

Mar 21, 2025 -- 11:35am by rromstetter K:\Drawings\VF\T20050 -- Aurora\GIS\Construction Drawings\VF\T20050_CS.dwg



Know what's below
Call before you dig.

UNAUTHORIZED CHANGES & USES

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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).

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CITY OF AURORA BENCHMARK 4S6726NW002, EL=5,575.13 FEET (NAVD88) -- 3 INCH BRASS CAP (STAMPED COA BM3--72.5) ATOP A 30" LONG STEEL PIPE IN CONCRETE AT HE 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.

TIMOTHY UHRIK
COLORADO P.E. 0052448

TAKE 5 OIL CHANGE BUILDING CONVERSION AND CONDITIONAL USE

MALONE SUBDIVISION, PLOT 16

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

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: (630) 391-1789
EMAIL: JR.FREDSTROM@QSHOLDINGSLLC.COM

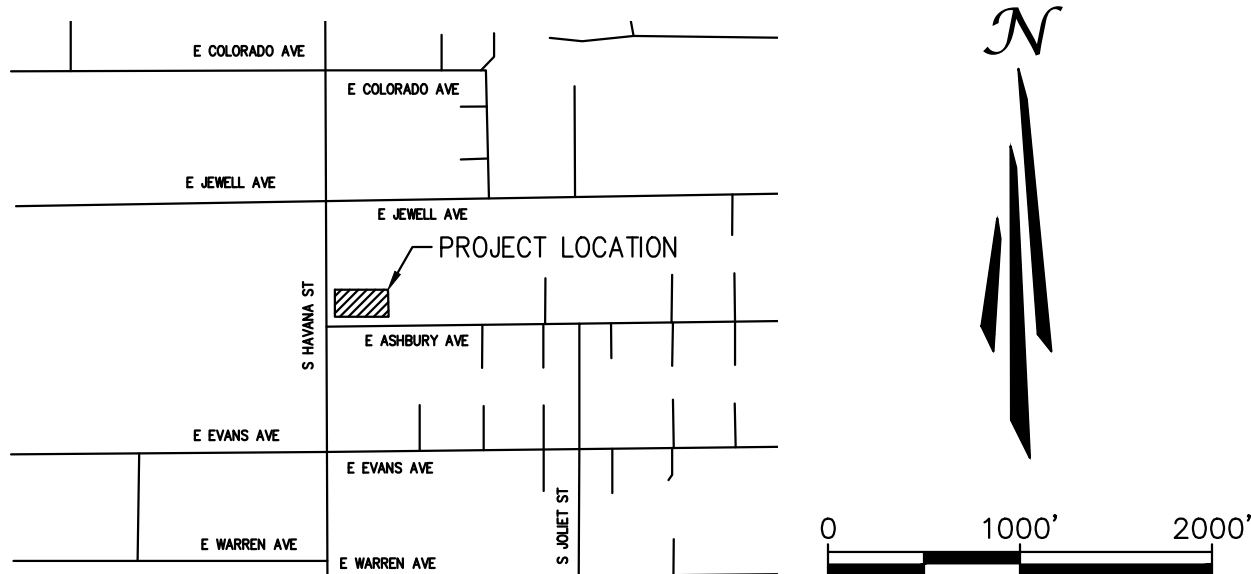
CIVIL ENGINEER
TAIT & ASSOCIATES, INC.
320 N LINCOLN AVE
LOVELAND, CO 80537
CONTACT: TIM UHRIK P.E.
PHONE: (970) 612-5444
EMAIL: TUHRIK@TAIT.COM

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

LEGAL DESCRIPTION

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

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

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

SIGNATURE BLOCK

TAKE 5 OIL CHANGE BUILDING CONVERSION AND CONDITIONAL USE SITE PLAN

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

IN WITNESS 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)SS
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: _____

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: TU
DATE: 08/20/24
REVISION: #:
DATE: _____
JOB NO.: TF20050

1 OF 9

3/21/2025 SITE PLAN APPLICATION -- CITY OF AURORA

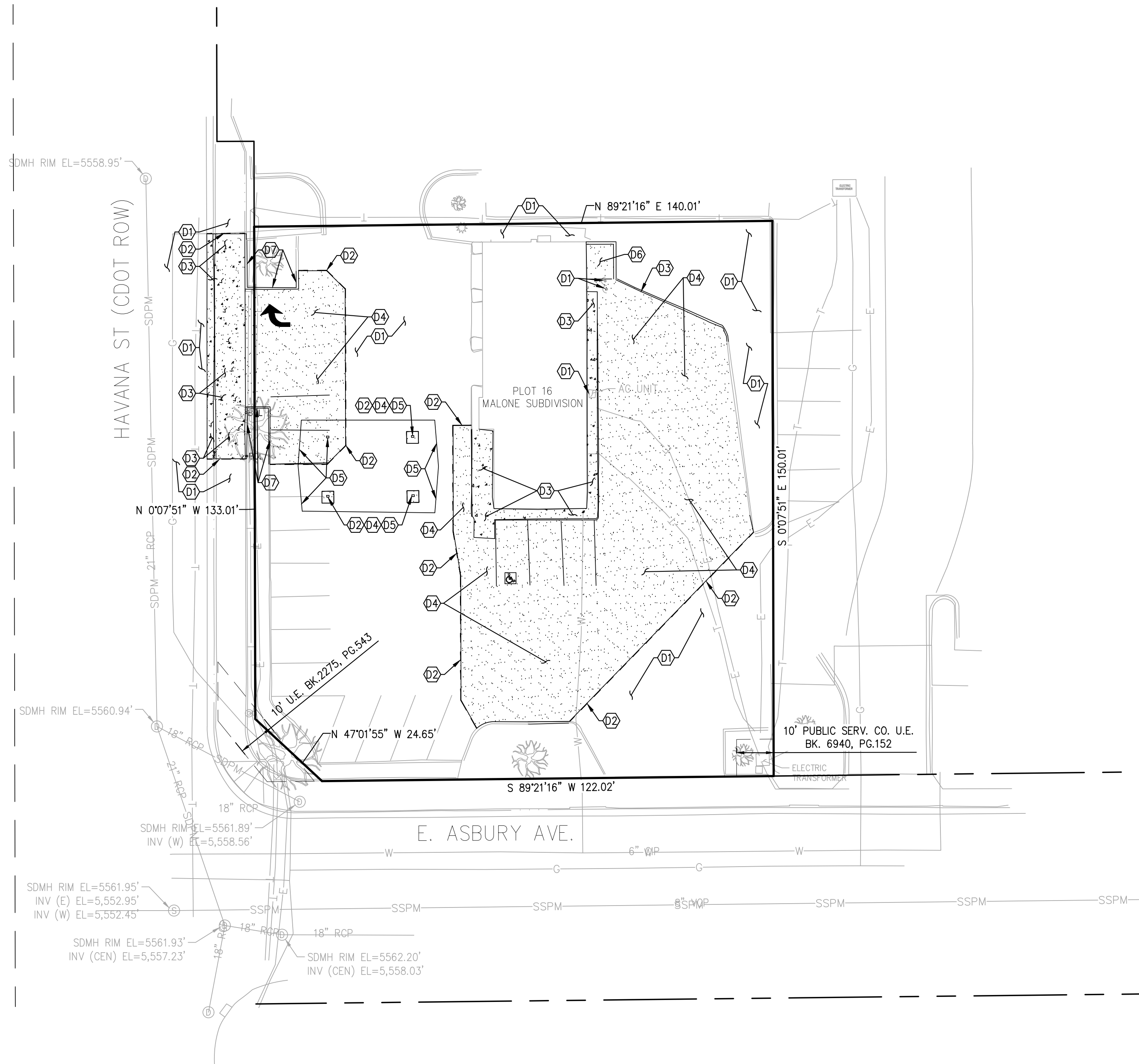
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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.
- (D7) EXISTING VERTICAL CURB TO BE REMOVED.

DEMO PLAN LEGEND

- PLOT/PROPERTY LINE
- - - EASEMENT
- - - - - LIMIT OF DISTURBANCE
- - - - - PROPOSED SAWCUT
- IMPROVEMENTS TO REMAIN
- IMPROVEMENTS TO BE REMOVED
- ASPHALT TO BE REMOVED
- CONCRETE TO BE REMOVED



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2 OF 9

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

TAIT
& ASSOCIATES
Since 1944

320 North Lincoln Avenue
Loveland, CO 80537
p: 970.613.1447
www.tait.com
ENGINEERING ENVIRONMENTAL BUILDING LAND
SURVEYING RECORDS MANAGEMENT
Denver
Boulder
Fort Collins
Nederland
Dallas

NO.	DESCRIPTION	REVISIONS	BY	DATE



Know what's below
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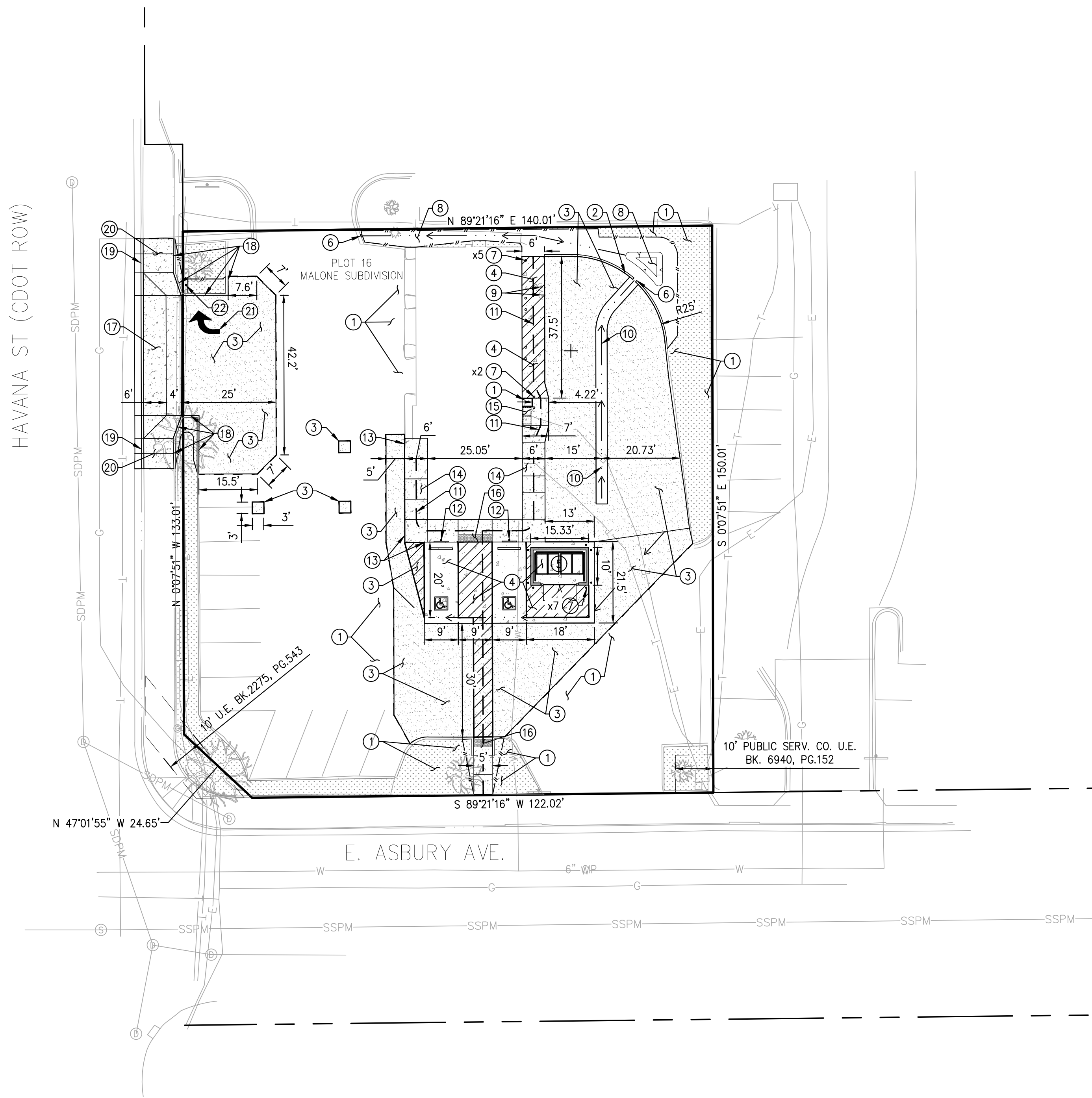
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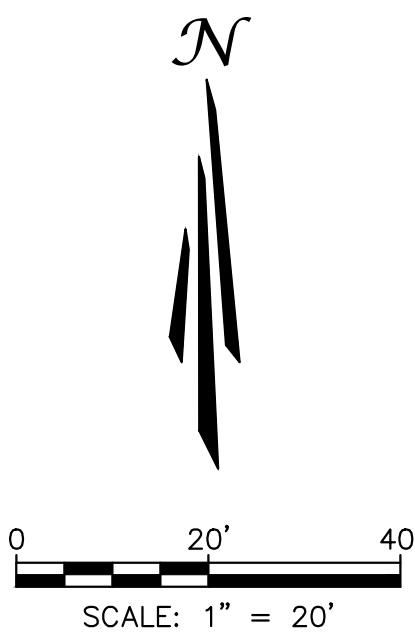


SITE KEYNOTES:

- PROTECT EXISTING IMPROVEMENTS IN PLACE.
- PROPOSED CONCRETE CURB. REFER TO DETAIL 3, SHEET 4.
- PROPOSED ASPHALT PAVING.
- PROPOSED CONCRETE APRON.
- PROPOSED TRASH ENCLOSURE. REFER TO DETAILS SHEET 5.
- PROPOSED CURB CUT. REFER TO DETAIL 5, SHEET 4.
- PROPOSED BOLLARD. REFER TO DETAILS SHEET 5.
- PROPOSED LOW POINT FOR STORMWATER COLLECTION. REFER TO SHEET 6 FOR DETAILS. PROVIDE EMERGENCY OVERFLOW NORTH OF BUILDING PER GRADING SCHEMATIC.
- ADJUST EXISTING CLEANOUTS TO GRADE
- 3' V GUTTER. REFER TO DETAIL 1 SHEET 4.
- INTERIOR SITE ADA PATH.
- ADA COMPLIANT PARKING STALL, REFER TO DETAILS 6, 7, 8, 9 AND 11 SHEET 4.
- EXPOSED CONCRETE SIDEWALK. REFER TO DETAIL 2, SHEET 4.
- PROPOSED CONCRETE SIDEWALK. REFER TO DETAIL 4, SHEET 4.
- EXTERIOR EQUIPMENT PROVIDED BY OWNER.
- TRUNCATED DOMES AND PEDESTRIAN RAMPS. REFER TO DETAIL 10, 12 SHEET 4.
- TYPE 1 DRIVEWAY PER CDOT STANDARD PLAN NO. M-609-1.
- CONCRETE PEDESTRIAN CURB PER CDOT STANDARD PLAN NO. M-609-1.
- MATCH EXISTING SIZE AND TYPE CURB PER CDOT STANDARD.
- CONCRETE SIDEWALK PER CDOT STANDARD PLAN NO. M-609-1.
- RIGHT TURN ARROW PAINTED WITH HIGHWAY MARKING PAINT (2 COATS).
- INSTALL "RIGHT TURN ONLY" SIGN.

