

DUNKIN DONUTS 270 S HAVANA - CONDITIONAL USE AND SITE PLAN WITH ADJUSTMENT

LOT 2, BLOCK 1, AURORA HIGHLINE SUBDIVISION FILING NO. 4, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
270 S. HAVANA ST, AURORA CO 80016

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CITY OF AURORA - 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 EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES EASEMENTS OR FIRE LANE CORRIDORS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. WHERE DEDICATED AS A FIRE LANE EASEMENT OR DESIGNATED AS A FIRE LANE CORRIDOR, THE ROADWAY 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.
- **THIS NOTE IS REQUIRED ONLY WHEN STREETLIGHTS OR PEDESTRIAN LIGHTS REQUIRED WITHIN ROW) THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED: ONE FOR PUBLIC IMPROVEMENTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL ONE LINE AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- **THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
- 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 ENCRACH INTO ANY EASEMENT OR FIRE LANE.
- (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) ATTENTION BUILDING DEPARTMENT: AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT, AND WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING ___ (25/30 - REFER TO SECTION 146-2.6.2.C.) DECIBELS AS CALCULATED IN CHAPTER 22 OF THE AURORA MUNICIPAL CODE UNDER WORSE-CASE NOISE CONDITIONS.
- (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- 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)

BASIS OF BEARINGS:

GPS DERIVED BEARINGS BASED ON A BEARING OF N00°12'00"W ALONG THE WEST LINE OF SOUTHWEST QUARTER SECTION 11, BETWEEN A FOUND 3" BRASS CAP IN RANGE BOX STAMPED "CITY OF AURORA LS 16848, 1989" AT THE SOUTHWEST QUARTER CORNER OF SECTION 11 AND FOUND A 3" BRASS CAP IN RANGE BOX STAMPED "CITY OF AURORA LS 16419, 1989" AT THE WEST QUARTER CORNER OF SECTION 11. COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERTO.

SITE BENCHMARK:

GPS SMARTNET NORTH AMERICA CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) NETWORK WAS USED TO ESTABLISH A GPS DERIVED ELEVATION ON AN ON-SITE BENCHMARK NORTH OF THE MAIN CONCRETE DRIVE, BEING A SET 18" #4 REBAR WITH PINK PLASTIC CAP STAMPED "FLATIRONS CONTROL", WITH AN ELEVATION OF 5444.63 FEET (NAVD 88). CITY OF AURORA POINT K-010A, BEING A 3" BRASS CAP STAMPED "AURORA, BM, 3-50, K10A, 1981" LOCATED ON A CONCRETE INLET ON THE SOUTHWEST CORNER OF THE INTERSECTION OF SOUTH HAVANA STREET AND EAST ALAMEDA AVENUE, WITH A PUBLISHED ELEVATION OF 5,435.57 FEET, WAS CHECKED INTO WITH AN AS-MEASURED ELEVATION OF 5,435.47 FEET. NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THE ELEVATION OF THE ON-SITE BENCHMARK.



SITE VICINITY MAP

SCALE: 1" = 2,000'

LEGEND

ABBREVIATIONS	LINETYPES	SYMBOLS
BC	BACK OF CURB	○
BL	BUILDING LINE	○
CL	CENTERLINE	○
EG	EXISTING GRADE	○
FF	FINISHED FLOOR	○
FG	FINISHED GRADE	○
FL	FLOWLINE	○
GL	GUTTER LINE	○
HP	HIGH POINT	○
INV	INVERT	○
LF	LINEAR FEET	○
LP	LOW POINT	○
RW	RIGHT-OF-WAY	○
SF	SQUARE FEET	○
SY	SQUARE YARDS	○
TBK	TOP OF BANK	○
TC	TOP OF CURB	○
TG	TOP OF GRATE	○
TOE	TOE OF BANK	○
TP	TOP OF PAVEMENT	○
TR	TOP OF RIM	○
TS	TOP OF SIDEWALK	○
TW	TOP OF WALL	○
	CENTERLINE	○
	SILT FENCE	○
	LIMITS OF CONSTRUCTION	○
	PROPOSED MAJOR CONTOUR	○
	PROPOSED MINOR CONTOUR	○
	EXISTING MAJOR CONTOUR	○
	EXISTING MINOR CONTOUR	○
	EASEMENT	○
	FENCE	○
	PROPERTY LINE	○
	LOT LINE	○
	BUILDING SETBACK	○
	FIBER OPTIC	○
	OVERHEAD COMMUNICATION	○
	UNDERGROUND COMMUNICATION	○
	OVERHEAD ELECTRIC	○
	UNDERGROUND ELECTRIC	○
	NATURAL GAS	○
	SEWER FORCE MAIN	○
	SANITARY SEWER MAIN	○
	SANITARY SEWER SERVICE	○
	DRAINAGE AREA, MAJOR	○
	DRAINAGE AREA, MINOR	○
	DRAINAGE FLOW PATH	○
	STORM DRAINAGE PIPE	○
	FIRE LINE	○
	WATER LINE	○
	WATER SERVICE LINE	○
	IRRIGATION LINE	○
	UTILITY POLE	○
	LIGHT POLE	○
	GUY ANCHOR	○
	ELECTRIC BOX	○
	ELECTRIC METER	○
	ELECTRIC TRANSFORMER	○
	A/C UNIT	○
	ELECTRIC MANHOLE	○
	GAS METER	○
	GAS VALVE	○
	OIL/GAS WELLHEAD	○
	VENT PIPE	○
	PIPELINE MARKER	○
	COMMUNICATION PEDESTAL	○
	COMMUNICATION MANHOLE	○
	SEWER CLEAN-OUT	○
	SANITARY SEWER MANHOLE	○
	DOWNSPOUT	○
	ROOF DRAIN	○
	STORM DRAIN MANHOLE	○
	FIRE DEPARTMENT CONNECTION	○
	FIRE HYDRANT	○
	IRRIGATION CONTROL VALVE	○
	SHUT-OFF VALVE	○
	SPRINKLER HEAD	○
	WATER METER	○
	WATER VALVE	○
	YARD HYDRANT	○
	PIPE BOLLARD	○
	BENCHMARK	○
	ACCESSIBLE PARKING	○
	MAILBOX	○
	MONITORING WELL	○
	POTHOLE	○
	SIGN	○

DATA BLOCK

ICC CODE YEAR	2021
BUILDING SPRINKLER?	NO
CONSTRUCTION TYPE	V-B
LAND AREA WITHIN PROPERTY LINES	23,557 S.F. (0.54 AC)
NUMBER OF BUILDINGS	1
BUILDING HEIGHT	18'-0"
TOTAL BUILDING COVERAGE AND GFA	1,000 S.F. (4.25%)
HARD SURFACE AREA	16,957 S.F. (71.98%)
LANDSCAPE AREA	5,599 S.F. (23.77%)
PRESENT ZONING CLASSIFICATION	MIXED USE - CORRIDOR DISTRICT (MU-C)
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	258 S.F. (PER UDO REQUIREMENTS)
PROPOSED TOTAL SIGN AREA	133.77 S.F.
PROPOSED NUMBER OF SIGNS	1
PROPOSED MONUMENT SIGN	(1) 72" HIGH
PROPOSED MONUMENT SIGN AREA	25.72 S.F.
PARKING SPACES REQUIRED	4
PARKING SPACES PROVIDED	5
ACCESSIBLE SPACES REQUIRED	1
ACCESSIBLE SPACES PROVIDED	1
LOADING SPACES REQUIRED	0
LOADING SPACES PROVIDED	0
BIKE SPACES REQUIRED	1
BIKE SPACES PROVIDED	2

SIGNATURE BLOCK

DUNKIN' - AURORA - SITE PLAN

Legal Description: LOT 7, BLOCK 1, SADDLE ROCK EAST COMMERCIAL SUBDIVISION FILING NO. 1, AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED APRIL 30, 2004 AT RECEPTION NUMBER B4078452, 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 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

Seal Notary

(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: _____

AMENDMENTS

CONTACTS:

DEVELOPER
184 DONUTS, LLC
ATTN: JAKE GDOWSKI
5043 RAIN TREE CIRCLE
PARKER, CO 80134

ARCHITECT
ETHOS ARCHITECTURE GROUP
ATTN: JOHN SPONSELLER
8025 W. 25TH PL.
LAKEWOOD, CO 80214
303.374.9896

CIVIL ENGINEER
WALLACE DESIGN COLLECTIVE, PC
ATTN: AARON BARNHART, PE
9800 PYRAMID CT, SUITE 350
ENGLEWOOD, CO 80112
720.407.5288

LANDSCAPE ARCHITECT
WALLACE DESIGN COLLECTIVE, PC
ATTN: TREVOR GRANT, PLA
9800 PYRAMID CT, SUITE 350
ENGLEWOOD, CO 80112
720.407.5283



wallace design collective, pc
structural-civil-landscape-survey
9800 pyramid court, suite 350
englewood, co 80112
303.350.1690 800.344.5858

