

K:\COS_Civil\09688060_BubbleBath - Aurora (61405)\CADD\PlanSheets\Site Plan\09688060_SP_05P.dwg Lundberg, Andrew 6/19/2025 10:40 AM

NOTES:

- PAVEMENT DIMENSIONS AND RADI ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED. SIDEWALK DIMENSIONS ARE FROM BACK OF CURB.
- WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
- REFER TO THE MEP PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS
- EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBSOURED BY A VEHICLE PARKED IN THE SPACE.
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- CAUTION:DO NOT PLACE THE STAGING ARE IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES.
- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
- THE MAXIMUM SLOPE OF A RAMP IN A NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50
- ALL STANDARD PARKING STALLS ARE 9' WIDE BY 18' DEEP TO FACE OF CURB. ALL VACUUM PARKING STALLS ARE 12.5' WIDE BY 22.0' DEEP TO FACE OF CURB.
- ALL PARKING DIMENSIONS ARE MEASURED FROM CENTERLINE OF PAVEMENT MARKING TO CENTERLINE OF PAVEMENT MARKING OR CENTERLINE OF PAVEMENT MARKING TO FACE OF CURB.
- ALL LIGHTING FIXTURES SHALL BE DESIGNED TO COMPLETELY CONCEAL AND FULLY SHIELDS, WITHIN AN OPAQUE HOUSING, THE LIGHT SOURCE FROM VISIBILITY FROM ANY STREET RIGHT-OF-WAY. THE CONE OF LIGHT SHALL NOT CROSS ANY ADJACENT PROPERTY LINE. ONLY INCANDESCENT, FLUORESCENT, COLOR-CORRECTED HIGH-PRESSURE SODIUM OR METAL HALIDE MAY BE USE. ALL VEHICLES OR PEDESTRIAN ACCESS SHALL BE SUFFICIENTLY LIGHTED TO ENSURE SECURITY OR PROPERTY AND PERSONS.
- ALL ROOF, WALL, AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED. IF ROOF AND WALL MOUNTED EQUIPMENT OF ANY TYPE INCLUDING DUCT WORK AND LARGE VENTS IS PROPOSES IT SHALL BE SHOWN ON THE SITE PLAN AND SCREENING IDENTIFIED. SCREENING OF MECHANICAL EQUIPMENT SHALL RESULT IN THE MECHANICAL EQUIPMENT BLENDING IN WITH THE PRIMARY BUILDING AND NOT APPEARING SEPARATE FROM THE BUILDING AND SHALL BE SCREENED FROM VIEW OF ANY RIGHTS-OF-WAY OR ADJOINING PROPERTIES.
- THE DUMPSTER ENCLOSURES MUST BE ONE (1) FOOT ABOVE THE HEIGHT OF THE WASTE CONTAINER. USE PROTECTIVE POLES IN CORNERS AND AT IMPACT AREAS. FENCE POSTS OF RUST PROTECTIVE METAL OR CONCRETE. A MINIMUM 6" SLAB IS REQUIRED AND MUST BE SLOPED TO A DRAIN; THE ENCLOSURE MUST HAVE STEEL FRAMED GATES WITH SPRING LOADED HINGES AND FASTENERS TO KEEP CLOSED. SCREENING MUST BE ON ALL FOUR SIDES BY MASONRY WALL OR APPROVED FENCE OR SCREENING WITH OPAQUE GATES.

CAUTION!!!:THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO:WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING, ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANCK, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THER CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE SATART OF CONSTRUCTION. ANY DAMAGE TO EXUISATING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR OF SHALL BE AT THE CONTRACTYOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

ACCESSIBILITY NOTE FOR COMMERCIAL PROJECTS BUILT UNDER THE 2009 IBC:

- 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 TRROUTE 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 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.

ADDRESSING:

- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII-NUMBERING OF BUILDINGS.

AIRCRAFT NOISE REDUCTION (LDN):

- ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING____ (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE CASE NOISE CONDITIONS.

AMERICANS WITH DISABILITIES ACT:

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

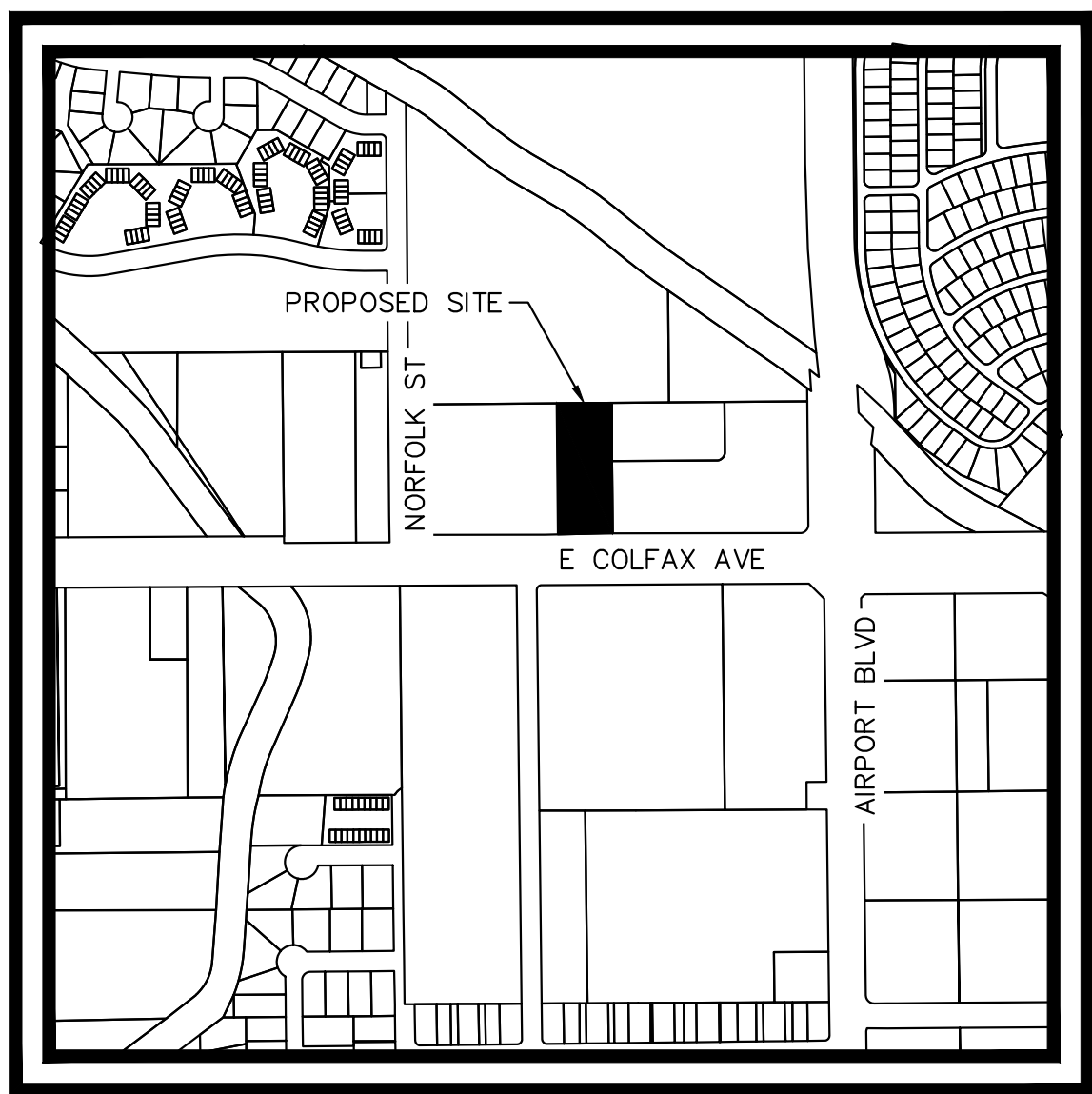
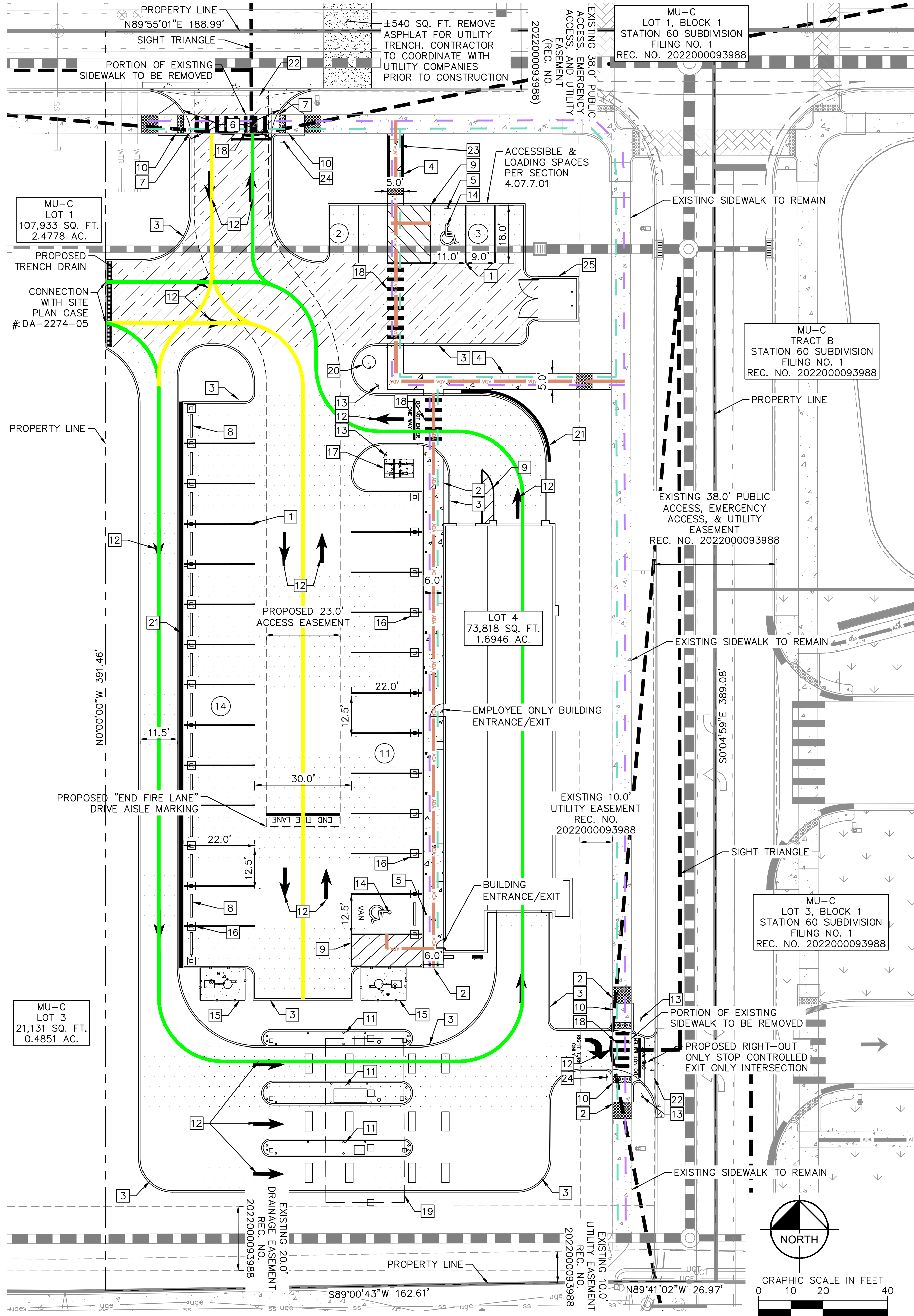
EMERGENCY INGRESS AND EGRESS:

- THE EMERGENCY INGRESS AND EGRESS RIGHT OF WAY 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 EASEMENTS" AND SHALL BE POSTED "NO PARKING-FIRE LANE"

THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSES 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 AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FURTHER INTERIOR OR EXTERIOR MODIFICATIONS 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.

EVERGREEN DEV CO., INC, 2390 E CAMELBACK RD, SUITE 410, PHOENIX, ARIZONA 85016, (602)808-8600, SHALL BE RESPONSIBLE FOR PAYMENT OF 50% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF COLFAX AVENUE AND NORFOLK STREET, 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 THOUGH AND LEFT TURN MOVEMENT AND 50% OR RIGHT MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF 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 ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUSING REQUIREMENT.



VICINITY MAP
N.T.S.

LEGEND

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY LINE
---	EXISTING UNDERGROUND COMM LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	SIGHT DISTANCE TRIANGLE
---	ACCESSIBLE ROUTE
---	BICYCLE PATHWAY
---	PEDESTRIAN PATHWAY
---	PROPOSED VEHICLE PATH 1
---	PROPOSED VEHICLE PATH 2
---	EXISTING CONCRETE SIDEWALK
---	PROPOSED CONCRETE SIDEWALK

KEYNOTE LEGEND

1	TYPICAL PARKING STRIPING
2	PROPOSED 6' CONCRETE SIDEWALK
3	MONOLITHIC CURB
4	PROPOSED 5' CONCRETE SIDEWALK
5	HANDICAP SIGN (PER SEC. 4.07.7.01)
6	2' CURB TRANSITION
7	RIBBON CURB
8	WHEEL STOP
9	4" CROSS HATCH STRIPING 36" OFF CENTER
10	PEDESTRIAN RAMP (SEE COA S9.0 FOR DETAILS)
11	PAY TERMINAL
12	TRAFFIC ARROWS
13	DO NOT ENTER SIGN
14	HANDICAP PARKING SYMBOL (PER SEC. 4.07.7.01)
15	VACUUM ENCLOSURE (REFER TO ARCH. PLANS)
16	VACUUM CANOPIES
17	BICYCLE RACK
18	CROSSWALK STRIPING
19	XPT CANOPY
20	FLAG POLE
21	RETAINING WALL (REFER TO GRADING PLANS)
22	CONCRETE CROSS PAN (PER COA STD DTL S4.1)
23	RAMP WITH HANDRAIL
24	STOP SIGN
25	DUMPSTER ENCLOSURE (REFER TO ARCH. PLANS)
#	PARKING COUNT

BUBBLE BATH CAR WASH
STATION 60 FILING NO. 2, LOT 4
AURORA, CO 80011
OVERALL SITE PLAN

PRELIMINARY

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NOT FOR
CONSTRUCTION

Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
09688060

SHEET

02

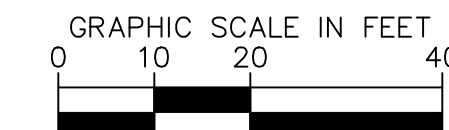
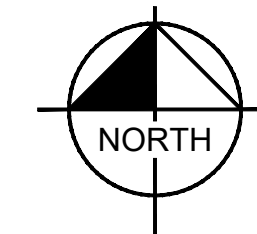
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2 North Nevada Avenue, Suite 900
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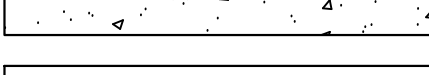
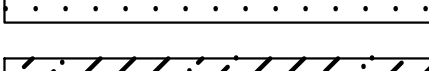
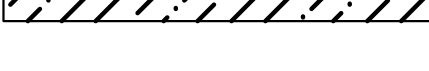
DESIGNED BY: AJL
DRAWN BY: AJL
CHECKED BY: EUG
DATE: 06/02/2025

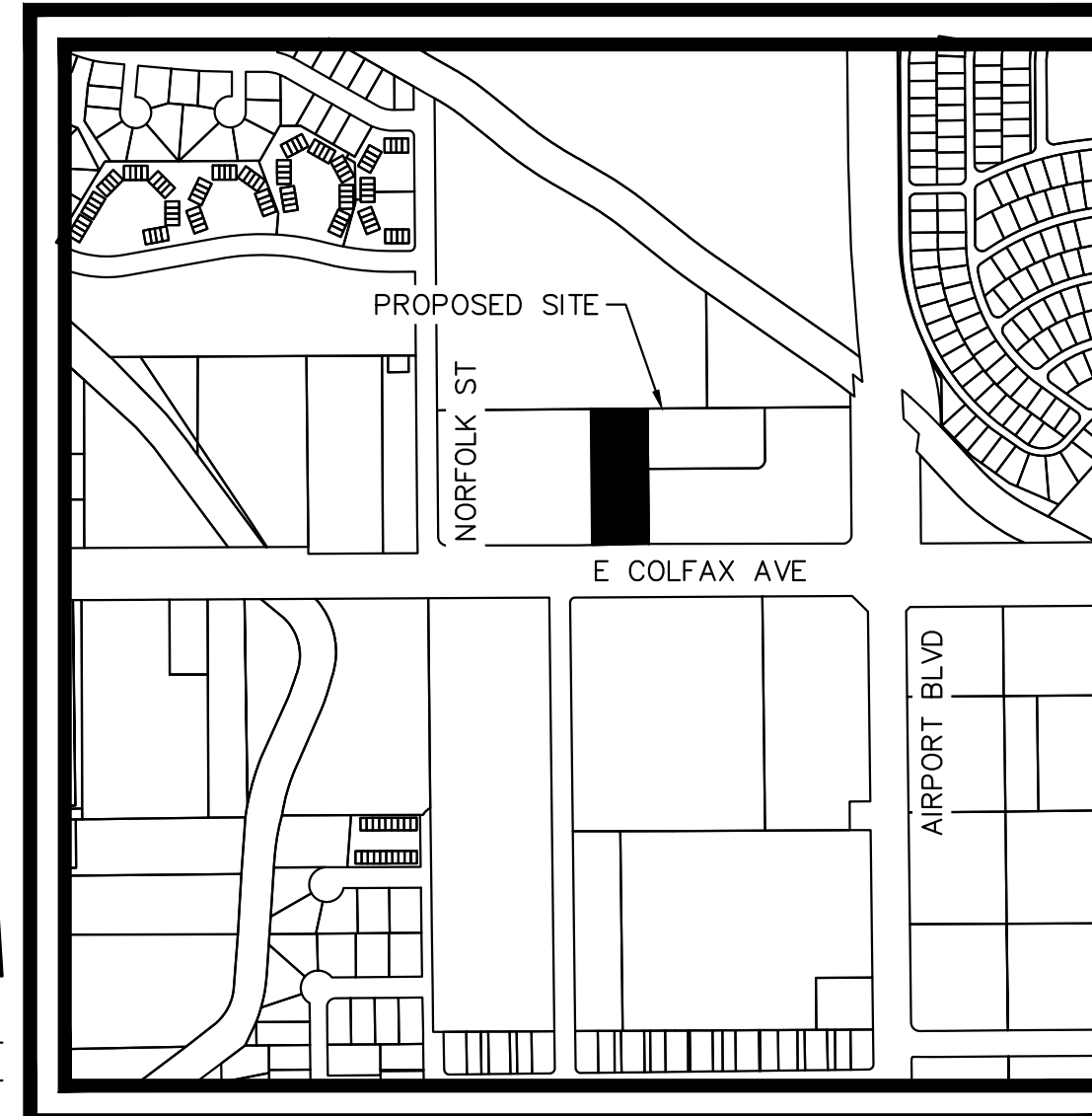
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1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL 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 IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
7. DETAILED LAYOUT DESIGN AND DESIGN FOR PROPOSED CURB RAMPS WITHIN THE RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS



LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
 WTR	EXISTING WATER LINE
 SS	EXISTING SANITARY LINE
 UGT	EXISTING UNDERGROUND COMM LINE
 UGE	EXISTING UNDERGROUND ELECTRIC LINE
 XXXX	PROPOSED MAJOR CONTOUR
 XXXX	PROPOSED MINOR CONTOUR
 XXXX	EXISTING MAJOR CONTOUR
 XXXX	EXISTING MINOR CONTOUR
	GRADE BREAK
	EXISTING CONCRETE SIDEWALK
	PROPOSED CONCRETE SIDEWALK
	LIGHT DUTY PAVEMENT
	HEAVY DUTY PAVEMENT



