

LEGAL DESCRIPTION

LOT 2, BLOCK 1, POTOMAC EAST SUBDIVISION FILING NO. 5, A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

BENCHMARK

CITY OF AURORA BENCH MARK #458713SE902 BEING A 3" DIAM. BRASS CAP ATOP THE NORTH SIDE OF A CURB OPENING INLET STRUCTURE, SAID CAP BEING 3.9 FEET WEST OF WEST FLOWLINE POTOMAC STREET & APPROX. 25 FEET NORTH OF NORTH FLOWLINE MISSISSIPPI AVENUE.

ELEVATION = 5578.57 FEET (NAVD 1988)

SITE ADDRESS

13792 E. MISSISSIPPI AVE.
AURORA, CO 80012

DEVELOPER

EAST RANGE DEVELOPMENT, LLC
9150 COMMERCE CENTER CIRCLE
LITTLETON, CO 80120
(316) 650-2286
CONTACT: BILL PYLE

SURVEYOR

TRUE NORTH SURVEYING & MAPPING, LLC
9623 MALLARD POND WAY
LITTLETON, CO 80125
(303) 484-8886
CONTACT: WILLIAM G. BUNTROCK, PLS

CIVIL ENGINEER

FARNSWORTH GROUP
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, CO 80111
(303) 692-8838
CONTACT: RYAN LOFTUS, PE

LANDSCAPE ARCHITECT

FARNSWORTH GROUP
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, CO 80111
(303) 692-8838
CONTACT: JON SPENCER, PLA

ARCHITECT

VERITAS ARCHITECTURE + DESIGN
707 N. 6TH STREET.
KANSAS CITY, KS 66101
(813) 824-1610
CONTACT: ADDISON BLISS

MEP

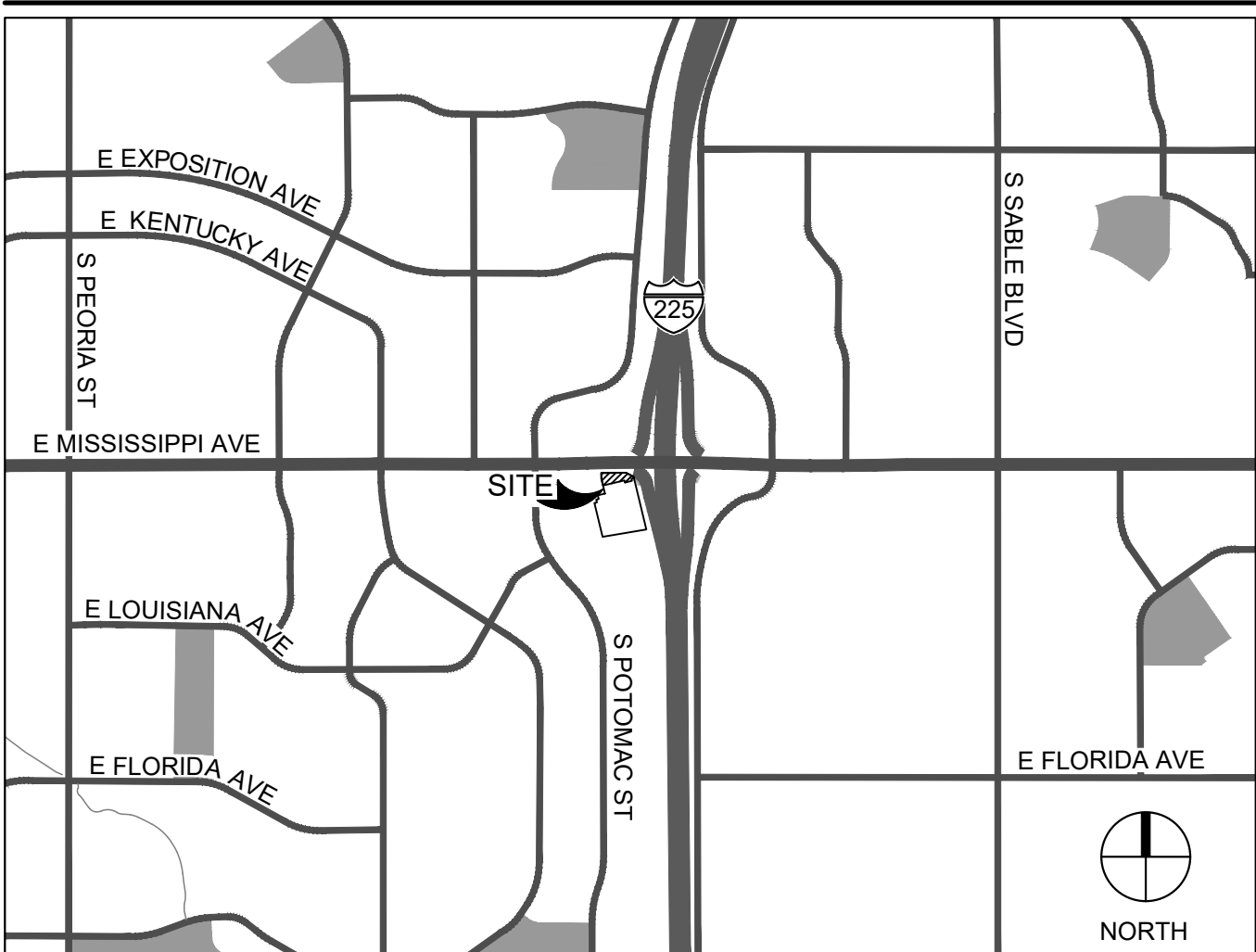
VERITAS ARCHITECTURE + DESIGN
707 N. 6TH STREET.
KANSAS CITY, KS 66101
(813) 824-1610
CONTACT: ADDISON BLISS

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 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 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2017.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND 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 ROADS 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.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- 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, 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 UNOBTSTRUCTED 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.
- THERE WILL BE NO OUTSIDE, OVERNIGHT STORAGE OF VEHICLES ON THE SITE.
- THE 2021 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC), AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT. TO INSTALL STOP SIGNS AND STREET NAME SIGNS AT THE SITE ACCESS POINTS ONTO PUBLIC STREETS. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
- EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT, A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

SEVEN BREW DRIVE THRU COFFEE
SITE PLAN & CONDITIONAL USE
A PORTION OF LOT 2, BLOCK 1, POTOMAC EAST SUBDIVISION FILING NO. 5
LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4
SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

VICINITY MAP



SHEET INDEX

SHEET 1	COVER SHEET	SHEET 10	EXTERIOR ELEVATIONS
SHEET 2	OVERALL CONTEXTUAL SITE PLAN	SHEET 11	EXTERIOR ELEVATIONS
SHEET 3	SITE PLAN	SHEET 12	EXTERIOR ELEVATIONS
SHEET 4	SITE DETAILS	SHEET 13	TRASH ENCLOSURE
SHEET 5	SIGNING & STRIPING PLAN	SHEET 14	PHOTOMETRIC PLAN
SHEET 6	SIGNING & STRIPING DETAILS	SHEET 15	PHOTOMETRIC DETAILS
SHEET 7	GRADING AND UTILITY PLAN		
SHEET 8	LANDSCAPE PLAN		
SHEET 9	LANDSCAPE NOTES & DETAILS		

SITE DATA CHART

	EXISTING CONDITIONS	PROPOSED CONDITIONS
LAND AREA WITHIN PROPERTY LINES	3.94 ACRES (171,639 SF) GROSS LAND AREA	0.49 ACRE (21,155 SF) LOT AREA
NUMBER OF BUILDINGS	-	1
BUILDING HEIGHT**	-	19'-9 7/16" ***
CONSTRUCTION TYPE	-	NOT SPRINKLERED
OCCUPANCY CLASSIFICATION	-	BUSINESS GROUP B
TOTAL BUILDING COVERAGE AND GFA	-	760 SF = 0.04 FAR (4%)
HARD SURFACE AREA	-	10,856 SF (51%)
LANDSCAPE AREA	-	7,346 SF (35%)
SIDEWALKS AND PATIOS	-	2,193 SF (10%)
PRESENT ZONING CLASSIFICATION	MIXED-USE CORRIDOR DISTRICT (MU-C), SUBAREA A	-
MAXIMUM PERMITTED/ ALLOWABLE SIGN AREA*		154 SF TOTAL
NUMBER OF SIGNS*	-	2- 20.37 SF BLDG SIGNS, 2- 3.94 SF BLDG SIGNS, 1- 28.27 SF BLDG SIGN (76.89 SF TOTAL)
PROPOSED MONUMENT SIGN	-	0
PROPOSED MONUMENT SIGN AREA	-	0 SF PER SIDE
PARKING SPACES**	201 REGULAR PARKING SPOTS 7 HANDICAP PARKING SPOTS	8 REGULAR + 1 HANDICAP SPACE ON PAD SITE. 47 TOTAL ON SITE SPACES TO BE REMOVED
ACCESSIBLE SPACES	7	1 REQUIRED ON PAD SITE / 1 PROPOSED
VAN ACCESSIBLE SPACES	4	1 REQUIRED ON PAD SITE / 1 PROPOSED
STACKING SPACES		11 TOTAL, NO MENU BOARD
LOADING SPACES REQUIRED	-	0 REQUIRED / 0 PROPOSED
BICYCLE PARKING REQUIRED		1 REQUIRED / 2 PROPOSED (1 BIKE RACK)

*ALLOWABLE SIGNAGE IS 5 SIGNS MAXIMUM (INCLUDES WALL AND MONUMENT SIGNS, BUT NOT DRIVE-THRU SIGNAGE) WITH A MAXIMUM SIGN AREA EQUAL TO 2 SQ FT PER LINEAR FOOT OF E MISSISSIPPI FRONTAGE (68.5' BLDG FRONTAGE X 2' (PER FOOT OF FRONTAGE) = 137 SQ FT).

**NUMBER OF REQUIRED SPACES IS 2.5 SPACES PER 1,000 SF GFA. (2 SPACES THAT INCLUDES 1 ACCESSIBLE SPACE)

SIGNATURE BLOCK

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

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

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

BY: _____
(PRINCIPALS OR OWNERS)

STATE OF COLORADO _____)ss
COUNTY OF _____)

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

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC) _____
(NOTARY SEAL)

MY COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANING 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: _____

AMENDMENT BLOCK:



Farnsworth
GROUP

5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, CO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

FARNSWORTH GROUP, INC			
ISSUES & REVISIONS			
NO.:	1	DATE: 11.03.23	BY: MEH
DESCRIPTION: REVISIONS PER INITIAL REVIEW COMMENTS			
NO.:	2	DATE: 02.28.24	BY: MEH
DESCRIPTION: REVISIONS PER 2ND ROUND COMMENTS			
NO.:	3	DATE: -	BY: -
DESCRIPTION: -			
NO.:	4	DATE: -	BY: -
DESCRIPTION: -			
NO.:	5	DATE: -	BY: -
DESCRIPTION: -			
NO.:	6	DATE: -	BY: -
DESCRIPTION: -			
DATE: 5/15/2023			
SCALE: -			
PROJECT MANAGER: JDS		PROJECT NO.:	
DRAWN BY: JDS		DRAWING FILE:	

PROJECT:
7 BREW
13792 E. MISSISSIPPI AVE.
AURORA, CO 80012

CLIENT:
BRIAN PYLE
ERC MANAGEMENT
9150 COMMERCE CENTER CIRCLE,
SUITE 135
HIGHLANDS RANCH, CO 80129
TEL.: (720) 328-3299

SHEET TITLE:
COVER SHEET

SHEET NUMBER:

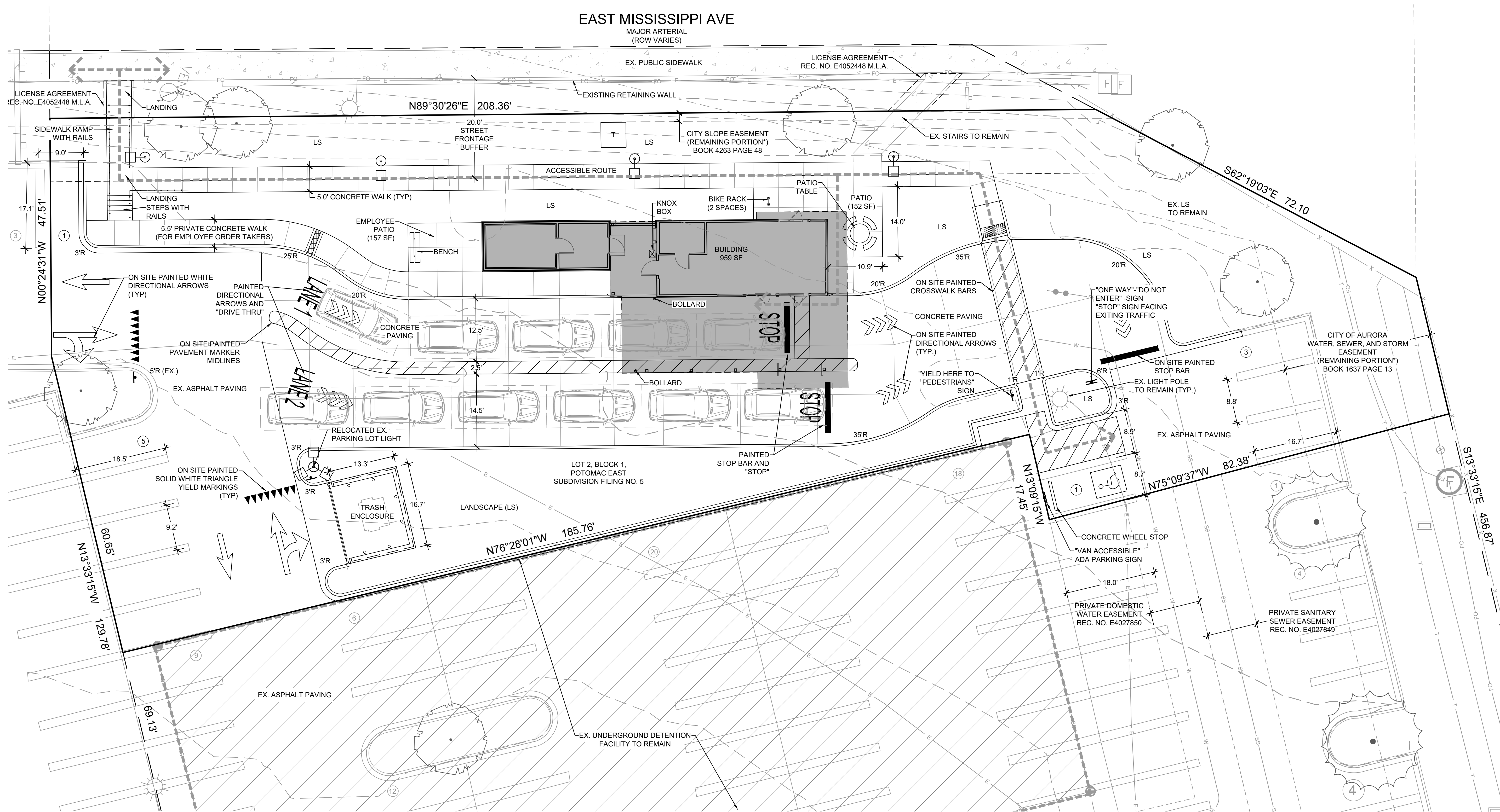
1 OF 15

[illegible]