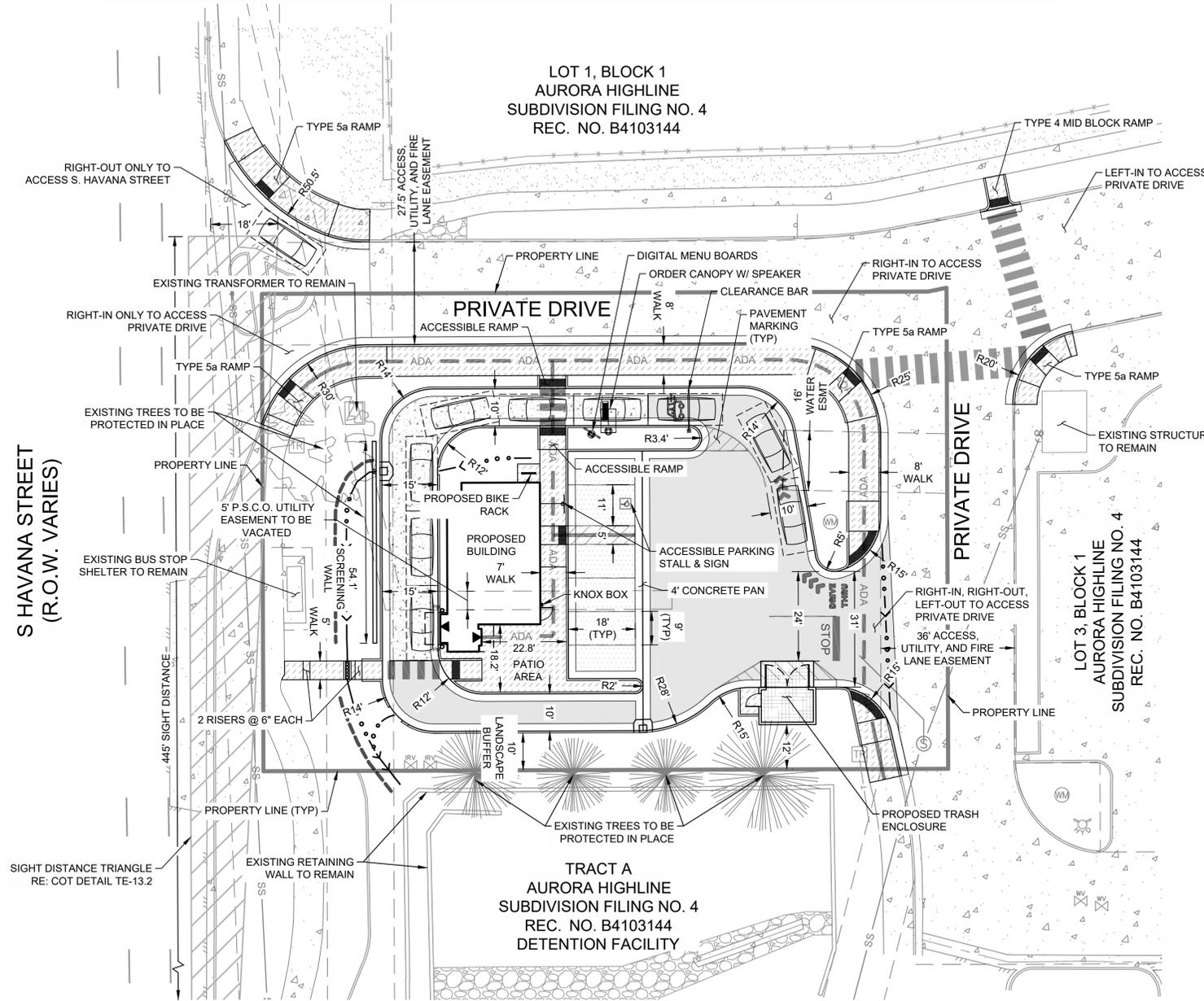
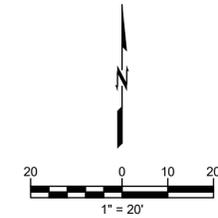
DUNKIN DONUTS 270 S HAVANA -
CONDITIONAL USE AND SITE PLAN WITH
ADJUSTMENT
270 S. HAVANA ST., AURORA, CO

DATE	DESCRIPTION	REV
03/17/2025	PROJECT NO. 2475029	
	SHEET NAME	
	COVER SHEET	
	SHEET NO.	

C100

DUNKIN DONUTS 270 S HAVANA - CONDITIONAL USE AND SITE PLAN WITH ADJUSTMENT

LOT 2, BLOCK 1, AURORA HIGHLINE SUBDIVISION FILING NO. 4, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
270 S. HAVANA ST, AURORA CO 80016



- SITE NOTES:**
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 2. LOADING AND UNLOADING AREA SHALL UTILIZE THE ACCESSIBLE PARKING AISLE.

LEGEND

	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	STANDARD DUTY CONCRETE PAVEMENT
	REINFORCED CONCRETE PAD
	CONCRETE SIDEWALK
	EXISTING CONCRETE
	EXISTING LANDSCAPE COVER
	DRIVE-UP / PICK-UP WINDOW LOCATION
	ADA ACCESSIBLE ROUTE
	PIPE BOLLARD
	STACKING DESIGN CAR

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**CAUTION
NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



Know what's below.
Call before you dig.

DUNKIN DONUTS 270 S HAVANA -
CONDITIONAL USE AND SITE PLAN WITH
ADJUSTMENT
270 S. HAVANA ST., AURORA, CO

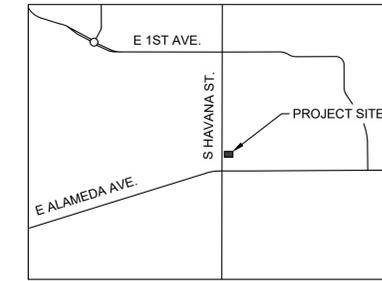
DATE	DESCRIPTION	REV

DATE 03/17/2025
PROJECT NO. 2475029
SHEET NAME

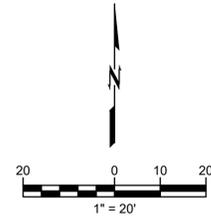
SITE PLAN
SHEET NO.
C400

DUNKIN DONUTS 270 S HAVANA - CONDITIONAL USE AND SITE PLAN WITH ADJUSTMENT

LOT 2, BLOCK 1, AURORA HIGHLINE SUBDIVISION FILING NO. 4, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
270 S. HAVANA ST, AURORA CO 80016



SITE VICINITY MAP
SCALE: 1" = 2,000'



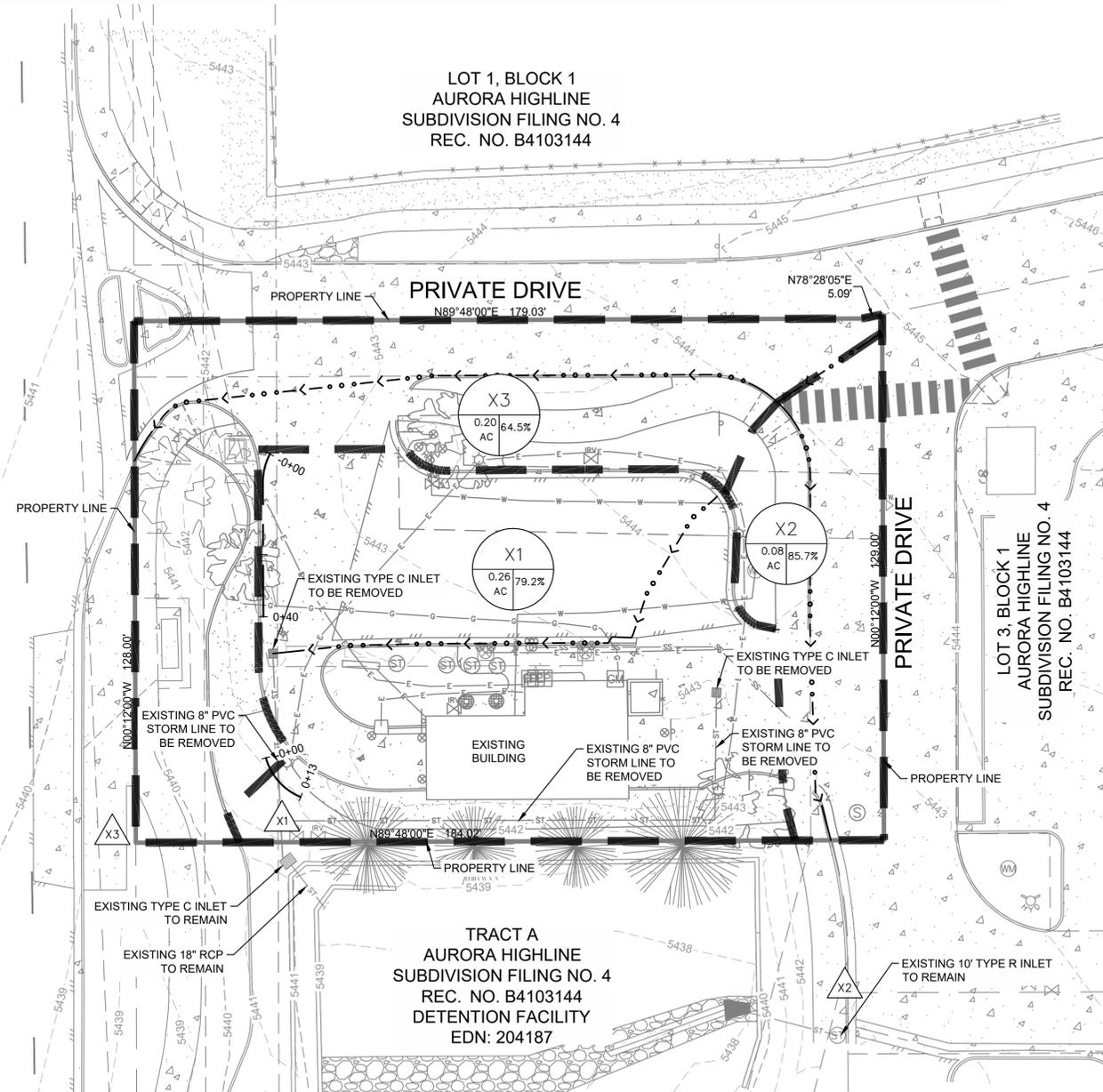
LEGEND	
DRAINAGE AREA BOUNDARY	
CATCHMENT AREA, ACREAGE AND PERCENT IMPERVIOUS	
DESIGN POINT	
EXISTING CONTOUR	
DRAINAGE BASIN FLOW PATH	
EXISTING STORM DRAIN	

GENERAL CONFORMANCE NOTE:
CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, OF DIMENSIONS AND ELEVATIONS WHICH MUST BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

POND RECERTIFICATION NOTE:
APPLICANT UNDERSTANDS RECERTIFICATION MAY BE REQUIRED. IF A POND CERTIFICATE, AN EXECUTED I&M PLAN, OR DRAINAGE EASEMENTS DO NOT EXIST, THE APPLICANT WILL BE REQUIRED TO PROVIDE THESE PRIOR TO CIVIL PLAN APPROVAL.

ADJACENT PROPERTY NOTE:
APPROVAL OF THIS DOCUMENT BY CITY OF AURORA DOES NOT IMPLY APPROVAL FOR ANY OFF-SITE WORK ON ADJACENT PRIVATE PROPERTY. IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE WITH ADJACENT PROPERTY OWNERS AND OBTAIN ALL NECESSARY APPROVALS AND EASEMENTS FOR SUCH WORK.

