

ORIG SIZE: 22"x34"  
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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

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## CITY OF AURORA - SITE PLAN NOTES:

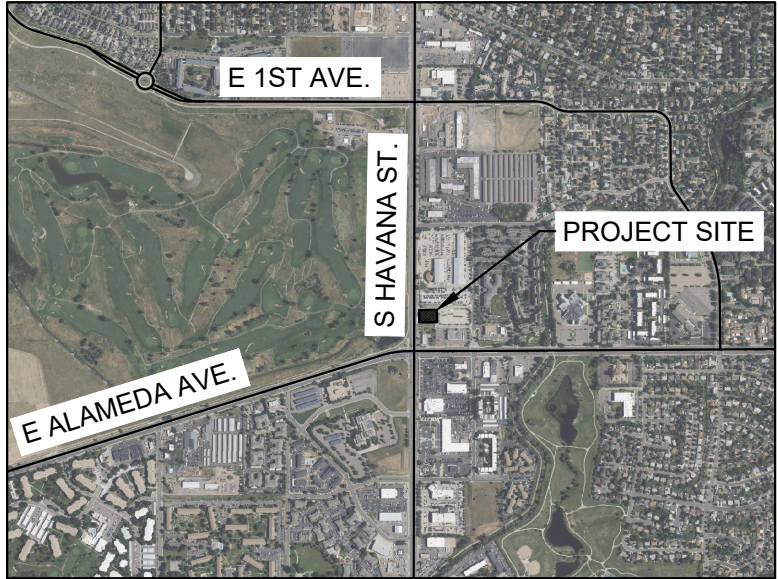
- THE DEVELOPER, SUCCESSORS OR ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, 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 ENCROACH 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 "FLATIRON'S 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	LINE TYPES	SYMBOLS
BC BACK OF CURB	_____	Ø UTILITY POLE
BL BUILDING LINE	_____ SF _____	⊙ LIGHT POLE
CL CENTERLINE	_____	← GUY ANCHOR
EG EXISTING GRADE	_____ 660 _____	⊞ ELECTRIC BOX
FF FINISHED FLOOR	_____ 661 _____	⊞ ELECTRIC METER
FG FINISHED GRADE	_____ 660 _____	⊞ ELECTRIC TRANSFORMER
FL FLOWLINE	_____ 661 _____	⊞ A/C UNIT
GL GUTTER LINE	_____	⊞ ELECTRIC MANHOLE
HP HIGH POINT	_____ X _____	⊞ GAS METER
INV INVERT	_____	⊞ GAS VALVE
LF LINEAR FEET	_____	⊞ OIL/GAS WELLHEAD
LP LOW POINT	_____	⊞ VENT PIPE
RW RIGHT-OF-WAY	_____ FO _____	⊞ PIPELINE MARKER
SF SQUARE FEET	_____ OC _____	⊞ COMMUNICATION PEDESTAL
SY SQUARE YARDS	_____ UC _____	⊞ COMMUNICATION MANHOLE
TBK TOP OF BANK	_____ OE _____	⊞ SEWER CLEAN-OUT
TC TOP OF CURB	_____ UE _____	⊞ SANITARY SEWER MANHOLE
TG TOP OF GRATE	_____	⊞ DOWNSPOUT
TOE TOP OF BANK	_____ FM _____	⊞ ROOF DRAIN
TP TOP OF PAVEMENT	_____ SS _____	⊞ STORM DRAIN MANHOLE
TR TOP OF RIM	_____ SSL _____	⊞ FIRE DEPARTMENT CONNECTION
TS TOP OF SIDEWALK	_____	⊞ FIRE HYDRANT
TW TOP OF WALL	_____	⊞ IRRIGATION CONTROL VALVE
	_____ SD _____	⊞ SHUT-OFF VALVE
	_____ F _____	⊞ SPRINKLER HEAD
	_____ W _____	⊞ WATER METER
	_____ WSL _____	⊞ WATER VALVE
	_____ IRR _____	⊞ YARD HYDRANT
		⊞ PIPE BOLLARD
		⊞ BENCHMARK
		⊞ ACCESSIBLE PARKING
		⊞ MAILBOX
		⊞ MONITORING WELL
		⊞ POTHOLE
		⊞ SIGN

## DATA BLOCK

ICC CODE YEAR	2021
BUILDING SPRINKLED?	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: \_\_\_\_\_

## CONTACTS:

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

ARCHITECT  
ETHOS ARCHITECTURE GROUP  
ATTN: JOHN SPONSSELLER  
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

## AMENDMENTS



wallace design collective, pc  
structural-civil-landscape-survey  
9800 pyramid court, suite 350  
englewood, co 80112  
303.330.1690-800.364.5858

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

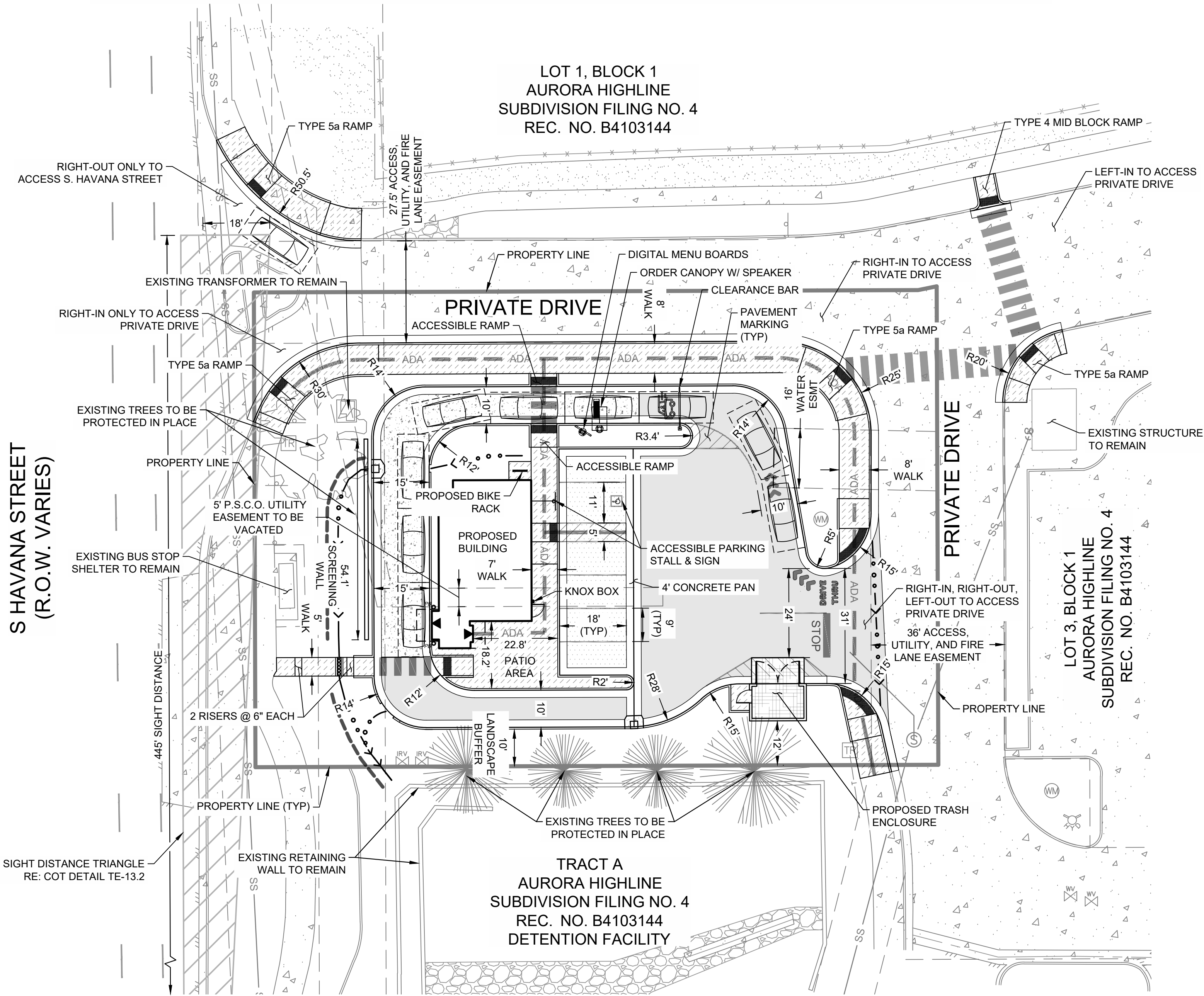
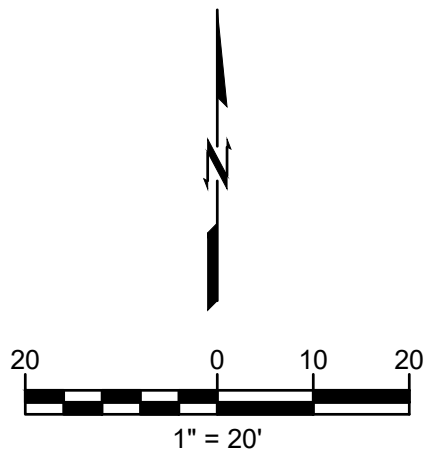
270 S. HAVANA ST., AURORA, CO

DATE					
DESCRIPTION					
REV					
DATE	03/17/2025				
PROJECT NO.	2475029				
SHEET NAME					
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:**
1. 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 AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
  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
	ACCESSIBLE ROUTE
	PIPE BOLLARD
	STACKING DESIGN CAR

