



320 North Lincoln Avenue, Loveland, CO 80537
970.613.1447 TAIT.COM

November 7, 2024

Ani Karabashian
Planner I
Planning & Developmental Services Department | City of Aurora

RE: Take 5 – 1990 S Havana Street Auora, CO - Building Conversion – Site Plan Resubmittal #1

Ani Karabashian,

Please find our comment response table attached regarding the City of Aurora DA-1458-26 resubmittal #1 for the proposed Take Five Oil Change at 1990 S Havana Street in Aurora, CO.

Thank you for reviewing the plans and documents. If you have any questions or need any more information, please contact me at 651-895-6513 or sbunch@tait.com.

Sincerely,

A handwritten signature in black ink that reads "Steve Bunch".

Steve Bunch, PE
Project Manager
TAIT & Associates, Inc.

CC: Timothy Uhrik, PE, TAIT & Associates, Inc.

Attachments:

Comment Response
Letter of Authorization
CDOT application
Traffic Memo
Site Plans – Re-Submittal #1
GIS CAD file

Comment Reponse

Item	Comment	Sheet	Complete	Response
1. Community Questions, Comments, and Concerns				
1A	No public comment at this time.	n/a	<input checked="" type="checkbox"/>	Noted
2. Completeness and Clarity of the Application				
2A	Outstanding balance of \$14,238.00 remains unpaid. Fees are due prior to the second submission.	n/a	<input checked="" type="checkbox"/>	Fees have been Paid.
2B	Please submit a Letter of Authorization in the second submission. This is a brief letter from the property owner noting that the project is permitted to take place on the property.	n/a	<input checked="" type="checkbox"/>	LOA has been provided.
3. Zoning and Subdivision Use Comments				
3A	Trash Enclosure: Code Section 146-4.7.8.B.2.b requires that trash enclosures 'shall be screened on three sides by a minimum six-foot high masonry wall or an opaque fence enclosed on the exterior by evergreen plantings.' Please revise the plans to include exterior evergreen plantings around the exterior of the proposed trash enclosure. In addition, please clarify the proposed fence material for the trash enclosure. Is the proposed fence wood or metal?	3 & 5	<input checked="" type="checkbox"/>	The trash enclosure has been revised to a masonry wall structure.
4. Streets and Pedestrian Comments				
4A	Recommendation: Based on comment 11A, if there is plans to not have vehicle access from Havana Street, it is strongly recommended that a landscape planting area be added and extended through that vehicle access from the existing landscape area along Havana Street.	3	<input checked="" type="checkbox"/>	The existing driveway is requested to remain at this location. The traffic memo prepared supports this driveway to remain with the change in use and CDOT has requested use to submit an access permit.
5. Parking Comments				
5A	Parking Complies with the Unified Development Ordinance requirements.		<input checked="" type="checkbox"/>	Noted.
6. Architectural and Urban Design Comments				
6A	Recommendation: Please add one (1) additional tree along Havana Street in addition to the existing trees along Havana Street.	1	<input checked="" type="checkbox"/>	There are conflicts with private utilities and there is not adequate room in existing landscape strip to accommodate this request.
6B	Building materials with bright colors are not permitted to exceed 10% of the area of each elevation of the building. Please provide information that shows that the 'Positive Red (Color #6871)' does not exceed 10% of the area of each facade on sheet 7 of the proposed Site Plan.	7	<input checked="" type="checkbox"/>	Elevations have been updated to show 10% or less of the elevations are bright colors.
6C	The proposed building elevations show portions of the South and West building facades with lap siding. Thank you for including the architectural details. The form and architectural details meet code standards, but the staff has questions regarding the material. Both vinyl and cementitious panels are not permitted per Table 4.8-5 of the UDO. Board and Bat would not be permitted and will need a substitute material if it is vinyl. Board and Bat that is wood siding is permitted. Please verify the material of the lap siding.	7	<input checked="" type="checkbox"/>	Lap siding has been changed from Hardie siding to LP SmartSiding. It is a wood siding product.
6D	Please add the same windows on the garage doors to the West building elevation to match the garage doors on the East building elevation.	7	<input checked="" type="checkbox"/>	Overhead doors have been updated.
6E	Recommendation: At the main entrance on the West facade, please include a patio area with seating for customers. Please update the Site Plan to include the patio area and proposed seating for the patio area.	7	<input checked="" type="checkbox"/>	This Facility is a drive through service where customers will not exit their vehicle. It is not anticipated that customers will enter the facility or exit their vehicles.
7. Signage & Lighting Comments				
7A	Remove wall sign detail from building elevations. Instead, indicate the general location and area of the proposed signs on the building elevation plans with a rectangle outlined with a dotted line.	7	<input checked="" type="checkbox"/>	Building signage has been removed and notes added for building signage by separate permit.
8. Landscaping Issues				
8A	No Comments	n/a	<input checked="" type="checkbox"/>	Noted.

9. Addressing				
9A	Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.	File	<input checked="" type="checkbox"/>	A file has been provided in a NAD 83.
10. Civil Engineering				
10A	Civil plan submittal is required.	1	<input checked="" type="checkbox"/>	Noted.
10B	Not ready for Technical Referral due to missing ADA path and photometric analysis of ADA path.	1	<input checked="" type="checkbox"/>	Noted. ADA path now shown.
10C	See redline: Fix note 2, note 2 reads: 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."	1	<input checked="" type="checkbox"/>	Note Revised.
10D	For proposed auto repair/service uses, add the following note: There will be no outside, overnight storage of vehicles on the site.	1	<input checked="" type="checkbox"/>	Note added to the plans.
10E	Match title block boldness with other sheets.	2	<input checked="" type="checkbox"/>	Title block plotting corrected.
10F	See redline: Provide a hatch for this area. Cannot tell if this is a paved or landscaped area	3	<input checked="" type="checkbox"/>	Area is existing landscaping, clarification added to the plans.
10G	Provide an ADA path from the ROW to the building. Infrastructure along ADA path such as curb ramps, landing areas, etc. shall conform to ADA	3	<input checked="" type="checkbox"/>	ADA compliant parking, routes, signage and striping added to the plans
10H	Provide pavement sections in civil plans, not site plan.	4	<input checked="" type="checkbox"/>	Pavement sections removed from Site Plan.
10I	See redline: Do not provide City details. Only refer to City details via note.	4	<input checked="" type="checkbox"/>	City standard details removed from Site Plan.
10J	Provide photometric analysis for the ADA path. See comment on site plan sheet regarding ADA path.	8	<input checked="" type="checkbox"/>	Updated photometric analysis has been provided.
11. Traffic Engineering				
11A	See redline: Show or add a note that there will be no vehicle access from Havana Street.	3	<input checked="" type="checkbox"/>	The existing driveway is requested to remain at this location. The traffic memo prepared supports this driveway to remain with the change in use and CDOT has requested use to submit an access permit.
12. Fire / Life Safety				
12A	Marked ADA Parking Space: • Must comply with the ADA graphic provided. • Show ADA Parking Sign on the building in front of the space. Or Provide a Bollard Type ADA Parking Sign at the front of the space (cannot be located in the sidewalk). • If this is a Van Accessible ADA Parking Space, provide the appropriate sign to designate the space. • Provide an ADA Loading Area for the ADA Parking Space per the graphic. (See following graphics)	3	<input checked="" type="checkbox"/>	ADA compliant parking, routes, signage and striping added to the plans.
12B	Show and label the location of the internal site accessible route. Provide a minimum of 1 foot-candle of lighting within the accessible route. Using a heavy dashed delineation and label show the exterior accessible route of travel throughout the site plan to: Public transportation stops. • Accessible parking and accessible passenger loading zones. This includes required accessible garages. • 60% of the required building entrances. Indicate all entrances and required exits on the plan. • Curb ramps at street crossings and where accessible parking space access aisles connect to adjacent sidewalks. • Provide marked crosswalks in all areas where the accessible route crosses a drive aisle.	3	<input checked="" type="checkbox"/>	ADA compliant parking, routes, signage and striping added to the plans.
12C	Marked ADA parking space: • Must comply with the ADA graphic provided. • Show ADA Parking Sign on the building in front of the space. • Or Provide a Bollard Type ADA Parking Sign at the front of the space (cannot be located in the sidewalk). • If this is a Van Accessible ADA Parking Space, provide the appropriate sign to designate the space. • Provide an ADA Loading Area for the ADA Parking Space per the graphic.	3	<input checked="" type="checkbox"/>	ADA compliant parking, routes, signage and striping added to the plans.
12D	Show and label the location of the internal site accessible route. Provide a minimum of 1 foot-candle of lighting within the accessible route. Using a heavy dashed delineation and label show the exterior accessible route of travel throughout the site plan to: Public transportation stops. • Accessible parking and accessible passenger loading zones. This includes required accessible garages. • 60% of the required building entrances. Indicate all entrances and required exits on the plan. • Curb ramps at street crossings and where accessible parking space access aisles connect to adjacent sidewalks. • Provide marked crosswalks in all areas where the accessible route crosses a drive aisle.	3	<input checked="" type="checkbox"/>	Updated photometric analysis has been provided.

13. Aurora Water				
13A	No Comment	n/a	<input checked="" type="checkbox"/>	Noted.
14. Land Development Services				
14A	Add Standard Site Plan Note: 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.	3	<input checked="" type="checkbox"/>	Note added to the plans.
14B	Easement dedications to be submitted to dedicationproperty@auroragov.org, releases to be submitted to releaseeasements@auroragov.org.	3	<input checked="" type="checkbox"/>	Noted. There are no anticipated easements required.
15. Xcel Energy PSCO				
15A	Facilities in proximity, call before you dig	n/a	<input checked="" type="checkbox"/>	Noted.
16. Colorado Department of Transportation-Denver				
16A	Due to the change in use of this property we will need a new State Highway Access Permit for the vehicle access on Havana (Hwy 30). Along with that we will need a traffic letter from a Traffic Engineer to provide the traffic numbers. Contact for this permit is Steve Loeffler , steven.loeffler@state.co.us .	n/a	<input checked="" type="checkbox"/>	An access permit to retain the existing driveway has been submitted to CDOT. The traffic memo submitted supports the driveway to remain under the new use and predicted traffic volumes.
17. Arapahoe County Planning Division				
17A	Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.	n/a	<input checked="" type="checkbox"/>	Noted.
18. Regional Transportation District (RTD)				
18A	Please see the attachment. "no exceptions noted to all" This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.	n/a	<input checked="" type="checkbox"/>	Noted.

Letter of Authorization

11/5/2024

To: Aurora Developmental Services

RE: Letter of Authorization

This is to confirm that QS Holdings has the authorization of Thb Havana LLC to build the referenced Take 5 Oil Change business on the subject property located at the following:

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

Best Regards,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the left.

Tarek Adi

Owner, Thb Havana, LLC

CDOT Application

**COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ACCESS PERMIT APPLICATION**

Issuing authority application acceptance date:

Instructions: - Contact the Colorado Department of Transportation (CDOT) or your local government to determine your issuing authority.
 - Contact the issuing authority to determine what plans and other documents are required to be submitted with your application.
 - Complete this form (some questions may not apply to you) and attach all necessary documents and Submit it to the issuing authority.
 - Submit an application for each access affected.
 - If you have any questions, contact the issuing authority.
 - For additional information, see CDOT's Access Management website at <http://www.codot.gov/business/permits/accesspermits>.

