

TAKE 5 OIL CHANGE BUILDING CONVERSION AND CONDITIONAL USE

MALONE SUBDIVISION, LOT 16, BLOCK 0

NORTHWEST 1/4 SECTION 26, T4S, R67W, 6TH P.M.

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LOCATED AT: 1990 S HAVANA STREET, AURORA, COLORADO 80014

SITE PLAN NOTES

- THE DEVELOPER, SUCCESSORS OR 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.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH IBC CHAPTER 11 AND ICC A117.1.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, SUCCESSORS OR 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 AND DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
- 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.
- NOT USED.
- NOT USED.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE OBTAINED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT, AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- NOT USED.
- NOT USED.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
- FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.
- THIS SITE HAS THE FOLLOWING CONDITIONAL USE APPROVAL(S): (LIST ANY/ALL APPLICABLE USES AND THE DATE OF PLANNING COMMISSION APPROVAL - MULTITENANT BUILDINGS SHOULD LEAVE ROOM FOR MODIFICATIONS OR FUTURE ADDITIONS)
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THERE WILL BE NO OUTSIDE, OVERNIGHT STORAGE OF VEHICLES ON THE SITE.

PROJECT CONTACTS

SURVEYOR
 TAIT & ASSOCIATES, INC.
 320 N LINCOLN AVE
 LOVELAND, CO 80537
 CONTACT: VLADISLAV SKREJEV, PLS
 PHONE: (970) 612-5446
 EMAIL: VSKREJEV@TAIT.COM

OWNER/APPLICANT
 1990 S HAVANA T5 LLC
 18475 W. COLFAX AVE, SUITE #208
 GOLDEN, CO 80401
 CONTACT: J.R. FREDSTROM
 PHONE: (303) 391-1789
 EMAIL: JR.FREDSTROM@QSHOLDINGSLLC.COM

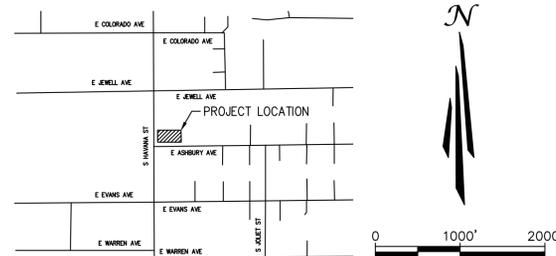
CIVIL ENGINEER
 TAIT & ASSOCIATES, INC.
 320 N LINCOLN AVE
 LOVELAND, CO 80537
 CONTACT: TIM UHRIK P.E.
 PHONE: (970) 612-5444
 EMAIL: TUHRIK@TAIT.COM

CITY OF AURORA
 PLANNING & DEVELOPMENTAL SERVICES
 CONTACT: ANI KARABASHIAN
 PHONE: (303) 739-7133
 EMAIL: AKARABAS@AURORAGOV.ORG

ARCHITECT
 R4 ARCHITECTS
 226 REMINGTON STREET, UNIT #3
 FORT COLLINS, CO 80524
 CONTACT: JAMES OHLSON
 PHONE: (970) 224-0630
 EMAIL: JAMES@R4ARCHITECTS.COM

SHEET INDEX

- COVER SHEET
- DEMOLITION PLAN
- SITE PLAN
- SITE PLAN DETAILS
- SITE REFUSE ENCLOSURE
- GRADING SCHEMATIC
- BUILDING ELEVATIONS
- SITE PHOTOMETRIC PLAN
- SITE PHOTOMETRIC SPECIFICATION



VICINITY MAP

SCALE 1" = 1000'

DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	0.48 AC.
NUMBER OF BUILDINGS	1
BUILDING HEIGHT	17'-0"
TOTAL BUILDING COVERAGE AND GFA	1,966 S.F. (9.43 %)
HARD SURFACE AREA	18,029 S.F. (86.48 %)
LANDSCAPE AREA	2,819 S.F. (13.52 %)
SIDEWALKS AND PATIOS	622 S.F. (2.9 %)
PRESENT ZONING CLASSIFICATION	MU-C
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	72 SF *
PROPOSED TOTAL SIGN AREA	72 SF
PROPOSED NUMBER OF SIGNS	2
PROPOSED MONUMENT SIGN	0
PROPOSED MONUMENT SIGN AREA	0 SF PER SIDE
PARKING SPACES REQUIRED	10
PARKING SPACES PROVIDED	15
ACCESSIBLE SPACES REQUIRED	1
ACCESSIBLE SPACES PROVIDED	2
LOADING SPACES REQUIRED	0
LOADING SPACES PROVIDED	0

UNAUTHORIZED CHANGES & USES

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NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAYBE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

BASIS OF BEARINGS:
 BEARINGS BASED ON ... FROM PNT. 2.024105 (3 1/4" ALUMINUM CAP SET IN TOP OF CURB) TO PNT. 2.026105 (3 1/4" ALUMINUM CAP). THE BEARING BEING SOUTH 09°28'32" WEST, (BEARING ESTABLISHED BY SOLAR OBSERVATION).

BENCH MARK:
 CITY OF AURORA BENCHMARK 456726NW002, EL=5,575.1 FEET (NAVD88) - 3 INCH BRASS CAP (STAMPED COA BM3-72.5) ATOP A 30" LONG STEEL PIPE IN CONCRETE AT THE N.E. CORNER OF THE INTERSECTION OF HAVANA ST. AND E. EVANS AVE AND OPPOSITE THE EAST PCR.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ARAPAHOE, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH 150 FEET OF THE WEST 165 FEET OF PLOT 16, MALONE SUBDIVISION, EXCEPT THE WEST 15 FEET THEREOF AND EXCEPT THAT PART CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY DEED RECORDED AUGUST 10, 1992 IN BOOK 6569 AT PAGE 274, COUNTY OF ARAPAHOE, STATE OF COLORADO.

FOR INFORMATIONAL PURPOSES ONLY: APN: 1973-26-2-01-044

SIGNATURE BLOCK

TAKE 5 OIL CHANGE BUILDING CONVERSION AND CONDITIONAL USE SITE PLAN

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

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

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

BY: _____ CORPORATE SEAL: _____ (PRINCIPALS OR OWNERS)

STATE OF COLORADO _____ JSS 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)

MY COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____ (CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____ (MAYOR)

ATTEST: _____ DATE: _____ (CITY CLERK)

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF

_____ COLORADO AT _____ O'CLOCK ____ M, THIS

_____ DAY OF _____ AD, _____

CLERK AND RECORDER: _____ DEPUTY: _____

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

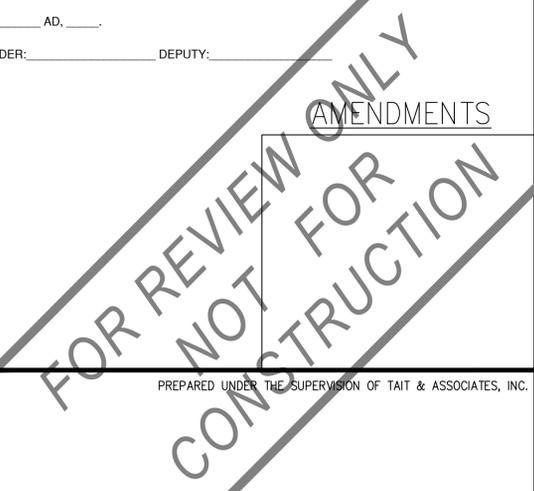
TIMOTHY UHRIK COLORADO PE.0052448 DATE

NO.	DESCRIPTION	BY	DATE

TAIT & ASSOCIATES
 ENGINEERING - ENVIRONMENTAL - BUILDING - LAND
 320 North Lincoln Avenue
 Loveland, CO 80537
 p: 970.613.1447
 www.tait.com
 Aurora, Arapahoe, Boulder, Denver, Fort Collins, Grand Junction, Greeley, Longmont, Loveland, Steamboat Springs, and Vail, Colorado