LEGEND

- PLOT/PROPERTY LINE
- EASEMENT
- LIMIT OF DISTURBANCE
- PROPOSED SAWCUT
- PROPOSED BOLLARD
- EQUIPMENT BY OWNER
- PROPOSED SIGN
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED TRUNCATED DOMES
- LANDSCAPED AREA



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CITY OF AURORA BENCHMARK 4S6726NW002, EL=5,575.13 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.

TIMOTHY UHRIG
COLORADO P.E. 0052448

DRAWING SB
DATE: 08/27/2024
CHECKED: TL
DATE: 08/27/2024
REVISION #:
DATE:
JOB NO.: TF20050

3 OF 9

SITE PLAN

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



320 North Lincoln Avenue
Loveland, CO 80537
p: 970.613.1447
www.tait.com
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Pueblo
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Windsor
Yuma

NO.	DESCRIPTION	BY	DATE



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TAKE 5 OIL CHANGE BUILDING CONVERSION AND CONDITIONAL USE

MALONE SUBDIVISION, PLOT 16

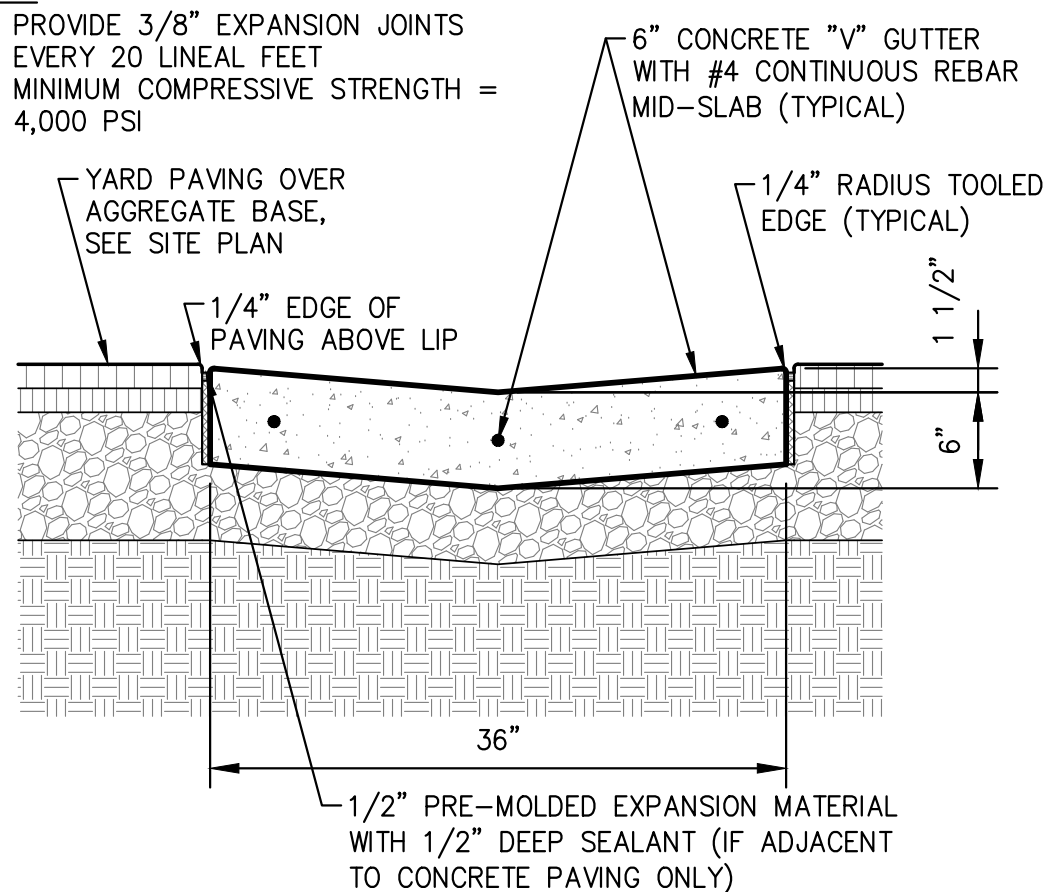
NORTHWEST 1/4 SECTION 26, T4S, R67W, 6TH P.M.

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

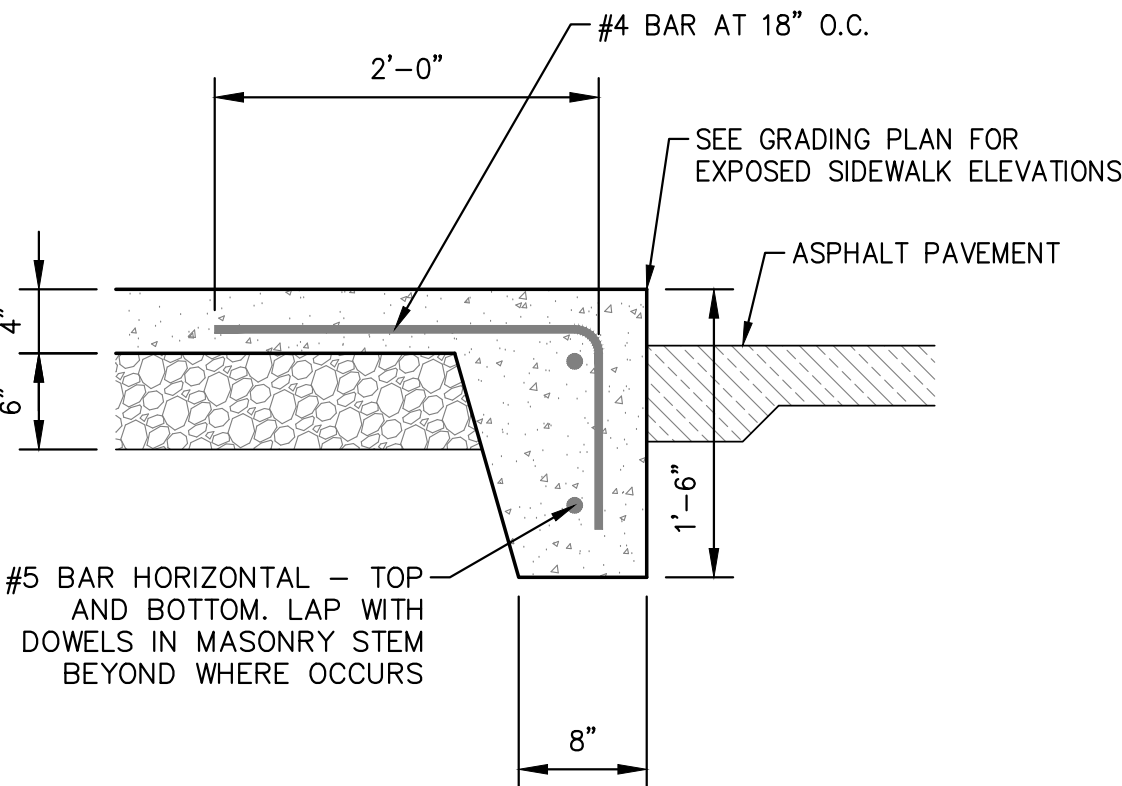
LOCATED AT: 1990 S HAVANA STREET, AURORA, COLORADO 80014

NOTE:

- PROVIDE 3/8" EXPANSION JOINTS EVERY 20 LINEAL FEET
- MINIMUM COMPRESSIVE STRENGTH = 4,000 PSI



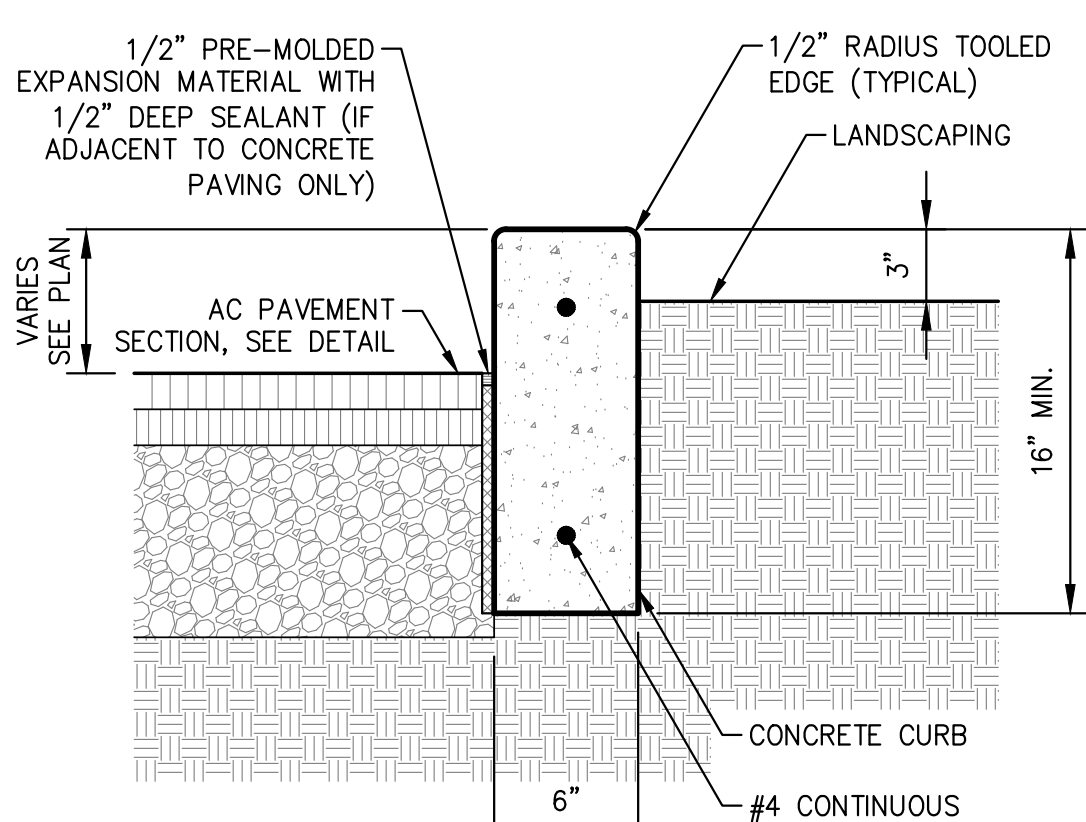
1 3' VALLEY GUTTER
SCALE: 1"=1'-0"



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

NOTE:

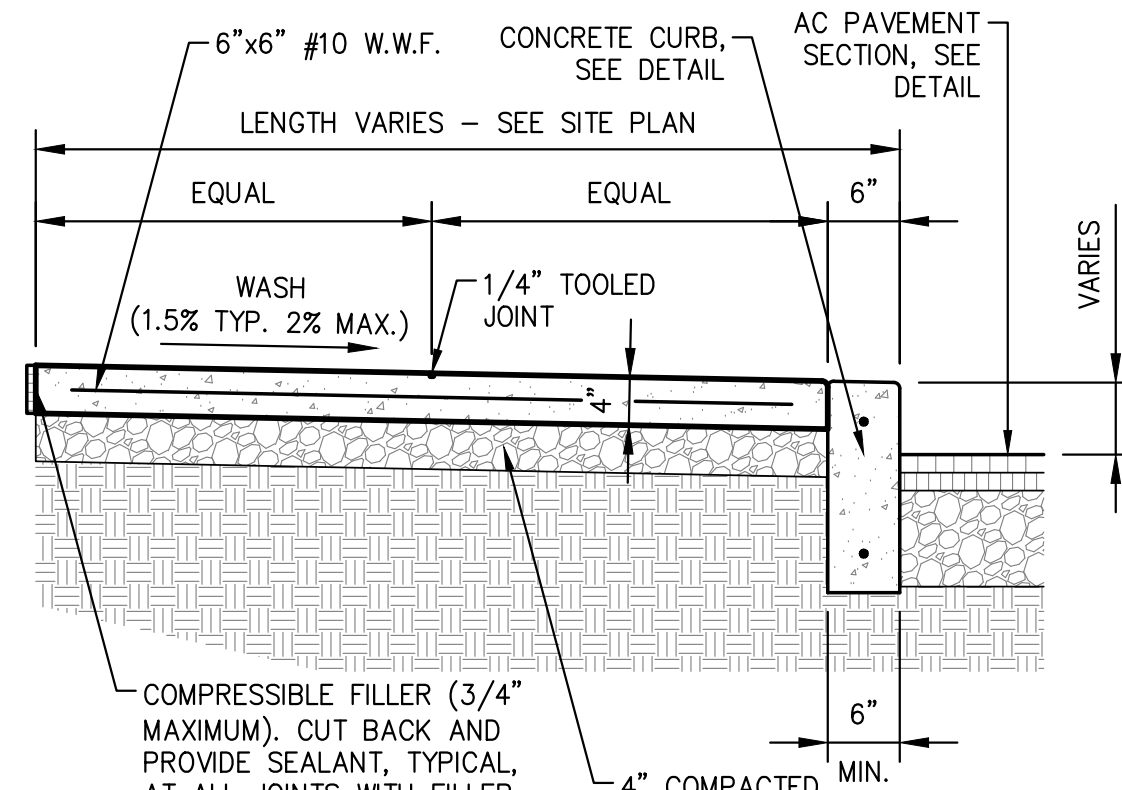
- PROVIDE 3/8" EXPANSION JOINTS EVERY 20 LINEAL FEET