Please print or type

**Indicates required field*

1) Property Owner (Permittee)* Thb Havana LLC		2) Applicant or Agent for Permittee (if different from property owner) J.R. Fredstrom	
Street Address* 1960 S Havana St		Mailing Address 18475 W. Colfax Ave, Suite #208	
City, State & Zip* Aurora, CO 80014-1012	Phone #	City, State & Zip Golden, CO 80401	Phone # (630) 391-1789
E-mail Address* tom@adiautosport.com		E-mail Address (if available) jr.fredstrom@qsholdingsllc.com	
3) Address of property to be served by permit* 1990 S Havana Street, Aurora, CO 80014			
4) Legal description of property: (If within jurisdictional limits of Municipality, City and/or County, which one?)			
county Arapahoe	subdivision Malone	block 0	lot 16
		section 26	township T4s
			range R67W
5) What State Highway are you requesting access from?*		6) What side of the highway?*	
Hwy 30		<input type="checkbox"/> N <input type="checkbox"/> S <input checked="" type="checkbox"/> E <input type="checkbox"/> W	
7) How many feet is the proposed access from the nearest milepost (or cross street if mile post unknown)?*			
147 feet (<input checked="" type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W) from: E. Asbury Ave			
8) What is the approximate date you intend to begin construction?			
9) Check here if you are requesting a:*			
<input type="checkbox"/> New Access <input type="checkbox"/> Temporary Access (duration anticipated: _____) <input type="checkbox"/> Improvement to Existing Access			
<input checked="" type="checkbox"/> Change in Access Use <input type="checkbox"/> Removal of Access <input type="checkbox"/> Relocation of an Existing Access (provide detail)			
10) Provide existing property use Auto Dealership, Used			
11) Do you have knowledge of any State Highway access permits serving this property, or adjacent properties in which you have a property interest?*			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, if yes – what are the permit number(s) and provide copies: _____ and/or, permit date: _____			
12) Does the property owner own or have any interests in any adjacent property?*			
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, if yes – please describe: Thb Havana LLC owns adjacent property			
13) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property?*			
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, if yes – list them on your plans and indicate the proposed and existing access points.			
14) If you are requesting agriculture field access – how many acres will the access serve?			
15) If you are requesting commercial or industrial access, please indicate the types and number of businesses and provide the floor area square footage of each.			
Business/Land Use	Square Footage	Business/Land Use	Square Footage
Take 5 - Auto Oil Change	1966		
16) If you are requesting residential development access, what is the type (single family, apartment, townhouse) and number of units?			
Type	Number of Units	Type	Number of Units
17) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts.*			
Indicate if your counts are <input checked="" type="checkbox"/> peak hour volumes or <input type="checkbox"/> average daily volumes.	# of passenger cars and light trucks at peak hour volumes 17	# of multi-unit trucks at peak hour volumes	
# of single unit vehicles in excess of 30 ft.	# of farm vehicles (field equipment)	Total count of all vehicles 17	

18) Check with the issuing authority to determine which of the following documents are required to complete the review of your application.

- a) Property map indicating other access, bordering roads and streets.
- b) Highway and driveway plan profile.
- c) Drainage plan showing impact to the highway right-of-way.
- d) Map and letters detailing utility locations before and after development in and along the right-of-way.
- e) Subdivision, zoning, or development plan.
- f) Proposed access design.
- g) Parcel and ownership maps including easements.
- h) Traffic studies.
- i) Proof of ownership.

1- It is the applicant's responsibility to contact appropriate agencies and obtain all environmental clearances that apply to their activities. Such clearances may include Corps of Engineers 404 Permits or Colorado Discharge Permit System permits, or ecological, archeological, historical or cultural resource clearances. The COOT Environmental Clearances Information Summary presents contact information for agencies administering certain clearances, information about prohibited discharges, and may be obtained from Regional COOT Utility/Special Use Permit offices or accessed via the COOT Planning/Construction-Environmental-Guidance webpage: <https://www.codot.gov/programs/environmental/resources/guidance-standards/environmental-clearances-info-summary-august-2017/view>.

2- All workers within within the State Highway right of way shall comply with their employer's safety and health policies/ procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations -including, but not limited to the applicable sections of 29 CFR Part 1910 -Occupational Safety and Health Standards and 29 CFR Part 1926

- Safety and Health Regulations for Construction.

Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed, and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment: High visibility apparel as specified in the Traffic Control provisions of the documentation accompanying the Notice to Proceed related to this permit (at a minimum, ANSI/ISEA 107-1999, class 2); head protection that complies with the ANSI 289.1-1997 standard; and at all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96. If required, such footwear shall meet the requirements of ANSI 241-1999.

Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

3- The Permittee is responsible for complying with the Revised Guidelines that have been adopted by the Access Board under the American Disabilities Act (ADA). These guidelines define traversable slope requirements and prescribe the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new Standards Plans and can be found on the Design and Construction Project Support web page at: <https://www.codot.gov/business/civilrights/ada/resources-engineers>.

If an access permit is issued to you, it will state the terms and conditions for its use. Any changes in the use of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

The applicant declares under penalty of perjury in the second degree, and any other applicable state or federal laws, that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.

I understand receipt of an access permit does not constitute permission to start access construction work.

Applicant or Agent for Permittee Signature 	Print Name tarek adi	Date 11/05/2024
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If the applicant is not the owner of the property, we require this application also to be signed by the property owner or their legally authorized representative (or other acceptable written evidence). This signature shall constitute agreement with this application by all owners-of-interest unless stated in writing. If a permit is issued, the property owner, in most cases, will be listed as the permittee.

Property Owner Signature 	Print Name Tarek Adi	Date 11/05/2024
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**INSTRUCTIONS FOR COMPLETING APPLICATION FOR ACCESS PERMIT
(CDOT FORM NO. 137)
December 2018**

To construct, relocate, close, or modify access(es) to a State Highway or when there are changes in use of such access point(s), an application for access permit must be submitted to the Colorado Department of Transportation (CDOT) or the local jurisdiction serving as the issuing authority for State Highway Access Permits. Contact the CDOT Regional Access Unit in which the subject property is located to determine where the application must be submitted. The following link will help you determine which CDOT Region office to contact:

<https://www.codot.gov/business/permits/accesspermits/regional-offices.html>

All applications are processed and access permits are issued in accordance to the requirements and procedures found in the most current version of the State Highway Access Code (Access Code). Code and the application form are also available from CDOT's web site at:

<https://www.codot.gov/business/permits/accesspermits>

Please complete all information requested accurately. Access permits granted based on applications found to contain false information may be revoked. An incomplete application will not be accepted. If additional information, plans and documents are required, attach them to the application. Keep a copy of your submittal for your records. Please note that only the original signed copy of the application will be accepted. Do not send or enclose any permit fee at this time. A permit fee will be collected if an access permit is issued. The following is a brief description of the information to be provided on each enumerated space on the application form (CDOT Form 137, 2010).

- 1. Property Owner (Permittee):** Please provide the full name, mailing address and telephone number and the E-mail address (if available) of the legal property owner (owner of the surface rights). Please provide a telephone number where the Permittee can be reached during business hours (8:00 a.m. to 5:00 p.m.). Having a contract on the property is not a sufficient legal right to that property for purposes of this application. If the access is to be on or across an access easement, then a copy of the easement **MUST** accompany this application. If federal land is involved, provide the name of the relevant federal agency **AND** attach copy of federal authorization for property use.

- 2. Agent for permittee:** If the applicant (person completing this application) is different than the property owner (Permittee), provide entity name (if applicable), the full name of the person serving as the Agent, mailing address, telephone number, and the E-mail address (if available). Please provide a telephone number where the Agent can be reached during business hours (8:00 a.m. to 5:00 p.m.). Joint applications such as owner/lessee may be submitted. Corporations must be licensed to do business in Colorado: All corporations serving as, or providing, an Agent as the applicant must be licensed to do business in Colorado.

3. **Address of Property to be Served:** Provide if property to be served has an official street address. If the access is a public road, note the name (or future name) of the road.
4. **Legal Description of Property:** Fill in this item to the extent it applies. This information is available at your local County Courthouse, or on your ownership deed(s). A copy of the deed may be required as part of this application in some situations. To determine applicability, check with the CDOT's Regional Access Manager or issuing authority staff.
5. **State Highway:** Provide the State Highway number from which the access is requested.
6. **Highway Side:** Mark the appropriate box to indicate what side of the highway the requested access is located.
7. **Access Mile Point:** Without complete information, we may not be able to locate the proposed access. To obtain the distance in feet, drive the length between the mile point and the proposed access, rounding the distance on the odometer to the nearest tenth of a mile; multiply the distance by 5,280 feet to obtain the number of feet from the mile point. Then enter the direction (i.e. north, south, east, west) from the mile point to the proposed access. Finally, enter the mile point number. It is helpful in rural or undeveloped areas if some flagging is tied to the right-of-way fence at the desired location of the access. If the mile post is unknown, note the distance in feet (using the same procedures noted above) from that cross street or road closest to the proposed access.
8. **Access Construction Date:** Fill in the date on which construction of the access is planned to begin.
9. **Access Request:** Mark items that apply. More than one item may be checked.
10. **Existing property use:** Describe how the property is currently being used. For example, common uses are Single Family Residential, Commercial or Agricultural.
11. **Existing Access:** Does the property have *any other legal alternatives to reach a public road* other than the access requested in this application? Note the access permit number(s) for any existing state highway access point(s) along with their issue date(s). If there are no existing access point(s), mark the "no" box.
12. **Adjacent Property:** Please mark the appropriate box. If the "yes" box is marked, provide a brief description of the property (location of the property in relation to the property for which this access application is being made).
13. **Abutting Streets:** If there are any other existing or proposed public roads or easements abutting the property, they should be shown on a map or plan attached to this application.
14. **Agricultural Acres:** Provide number of acres **to be served**.

15. Access Use: List the land uses and square footage of the site as it will be when it is fully developed. The planned land uses as they will be when the site is fully developed are used to project the amount of traffic that the site will generate, peak hour traffic levels and the type of vehicles that can be expected as a result of the planned land uses. There may be exceptional circumstances that would allow phased installation of access requirements. This is at the discretion of the CDOT Regional Access Unit or issuing authority staff.

16. Estimated Traffic Count: Provide a reasonable estimate of the traffic volume expected to use the access. Note the type of vehicles that will use the access along with the volume (number of vehicles in and out at either the peak hour or average daily rates) for each type of vehicle. A vehicle leaving the property and then returning counts as two trips. If 40 customers are expected to visit the business daily, there would be 80 trips in addition to the trips made by all employees and other visitors (such as delivery and trash removal vehicles). If the PDF on-line version of this application is being used, the fields for each type of vehicle will automatically be added together to populate the last field on the page.

17. Documents and Plans: The CDOT Regional Access Manager or issuing authority staff will determine which of these items must be provided to make the application complete. Incomplete applications will not be accepted. If an incomplete application is received via U.S. mail or through means other than in the hand of the Access Manager or issuing authority staff, it will not be processed. *It is the responsibility of the applicant to verify with the CDOT Regional Access Manager or issuing authority staff whether the application is complete at the time of submission.*

Signature: Generally, if the applicant is not the property owner, then the property owner or a legally authorized representative must sign the application. With narrow exceptions, proof of the property owner's consent is required to be submitted with the application (proof may be a power of attorney or a similar consent instrument). The CDOT Regional Access Manager or issuing authority staff will determine if the exception provided in the Access Code (2.3 (3) (b)) is applicable.

If CDOT is the issuing authority for this application, direct your questions to the CDOT Regional Access Manager or the issuing authority staff serving the subject property.

<https://www.codot.gov/business/permits/accesspermits/regional-offices.html>

If the application is accepted, it will be reviewed by the CDOT Regional Access Manager or the issuing authority staff. If an Access Permit is issued, be sure to read all of the attached Terms and Conditions before signing and returning the Access Permit. The Terms and Conditions may require that additional information be provided prior to issuance of the Notice to Proceed.

The CDOT Regional Access Manager (or issuing authority staff) **MUST** be contacted prior to commencing work on any Access Permit project. *A Notice to Proceed that authorizes the Permittee to begin access related construction MUST be issued prior to working on the access in the State Highway right-of-way.* The Notice to Proceed may also have Terms and Conditions that must be fulfilled before work may begin on the permitted access.