S HAVANA STREET
(R.O.W. VARIES)



TRACT A
AURORA HIGHLINE
SUBDIVISION FILING NO. 4
REC. NO. B4103144
DETENTION FACILITY
EDN: 204187

Basin	Design Point	Paved Streets (SQ. FT.)	Concrete Drives and Walks (SQ. FT.)	Roofs (SQ. FT.)	Landscaping (SQ. FT.)	Total Area (SQ. FT.)	Total Area (ACRES)	C ₂	C ₅	C ₁₀	C ₁₀₀	% IMPERVIOUS
X1	X1	3,611	4,201	1,235	2,409	11,456	0.26	0.64	0.67	0.70	0.80	79.23%
X2	X2		3,029		431	3,460	0.08	0.70	0.73	0.75	0.83	85.67%
X3	X3	417	4,715		3,509	8,641	0.20	0.50	0.53	0.58	0.73	64.54%
TOTAL		4,028	11,946	1,235	6,348	23,557	0.54	0.60	0.63	0.66	0.78	74.79%
% of Site Area		17%	51%	5%	27%	100%						

Hydrologic Calculations - Existing Conditions

DRAINAGE AREA	DESIGN POINT	AREA (SF)	AREA (AC)	RUNOFF COEFFICIENT				OVERLAND FLOW				TRAVEL TIME				URBAN CHECK	ACTUAL T _c (MIN S)	2-YR		100-YR				
				C ₂	C ₅	C ₁₀	C ₁₀₀	L	Δ Elev	S	T ₁₀ **	L	Δ Elev	S	T ₁₀₀ ***			T _c	P ₁	I (IN/HR)	Q (CFS)	P ₁₀₀	I (IN/HR)	Q (CFS)
X1	X1	11,456	0.26	0.64	0.67	0.70	0.80	41.21	1.44	3.49%	3.32	89.1	1.48	1.66%	0.58	3.89	5.00	0.86	2.92	0.51	2.46	8.34	1.75	
X2	X2	3,460	0.08	0.70	0.73	0.75	0.83	30.85	0.74	2.40%	2.80	110.5	1.74	1.57%	0.73	3.54	5.00	0.86	2.92	0.17	2.46	8.34	0.55	
X3	X3	8,641	0.20	0.50	0.53	0.58	0.73	30.85	0.74	2.40%	4.25	167.4	3.57	2.13%	0.96	5.21	5.21	0.86	2.89	0.31	2.46	8.25	1.19	
TOTAL		23,557	0.54																					3.50

BASIS OF BEARINGS:

GPS DERIVED BEARINGS BASED ON A BEARING OF N00°12'00"W ALONG THE WEST LINE OF SOUTHWEST QUARTER SECTION 11, BETWEEN A FOUND 3" BRASS CAP IN RANGE BOX STAMPED "CITY OF AURORA LS 16848, 1989" AT THE SOUTHWEST QUARTER CORNER OF SECTION 11 AND FOUND A 3" BRASS CAP IN RANGE BOX STAMPED "CITY OF AURORA LS 16419, 1989" AT THE WEST QUARTER CORNER OF SECTION 11, COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERTO.

SITE BENCHMARK:

GPS SMARTNET NORTH AMERICA CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) NETWORK WAS USED TO ESTABLISH A GPS DERIVED ELEVATION ON AN ON-SITE BENCHMARK NORTH OF THE MAIN CONCRETE DRIVE, BEING A SET 18" #4 REBAR WITH PINK PLASTIC CAP STAMPED "FLATIRONS CONTROL", WITH AN ELEVATION OF 5444.63 FEET (NAVD 88). CITY OF AURORA POINT K-010A BEING A 3" BRASS CAP STAMPED "AURORA, BM, 3-50, K10A, 1981" LOCATED ON A CONCRETE INLET ON THE SOUTHWEST CORNER OF THE INTERSECTION OF SOUTH HAVANA STREET AND EAST ALAMEDA AVENUE, WITH A PUBLISHED ELEVATION OF 5,435.57 FEET, WAS CHECKED INTO WITH AN AS-MEASURED ELEVATION OF 5,435.47 FEET. NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THE ELEVATION OF THE ON-SITE BENCHMARK.



Know what's below.
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CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



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DUNKIN DONUTS 270 S HAVANA -
CONDITIONAL USE AND SITE PLAN WITH
ADJUSTMENT
270 S. HAVANA ST., AURORA, CO

REV	DATE	DESCRIPTION

DATE 03/17/2025

PROJECT NO. 2475029

SHEET NAME

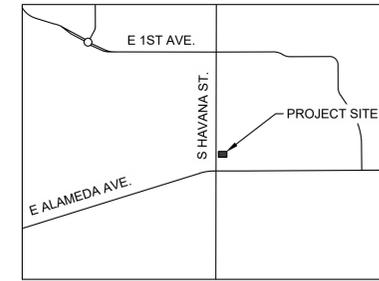
**EXISTING
CONDITIONS
DRAINAGE PLAN**

SHEET NO.

C501

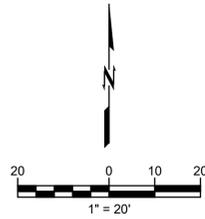
DUNKIN DONUTS 270 S HAVANA - CONDITIONAL USE AND SITE PLAN WITH ADJUSTMENT

LOT 2, BLOCK 1, AURORA HIGHLINE SUBDIVISION FILING NO. 4, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
270 S. HAVANA ST, AURORA CO 80016



SITE VICINITY MAP

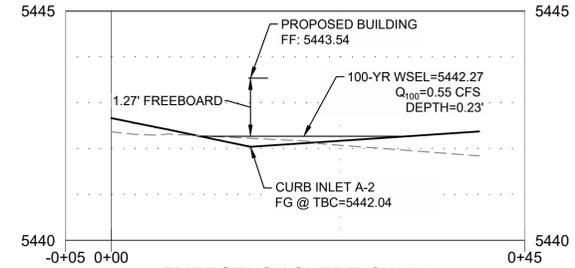
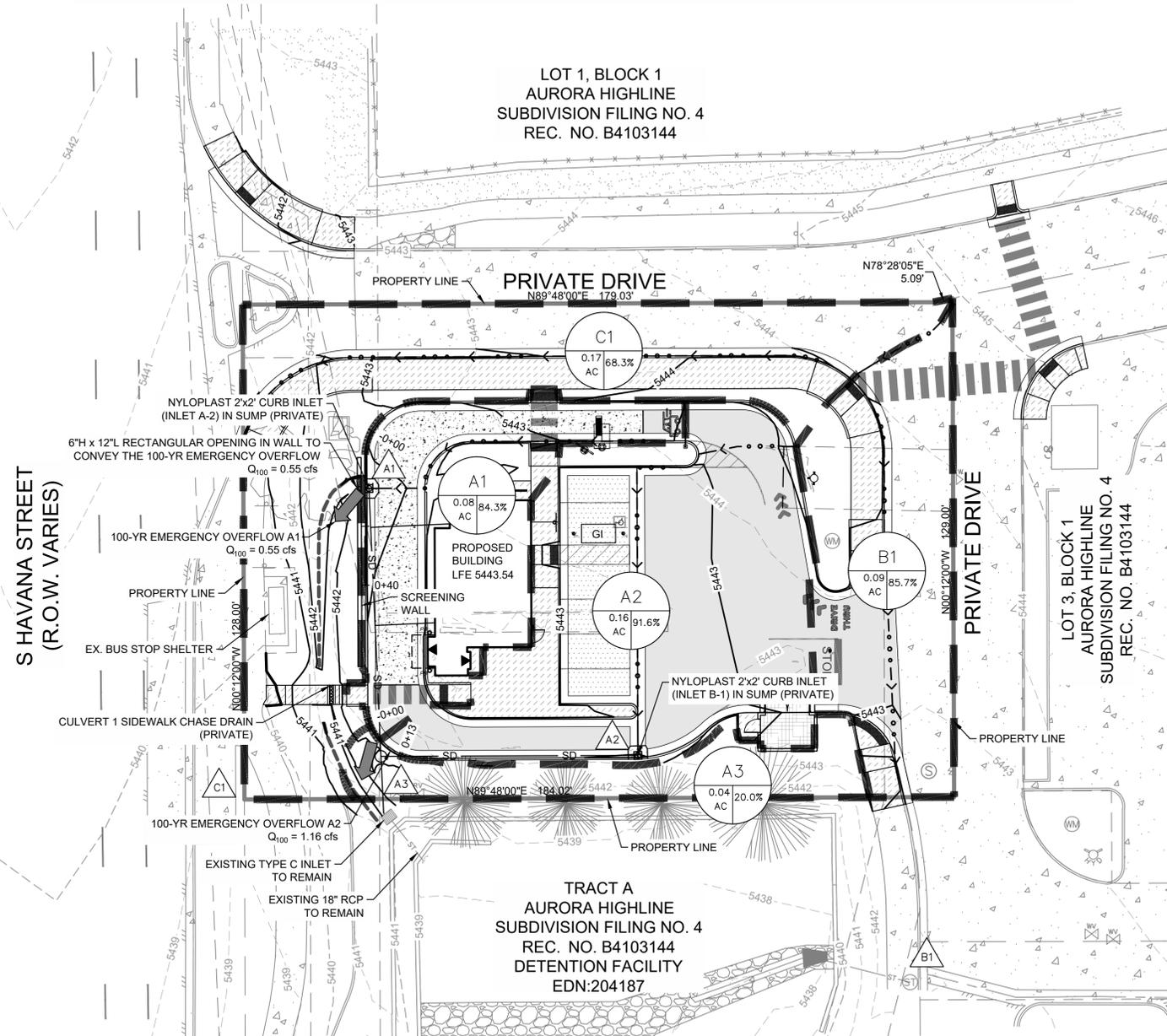
SCALE: 1" = 2,000'



LEGEND

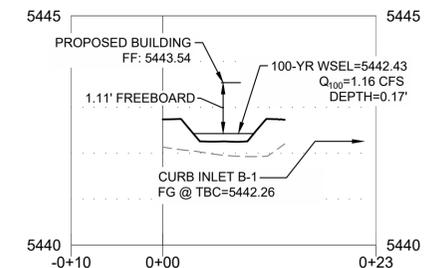
DRAINAGE AREA BOUNDARY	
CATCHMENT AREA, ACREAGE AND PERCENT IMPERVIOUS	
DESIGN POINT	
PROPOSED CONTOUR	
EXISTING CONTOUR	
DRAINAGE BASIN FLOW PATH	
GRADE BREAK	
EXISTING STORM DRAIN	
PROPOSED STORM DRAIN	
EMERGENCY OVERFLOW PATH	
ASPHALT PAVEMENT	
STANDARD DUTY CONCRETE PAVEMENT	
HEAVY DUTY CONCRETE PAVEMENT	
REINFORCED CONCRETE PAD	
SIDEWALK PAVEMENT	

STORM INFRASTRUCTURE NOTE:
ALL STORM INFRASTRUCTURE IS PRIVATE AND DESIGNED FOR THE 100-YR STORM EVENT.



