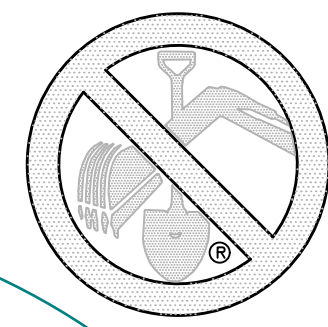


KINGS AUTO – SITE PLAN AMENDMENT

LOT 1, BLOCK 1, WARANA SUBDIVISION, FILING NO. 2,
CITY OF AURORA, ARAPAHOE COUNTY, COLORADO



CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

LEGEND

- EXISTING**
- TRAFFIC SIGN
 - WATER
 - STORM
 - SANITARY
 - GAS LINE
 - PHONE / O.H.E.
 - 6' CEDAR FENCE
 - SANITARY MANHOLE
 - FIRE HYDRANT
 - ELECTRIC POLE/LIGHT
 - TELEPHONE PEDESTAL
 - KNOX HARDWARE BOX
 - IRRIGATION METER
 - PRIVATE LIGHT POLES
 - TRANSFORMER
 - ELECTRIC TRENCH PATH
- 0.50% RUNOFF FLOW DIRECTION
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR

Legend is missing symbols. There are symbols on the overall plan that are not indicated here on the legend. Please revise. Some of the items highlighted are the items that need to be reflected on the legend.

No site changes found on this site plan.
Please add red clouds around the changes that will occur per this project.

The old grease interceptor (and grease waste lines) needs to be removed and a new sand/oil interceptor must be installed. The new interceptor can be in the same location. Please show where the sanitary service lines will be located.

ADJACENT OWNER: JOSHIK LLP
PARCEL ID: 1973-26-2-05-017
(NOT A PART)

LOT 1, BLOCK 1,
WARANA SUBDIVISION,

ADJACENT OWNER: TYMAN & COMPANY
PARCEL ID: 1973-26-2-45-001
(NOT A PART)

LOT 1, BLOCK 1,
SATURN OF AURORA SUBDIVISION
FILING NO. 2

Please identify the location of the customer parking, vehicle storage of vehicle inventory, and any outdoor display areas for vehicles on the plan.

Missing Bar Scale and North Arrow. Please add to sheets 2 and 3.

Please call out the water meter. Differentiate between the symbols with the "W"

Call out the size and material of the existing water, sanitary, and storm lines

Rocky Ridge
Civil Engineering

2204 18th Ave, Suite 107
Longmont, CO 80501
303.651.6626
http://rockyridgecivil.com

2180 S. HAVANA ST

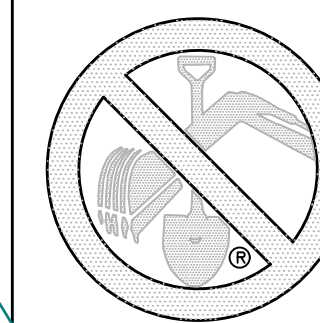
EXISTING CONDITIONS
2180 S. HAVANA ST
AURORA, CO

DATE 02/10/25
JOB NO 921-3
CAD NO 9213BASE

SHEET NO
2 OF 3

KINGS AUTO – SITE PLAN AMENDMENT

LOT 1, BLOCK 1, WARANA SUBDIVISION, FILING NO. 2,
CITY OF AURORA, ARAPAHOE COUNTY, COLORADO



CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

LEGEND	
	EXISTING TRAFFIC SIGN
	EXISTING WATER
	EXISTING STORM
	EXISTING SANITARY
	EXISTING SANITARY MANHOLE
	EXISTING GAS LINE
	EXISTING PHONE / O.H.E.
	EXISTING 6' CEDAR FENCE
	EXISTING SAFETY RAIL
	EXISTING FIRE HYDRANT
	EXISTING ELECTRIC POLE/LIGHT
	EXISTING TELEPHONE PEDESTAL
	EXISTING KNOX HARDWARE BOX
	EXISTING IRRIGATION METER
	EXISTING PRIVATE LIGHT POLES
	EXISTING TRANSFORMER
	EXISTING ELECTRIC TRENCH PATH
	PROPOSED EASEMENT
	ADJACENT LOT LINES
	PROPERTY LINE
	ROW CENTERLINE

Legend is missing symbols. There are symbols on the overall plan that are not indicated here on the legend. Please revise. Some of the items highlighted are the items that need to be reflected on the legend.

Not shown. Please verify if there are any existing light fixtures on the site that are proposed to remain? Please reflect that on the site plan. If there is new proposed site lighting, please add that to the plan as well as an additional photometric sheet showing the fixtures and the illumination levels on the site 10 feet beyond all property levels.

Call out type of access point such as full movement or right in right out.
Need to add sight triangles to plan for the access.

In current discussion with Traffic regarding this comment. First need to determine how many spaces are required for this use. Then we can coordinate with traffic if the 3 parking spaces in this location can be removed.

These three parking spaces should be removed and don't meet throat depth from Havana.

Please show and label the required Knox Box to be installed at the front main entry, and label the main entry and accessible entrance.

Please show the accessible route and transitions with using a dashed line delineation. Including notes of the available foot candles along the route.

show existing stop signs.

Add sight triangle for Warren Avenue.

What is this?

Please provide a north arrow and scale.

Advisory comment: Cars may not block drive aisles. If gating is to be installed it should be reflected on the site plan.

Call out type of access point such as full movement or right in right out.

Need to add sight triangles to plan for the access.

There are accesses at roughly these two locations. Need to show them on the plans.

ADJACENT OWNER: TYMAN & COMPANY
PARCEL ID: 1973-26-2-45-001
(NOT A PART)

LOT 1, BLOCK 1,
SATURN OF AURORA SUBDIVISION
FILING NO. 2

NOTES:

1. THE EXISTING ASPHALT PARKING LOT IS TO REMAIN.
2. NO GRADING IS TO BE PERFORMED.
3. NO CHANGES TO THE EXISTING UTILITIES WILL BE PERFORMED.
4. NO ADDITIONAL BUILDINGS WILL BE INSTALLED.
5. NO CHANGES TO THE PARKING STALLS WILL BE PERFORMED.

Show delivery truck turning circulation through the site.

In current discussion with Traffic regarding this comment. First need to determine how many spaces are required for this use.

Advisory comment: If Gating is being added to the site it will need to be set back 45' from the flow line of the roadway.