Traffic Memo

Take Five Oil Change

1990 South Havana St
Aurora, CO 80014

Traffic Memo

KE Job #2024-061

Prepared for:

Tait & Associates, Inc.
7320 North Lincoln Ave
Loveland, CO 80537

Prepared by:



KELLAR ENGINEERING

www.kellarengineering.com

970.219.1602 phone



October 11, 2024

Sean K. Kellar, PE, PTOE

This document, together with the concepts and recommendations presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization from Kellar Engineering LLC shall be without liability to Kellar Engineering LLC.



1.0 Introduction

This Traffic Memo is for the proposed Take Five Oil Change project located at 1990 S Havana St, Aurora, CO 80014. See Figure 1: Vicinity Map. The purpose of this Traffic Memo is to identify project traffic generation characteristics and to identify potential traffic related impacts on the adjacent street system.

Kellar Engineering LLC (KE) has prepared the Traffic Memo to document the results of anticipated traffic conditions in accordance with the governing jurisdiction's requirements. The proposed Take Five Oil Change project is anticipated to generate approximately 137 daily weekday trips, 11 AM total peak hour trips, and 17 PM total peak hour trips.

2.0 Existing Conditions and Roadway Network

The project site is located north of E Asbury Ave and east of S Havana St. E Asbury Ave is an east-west local street with a posted speed of 25 mph. S Havana St is a north-south six-lane major arterial roadway with a posted speed of 45 mph. See Figure 2: Site Plan.



Figure 1: Vicinity Map

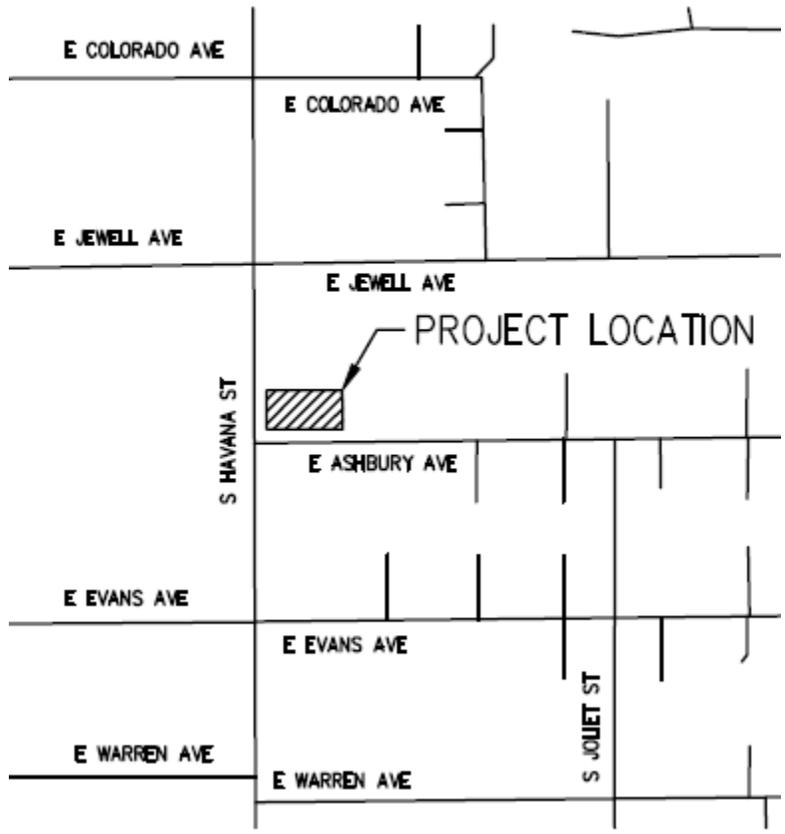
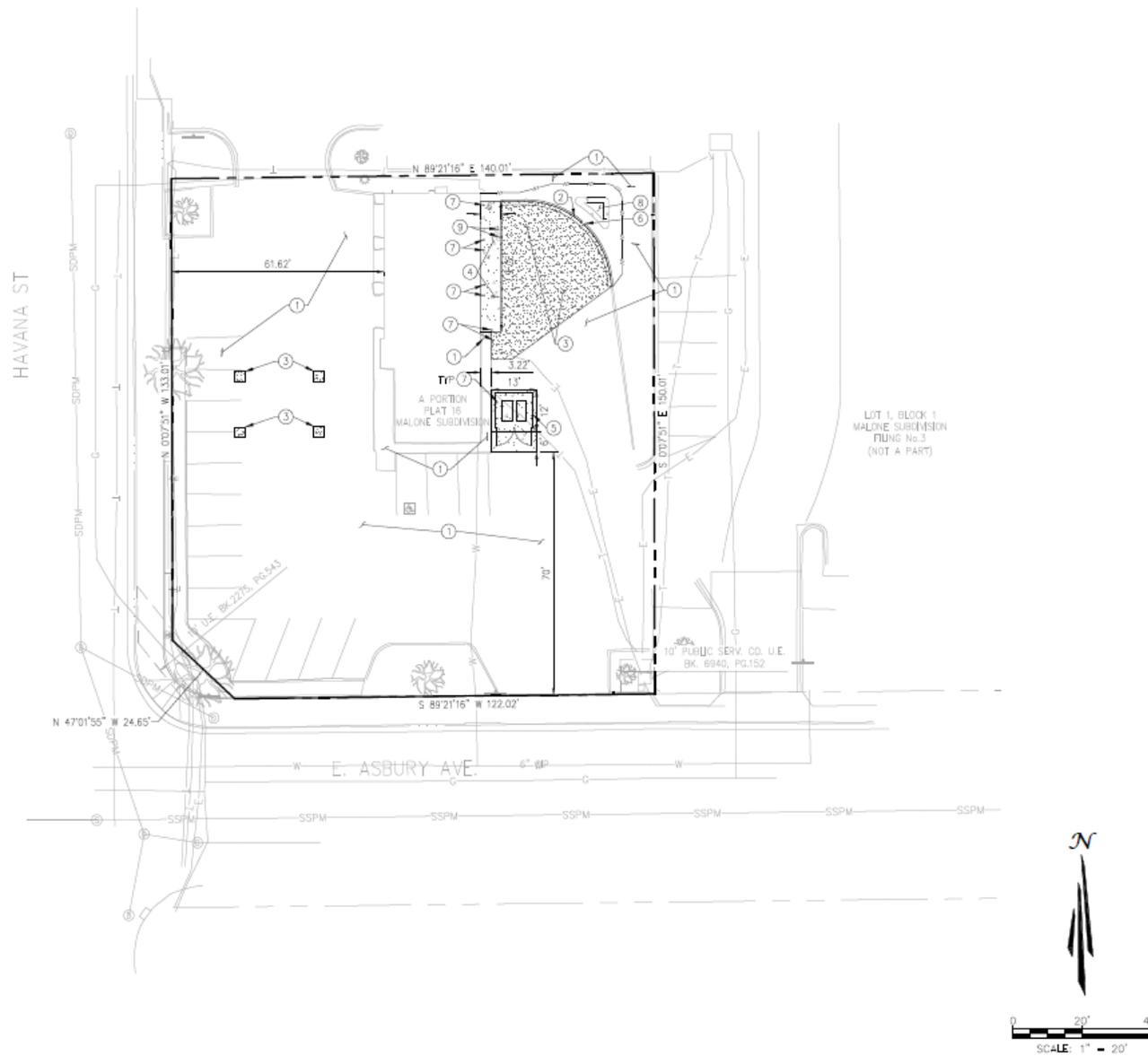


Figure 2: Site Plan (For reference only. Provided by Civil Engineer. See Civil Drawings for more information)





3.0 Proposed Development

The proposed development consists of converting an existing 1,966 SF building associated with used car sales into a quick lubrication vehicle shop. See Table 1 and Figure 2.

3.1 Trip Generation

Site generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the *Trip Generation Report* published by the Institute of Transportation Engineers (ITE). ITE has established trip generation rates in nationwide studies of similar land uses. For this study, KE used the *ITE 11th Edition Trip Generation Report* average trip rates. The proposed project is anticipated to generate approximately 137 daily weekday trips, 11 AM peak hour total trips, and 17 PM peak hour total trips. Table 1 summarizes the estimated trip generation for the proposed development.

Table 1: Trip Generation (ITE Trip Generation, 11th Edition)

ITE Code	Land Use	Size	Average Daily Trips		AM Peak Hour Trips					PM Peak Hour Trips						
			Rate	Total	Rate	% In	In	% Out	Out	Total	Rate	% In	In	% Out	Out	Total
Existing Land Use																
841	Automobile Sales (Used)	1.97 KSF	27.06	53	2.13	76%	3	24%	1	4	3.75	47%	3	53%	4	7
Proposed Project																
941	Quick Lubrication Vehicle Shop	1.97 KSF	69.57	137	5.80	75%	9	25%	2	11	8.70	42%	7	58%	10	17
Difference				84			6		1	7			4		6	10

KSF = Thousand Square Feet

3.2 Site Access

The proposed access to the project site is from the existing site access points on the property; a full-movement access to E Asbury Ave and a full-movement access to S Havana St. The site access is appropriate and existing roadway system is adequate to handle the project's traffic. See Figure 2: Site Plan.

4.0 Findings

This Traffic Memo for the proposed Take Five Oil Change project verifies that the project's traffic will not create a negative traffic impact upon the public streets adjacent to the project site.

The findings of the Traffic Memo are summarized below:

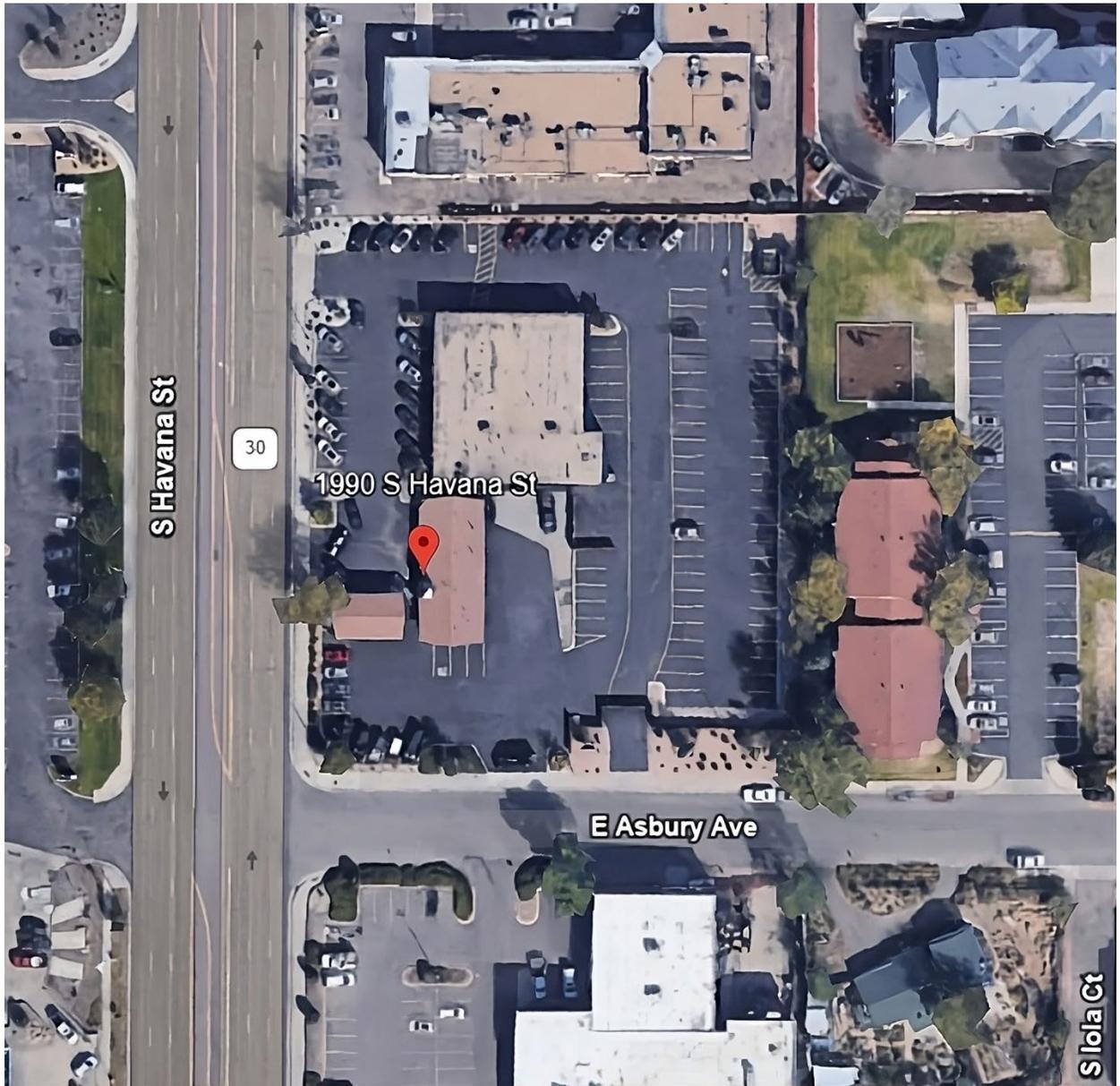
- The proposed project is anticipated to generate approximately 137 daily weekday trips, 11 AM peak hour total trips, and 17 PM peak hour total trips.
- The proposed project is only anticipated to generate approximately 84 daily weekday new trips, 7 AM peak hour total new trips, and 10 PM peak hour total new trips when compared to the trip generation for the existing land use (used car sales) on the property. See Table 1.
- The project site is appropriate to handle the project's peak hour vehicle queuing (three vehicles). See Appendix for vehicle queue length calculation.
- The proposed project's trip generation is low and the existing roadway network is sufficient to handle the project's traffic.