**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.

**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.

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

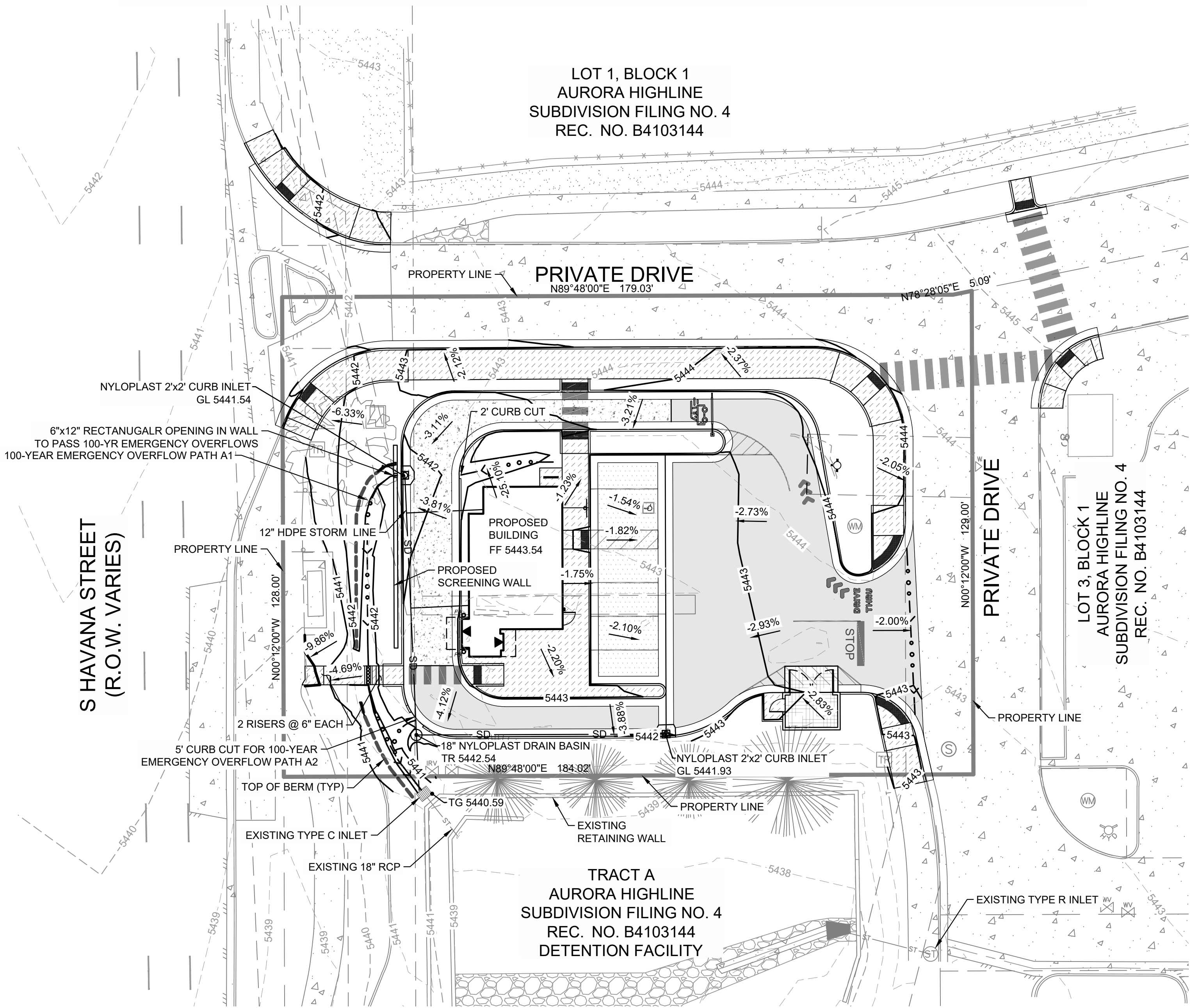


DUNKIN DONUTS 270 S HAVANA -  
CONDITIONAL USE AND SITE PLAN WITH ADJUSTMENT

LOT 2, BLOCK 1, AURORA HIGHLINE SUBDIVISION FILING NO. 4, LOCATED IN THE SOUTHWEST  
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
270 S. HAVANA ST, AURORA CO 80016

GRADING NOTES:

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. 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.
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.



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
- GRADE BREAK

GRADING ELEVATION ABBREVIATIONS

- FF FINISHED FLOOR
- GL GUTTER LINE
- EG EXISTING GRADE
- FG FINISHED GRADE
- TG TOP OF GRADE
- TR TOP OF RIM

TOTAL DISTURBED AREA:

0.41 ACRES

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.



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englewood, co 80112  
303.330.1690-800.364.5858

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

DATE	DESCRIPTION	REV
03/17/2025		
2475029		
SHEET NAME		

GRADING  
SCHEMATIC

SHEET NO.

C500



Know what's below.  
Call before you dig.

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.

ORIG SIZE: 22"X34"

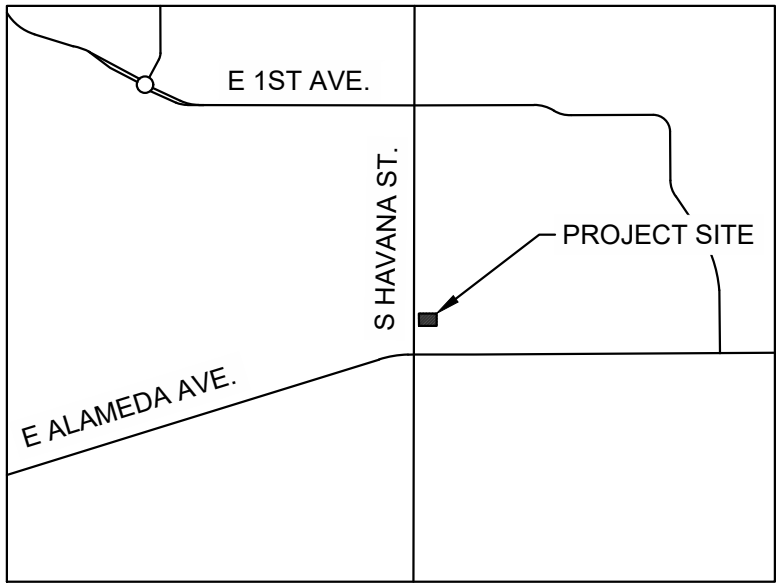
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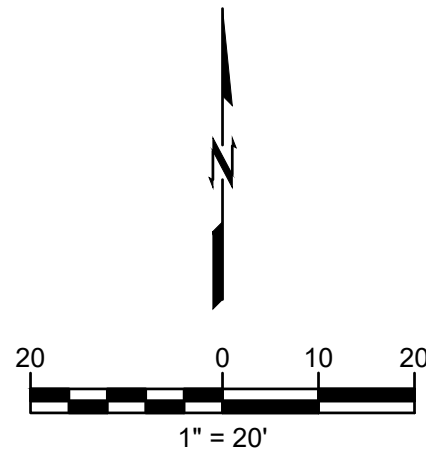
DUNKIN DONUTS 270 S HAVANA -  
CONDITIONAL USE AND SITE PLAN WITH ADJUSTMENT

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



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.

Basin	Design Point	Paved Streets (SQ. FT.)	Concrete Drives and Walks (SQ.FT.)	Roofs (SQ.FT.)	Landscapi ng (SQ.FT.)	Total Area (SQ. FT.)	Total Area (ACRES)	C <sub>2</sub>	C <sub>5</sub>	C <sub>10</sub>	C <sub>100</sub>	% 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%						

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 "FLATIRON'S 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.

Hydrologic Calculations - Existing Conditions

DRAINAGE AREA	DESIGN POINT	AREA (SF)	AREA (AC)	RUNOFF COEFFICIENT				OVERLAND FLOW				TRAVEL TIME				URBAN CHECK T <sub>C</sub>	ACTUAL T <sub>C</sub> (MIN S)	2-YR			100-YR		
				C <sub>2</sub>	C <sub>5</sub>	C <sub>10</sub>	C <sub>100</sub>	L	Δ Elev	S	T <sub>f</sub> **	L	Δ Elev	S	T <sub>f</sub> ***			P <sub>1</sub>	I (IN/HR)	Q (CFS)	P <sub>1</sub>	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																	0.99			3.50



CAUTION

NOTICE TO CONTRACTOR

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AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE  
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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

DATE	DESCRIPTION	REV

DATE 03/17/2025

PROJECT NO. 2475029

SHEET NAME

EXISTING  
CONDITIONS  
DRAINAGE PLAN

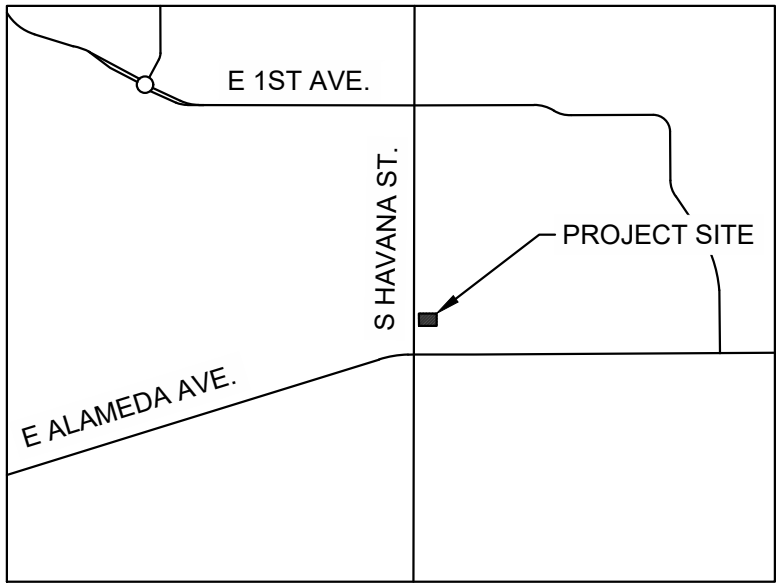
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C501



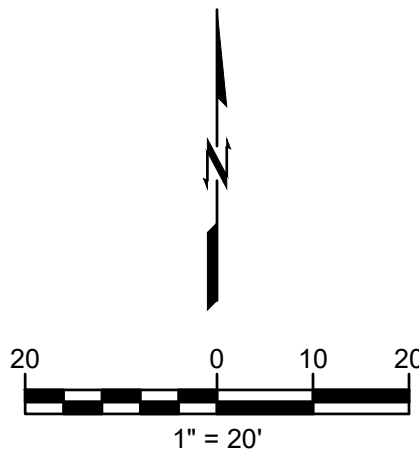
DUNKIN DONUTS 270 S HAVANA -  
CONDITIONAL USE AND SITE PLAN WITH ADJUSTMENT

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'