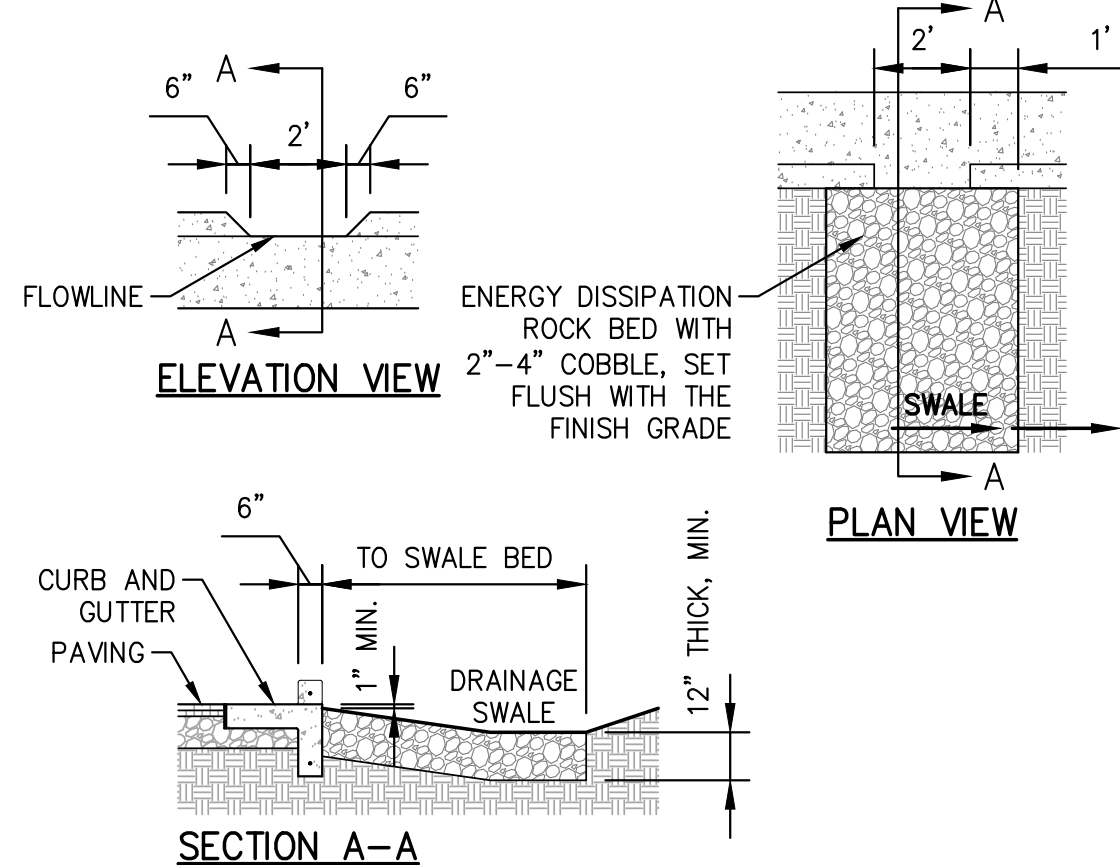
3 CONCRETE CURB
SCALE: 1 1/2"=1'-0"

NOTE:

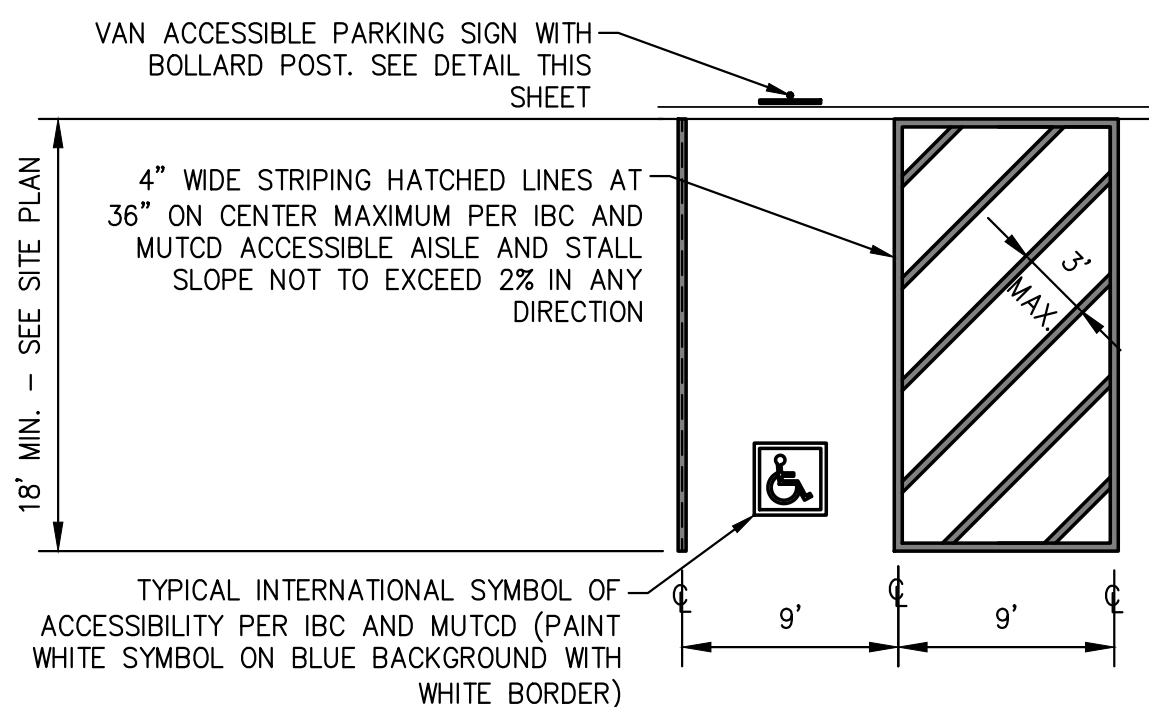
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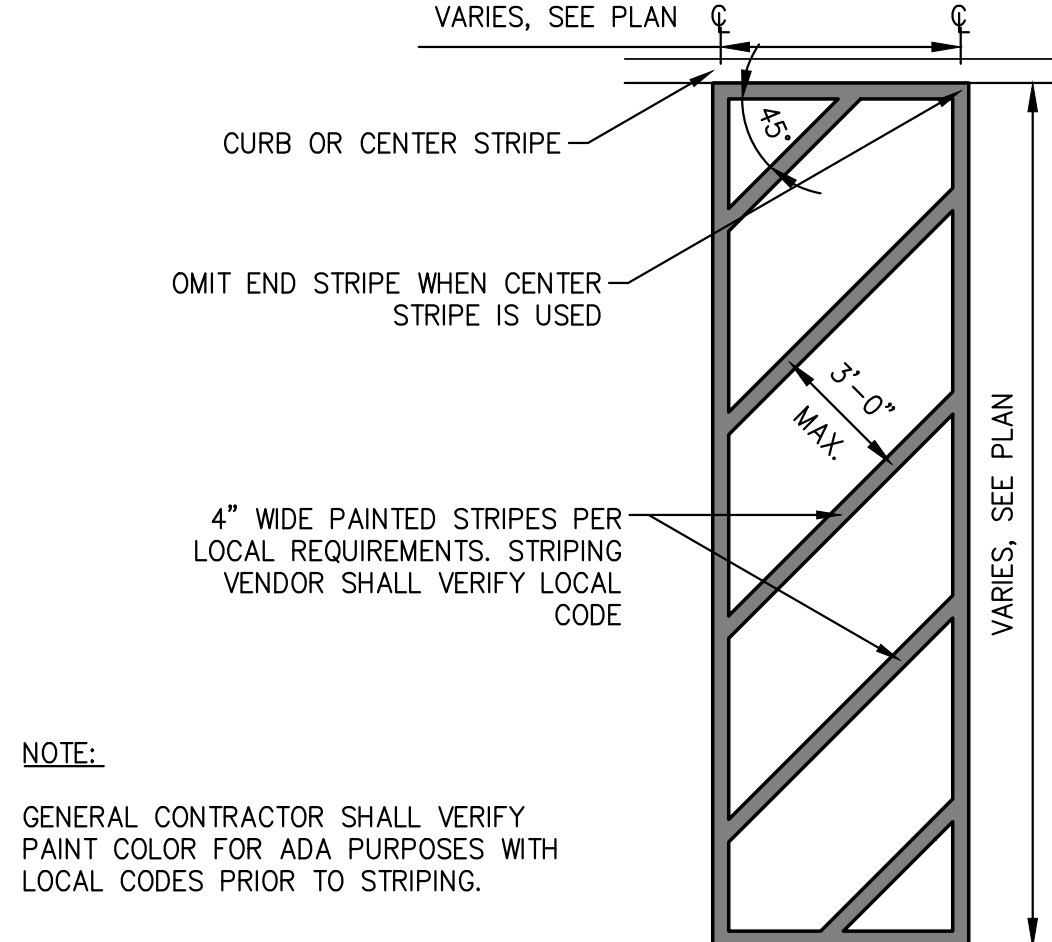
4 CONCRETE SIDEWALK
SCALE: 3/4"=1'-0"



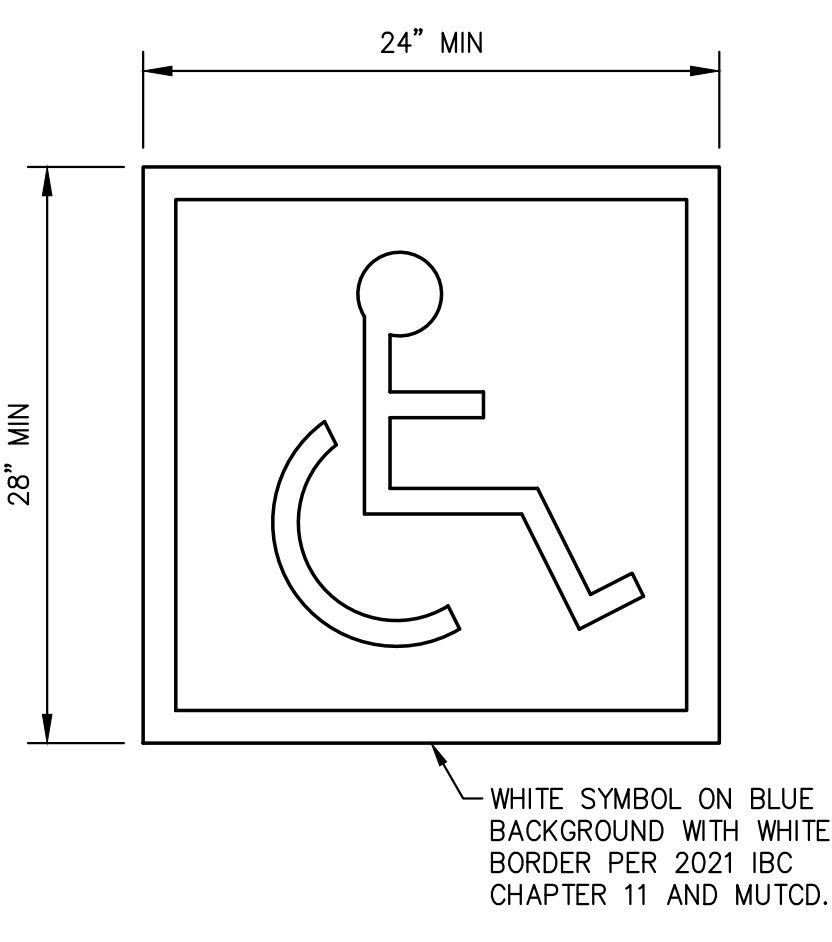
5 CURB CUT WITH COBBLE
SCALE: 1/4"=1'-0"



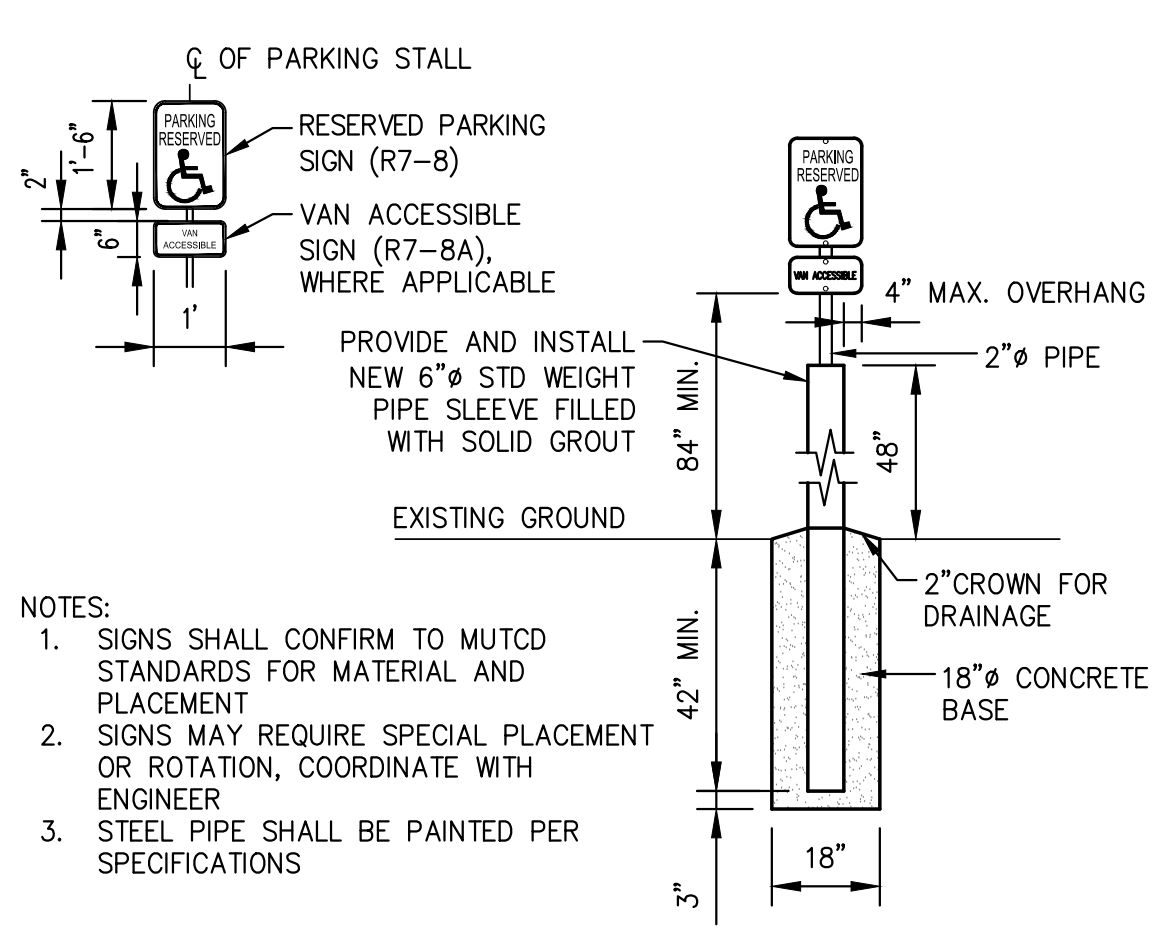
6 VAN ACCESSIBLE STALL
SCALE: 1/8"=1'-0"