APPENDIX:



Aerial Image



Vehicle Queue Length Calculation:

Legend:

N = Number of Vehicles During Specified Time Period

T = Specified Time Period for Queue Analysis

r = Time Each Vehicle is Waiting

Formula:

Vehicles in Queue $\geq N(r)/T$

The highest entering peak hour trips for the ITE land-use Quick Lubrication Vehicle Shop is the AM Peak hour. (ITE 941)

N = 9 Vehicles

T = 60 min

r = 15 min

Vehicles in Queue $\geq N(r)/T = 9(15)/60 = 2.25$ Vehicles

\Rightarrow 3 Vehicles in Queue

Queue length (ft) = # Vehicles in Queue \times 25 ft = 3(25')

\Rightarrow 75' Queue Length (approx.)

Teknomo, Kardi, Ph.D. Queueing Theory

Land Use: 941

Quick Lubrication Vehicle Shop

Description

A quick lubrication vehicle shop is a business where the primary activity is to perform oil change services for motor vehicles. Other services provided may include preventative maintenance, such as fluid and filter changes. Automobile repair service is generally not provided. Automobile care center (Land Use 942) and automobile parts and service center (Land Use 943) are related uses.

Additional Data

For the purpose of this land use, the independent variable, servicing positions, is defined as the maximum number of vehicles that can be serviced simultaneously.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1990s and the 2010s in California, Texas, Washington, and Wisconsin.

Source Numbers

362, 441, 886, 960

Quick Lubrication Vehicle Shop (941)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

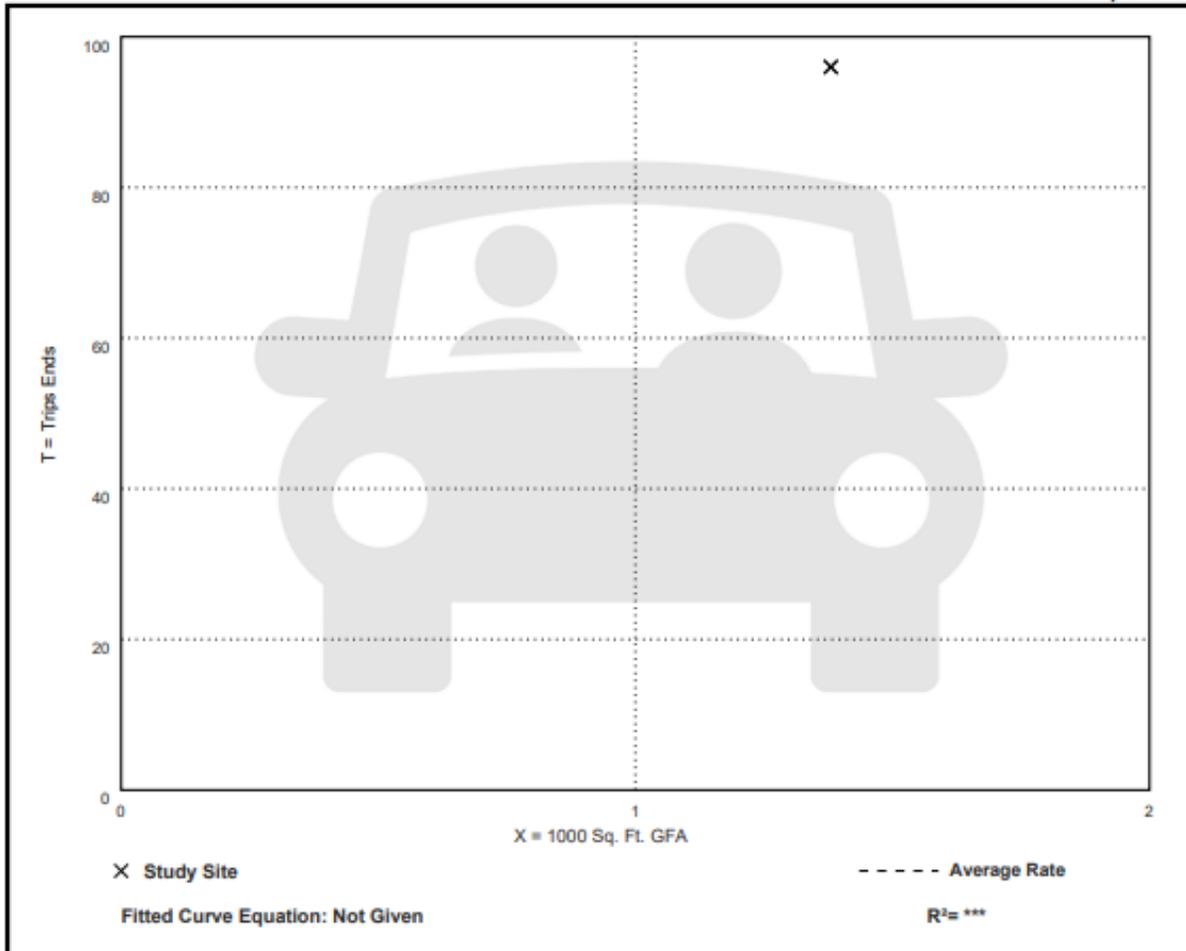
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. 1000 Sq. Ft. GFA: 1
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
69.57	69.57 - 69.57	***

Data Plot and Equation

Caution – Small Sample Size





Quick Lubrication Vehicle Shop (941)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. 1000 Sq. Ft. GFA: 1

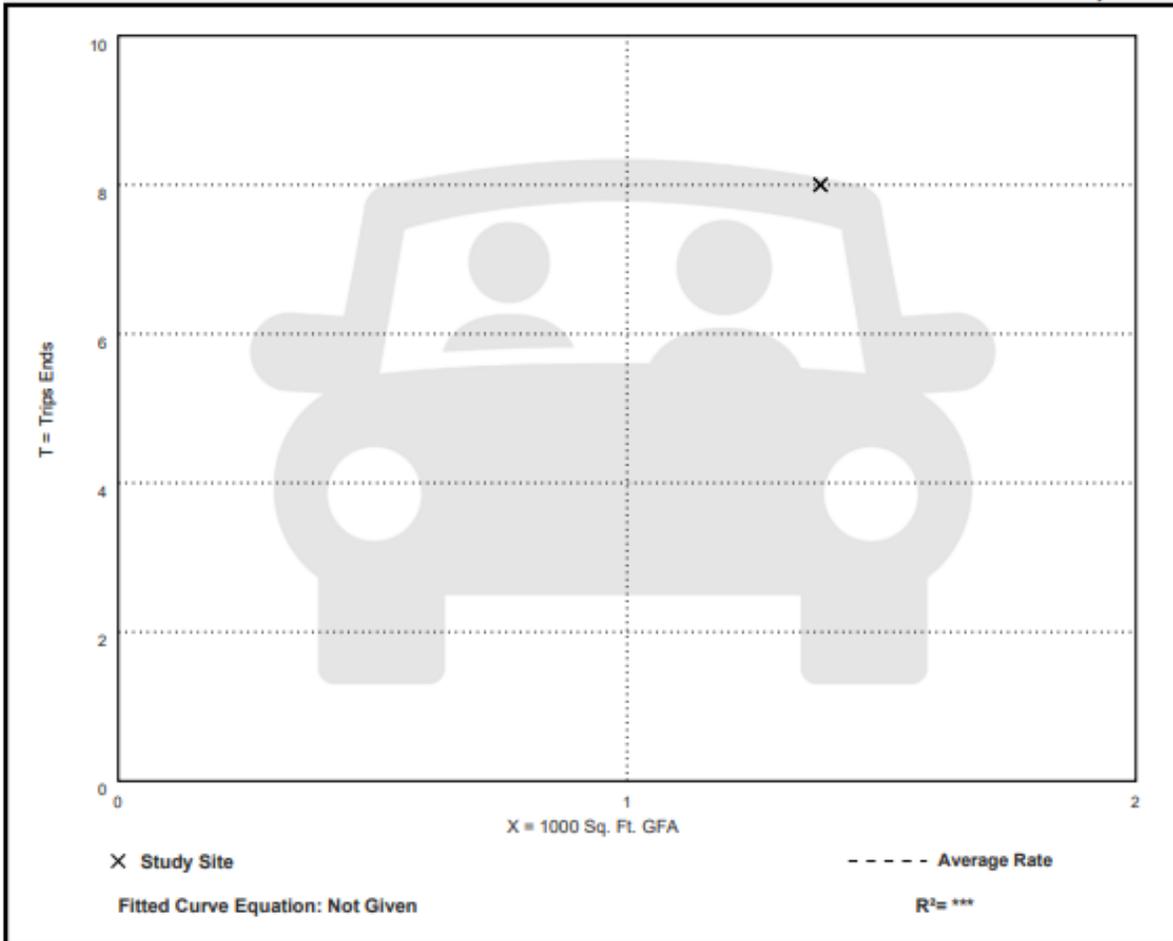
Directional Distribution: 75% entering, 25% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
5.80	5.80 - 5.80	***

Data Plot and Equation

Caution – Small Sample Size



Quick Lubrication Vehicle Shop (941)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. 1000 Sq. Ft. GFA: 1

