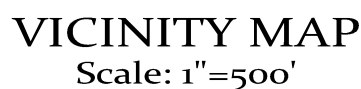


## CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. 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."
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING AND SIGNAGE OWNED BY THE APPLICANT. THE APPLICANT SHALL MAINTAIN THE ESCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. 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 UTILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AND ANY RAMPING OR GRADING AS IT DEEMS NECESSARY OR CONVENIENT.
8. 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.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. ELECTRONIC GATING SYSTEMS SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REMOTE EMERGENCY BACK-UP SYSTEM THAT CONSISTS OF A SIREN, APPROVAL, THE LANDOWNER, AND AN AUTOMATIC KEY SWICH AND A MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
12. 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 OR GENERATE ANY OBSTACLE THAT COULD BE PLACED WITHIN THE REMOVED EASEMENT. THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER, RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
13. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW THE EXTERIOR WOOD SIDING ON THE PREMISES.
14. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
15. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONAL INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF ANY SUCH ERRORS ARE FOUND, THE MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
16. 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.
17. PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTIONS 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 60 TO 65 DB UNDER WOE-1500-1500 HZ FREQUENCIES.
18. THE CITY SHALL FURNISH AND INSTALL THE MOST CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOW ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
19. 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.
20. ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009.



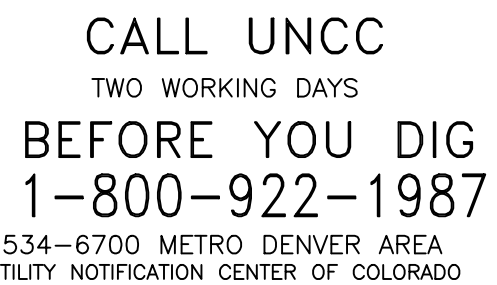
1. COVER PAGE
2. EXISTING CONDITIONS
3. SITE PLAN
4. UTILITY PLAN
5. GRADING PLAN

ALSO KNOWN AS: 2180 S. HAVANA STREET

THERE WERE NO VISIBLE ENCROACHMENTS FOUND AS OF THE DATE OF THIS SURVEY.

0.93 ACRES

BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M. IS ASSUMED TO BEAR NORTH 00°07'53" WEST, A DISTANCE OF 1321.40 FEET, AS DEFINED AND MEASURED BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "PLS 35560" IN A CORNER BOX AT THE NW CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SAID SECTION 26 AND THE SW CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SAID SECTION 26 BY ESTABLISHED REFERENCE TIES PER RECORDED MONUMENT RECORDS, AS SHOWN HEREON.



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

IN WITNESS THEREOF, \_\_\_\_\_ HAS CAUSED THESE  
(CORPORATION, COMPANY, OR INDIVIDUAL)  
PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. \_\_\_\_\_,

BY: \_\_\_\_\_ CORPORATE SEAL  
(PRINCIPALS OR OWNERS)

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ )SS


THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_ BY  
\_\_\_\_\_  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL  
\_\_\_\_\_  
(NOTARY PUBLIC)

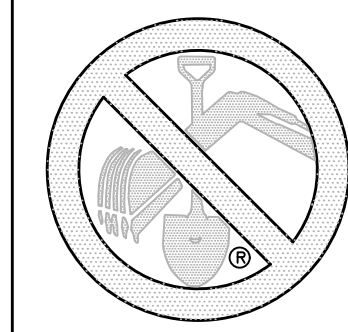
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY BUSINESS ADDRESS:  
\_\_\_\_\_  
\_\_\_\_\_

_____ City Attorney	_____ Date
_____ Planning Director	_____ Date
_____ Planning Commission (Chairperson)	_____ Date
_____ City Council (Mayor)	_____ Date
_____ Attest (City Clerk)	_____ Date
_____ Database Approval Date	

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: \_\_\_\_\_

1 OF 3	SHEET NO			2180 S. HAVANA ST			 <b>Rocky Ridge Civil Engineering</b> 2204 18th Ave, Suite 107 Aurora, CO 80001 303.651.6636 <a href="http://rockyridgecivil.com">http://rockyridgecivil.com</a>		
	COVER SHEET			DATE	CAD NO	JOB NO			
	2180 S. HAVANA ST			02/10/25	9213BA5E	921-3			
	AURORA, CO								