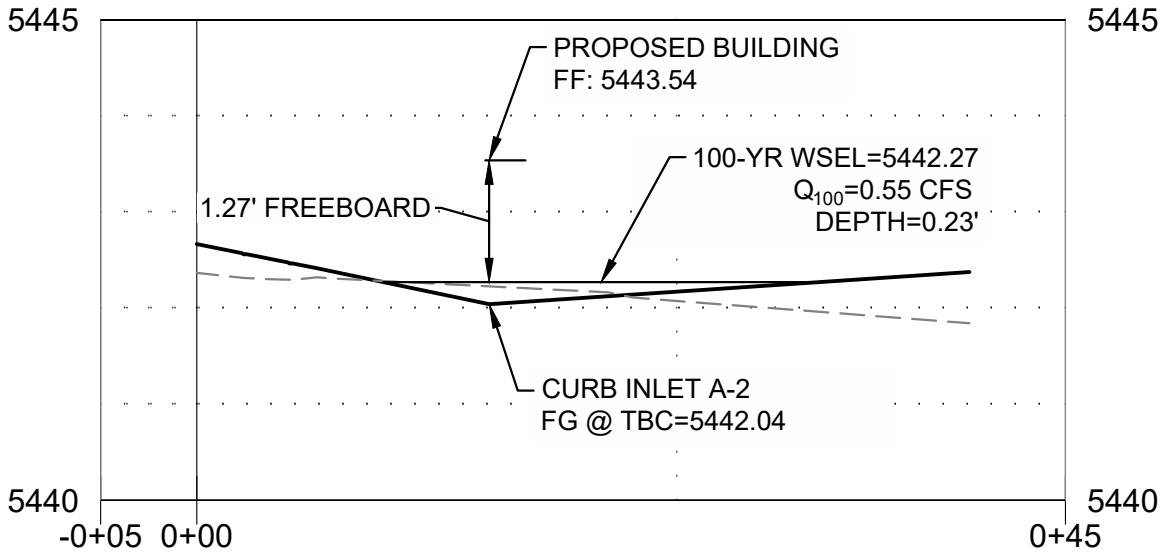
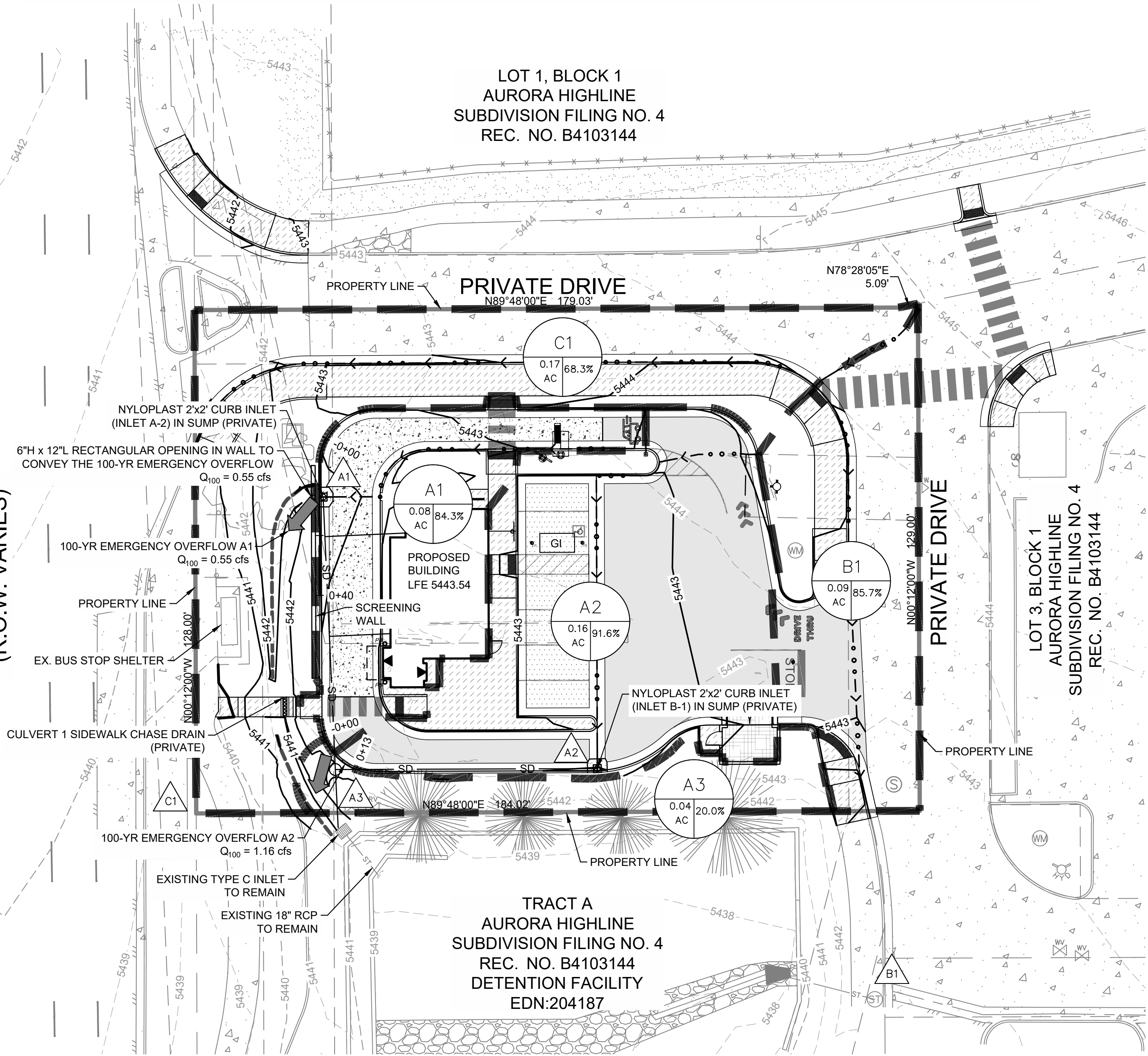


LEGEND

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.

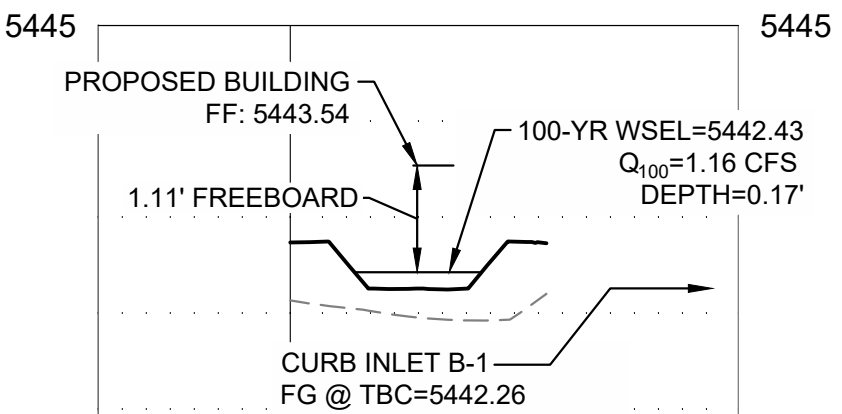
S HAVANA STREET  
(R.O.W. VARIES)



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 <sub>2</sub>	C <sub>5</sub>	C <sub>10</sub>	C <sub>100</sub>	% 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%						

BASIS OF BEARINGS:

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Hydrologic Calculations - Proposed Conditions

DRAINAGE AREA	DESIGN POINT	AREA (SF)	AREA (AC)	RUNOFF COEFFICIENT				OVERLAND FLOW				TRAVEL TIME				URBAN CHECK	ACTUAL T <sub>c</sub> (MIN S)	2-YR		100-YR			
				C <sub>2</sub>	C <sub>5</sub>	C <sub>10</sub>	C <sub>100</sub>	L	Δ Elev	S	T <sub>T</sub> **	L	Δ Elev	S	T <sub>T</sub> ***			T <sub>c</sub>	T <sub>c</sub>	P <sub>1</sub>	I (IN/HR)	Q (CFS)	P <sub>1</sub>
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	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																	1.03			3.55

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.



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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

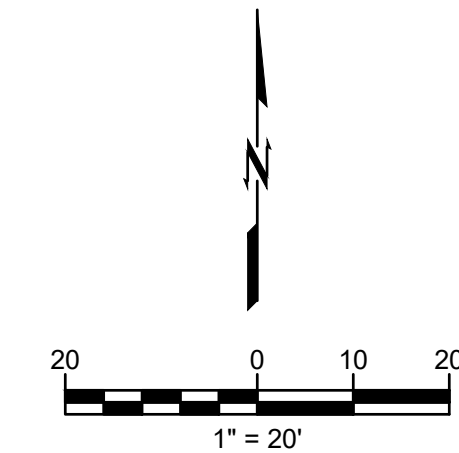
PROPOSED  
DRAINAGE PLAN  
SHEET NO.

C502

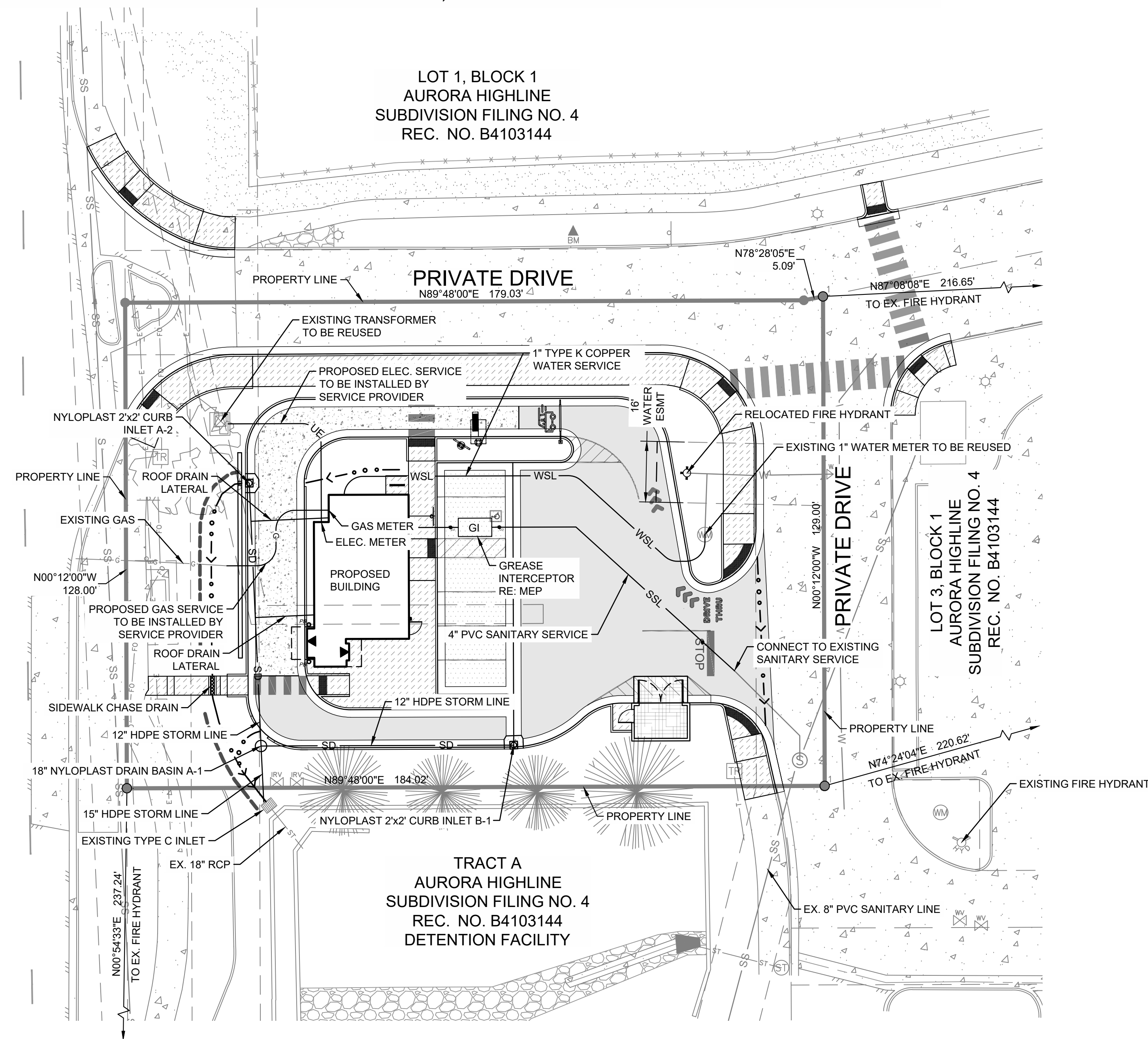


LOT 2, BLOCK 1, AURORA HIGHLINE SUBDIVISION FILING NO. 4, LOCATED IN THE SOUTHWEST  
QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
270 S. HAVANA ST, AURORA CO 80016

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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



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.