EMERGENCY OVERFLOW A1

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=2'



EMERGENCY OVERFLOW A2

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=2'

Basin	Design Point	Paved Streets (SQ. FT.)	Concrete Drives and Walks (SQ. FT.)	Roofs (SQ. FT.)	Landscaping (SQ. FT.)	Total Area (SQ. FT.)	Total Area (ACRES)	C ₂	C ₅	C ₁₀	C ₁₀₀	% IMPERVIOUS
A1	A1	66	1,909	1,001	495	3,472	0.08	0.69	0.71	0.74	0.82	84.30%
A2	A2	3,468	3,278	0	321	7,067	0.16	0.76	0.78	0.80	0.86	91.59%
A3	A3	0	0	0	1,634	1,634	0.04	0.13	0.15	0.22	0.52	20.00%
B1	B1	723	2,709	0	486	3,918	0.09	0.70	0.73	0.75	0.83	85.69%
C1	C1	378	4,426	0	2,662	7,466	0.17	0.54	0.57	0.61	0.75	68.26%
TOTAL		4,635	12,321	1,001	5,599	23,557	0.54	0.62	0.65	0.68	0.79	77.18%
% of Site Area		20%	52%	4%	24%	100%						

Hydrologic Calculations - Proposed Conditions

DRAINAGE AREA	DESIGN POINT	AREA (SF)	AREA (AC)	RUNOFF COEFFICIENT				OVERLAND FLOW				TRAVEL TIME				URBAN CHECK	ACTUAL T _c							
				C ₂	C ₅	C ₁₀	C ₁₀₀	L	Δ Elev	S	T _t **	L	Δ Elev	S	T _t ***		T _c	T _c	P ₁	I (IN/HR)	Q (CFS)	P ₁	I (IN/HR)	Q (CFS)
A1	A1	3,472	0.08	0.69	0.71	0.74	0.82	10.83	0.98	9.05%	1.11	86.5	1.75	2.02%	0.51	1.62	5.00	0.86	2.92	0.17	2.46	8.34	0.55	
A2	A2	7,067	0.16	0.76	0.78	0.80	0.86	25.41	1.64	6.46%	1.57	93.0	1.19	1.28%	0.68	2.25	5.00	0.86	2.92	0.37	2.46	8.34	1.16	
A3	A3	1,634	0.04	0.13	0.15	0.22	0.52	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00	5.00	0.86	2.92	0.02	2.46	8.34	0.16		
B1	B1	3,918	0.09	0.70	0.73	0.75	0.83	33.69	0.84	2.49%	2.89	110.7	1.7	1.54%	0.74	3.64	5.00	0.86	2.92	0.19	2.46	8.34	0.62	
C1	C1	7,466	0.17	0.54	0.57	0.61	0.75	33.69	0.84	2.49%	4.13	168.5	3.53	2.10%	0.97	5.10	5.10	0.86	2.90	0.28	2.46	8.30	1.06	
TOTAL		23,557	0.54																					

BASIS OF BEARINGS:

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DUNKIN DONUTS 270 S HAVANA -
CONDITIONAL USE AND SITE PLAN WITH
ADJUSTMENT
270 S. HAVANA ST., AURORA, CO

REV	DESCRIPTION	DATE

DATE 03/17/2025

PROJECT NO. 2475029

SHEET NAME

PROPOSED
DRAINAGE PLAN
SHEET NO.

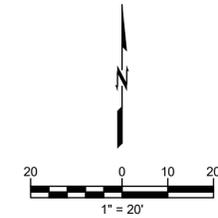
C502

DUNKIN DONUTS 270 S HAVANA - CONDITIONAL USE AND SITE PLAN WITH ADJUSTMENT

LOT 2, BLOCK 1, AURORA HIGHLINE SUBDIVISION FILING NO. 4, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
270 S. HAVANA ST, AURORA CO 80016



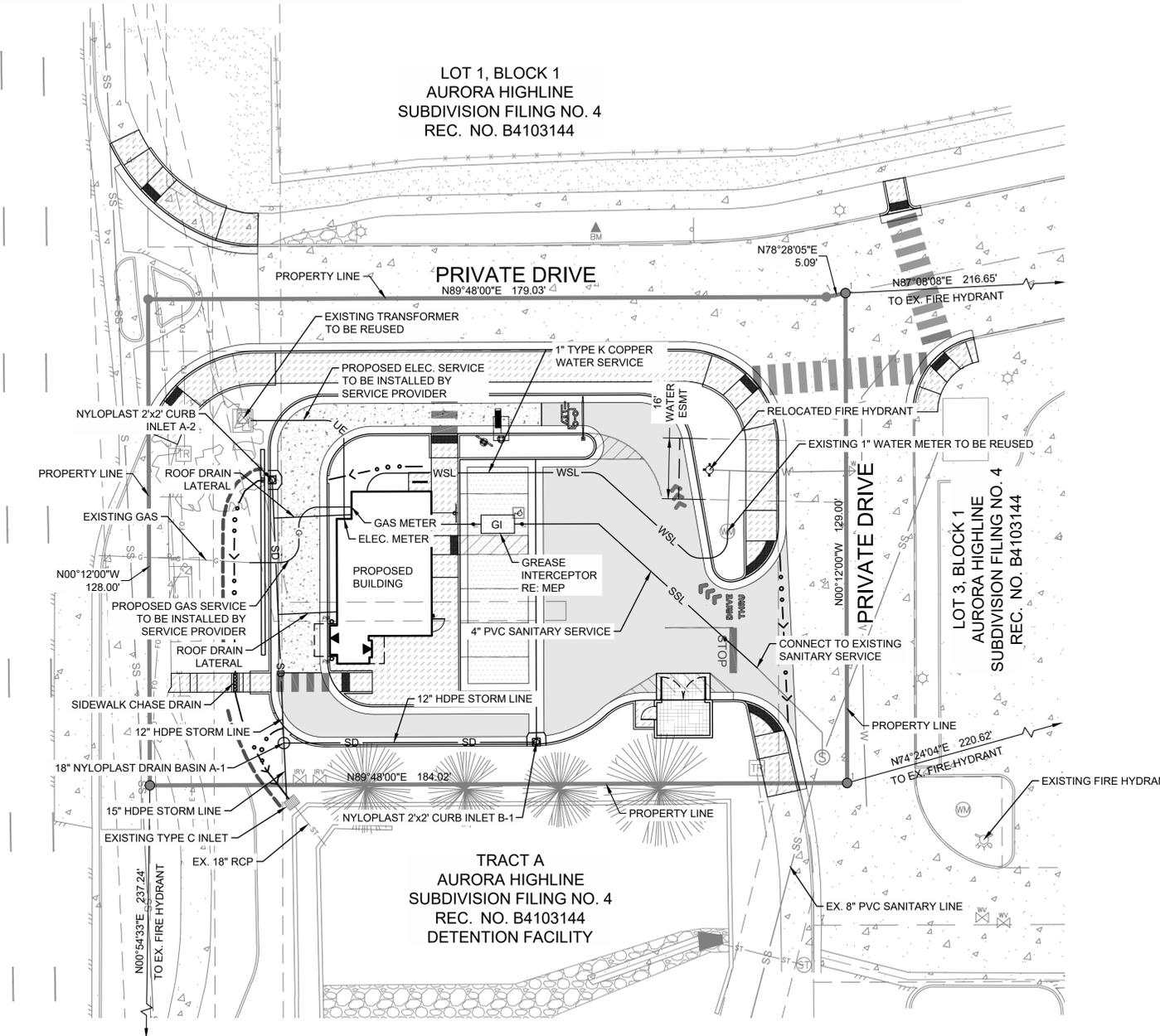
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englewood, co 80112
303.350.1690 800.344.5858



UTILITY NOTES:

1. PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED & MAINTAINED IN PERPETUITY.
 2. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
 3. BACKFLOW PREVENTERS ARE REQUIRED ON ALL WATER SERVICES, IRRIGATION LINES, AND FIRE SUPPRESSION LINES.
 4. SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING ALL CLEANOUTS.
 5. ALL STORM INFRASTRUCTURE ON SITE IS PRIVATE, INCLUDING ANY WATER QUALITY/DETENTION DEVICES, ETC. ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
 6. CONTRACTOR SHALL INSTALL TWO 2" CONDUITS AND PULL BOXES TO BE OWNED/MAINTAINED BY THE CITY OF AURORA FOR FUTURE FIBER OPTIC INTERCONNECT OF TRAFFIC SIGNALS ALONG S. HAVANA STREET.
- 6.1. CONDUIT MATERIAL SHALL BE SCHEDULE 80 HDPE (OR SIMILAR)
 - 6.2. A NYLON PULL TAPE WITH A MINIMUM OF 1,250 LB TENSILE STRENGTH SHALL BE INSTALLED IN ALL NEW CONDUIT.
 - 6.3. PULL BOXES SHALL BE 30"x48"x24" WITH TWO-PIECE INTERLOCKING LIDS.
 - 6.4. CITY CONDUIT SHALL BE INSTALLED INTO CITY PULL BOXES.

S HAVANA STREET
(R.O.W. VARIES)



ORIG SIZE 22"x34"

PLOT:3/17/2025 11:31:56 AM

SP C600 Utilities.dwg

\\DENVER-SERVER\Civil\Projects\2475029 Dunkin' Aurora\04 Production\01 Design Drawings\2475029 SP C600 Utilities.dwg



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DUNKIN DONUTS 270 S HAVANA -
CONDITIONAL USE AND SITE PLAN WITH
ADJUSTMENT