COVER SHEET
 TAKE 5 OIL CHANGE
 1990 S HAVANA T5 LLC
 1990 S HAVANA ST, AURORA, CO 80014
 SITE PLAN APPLICATION

DRAWING SB
 DATE: 08/27/2024
 CHECKED: TLU
 DATE: 08/20/24
 REVISION #:
 DATE:
 JOB NO.: TF20050



FOR REVIEW ONLY - NOT FOR CONSTRUCTION

11/7/2024 SITE PLAN APPLICATION - CITY OF AURORA

Nov 07, 2024 - 12:18pm by stunch k: Drawings\1990 S Havana - Aurora\GIS\Construction Drawings\TF20050_CS.dwg



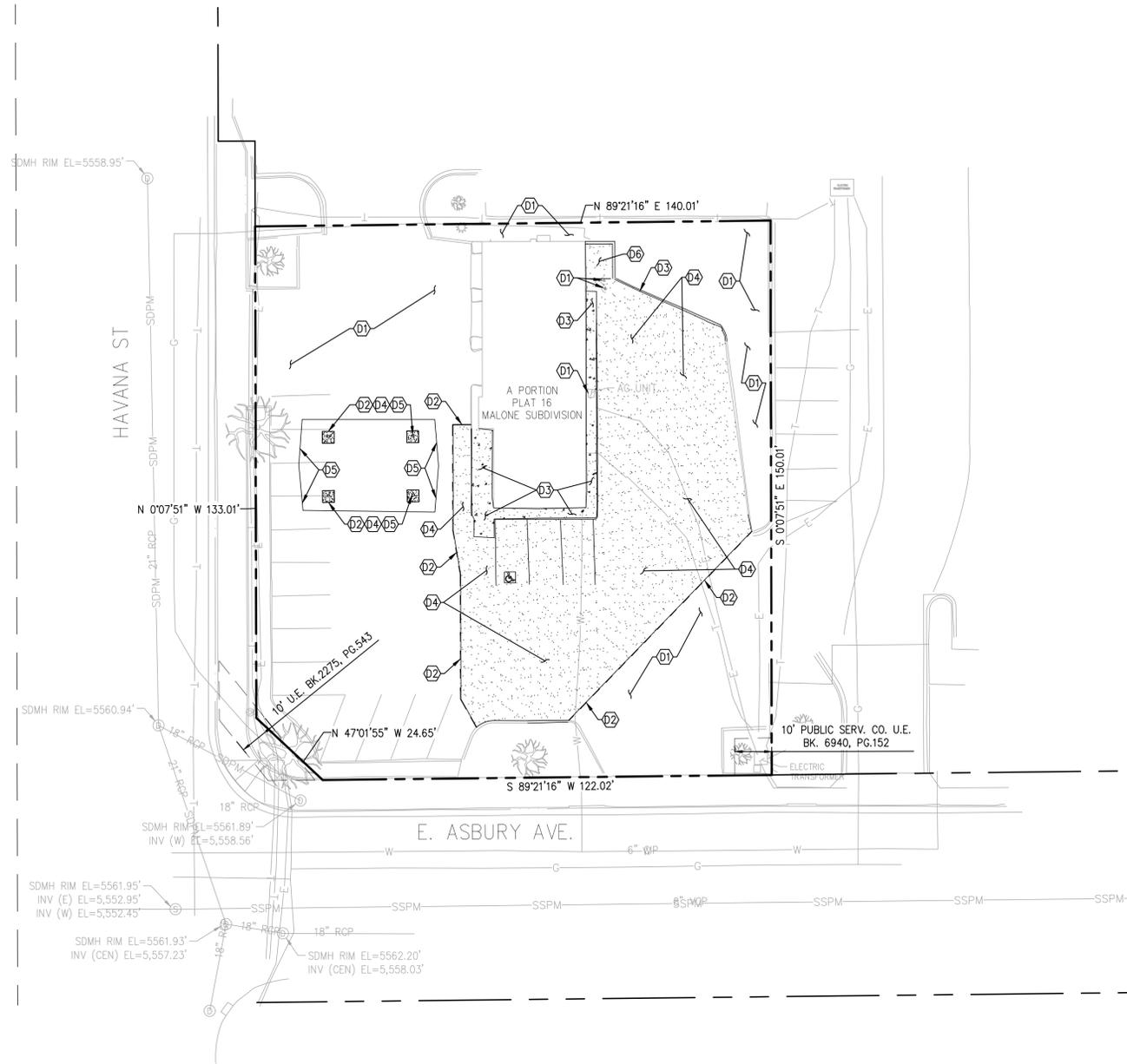
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MALONE SUBDIVISION, LOT 16, BLOCK 0

NORTHWEST 1/4 SECTION 26, T4S, R67W, 6TH P.M.

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LOCATED AT: 1990 S HAVANA STREET, AURORA, COLORADO 80014

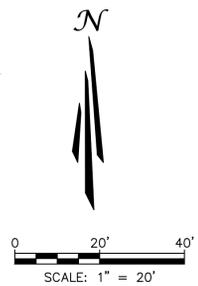


DEMO KEYNOTES:

- (D1) PROTECT EXISTING IMPROVEMENTS IN PLACE.
- (D2) SAWCUT FULL DEPTH OF PAVEMENT.
- (D3) EXISTING CONCRETE TO BE REMOVED.
- (D4) EXISTING ASPHALT TO BE REMOVED.
- (D5) EXISTING CANOPY AND SUPPORTS TO BE REMOVED.
- (D6) EXISTING TRASH ENCLOSURE TO BE REMOVED.

DEMO PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- - - EASEMENT
- - - LIMIT OF DISTURBANCE
- - - PROPOSED SAWCUT
- IMPROVEMENTS TO REMAIN
- IMPROVEMENTS TO BE REMOVED
- [Pattern] ASPHALT TO BE REMOVED
- [Pattern] CONCRETE TO BE REMOVED



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Nov 07, 2024 - 1:46pm by stanch. K:\Drawings\17\1720050 - Aurora\ENG\Construction Drawings\1720050_BM.dwg



NO.	DESCRIPTION	BY	DATE

320 North Lincoln Avenue
Loveland, CO 80537
p: 970.613.1447
www.tait.com
ENGINEERING ENVIRONMENTAL BUILDING LAND
SINCE 1964 Denver Boulder
Deltas