SEVEN BREW DRIVE THRU COFFEE
SITE PLAN & CONDITIONAL USE
A PORTION OF LOT 2, BLOCK 1, POTOMAC EAST SUBDIVISION FILING NO. 5
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SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN,
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EAST MISSISSIPPI AVE

MAJOR ARTERIAL
(ROW VARIES)

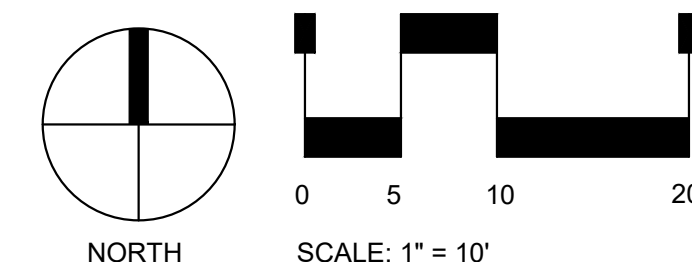


LEGEND

	PROPERTY LINE		ACCESSIBLE ROUTE
	ADJACENT LOT LINE		PROPOSED TRAFFIC SIGN
	EXISTING EASEMENT		PROPOSED WHEEL STOP
	PROPOSED EASEMENT		PARKING SPACE COUNT
	EXISTING SIDEWALK		EX. PARKING SPACE BOX
	EXISTING CURB & GUTTER		PROPOSED KNOX BOX
	PROPOSED SIDEWALK		EX. DECIDUOUS TREE TO REMAIN
	PROPOSED CURB & GUTTER		EX. EVERGREEN TREE TO REMAIN
	RELOCATED EX. PARKING LOT LIGHT		
	PROPOSED SITE LIGHTING		
	EXISTING SITE LIGHTING		
	EXISTING TRAFFIC SIGN		

NOTES:

- 1) BEARINGS AND DISTANCES SHOWN PER ALTA / NSPS LAND TITLE SURVEY PREPARED BY TRUE NORTH SURVEYING AND MAPPING, LLC DATED 7/13/2022 AS PROVIDED BY ARMSTRONG CAPITAL DEVELOPMENT, LLC AND SHALL BE VERIFIED.
- 2) EASEMENTS SHOWN PER ALTA / NSPS LAND TITLE SURVEY PREPARED BY TRUE NORTH SURVEYING AND MAPPING, LLC DATED 7/13/2022, AS PROVIDED BY ARMSTRONG CAPITAL DEVELOPMENT, LLC AND SHALL BE VERIFIED.



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DESCRIPTION: -			
NO. 4	DATE: -	BY: -	
DESCRIPTION: -			
NO. 5	DATE: -	BY: -	
DESCRIPTION: -			
NO. 6	DATE: -	BY: -	
DESCRIPTION: -			
DATE: 5/15/2023	SCALE: 1"=10'		
PROJECT MANAGER: JDS	PROJECT NO.:		
DRAWN BY: JDS	DRAWING FILE:		

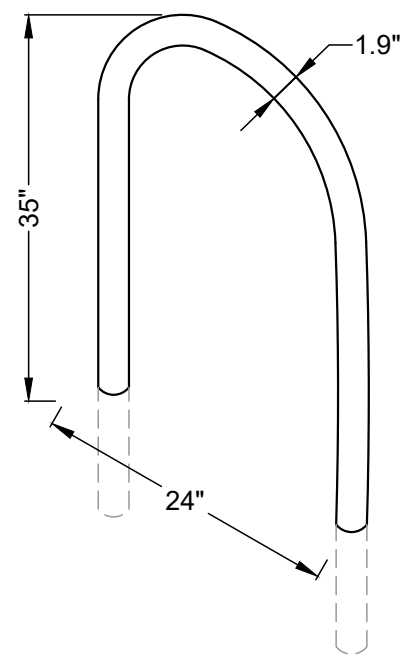
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13792 E. MISSISSIPPI AVE.
AURORA, CO 80012

CLIENT:
BRIAN PYLE
ERC MANAGEMENT
9150 COMMERCE CENTER CIRCLE,
SUITE 135
HIGHLANDS RANCH, CO 80129
TEL: (720) 328-3299

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
3 OF 15

SEVEN BREW DRIVE THRU COFFEE
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PRODUCT NAME: DERO HOOP RACK
AS MANUFACTURED BY DERO BIKE RACKS
BIKES PARKED PER UNIT: 2
MATERIALS: 1.5" SCHEDULE 40 PIPE (1.9" OD) STAINLESS STEEL

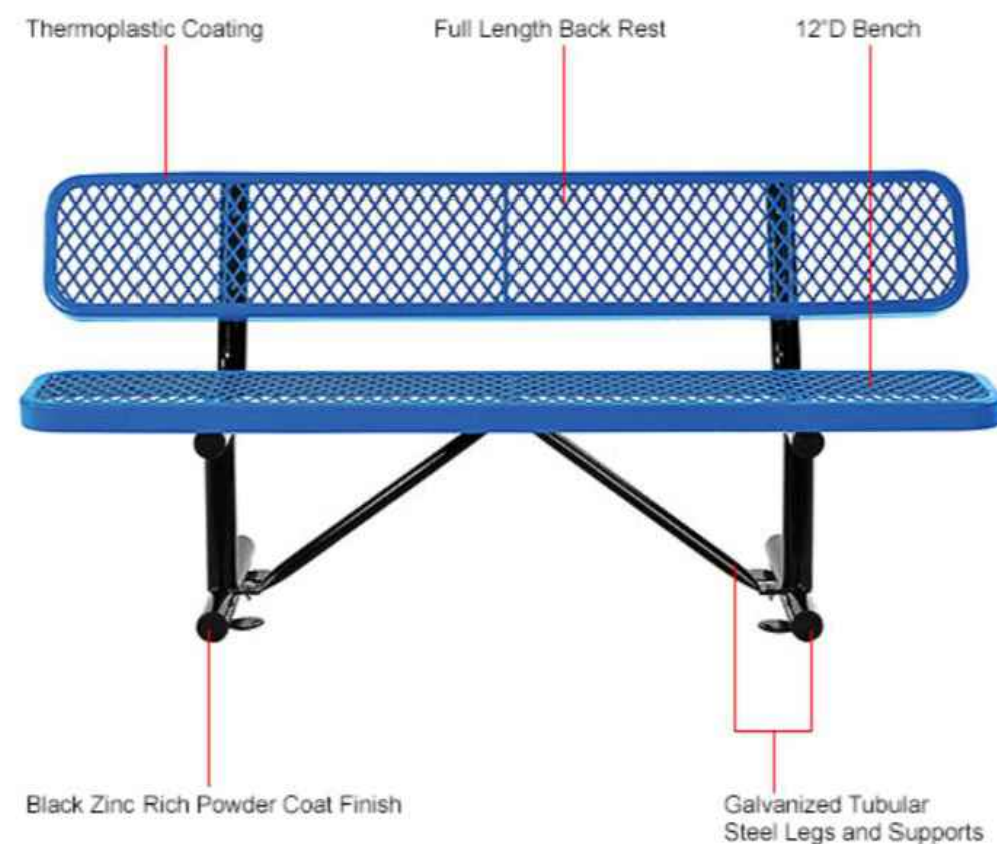
- NOTES:
1. INSTALL RACK IN THE DIRECTION AND LOCATION AS SHOWN ON PLAN, SPACED AS SHOWN MIN. 30" FROM BUILDING OR EDGE OF PAVEMENT.
 2. IN GROUND MOUNT INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 3. HOT DIPPED GALVANIZED FINISH, POWDERCOAT BLACK COLOR

BIKE RACK
NOT TO SCALE



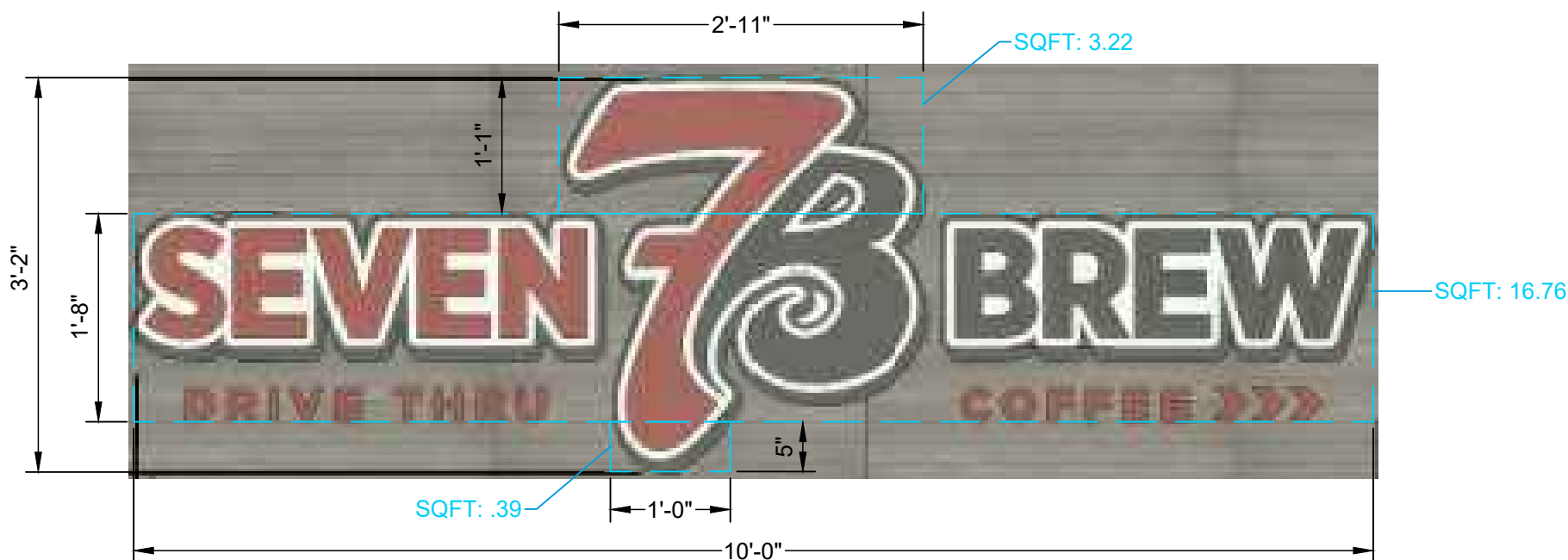
- NOTES:
1. GLOBAL INDUSTRIAL 46" ROUND PICNIC TABLE, EXPANDED METAL, WB277150BL
 2. BLUE COLOR
 3. SURFACE MOUNT W/ SPIKE ANCHORS, WB652776

PATIO TABLE
NOT TO SCALE



- NOTES:
1. GLOBAL INDUSTRIAL 6' OUTDOOR STEEL BENCH WITH BACKREST, EXPANDED METAL, WB277154BL
 2. BLUE COLOR
 3. SURFACE MOUNT W/ SPIKE ANCHORS, WB652776