**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 TERTHO.

**SITE BENCHMARK:**  
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Know what's **below**.  
Call before you dig.

**CAUTION**  
NOTICE TO CONTRACTOR

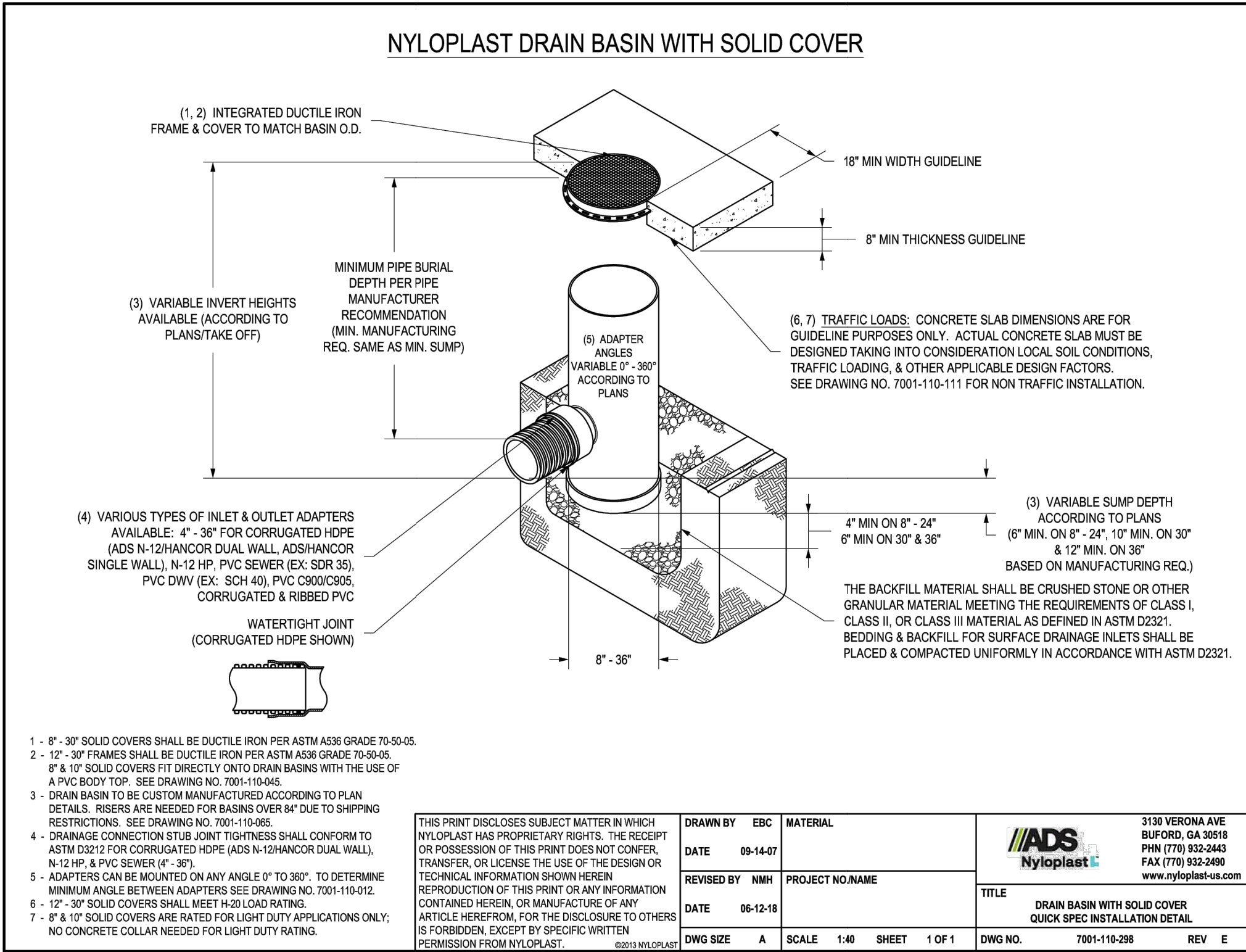
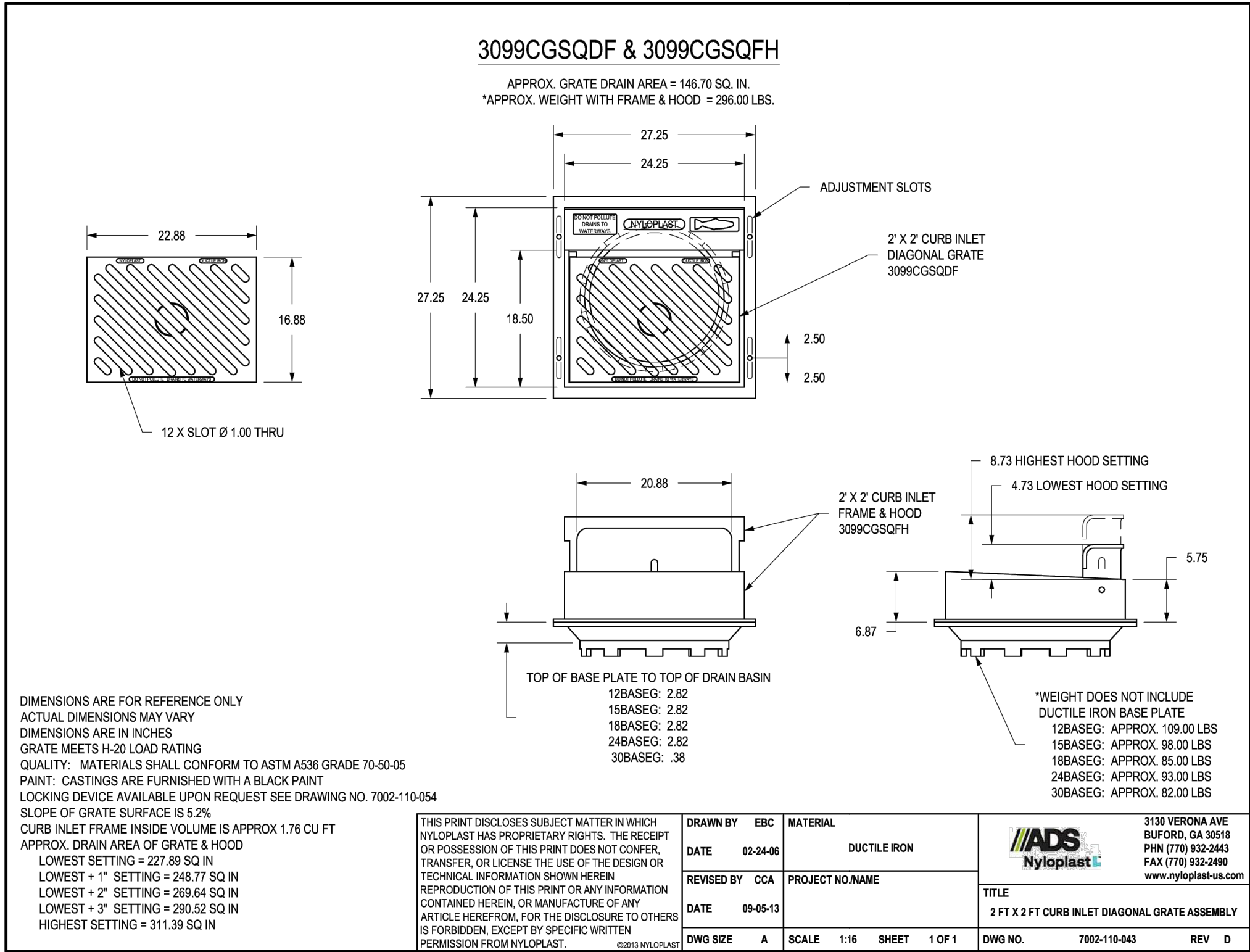
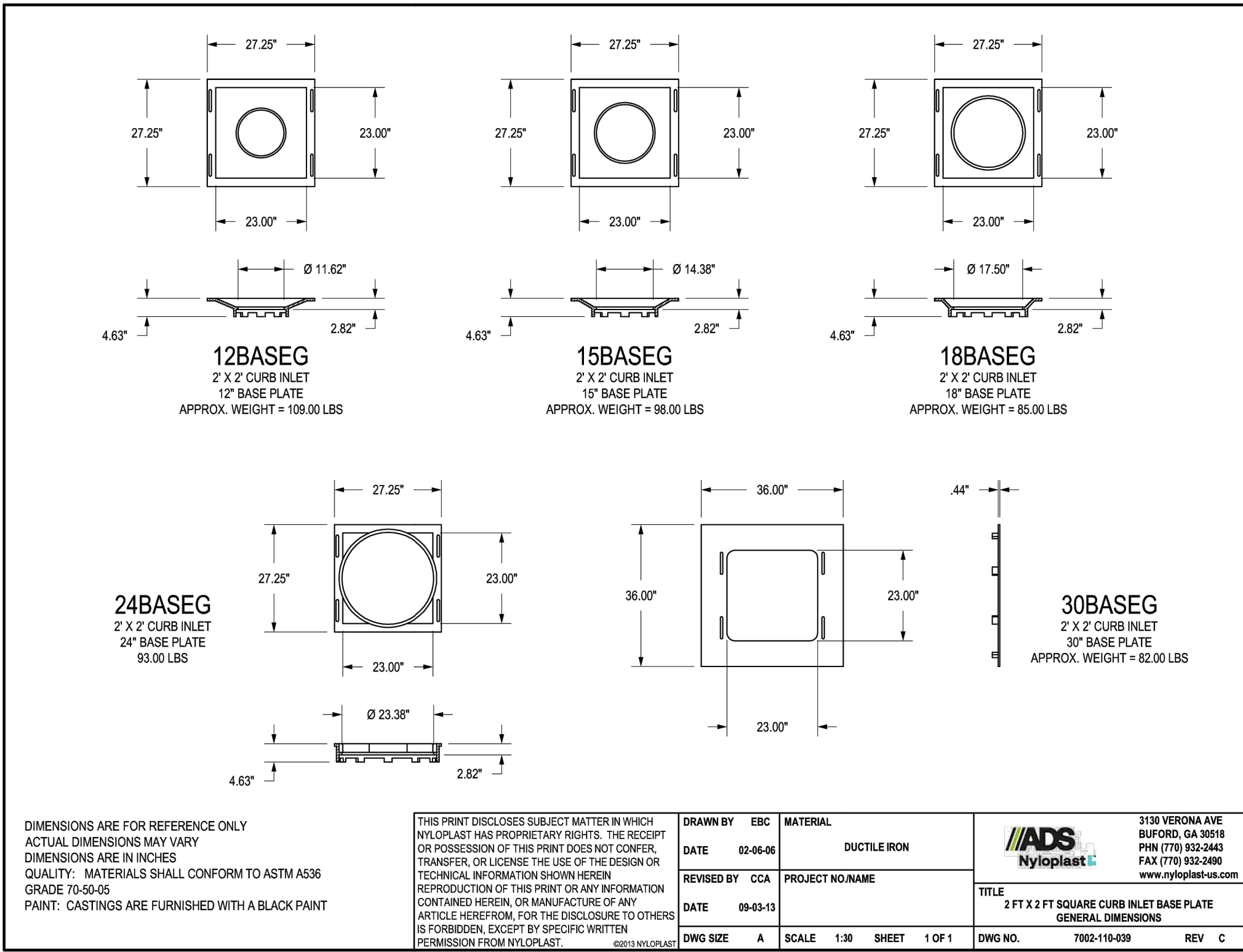
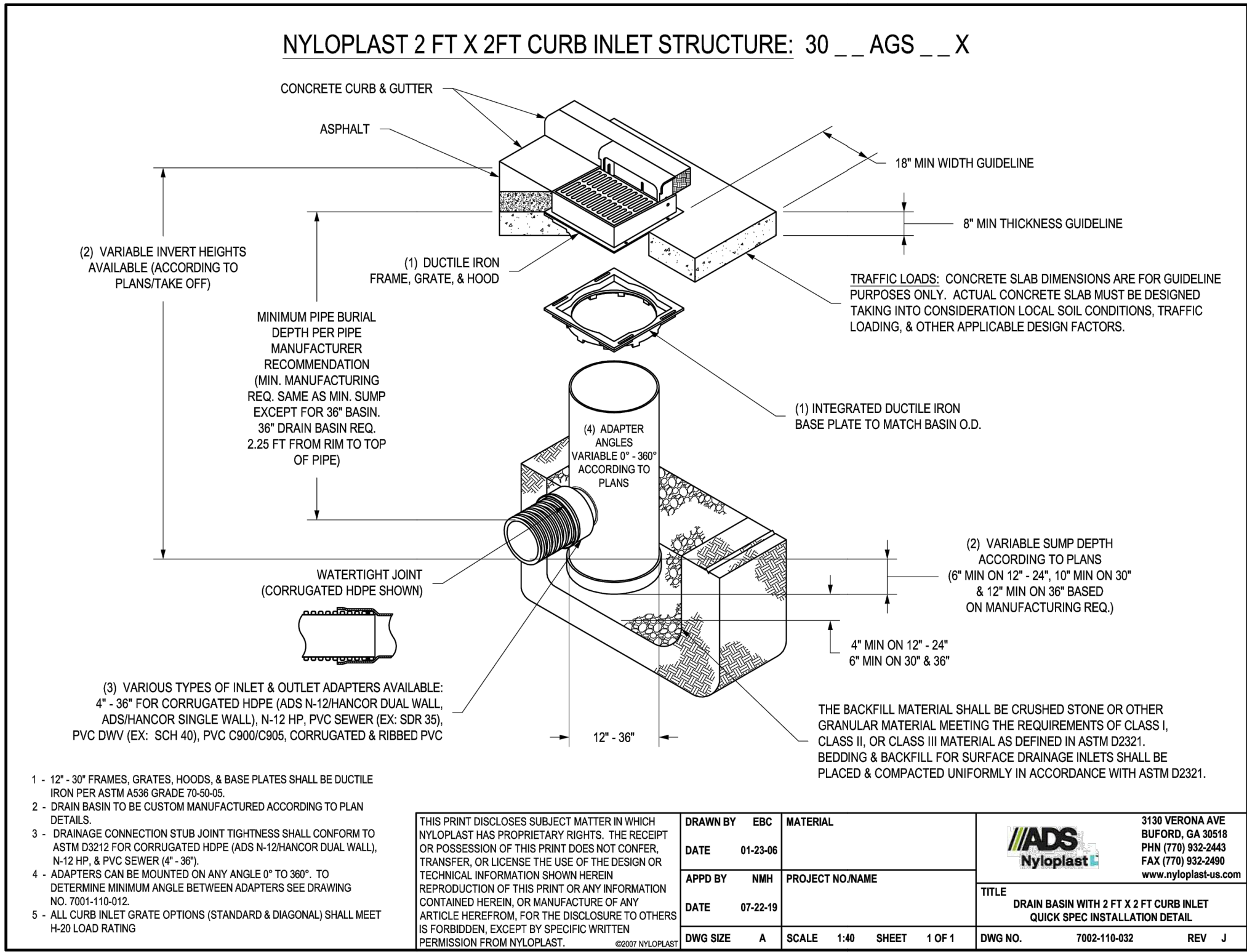
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DUNKIN DONUTS 270 S HAVANA - CONDITIONAL USE AND SITE PLAN WITH ADJUSTMENT		270 S. HAVANA ST., AURORA, CO	
REV	DESCRIPTION	DATE	
DATE	03/17/2021		
PROJECT NO.	247502		
SHEET NAME			
UTILITY SCHEMATIC			
SHEET NO.			
C600			