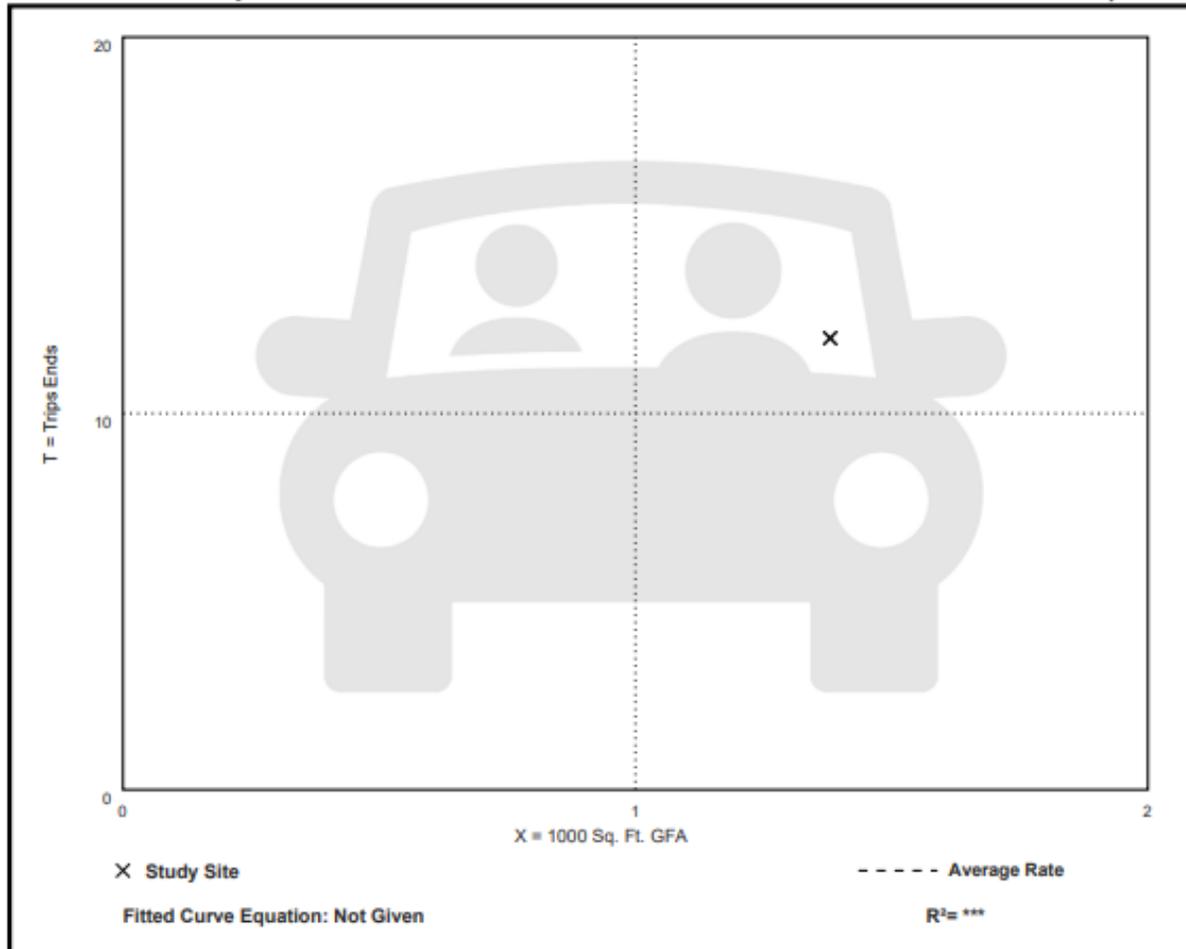
Directional Distribution: 42% entering, 58% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
8.70	8.70 - 8.70	***

Data Plot and Equation

Caution – Small Sample Size





Sean Kellar, PE, PTOE

Principal Engineer

Education

B.S., Civil Engineering, Arizona State University – Tempe, AZ

Registration

Colorado, Professional Engineer (PE)
Wyoming, Professional Engineer (PE)
Idaho, Professional Engineer (PE)
Arizona, Professional Engineer (PE)
Kansas, Professional Engineer (PE)
Missouri, Professional Engineer (PE)
Professional Traffic Operations Engineer (PTOE)

Professional Memberships

Institute of Transportation Engineers (ITE)

Industry Tenure

25 Years



Sean's wide range of expertise includes: transportation planning, traffic modeling roadway design, bike and pedestrian facilities, traffic impact studies, traffic signal warrant analysis, parking studies, corridor planning and access management. Sean's experience in both the private and public sectors; passion for safety and excellence; and strong communication and collaboration skills can bring great value to any project. Prior to starting Kellar Engineering, Sean was employed at the Missouri Department of Transportation (MoDOT) as the District Traffic Engineer for the Kansas City District. Sean also worked for the City of Loveland, CO for over 10 years as a Senior Civil Engineer supervising a division of transportation/traffic engineers. While at the City of Loveland, Sean managed several capital improvement projects, presented several projects to the City Council and Planning Commission in public hearings, and managed the revisions to the City's Street Standards. Sean is also proficient in Highway Capacity Software, Synchro, PT Vissim, Rodel, GIS, and AutoCAD.

WORK EXPERIENCE:

Kellar Engineering, Principal Engineer/President – January 2016 – Present

Missouri Department of Transportation, District Traffic Engineer, Kansas City District – June 2015 – January 2016

City of Loveland, Colorado, Senior Civil Engineer, Public Works Department – February 2005 – June 2015

Kirkham Michael Consulting Engineers, Project Manager - February 2004 – February 2005

Dibble and Associates Consulting Engineers, Project Engineer – August 1999 – February 2004

Site Plans - Re-submittal #1

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

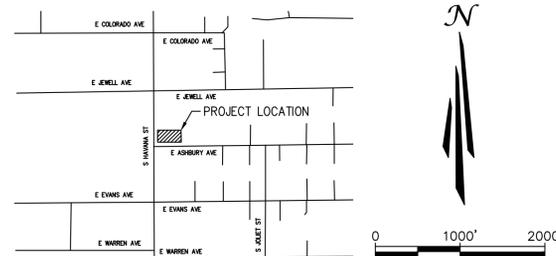
CIVIL ENGINEER
TAIT & ASSOCIATES, INC.
320 N LINCOLN AVE
LOVELAND, CO 80537
CONTACT: TIM UHRIK P.E.
PHONE: (970) 612-5444
EMAIL: TUHRIK@TAIT.COM

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

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

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

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.

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.

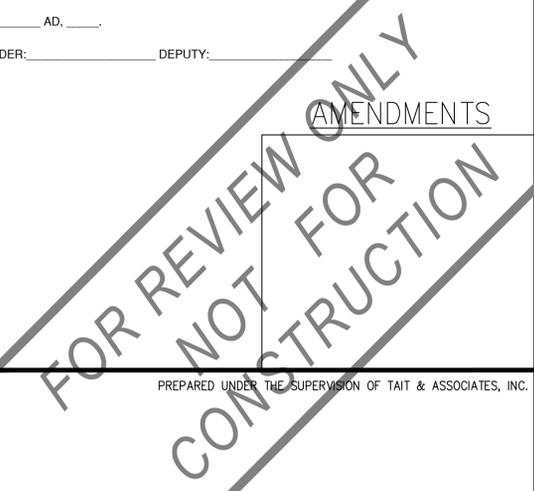
TIMOTHY UHRIK COLORADO PE.0052448 DATE

NO.	DESCRIPTION	BY	DATE

TAIT & ASSOCIATES
ENGINEERING ENVIRONMENTAL BUILDING LAND SURVEYING
320 North Lincoln Avenue
Loveland, CO 80537
p: 970.613.1447
www.tait.com
Denver
Boulder
Fort Collins
Longmont
Niwot
Steamboat Springs
Windsor
Since 1944

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



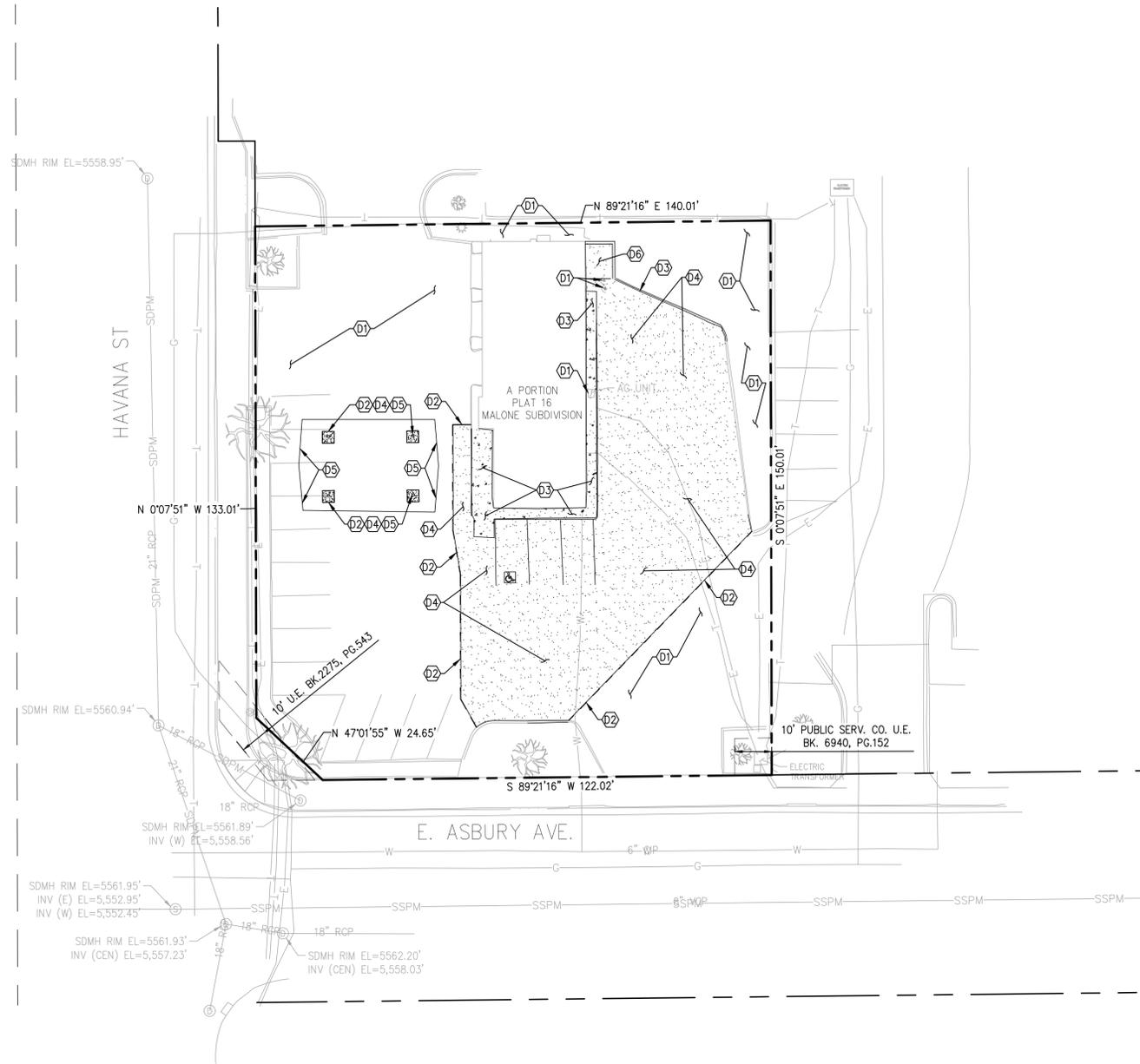
TAKE 5 OIL CHANGE BUILDING CONVERSION AND CONDITIONAL USE

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



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

UNAUTHORIZED CHANGES & USES
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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.