270 S. HAVANA ST., AURORA, CO

REV	DESCRIPTION	DATE

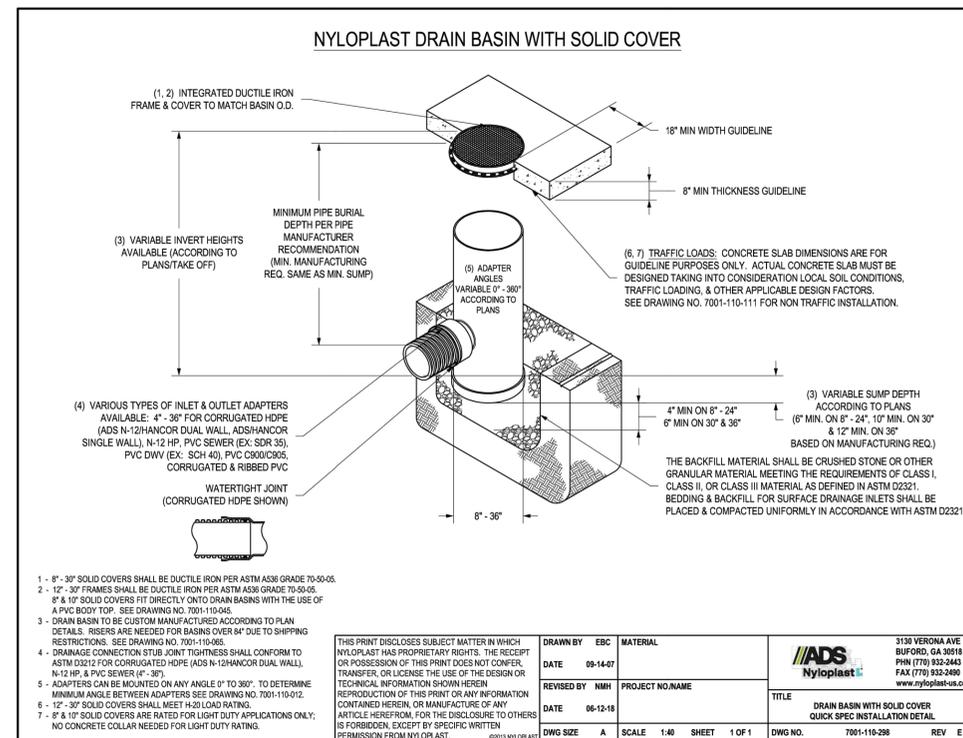
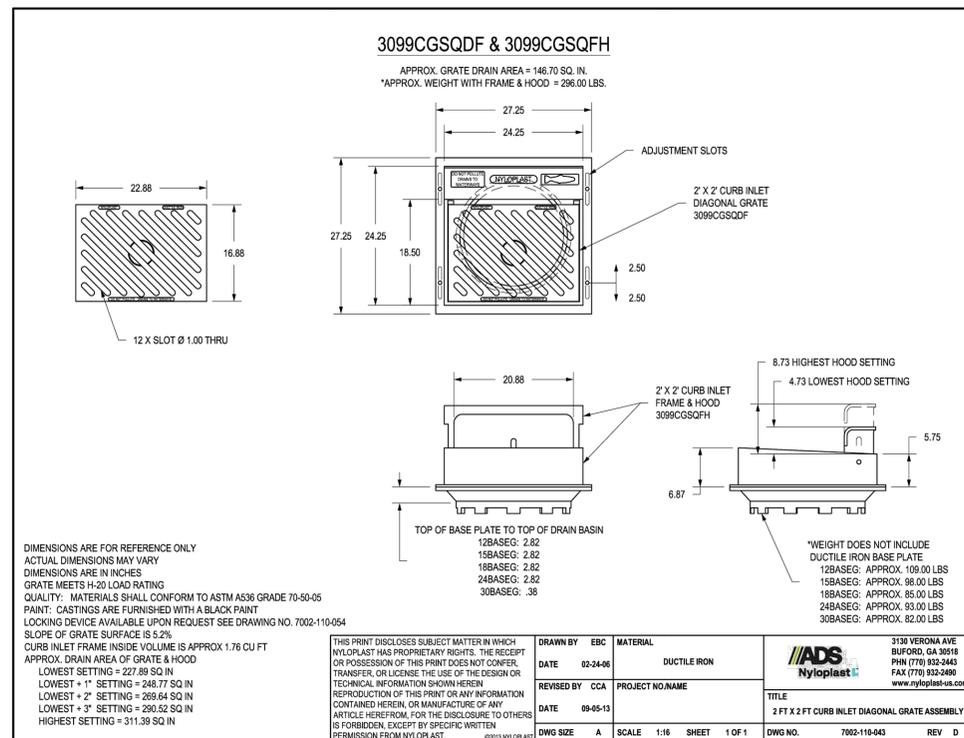
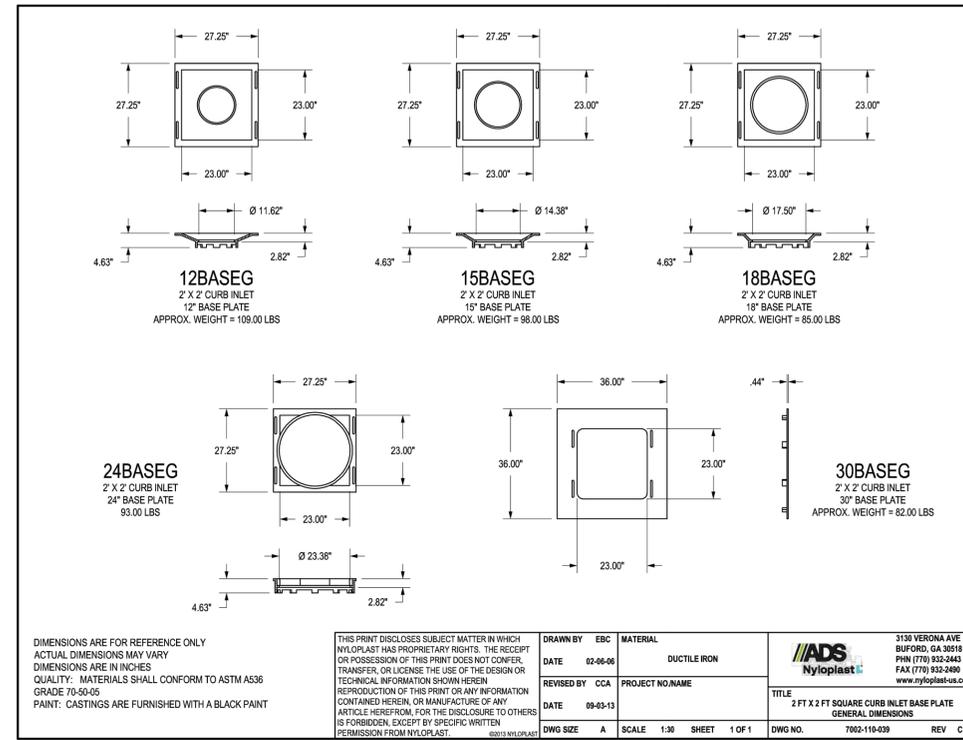
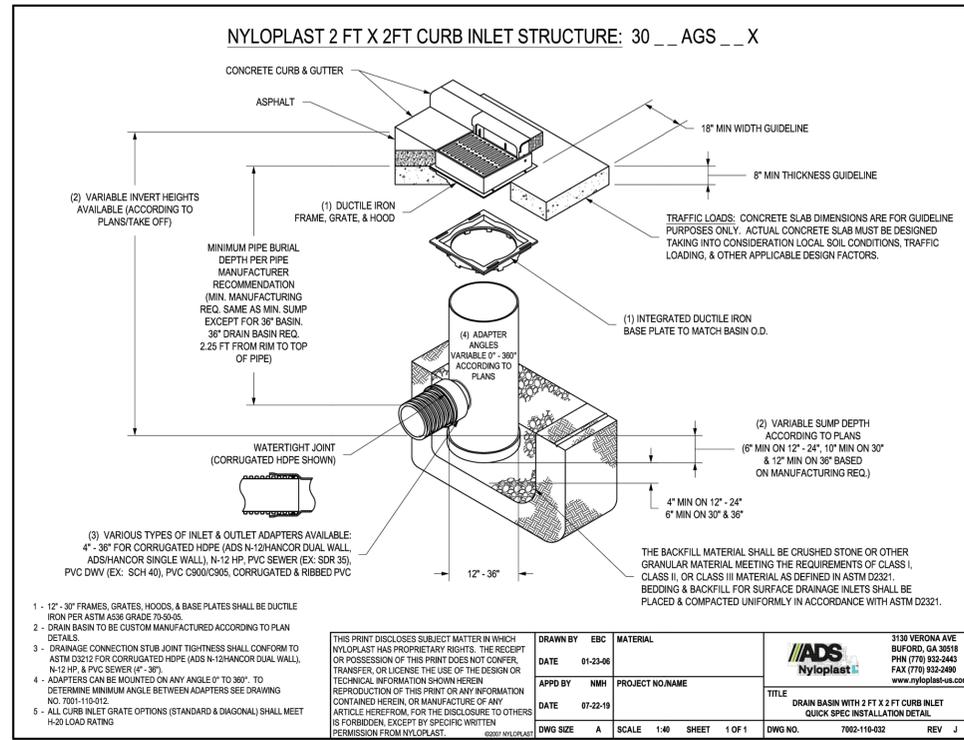
DATE 03/17/2025
PROJECT NO. 2475029
SHEET NAME

UTILITY
SCHEMATIC
SHEET NO.

C600

DUNKIN DONUTS 270 S HAVANA - CONDITIONAL USE AND SITE PLAN WITH ADJUSTMENT

LOT 2, BLOCK 1, AURORA HIGHLINE SUBDIVISION FILING NO. 4, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
270 S. HAVANA ST, AURORA CO 80016



DUNKIN DONUTS 270 S HAVANA -
CONDITIONAL USE AND SITE PLAN WITH
ADJUSTMENT
270 S. HAVANA ST., AURORA, CO

DATE	
DESCRIPTION	
REV	
DATE	03/17/2025
PROJECT NO.	2475029
SHEET NAME	

DETAILS 1
SHEET NO.
C800

DUNKIN DONUTS 270 S HAVANA - CONDITIONAL USE AND SITE PLAN WITH ADJUSTMENT

LOT 2, BLOCK 1, AURORA HIGHLINE SUBDIVISION FILING NO. 4, LOCATED IN THE SOUTHWEST
QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
270 S. HAVANA ST, AURORA CO 80016



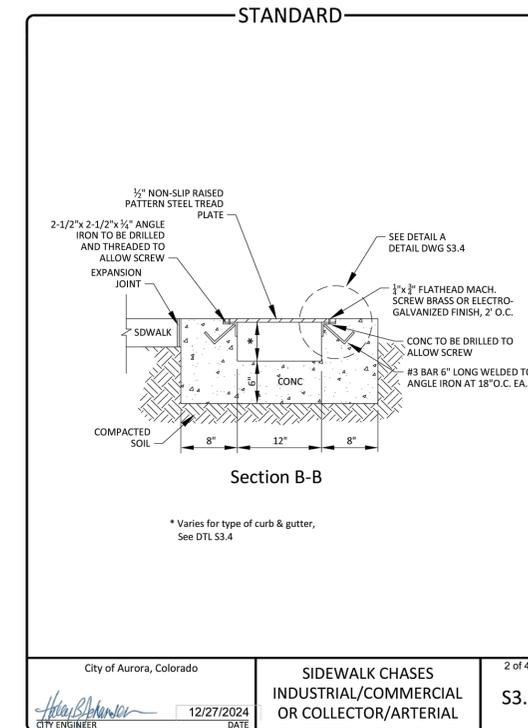
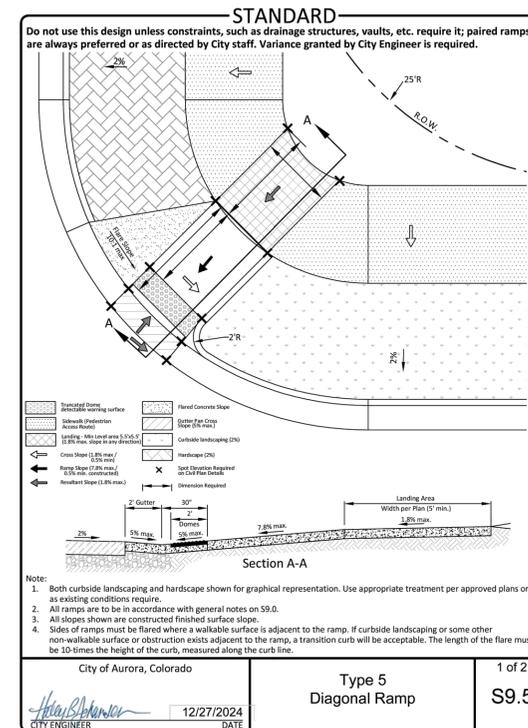
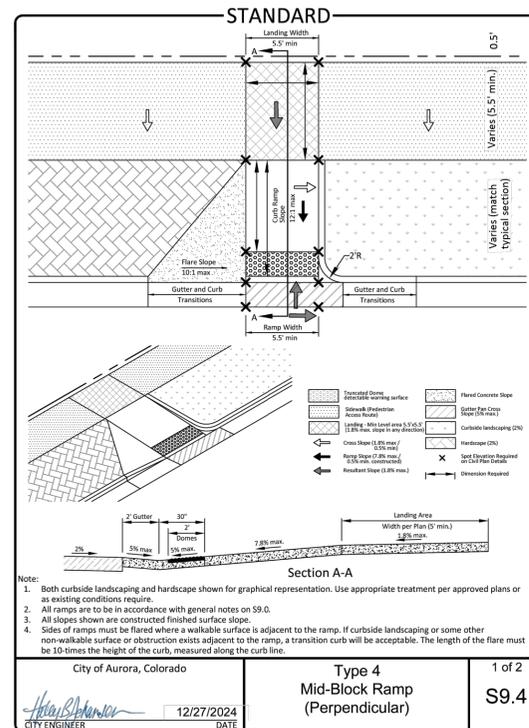
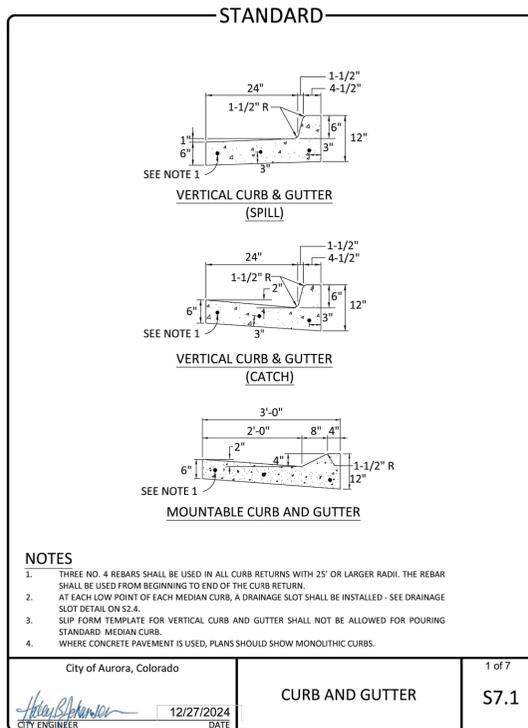
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ORIG SIZE 22"X34"