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



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

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

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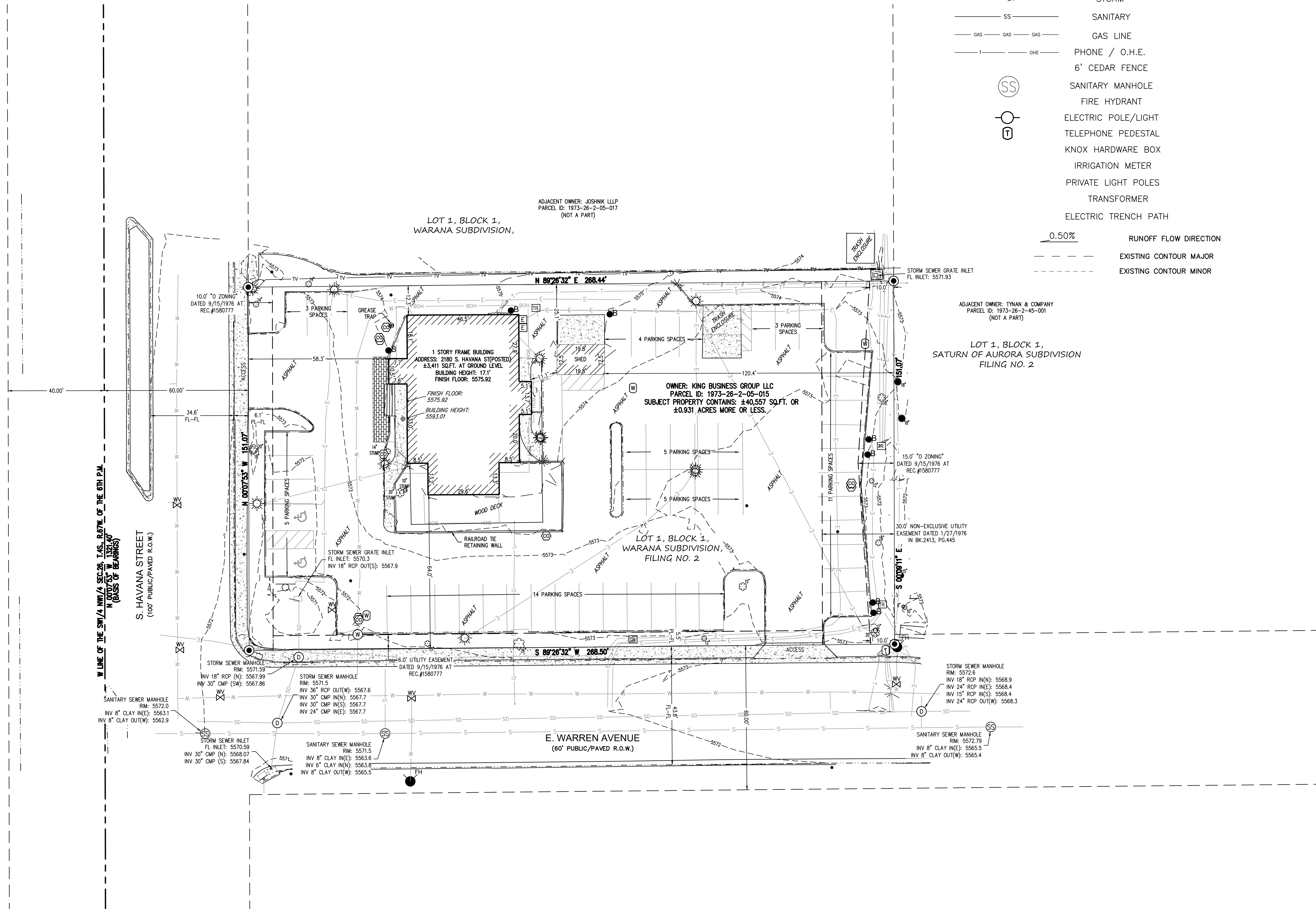
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**Rocky Ridge  
Civil Engineering**  
2204 18th Ave. Suite 107  
Longmont, CO 80501  
303.651.6626  
<http://rockyridgecivil.com>

2180 S. HAVANA ST

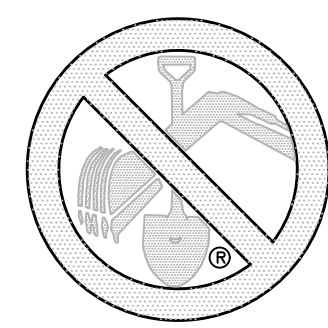
EXISTING CONDITIONS  
2180 S. HAVANA ST  
AURORA, CO

JOB NO 921-3	D NO BASE
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SHEET NO  
2 OF 3