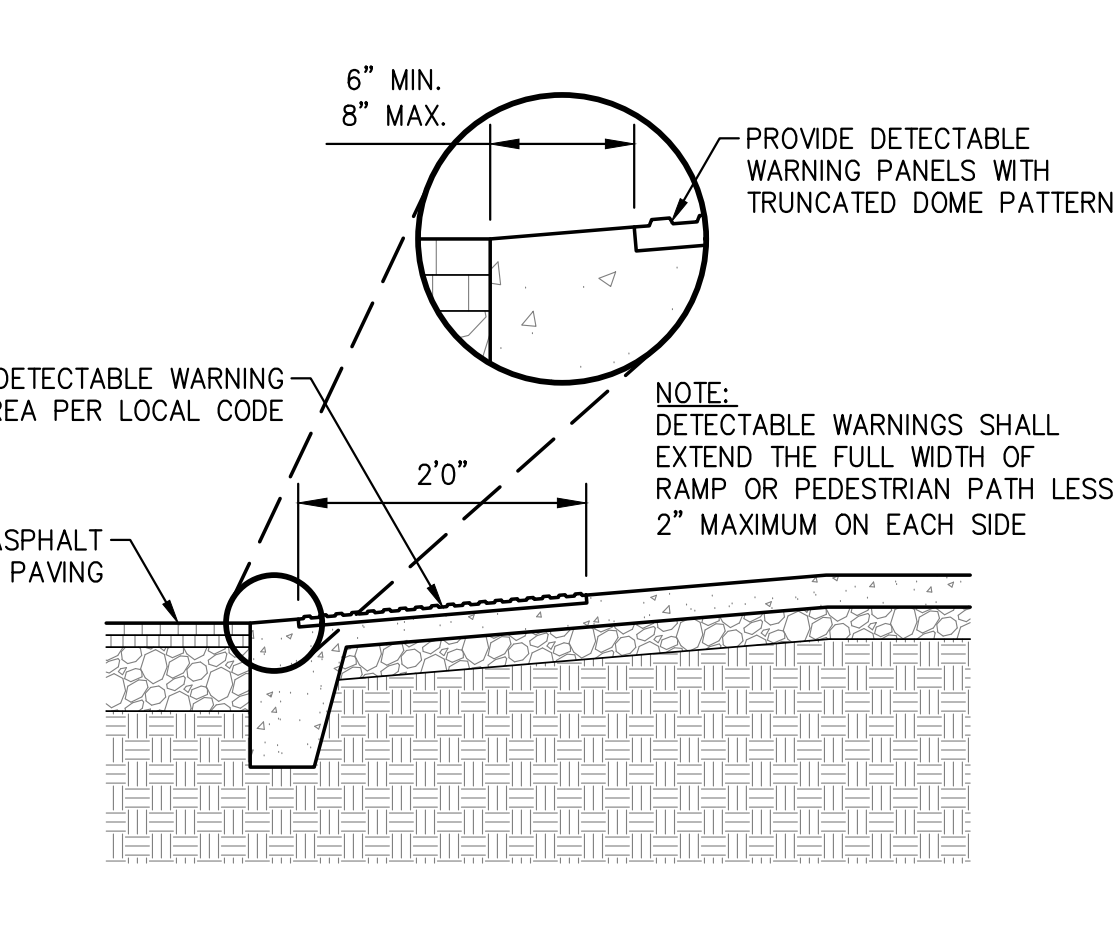
7 CROSS STRIPING DETAIL
SCALE: 1/4"=1'-0"



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



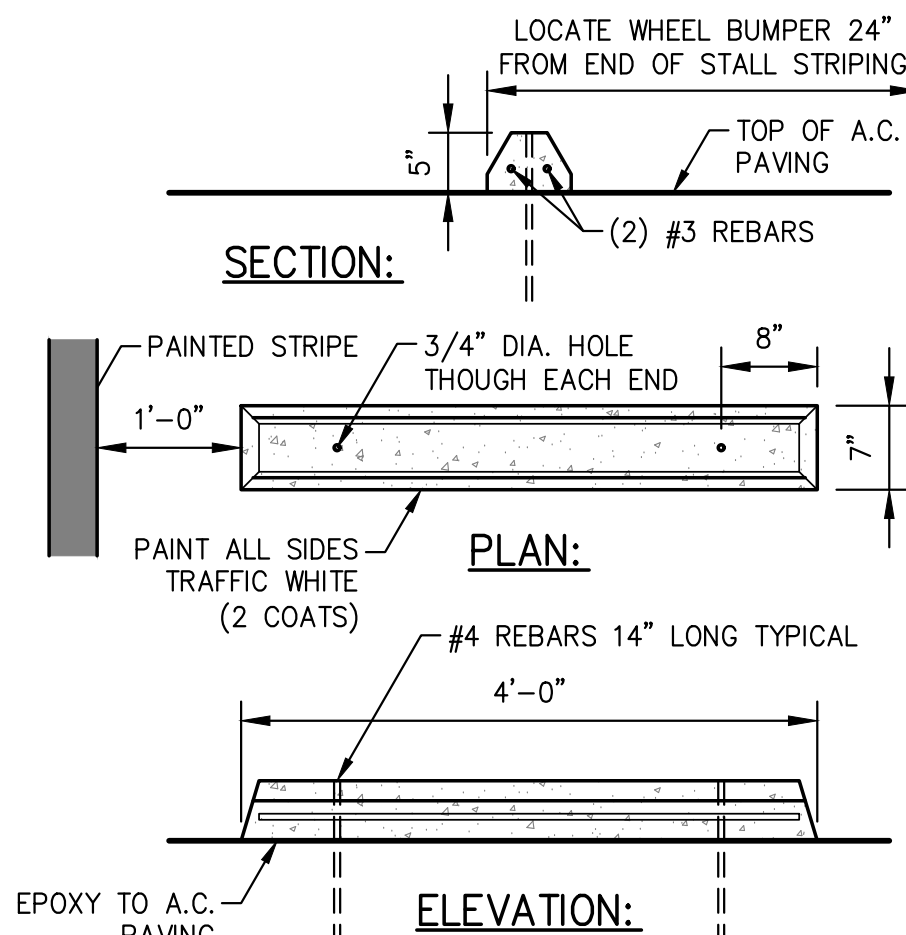
9 ACCESSIBLE PARKING SIGN
SCALE: 3/8"=1'-0"



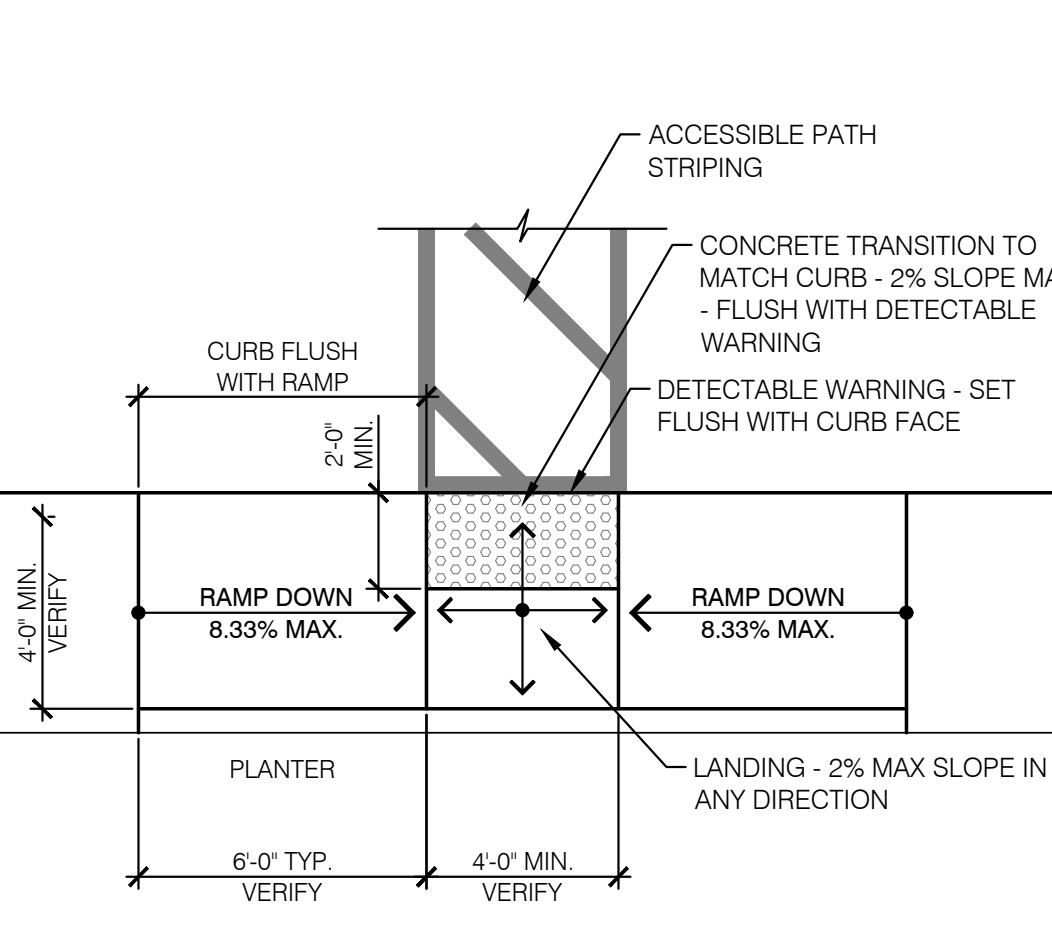
10 TRUNCATED DOME DETAIL
SCALE: 1/2"=1'-0"

NOTES:

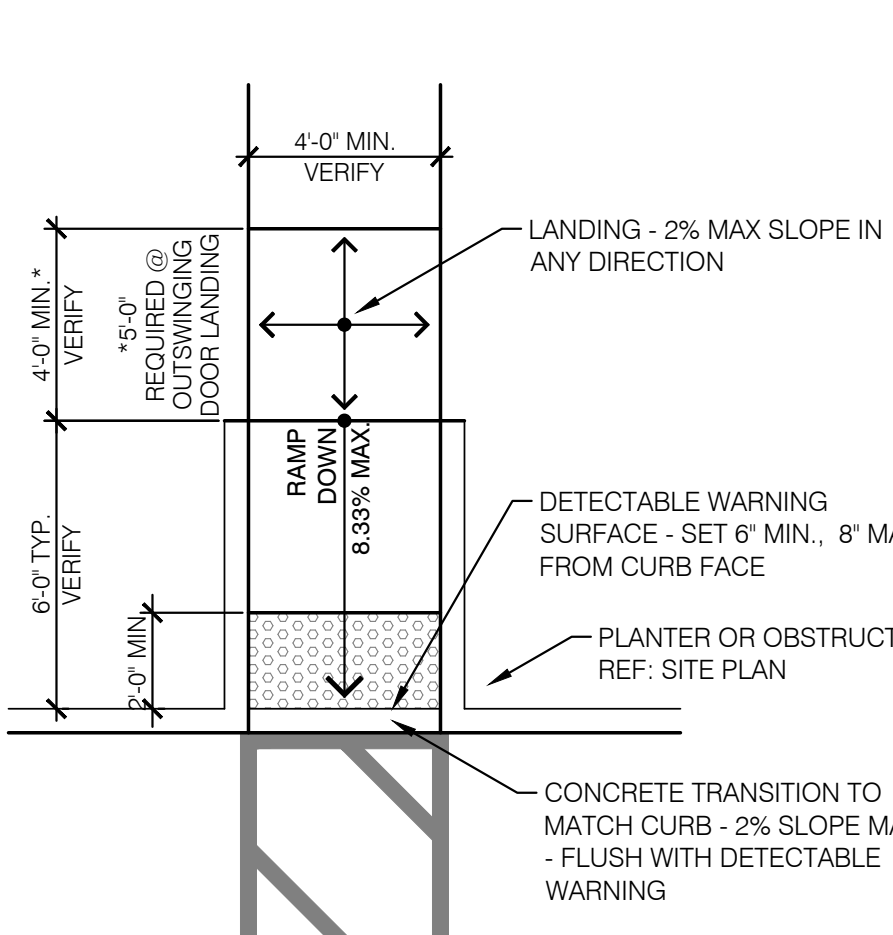
- 1) ACCESSIBLE SPACE MUST PERMIT USE OF EITHER OF CAR DOORS.
- 2) BUMPER REQUIRED WHEN NO CURB OR BARRIER IS PROVIDED WHICH WILL PREVENT ENCROACHMENT OF CARS OVER WALKWAYS.
- 3) WHEELCHAIR USERS MUST NOT BE FORCED TO GO BEHIND PARKED CARS OTHER THAN THEIR OWN.