DEMOLITION PLAN
TAKE 5 OIL CHANGE
1990 S HAVANA ST LLC
1990 S HAVANA ST, AURORA, CO 80014
SITE PLAN APPLICATION

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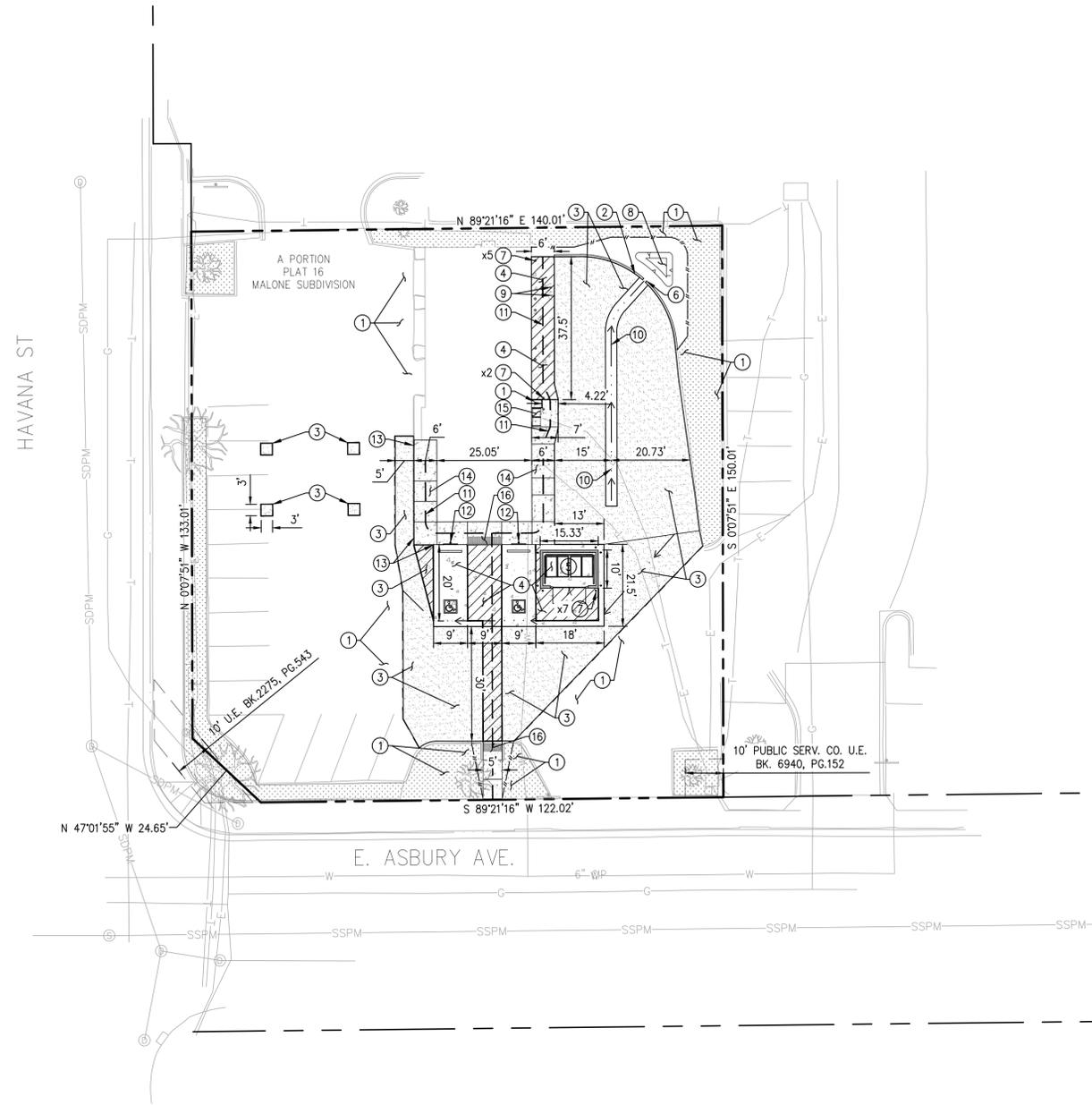
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LOCATED AT: 1990 S HAVANA STREET, AURORA, COLORADO 80014



SITE KEYNOTES:

- ① PROTECT EXISTING IMPROVEMENTS IN PLACE.
- ② PROPOSED CONCRETE CURB. REFER TO DETAIL 3, SHEET 4.
- ③ PROPOSED ASPHALT PAVING.
- ④ PROPOSED CONCRETE APRON.
- ⑤ PROPOSED TRASH ENCLOSURE. REFER TO DETAILS SHEET 5.
- ⑥ PROPOSED CURB CUT. REFER TO DETAIL 5, SHEET 4.
- ⑦ PROPOSED BOLLARD. REFER TO DETAILS SHEET 5.
- ⑧ PROPOSED LOW POINT FOR STORMWATER COLLECTION. REFER TO SHEET 6 FOR DETAILS.
- ⑨ ADJUST EXISTING CLEANOUTS TO GRADE
- ⑩ 3' V GUTTER. REFER TO DETAIL 1 SHEET 4.
- ⑪ INTERIOR SITE ADA PATH.
- ⑫ ADA COMPLIANT PARKING STALL, REFER TO DETAILS 6, 7, 8, 9 AND 11 SHEET 4.
- ⑬ EXPOSED CONCRETE SIDEWALK. REFER TO DETAIL 2, SHEET 4.
- ⑭ PROPOSED CONCRETE SIDEWALK. REFER TO DETAIL 4, SHEET 4.
- ⑮ EXTERIOR EQUIPMENT PROVIDED BY OWNER.
- ⑯ TRUNCATED DOMES AND PEDESTRIAN RAMPS. REFER TO DETAIL 10, 12 SHEET 4.

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT
- LIMIT OF DISTURBANCE
- - - - - PROPOSED SAWCUT
- o PROPOSED BOLLARD
- EQUIPMENT BY OWNER
- - - - - PROPOSED SIGN
- ▨ PROPOSED ASPHALT PAVEMENT
- ▩ PROPOSED CONCRETE PAVEMENT
- PROPOSED TRUNCATED DOMES
- ▨ LANDSCAPED AREA



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CITY OF AURORA BENCHMARK 4S6726NW002, EL=5,575.1 FEET (NAVD88) - 3 INCH BRASS CAP (STAMPED COA BM3-72.5) ATOP A 30" LONG STEEL PIPE IN CONCRETE AT THE N.E. CORNER OF THE INTERSECTION OF HAVANA ST. AND E. EVANS AVE AND OPPOSITE THE EAST PCR.

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TAIT & ASSOCIATES
ENGINEERING ENVIRONMENTAL BUILDING LAND
320 North Lincoln Avenue
Loveland, CO 80537
p: 970.613.1447
www.tait.com

Dellis
Denver
P.O. Box 200
Fort Collins, Colorado

SITE PLAN
TAKE 5 OIL CHANGE
1990 S HAVANA ST LLC
1990 S HAVANA ST, AURORA, CO 80014
SITE PLAN APPLICATION

DRAWN BY	DATE	CHECKED BY	DATE
	08/27/2024		08/27/2024
REVISION #	DATE		

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.
TIMOTHY UHRIG COLORADO PE.0052448 DATE

3 OF 9

Nov 07, 2024 - 1:46pm by storch, k:\Drawings\TA\T202050 - 1990 S Havana - Aurora\ENG\Construction Drawings\T202050_S0.dwg

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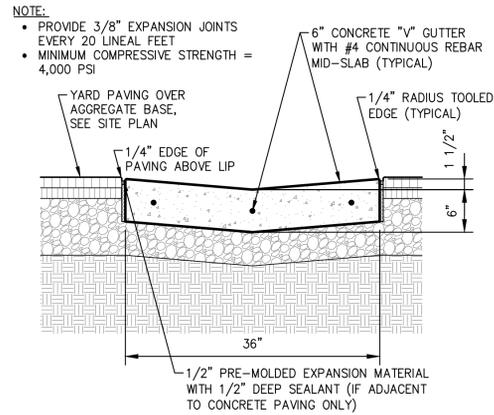
TAKE 5 OIL CHANGE BUILDING CONVERSION AND CONDITIONAL USE

MALONE SUBDIVISION, LOT 16, BLOCK 0

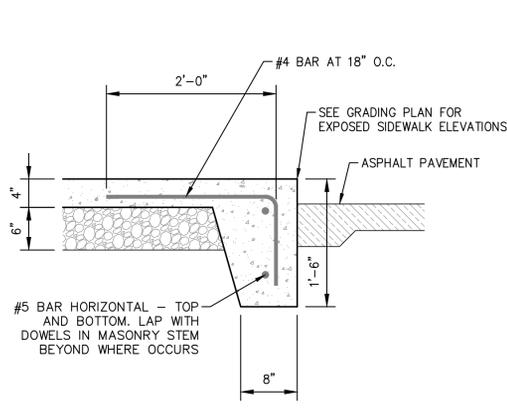
NORTHWEST 1/4 SECTION 26, T4S, R67W, 6TH P.M.