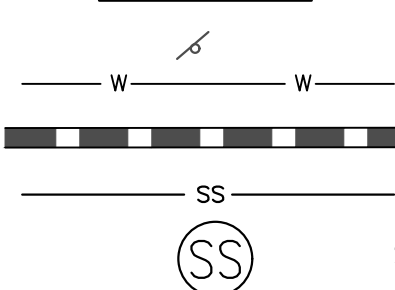
KINGS AUTO – SITE PLAN AMENDMENT

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

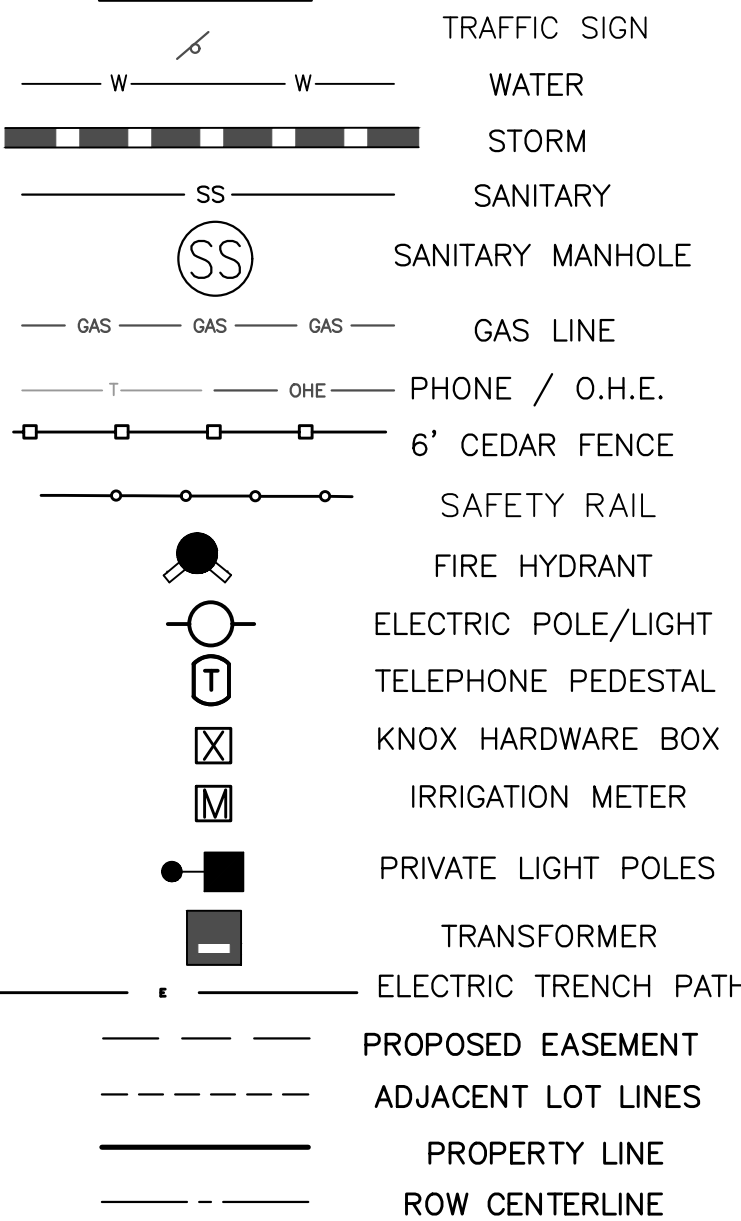


CALL UNCC  
TWO WORKING DAYS  
BEFORE YOU DIG  
1-800-922-1987  
534-6700 METRO DENVER AREA  
UTILITY NOTIFICATION CENTER OF COLORADO

EXISTING



LEGEND



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

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

NOTES:

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

W LINE OF THE SW 1/4 NW 1/4 SEC 26, T.4S. R.67W. OF THE 6TH P.M.  
N 00°07'53" W 151.07'  
(100' PUBLIC/PAVED R.O.W.)  
(BASED ON RECORDS)

S. HAVANA STREET  
(100' PUBLIC/PAVED R.O.W.)

E. WARREN AVENUE  
(60' PUBLIC/PAVED R.O.W.)

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

2180 S. HAVANA ST –

SITE PLAN SHEET  
2180 S. HAVANA ST  
AURORA, CO

DATE  
12/20/24

CAD NO  
9213BASE

JOB NO  
921-3

SHEET NO  
3 OF 3