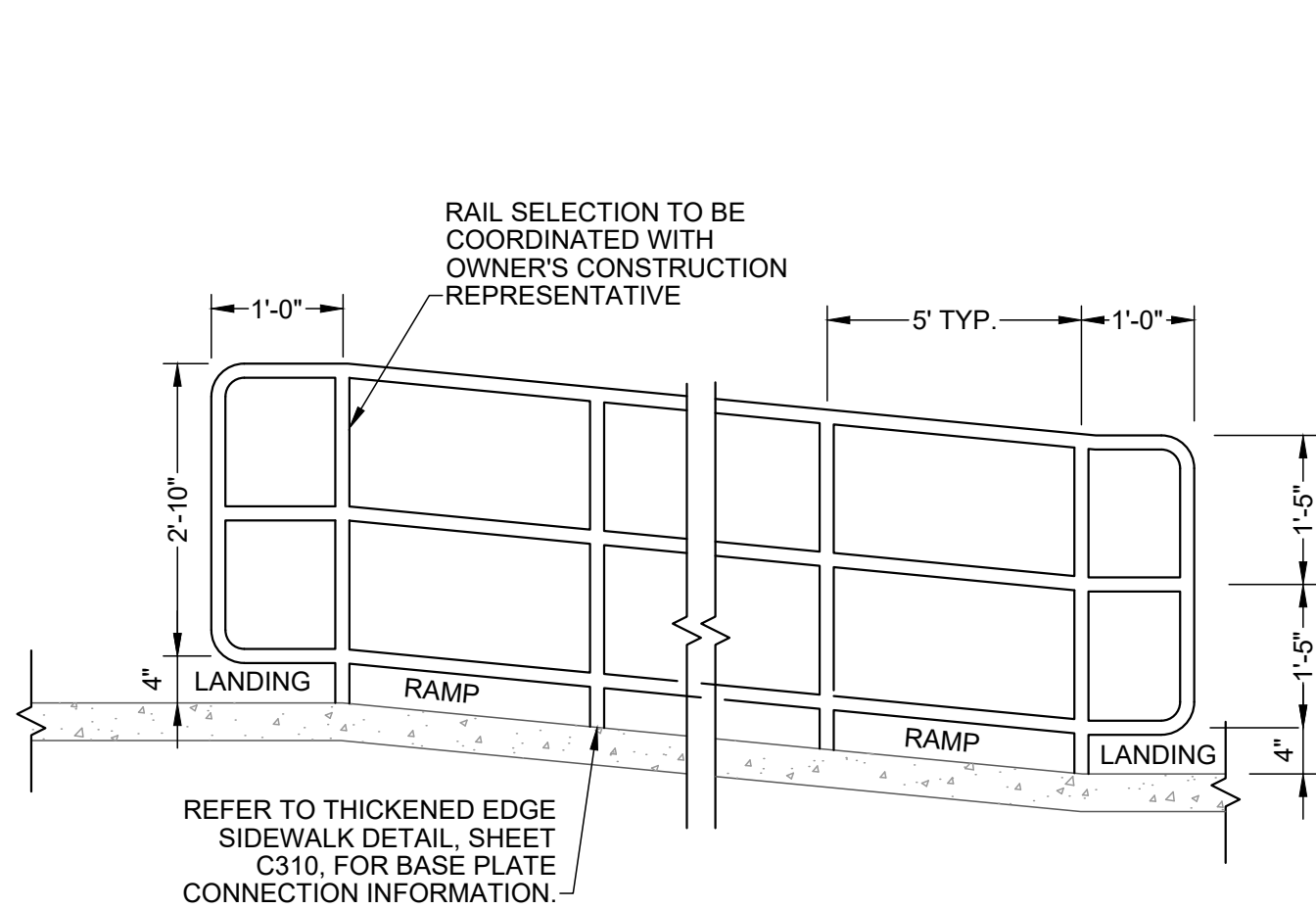
BENCH
NOT TO SCALE



SQ FT: 20.37

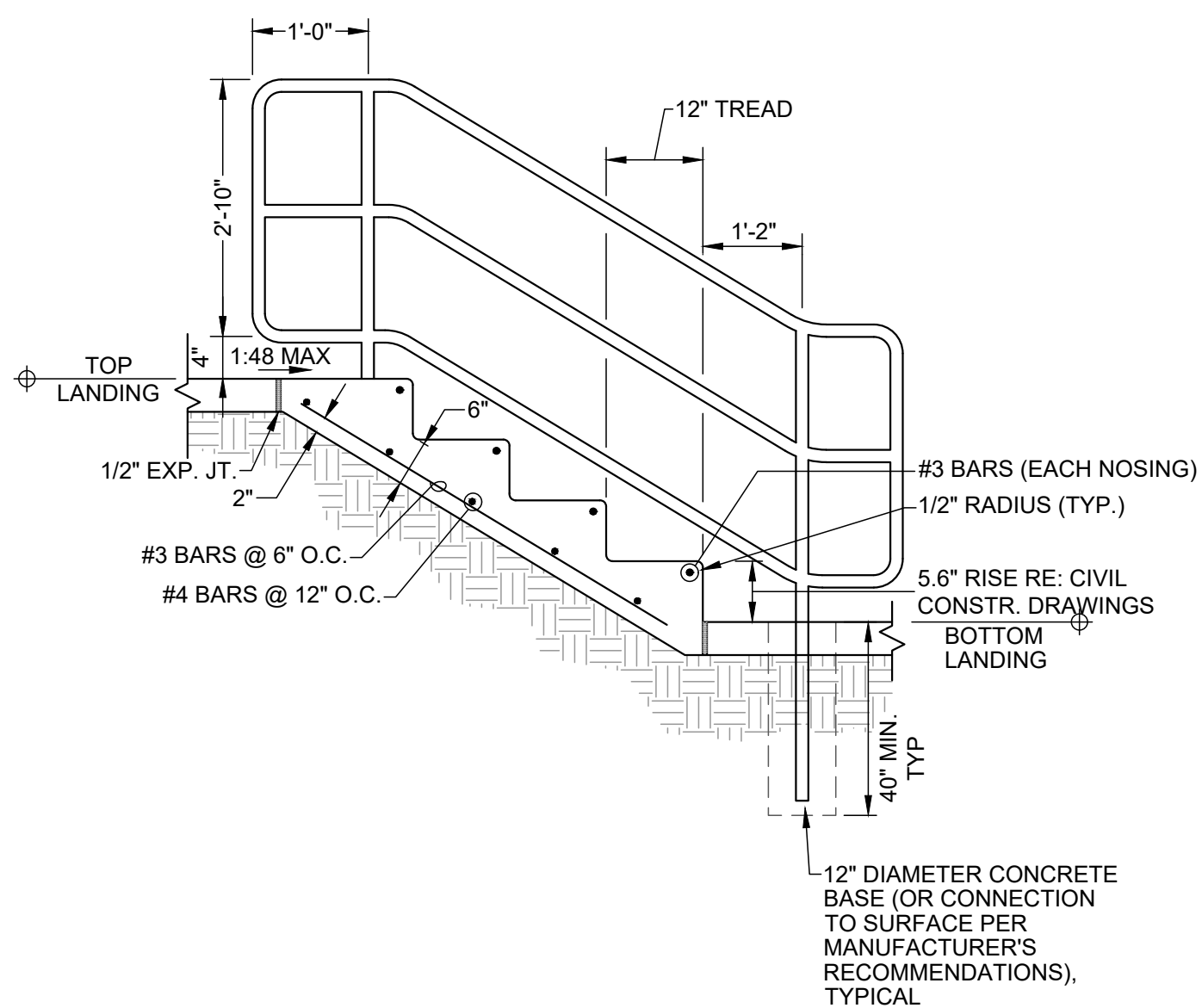
QTY: 2

WALL SIGN
NOT TO SCALE



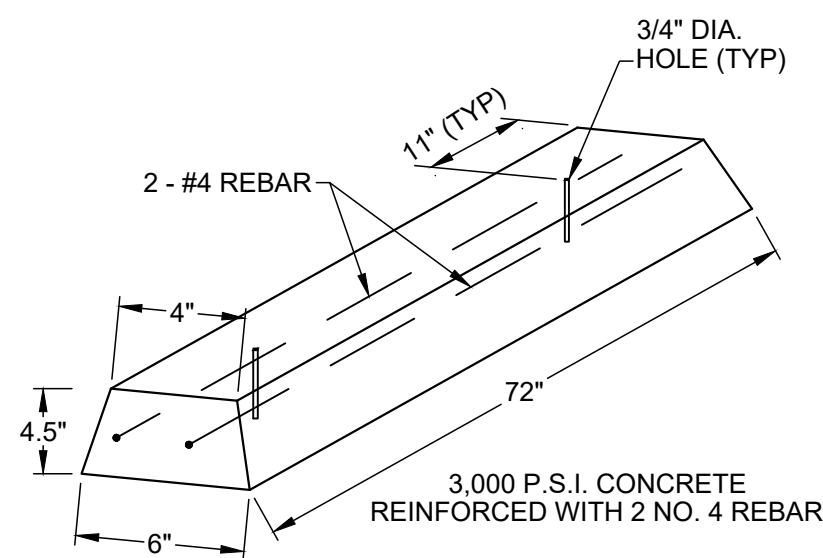
- NOTES:
1. RAMP NOT TO EXCEED 1:12 SLOPE. RISE BETWEEN LANDINGS NOT TO EXCEED 30 INCHES.
 2. RAIL SELECTION AND INSTALLATION TO BE COMPLIANT WITH SECTION 505 OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
 3. COMPACT SUB-GRADE IN ACCORDANCE WITH PAVING NOTE (TYP); SEE SITE PLAN.
 4. CONCRETE SHALL BE IN ACCORDANCE WITH PAVING NOTE; SEE SITE PLAN.

SIDEWALK RAMP
NOT TO SCALE

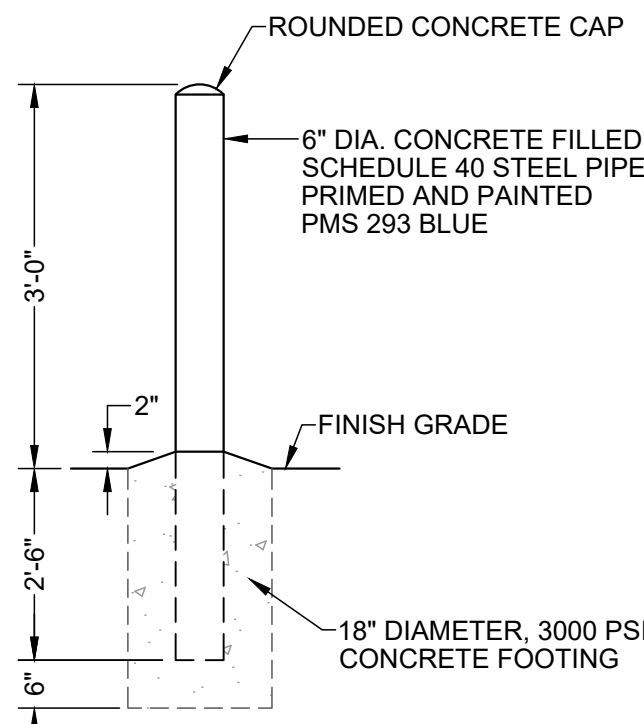


- NOTES:
1. HANDRAILS WHERE INDICATED IN PLAN. SELECTION AND INSTALLATION TO BE COMPLIANT WITH SECTION 505 OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
 2. COMPACT SUB-GRADE IN ACCORDANCE WITH PAVING NOTE (TYP.); SEE CIVIL CONSTRUCTION DRAWINGS.
 3. CONCRETE SHALL BE IN ACCORDANCE WITH PAVING NOTE; SEE CIVIL CONSTRUCTION DRAWINGS.

CONCRETE STEP & HANDRAIL
NOT TO SCALE



CONCRETE WHEEL STOP
NOT TO SCALE



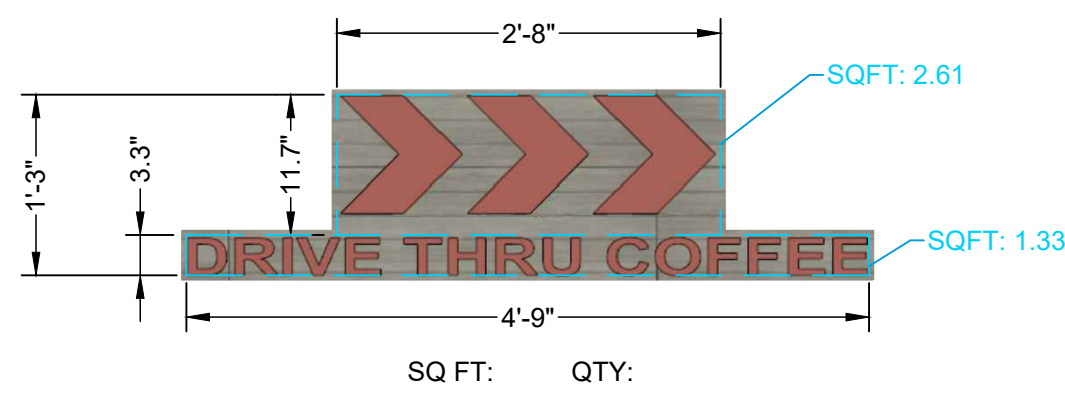
PIPE BOLLARD
NOT TO SCALE



SQ FT: 28.27

QTY: 1

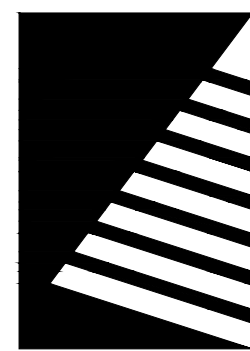
ROUND WALL SIGN
NOT TO SCALE



SQ FT: 3.94

QTY: 2

DIRECTIONAL WALL SIGN
NOT TO SCALE



Farnsworth
GROUP

5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, CO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

FARNSWORTH GROUP, INC

ISSUES & REVISIONS			
NO. 1	DATE: 11.03.23	BY: MEH	DESCRIPTION: REVISIONS PER INITIAL REVIEW COMMENTS
NO. 2	DATE: 02.28.24	BY: MEH	DESCRIPTION: REVISIONS PER 2ND ROUND COMMENTS
NO. 3	DATE: -	BY: -	DESCRIPTION: -
NO. 4	DATE: -	BY: -	DESCRIPTION: -
NO. 5	DATE: -	BY: -	DESCRIPTION: -
NO. 6	DATE: -	BY: -	DESCRIPTION: -