BUBBLE BATH CAR WASH
STATION 60 FILING NO. 2, LOT 4
AURORA, CO 80011

Kimley»Horn

DESIGNED BY: AJL
DRAWN BY: AJL
CHECKED BY: EJC
DATE: 06/02/2025

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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO	096888060
SHEET	

REVISION	DATE	BY
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2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

AJL
AJL
EJG
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DENVER WATER NOTES:

- 1.PROJECTS LOCATED IN DISTRIBUTOR CONTRACT AREAS SHALL REQUIRE THE DISTRICT TO CONTACT DENVER WATER'S CONSTRUCTION ENGINEERING PERSONNEL AT 303-628-6671, PRIOR TO THE PRE-CONSTRUCTION MEETING.
- 2.ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH DENVER WATER'S ENGINEERING STANDARDS, CAPITOL PROJECTS CONSTRUCTION STANDARDS (CPCS), MATERIALS SPECIFICATIONS, AND DRAWINGS. ALL MAIN INSTALLATIONS/SYSTEM MODIFICATIONS WILL BE APPROVED AND INSPECTED BY DENVER WATER. FIELD CHANGE DIRECTIVES MADE BY DISTRIBUTION INSPECTION SHALL BE MADE WITHIN 24 HOURS BY THE CONTRACTOR.
- 3.CONTRACTORS SHALL MAINTAIN A COPY OF THE CURRENT ENGINEERING STANDARDS AND CPCS ONSITE AT ALL TIMES DURING CONSTRUCTION.
- 4.THE DEPTH OF COVER OVER THE PIPE, MEASURED FROM OFFICIAL STREET GRADE TO THE TOP OF THE PIPE, SHALL BE A MINIMUM OF 4-1/2 FEET AND SHALL BE KNOWN AS THE COVER OVER THE PIPE. IF DIFFICULTIES ARISE WHEN CROSSING INTERFERENCE, AND WHERE SPECIFICALLY APPROVED BY DENVER WATER, DEVIATIONS FROM 4-1/2 FEET OF COVER WILL BE PERMITTED BY THE METER INSPECTION SUPERVISOR OR DISTRIBUTION INSPECTOR. THE COVER OVER THE PIPE SHALL BE A MINIMUM OF 4-1/2 FEET AND A MAXIMUM OF 10 FEET WITH DENVER WATER APPROVAL.
- 5.ANY CHANGES IN ALIGNMENT AND GRADE SHALL BE AUTHORIZED BY DENVER WATER AND SHALL BE ACCOMPLISHED BY THE INSTALLATION OF ADDITIONAL FITTINGS. THE DEFLECTION OF JOINTS IS PERMITTED ONLY WHEN INSTALLING PIPE ON HORIZONTAL OR VERTICAL CURVES.
- 6.PRIOR TO THE INSTALLATION OF WATER MAINS, ROAD CONSTRUCTION MUST HAVE PROGRESSED TO AT LEAST THE SUB-GRADE STATE. SUB-GRADE IS DEFINED AS AN ELEVATION OF NO MORE THAN 7 INCHES BELOW THE FINISHED STREET GRADE.
- 7.THE CONTRACTOR SHALL ADJUST ALL VALVE BOXES, MANHOLE LIDS, TRACER WIRE BOXES, FIRE HYDRANTS TO THE FINAL FINISHED GRADE.
- 8.BENDS, TEES, FIRE HYDRANTS, BLOW-OFFS, AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST WITH MECHANICAL RESTRAINT AND CONCRETE KICK BLOCKS IN ACCORDANCE WITH DENVER WATER'S ENGINEERING STANDARDS AND CPCS.
- 9.VALVES SHALL BE LOCATED ON PROPERTY LINE EXTENSIONS, EXCEPT FOR TAPPING SLEEVE WHERE AN ADDITIONAL VALVE SHALL BE PLACED ON THE TAPPING SLEEVE. ADDITIONAL VALVE LOCATIONS MAY BE REQUIRED PER DENVER WATER'S CONSTRUCTION ENGINEERING PERSONNEL.
- 10.UTILITY CROSSINGS SHALL MAINTAIN A MINIMUM CLEARANCE OF 18-INCHES FROM THE OUTSIDE OF THE PIPES.
- 11.ONLY ONE POINT OF CONNECTION IS ALLOWED UNTIL THE TESTING OF THE NEW MAIN INSTALLATIONS IS COMPLETE.
- 12.NEWLY INSTALLED WATER MAINS AND FIRE SERVICE LINES SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH DENVER WATER ENGINEERING STANDARDS, SECTION 8.22.
- 13.THE TRENCH SHALL BE EXCAVATED, AND THE PIPE EXPOSED FOR INSPECTION AT ANY LOCATION ON THE PROJECT, WHEN REQUESTED BY DENVER WATER.
- 14.THE STERILIZATION AND FLUSHING OF MAINS SHALL BE INSPECTED AND CERTIFIED BY THE HEALTH DEPARTMENT HAVING JURISDICTION; ONE COPY OF THE CERTIFICATION SHALL BE PROVIDED TO DENVER WATER. THE CERTIFICATION SHALL NOTE THE LOCATION OF THE MAIN AND STATE THE MAIN HAS BEEN INSPECTED BY A REPRESENTATIVE OF THE HEALTH DEPARTMENT HAVING JURISDICTION AND COMPLIES WITH THE PROCEDURES SET FORTH BY THAT DEPARTMENT.

THE CONTRACTOR IS RESPONSIBLE FOR:

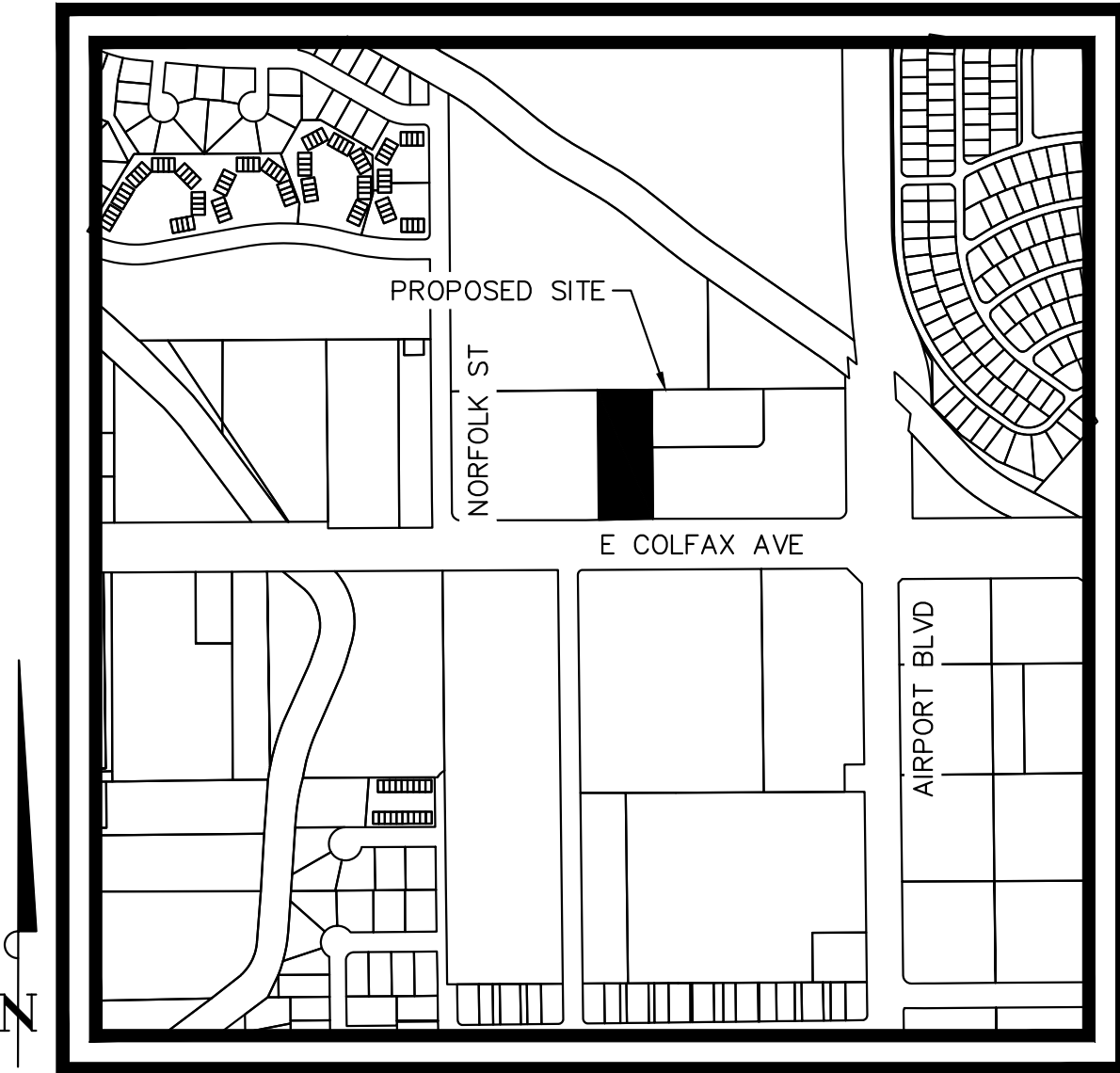
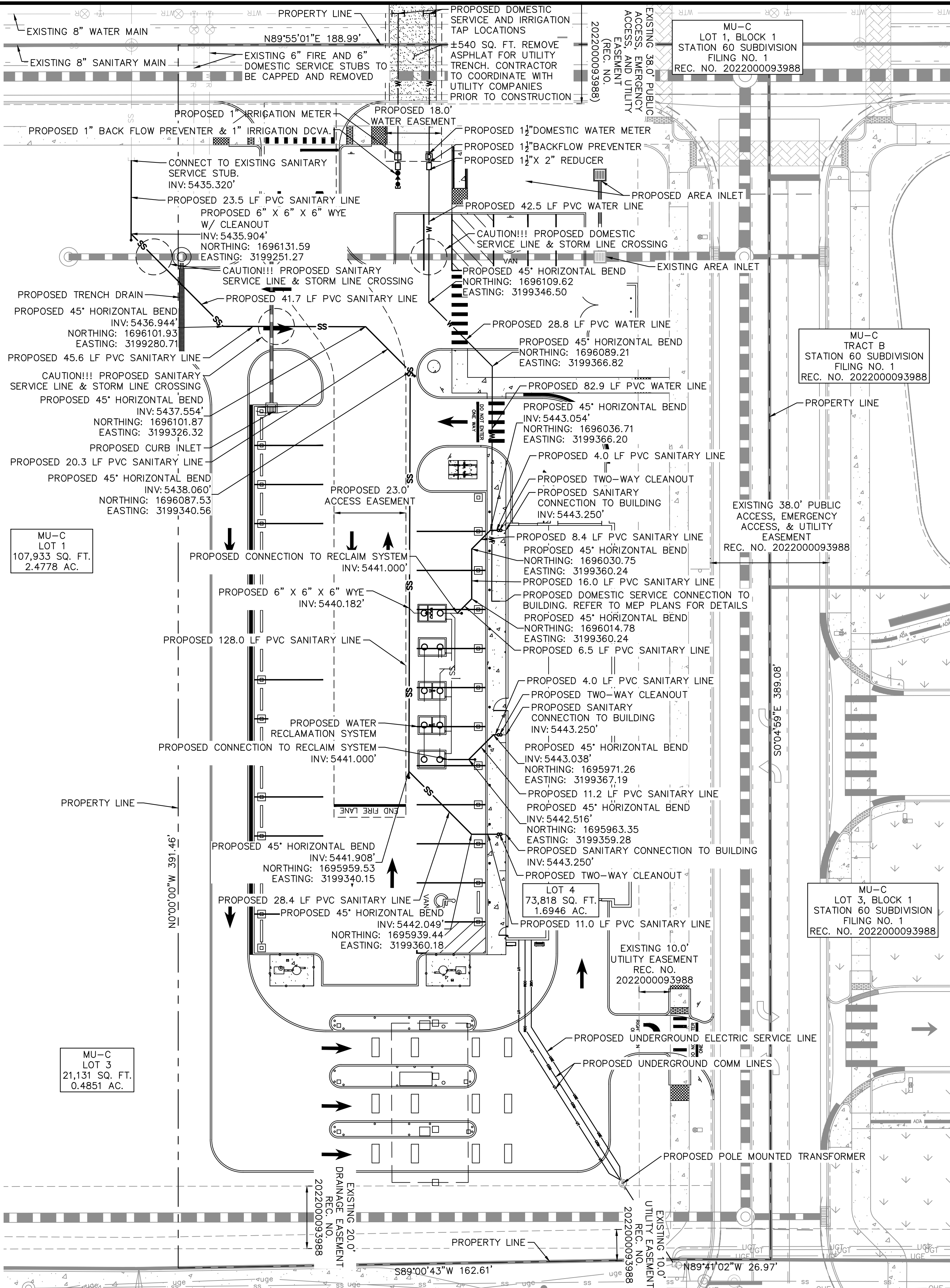
- 1.NOTIFYING CUSTOMERS VERBALLY OR IN WRITING WHO MAY BE AFFECTED BY A WATER OUTAGE DURING CONSTRUCTION.
- 2.OBTAINING, AT THE CONTRACTOR'S EXPENSE, APPLICABLE LICENSES, PERMITS, BONDS, ETC., THAT ARE REQUIRED FOR THE MAIN INSTALLATION/SYSTEM MODIFICATION.
- 3.CONTACTING DENVER WATER'S CONSTRUCTION ENGINEERING PERSONNEL FOR THE PRE-CONSTRUCTION MEETING AND INSPECTION, AT 303-628-6671, AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- 4.IN THE EVENT OF AN EMERGENCY IN DENVER OR IN A TOTAL SERVICE AREA AFTER WORKING HOURS, CALL DENVER WATER'S WESTSIDE DISPATCHER: 303-628-6801. IN A MASTER METER OR READ & BILL DISTRICT, PLEASE CONTACT THE REPRESENTATIVE OF THE DISTRICT IN WHICH THE PROJECT IS TAKING PLACE.
- 5.PAYING ALL ADDITIONAL CHARGES FOR INSPECTION OUTSIDE NORMAL WORK HOURS.