# 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



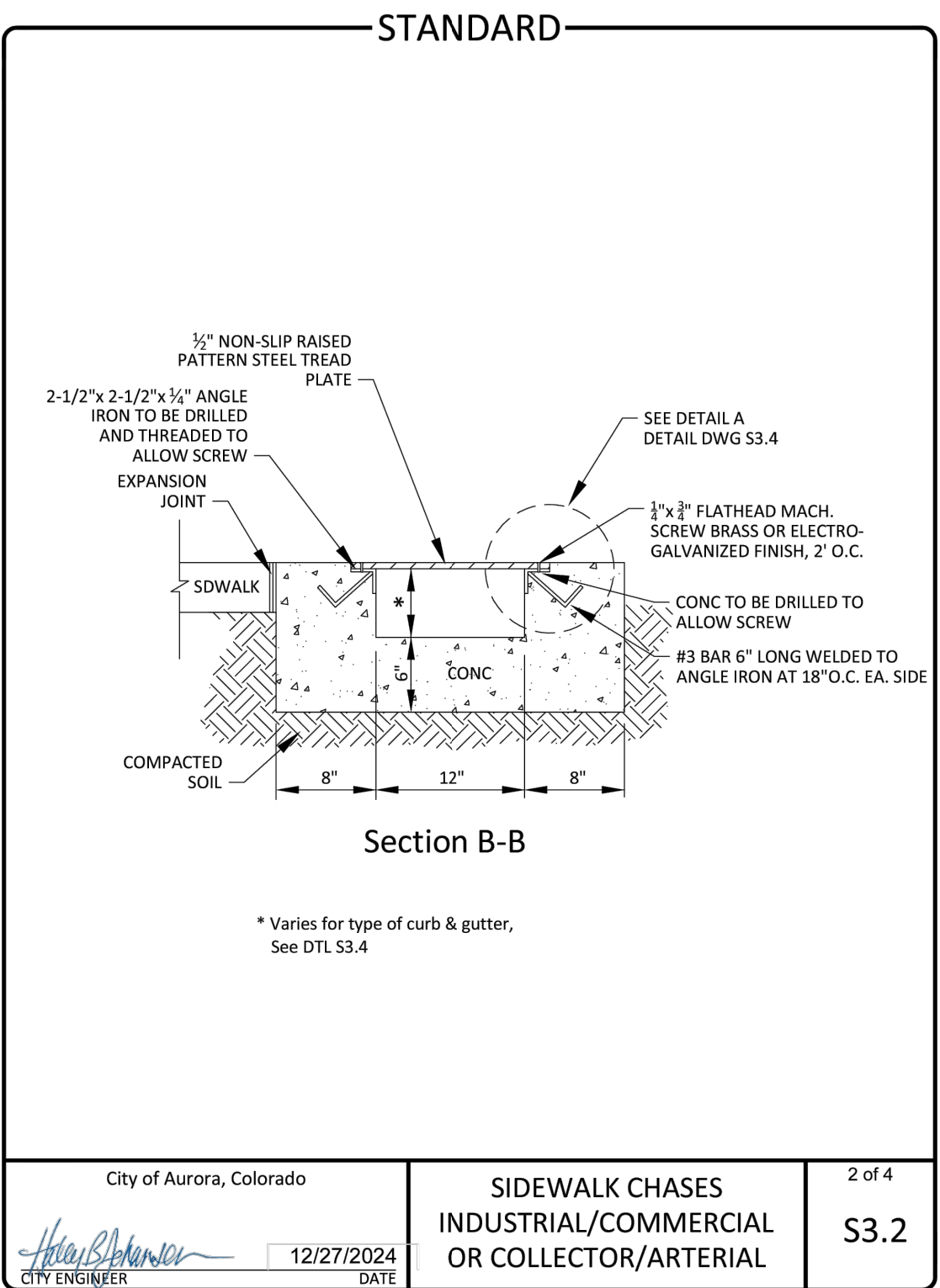
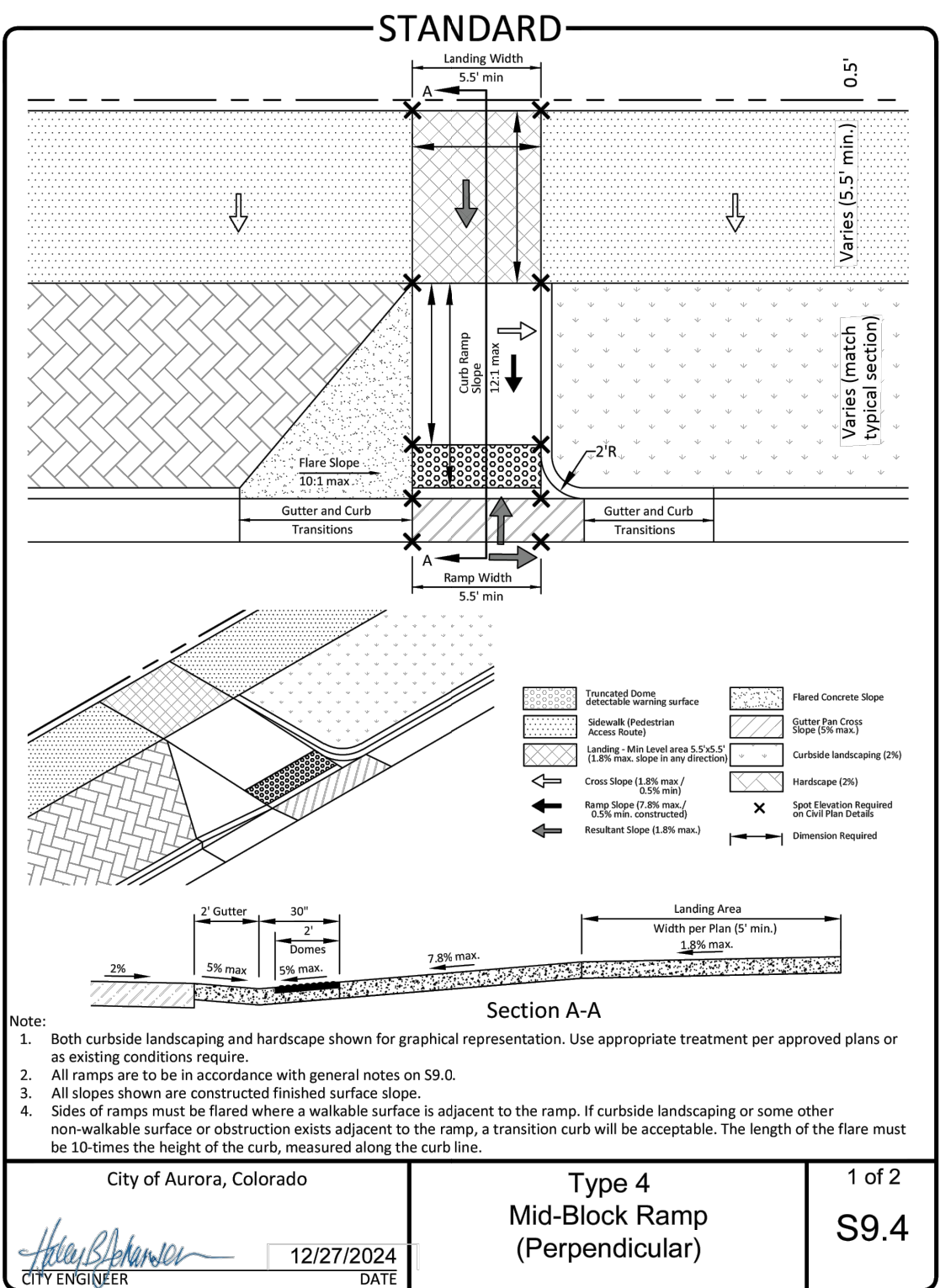
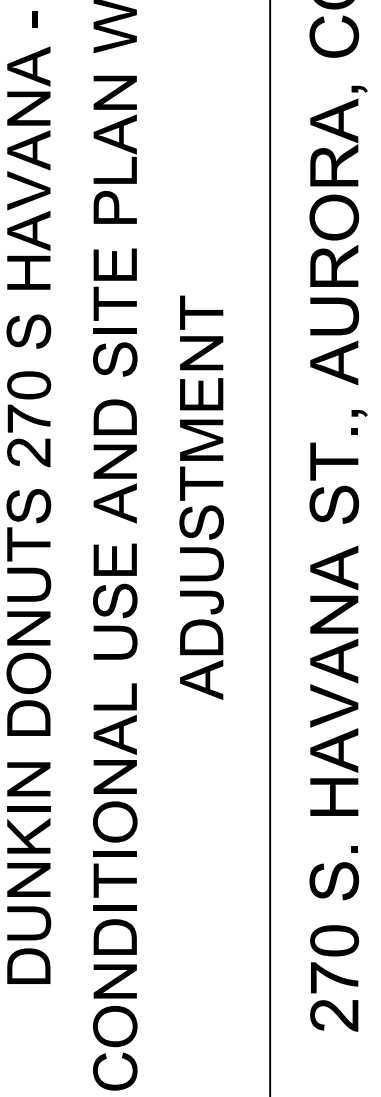
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REV					