DATE: 5/15/2023	SCALE: -
PROJECT MANAGER: JDS	PROJECT NO.: -
DRAWN BY: JDS	DRAWING FILE: -

PROJECT:
7 BREW
13792 E. MISSISSIPPI AVE.
AURORA, CO 80012

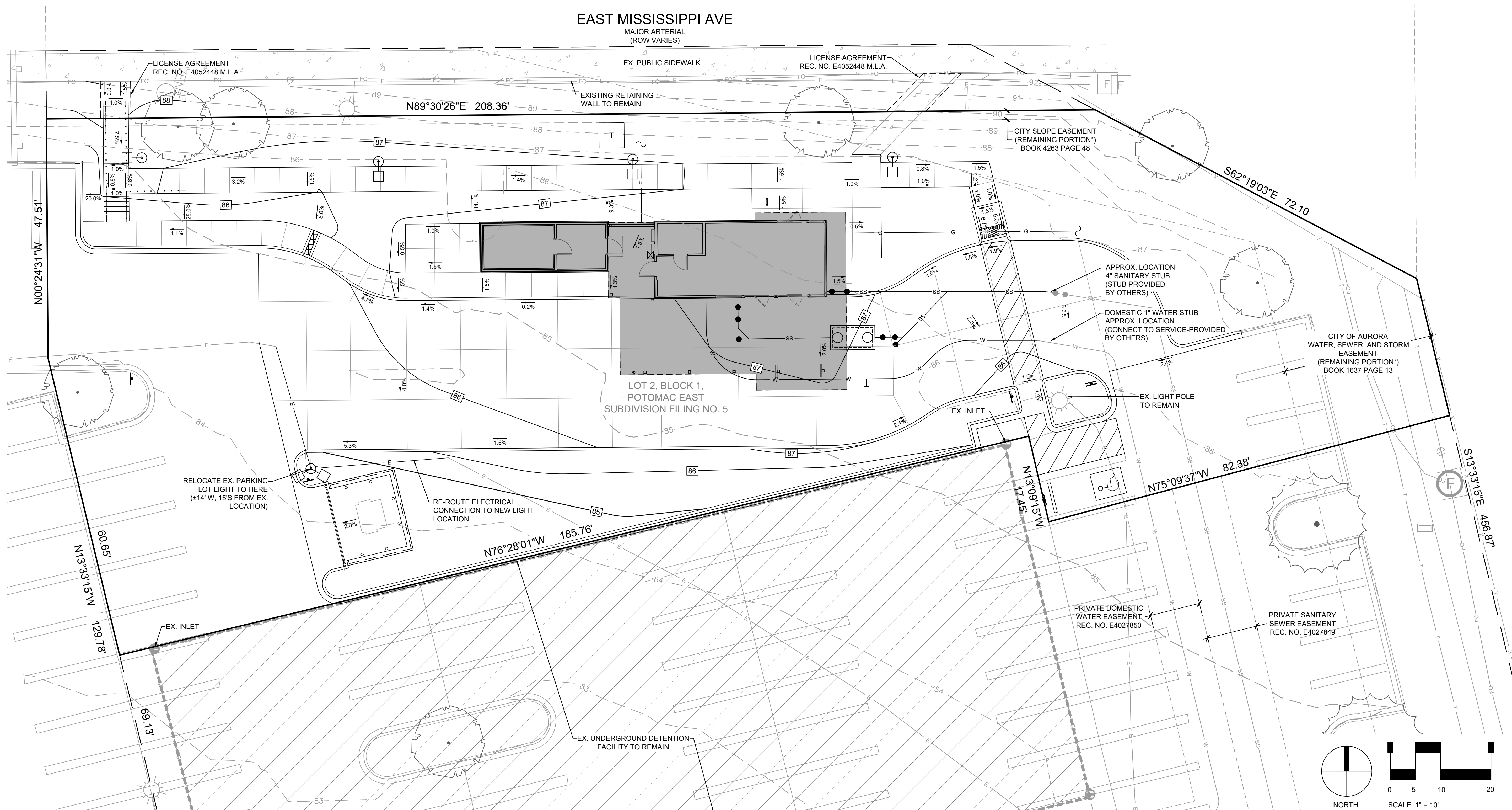
CLIENT:
BRIAN PYLE
ERC MANAGEMENT
9150 COMMERCE CENTER CIRCLE,
SUITE 135
HIGHLANDS RANCH, CO 80129
TEL: (720) 328-3299

SHEET TITLE:
SITE DETAILS

SHEET NUMBER:

4 OF 15

SEVEN BREW DRIVE THRU COFFEE
SITE PLAN & CONDITIONAL USE
A PORTION OF LOT 2, BLOCK 1, POTOMAC EAST SUBDIVISION FILING NO. 5
LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4
SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND

	PROPERTY LINE		PROPOSED GAS LINE		PARKING SPACE COUNT
	ADJACENT LOT LINE		EXISTING FIBER OPTIC LINE		EX. PARKING SPACE COUNT
	EXISTING EASEMENT		EXISTING WATER LINE		PROPOSED KNOX BOX
	PROPOSED EASEMENT		PROPOSED WATER LINE		EX. DECIDUOUS TREE TO REMAIN
	PROPOSED PARCEL BOUNDARY		EXISTING STORM SEWER		EX. EVERGREEN TREE TO REMAIN
	EXISTING SIDEWALK		EXISTING SANITARY SEWER		
	EXISTING CURB & GUTTER		PROPOSED SANITARY SEWER		
	PROPOSED SIDEWALK		RELOCATED EX. PARKING LOT LIGHT		
	PROPOSED CURB & GUTTER		PROPOSED SITE LIGHTING		
	EXISTING ELECTRIC LINE		EXISTING SITE LIGHTING		
	PROPOSED ELECTRIC LINE		EXISTING TRAFFIC SIGN		
	EXISTING TELEPHONE LINE		ACCESSIBLE ROUTE		
			PROPOSED TRAFFIC SIGN		
			PROPOSED WHEEL STOP		

DRAINAGE NOTE:

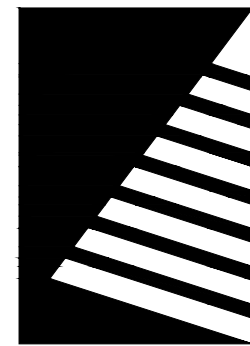
NO NEW STORM FACILITIES ARE PROPOSED. EXISTING STORM FACILITIES ON-SITE INCLUDING UNDERGROUND DETENTION SYSTEM SOUTH OF PROPOSED IMPROVEMENTS OF THIS SITE DEVELOPMENT PLAN ARE PRIVATE AND MAINTAINED BY THE PROPERTY OWNER.

NOTE:

DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.

CITY OF AURORA GENERAL NOTES:

- 1) MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- 2) THE MAXIMUM SLOPE WITHIN R.O.W. IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE R.O.W. IS 3:1.
- 3) 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.
- 4) THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
- 5) THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
- 6) THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.



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NO. 5	DATE: -	BY: -
DESCRIPTION:		
NO. 6	DATE: -	BY: -
DESCRIPTION:		

DATE:	SCALE:
5/15/2023	1"=10'
PROJECT MANAGER:	PROJECT NO.:
JDS	-
DRAWN BY:	DRAWING FILE:
JDS	-

PROJECT:
7 BREW
13792 E. MISSISSIPPI AVE.
AURORA, CO 80012

CLIENT:
BRIAN PYLE
ERC MANAGEMENT
9150 COMMERCE CENTER CIRCLE,
SUITE 135
HIGHLANDS RANCH, CO 80129
TEL: (720) 328-3299

SHEET TITLE:
GRADING AND UTILITY PLAN

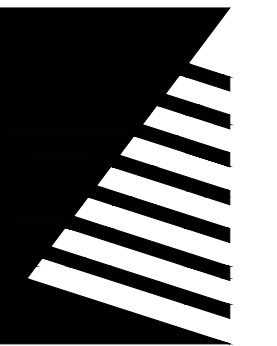
SHEET NUMBER:
7 OF 15

SEVEN BREW DRIVE THRU COFFEE
SITE PLAN & CONDITIONAL USE
A PORTION OF LOT 2, BLOCK 1, POTOMAC EAST SUBDIVISION FILING NO. 5
LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4
SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

EAST MISSISSIPPI AVE
MAJOR ARTERIAL
(ROW VARIES)

LEGEND

	PROPERTY LINE		PROPOSED TRAFFIC SIGN
	ADJACENT LOT LINE		PROPOSED WHEEL STOP
	EXISTING EASEMENT		PROPOSED KNOX BOX
	PROPOSED EASEMENT		EX. DECIDUOUS TREE TO REMAIN
	EXISTING SIDEWALK		EX. EVERGREEN TREE TO REMAIN
	EXISTING CURB & GUTTER		
	PROPOSED SIDEWALK		
	PROPOSED CURB & GUTTER		
	RELOCATED EX. PARKING LOT LIGHT		
	PROPOSED SITE LIGHTING		
	EXISTING SITE LIGHTING		
	EXISTING TRAFFIC SIGN		



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5/15/2023	1"=10'
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JDS	-
DRAWN BY:	DRAWING FILE:
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PROJECT:	
7 BREW	
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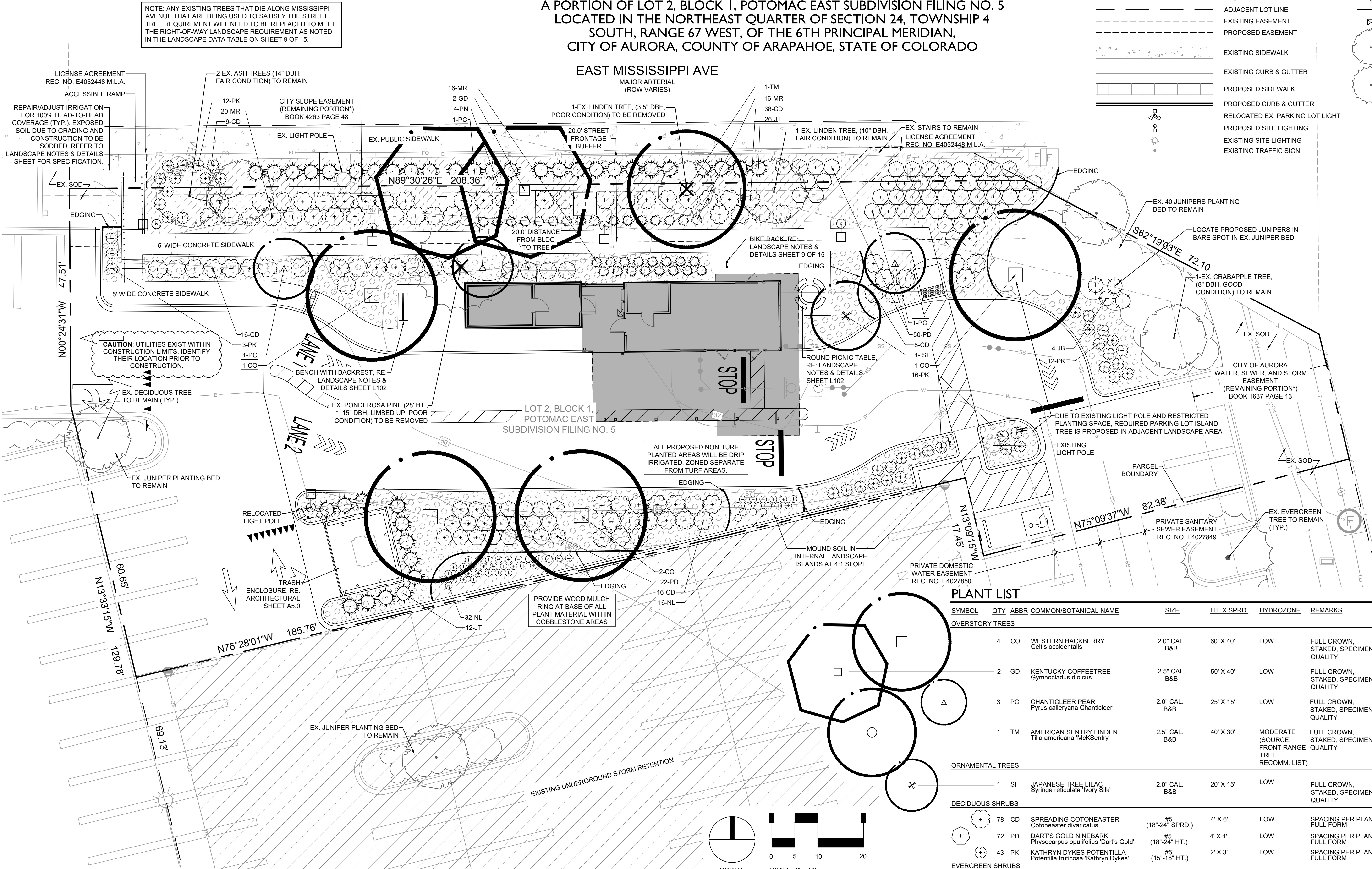
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HIGHLANDS RANCH, CO 80129
TEL: (720) 328-3299

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:

8 OF 15

L101



IRRIGATION NOTE

CONTRACTOR SHALL COORDINATE WITH THE PROPERTY OWNERSHIP AND MAINTENANCE GROUP THE LOCATIONS OF THE EXISTING IRRIGATION MAINLINES, LATERAL LINES, WIRING, AND HEADS IN THE FIELD. IF THERE IS COMMON IRRIGATION WITHIN NEW PLANTING AREAS WITHIN THE 7 BREW LOT, THE CONTRACTOR SHALL ISOLATE THE 7 BREW SYSTEM FROM THE SHOPPING CENTER SYSTEM. CUT, CAP, EXTEND, AND RECONNECT ALL MALL IRRIGATION MAINLINE, LATERAL LINES, AND WIRING AS NECESSARY. IMMEDIATELY REPAIR AND/OR REPLACE ANY EXISTING IRRIGATION DAMAGED DURING CONSTRUCTION. ADJUST EXISTING IRRIGATION AS NECESSARY TO MAINTAIN PROPER COVERAGE OF IRRIGATION TO REMAIN.

CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING MALL IRRIGATION IN PROPER FUNCTIONING ORDER DURING CONSTRUCTION. ONCE CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL ENSURE THE SHOPPING CENTER SYSTEM IS WORKING TO THE SATISFACTION OF THE SHOPPING CENTER OWNER/MAINTENANCE GROUP.

SITE LANDSCAPE MATERIALS

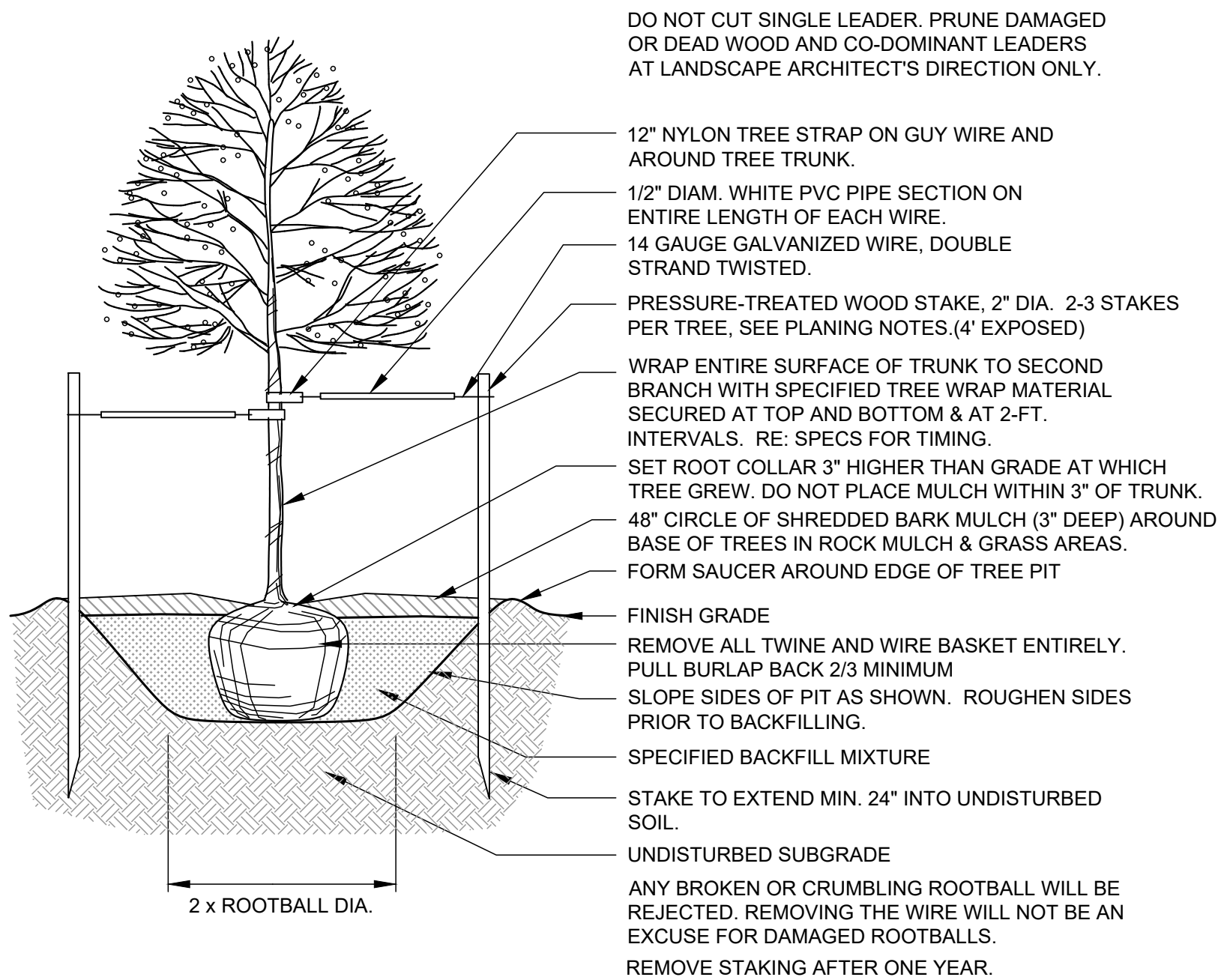
125 LF		4" ROLL-TOP STEEL EDGING
80 SF (APPROX.)		DROUGHT TOLERANT IRRIGATED GRASS SOD
2,910 SF		NATURE'S PRAIRIE TURF
		RIVER COBBLE MULCH
		2"-4" SIZE, OVER WEED BARRIER FABRIC, WASHED, ROUNDED, NEUTRAL COLOR MIX OF TAN, BROWN, PINK, GRAY AND SHADES OF CREAM
3,774 SF		BARK MULCH, 3" THICK LAYER DOUBLE SHREDDED WESTERN RED CEDAR

NOTE: 1) IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND THE LANDSCAPE LEGEND, THE PLANT MATERIAL QUANTITY AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.
2) TREE CALIPER FOR PROPOSED TREES SHALL BE MEASURED 6" ABOVE GROUND LEVEL.

PLANT LIST

SYMBOL	QTY	ABBR	COMMON/BOTANICAL NAME	SIZE	HT. X SPRD.	HYDROZONE	REMARKS
OVERSTORY TREES							
4 CO			WESTERN HACKBERRY <i>Celtis occidentalis</i>	2.0" CAL. B&B	60' X 40'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
2 GD			KENTUCKY COFFEETREE <i>Gymnocladus dioica</i>	2.5" CAL. B&B	50' X 40'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
3 PC			CHANTICLEER PEAR <i>Pyrus calleryana</i> 'Chanticleer'	2.0" CAL. B&B	25' X 15'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
1 TM			AMERICAN SENTRY LINDEN <i>Tilia americana</i> 'McKsentry'	2.5" CAL. B&B	40' X 30'	MODERATE (SOURCE: FRONT RANGE TREE RECOMM. LIST)	FULL CROWN, STAKED, SPECIMEN QUALITY
ORNAMENTAL TREES							
1 SI			JAPANESE TREE LILAC <i>Syringa reticulata</i> 'Ivory Silk'	2.0" CAL. B&B	20' X 15'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
DECIDUOUS SHRUBS							
78 CD			SPREADING COTONEASTER <i>Cotoneaster divaricatus</i>	#5 (18"-24" SPRD.)	4' X 6'	LOW	SPACING PER PLAN FULL FORM
72 PD			DART'S GOLD NINEBARK <i>Physocarpus opulifolius</i> 'Dart's Gold'	#5 (18"-24" HT.)	4' X 4'	LOW	SPACING PER PLAN FULL FORM
43 PK			KATHRYN DYKES POTENTILLA <i>Potentilla fruticosa</i> 'Kathryn Dykes'	#5 (15"-18" HT.)	2' X 3'	LOW	SPACING PER PLAN FULL FORM
EVERGREEN SHRUBS							
4 JB			BUFFALO JUNIPER <i>Juniperus sabina</i> 'Buffalo'	#5 (15"-18" HT.)	1.5' X 7'	LOW	SPACING PER PLAN FULL FORM
38 JT			TAMMY JUNIPER <i>Juniperus sabina</i> 'Tamariscifolia'	#5 (18"-24" HT.)	5' X 7'	LOW	SPACING PER PLAN FULL FORM
4 PN			BIRD'S NEST SPRUCE <i>Picea abies</i> 'Nidiformis'	#5 (18"-24" HT.)	3' X 6'	MODERATE (SOURCE: CO SPR UTILITIES WATER WISE PLANTS)	SPACING PER PLAN FULL FORM
PERENNIALS / GROUND COVER							
32 MR			CREeping OREGON GRAPE HOLLY <i>Mahonia repens</i>	#1 (12"-15" HT.)	3' X 3'	LOW	SPACING PER PLAN FULL FORM
48 NL			LITTLE TRUDY CATMINT <i>Nepeta x Little Trudy</i>	#1	8" X 1.5'	LOW	SPACING PER PLAN FULL FORM

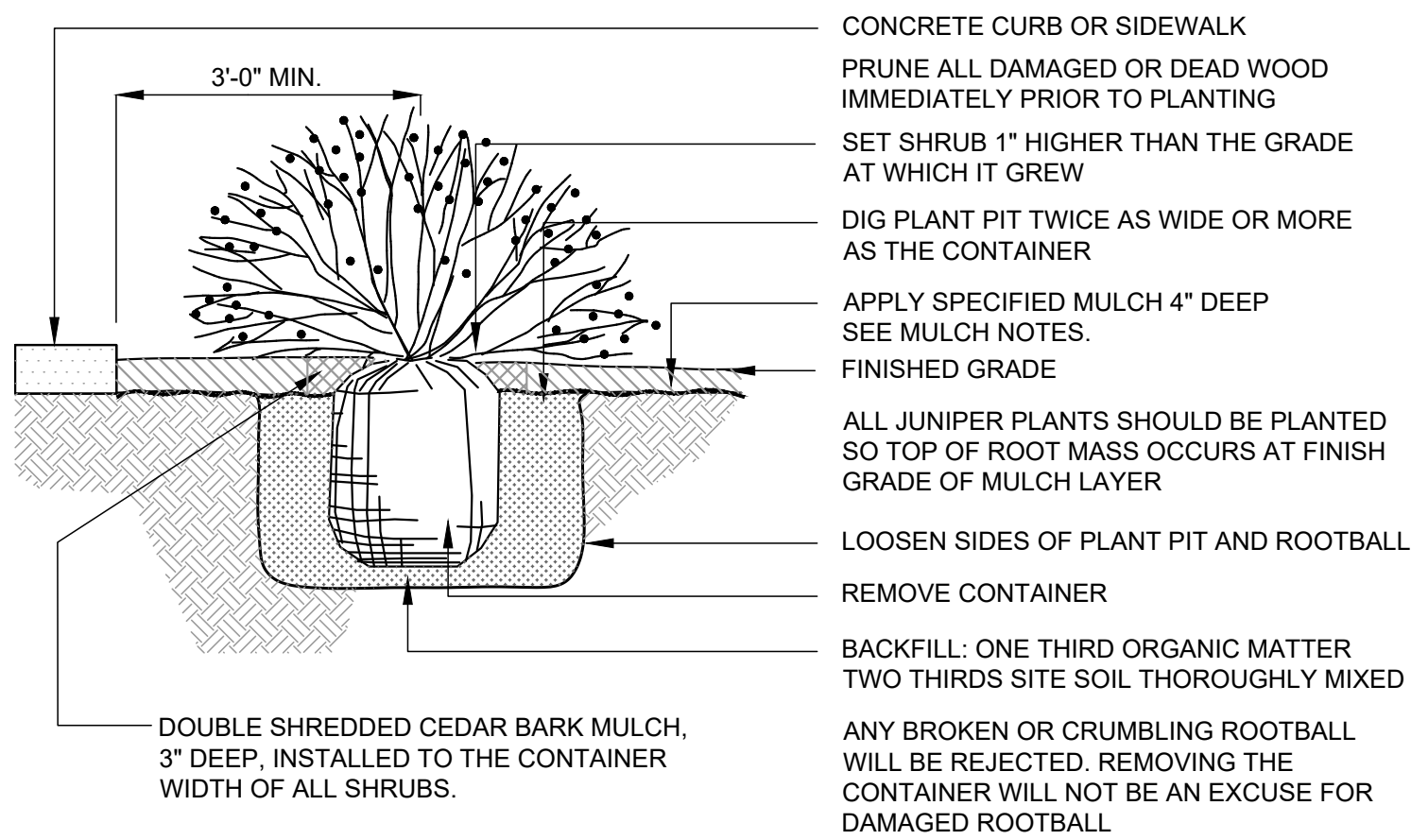
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SHADE TREE PLANTING