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

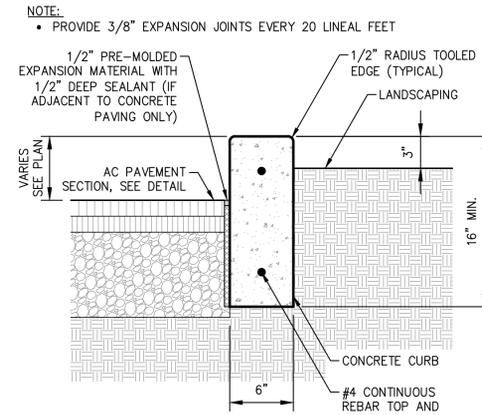
LOCATED AT: 1990 S HAVANA STREET, AURORA, COLORADO 80014



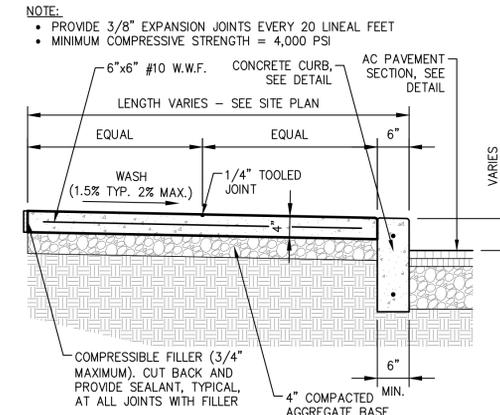
1 3' VALLEY GUTTER
SCALE: 1"=1'-0"



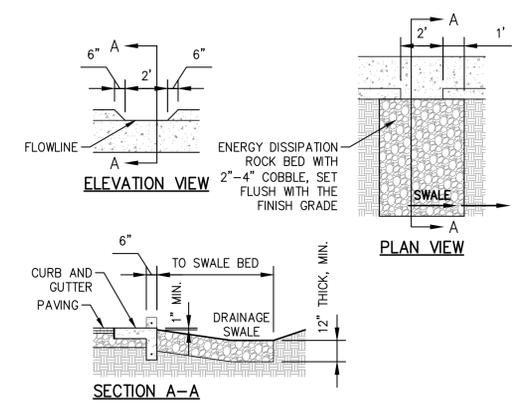
2 CONCRETE SLAB TURNDOWN
SCALE: 1"=1'-0"



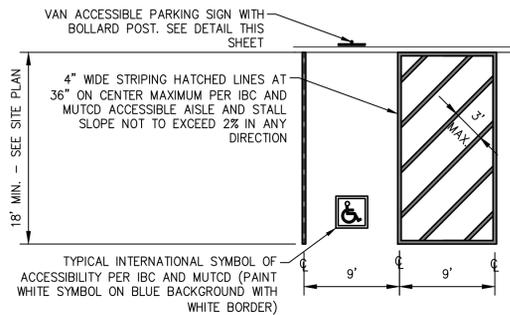
3 CONCRETE CURB
SCALE: 1 1/2"=1'-0"



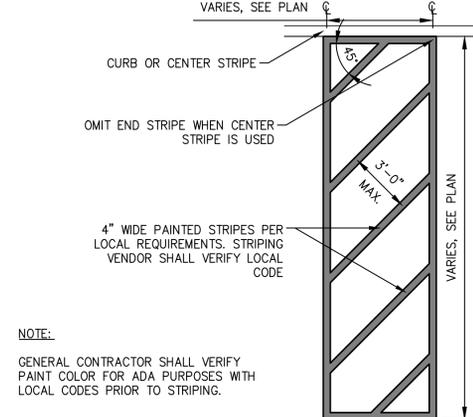
4 CONCRETE SIDEWALK
SCALE: 3/4"=1'-0"



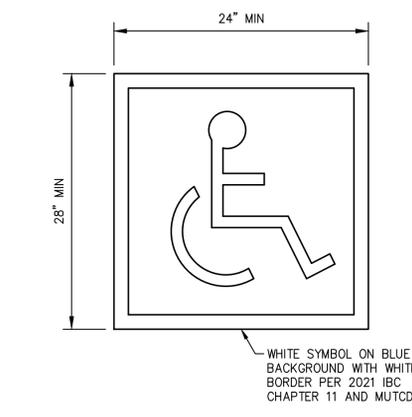
5 CURB CUT WITH COBBLE
SCALE: 1/4"=1'-0"



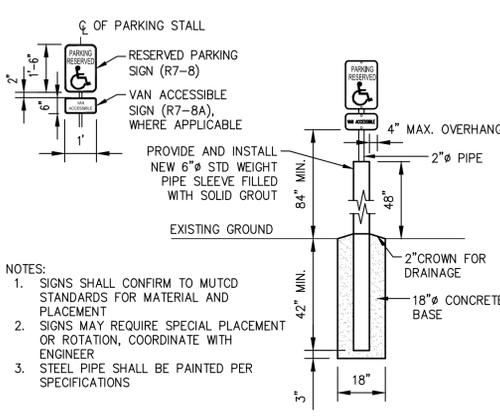
6 VAN ACCESSIBLE STALL
SCALE: 1/8"=1'-0"



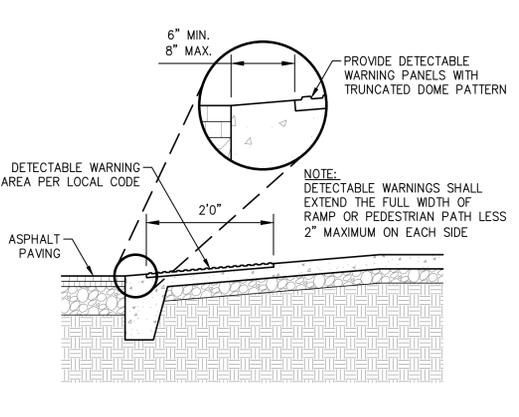
7 CROSS STRIPING DETAIL
SCALE: 1/4"=1'-0"



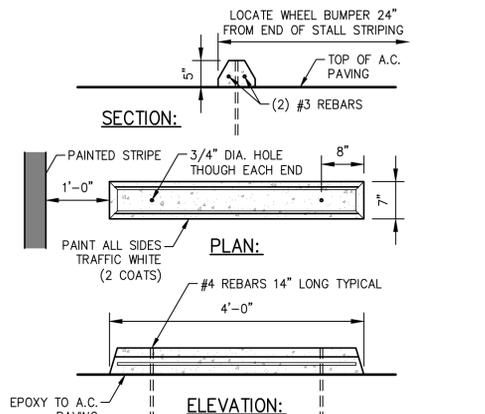
8 ACCESSIBLE PARKING SYMBOL
SCALE: 1"=1'-0"