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



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



NOTES:

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



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Call before you dig.

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TIMOTHY UHRK
COLORADO P.E. 0052448

SITE PLAN DETAILS

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1990 S HAVANA ST LLC
1990 S HAVANA ST, AURORA, CO 80014
SITE PLAN APPLICATION

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4 OF 9



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Loveland, CO 80537
p: 970.613.1447
www.tait.com
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SURVEYING A/C/O BANNER
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DALLAS DENVER BOULDER BOULDER

NO.	DESCRIPTION	REVISIONS	BY	DATE

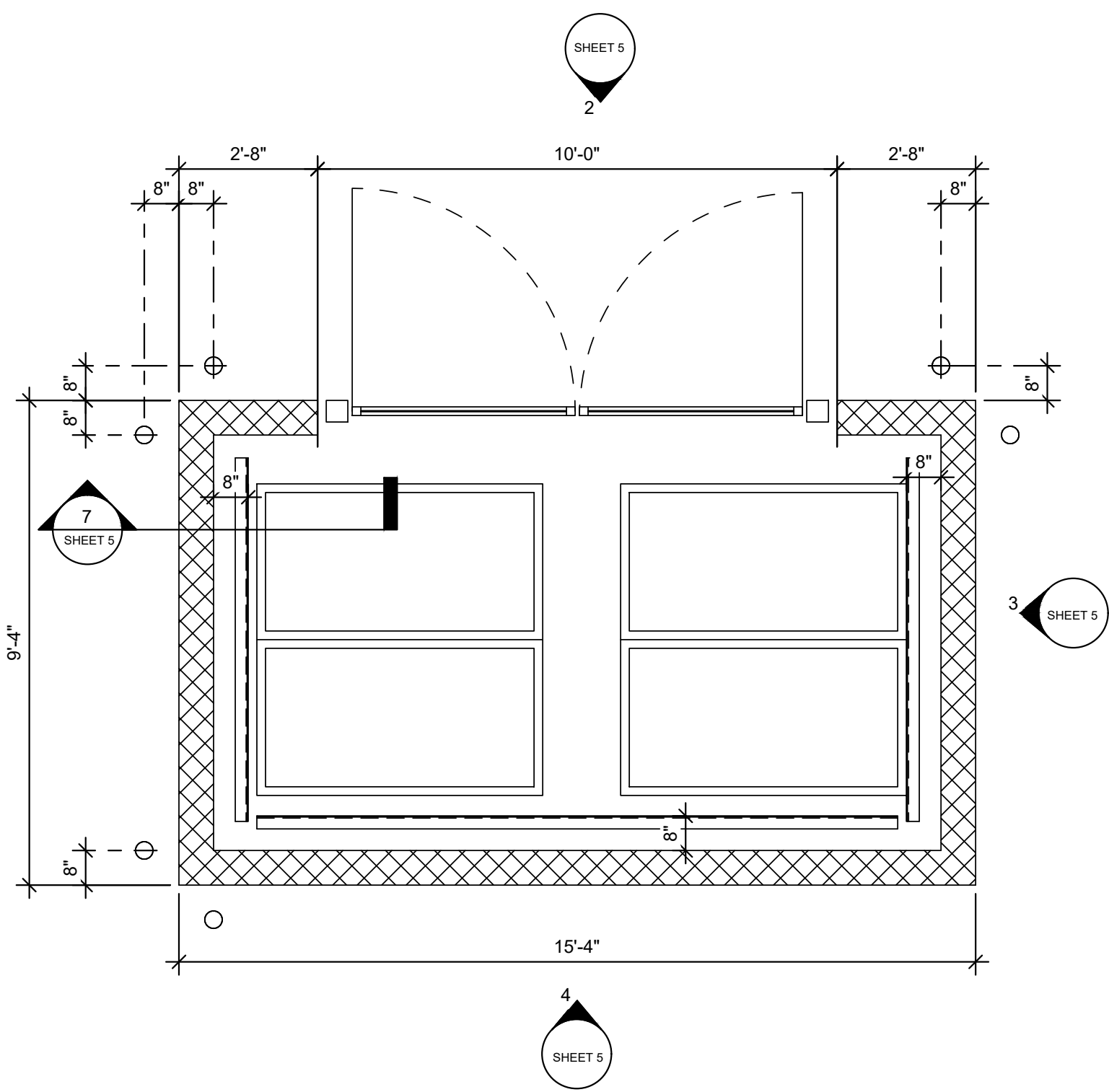
TAKE 5 OIL CHANGE BUILDING CONVERSION AND CONDITIONAL USE

MALONE SUBDIVISION, PLOT 16

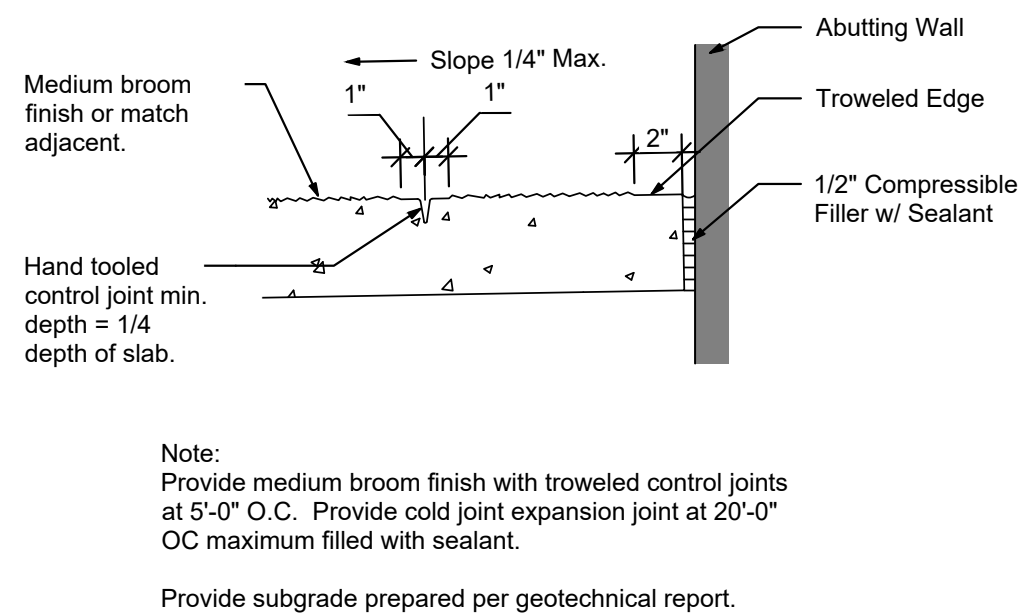
NORTHWEST ¼ SECTION 26, T4S, R67W, 6TH P.M.

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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

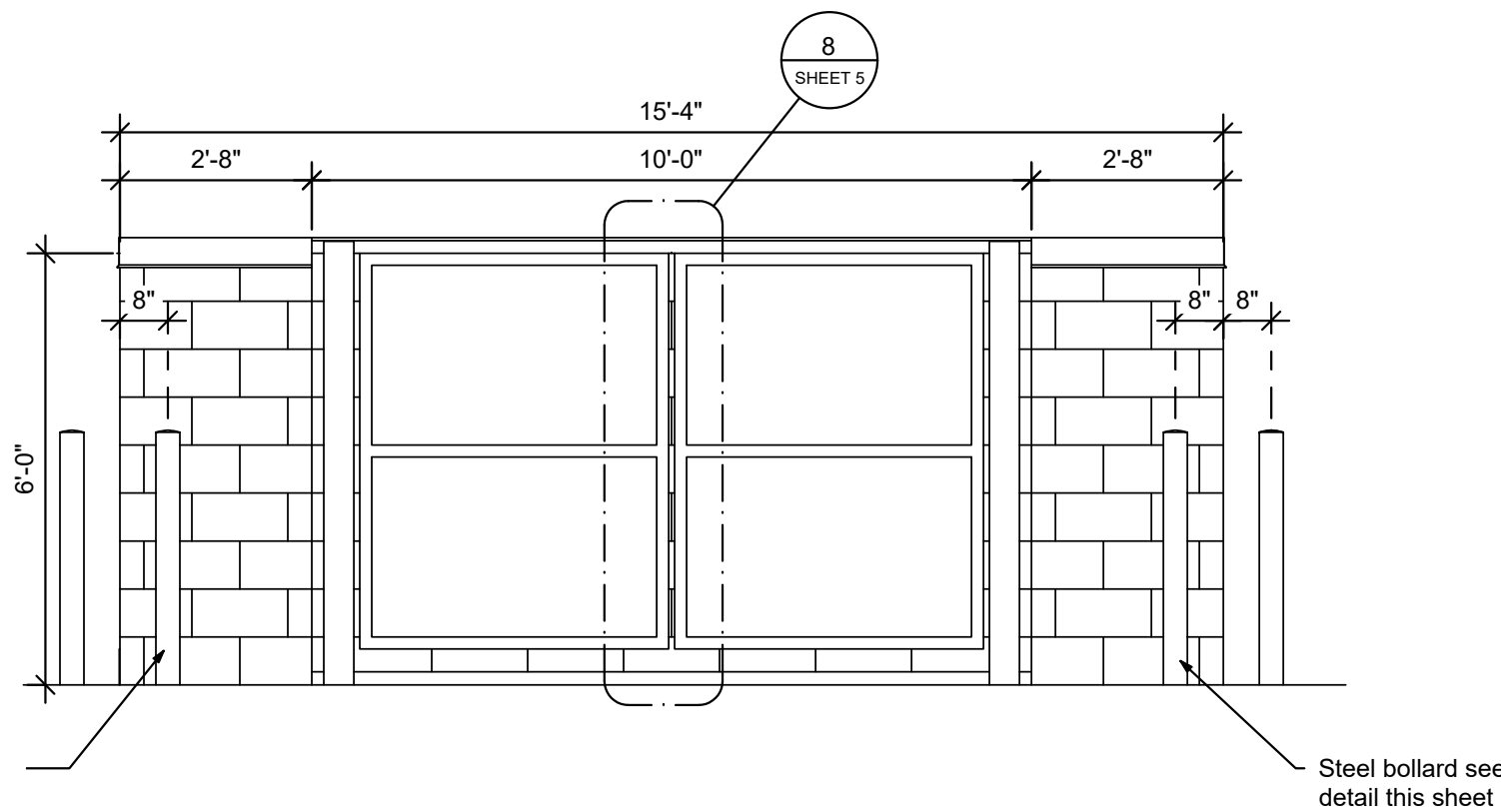


1 TRASH ENCLOSURE PLAN
SCALE: 3/8" = 1'0"

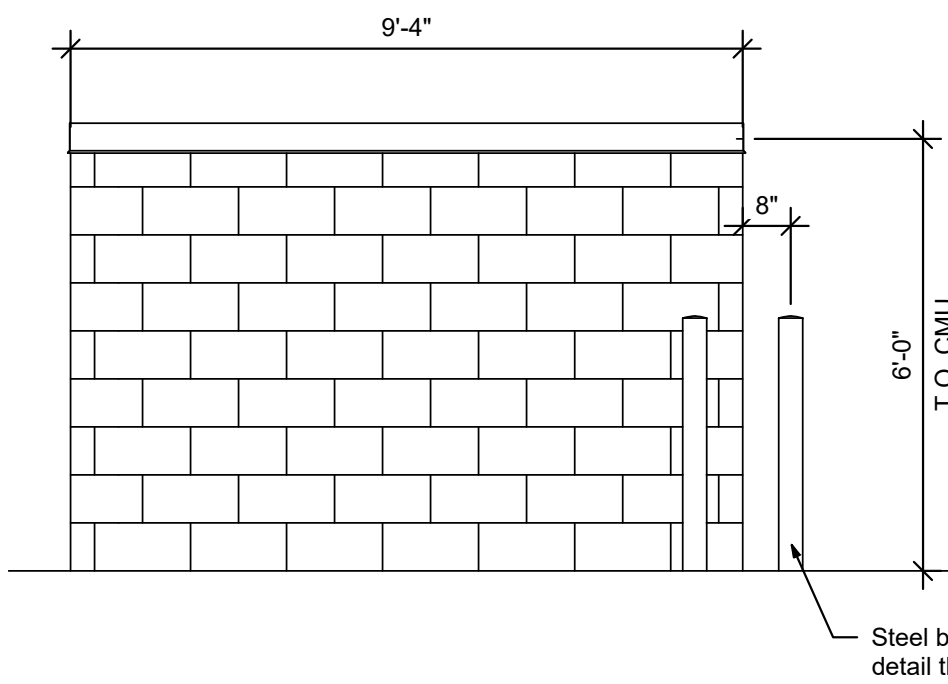


5 EXTERIOR PAVING DETAIL
SCALE: 1 1/2" = 1'0"

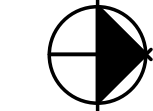
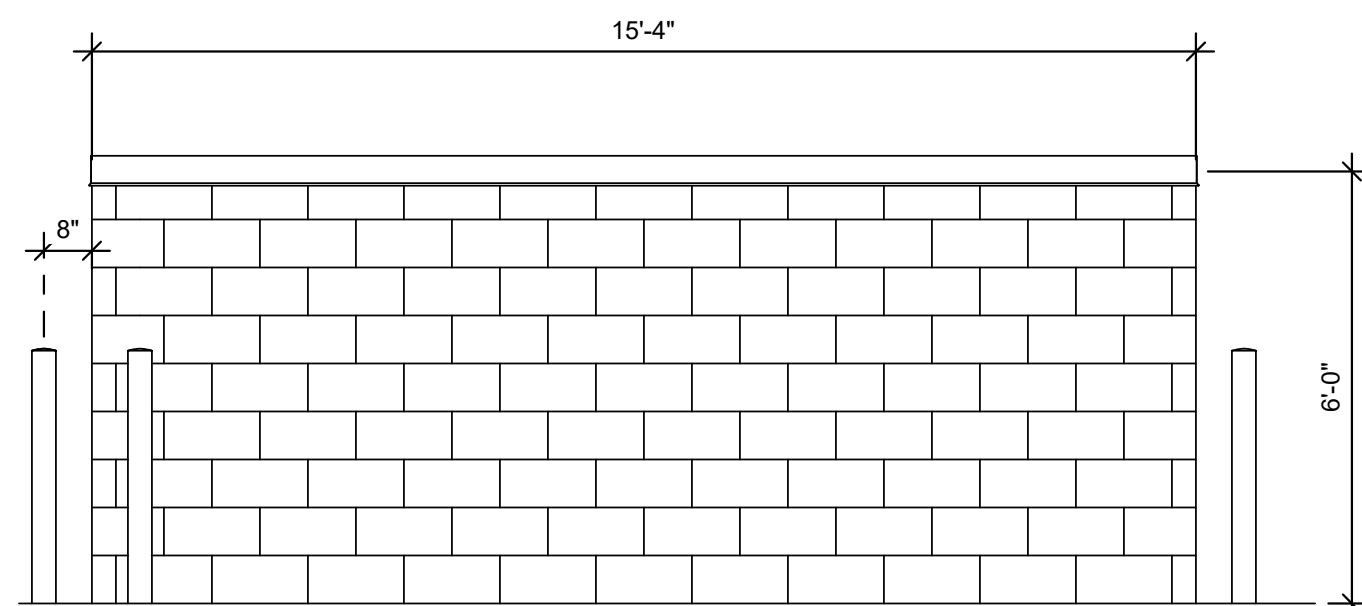
2 SOUTH TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'0"