NOTES:

- 1.THE WATER RECYCLING SYSTEM SHALL MEET ALL REQUIREMENTS FROM AW STANDARDS AND SPEC., APPENDIX E
- 2.CONTRACTOR TO LOCATE AND VERIFY EXISTING SANITARY SEWER INVERT PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- 3.ALL SIDEWALKS, CURB RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT ACCESSIBILITY STANDARDS AND CITY OF AURORA DESIGN STANDARDS.
- 4.ALL WATER SERVICE LINES ARE ASSUMED TO BE SCH 80 UNLESS OTHERWISE NOTED.

CAUTION!!!

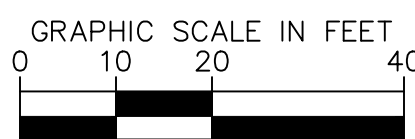
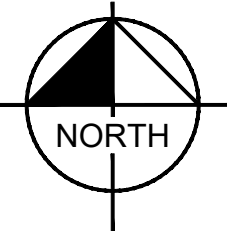
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VICINITY MAP
N.T.S.

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|-----|-------------------------------------|
| --- | PROPERTY LINE |
| --- | ADJACENT PROPERTY LINE |
| --- | EASEMENT LINE |
| --- | EXISTING WATER LINE |
| --- | EXISTING SANITARY LINE |
| --- | EXISTING UNDERGROUND COMM LINE |
| --- | EXISTING UNDERGROUND ELECTRIC LINE |
| --- | SIGHT DISTANCE TRIANGLE |
| --- | ACCESSIBLE ROUTE |
| --- | BICYCLE PATHWAY |
| --- | PEDESTRIAN PATHWAY |
| --- | PROPOSED VEHICLE PATH 1 |
| --- | PROPOSED VEHICLE PATH 2 |
| --- | PROPOSED VEHICLE PATH 2 |
| --- | PROPOSED WATER STRUCTURES |
| --- | PROPOSED TWO-WAY & ONE-WAY CLEANOUT |
| --- | EXISTING UTILITY POLE |
| --- | EXISTING CONCRETE SIDEWALK |
| --- | PROPOSED CONCRETE SIDEWALK |



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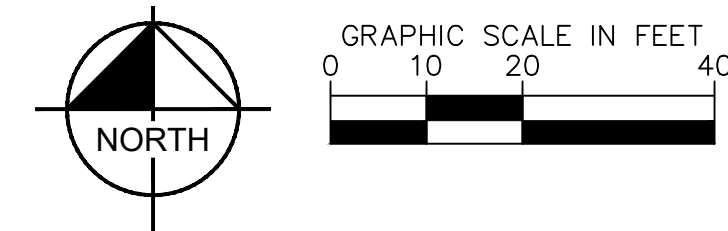
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2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH DENVER WATER'S ENGINEERING STANDARDS, CAPITOL PROJECTS CONSTRUCTION STANDARDS (CPCS), MATERIALS SPECIFICATIONS, AND DRAWINGS. ALL MAIN INSTALLATIONS/SYSTEM MODIFICATIONS WILL BE APPROVED AND INSPECTED BY DENVER WATER. FIELD CHANGE DIRECTIVES MADE BY DISTRIBUTION INSPECTION SHALL BE MADE WITHIN 24 HOURS BY THE CONTRACTOR.
3. CONTRACTORS SHALL MAINTAIN A COPY OF THE CURRENT ENGINEERING STANDARDS AND CPCS ONSITE AT ALL TIMES DURING CONSTRUCTION.
4. THE DEPTH OF COVER OVER THE PIPE, MEASURED FROM OFFICIAL STREET GRADE TO THE TOP OF THE PIPE, SHALL BE A MINIMUM OF 4-1/2 FEET AND SHALL BE KNOWN AS THE COVER OVER THE PIPE. IF DIFFICULTIES ARISE WHEN CROSSING INTERFERENCE, AND WHERE SPECIFICALLY APPROVED BY DENVER WATER, DEVIATIONS FROM 4-1/2 FEET OF COVER WILL BE PERMITTED BY THE METER INSPECTION SUPERVISOR OR DISTRIBUTION INSPECTOR. THE COVER OVER THE PIPE SHALL BE A MINIMUM OF 4-1/2 FEET AND A MAXIMUM OF 10 FEET WITH DENVER WATER APPROVAL.
5. ANY CHANGES IN ALIGNMENT AND GRADE SHALL BE AUTHORIZED BY DENVER WATER AND SHALL BE ACCOMPLISHED BY THE INSTALLATION OF ADDITIONAL FITTINGS. THE DEFLECTION OF JOINTS IS PERMITTED ONLY WHEN INSTALLING PIPE ON HORIZONTAL OR VERTICAL CURVES.
6. PRIOR TO THE INSTALLATION OF WATER MAINS, ROAD CONSTRUCTION MUST HAVE PROGRESSED TO AT LEAST THE SUB-GRADE STATE. SUB-GRADE IS DEFINED AS AN ELEVATION OF NO MORE THAN 7 INCHES BELOW THE FINISHED STREET GRADE.
7. THE CONTRACTOR SHALL ADJUST ALL VALVE BOXES, MANHOLE LIDS, TRACER WIRE BOXES, FIRE HYDRANTS TO THE FINAL FINISHED GRADE.
8. BENDS, TEES, FIRE HYDRANTS, BLOW-OFFS, AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST WITH MECHANICAL RESTRAINT AND CONCRETE KICK BLOCKS IN ACCORDANCE WITH DENVER WATER'S ENGINEERING STANDARDS AND CPCS.
9. VALVES SHALL BE LOCATED ON PROPERTY LINE EXTENSIONS, EXCEPT FOR TAPPING SLEEVE WHERE AN ADDITIONAL VALVE SHALL BE PLACED ON THE TAPPING SLEEVE. ADDITIONAL VALVE LOCATIONS MAY BE REQUIRED PER DENVER WATER'S CONSTRUCTION ENGINEERING PERSONNEL.
10. UTILITY CROSSINGS SHALL MAINTAIN A MINIMUM CLEARANCE OF 18-INCHES FROM THE OUTSIDE OF THE PIPES.
11. ONLY ONE POINT OF CONNECTION IS ALLOWED UNTIL THE TESTING OF THE NEW MAIN INSTALLATIONS IS COMPLETE.
12. NEWLY INSTALLED WATER MAINS AND FIRE SERVICE LINES SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH DENVER WATER ENGINEERING STANDARDS, SECTION 8.22.
13. THE TRENCH SHALL BE EXCAVATED, AND THE PIPE EXPOSED FOR INSPECTION AT ANY LOCATION ON THE PROJECT, WHEN REQUESTED BY DENVER WATER.
14. THE STERILIZATION AND FLUSHING OF MAINS SHALL BE INSPECTED AND CERTIFIED BY THE HEALTH DEPARTMENT HAVING JURISDICTION; ONE COPY OF THE CERTIFICATION SHALL BE PROVIDED TO DENVER WATER. THE CERTIFICATION SHALL NOTE THE LOCATION OF THE MAIN AND STATE THE MAIN HAS BEEN INSPECTED BY A REPRESENTATIVE OF THE HEALTH DEPARTMENT HAVING JURISDICTION AND COMPLIES WITH THE PROCEDURES SET FORTH BY THAT DEPARTMENT.