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

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

FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

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

TAIT & ASSOCIATES
 ENGINEERING ENVIRONMENTAL BUILDING LAND
 320 North Lincoln Avenue
 Loveland, CO 80537
 p: 970.613.1447
 www.tait.com
 Denver
 Boulder
 Fort Collins
 Lakewood
 Since 1964

NO.	DESCRIPTION	BY	DATE

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



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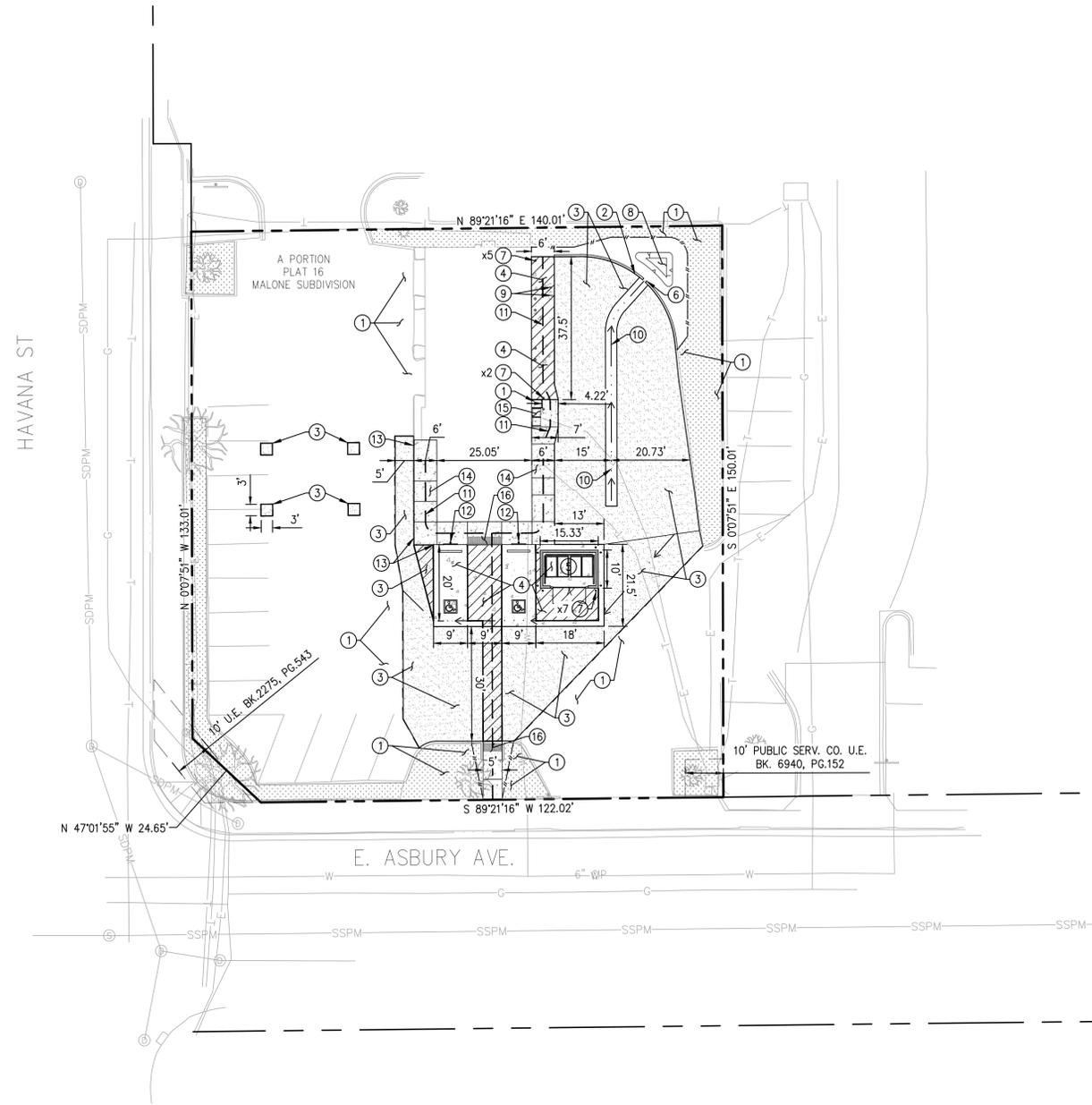
TAKE 5 OIL CHANGE BUILDING CONVERSION AND CONDITIONAL USE

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

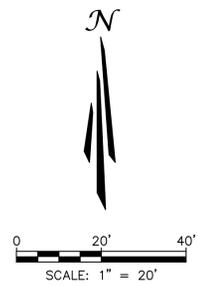


SITE KEYNOTES:

- 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
- PROPOSED BOLLARD
- EQUIPMENT BY OWNER
- — — — — PROPOSED SIGN
- ▨ PROPOSED ASPHALT PAVEMENT
- ▩ PROPOSED CONCRETE PAVEMENT
- PROPOSED TRUNCATED DOMES
- ▨ PROPOSED LANDSCAPED AREA



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3 OF 9

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

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Since 1964
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Nov 07, 2024 - 1:46pm by sbdwd: K:\Drawings\17\1720050 - Aurora\ENG\Construction Drawings\1720050_SBP.dwg

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

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

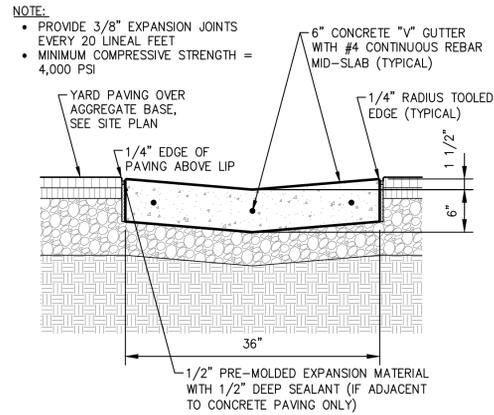
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MALONE SUBDIVISION, LOT 16, BLOCK 0

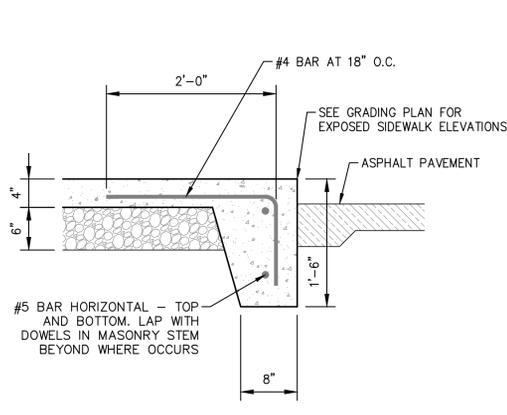
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

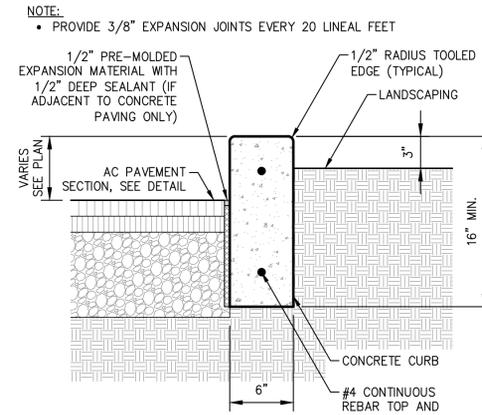
LOCATED AT: 1990 S HAVANA STREET, AURORA, COLORADO 80014



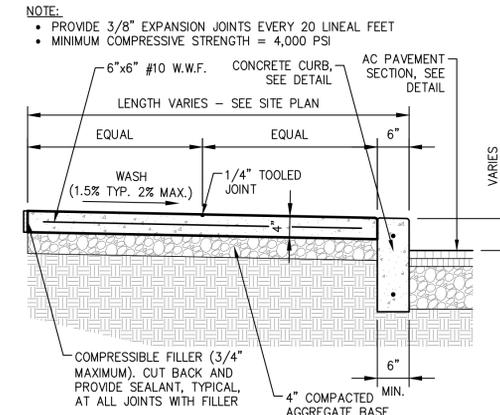
1 3' VALLEY GUTTER
SCALE: 1"=1'-0"



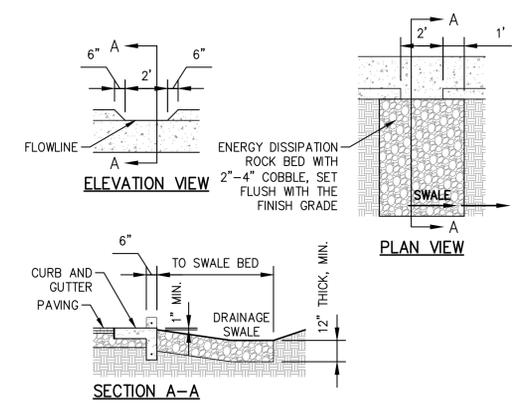
2 CONCRETE SLAB TURNDOWN
SCALE: 1"=1'-0"



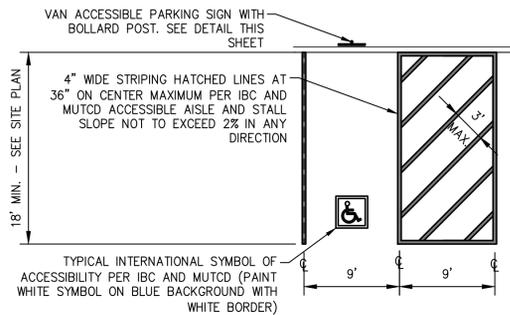
3 CONCRETE CURB
SCALE: 1 1/2"=1'-0"



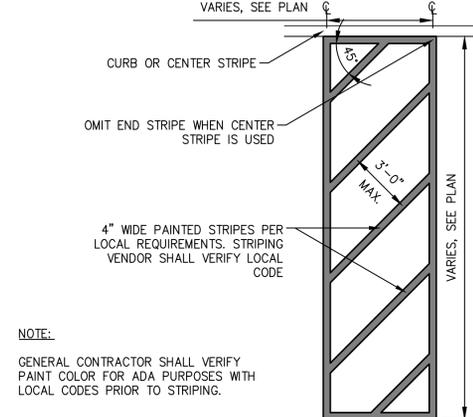
4 CONCRETE SIDEWALK
SCALE: 3/4"=1'-0"



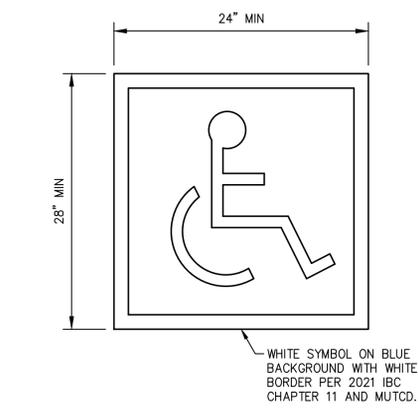
5 CURB CUT WITH COBBLE
SCALE: 1/4"=1'-0"



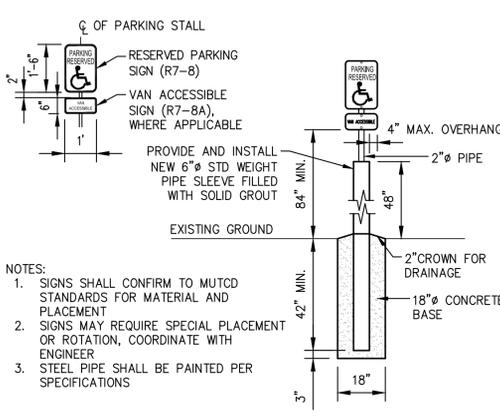
6 VAN ACCESSIBLE STALL
SCALE: 1/8"=1'-0"



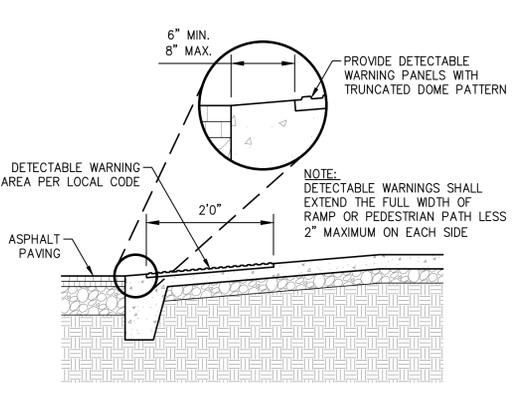
7 CROSS STRIPING DETAIL
SCALE: 1/4"=1'-0"