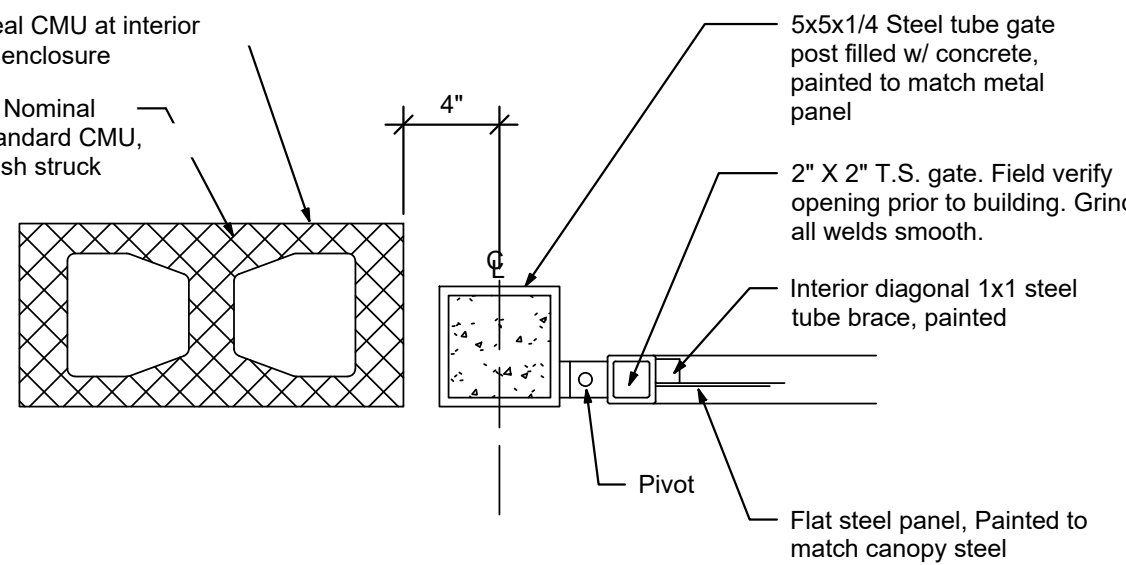
3 WEST TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'0"



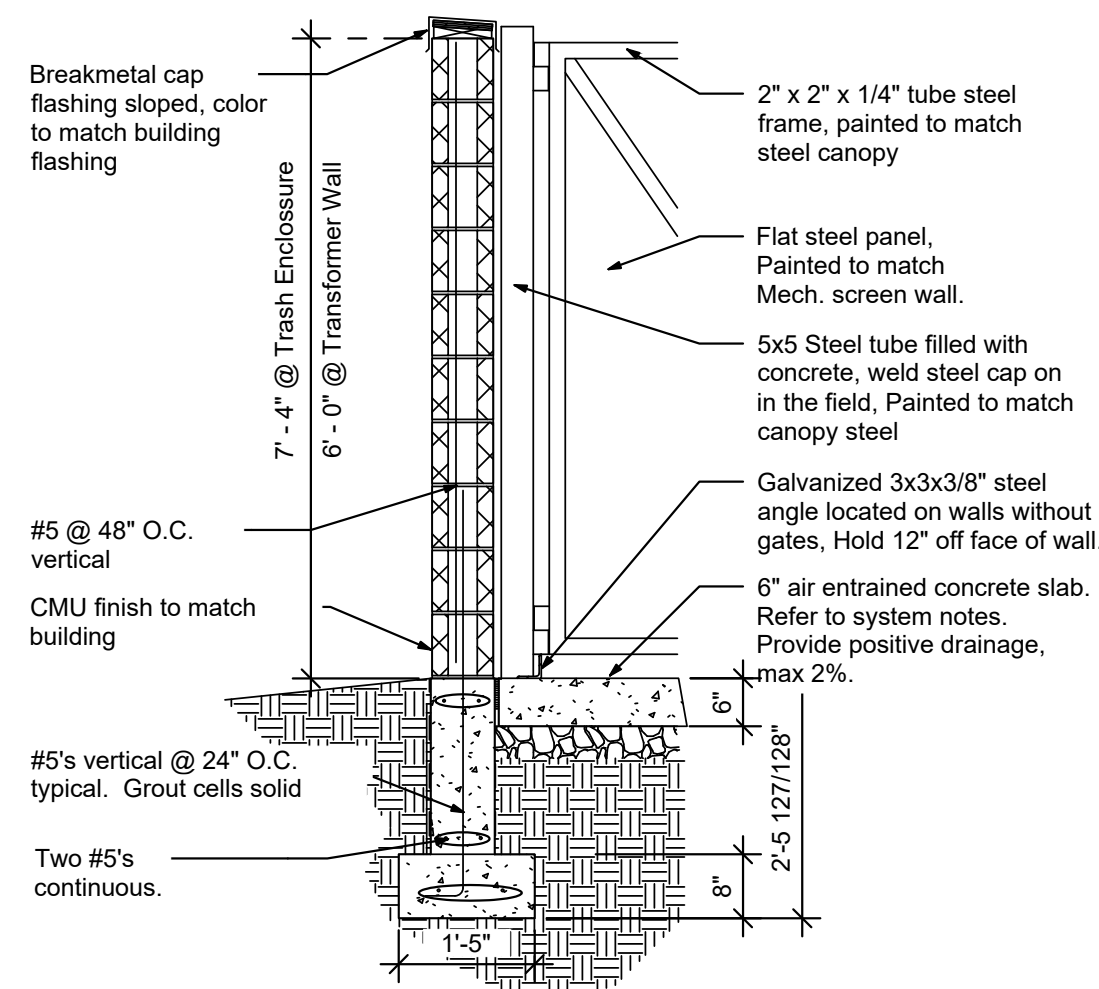
4 NORTH TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'0"



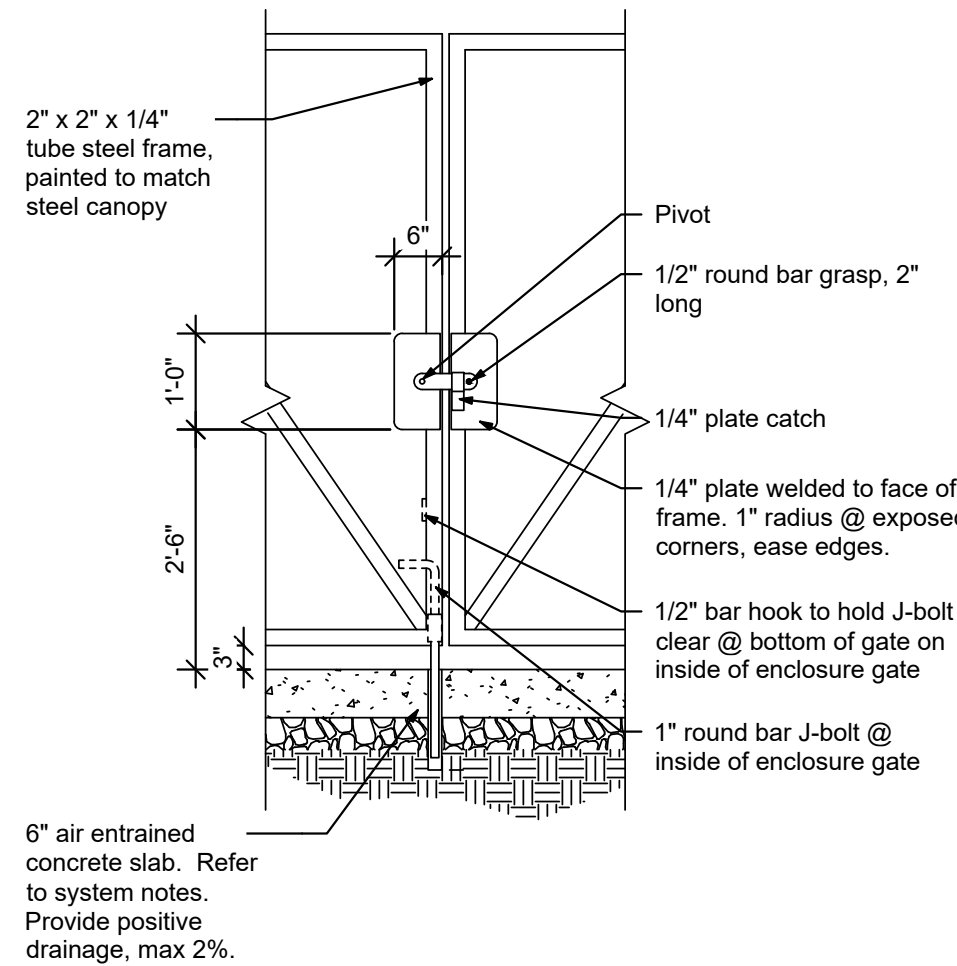
6 TRASH ENCLOSURE GATE DETAIL
SCALE: 1 1/2" = 1'0"



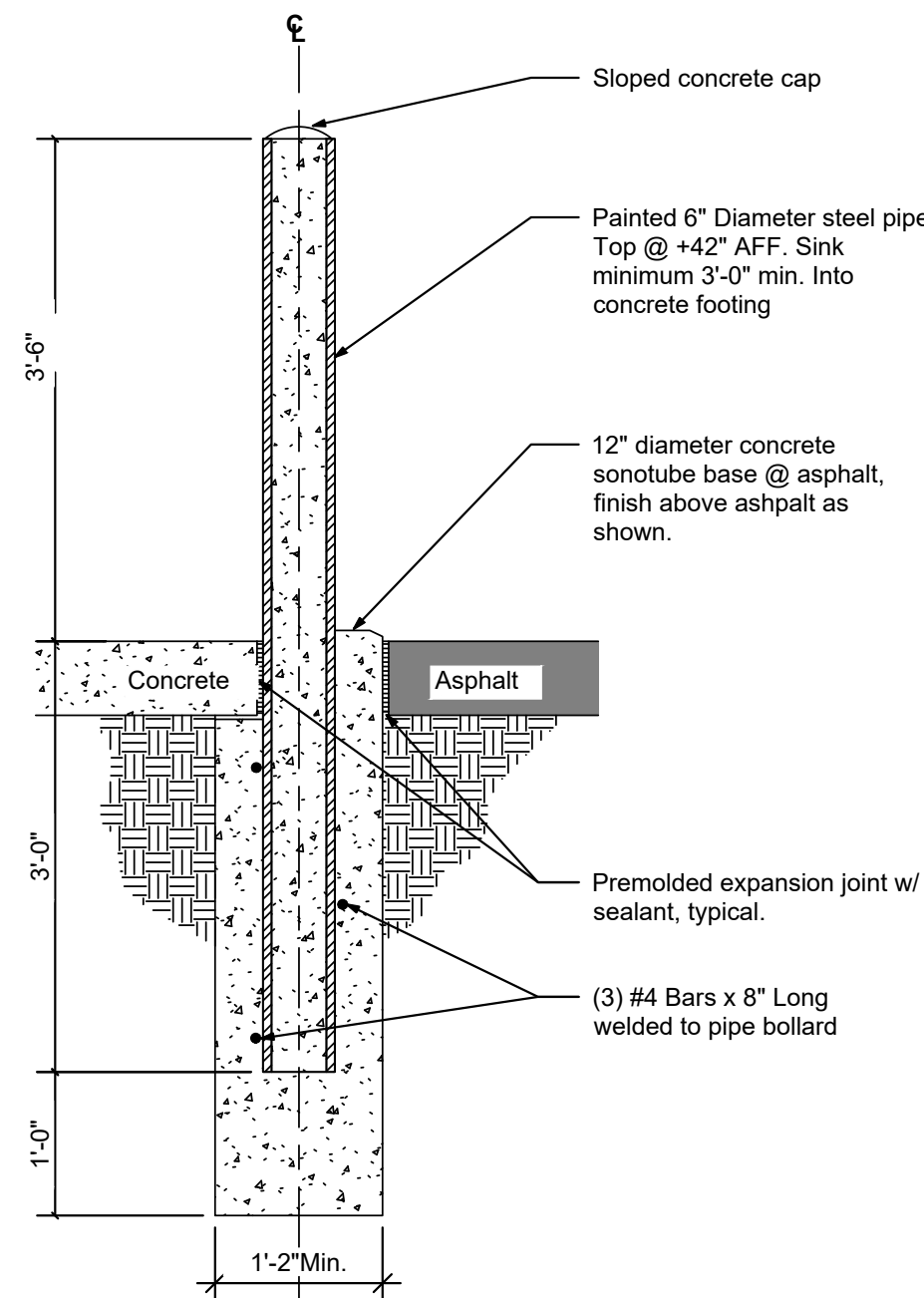
7 TRASH ENCLOSURE SECTION DETAIL
SCALE: 1/2" = 1'0"



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



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



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Mar 21, 2025 - 11:45am by nrommeltner K:\Drawings\1990 S Havana - 1990 S Havana - Aurora\ENC\Construction Drawings\5 REFUSE ENCLOSURE.dwg

NO.	DESCRIPTION	BY	DATE
1	TAKE 5 OIL CHANGE		
2	1990 S HAVANA T5 LLC		
3	1990 S HAVANA ST, AURORA, CO 80014		
4	SITE PLAN APPLICATION		
5	REFUSE ENCLOSURE		
6	TAKE 5 OIL CHANGE		
7	1990 S HAVANA T5 LLC		
8	1990 S HAVANA ST, AURORA, CO 80014		
9	SITE PLAN APPLICATION		

PREPARED UNDER THE SUPERVISION OF
TAIT & ASSOCIATES, INC.