PLOT:3/17/2025 11:32:11 AM

Design: Drawings/2475029 SP

DENVER-SERVER\Civil\Projects\2475029 Dunkin_Aurora\04_Production\01_Design Drawings\2475029 SP_C800_Details.dwg



DUNKIN DONUTS 270 S HAVANA -
CONDITIONAL USE AND SITE PLAN WITH
ADJUSTMENT
270 S. HAVANA ST., AURORA, CO

REV	DESCRIPTION	DATE

DATE 03/17/2025
PROJECT NO. 2475029
SHEET NAME
DETAILS 2
SHEET NO.
C801

DUNKIN DONUTS 270 S HAVANA - CONDITIONAL USE AND SITE PLAN WITH ADJUSTMENT

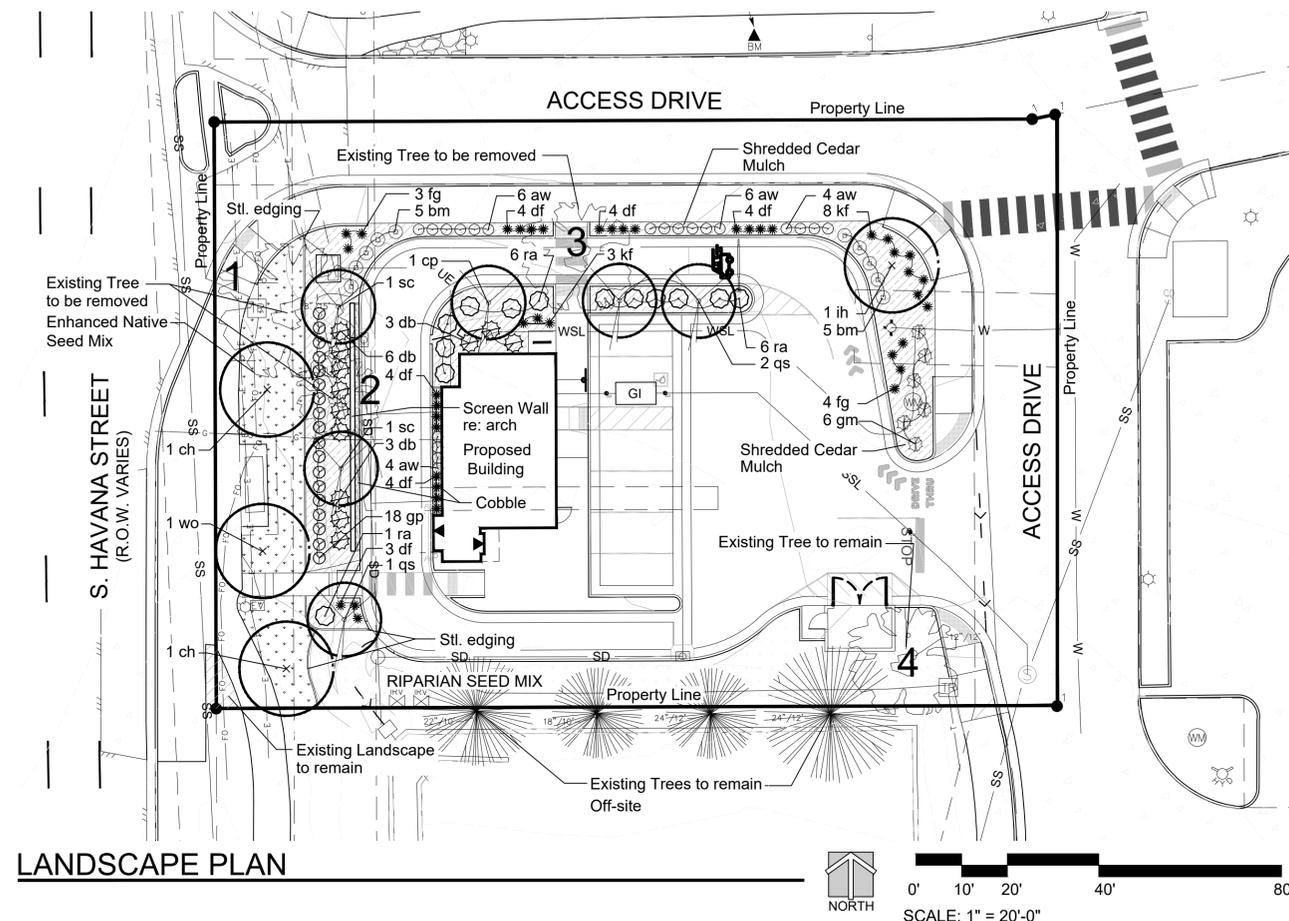
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QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
270 S. HAVANA ST, AURORA CO 80016

LANDSCAPE LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- ORNAMENTAL GRASS / PERENNIAL
- ENHANCED NATIVE SEED MIX (IRRIGATED)
- RIPARIAN SEED MIX
- 4"-6" COBBLE
- SHREDDED CEDAR MULCH
- EXISTING LANDSCAPE TO REMAIN
- STEEL EDGING

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10.5 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	10%	3.0 LBS.
SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	20%	1.5 LBS.
SAND DROPSEED	SPOROBOLUS CYRPTANDRUS	20%	0.20 LBL.
SWITCHGRASS	PANICUM VIRGATUM	20%	3.2 LBS.
SIDEOATS GRAMA	BOUTELOUA CURIPENDULA	15%	4.7 LBS.
WESTERN WHEATGRASS	PASCOPIRYUM SMITHII	10%	5.5 LBS.
GREEN NEEDLEGRASS	NASELLA VIRIDULA	10%	3.3 LBS.



LANDSCAPE PLAN

LANDSCAPE CHARTS:

WATER USE		
DESCRIPTION	AREA IN SF	PERCENTAGE
NON WATER CONSERVING	0 S.F.	0%
WATER CONSERVING	3,475 S.F.	66%
NON WATER (Z)	1,796 S.F.	34%

CURBSIDE LANDSCAPING*							
AREA	DESCRIPTION	LENGTH	TREES REQ. (1/40')	TREES PROVIDED	SQUARE FEET TREE LAWN (S.F.)	SHRUBS REQ. 1 Shrub / 40 S.F. Tree Lawn	SHRUBS PROVIDED
A	S. Havana Street	82 LF.	3	3	Existing Attached Sidewalk	n/a	n/a

STREET FRONTAGE BUFFER**						
AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	TREES (1/30')	SHRUBS (10/30')
A	S. Havana Street	82 LF.	25 FT	25 FT	3 REQ. 3 PROVIDED	27 REQ. 37 PROVIDED

BUILDING PERIMETER LANDSCAPE REQUIREMENT

BUILDING / ELEVATION	LENGTH	NO. T.E. REQUIRED - 1 T.E. / 40' LN. FT.	NO. T.E.'s PROVIDED
NORTH	25 LF	.62	1 TREES 9 SHRUBS = 1.9 T.E.'S
EAST	38 LF	.95	NON PROVIDED DUE TO BUILDING ENTRY
SOUTH	26 LF	.65	NON PROVIDED DUE TO BUILDING ENTRY
WEST	45 LF	1.13	0 TREES 14 SHRUBS = 1.4 T.E.'S

KEY NOTES FOR EXISTING TREES

SYMBOL	TREE CONDITION	STATUS	CALIPER
T #1	T.B.D	TO BE REMOVED	18"
T #2	T.B.D	TO BE REMOVED	9"
T #3	T.B.D	TO BE REMOVED	T.B.D
T #4	T.B.D	TO REMAIN	12"

DUNKIN DONUTS 270 S HAVANA -
CONDITIONAL USE AND SITE PLAN WITH
ADJUSTMENT
270 S. HAVANA ST., AURORA, CO

DATE	DESCRIPTION	REV

DATE 03/17/2025
PROJECT NO. 2475029
SHEET NAME

LANDSCAPE
PLAN

SHEET NO.

L1.1



Know what's below.
Call before you dig.

CAUTION NOTICE TO CONTRACTOR

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DUNKIN DONUTS 270 S HAVANA - CONDITIONAL USE AND SITE PLAN WITH ADJUSTMENT

LOT 2, BLOCK 1, AURORA HIGHLINE SUBDIVISION FILING NO. 4, LOCATED IN THE SOUTHWEST
QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
270 S. HAVANA ST, AURORA CO 80016



GENERAL PLANTING NOTES:

1. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECTS OF CITY OF AURORA APPROVAL IN WRITING. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
2. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE.
3. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES.
4. COMMERCIAL GRADE $\frac{3}{16}$ INCH BY 4" POWDER COATED STEEL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS.
5. PLACE FOUR INCHES OF MULCH AS INDICATED IN THE LANDSCAPE LEGEND IN ALL SHRUB BEDS, GROUND COVER, PERENNIAL BEDS. PLACE 4 INCHES OF CEDAR MULCH AT ALL TREE SAUCERS.
6. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN UNDERGROUND AUTOMATIC UNDERGROUD IRRIGATION SYSTEM. WITH SEPARATE ZONES FOR TURF AND SHRUBS / TREES / GROUNDCOVER.
7. ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS ($\frac{2}{3}$) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP ONE-THIRD ($\frac{1}{3}$) OF BURLAP AND LOOSE BURLAP SHALL BE REMOVED AT THIS TIME THE REMAINDER OF HE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.