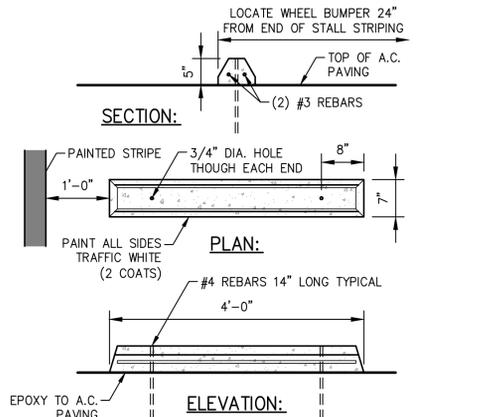
8 ACCESSIBLE PARKING SYMBOL
SCALE: 1"=1'-0"



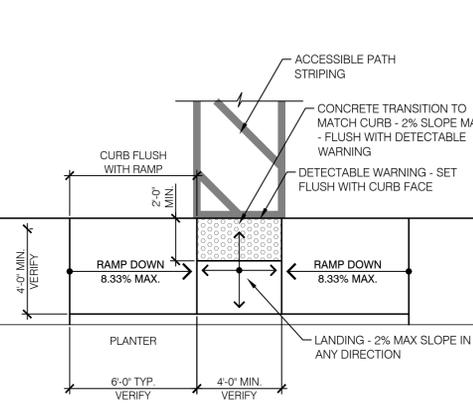
9 ACCESSIBLE PARKING SIGN
SCALE: 3/8"=1'-0"



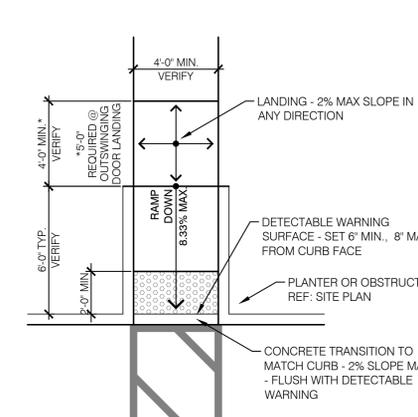
10 TRUNCATED DOME DETAIL
SCALE: 1/2"=1'-0"



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



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



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

- NOTES:**
- CURB RAMPS ARE ≥48" WIDE WITH A SLOPE OF ≤1:12(8.33%).
 - THE LANDING AT THE TOP OF CURB SHALL BE LEVEL AND ≥48" DEPTH FOR THE ENTIRE WIDTH OF CURB RAMP.
 - THE SLOPE OF FANNED OR FLARED SIDES OF CURB RAMPS SHALL NOT EXCEED 1:10.
 - THE SURFACE OF ALL CURB RAMPS AND THE FLARED SIDES ARE TO BE SLIP RESISTANT, AND CONTRASTING FROM THE ADJACENT SIDEWALK FINISH.
 - DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE RAMP AND 24 INCHES IN DIRECTION OF TRAVEL.
 - 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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REVISION #:	REVISION #:	REVISION #:	REVISION #:
DATE:	DATE:	DATE:	DATE:
JOB NO.: TF20050	JOB NO.: TF20050	JOB NO.: TF20050	JOB NO.: TF20050

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

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.
TIMOTHY UHRK COLORADO PE.0052448 DATE
4 OF 9



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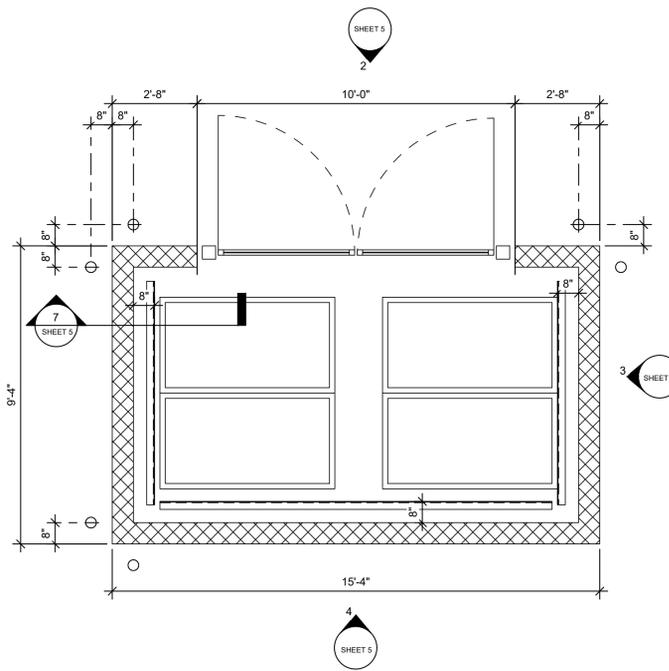
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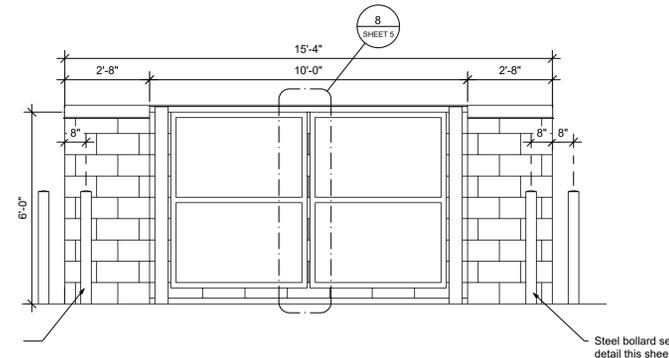
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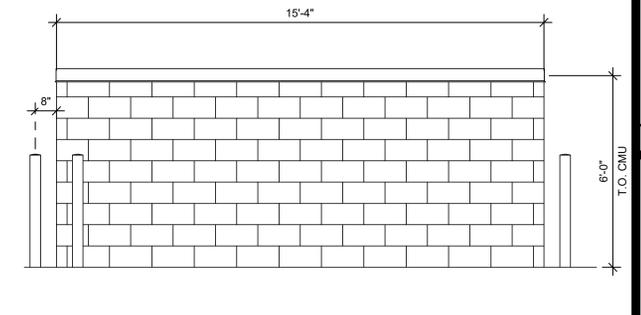
LOCATED AT: 1990 S HAVANA STREET, AURORA, COLORADO 80014



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

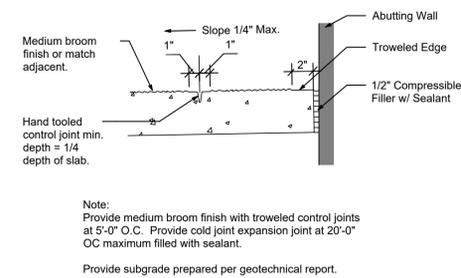


3 WEST TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'0"

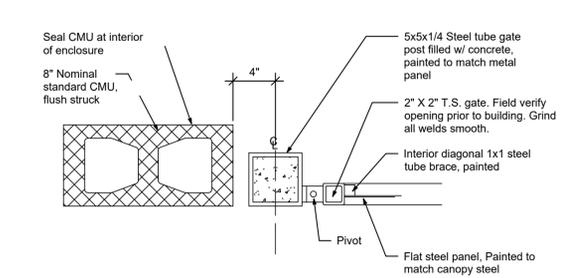


4 NORTH TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'0"

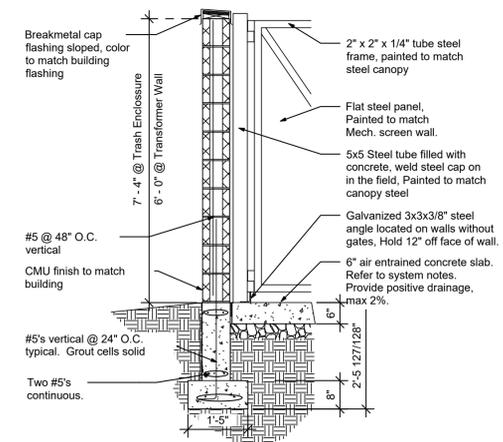
1 TRASH ENCLOSURE PLAN
SCALE: 3/8" = 1'0"



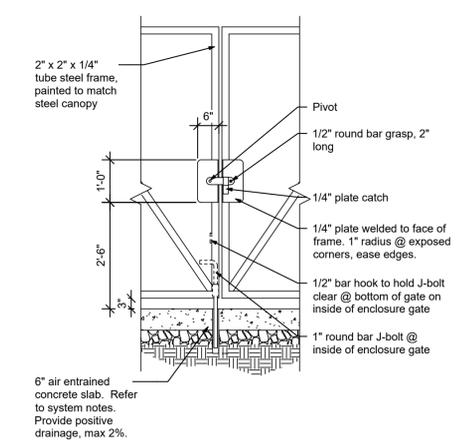
5 EXTERIOR PAVING DETAIL
SCALE: 1 1/2" = 1'0"



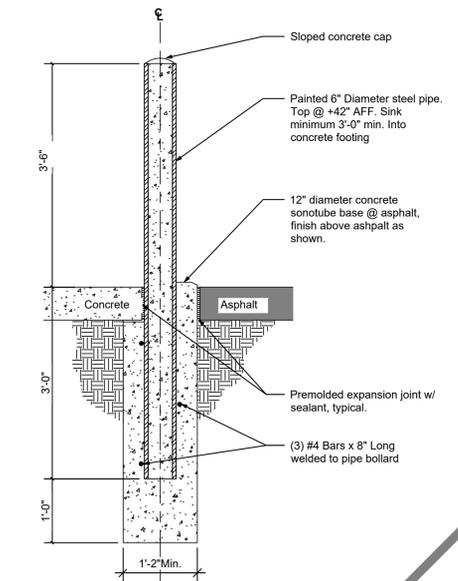
6 TRASH ENCLOSURE GATE DETAIL
SCALE: 1 1/2" = 1'0"



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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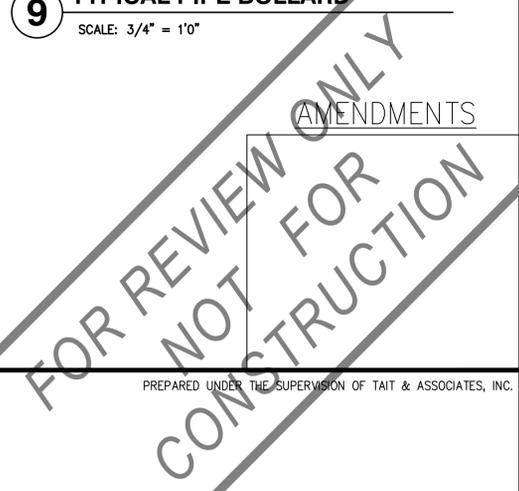
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Dennis Denver
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Dennis Pueblo
Since 1964

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

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TIMOTHY UHRIK COLORADO PE.0052448 DATE