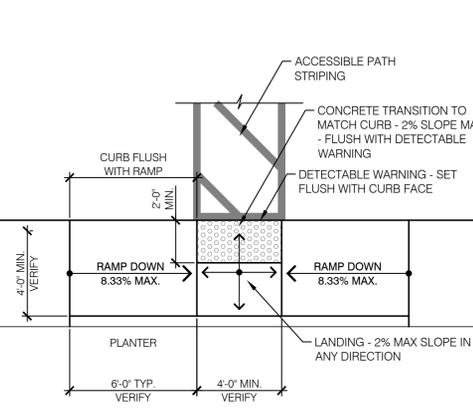
9 ACCESSIBLE PARKING SIGN
SCALE: 3/8"=1'-0"



10 TRUNCATED DOME DETAIL
SCALE: 1/2"=1'-0"



11 PRECAST CONCRETE WHEEL STOP
SCALE: 3/4"=1'-0"



12 TYPICAL CURB RAMPS
SCALE: 1/4"=1'-0"

- NOTES:
- 1) ACCESSIBLE SPACE MUST PERMIT USE OF EITHER OF CAR DOORS.
 - 2) BUMPER REQUIRED WHEN NO CURB OR BARRIER IS PROVIDED WHICH WILL PREVENT ENCROACHMENT OF CARS OVER WALKWAYS.
 - 3) WHEELCHAIR USERS MUST NOT BE FORCED TO GO BEHIND PARKED CARS OTHER THAN THEIR OWN.

- NOTE:
- GENERAL CONTRACTOR SHALL VERIFY PAINT COLOR FOR ADA PURPOSES WITH LOCAL CODES PRIOR TO STRIPING.

- NOTES:
1. SIGNS SHALL CONFIRM TO MUTCD STANDARDS FOR MATERIAL AND PLACEMENT
 2. SIGNS MAY REQUIRE SPECIAL PLACEMENT OR ROTATION, COORDINATE WITH ENGINEER
 3. STEEL PIPE SHALL BE PAINTED PER SPECIFICATIONS

- NOTES:
1. CURB RAMPS ARE ≥48" WIDE WITH A SLOPE OF ≤1:12(8.33%).
 2. THE LANDING AT THE TOP OF CURB SHALL BE LEVEL AND ≥48" DEPTH FOR THE ENTIRE WIDTH OF CURB RAMP.
 3. THE SLOPE OF FANNED OR FLARED SIDES OF CURB RAMPS SHALL NOT EXCEED 1:10.
 4. THE SURFACE OF ALL CURB RAMPS AND THE FLARED SIDES ARE TO BE SLIP RESISTANT, AND CONTRASTING FROM THE ADJACENT SIDEWALK FINISH.
 5. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE RAMP AND 24 INCHES IN DIRECTION OF TRAVEL.
 6. ALL CURB RAMPS THAT TRANSITION INTO THE STREET OR DRIVEWAY SHALL NOT EXCEED A 5% MAXIMUM RUNNING SLOPE FOR A DISTANCE OF 48 INCHES INTO THE STREET. AT ACCESSIBLE PARKING TRANSITIONS, SLOPE SHALL NOT EXCEED 2% IN ANY DIRECTION.

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<p>320 North Lincoln Avenue Loveland, CO 80537 p: 970.613.1447 www.tait.com</p> <p>TAIT & ASSOCIATES ENGINEERING ENVIRONMENTAL BUILDING LAND SACRAMENTO DENVER SAN LEAN OROVALO</p> <p>Since 1964</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	BY	DATE				
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<p>SITE PLAN DETAILS</p> <p>TAKE 5 OIL CHANGE 1990 S HAVANA ST LLC 1990 S HAVANA ST, AURORA, CO 80014 SITE PLAN APPLICATION</p>	<p>DRAWING SB DATE: 08/27/2024 CHECKED: TLU DATE: 08/20/24 REVISED: DATE: JOB NO.: TF20050</p>								

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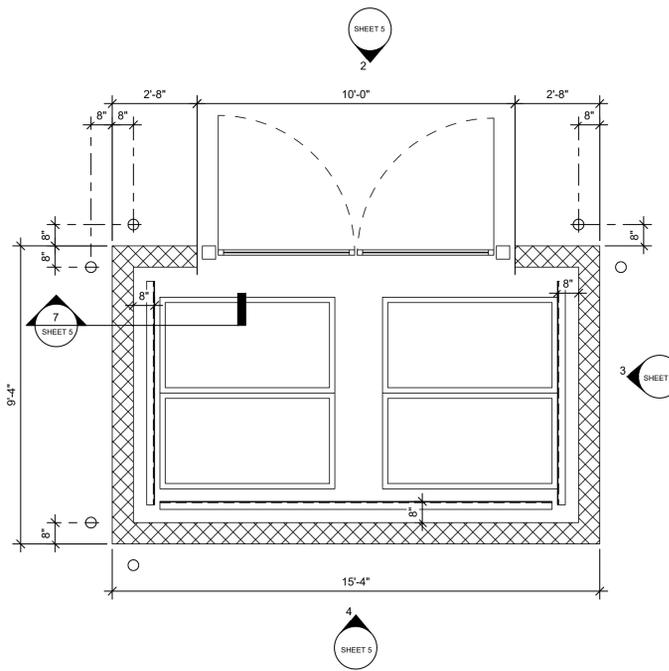
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MALONE SUBDIVISION, LOT 16, BLOCK 0

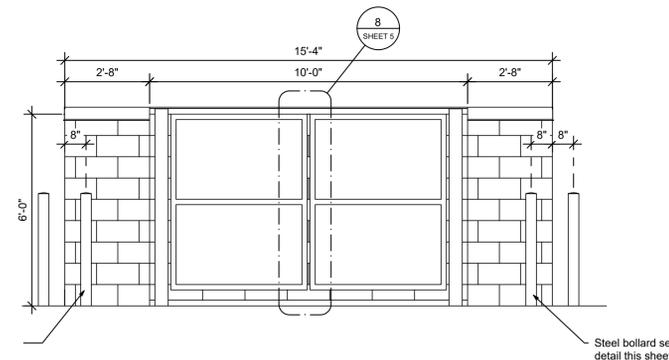
NORTHWEST 1/4 SECTION 26, T4S, R67W, 6TH P.M.

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

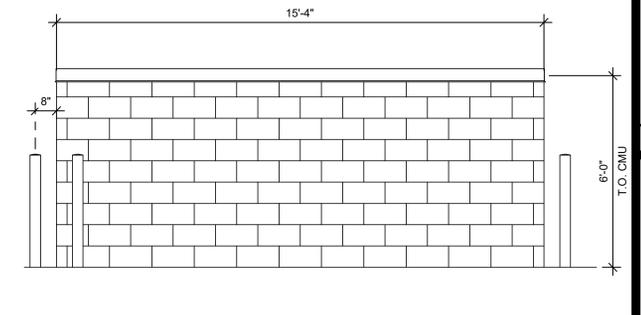
LOCATED AT: 1990 S HAVANA STREET, AURORA, COLORADO 80014



2 SOUTH TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'0"

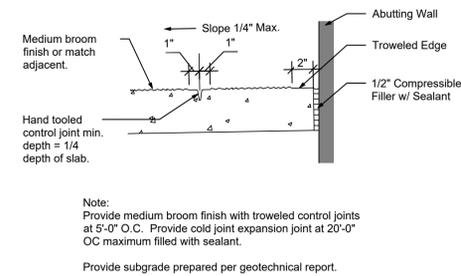


3 WEST TRASH ENCLOSURE ELEVATION
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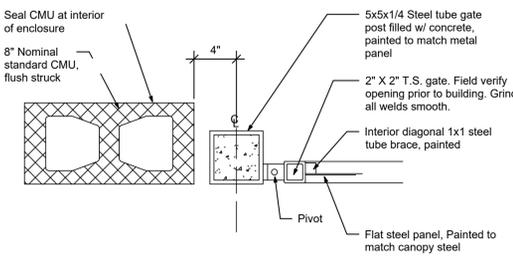