NOT TO SCALE

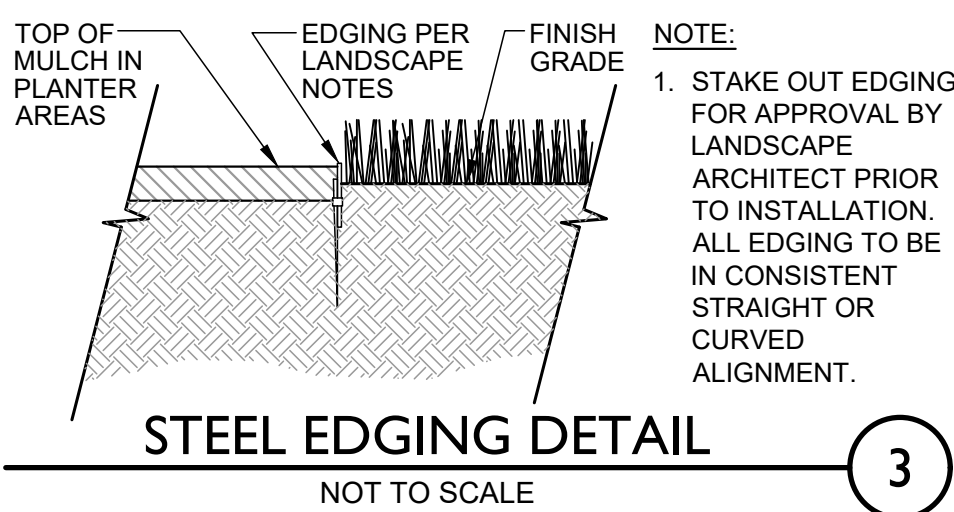
1



SHRUB/PERENNIAL PLANTING

NOT TO SCALE

2



3

TREE PROTECTION NOTES

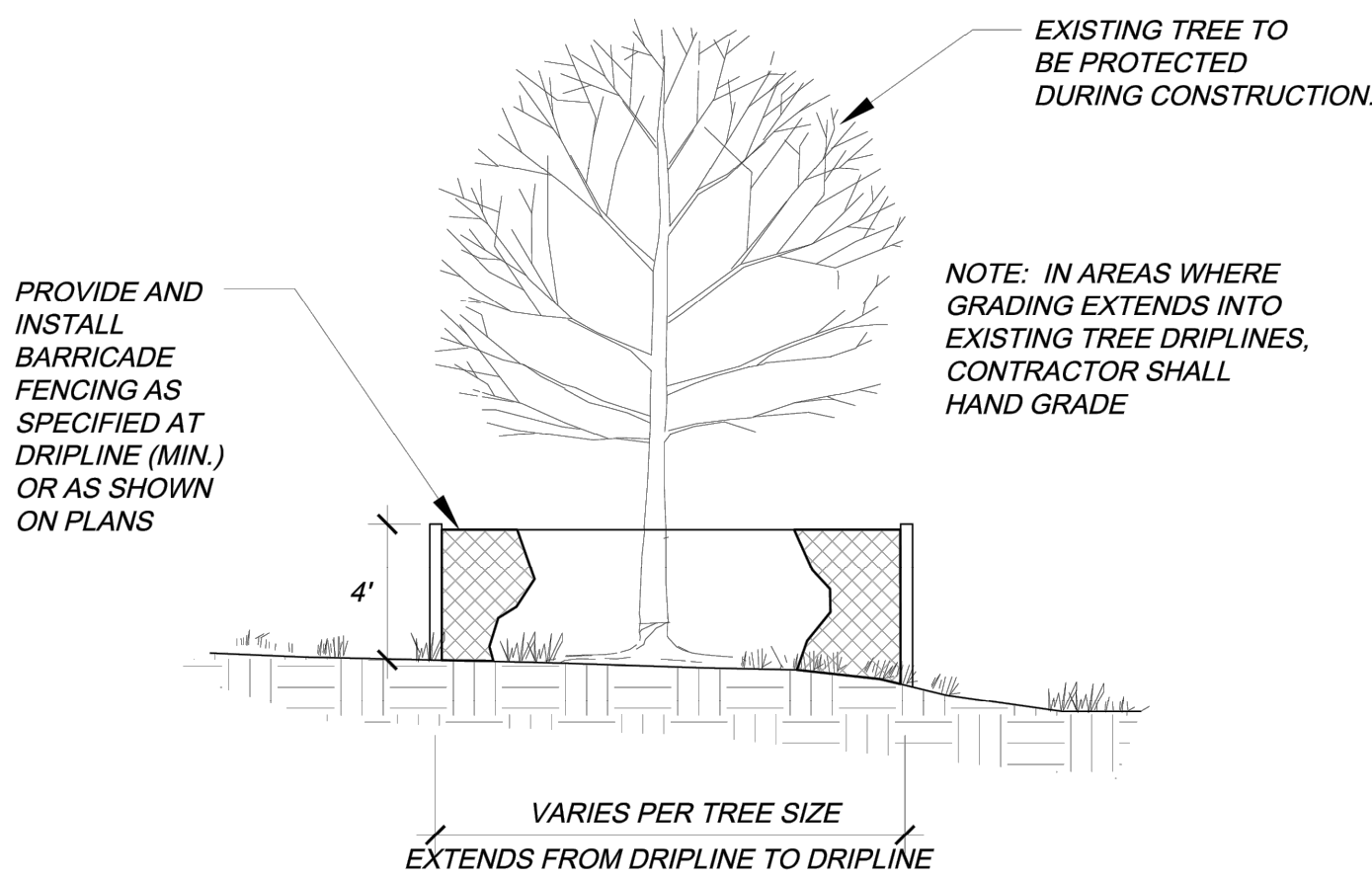
- PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE(1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, 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 (303-739-7177) 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.
- LIBM REMOVAL IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA PARKS & FORESTRY DIVISION. LIBM 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 LIBM DAMAGE OR REMOVAL CAN RESULT IN A FINE OF \$500 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT. LIBM 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 STANDARD LANDSCAPE NOTES

- REFER TO THE SITE PLAN FOR DESCRIPTION OF THE SURFACE MATERIAL OF THE WALKS, DRIVES, PATIOS, ETC.
- THE LANDSCAPE PLAN WILL BE UTILIZED FOR CODE ENFORCEMENT AND LANDSCAPE INSPECTION PURPOSES.
- SOD AND SHRUB BED AREAS SHALL RECEIVE SIX INCHES OF APPROVED TOPSOIL.
- REFER TO THE PHOTOMETRIC PLAN AND THE PHOTOMETRIC DETAILS FOR LIGHTING LOCATIONS, LIGHT LEVELS, AND 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 CERTIFICATE 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 REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- 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.
- ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET SIX INCHES (3'-6") AND NOT MORE THAN EIGHT FEET (8') FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES OF FIVE FEET (5').
- 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.

NOTE: ANY EXISTING TREES THAT DIE ALONG MISSISSIPPI AVENUE THAT ARE BEING USED TO SATISFY THE STREET TREE REQUIREMENT WILL NEED TO BE REPLACED TO MEET THE RIGHT-OF-WAY LANDSCAPE REQUIREMENT AS NOTED IN THE LANDSCAPE DATA TABLE ON THIS SHEET.

LANDSCAPE DATA (CITY OF AURORA)

RIGHT-OF-WAY LANDSCAPE	LENGTH	TREE REQ. (1/40')	TREES PROVIDED
DESCRIPTION			
E. MISSISSIPPI AVE. FRONTAGE	208'	5	5 (3 EX. TREES + 2 PROPOSED TREES)

NOTE: PROXIMITY TO UTILITIES AND BUFFER TREES RESTRICT AVAILABLE SPACE WITHIN 4'-5' OF BACK OF WALK. TREES ARE PROVIDED WITHIN THE STREET LANDSCAPE BUFFER.

STREET LANDSCAPE BUFFERS*	LENGTH	WIDTH REQ.	WIDTH PROVD.	TREE REQ. (1/40')	TREES PROVIDED	SHRUBS REQ. (10/40')	SHRUBS PROVIDED
DESCRIPTION							
E. MISSISSIPPI AVE. FRONTAGE	208'	20'	17.4**	5	5	52	71
I-225 FRONTAGE	102'	25***					

*BUFFER REQUIREMENTS ARE IN ADDITION TO R.O.W. FRONTAGE REQUIREMENTS.
**A CONTINUOUS HEDGE IS PROVIDED IN EXCHANGE FOR A 2.6' BUFFER WIDTH REDUCTION.
***DESPITE THE NEW DEVELOPMENT ENCOMPASSING I-225 FRONTAGE, BASED UPON THE DEVELOPMENT CONFIGURATION, THE PERIMETER OF THE EXISTING PARKING LOT IS NOT BEING IMPACTED AND THEREFORE A 25' WIDE BUFFER IS NOT REQUIRED.

LANDSCAPE AREA TABLE	ZONE (WATER USAGE)	SQUARE FEET
AREA TYPE		
COOL SEASON GRASS/SOD	MODERATE	1,005 SF
MULCHED PLANTING BEDS	LOW-MODERATE	6,458 SF

NON-RESIDENTIAL BUILDING ELEVATION LANDSCAPING	ELEVATION	TREE EQUIVALENT	TREES PROVIDED
DESCRIPTION			
(DIRECTION FACING)	LENGTH	REQUIRED (1 TREE EQUIV. PER 40 LF*)	
NORTH	73'	2	2 TREES**
EAST	15'	1	1 TREE

*WITHIN 20' OF BUILDING FACE
**ONE PROPOSED KENTUCKY COFFEETREE IN THE E. MISSISSIPPI AVENUE LANDSCAPE BUFFER TO COUNT TOWARD PROVIDED BUILDING ELEVATION LANDSCAPING.

PARKING LOT LANDSCAPING	QTY	TREES REQ. (1/ISLAND)	TREES PROVIDED	PLANTS REQ. (12/ISLAND)	PLANTS PROVIDED
AREA TYPE					
ISLAND (9'X19')	3 (2 EXISTING, 1 PROPOSED)	3	2 EX.TREE, 1 PROPOSED*	36 SHRUBS	36 (EX. JUNIPERS + 12 PROPOSED SHRUBS IN ISLANDS AND ADJACENT LANDSCAPE BEDS)

AREA TYPE	QTY	TREES REQ. (1/30 LF)	TREES PROVIDED
MEDIAN	160 LF	6	2 TREES + 40 SHRUBS**
AREA TYPE	HEIGHT REQ.	HEIGHT PROVIDED	
PERIMETER SCREEN	3'-4'	PROPOSED & EXISTING SHRUBS PLUS 4' HT. SLOPE ON MISSISSIPPI, 10' HT. SLOPE ON I-225	

*DUE TO LIMITED PLANTING AREA IN PROPOSED PARKING LOT ISLAND, REQUIRED TREE IS PROPOSED IN ADJACENT LANDSCAPE AREA. SEE PROPOSED WESTERN HACKBERRY NORTH OF ISLAND.
**ONE TREE EQUIVALENT IS EQUAL TO TEN 5 GALLON SHRUBS.

SITE DATA TABLE

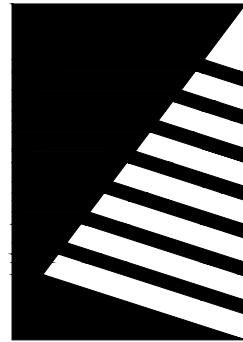
SITE DATA	AREA IN SF	%
TOTAL SITE AREA: (0.49 AC.)	21,155 SF	100 %
BUILDING COVERAGE:	959 SF	5 %
HARD SURFACE AREA:	10,856 SF	51 %
LANDSCAPE AREA:	7,237 SF	34 %
SIDEWALKS & PATIOS:	2,166 SF	10 %

TREE MITIGATION CHART

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES REQUIRED	MITIGATION INCHES PROVIDED	TREE PLANTING PAYMENT PROPOSED
1	PONDEROSA PINE	15	\$1,300.87		6	6"	\$0
1	LINDEN TREE	3.5	\$X.XX		X	X	\$X.X
TOTAL		18.5	\$				

NOTE: MITIGATION VALUES BASED ON INTERNATIONAL SOCIETY OF ARBORICULTURE'S GUIDE TO PLANT APPRAISAL. SPECIES, DIAMETER, CONDITION, AND LOCATION FACTORS WERE INCLUDED IN THE ASSESSMENT.

* FOR ON-SITE TREE REPLACEMENT, 2- 2" CHANTICLEER PEAR TREES AND 1- 2" WESTERN HACKBERRY, REPRESENTED WITH A BOX ([1-PC] & [1-CO]) AROUND THE TREE LABEL ON THE PLAN, ARE PROPOSED ABOVE CITY CODE REQUIRED TREE QUANTITIES.