1. NOTIFYING CUSTOMERS VERBALLY OR IN WRITING WHO MAY BE AFFECTED BY A WATER OUTFAGE DURING CONSTRUCTION.
2. OBTAINING, AT THE CONTRACTOR'S EXPENSE, APPLICABLE LICENSES, PERMITS, BONDS, ETC., THAT ARE REQUIRED FOR THE MAIN INSTALLATION/SYSTEM MODIFICATION.
3. CONTACTING DENVER WATER'S CONSTRUCTION ENGINEERING PERSONNEL FOR THE PRE-CONSTRUCTION MEETING AND INSPECTION, AT 303-628-6671, AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
4. IN THE EVENT OF AN EMERGENCY IN DENVER OR IN A TOTAL SERVICE AREA AFTER WORKING HOURS, CALL DENVER WATER'S WESTSIDE DISPATCHER: 303-628-6801. IN A MASTER METER OR READ & BILL DISTRICT, PLEASE CONTACT THE REPRESENTATIVE OF THE DISTRICT IN WHICH THE PROJECT IS TAKING PLACE.
5. PAYING ALL ADDITIONAL CHARGES FOR INSPECTION OUTSIDE NORMAL WORK HOURS.

THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING, ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE CONTACTED BY THE ENGINEER AT A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTORS SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.



	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	EXISTING WATER LINE
	EXISTING SANITARY LINE
	EXISTING UNDERGROUND COMM LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	SIGHT DISTANCE TRIANGLE
	ACCESSIBLE ROUTE
	BICYCLE PATHWAY
	PEDESTRIAN PATHWAY
	PROPOSED VEHICLE PATH 1
	PROPOSED VEHICLE PATH 2
	PROPOSED VEHICLE PATH 2
	PROPOSED WATER STRUCTURES
	PROPOSED TWO-WAY & ONE-WAY CLEANOUT
	EXISTING UTILITY POLE
	EXISTING CONCRETE SIDEWALK
	PROPOSED CONCRETE SIDEWALK

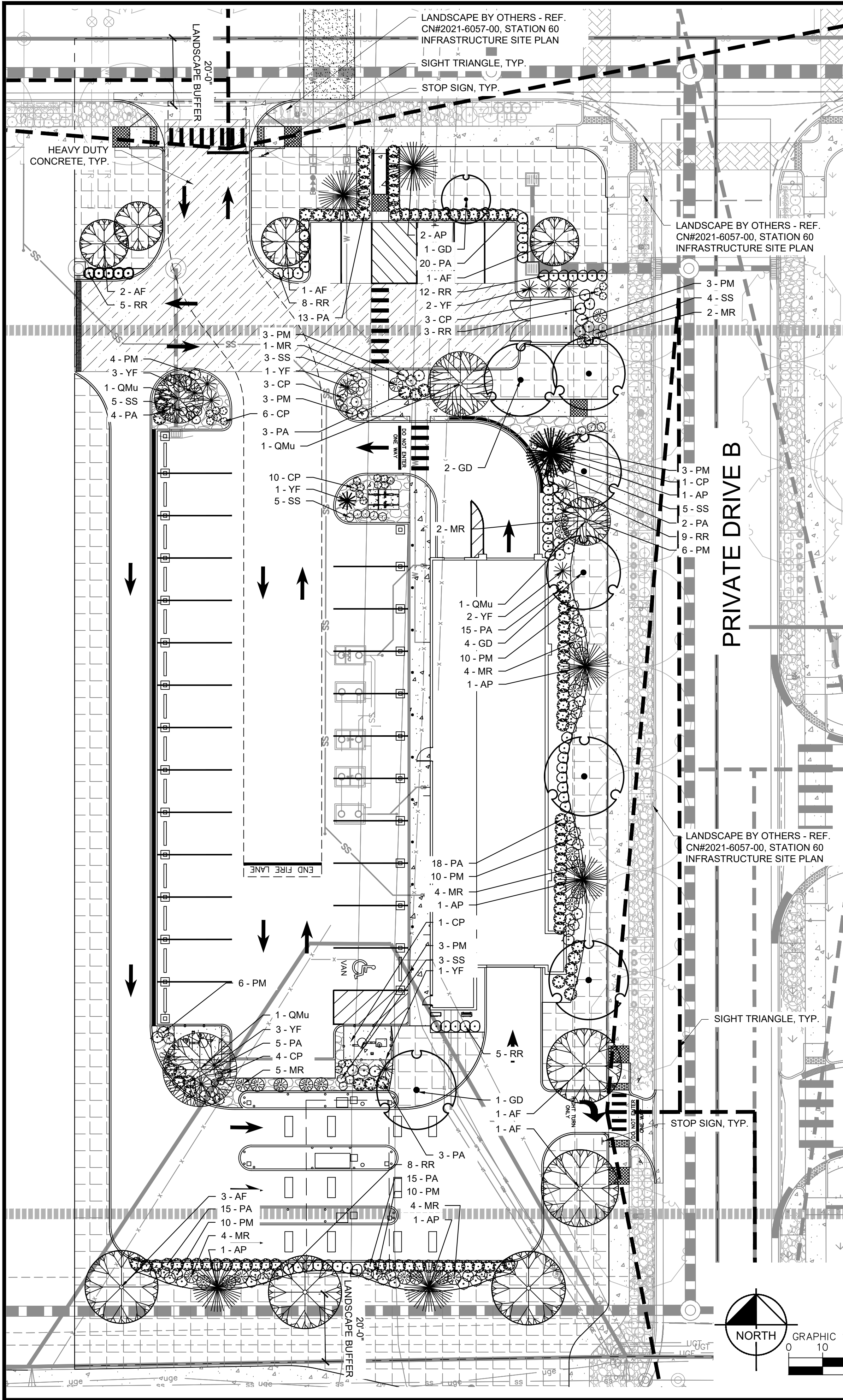
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BUBBLE BATH CAR WASH
STATION 60 FILING NO. 2, LOT 4
AURORA, CO 80011

