-12



**THIN BRICK PANEL SIDING - BRK-1**  
 BRAND: NICHIHA  
 COLOR: STEELE  
 FINISH: TUFFBLOCK

PROJECT  
221158

**REGA ENGINEERING**

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 21905 E QUINCY AVE.  
 AURORA, COLORADO. 80018  
 MATERIALS BOARD BY VERITAS AD