4 NORTH TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'0"

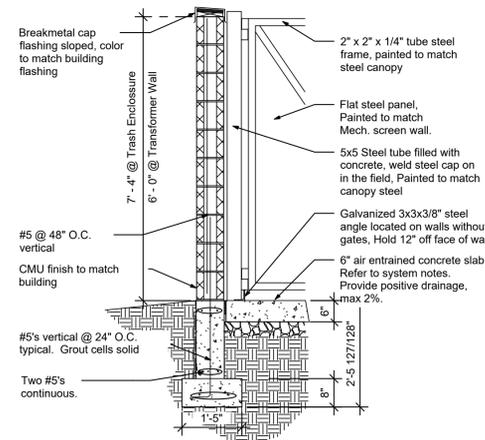
1 TRASH ENCLOSURE PLAN
SCALE: 3/8" = 1'0"



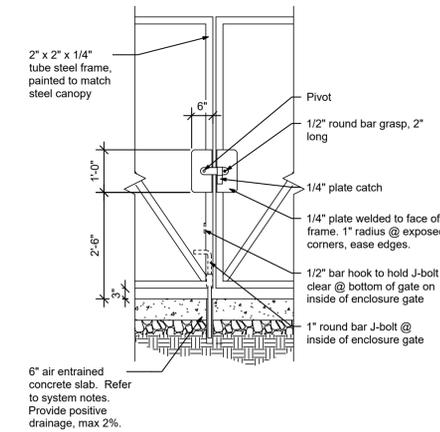
5 EXTERIOR PAVING DETAIL
SCALE: 1 1/2" = 1'0"



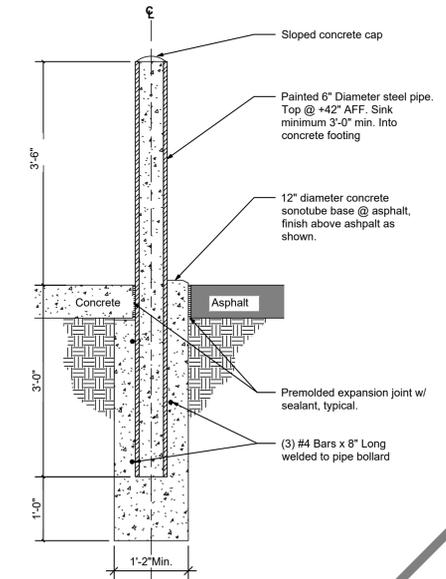
6 TRASH ENCLOSURE GATE DETAIL
SCALE: 1 1/2" = 1'0"



7 TRASH ENCLOSURE SECTION DETAIL
SCALE: 1/2" = 1'0"



8 TRASH ENCLOSURE ELEVATION DETAIL
SCALE: 1/2" = 1'0"



9 TYPICAL PIPE BOLLARD
SCALE: 3/4" = 1'0"

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Nov 07, 2024 - 12:20pm by stunch K:\Drawings\17\F20050 - 1990 S Havana - Aurora\ER\Construction Drawings\5 REVISED ENCLOSURE.dwg

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TAKE 5 OIL CHANGE 1990 S HAVANA ST LLC 1990 S HAVANA ST, AURORA, CO 80014 SITE PLAN APPLICATION		
DRAWING SB DATE: 08/27/2024 CHECKED: TLU DATE: 08/20/24	REVISION #: DATE: JOB NO.: F20050	REVISIONS NO. DESCRIPTION BY DATE
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TIMOTHY UHRIK	COLORADO PE.0052448	DATE

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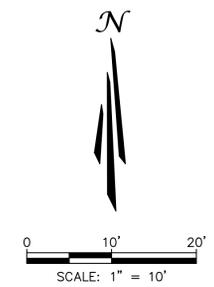
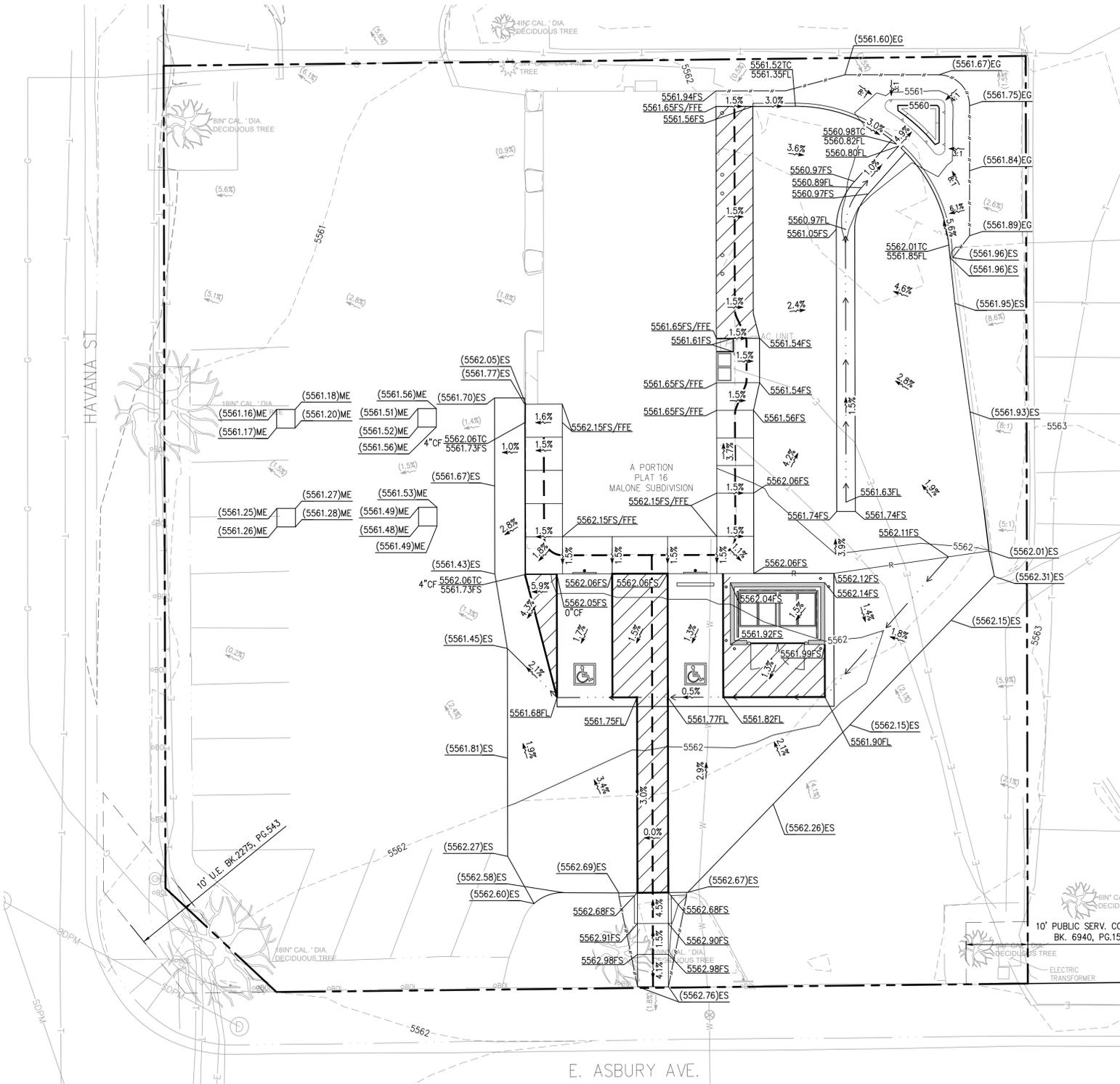
TAKE 5 OIL CHANGE BUILDING CONVERSION AND CONDITIONAL USE

MALONE SUBDIVISION, LOT 16, BLOCK 0

NORTHWEST 1/4 SECTION 26, T4S, R67W, 6TH P.M.