PROJECT NO.
096888060

SHEET

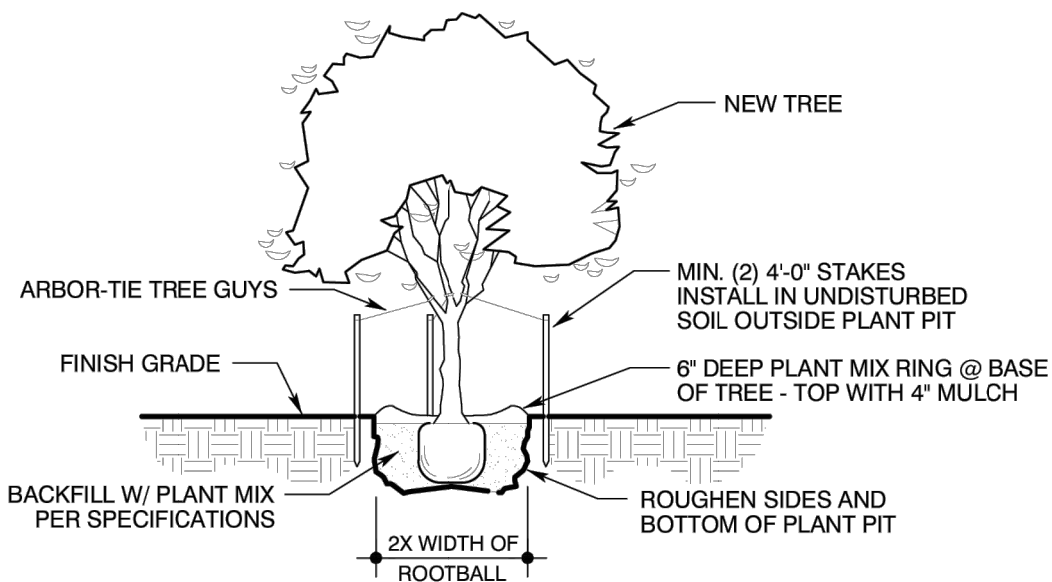


Landscape Schedule					
USE	CODE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES
SHRUBS	PB		RUGOSA ROSE <i>Rosa Rugosa</i>	HEIGHT/SPREAD 24"ø X 36" HT MIN 5 GAL.	58
	AP2		ADAM'S NEEDLE <i>Yucca Filamentosa</i>	HEIGHT/SPREAD 24"ø X 36" HT MIN 5 GAL.	14
	SS		SHOWY STONECROP <i>Sedum Spectabile</i>	HEIGHT/SPREAD 24"ø X 36" HT MIN 5 GAL.	23
	CP		LEADWORT <i>Ceratostigma Plumbaginoides</i>	HEIGHT/SPREAD 24"ø X 36" HT MIN 5 GAL.	30
	PM		MOPS MUGO PINE <i>Pinus Mugo 'Mops'</i>	HEIGHT/SPREAD 18"ø X 72" HT MIN 5 GAL.	71
	PA		RUSSIAN SAGE <i>Perovskia Atriplicifolia</i>	HEIGHT/SPREAD 48"ø X 72" HT MIN 5 GAL.	113
	MR		UNDAUNTED MUHLY <i>Muhlenbergia Reverchonii 'Undaunted'</i>	HEIGHT/SPREAD 24"ø X 36" HT MIN 5 GAL.	26
	GD		KENTUCKY COFFEETREE <i>Gymnocladus Dioica</i>	2" CALIPER 45'X20'	8
	AF		AUTUMN BLAZE RED MAPLE <i>Acer x Freemanii 'Jeffersed'</i>	2" CALIPER 15'X12'	9
	QMu		CHINKAPIN OAK <i>Quercus Muhlenbergia</i>	2" CALIPER 40'X30'	4
DECIDUOUS TREES	AF		AUTUMN BLAZE RED MAPLE <i>Acer x Freemanii 'Jeffersed'</i>	2" CALIPER 15'X12'	9
SCREENING TREES	AP		COLORADO BRISTLECONE PINE <i>Pinus Arista</i>	6" MINIMUM HT 20'X10'	7
MISC			DOUBLE SHREDDED WOOD MULCH		3,150 SF
			2"-3" RIVER ROCK MULCH		1,678 S.F.
			CYNODON DACTYLON X C. TRANSVALENSIS	TAHOMA 31 BERMUDAGRASS	14,228 S.F.

CURBSIDE LANDSCAPE PROVIDED VIA ULTIMATE DEVELOPER - REF. CN#2021-6057-00, STATION 60 INFRASTRUCTURE SITE PLAN						
STREET FRONTAGE LANDSCAPE BUFFERS						
"NORTH - 1 TREE AND 10 SHRUBS PER 40 LF"	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED	BUFFER REQUIRED	BUFFER PROVIDED
147 LF / 40 = 4	4 TREES	4 TREES	40 SHRUBS	40 SHRUBS	20 FT	20 FT
"EAST - 1 TREE AND 10 SHRUBS PER 40 LF"	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED	BUFFER REQUIRED	BUFFER PROVIDED
358 LF / 40 = 9	9 TREES	9 TREES	90 SHRUBS	90 SHRUBS	10 FT	10 FT
"A REDUCTION TO 10' IN BUFFER WIDTH HAS BEEN PROVIDED FOR A PORTION OF THE BUFFER WHERE THE TRASH ENCLOSURE HAS BEEN LOCATED. THE WALL AROUND THE TRASH ENCLOSURE SERVES AS THE APPROVED BUFFER REDUCTION FEATURE"						
"E. COLFAX AVENUE - 1 TREE AND 10 SHRUBS PER 40 LF"	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED	BUFFER REQUIRED	BUFFER PROVIDED
171 LF / 40 = 5	5 TREES	5 TREES	50 SHRUBS	50 SHRUBS	20 FT	20 FT

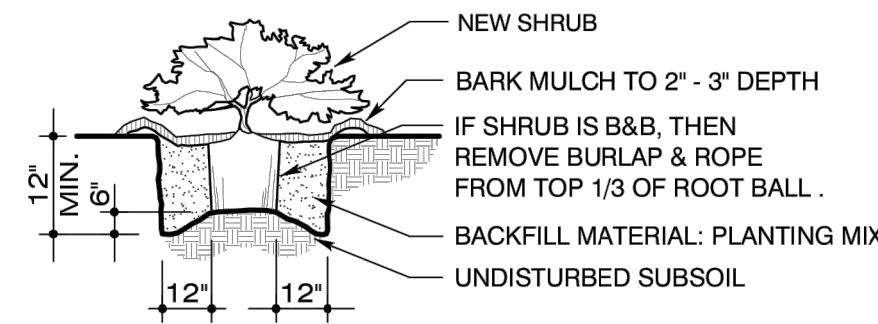
"4.7.5.J.2 Non-residential and Mixed-use structures"	"4.7.5.J.2a Applicants shall provide one tree or tree equivalent for each 40 linear feet of elevation length."		
Building Name	Building Elevation in Linear Feet	Tree Equivalent Required	Tree Equivalent Provided
Building A	362 LF	9.0000	9.0000

- GENERAL NOTES:
- REFER TO SPECIFICATIONS FOR ALL CONTRACT PLANTING.
 - INSTALL APPROVED IMPORTED PLANTING MIX TO MIN. DEPTH OF 6" IN ALL AREAS SCHEDULED AS LANDSCAPE PLANTING AREAS.
 - INSTALL APPROVED IMPORTED TOPSOIL TO 4" DEPTH IN ALL TURFGRASS AREAS.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN THE FIELD PRIOR TO INSTALLATION AND MUST REPORT ANY DEVIATION IN SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.
 - WHERE SHOWN ON THESE PLANS, UTILITY INFORMATION IS PROVIDED FOR REFERENCE ONLY. REF. CIVIL AND MEP PLANS FOR ALL UTILITY INFORMATION.
 - VERIFY LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTILITIES PRIOR TO ANY EXCAVATION. IN THE EVENT POTENTIAL CONFLICT(S) OCCUR BETWEEN UTILITIES AND LANDSCAPE IMPROVEMENTS, IMMEDIATELY CEASE WORK IN THE AFFECTED AREA, REPORT THE CONFLICT(S) TO THE OWNER'S REPRESENTATIVE, AND DO NOT PROCEED UNTIL RECEIPT OF SPECIFIC WRITTEN DIRECTION.
- OVERHEAD ELECTRIC NOTES:
- ALL PROPOSED LARGE SPECIES TREES (AS DEFINED BY THE UNIFIED DEVELOPMENT CODE IN EFFECT HEREOF) SHALL BE PLANTED NO CLOSER THAN 20' TO ALL OVERHEAD ELECTRIC UTILITY LINES.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD LOCATING ALL OVERHEAD ELECTRIC UTILITY LINES AND ENSURING THAT NO LARGE SPECIES TREES ARE PLANTED WITHIN 20' OF ANY OVERHEAD ELECTRIC UTILITY LINES.
 - WHERE CITY INSPECTORS FIND ANY PROPOSED LARGE SPECIES TREES TO BE IN VIOLATION OF PROXIMITY TO OVERHEAD ELECTRIC UTILITY LINES, THE CONTRACTOR SHALL RELOCATE TREES AT NO ADDITIONAL COST TO THE OWNER.
- CITY OF AURORA NOTES:
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU.YDS/1,000SF.
 - ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
 - THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE EXCEPT WHERE NOTED IN PLAN. VEHICULAR DRIVES, PARKING LOTS AND PLAZAS ARE INCLUDED ON CIVIL SHEETS.
 - THE OWNER/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 DISCOVERABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
 - A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
 - LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRoACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
 - TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
 - SHRUB BEDS ARE TO BE CONTAINED BY 4" X 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE STEEL EDGER. IT IS NOT REQUIRED WHEN BED IS ADJACENT TO CURBS, WALLS, FENCES, OR WALKS.
 - SHRUB BEDS SHALL BE MULCHED WITH MIN. 3" DEPTH, 3/4"-1 1/2" TAN RIVER ROCK LANDSCAPE MULCH. FOR AREAS SPECIFIED AS COBBLE, USE 4"-8" TAN RIVER ROCK COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD COBBLE AND RIVER ROCK IS AVAILABLE AT PIONEER SAND WWW.PIONEERSAND.COM OR APPROVED EQUAL. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR-SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
 - LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN SIGHT TRIANGLES AND ADHERE TO THE REQUIREMENTS LISTED IN SECTION 4.04.2.10.



TREE PLANTING DETAIL

NEW TREES
1/8" = 1'-0"



SHRUB PLANTING DETAIL

NEW SHRUBS
1/8" = 1'-0"

DESIGNED BY: AJL
DRAWN BY: AJL
CHECKED BY: EUG
DATE: 06/02/2025

BUBBLE BATH CAR WASH
STATION 60 FILING NO. 2, LOT 4
AURORA, CO 80011
LANDSCAPE PLAN

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Kimley-Horn and Associates, Inc.

PROJECT NO.
096888060

SHEET
06

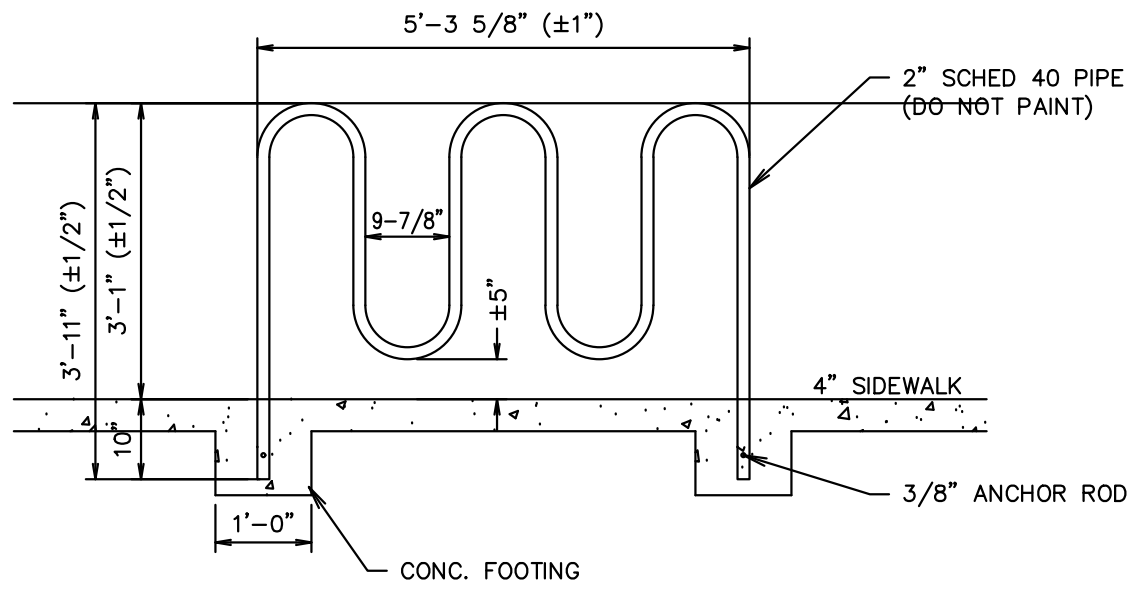
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NO. REVISION DATE BY