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

DETAILS 1  
SHEET NO.  
C800



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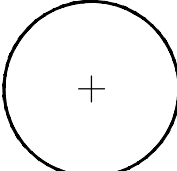
<p align="center"><b>DUNKIN DONUTS 270 S HAVANA - CONDITIONAL USE AND SITE PLAN WITH ADJUSTMENT</b></p>		<p align="center"><b>270 S. HAVANA ST., AURORA, CO</b></p>	
DATE			
DESCRIPTION			
REV			
DATE	03/17/2025		
PROJECT NO.	2475029		
SHEET NAME			
<p align="center"><b>DETAILS 2</b></p>			
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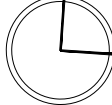
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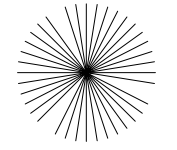
LANDSCAPE LEGEND:




DECIDUOUS TREE




ORNAMENTAL TREE



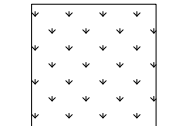
EVERGREEN TREE




SHRUB



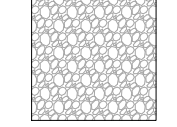
ORNAMENTAL GRASS / PERENNIAL



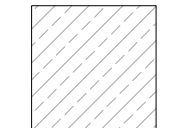
COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10.5 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	10%	3.0 LBS.
SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.



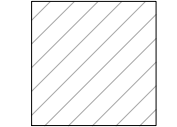
COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	20%	1.5 LBS.
SAND DROPSEED	SPOROBOLUS CYRPTANDRUS	20%	0.20 LBL.
SWITCHGRASS	PANICUM VIRGATUM	20%	3.2 LBS.
SIDEOATS GRAMA	BOUTELOUA CURIPENDULA	15%	4.7 LBS.
WESTERN WHEATGRASS	PASCOPIRUM SMITHII	10%	5.5 LBS.
GREEN NEEDLEGRASS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




4"-6" COBBLE



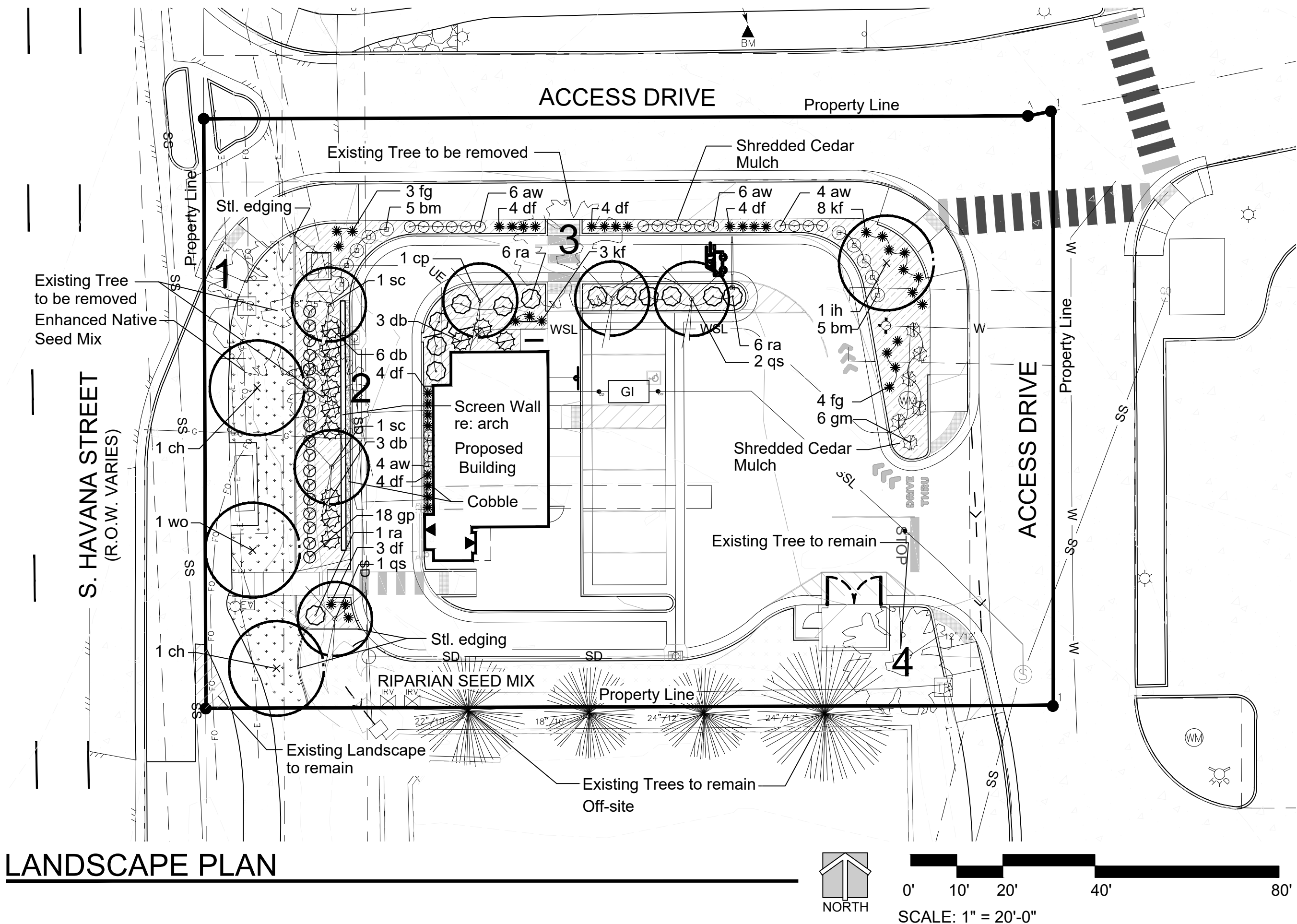
SHREDDED CEDAR MULCH



EXISTING LANDSCAPE TO REMAIN



STEEL EDGING



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 Shrubs / 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 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"

CAUTION  
NOTICE TO CONTRACTOR

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

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SHEET NAME				

LANDSCAPE  
PLAN  
SHEET NO.  
L1.1



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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.



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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 SPIRE 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