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LOCATED AT: 1990 S HAVANA STREET, AURORA, COLORADO 80014



GRADING SCHEMATIC NOTES

- MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%. THE MAXIMUM SLOPE WITHIN ROW IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
- THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
- 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.
- THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
- 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.

SITE GRADING LEGEND

- PROPERTY LINE
- LOT LINE
- - - EASEMENT
- - - LIMIT OF DISTURBANCE
- - - PROPOSED RIDGE
- - - PROPOSED GRADE BREAK
- (XXXX) --- EXISTING CONTOURS
- (XXXX) --- PROPOSED CONTOURS
- X/X/ EXISTING SLOPE
- (X/X/ PROPOSED SLOPE
- PROPOSED FLOWLINE
- W --- EXISTING WATER LINE
- SSPM --- EXISTING SANITARY LINE
- SDPM --- EXISTING STORM DRAIN
- E --- EXISTING ELECTRIC LINE
- G --- EXISTING GAS LINE
- T --- EXISTING TELEPHONE

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DRAWING SB DATE 08/27/2024 CHECKED TU DATE 08/20/24 REVISION # DATE JOB NO. TF20050	PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC. TIMOTHY UHRICK COLORADO PE.0052448 DATE

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NORTHWEST 1/4 SECTION 26, T4S, R67W, 6TH P.M.

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LOCATED AT: 1990 S HAVANA STREET, AURORA, COLORADO 80014

MATERIAL LEGEND

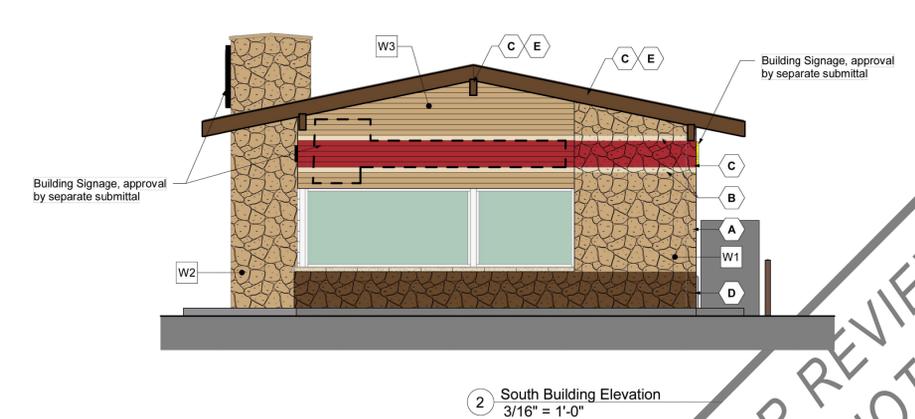
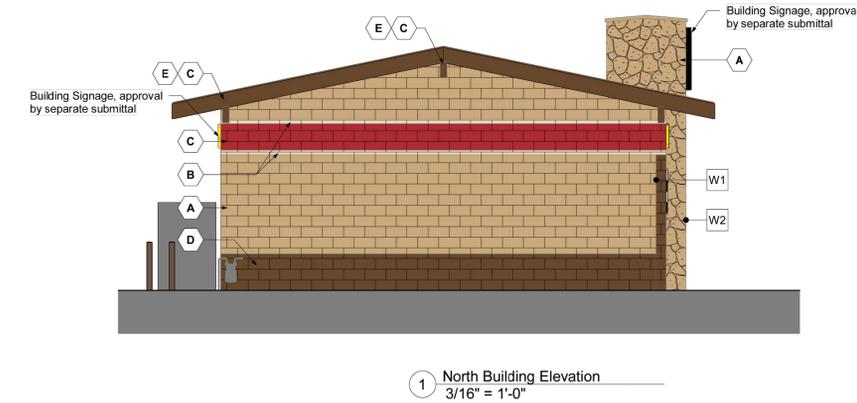
W1		Existing Exterior CMU Color: See elevations
W2		Existing Exterior Stone Color: See elevations
W3		Lap Siding, 4" exposure Manuf: LP Smart Siding Product: Lap Siding, Cedar Texture Color: See elevations

Mark	Area	Coats	Color	Finish
A	Main Color	manuf req.	Match SW Color #7693, Stonebriar	
B	Accent Color #1	manuf req.	Match SW Color #7678, Cottage Cream	
C	Accent Color #2	manuf req.	Match SW Color #6871, Positive Red	
D	Accent Color #3	manuf req.	Match SW Color #6097, Sturdy Brown	
E	Coping/Trim	manuf req.	Match SW Color #6871, Positive Red	Finish to be Kynar 500 Prefinished
F	Bollards	manuf req.	Match SW Color #6871, Positive Red	See detail on sheet A0.1

ELEVATION CALCULATIONS

Elevation	Total Area	Allowed Bright Colors (10%)	Proposed Bright Colors
North Elevation	429 sq ft	43 sq ft	42 sq ft
East Elevation	1900 sq ft	190 sq ft	120 sq ft
South Elevation	429 sq ft	43 sq ft	42 sq ft
West Elevation	1900 sq ft	190 sq ft	107 sq ft

EXISTING BUILDING ELEVATIONS



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BASIS OF BEARINGS:
BEARINGS BASED ON ... FROM PNT. 2.024105 (3 1/4" ALUMINUM CAP SET IN TOP OF CURB) TO PNT. 2.026105 (3 1/4" ALUMINUM CAP), THE BEARING BEING SOUTH 09°28'32" WEST, (BEARING ESTABLISHED BY SOLAR OBSERVATION).

BENCH MARK:
CITY OF AURORA BENCHMARK 4S6726NW002, EL=5,575.1 FEET (NAVD88) - 3 INCH BRASS CAP (STAMPED COA BM3-72.5) ATOP A 30" LONG STEEL PIPE IN CONCRETE AT THE N.E. CORNER OF THE INTERSECTION OF HAVANA ST. AND E. EVANS AVE AND OPPOSITE THE EAST PCR.



Know what's below
Call before you dig.

Nov 07, 2024 - 12:25pm by stanch k. Drawings\1990 S Havana - Aurora\ARC\Construction Drawings\TF20050_SP.dwg

R4 Architects, Inc.
226 East Washington
Unit #3
Fort Collins, CO 80524
Phone (970) 224-0630
www.r4architects.com



BUILDING ELEVATIONS
TAKE 5 OIL CHANGE
1990 S HAVANA ST LLC
1990 S HAVANA ST, AURORA, CO 80014
SITE PLAN APPLICATION

DRAWN:
DATE:
CHECKED:
DATE:
REVISION #:
DATE:
JOB NO.: TF20050

TAKE 5 OIL CHANGE BUILDING CONVERSION AND CONDITIONAL USE

MALONE SUBDIVISION, LOT 16, BLOCK 0

NORTHWEST ¼ SECTION 26, T4S, R67W, 6TH P.M.