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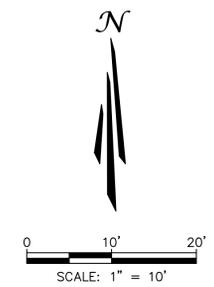
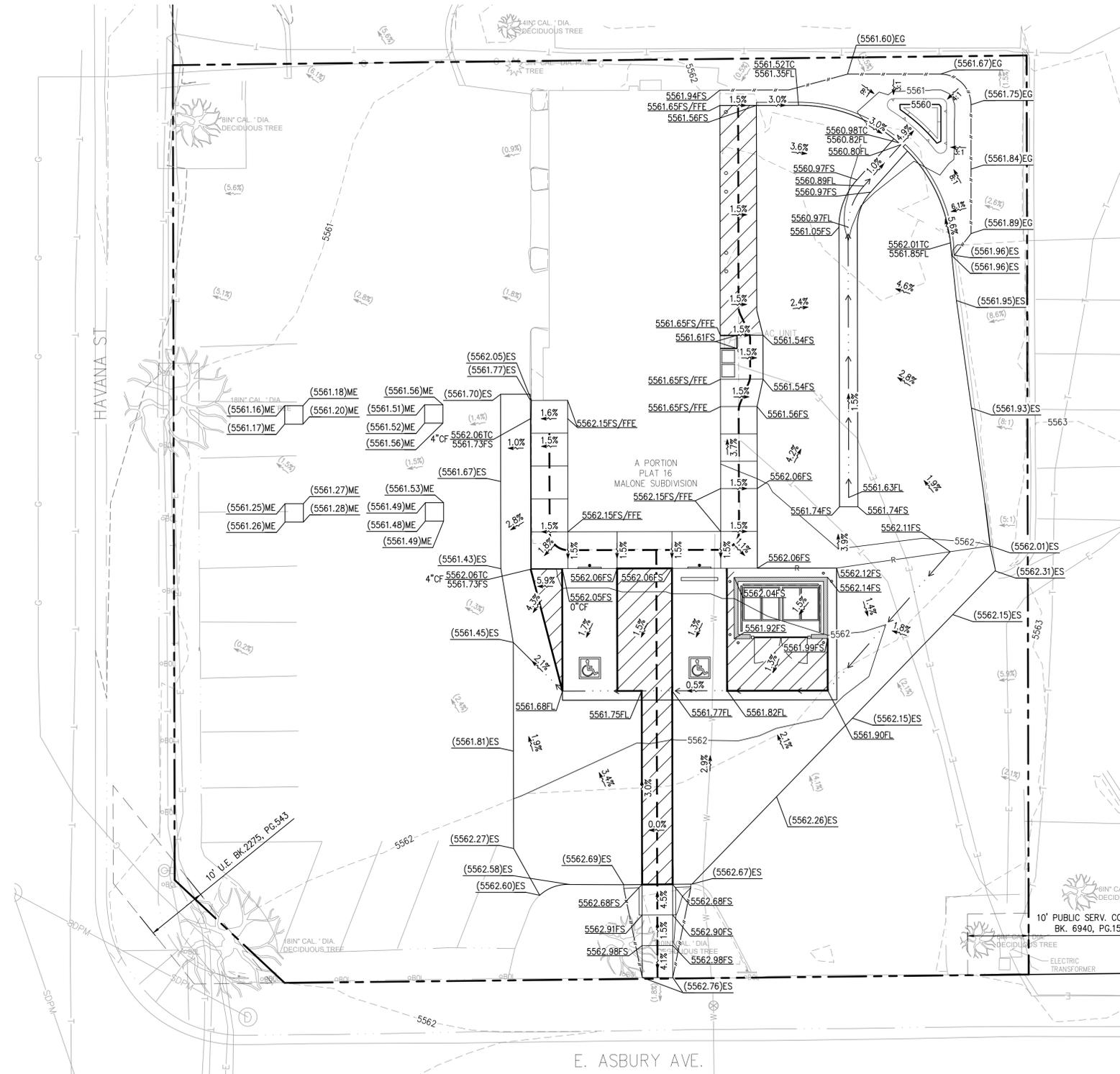
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LOCATED AT: 1990 S HAVANA STREET, AURORA, COLORADO 80014



GRADING SCHEMATIC NOTES

1. 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.
2. 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.
3. 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.
4. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
5. 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) — (XXXX) — EXISTING CONTOURS
- (XXXX) — (XXXX) — PROPOSED CONTOURS
- ▲▲▲ EXISTING SLOPE
- (▲▲▲) 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

UNAUTHORIZED CHANGES & USES

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NOTE TO CONTRACTOR

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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 456726N002, 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.



FOR REVIEW ONLY
AMENDMENTS
NOT FOR
CONSTRUCTION

<p>TAIT & ASSOCIATES ENGINEERING ENVIRONMENTAL BUILDING LAND & SURVEYING 320 North Lincoln Avenue Loveland, CO 80537 p: 970.613.1447 www.tait.com</p> <p>Since 1964</p>	<p>GRADING SCHEMATIC TAKE 5 OIL CHANGE 1990 S HAVANA ST LLC 1990 S HAVANA ST, AURORA, CO 80014 SITE PLAN APPLICATION</p>
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 UHRIK COLORADO PE.0052448 DATE
<p>6 OF 9</p>	<p>FOR REVIEW ONLY - NOT FOR CONSTRUCTION</p>

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

MATERIAL LEGEND

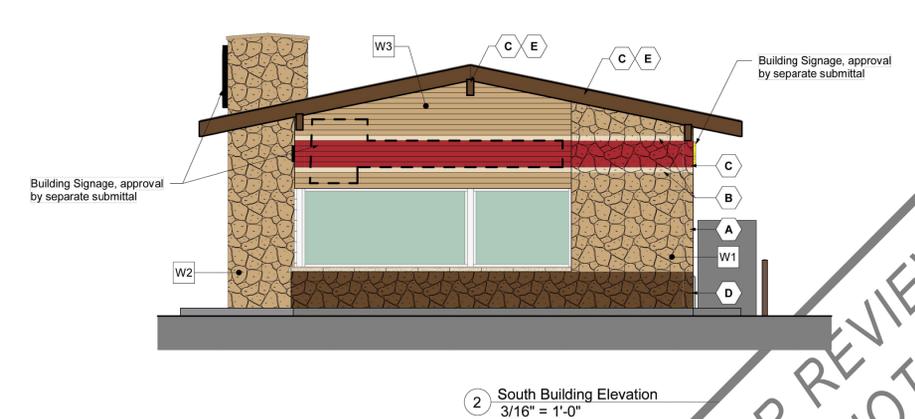
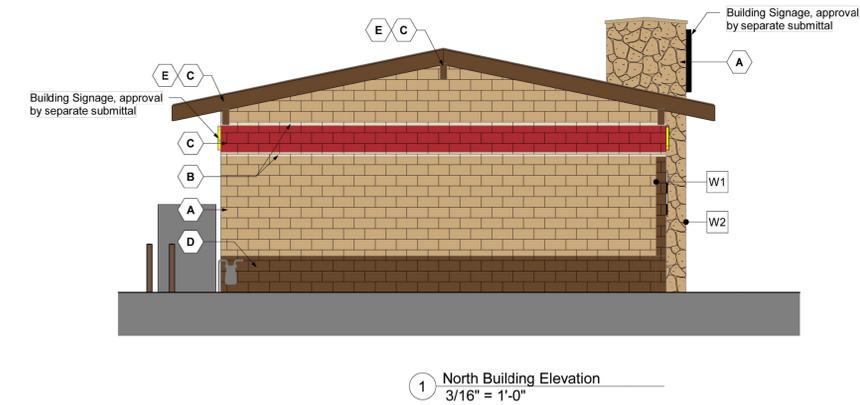
W1		Existing Exterior CMU Color: See elevations
W2		Existing Exterior Stone Color: See elevations
W3		Lap Siding, 4" exposure Manuf: LP Smart Siding Product: Lap Siding, Cedar Texture Color: See elevations

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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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.



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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.

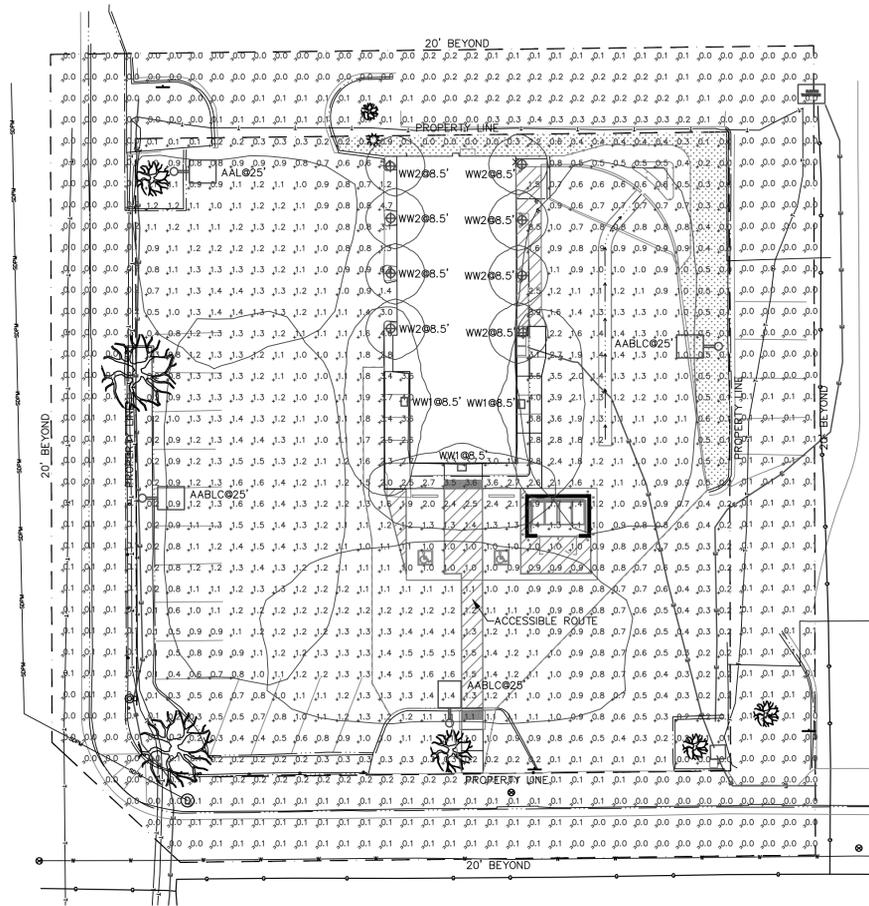
ALL LIGHTING TO BE CONTROLLED SUCH THAT LIGHTING TO BE EXTINGUISHED FROM 10PM TO SUNRISE.

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
□	AABC	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	AABC	1673764.00	1673764.00	25.00	25.00	0.00	0.00	3179468.00	1673766.00	0.00
3	AABC	1673996.00	1673996.00	25.00	25.00	90.00	0.00	3179398.00	1673828.00	0.00
4	AABC	1673953.00	1673864.00	25.00	25.00	270.00	0.00	3179531.00	1673864.00	0.00
1	AAL	1673996.00	1673996.00	25.00	25.00	90.00	0.00	3179397.00	1673996.00	0.00
2	WW1	1673947.00	1673836.00	8.50	8.50	180.00	0.00	3179472.00	1673836.00	0.00
3	WW1	1673948.00	1673850.00	8.50	8.50	90.00	0.00	3179485.00	1673850.00	0.00
4	WW1	1673949.00	1673851.00	8.50	8.50	270.00	0.00	3179459.00	1673851.00	0.00
1	WW2	1673945.00	1673906.00	8.50	8.50	270.00	0.00	3179456.00	1673906.00	0.00
2	WW2	1673948.00	1673907.00	8.50	8.50	90.00	0.00	3179485.00	1673907.00	0.00
3	WW2	1673948.00	1673894.00	8.50	8.50	90.00	0.00	3179485.00	1673894.00	0.00
4	WW2	1673948.00	1673881.00	8.50	8.50	90.00	0.00	3179485.00	1673881.00	0.00
5	WW2	1673948.00	1673867.00	8.50	8.50	90.00	0.00	3179485.00	1673867.00	0.00
6	WW2	1673945.00	1673894.00	8.50	8.50	270.00	0.00	3179456.00	1673894.00	0.00
7	WW2	1673945.00	1673881.00	8.50	8.50	270.00	0.00	3179456.00	1673881.00	0.00
8	WW2	1673945.00	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	0.4	0.0	0.4	N/A
Parking/Drives	+	1.1	8.5	0.0	8.5	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