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LANDSCAPE  
NOTES

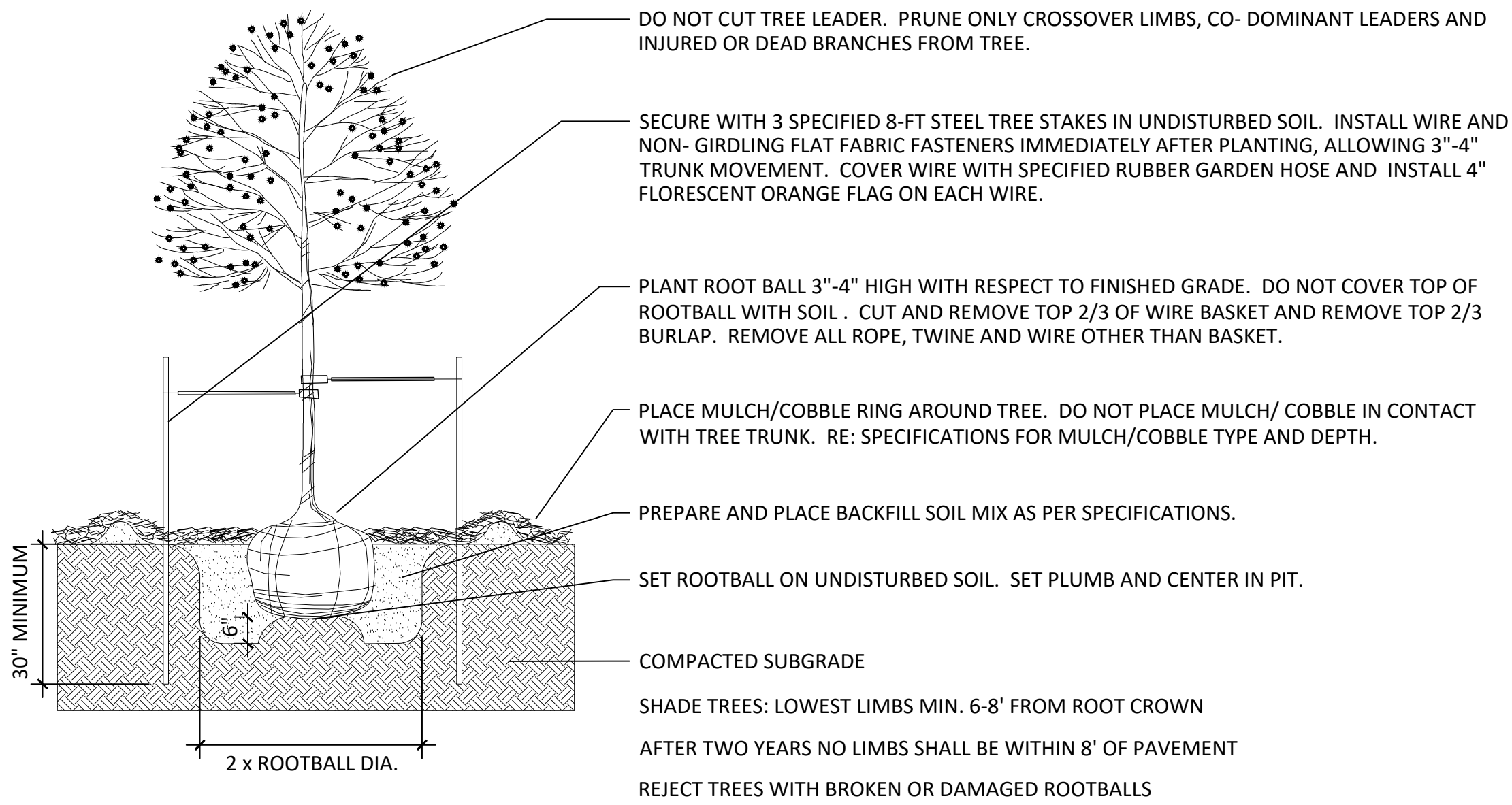
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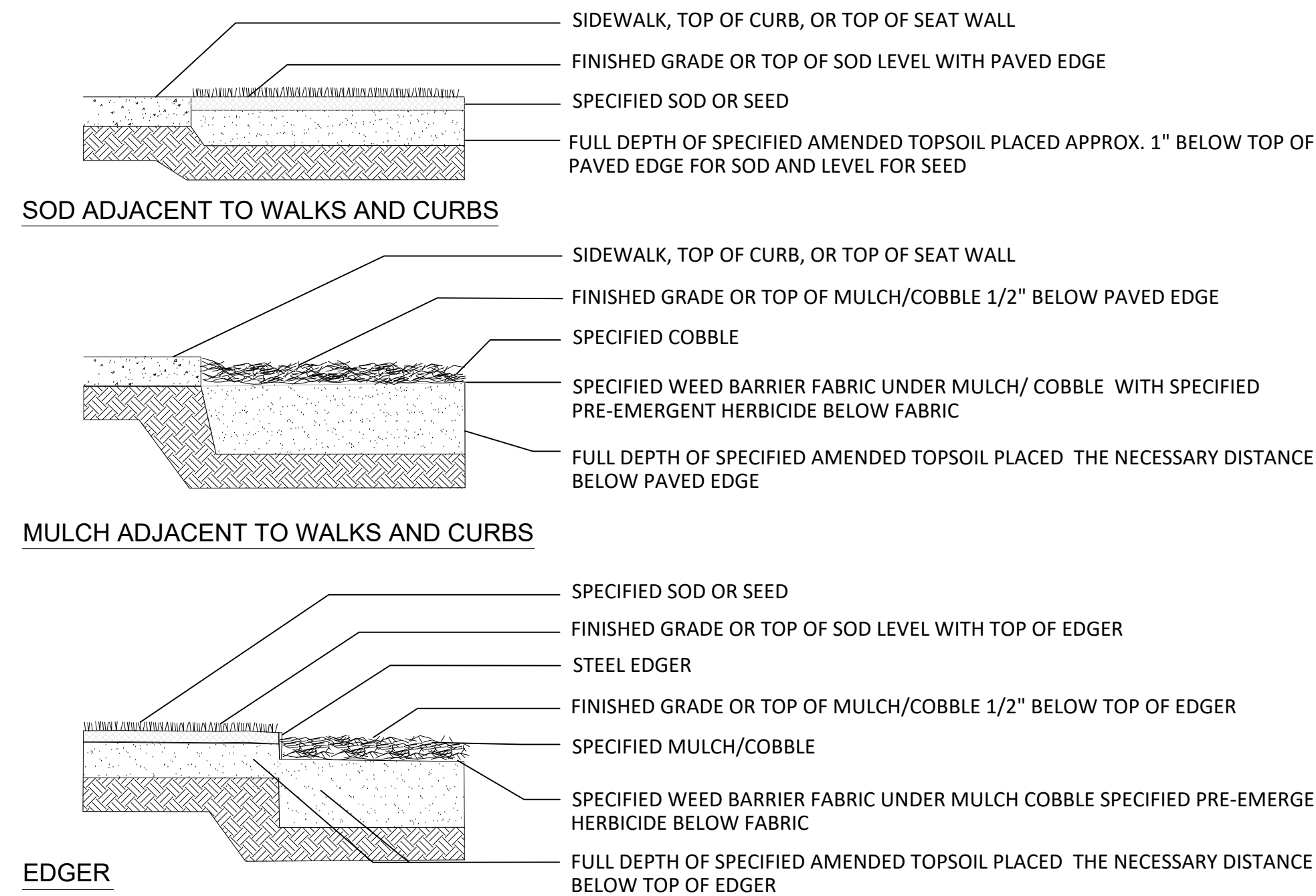


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1 DECIDUOUS TREE NOT TO SCALE