STANDARD CITY OF AURORA NOTES:

1. PRIOR TO PLANTING, ALL PLANTING AREAS SHALL INCORPORATE SOIL AMENDMENTS AT A RATE OF 3 CUBIC YARDS PER 1000 SQUARE FEET TO A MINIMUM DEPTH OF 6" INCHES. A LESSER AMOUNT SHALL BE ALLOWED IF A SOILS TEST SHOWS THAT 3 CUBIC YARDS PER 1000 SQUARE FEET IS NOT NECESSARY OR WATER RETENTION AND DEEP ROOTING OF PLANT MATERIALS. IF SPECIFIED PLANT MATERIAL REQUIRES LESS FERTILE SOIL, THOSE AREAS MAY HAVE LESS SOIL AMENDMENTS INSTALLED. EXISTING TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS SOIL AMENDMENTS OR TOPSOIL. ACCEPTABLE SOIL AMENDMENTS INCLUDE COMPOST AND AGED MANURE.
2. PROPOSED SIDEWALKS TO BE STANDARD CONCRETE WITH A BROOM FINISH. ALL PARKING AND VEHICULAR DRIVES WILL BE ASPHALT.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED WITHIN THE PROPERTY DEFINED AS THE AREA WITHIN THE PROPERTY LINE ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
5. ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE RESTORATION, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
6. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
7. THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
8. STREETLIGHTS MUST BE CONSTRUCTED ALONG ALL PUBLIC STREETS AS REQUIRED BY SECTION 126-236. SIDEWALKS, INTERNAL PEDESTRIAN PATHS, AND BICYCLE PATHS SHALL BE LIT WITH FULL CUTOFF LIGHTING FIXTURES NO MORE THAN 16 FEET TALL, AND PROVIDING CONSISTENT ILLUMINATION OF AT LEAST ONE FOOTCANDLE ON THE WALKING SURFACE. LIGHTING ALONG PUBLIC STREETS AND LANDSCAPED AREAS SHALL BE OF A RECOGNIZABLY UNIFIED DESIGN. LIGHTING SOURCES SHALL BE COLOR-CORRECT TYPES SUCH AS HALOGEN OR METAL HALIDE, AND LIGHT TYPES OF LIMITED SPECTRAL EMISSION, SUCH AS LOW PRESSURE SODIUM OR MERCURY VAPOR LIGHTS, ARE PROHIBITED EVEN IN SERVICE AREAS. PRIVATE AND SECURITY LIGHTING SHALL NOT CAUSE GLARE ABOVE A LEVEL OF 4 FEET ONTO ADJACENT PROPERTIES.

PLANT MATERIAL SCHEDULE:							
SYMBOL	QTY.	I.D.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	WTR
SHADE TREES							
	1	ch	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL.	B & B	VL
	1	ih	IMPERIAL HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	2 1/2" CAL.	B & B	VL
	1	wo	SWAMP WHITE OAK	QUERCUS BICOLOR	2 1/2" CAL.	B & B	VL-M
ORNAMENTAL TREES							
	2	sc	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2" CAL.	B & B	L
	1	cp	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL.	B & B	M
	3	qs	CRIMSON SPIREA OAK	QUERCUS X BIMUNDORUM 'CRIMSCHMIDT'	2" CAL.	B & B	L
SHRUBS							
	13	ra	GRO-LOW SUMAC	RHUS AROMATICA 'GROW LOW'	5 GAL.	CONT.	L-M
	20	aw	ANOTHONY WATERER SPIREA	SPIREA JAPONICA 'ANTHONY WATER'	5 GAL.	CONT.	L-M
	18	gp	GOLD DROP POTENTILLA	POTENTILLA FRUITICOSA 'GOLD DROP'	5 GAL.	CONT.	L-M
	6	gm	GREEN MOUND CURRANT	RIBES ALPINUM 'GREENMOUND'	5 GAL.	CONT.	L-M
	10	bm	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.	CONT.	L-M
	12	db	DWARF BURNING BUSH	EOUNYMUS ALATA 'DWARF NANA'	5 GAL.	CONT.	L-M
ORNAMENTAL GRASSES							
	7	fg	MEXICAN FEATHER GRASS	NESSELLA TENUISSIMA	5 GAL.	CONT.	VL
	23	df	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	5 GAL.	CONT.	VL
	11	kf	KARL REED FORESTER GRASS	CALAMAGROSTIS ACUTI 'KARL FORESTER'	5 GAL.	CONT.	M

DUNKIN DONUTS 270 S HAVANA -
CONDITIONAL USE AND SITE PLAN WITH
ADJUSTMENT
270 S. HAVANA ST., AURORA, CO

DATE	DESCRIPTION	REV

DATE 03/17/2025
PROJECT NO. 2475029
SHEET NAME

LANDSCAPE
NOTES

SHEET NO.
L1.2

I:\24\Stacklot\2025\25-006_Havana Dunkin\DESIGN\03 DRAWINGS\3.14.25 LA Base.dwg PLOT:3/17/2025 4:09:24 PM ORIG SIZE:22"X34"



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Call before you dig.

CAUTION NOTICE TO CONTRACTOR

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DUNKIN DONUTS 270 S HAVANA - CONDITIONAL USE AND SITE PLAN WITH ADJUSTMENT

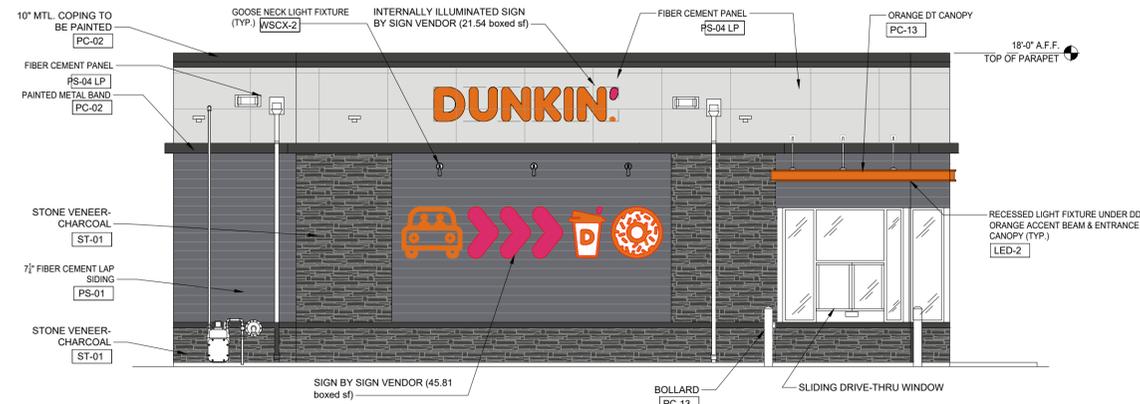
LOT 2, BLOCK 1, AURORA HIGHLINE SUBDIVISION FILING NO. 4, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
270 S. HAVANA ST, AURORA CO 80016



C:\Users\JKSPO\Dropbox\EthosData\Projects\76 DUNKIN DONUTS\projects\83 Havana - Alameda car wash\drawings\01 SDS\Sheets\Dunkin Havana EE sheets.dwg PLOT:3/14/2025 3:44:38 PM ORIG SIZE:22"X34"



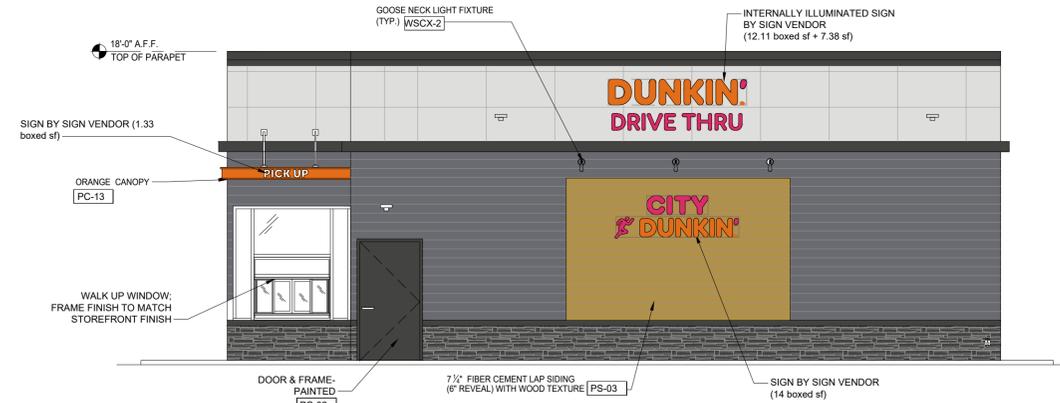
SOUTH ELEVATION
1/4"=1'-0"



WEST ELEVATION
1/4"=1'-0"

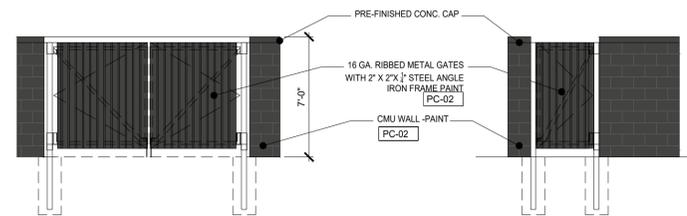


NORTH ELEVATION
1/4"=1'-0"

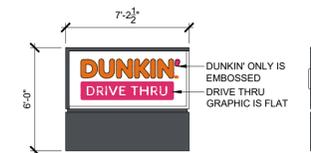


EAST ELEVATION
1/4"=1'-0"

MATERIAL SCHEDULE				
SAMPLE	CODE	MATERIAL	MANUFACTURER	PRODUCT #
	ST-01	STONE VENEER	ELDORADO STONE	CLIFFSTONE, "BANFF SPRINGS"
	PS-01	FIBER CEMENT LAP SIDING	JAMES HARDIE	COLOR:"AGED PEWTER"
	PS-03	FIBER CEMENT LAP SIDING	WOODTONE RUSTIC SERIES	COLOR: "HONEY GLAZE" WOOD PATTERN PLANK
	PS-04 LP	FIBER-CEMENT PANEL-LARGE FORMAT	NICHIHA	COLOR: "ARCTIC WHITE"
	PC-02	PAINTED COATING	SHERWIN WILLIAMS	SW 7069 IRON ORE
	PC-12	PAINTED COATING	POWDER COAT	DD PINK FINISH- COLOR TO MATCH PMS 219 C
	PC-13	PAINTED COATING	SHERWIN WILLIAMS	DD ORANGE FINISH- COLOR #5059990
	LED-2	RECESSED CAN LIGHT		
	LED 13	TAPE LIGHT		
	EWS-1	LED WALL PACK LIGHT		
	WSCX-2	GOOSE NECK LIGHT		