K:\COS_Civil\096888060_BubbleBath - Aurora (61405)\CADD\PlanSheets\Site Plan\096888060_SP_DT.dwg Lundberg, Andrew 6/19/2025 10:41 AM

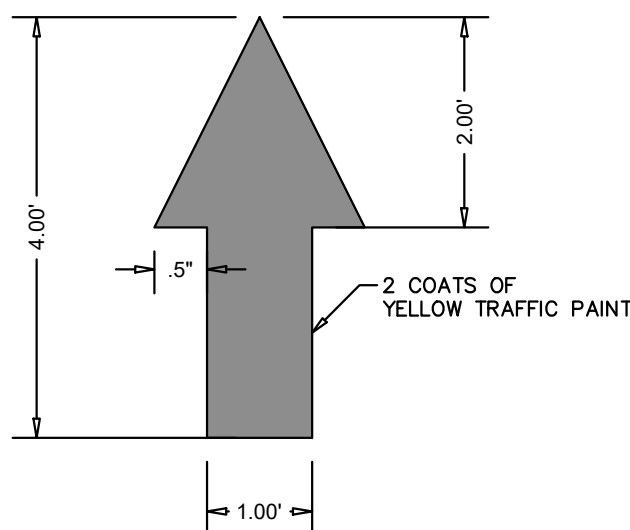
MODEL: BELSON OUTDOORS MODEL: H36-7-G-10
(PROVIDED BY CONTRACTOR)



BIKE RACK DETAIL

NTS

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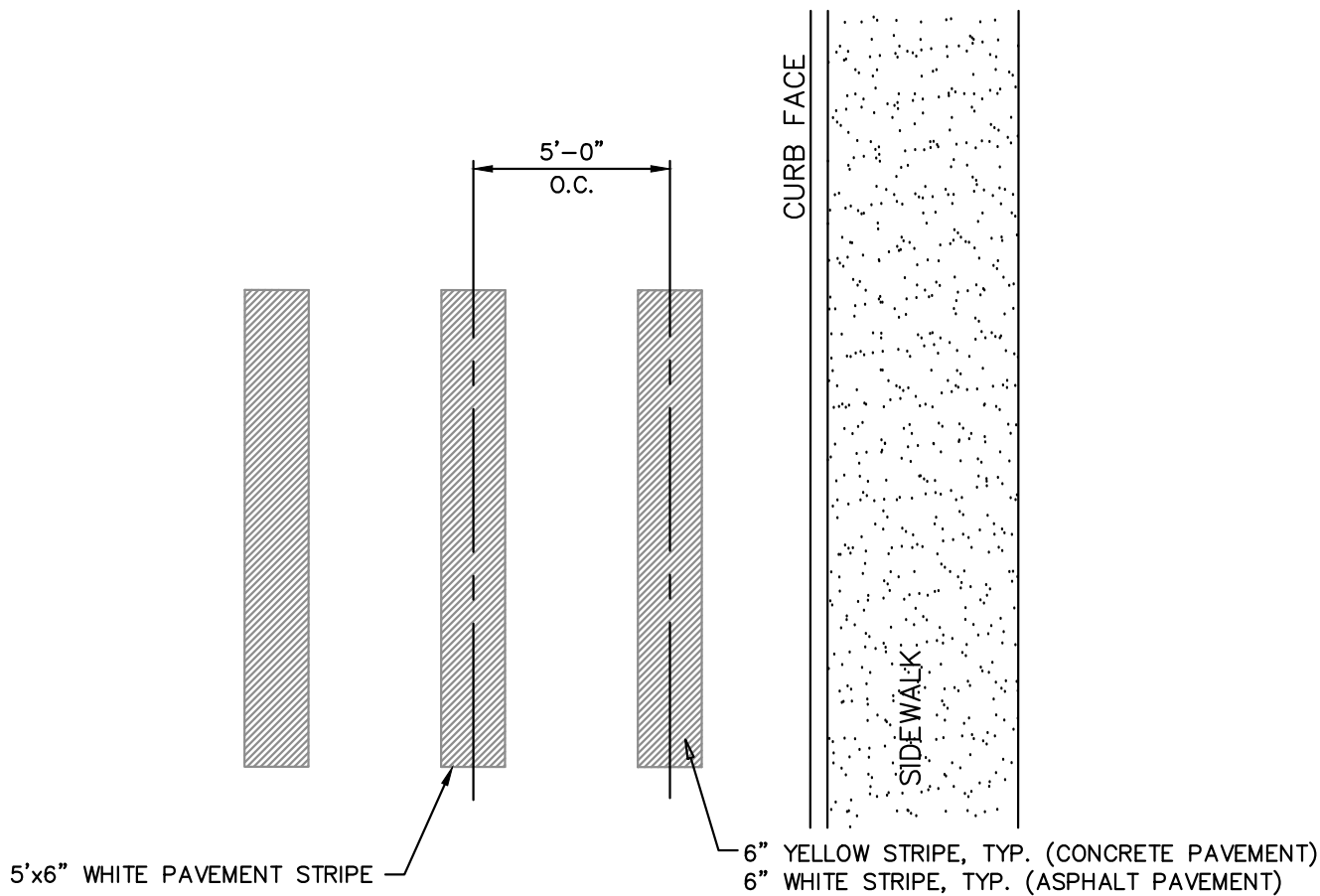


L1

TRAFFIC MARKING DETAIL

NTS

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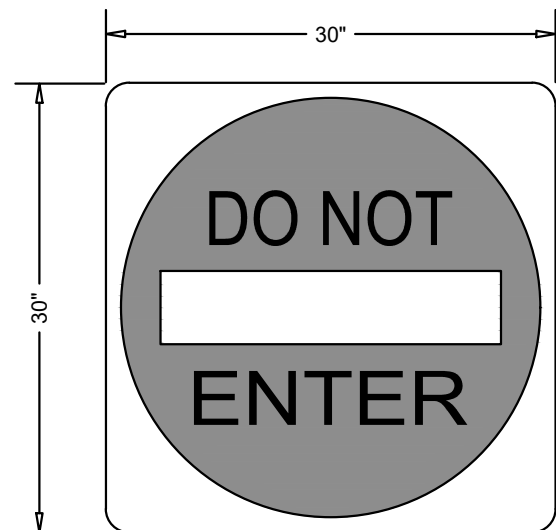


F1

CROSSWALK DETAIL

NTS

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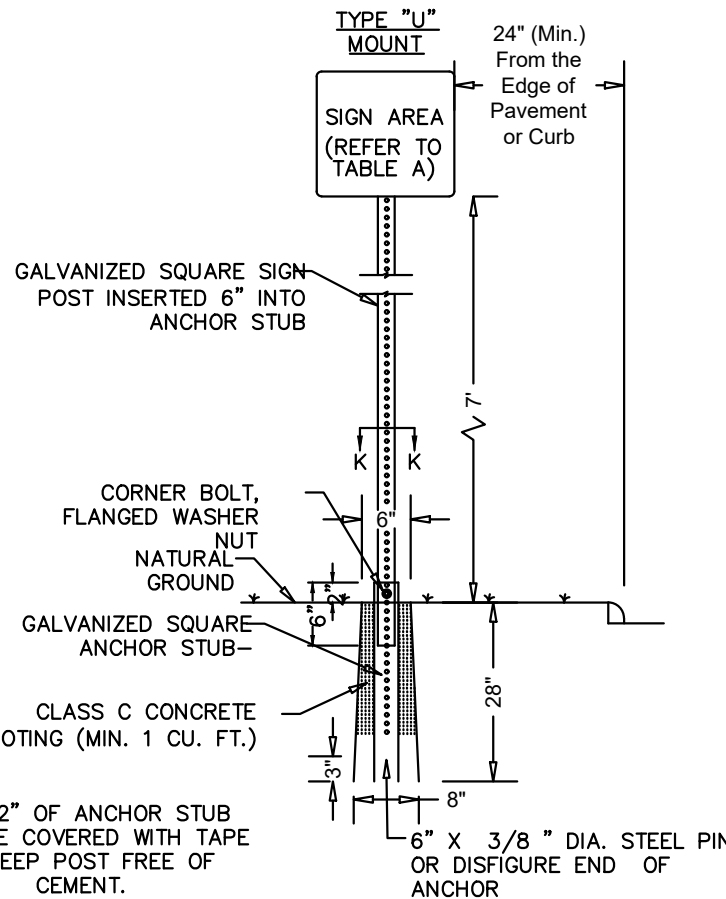
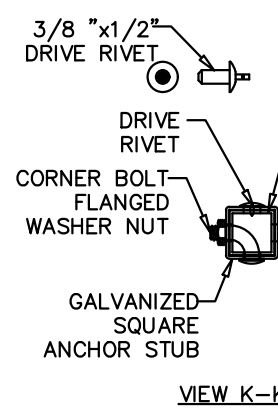


METAL TUBING	SIGN AREA
GALVANIZED SQUARE SIGN	< 10 SQ. FT.
POST (Perforated)	1-3/4" x 1-3/4" (14 Gauge)
GALVANIZED SQUARE ANCHOR STUB (Perforated)	2" X 2" (14 Gauge)

TABLE A

GENERAL NOTES

- 1.) ALL GROUND MOUNTED SHALL USE HIGH INTENSITY REFLECTIVE SHEETING.
- 2.) ALL OVERHEAD SIGNS SHALL USE DIAMOND GRADE REFLECTIVE SHEETING.
- 3.) ALL BLANKS TO BE ALUMINUM ALLOY NO. 5052-H38.
- 4.) "T" DENOTES THICKNESS OF SIGN BLANKS.
- 5.) ALL HOLES SHALL BE 3/8" DIAMETER DRILLED OR PUNCHED AS SHOWN ON EACH BLANK DETAIL AND SHALL BE FREE OF BURRS AND/OR ROUGH EDGES.
- 6.) SIGN BLANK CORNERS TO BE ROUNDED AS SHOWN ON EACH DETAIL.
- 7.) ALL SIGN BLANK TO BE ETCHED, DEGREASED, AND HAVE AN ALODINE FINISH PRIOR TO APPLICATION OF LEGENDS.
- 8.) ALL DETAILS ARE NOT TO SCALE.
- 9.) ALL DIMENSIONS ARE IN INCHES.
- 10.) ALL SIGNS SHALL BE MANUFACTURED AND INSTALLED IN CONFORMANCE TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND STANDARD HIGHWAY SIGNS (FHWA) LATEST EDITION.