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LOCATED AT: 1990 S HAVANA STREET, AURORA, COLORADO 80014

Business Hours
M-F 7AM-7PM
Sat 8AM-6PM
Sun 9AM-5PM

LIGHTING NOTES

ALL LIGHTING SHALL BE FULL CUT-OFF AND DIRECTED DOWNWARD.

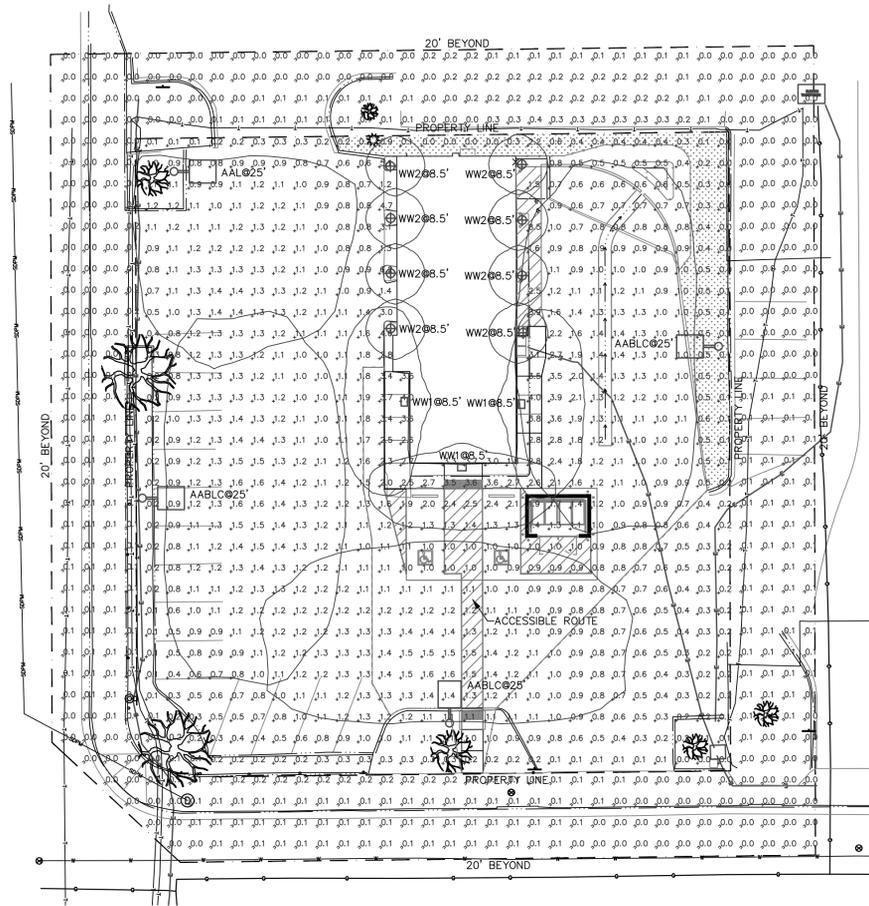
ALL LIGHTING TO BE CONTROLLED SUCH THAT LIGHTING TO BE EXTINGUISHED FROM 10PM TO SUNRISE.

ADJACENT PARKING AREA LIGHTING IS EXISTING AND IS NOT MODELED ON THE TAKE 5 PHOTOMETRIC PLANS. ONLY NEW FIXTURES ASSOCIATED WITH TAKE 5 ARE SHOWN.

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribut ion
□	AALC	3	Lithonia Lighting	DSX1 LED P1 30K 70CRI BLC4	D-Series Size 1 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 4 Extreme Backlight Control	DSX1 LED P1 30K 70CRI BLC4.ies	1	DSX1 LED P1 30K 70CRI BLC4.ies	5474	1	1	50.9	100%	TYPE IV, SHORT, BUG RATING: BO - UO G3
□	AAL	1	Lithonia Lighting	DSX0 LED P1 30K 80CRI LCCO	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Left Corner Cutoff Extreme Backlight Control	DSX0 LED P1 30K 80CRI LCCO.ies	1	DSX0 LED P1 30K 80CRI LCCO.ies	2984	1	1	33.21	100%	TYPE I, SHORT, BUG RATING: BO - UO G1
▭	WW1	3	Lithonia Lighting	DSXW1 LED 10C 350 30K 725 MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T25 OPTIC, 3000K, @ 350mA.	DSXW1_LED_1 10 LED OC_350_30KLT 25_MVOLT.ies	1	DSXW1_LED_1 10 LED OC_350_30KLT 25_MVOLT.ies	1415	1	1	13.3	100%	TYPE III, SHORT, BUG RATING: BO - UO G1
○	WW2	8	BETA CALCO INC	26 7123-30	ONE4TWO MEDIUM_MONO_LED_407_300 OK	GLD0332 9 LED_3000K	1	26 7123-30.ies 1049	16	1	1	16	100%	

Luminaire Locations										
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
2	AALC	1673764.00	1673764.00	25.00	25.00	0.00	0.00	3179468.00	1673766.00	0.00
3	AALC	1673996.00	1673996.00	25.00	25.00	90.00	0.00	3179398.00	1673828.00	0.00
4	AALC	1673953.00	1673864.00	25.00	25.00	270.00	0.00	3179531.00	1673864.00	0.00
1	AAL	1673996.00	1673906.00	25.00	25.00	90.00	0.00	3179397.00	1673906.00	0.00
2	WW1	1679472.00	1673836.00	8.50	8.50	180.00	0.00	3179472.00	1673836.00	0.00
3	WW1	1679485.00	1673850.00	8.50	8.50	90.00	0.00	3179485.00	1673850.00	0.00
4	WW1	1679459.00	1673851.00	8.50	8.50	270.00	0.00	3179459.00	1673851.00	0.00
1	WW2	1679456.00	1673906.00	8.50	8.50	270.00	0.00	3179456.00	1673906.00	0.00
2	WW2	1679485.00	1673907.00	8.50	8.50	90.00	0.00	3179485.00	1673907.00	0.00
3	WW2	1679485.00	1673894.00	8.50	8.50	90.00	0.00	3179485.00	1673894.00	0.00
4	WW2	1679485.00	1673881.00	8.50	8.50	90.00	0.00	3179485.00	1673881.00	0.00
5	WW2	1679485.00	1673867.00	8.50	8.50	90.00	0.00	3179485.00	1673867.00	0.00
6	WW2	1679456.00	1673894.00	8.50	8.50	270.00	0.00	3179456.00	1673894.00	0.00
7	WW2	1679456.00	1673881.00	8.50	8.50	270.00	0.00	3179456.00	1673881.00	0.00
8	WW2	1679456.00	1673868.00	8.50	8.50	270.00	0.00	3179456.00	1673868.00	0.00

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Boundary	◇	0.1 fc	0.4 fc	0.0 fc	N/A	N/A
Parking/Drives	+	1.1 fc	8.5 fc	0.0 fc	N/A	N/A



SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'

BASIS OF BEARINGS:
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NO.	DESCRIPTION	BY	DATE

INTEGRATED MEP

320 MARBLE ST. SUITE 110
FORT COLLINS, CO 80521
970.258.9270

SITE PHOTOMETRIC PLAN
TAKE 5 OIL CHANGE
1990 S HAVANA ST. LLC
1990 S HAVANA ST. AURORA, CO 80014
SITE PLAN APPLICATION

DRAWN: LNS
DATE: 10/02/24
CHECKED: LNS
DATE: 03/02/24
REVISION #: 1
DATE: 11/06/24
JOB NO: 24-279