Farnsworth
GROUP

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GREENWOOD VILLAGE, CO 80111
(303) 692-8838 / info@f-w.com

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FARNSWORTH GROUP, INC			
ISSUES & REVISIONS			
NO.:	1	DATE: 11.03.23	BY: MEH
DESCRIPTION: REVISIONS PER INITIAL REVIEW COMMENTS			
NO.:	2	DATE: 02.28.24	BY: MEH
DESCRIPTION: REVISIONS PER 2ND ROUND COMMENTS			
NO.:	3	DATE: -	BY: -
DESCRIPTION: -			
NO.:	4	DATE: -	BY: -
DESCRIPTION: -			
NO.:	5	DATE: -	BY: -
DESCRIPTION: -			
NO.:	6	DATE: -	BY: -
DESCRIPTION: -			
DATE: 5/15/2023			
SCALE: -			
PROJECT MANAGER: JDS			
PROJECT NO.: -			
DRAWN BY: JDS			
DRAWING FILE: -			
PROJECT: 7 BREW 13792 E. MISSISSIPPI AVE. AURORA, CO 80012			

CLIENT:
BRIAN PYLE
ERC MANAGEMENT
9150 COMMERCE CENTER CIRCLE,
SUITE 135
HIGHLANDS RANCH, CO 80129
TEL: (720) 328-3299

SHEET TITLE:
LANDSCAPE
NOTES & DETAILS

SHEET NUMBER:

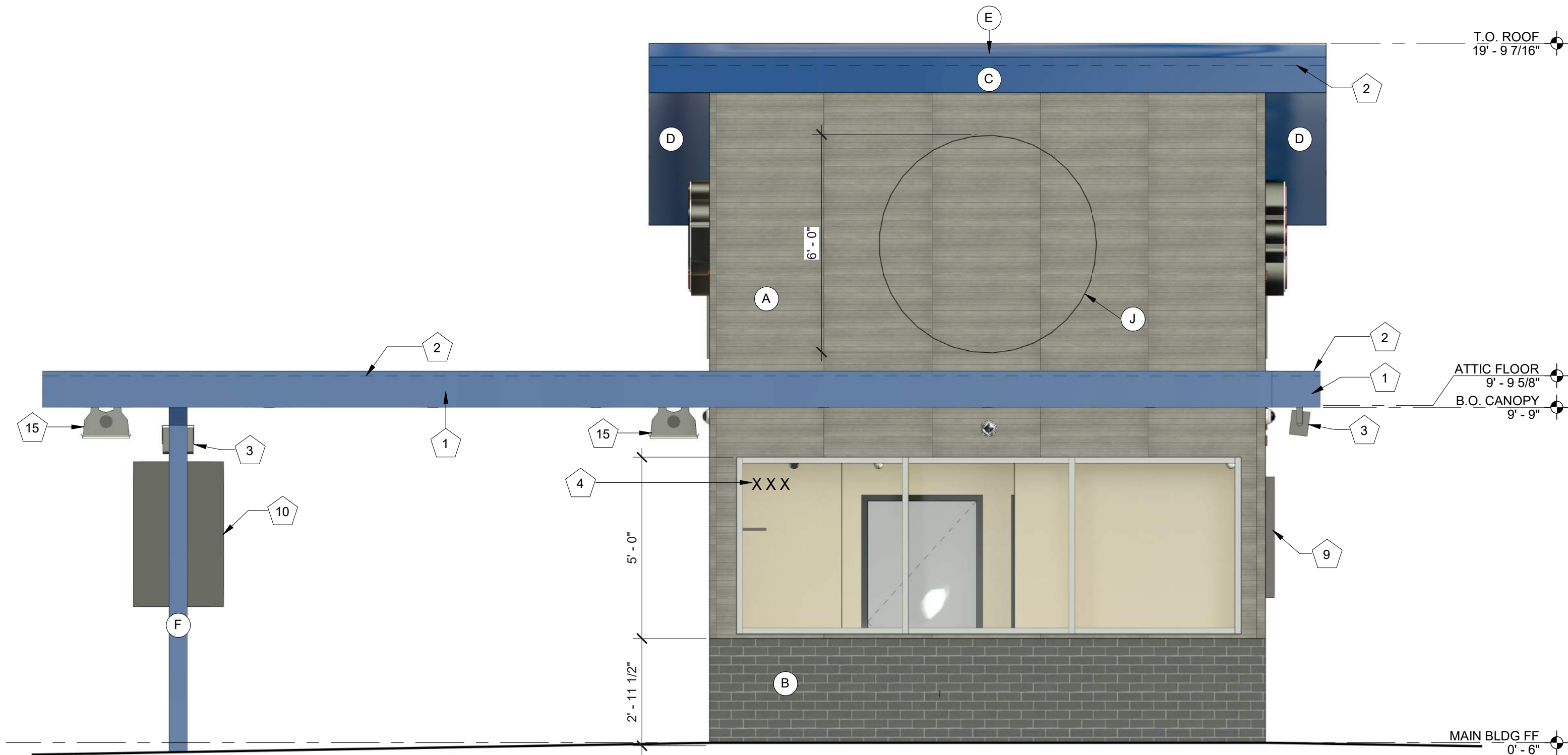
9 OF 15

L102

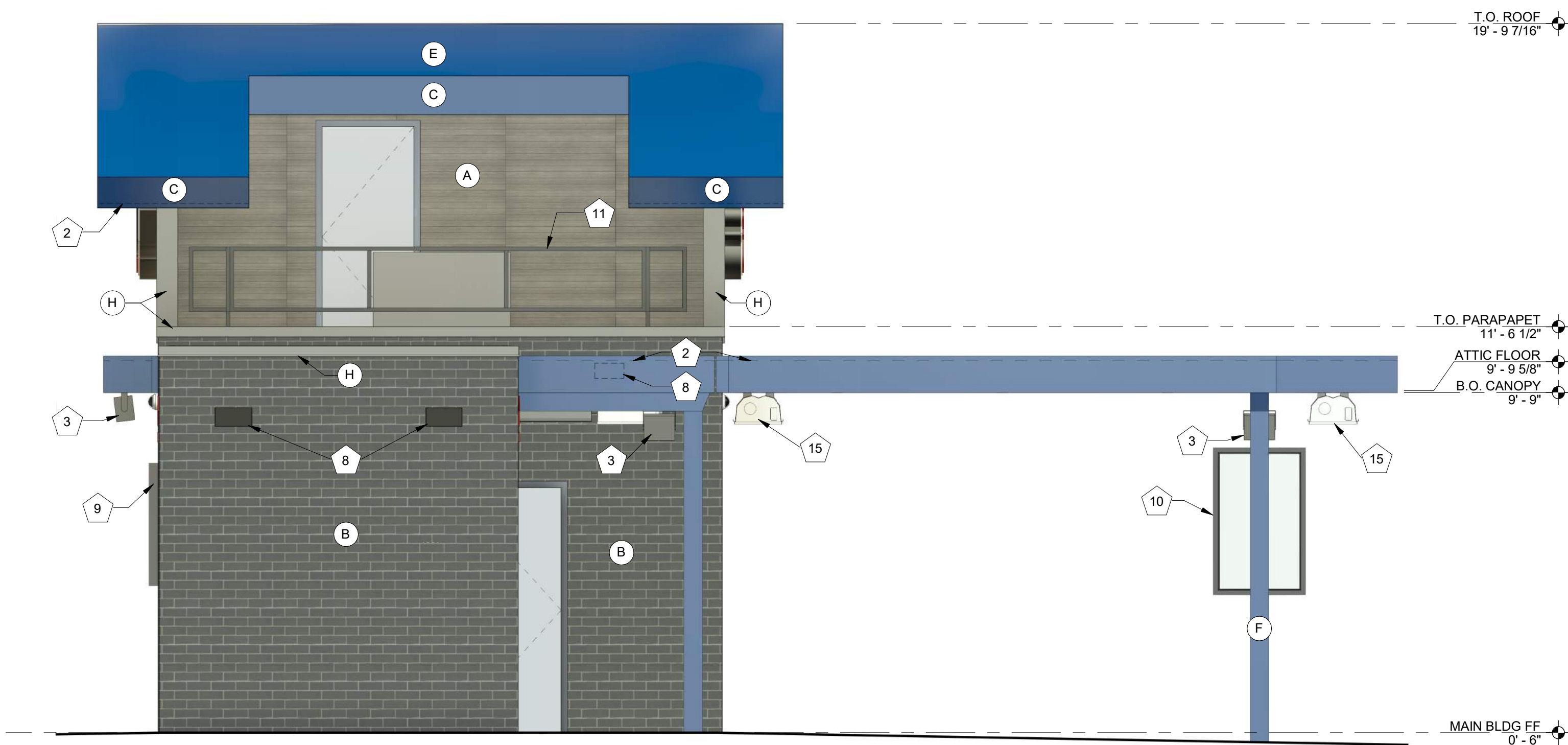
EXTERIOR ELEVATION KEYNOTES	
Note Number	Note Text
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; SEE STRUCTURAL
2	SURFACE MOUNTED LED STRIP LIGHT
3	MOUNTED SPEAKER SYSTEM; SEE SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; SEE ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; SEE MEP
8	THROUGH WALL ROOF SCUPPER DRAIN BEYOND- TYP.
9	SURFACE MOUNTED SIGN BOX - TYP
10	SAMSUNG DIGITAL DISPLAYS - TV'S INSTALLED IN FIELD BY IT PROVIDER - CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	GUARDRAIL; 3' - 6" ABOVE ATTIC FLOOR
12	COOLER HVAC EQUIPMENT
13	RUBBERIZED RAMP TO COOLER DOOR; LESS THAN 36" RUN LENGTH
14	MANUFACTURED COOLER BY OTHERS; NORLAKE OR SIMILAR; COORDINATE SIZE AND SPECIFICATION WITH OWNER
15	OVERHEAD GAS FIRED HEATER - RE: MECHANICAL DRAWINGS
16	SCREEN WALL, CALL BOTH SIDES W/ BRK-1
17	KNOX BOX LOCATION

EXTERIOR ELEVATION MATERIALS LEGEND	
Note Number	Note Text
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
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	PAINTED STRUCTURAL CANOPY COLUMN; RE: CIVIL
H	METAL BRAKE CAP (MP-3)
J	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
K	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
L	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
P	OUTLINE OF MECHANICAL UNIT BEYOND
R	LOCATION OF GUARDRAIL BEYOND
S	ALUMINUM COOLER SIDING; CLAD IN 7 BREW VINYL GRAPHICS

SEVEN BREW DRIVE THRU COFFEE
SITE PLAN & CONDITIONAL USE
A PORTION OF LOT 2, BLOCK 1, POTOMAC EAST SUBDIVISION FILING NO. 5
LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4
SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



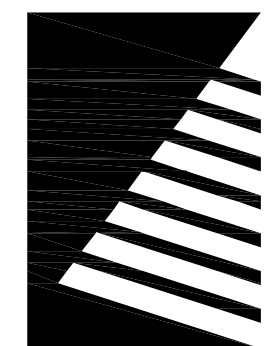
3 EXTERIOR ELEVATION - EAST
3/8" = 1'-0"



1 EXTERIOR ELEVATION - WEST - BUILDING AND COOLER
3/8" = 1'-0"



2 EXTERIOR ELEVATION - WEST - BUILDING
3/8" = 1'-0"



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STERLING DESIGN ASSOCIATES, LLC

REVISIONS		
No.	Description	Date

DATE:	SCALE:
10/11/2023	3/8" = 1'-0"
PROJECT MANAGER:	PROJECT NO.:
	22.51.04
DRAWN BY:	DRAWING FILE:

PROJECT:
7 BREW
E. MISSISSIPPI AVE & I-225
AURORA, CO 80012

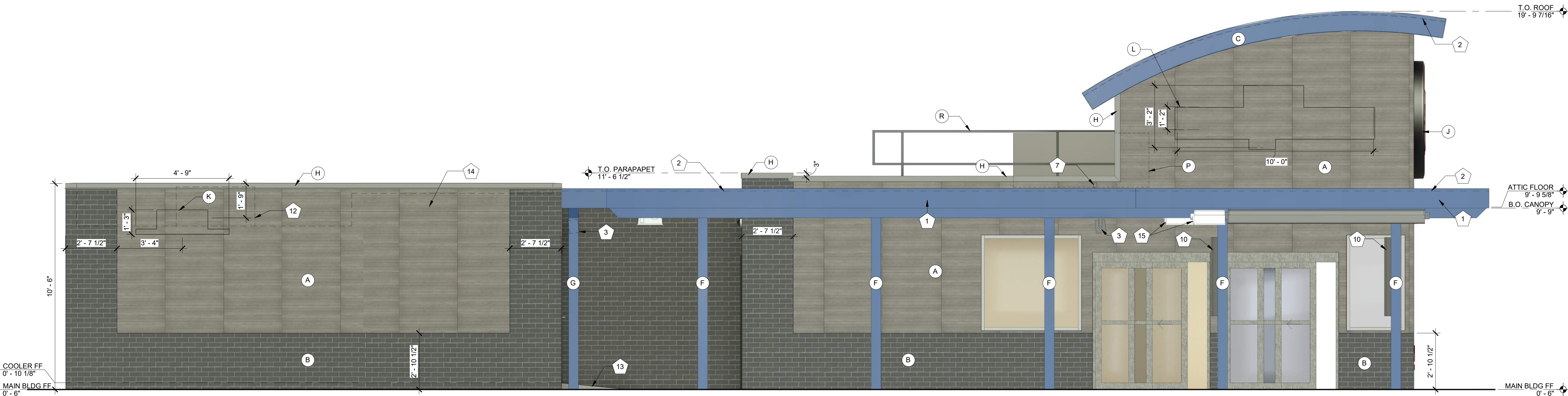
CLIENT:
BRIAN PYLE
ERC MANAGEMENT
9150 COMMERCE CENTER CIRCLE,
SUITE 135
HIGHLANDS RANCH, CO 80129
TEL: (720) 328-3299

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
10 of 15 **A2.0**

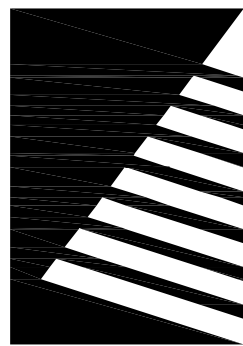
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P	OUTLINE OF MECHANICAL UNIT BEYOND
R	LOCATION OF GUARDRAIL BEYOND
S	ALUMINUM COOLER SIDING; CLAD IN 7 BREW VINYL GRAPHICS



1 EXTERIOR ELEVATION - SOUTH
3/8" = 1'-0"

SEVEN BREW DRIVE THRU COFFEE
SITE PLAN & CONDITIONAL USE
A PORTION OF LOT 2, BLOCK 1, POTOMAC EAST SUBDIVISION FILING NO. 5
LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4
SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



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STERLING DESIGN ASSOCIATES, LLC

REVISIONS		
No.	Description	Date

DATE:	SCALE:
10/11/2023	3/8" = 1'-0"
PROJECT MANAGER:	PROJECT NO.:
	22.51.04
DRAWN BY:	DRAWING FILE:

PROJECT:
7 BREW
E. MISSISSIPPI AVE & I-225
AURORA, CO 80012

CLIENT:
BRIAN PYLE
ERC MANAGEMENT
9150 COMMERCE CENTER CIRCLE,
SUITE 135
HIGHLANDS RANCH, CO 80129
TEL: (720) 328-3299

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
11 of 15 **A2.1**

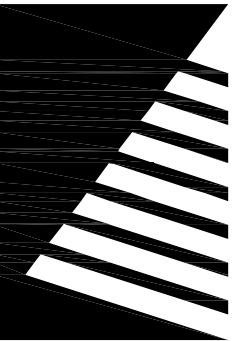
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SEVEN BREW DRIVE THRU COFFEE
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REVISIONS		
No.	Description	Date

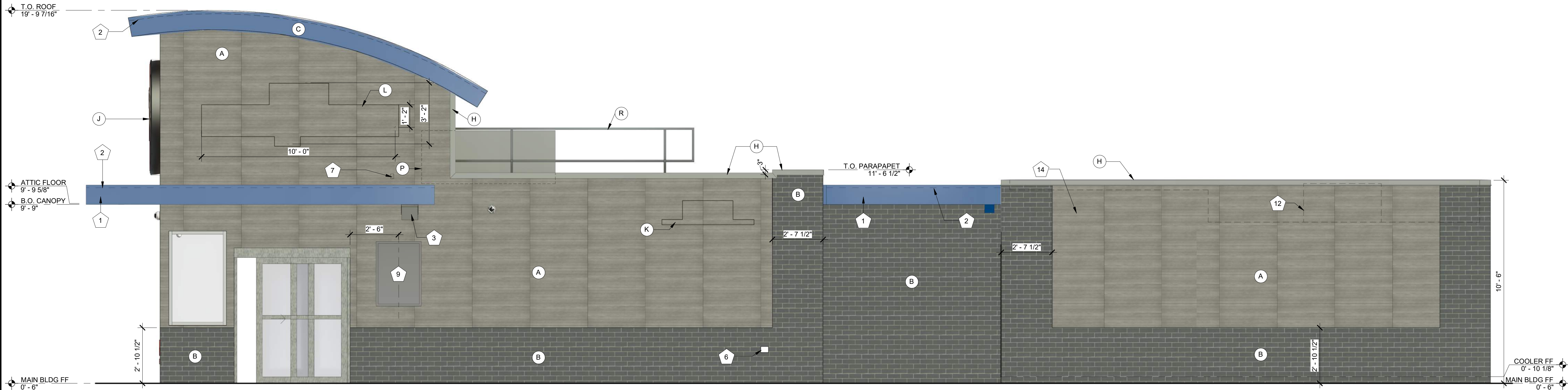
DATE:	SCALE:
10/11/2023	3/8" = 1'-0"
PROJECT MANAGER:	PROJECT NO.:
	22.51.04
DRAWN BY:	DRAWING FILE:

PROJECT:
7 BREW
E. MISSISSIPPI AVE & I-225
AURORA, CO 80012

CLIENT:
BRIAN PYLE
ERC MANAGEMENT
9150 COMMERCE CENTER CIRCLE,
SUITE 135
HIGHLANDS RANCH, CO 80129
TEL: (720) 328-3299

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
12 of 15 A2.2



1 EXTERIOR ELEVATION - NORTH
3/8" = 1'-0"



6	SECTION THRU TRASH ENCLOSURE
	3/8" = 1'-0"

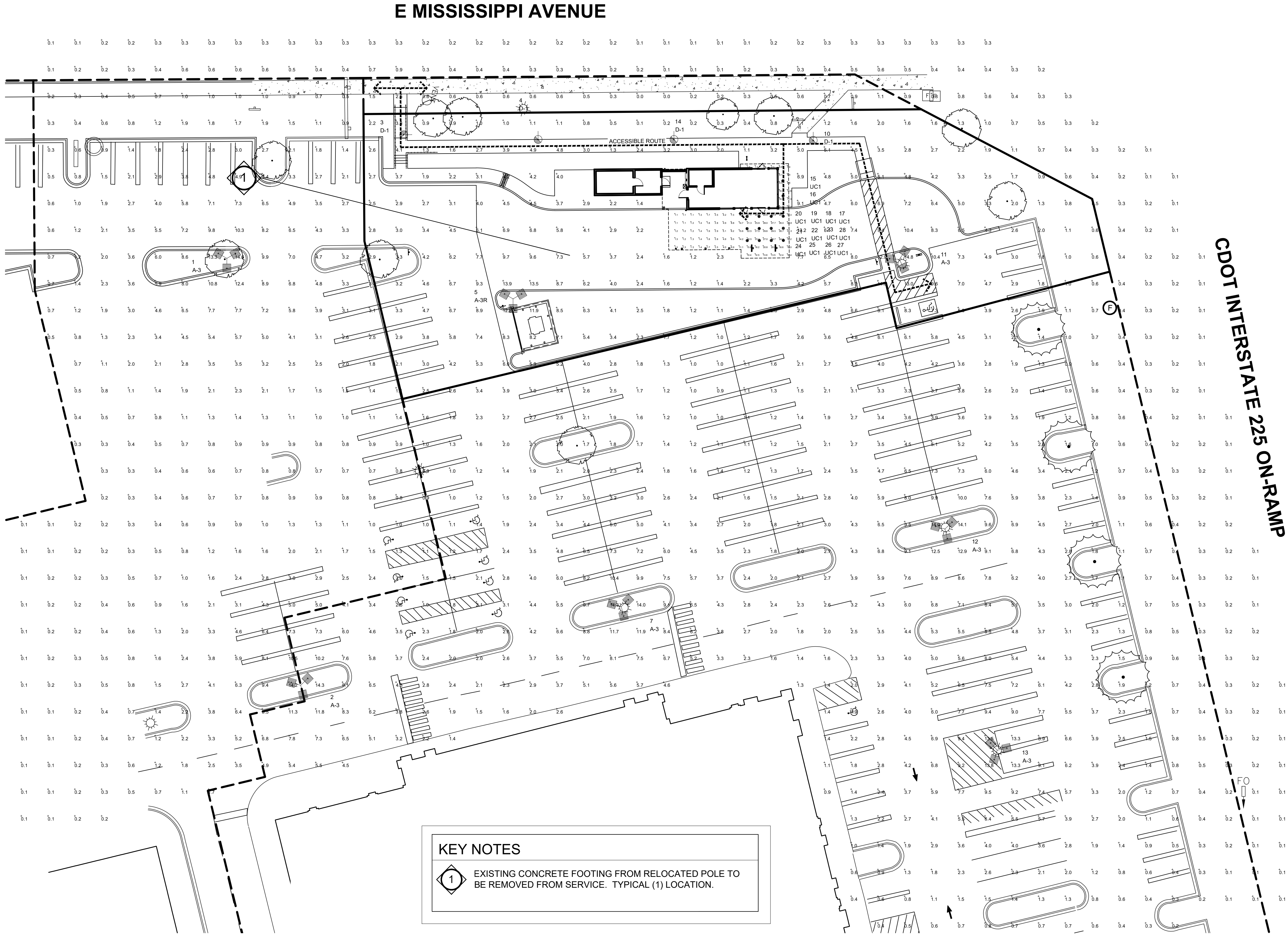


5 TRASH ENCLOSURE PLAN DETAIL



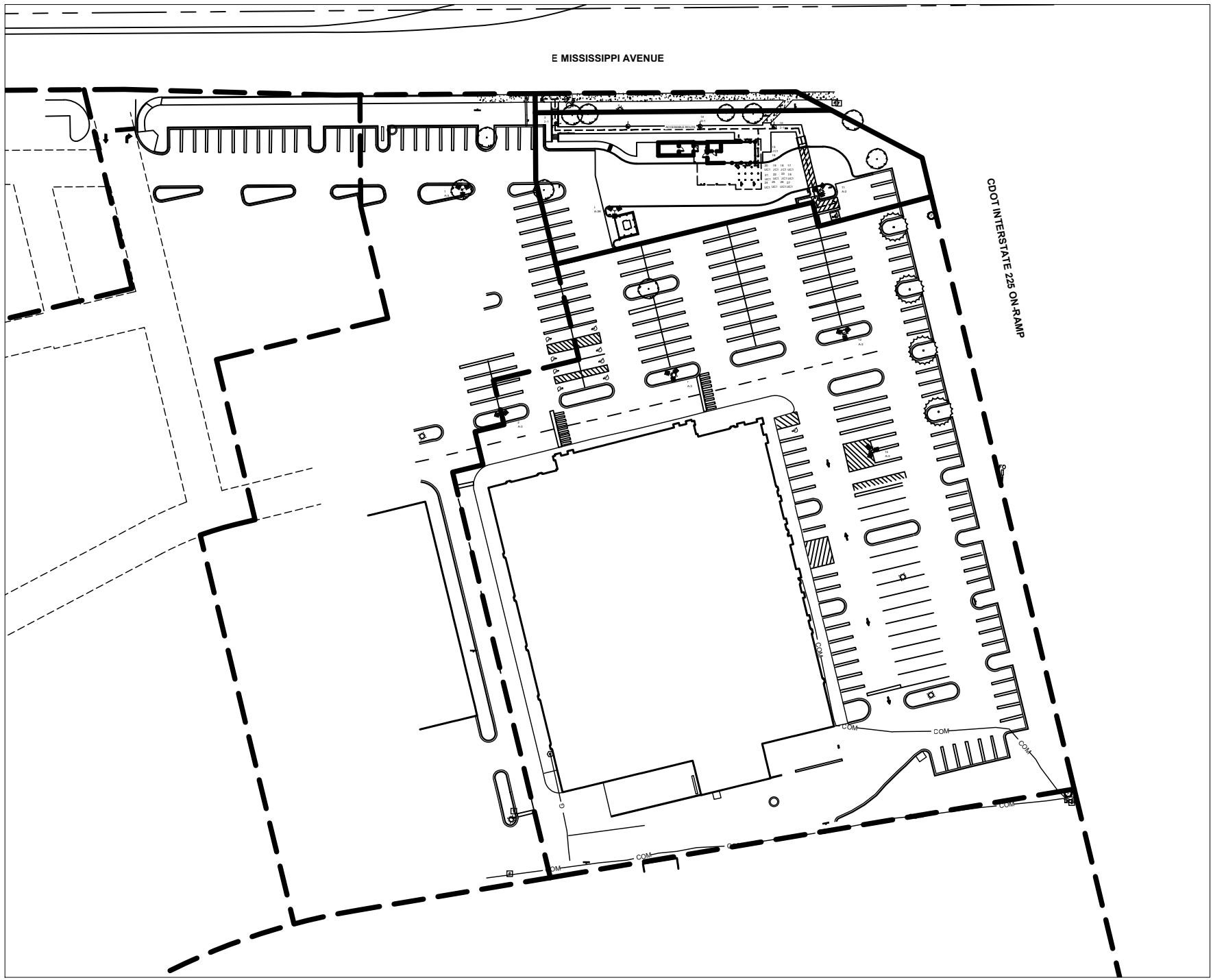
CALCULATION SUMMARY						
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN	# PTS
UNDER CANOPY 3' X 3'	10.91	29.6	1.0	10.91	29.60	97
7 BREW PARKING	3.75	13.0	0.9	4.17	14.44	149

SEVEN BREW DRIVE THRU COFFEE
SITE PLAN & CONDITIONAL USE
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



KEY NOTES

1 EXISTING CONCRETE FOOTING FROM RELOCATED POLE TO BE REMOVED FROM SERVICE. TYPICAL (1) LOCATION.



SITE REFERENCE

PRELIMINARY
NOT FOR CONSTRUCTION

FARNSWORTH GROUP, INC.			
ISSUES & REVISIONS			
NO. 1	DATE: 11.03.23	BY: MEH	
DESCRIPTION: REVISIONS PER INITIAL REVIEW COMMENTS			
NO. 2	DATE: 02.28.24	BY: MEH	
DESCRIPTION: REVISIONS PER 2ND ROUND COMMENTS			
NO. 3	DATE: -	BY: -	
DESCRIPTION: -			
NO. 4	DATE: -	BY: -	
DESCRIPTION: -			
NO. 5	DATE: -	BY: -	
DESCRIPTION: -			
NO. 6	DATE: -	BY: -	
DESCRIPTION: -			
DATE: 5/15/2023			
SCALE: 1"=20'-0"			
PROJECT MANAGER: -			
PROJECT NO.: -			
DRAWN BY: CDHEANER			
ON-SITE LIGHTING & SURVEY LLC			
DRAWING FILE: -			
PROJECT: 7 BREW			
13792 E. MISSISSIPPI AVE.			
AURORA, CO 80012			

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER THE CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURERS LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

FOR ADDITIONAL LIGHTING INFORMATION CONTACT:

On-Site Lighting & Survey, LLC

PH: 763.684.1548

CLIENT:

BRIAN PYLE
ERC MANAGEMENT
9150 COMMERCE CENTER CIRCLE,
SUITE 135
HIGHLANDS RANCH, CO 80129
TEL: (720) 328-3299

SHEET TITLE:

PHOTOMETRIC PLAN

SHEET NUMBER:

SEVEN BREW DRIVE THRU COFFEE
SITE PLAN & CONDITIONAL USE
A PORTION OF LOT 2, BLOCK 1, POTOMAC EAST SUBDIVISION FILING NO. 5
LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4
SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

KIMLIGHTING®
DATE: LOCATION:
TYPE: D1 PROJECT: 7 BREW COFFEE SHOP
CATALOG #

RA17A2
ARCHITECTURAL AREA/SITE

FEATURES

- TR Optics
- Available in 5000h, 3000h, 4000K and 5000K standard CCT
- Type I, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 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