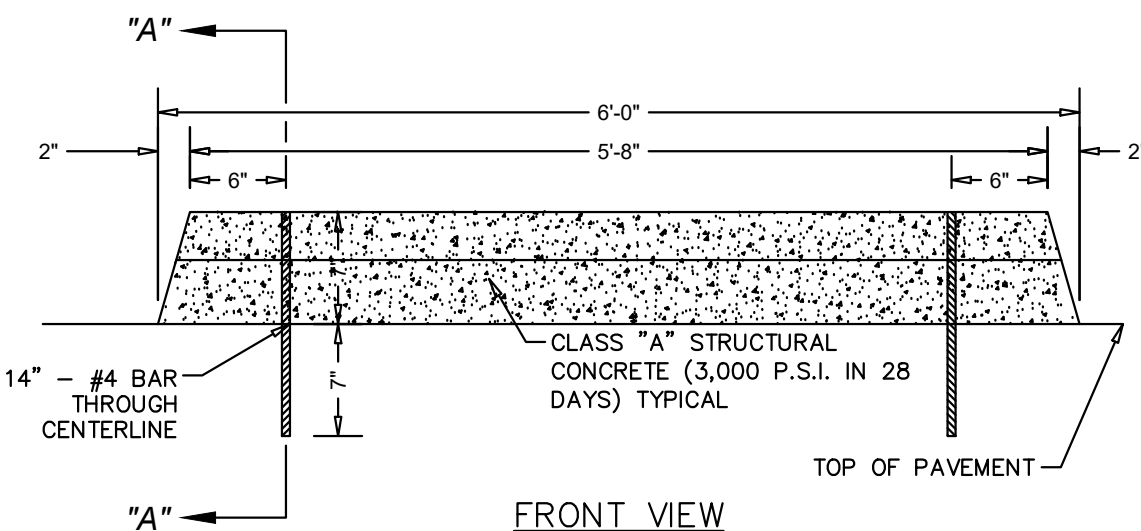


A6

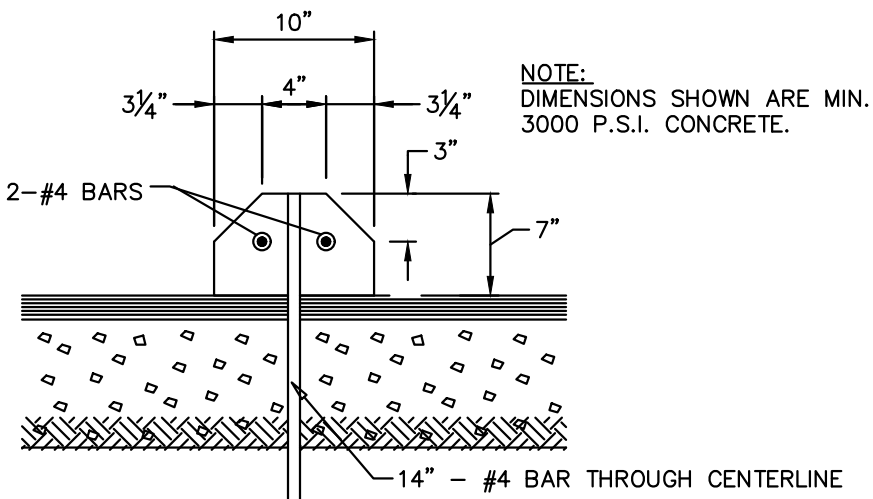
DO NOT ENTER SIGN DETAILS

NTS

SN:



PRECAST WHEELSTOP 6' (MINIMUM) LONG
HELD IN PLACE BY 2-3/4" x 18" PIN
PROVIDE ONE WHEELSTOP EACH STALL
OR AS SHOWN ON PLANS.



SECTION "A-A"

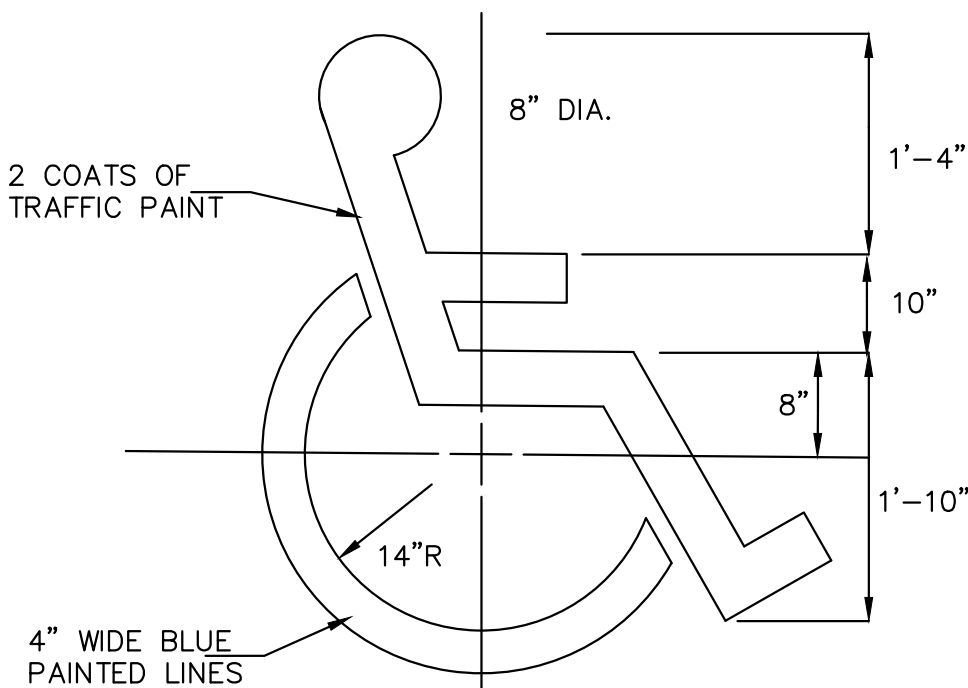
NOT-TO-SCALE

A1

WHEELSTOP DETAIL

NTS

SN:



NOTE:
1. ALL TRAFFIC MARKINGS TO BE LATEX AS PER DIMENSIONS SHOWN.

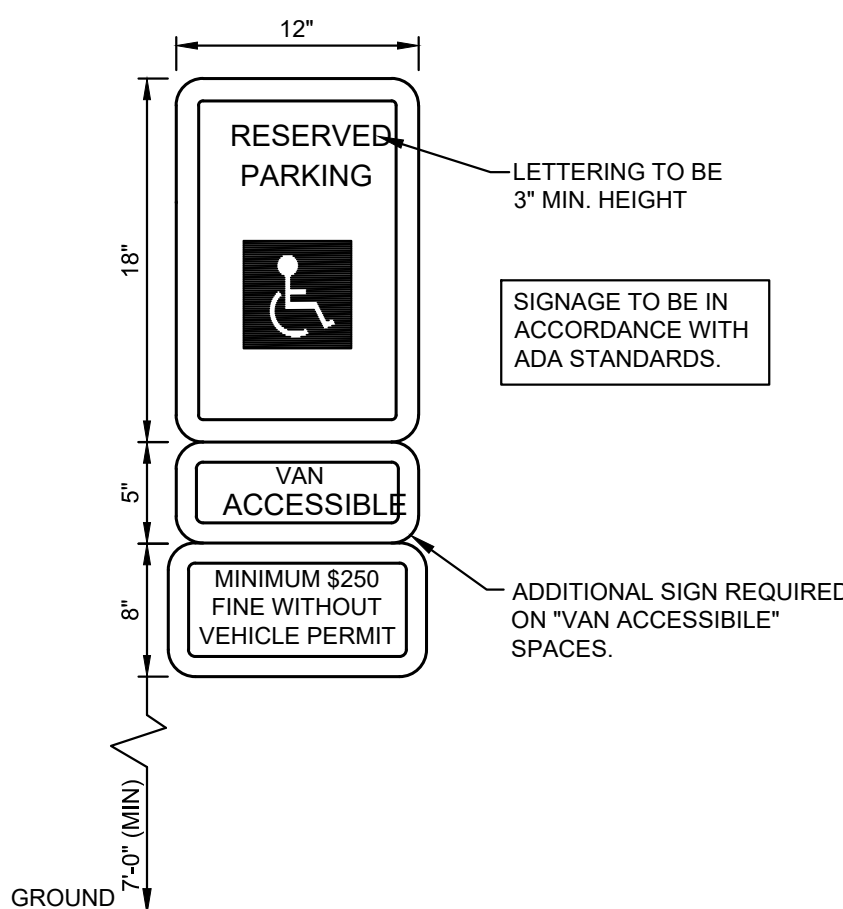
HANDICAP SYMBOL

NOT TO SCALE



MUTCD R1-1 STOP SIGN DETAIL

NOT TO SCALE



ADA SIGNAGE DETAIL

NOT TO SCALE

BUBBLE BATH CAR WASH
STATION 60 FILING NO. 2, LOT 4
AURORA, CO 80011
SITE DETAILS

Kimley»Horn

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2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: A/JL
DRAWN BY: A/JL
CHECKED BY: E/JG
DATE: 06/02/2025

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