TRASH ENCLOSURE ELEVATIONS
1/4"=1'-0"



MONUMENT SIGN ELEVATIONS
1/4"=1'-0"



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DUNKIN DONUTS 270 S HAVANA -
CONDITIONAL USE AND SITE PLAN WITH
ADJUSTMENT
270 S. HAVANA ST., AURORA, CO

DATE	DESCRIPTION	REV

DATE 03/17/2025
PROJECT NO. 2475029
SHEET NAME

EXTERIOR ELEVATIONS

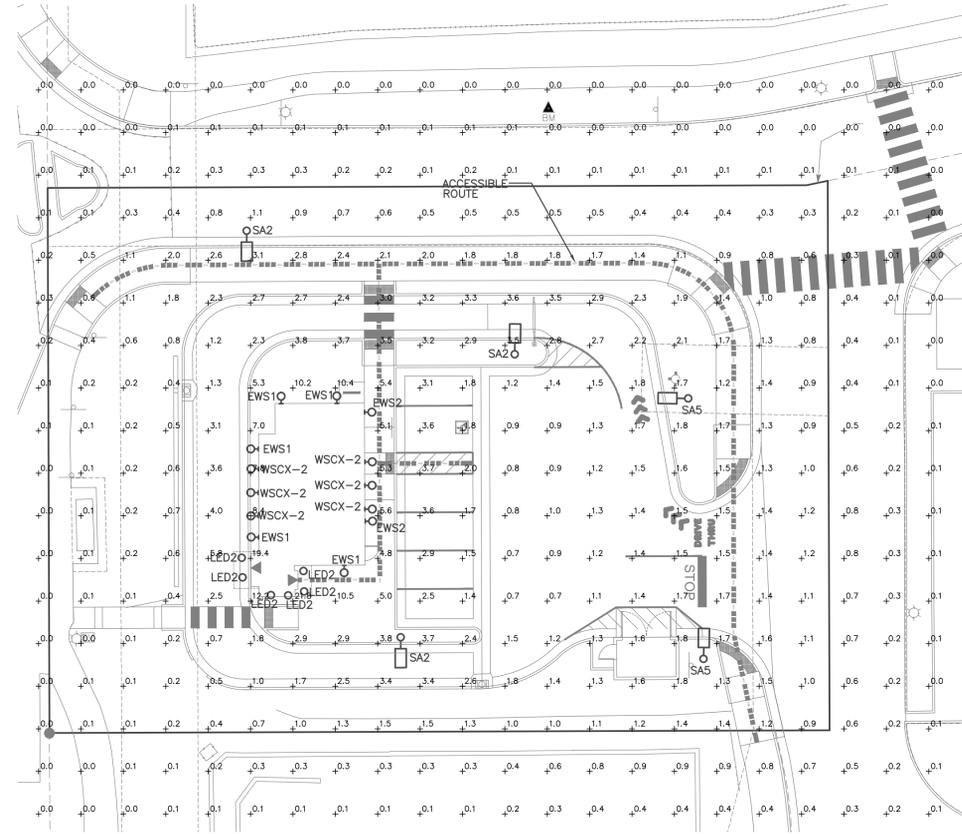
SHEET NO.
A100

DUNKIN DONUTS 270 S HAVANA - CONDITIONAL USE AND SITE PLAN WITH ADJUSTMENT

LOT 2, BLOCK 1, AURORA HIGHLINE SUBDIVISION FILING NO. 4, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
270 S. HAVANA ST, AURORA CO 80016



8111 E Hampden Ave, Ste 200, Denver, CO 80231
(303) 355-5534 (tel) water@engcon.com



SITE PHOTOMETRIC PLAN

Scale: 1"=20'
0 20 40
FEET

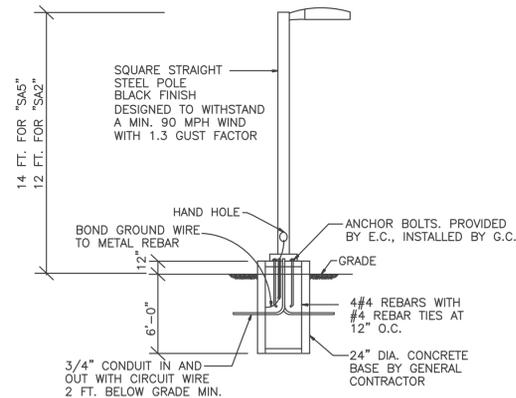
SITE PHOTOMETRIC SUMMARY
AVERAGE = 1.2 FT. CANDLE
MAXIMUM = 21.8 FT. CANDLE
MINIMUM = 0.0 FT. CANDLE

NOTE:

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015-2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2. ILLUMINATION LEVEL: THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".

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POLE MOUNTED FIXTURES INSTALLATION DETAIL
FOR FIXTURES "SA2" AND "SA5"
NO SCALE

LIGHTING FIXTURE SCHEDULE

ITEM	NO.	MANUFACTURER	CAT. NO.	LAMPS	MOUNTING	DESCRIPTION
LED2	6	CREE	RC6/CR6T-1200L-30K	15 WATT 3000K LED 1,200 LUMENS	EXTERIOR SOFFIT	6" RECESSED CAN DOWN LIGHT FIXTURE (LED)
EWS1	5	WAC	WP-LED227-30-AGH	27 WATT 3000K LED 2,050 LUMENS	WALL +12'	WALL PACK (GRAY) EXTERIOR - USED ON DARK WALL FINISH
EWS2	2	LITHONIA	WDGE2LED-P3-30K-80CRI-T3M-MVOLT	32 WATT 3000K LED 3,063 LUMENS	WALL +12'	EXTERIOR WALL PACK, TYPE III OPTICS
WSCX-2	6	HI-LITE MFG INC.	H-1510-91/HL-C-91/6LED430WBCM	6 WATT 3000K LED 850 LUMENS	WALL +12'	EXTERIOR GOOSENECK LIGHT FIXTURE
SA2	3	LITHONIA	DSX0-LED-P1-30K T2M-MVOLT-SPA	33 WATT 3000K LED 4,545 LUMENS	12 FT POLE	SINGLE HEAD FULL CUT OFF POLE LIGHT ON SQUARE POLE. TYPE II OPTICS
SA5	2	LITHONIA	DSX0-LED-P2-30K T5M-MVOLT-SPA	45 WATT 3000K LED 6,453 LUMENS	14 FT POLE	SINGLE HEAD FULL CUT OFF POLE LIGHT ON SQUARE POLE. TYPE V OPTICS



D-Series Size 0 LED Area Luminaire

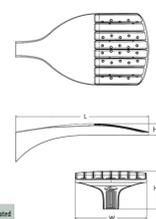


FIXTURE "SA2", "SA3"

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Specifications
EPA: 0.44 ft² (0.04 m²)
Length: 26.18" (663.0 mm)
Width: 14.06" (357.1 mm)
Height H1: 2.26" (57.4 mm)
Height H2: 7.46" (189.3 mm)
Weight: 23 lbs (10.4 kg)



Design Select options indicated by this color background.

designselect

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.aacuitybrands.com/designselect. *See ordering tree for details.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DDBXD

Series	LEDs	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX0 LED						
P1	P5	30K 3000K	70CRI	AFR Automotive front row	HVOLT (120V-277V) ¹⁵	SPA Square pole mounting (88 drilling, 3.5" min. 52 pole)
P2	P6	40K 4000K	70CRI	T15 Type I short	HVOLT (147V-480V) ¹⁵	RPA Round pole mounting (88 drilling, 3" min. 80 pole)
P3	P7	50K 5000K	70CRI	T2M Type II medium	XVOLT (277V-480V) ¹⁵	SPAS Square pole mounting (85 drilling, 3" min. 52 pole) ¹⁶
PI	PI	(this section 80CRI only, extended lead times apply)		T3M Type III medium	208 VAC	RRAS Round pole mounting (85 drilling, 3" min. 80 pole) ⁹
PI0 ¹	PI2 ¹	27K 2700K	80CRI	T3LG Type III low glare ¹	240 VAC	SPABN Square narrow pole mounting (88 drilling, 3" min. 52 pole)
PI1 ¹	PI3 ¹	30K 3000K	80CRI	T4M Type IV medium	277 VAC	WBA Wall bracket ¹⁷
		35K 3500K	80CRI	T4LG Type IV low glare ¹	347 VAC	MA Mast arm adapter (mounts on 2.38" OD horizontal beam)
		40K 4000K	80CRI	T4M Forward throw medium	480 VAC	
		50K 5000K	80CRI	T4M Right corner cutoff ¹		

Control options	Other options	Finish options
Shipped installed NLTAR2 PIRHN - Light AR glass 2 enabled with 14-level neutral ambient sensor, 8-40' mounting height, ambient sensor enabled at 26" ¹⁸ PIR - High flow, medium ambient sensor, 8-40' mounting height, ambient sensor enabled at 26" ¹⁸ PER - NEMA 4x wet location (for use with an external control, ordered separately) ¹⁹ PERS - Fine-spread only (controls ordered separately) ¹⁹	PER7 - Seven-pin receptacle only (controls ordered separately) ¹⁹ FAO - Field adjustable output ¹⁹ BL30 - 15-level switched dimming, 30% ¹⁹ BL50 - 15-level switched dimming, 50% ¹⁹ DMG - 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁹	Shipped installed HS - House-shield (black finish standard) ¹⁸ LRO - Left rotated optics ¹ RNO - Right rotated optics ¹ CCE - Coastal Construction ¹⁸ HA - 50°C ambient operation ¹⁸ BAA - Bay America's Act and/or Build America Bay America Qualified SF - Single fuse (120, 277, 347V) ¹⁸ BF - Double fuse (120, 240, 480V) ¹⁸ Shipped separately EGSR - External Glare Shield (invertible, field install required, matches housing finish) BS08 - Bird Spikes (field install required)
		Shipped installed DDBXD - Dark Bronze DBLXD - Black DNAXD - Natural Aluminum DWBXD - White DDBLXD - Textured dark bronze DDBLXD - Textured black DNATXD - Textured natural aluminum DWBWGD - Textured white



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX0 LED
Rev. 01/28/25
Page 1 of 9

DUNKIN DONUTS 270 S HAVANA -
CONDITIONAL USE AND SITE PLAN WITH
ADJUSTMENT
270 S. HAVANA ST., AURORA, CO

DATE	DESCRIPTION	REV
02/14/2025	PROJECT NO. 2475029	

DATE 02/14/2025
PROJECT NO. 2475029

SHEET NAME
SITE
PHOTOMETRIC
PLAN

SHEET NO.
E100