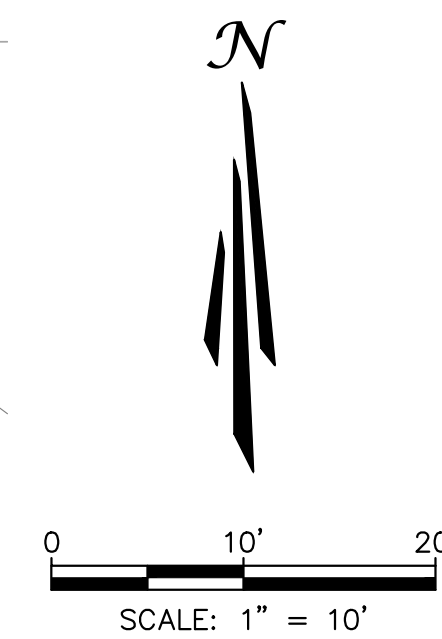
TIMOTHY UHRK
COLORADO P.E. 0052448

DRAWING SB
DATE: 08/27/2024
CHECKED: TL
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5 OF 9

3/21/2025 SITE PLAN APPLICATION - CITY OF AURORA

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



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 LINES 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.

	PROPERTY LINE
	LOT LINE
	EASEMENT
	LIMIT OF DISTURBANCE
	PROPOSED RIDGE
	PROPOSED GRADE BREAK
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING SLOPE
	PROPOSED SLOPE
	PROPOSED FLOWLINE
	EXISTING WATER LINE
	EXISTING SANITARY LINE
	EXISTING STORM DRAIN
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE

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TAKE 5 OIL CHANGE BUILDING CONVERSION AND CONDITIONAL USE

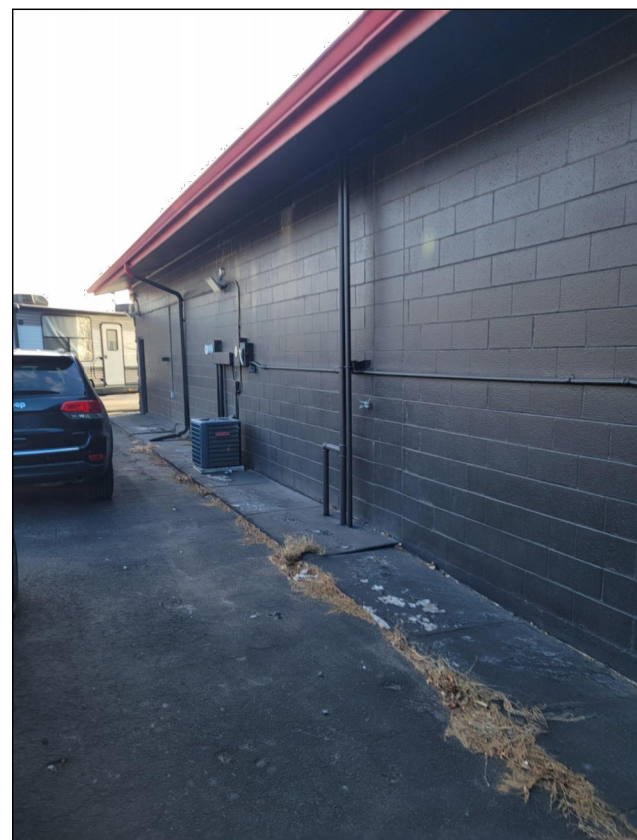
MALONE SUBDIVISION, PLOT 16

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

EXISTING BUILDING ELEVATIONS



Existing East Building Elevation



Existing West Building Elevation












Existing South Building Elevation



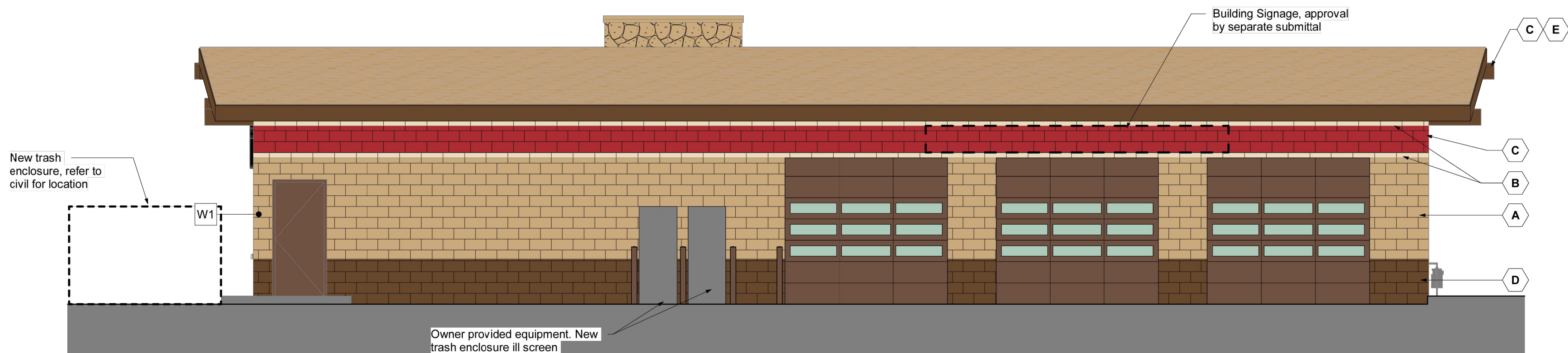
Existing North Building Elevation

MATERIAL LEGEND

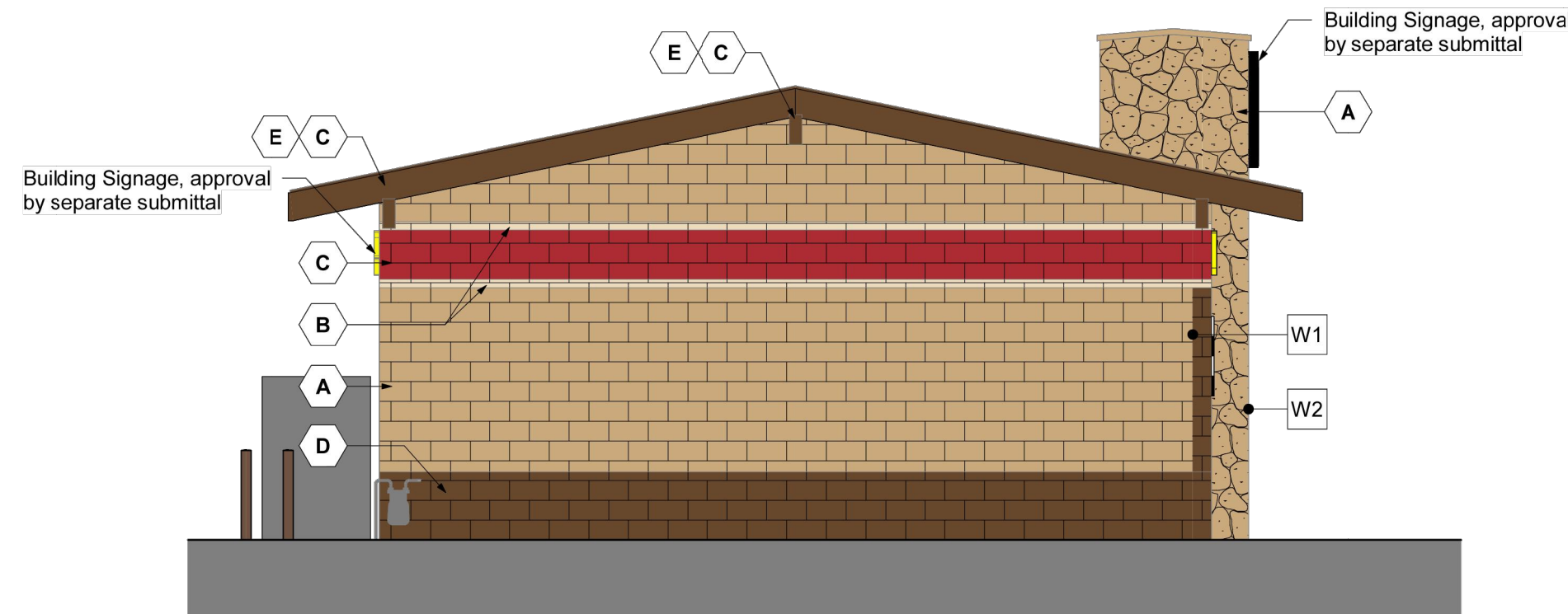
	Existing Exterior CMU Color: See elevations			
	Existing Exterior Stone Color: See elevations			
	Lap Siding, 4" exposure Manuf: LP Smart Siding Product: Lap Siding, Cedar Texture Color: See elevations			
Mark	Area	Coats	Color	Finish
 A	Main Color	manuf req.	Match SW Color #7693, Stonebriar	
 B	Accent 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

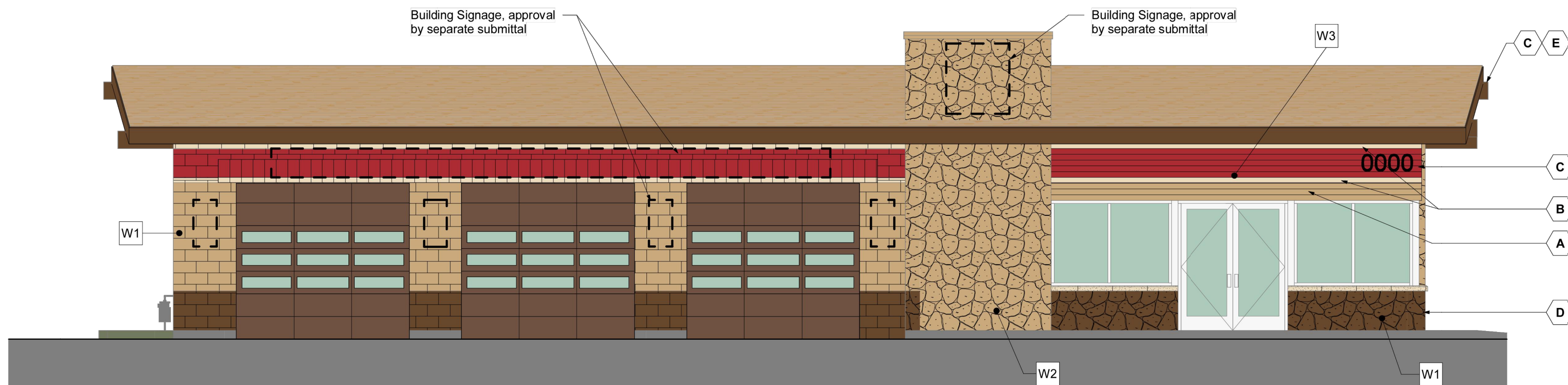
North Elevation Total Area: 429 sq ft Allowed Bright Colors (10%): 43 sq ft Proposed Bright Colors: 42 sq ft	East Elevation Total Area: 1900 sq ft Allowed Bright Colors (10%): 190 sq ft Proposed Bright Colors: 120 sq ft
South Elevation Total Area: 429 sq ft Allowed Bright Colors (10%): 43 sq ft Proposed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



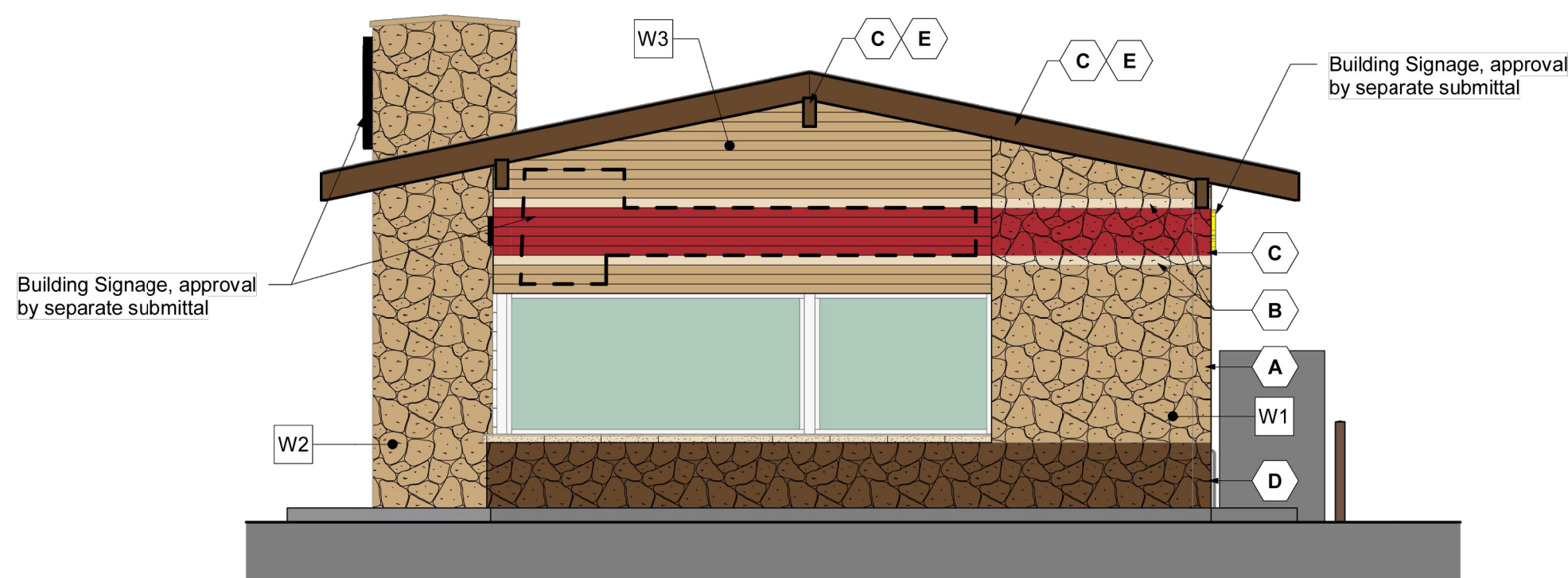
3 East Building Elevation
3/16" = 1'-0"



1 North Building Elevation
3/16" = 1'-0"



4 West Building Elevation
3/16" = 1'-0"



2 South Building Elevation
3/16" = 1'-0"



UNAUTHORIZED CHANGES & USES

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BENCH MARK:
CITY OF AURORA BENCHMARK 4S6726NW002, EL=5,575.13 FEET (NAVD88) - 3 INCH BRASS CAP (STAMPED COA BM3-72.5) ATOP A 30" LONG STEEL PIPE IN CONCRETE AT HE 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.

TIMOTHY UHRIG
ARCHITECT

DRAWN:
DATE:
CHECKED: TU
DATE: 03/20/24
REVISION #:
DATE:
JOB NO.: TF20050

TAKE 5 OIL CHANGE BUILDING CONVERSION AND CONDITIONAL USE

MALONE SUBDIVISION, PLOT 16

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.

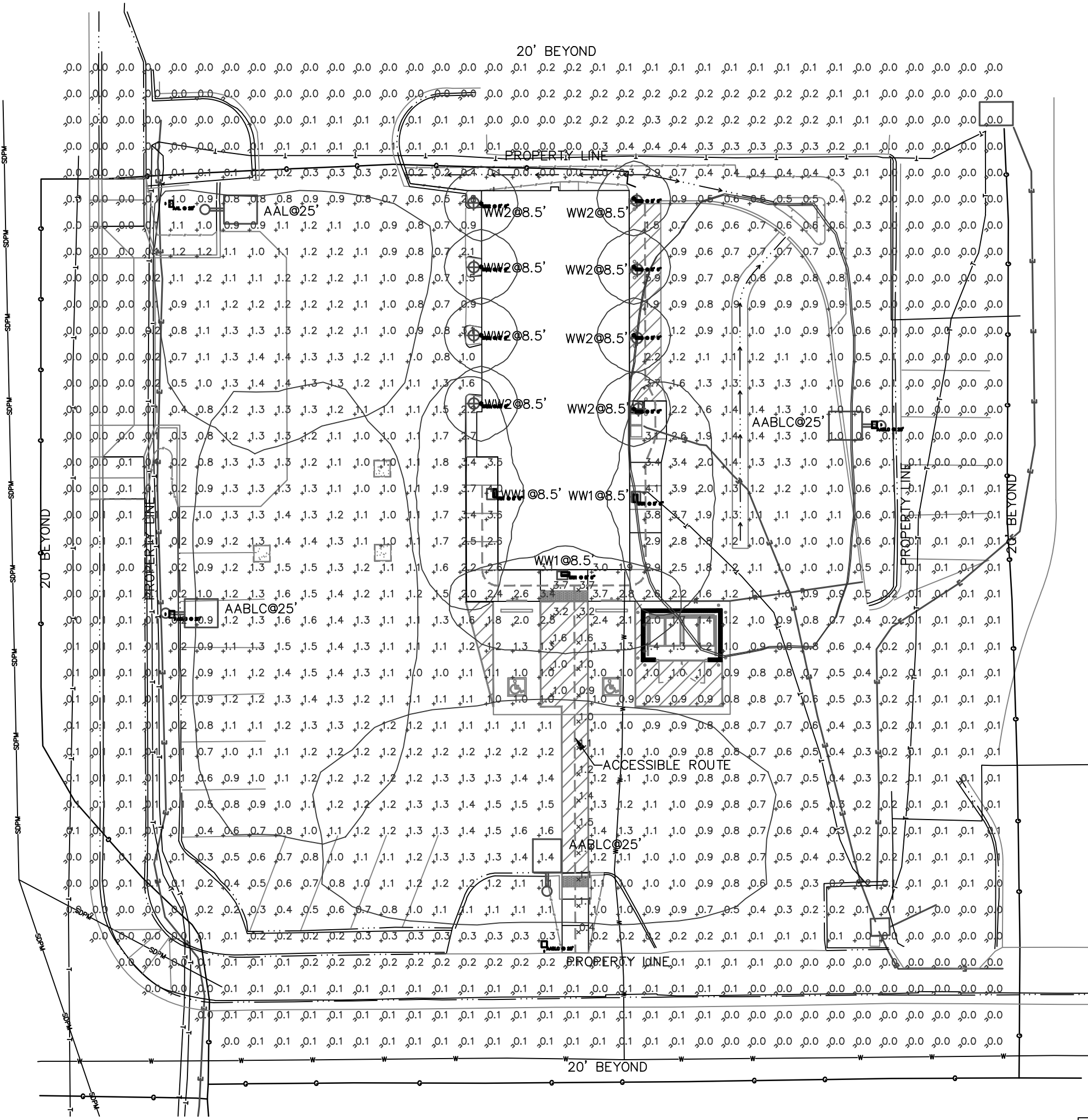
ALL LIGHTING TO BE CONTROLLED SUCH THAT LIGHTING TO BE EXTINGUISHED FROM 10PM TO SUNRISE.

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.

Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Distribut
	AABLC	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		1	DSX1_LED_P1_30K_70CRI_BLC4.ies	5474	TYPE IV, SHORT, BUG RATING: BO - U0 G3
	AAL	1	Lithonia Lighting	DSX0 LED P1 30K 80CRI LCC0	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Left Corner Cutoff Extreme Backlight Control		1	DSX0_LED_P1_30K_80CRI_LCC0.ies	2984	TYPE I, SHORT, BUG RATING: BO - U0 G1
	WW1	3	Lithonia Lighting	DSXW1 LED 10C 3500K 125 MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2S OPTIC, 3000K, @ 350mA.	LED	1	DSXW1_LED_10C_3500K_125_MVOLT.ies	1415	TYPE III, SHORT, BUG RATING: BO - U0 G1
	WW2	8	BETA CALCO INC	26 7123-30	ONE4TWO MEDIUM_MONO_LED_407_3000K		1	26_7123-30.ies	1049	

Luminaire Locations										
Location						Aim				
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
2	AABLC	3179468.00	1673764.00	25.00	25.00	0.00	0.00	3179468.00	1673766.00	0.00
3	AABLC	3179396.00	1673828.00	25.00	25.00	90.00	0.00	3179396.00	1673828.00	0.00
4	AABLC	3179532.00	1673864.00	25.00	25.00	270.00	0.00	3179532.00	1673864.00	0.00
1	AAL	3179396.00	1673906.00	25.00	25.00	90.00	0.00	3179397.00	1673906.00	0.00
2	WW1	3179472.00	1673836.00	8.50	8.50	180.00	0.00	3179472.00	1673836.00	0.00
3	WW1	3179485.00	1673850.00	8.50	8.50	90.00	0.00	3179485.00	1673850.00	0.00
4	WW1	3179459.00	1673881.00	8.50	8.50	270.00	0.00	3179459.00	1673881.00	0.00
1	WW2	3179456.00	1673906.00	8.50	8.50	270.00	0.00	3179456.00	1673906.00	0.00
2	WW2	3179485.00	1673907.00	8.50	8.50	90.00	0.00	3179485.00	1673907.00	0.00
3	WW2	3179485.00	1673894.00	8.50	8.50	90.00	0.00	3179485.00	1673894.00	0.00
4	WW2	3179485.00	1673881.00	8.50	8.50	90.00	0.00	3179485.00	1673881.00	0.00
5	WW2	3179485.00	1673867.00	8.50	8.50	90.00	0.00	3179485.00	1673867.00	0.00
6	WW2	3179456.00	1673894.00	8.50	8.50	270.00	0.00	3179456.00	1673894.00	0.00
7	WW2	3179456.00	1673881.00	8.50	8.50	270.00	0.00	3179456.00	1673881.00	0.00
8	WW2	3179456.00	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
Egress Route		1.6 fc	3.7 fc	0.4 fc	9.3:1	4.0:1
Parking/Drives		1.0 fc	5.9 fc	0.0 fc	N/A	N/A
Boundary		0.1 fc	0.4 fc	0.0 fc	N/A	N/A



SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'



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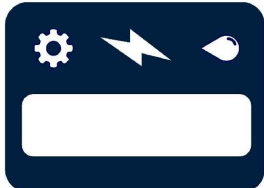
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DRAWN: LNS
DATE: 10/02/24
CHECKED: LNS
DATE: 03/02/24
REVISION #: 3
DATE: 12/1/25
JOB NO: 24-279

SITE PHOTOMETRIC PLAN

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

INTEGRATED MEP



320 MAPLE ST SUITE 110
AURORA, CO 80014
FORT COLLINS, CO 80521
970.358.0270

REVISIONS

NO.

DESCRIPTION

BY

DATE

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

Forward Optics		Performance Package																
System Watt	LED Count	Drive Current (mA)	Distribution Type			S1K			S1K			S1K						
			1-Channel	2-Channel	3-Channel	1-Channel	2-Channel	3-Channel	1-Channel	2-Channel	3-Channel	1-Channel	2-Channel	3-Channel				
P1	51W	30	T1S	2.776	1	0	2	153	8.004	1	0	2	159	8.262	1	0	2	162
			T2S	2.501	1	0	3	142	7.507	2	0	3	147	7.615	2	0	3	150
			T3S	2.287	1	0	3	143	7.044	2	0	3	147	7.242	1	0	3	149
			T5G	4.509	1	0	1	128	8.763	1	0	1	133	6.916	1	0	1	136
			T6G	2.995	1	0	3	145	7.507	1	0	3	151	7.617	1	0	3	154
			T4G	6.706	1	0	1	132	7.050	1	0	1	138	7.246	1	0	1	141
			HTM	7.446	1	0	3	146	7.260	1	0	3	152	7.912	1	0	3	155
			T5G	2.669	1	0	2	150	7.508	3	0	2	156	7.618	1	0	2	159
			T7S	7.757	3	0	2	152	8.006	1	0	2	158	8.215	4	0	2	161
			T5G	7.631	3	0	1	150	7.953	3	0	1	156	8.068	3	0	1	159
P2	60W	30	BC1	3.300	0	0	2	156	5.254	0	0	2	109	5.611	0	0	2	112
			BC4	5.074	0	0	3	108	5.765	0	0	3	112	5.616	0	0	3	114
			RCO	5.188	0	0	2	105	5.573	0	0	2	109	5.682	0	0	2	112
			LED	5.548	0	0	2	105	5.573	0	0	2	109	5.682	0	0	2	112
			ATR	7.776	1	0	2	153	8.004	1	0	2	159	8.262	1	0	2	162
			T5S	9.997	1	0	2	147	10.418	1	0	2	154	10.621	1	0	2	157
			T2S	9.360	1	0	3	137	9.653	1	0	3	142	9.819	2	0	3	145
			T3S	9.360	2	0	3	138	9.763	2	0	3	144	9.993	2	0	3	147
			T5G	8.804	1	0	2	123	8.271	1	0	2	129	8.991	1	0	2	131
			T4S	9.557	2	0	1	140	9.900	1	0	1	146	10.102	2	0	1	149
P3	102W	30	T4G	8.647	1	0	2	128	9.021	1	0	2	133	9.187	1	0	2	136
			T5S	9.573	2	0	1	140	9.917	2	0	1	146	10.112	2	0	1	149
			T3S	9.742	4	0	2	144	10.195	4	0	2	150	10.393	3	0	2	153
			T5G	9.940	4	0	2	147	10.380	4	0	2	153	10.562	4	0	2	156
			T5G	9.980	3	0	1	145	10.248	3	0	1	151	10.423	3	0	1	154
			BC3	6.814	0	0	2	101	7.001	0	0	2	105	7.240	0	0	2	107
			BC4	7.038	0	0	3	104	7.234	0	0	3	108	7.477	0	0	3	110
			RCO	6.875	1	0	2	101	7.065	1	0	2	106	7.285	1	0	2	108
			LED	6.875	1	0	2	101	7.065	1	0	2	106	7.285	1	0	2	108
			ATR	9.997	1	0	2	147	10.418	1	0	2	154	10.621	1	0	2	157
P4	1050	30	T1S	14.693	2	0	1	138	14.647	2	0	1	144	14.973	2	0	1	147
			T2S	13.055	2	0	3	128										

[illegible]

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Specifications are subject to change without notice. +1 416-531-9942 | sales@betacalco.com Page 1 of 4

ONE4TWO

HOW TO ORDER

A SPECIFY LUMINAIRE

Code	Power (LED)	Delivered lms	Distribution
26 7033	2 x 14W	2098	10° up + 35° down
26 7013	2 x 14W	2098	10° up + 10° down
26 7023	2 x 14W	2098	35° up + 35° down
26 7113	14W	10x9	10° down
26 7123	14W	10x9	35° down

B SPECIFY CCT

30 3000K (min 80 CRI)
40 4000K (min 80 CRI)

C SPECIFY FINISH

BL Black
GR Light Gray

D SPECIFY DIMMING

DB Dimming (0-10V, 10%)

EXAMPLE CODE

267033/30/BL

Know what's **below**
Call before you dig.

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