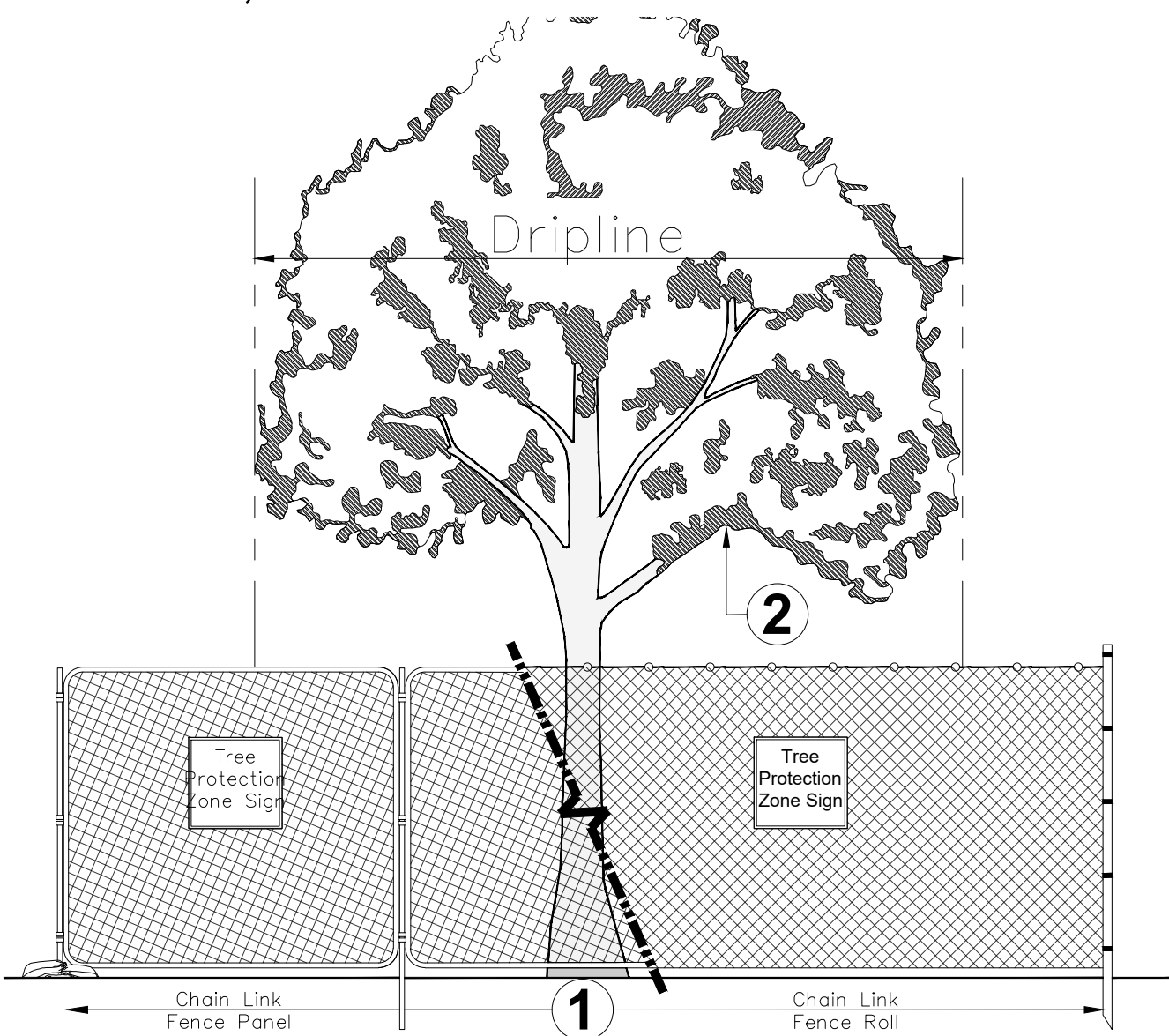


3 EDGE TREATMENT NOT TO SCALE

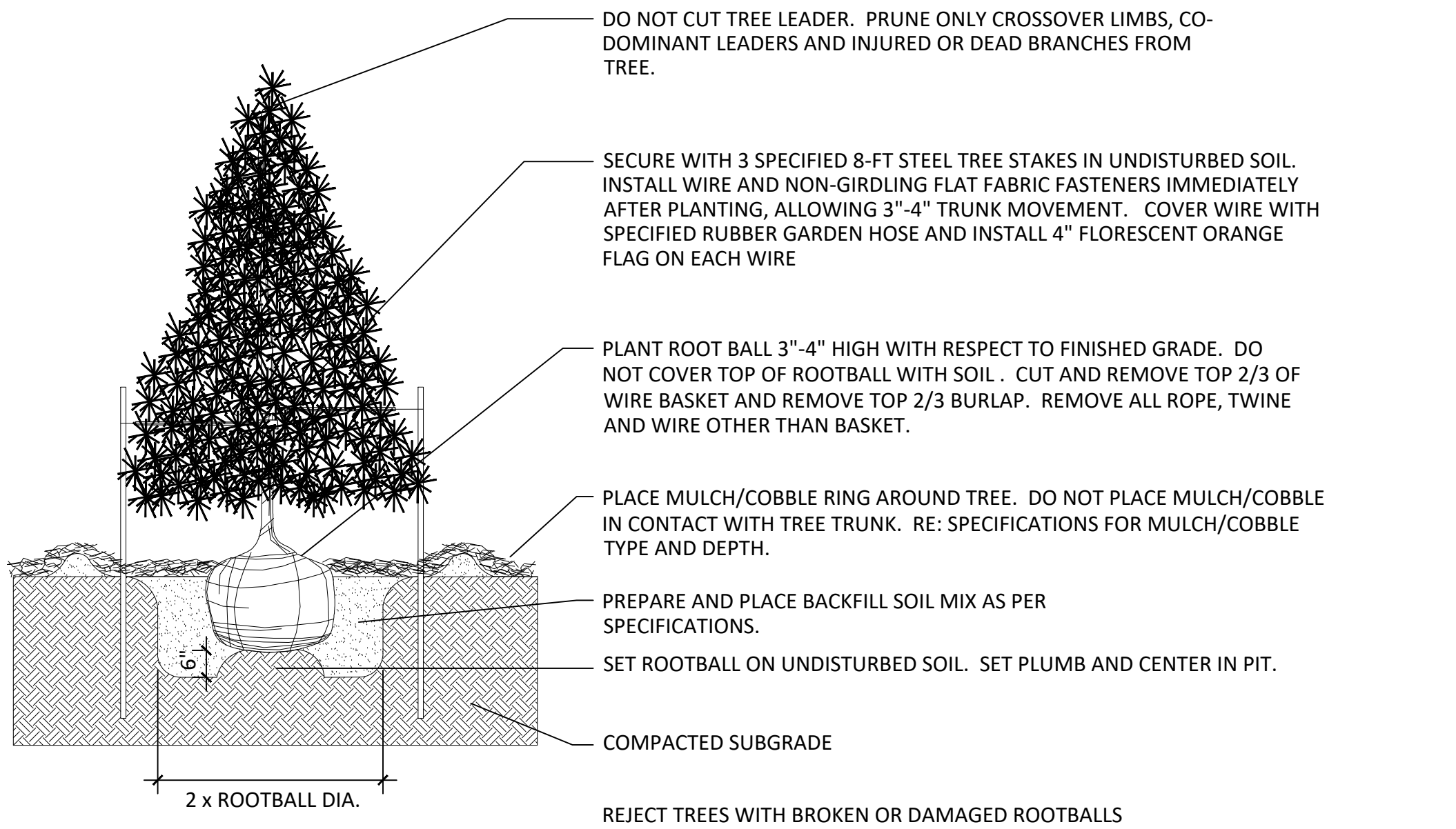


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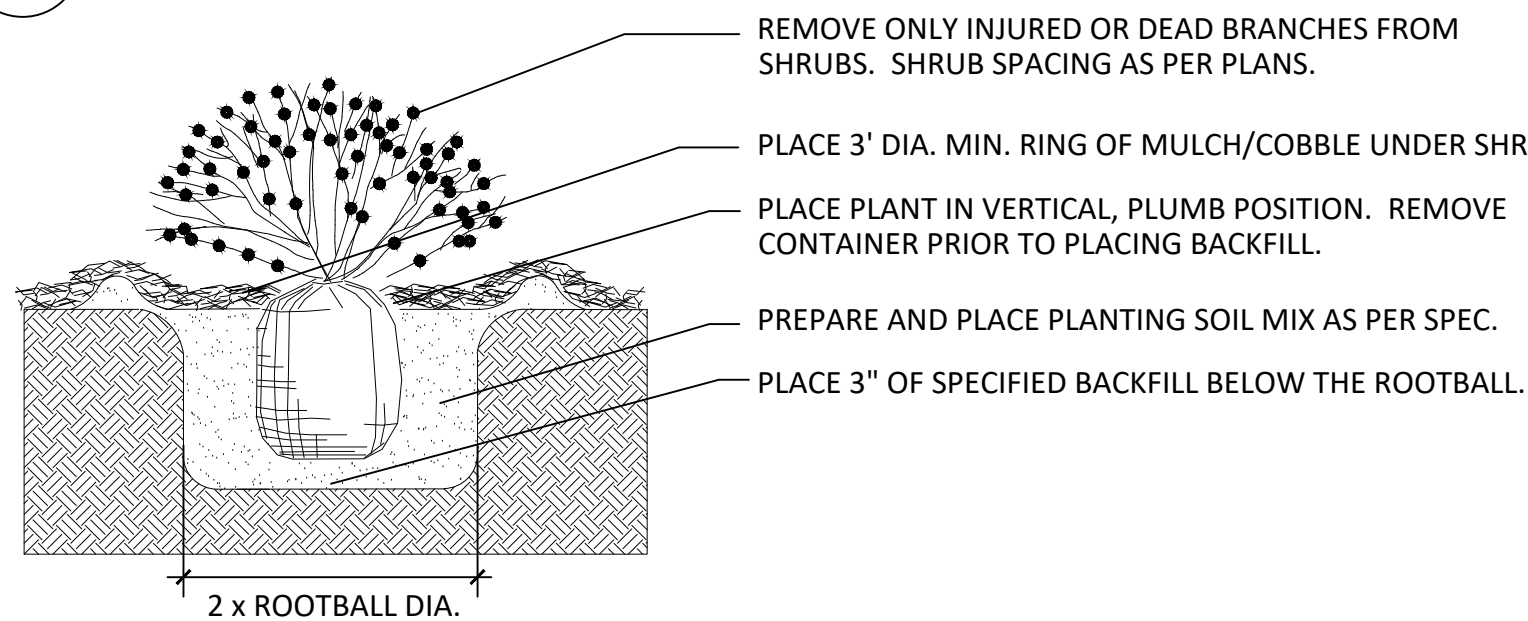
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2 TREE PROTECTION DETAIL NOT TO SCALE



4 EVERGREEN TREE PLANTING NOT TO SCALE



5 SHRUB PLANTING NOT TO SCALE

TREE PROTECTION NOTES

Any work in these areas must have approval of CITY OF AURORA FORESTER prior to commencement of activity.

Area 1: Tree Protection Zone and Critical Root Zone Protection

The Tree Protection Zone (TPZ) shall be equal to dripline or 1.5 feet radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5' above soil line), whichever is greater.  
A. Min 6' in height steel chain link fence is required unless otherwise approved by the Forester. Steel chain link fence panels or rolls are acceptable.  
1. When chain link panels are installed, anchor to ground or weight with sandbags to hold panels in place.  
2. When chain link rolls are installed, it shall be fastened to heavy duty steel posts with safety caps at minimum five (5) attachment points with 12-gauge wire, including points at top and bottom. Weave wire through top of roll to eliminate sag.  
3. Posts shall be driven 2' to 3' below grade and spaced at max. five to ten foot (5' - 10') o.c. intervals. Fencing must be kept taut at all times.  
4. "Tree Protection Zone" signs shall be placed one (1) per each tree protection zone minimum or more per direction of the Forester; maintain in the location and condition in which approved.  
5. TPZ, including signage, shall be maintained in the location and condition in which approved.  
6. Trunk protection may be required and shall be installed at the direction of the Forester.

Area 2: Canopy Protection

Contact Forester if potential for damage exists and/or if pruning is needed for any clearance issues prior to performing work.

Notes

- Tree Retention and Protection Specifications shall be followed throughout duration of work.
- After TPZ is approved;  
A. TPZ shall not be resized, modified, removed, or altered in any manner without prior written approval. TPZ shall be maintained in place as approved until removal is authorized by Forester.  
B. Entrance/access to the TPZ is not permitted without prior written approval from the Forester.  
C. No materials, debris, equipment, or site amenities shall be stored within the TPZ without prior written approval from the Forester.
- While TPZ fencing is in place, trees shall be deep-root watered at an interval of once every two weeks when temperatures are at or above 40 degrees F. Trees shall be watered at the rate of twenty-five (25) gallons per inch DBH. Forester may ask for proof of watering.
- Violation of TPZ or damage to protected trees is subject to penalty per City Ordinance.



5639 SOUTH CURTICE STREET  
LITTLETON, COLORADO 80120  
303.883.2735

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LANDSCAPE  
DETAILS

SHEET NO.

L1.3



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## EXTERIOR ELEVATIONS

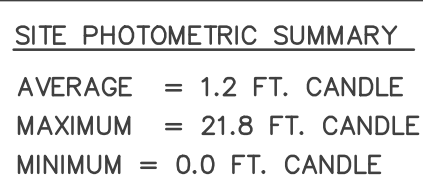
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ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015-2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED 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



## D-Series Size 0 LED Area Luminaire


Casting Number	
Notes	
Type	<b>FIXTURE "SA2", "SA3"</b>

We hold the responsibility to keep all historical documents.

### 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 efficiency, long-life luminaire.

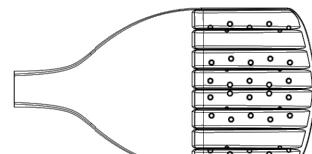

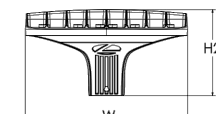
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.




**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.aacilitybrands.com/designselect](http://www.aacilitybrands.com/designselect).**

*\*See ordering tree for details*

### Specifications


EPA:	0.44 ft <sup>2</sup> (0.04 m <sup>2</sup> )		
Length:	26.18" (66.5 cm)		
Width:	14.06" (35.7 cm)		
Height H1:	2.26" (57 mm)		
Height H2:	7.46" (189 mm)		
Weight:	23 lbs (10.4 kg)		



Design Select program indicated by this color background.

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Control options			Other options	Finish (optional)
<b>Shipped installed</b>			<b>Shipped installed</b>	
<b>RECAP PIRSEN</b>	Right side cap 2 installed with 3x6 metal / ambient sensor, 8-4oz mounting bracket, sensor cable installed at 26.15% <sup>1,2,3,4,5,6,7,8</sup>	<b>PER7</b> Seven-pin receptacle only (controls ordered separately) <sup>1,2,3,4,5,6,7,8</sup>	<b>PR5</b> Recessed white/black finish standard <sup>1,2</sup>	<b>DD002</b> Dark Bronze
		<b>FAO</b> 30-6 inch field adjustable dimension <sup>1,2,3,4,5,6,7,8</sup>	<b>LS9</b> Left hand options <sup>1,2</sup>	<b>BR010</b> Black
		<b>BS0</b> 30-6 inch switched dimension, 60W <sup>1,2,3,4,5,6,7,8</sup>	<b>R90</b> Right oriented options <sup>1,2</sup>	<b>DNA00</b> Natural Aluminum
<b>PIR</b>	High flow, medium ambient sensor, 8-4oz mounting bracket, sensor cable installed at 26.15% <sup>1,2,3,4,5,6,7,8</sup>	<b>BS0</b> 30-6 inch switched dimension, 60W <sup>1,2,3,4,5,6,7,8</sup>	<b>CCE</b> Coastal Construction <sup>1,2</sup>	<b>DD070</b> Textured dark bronze
		<b>DMD</b> 0-10 dimming dimmer installed outside fixture, (see use with an external control, ordered separately) <sup>1,2,3,4,5,6,7,8</sup>	<b>BA4</b> 50° ambient operation <sup>1,2</sup>	<b>BR020</b> Textured black
<b>PER</b>	NEMA two-lock receptacle only (controls ordered separately) <sup>1,2,3,4,5,6,7,8</sup>		<b>BA4</b> Bay Area America's Accel and Rapid America Bay America Qualified SF Single Face (20, 27, 34) <sup>1,2,3,4,5,6,7,8</sup>	<b>DND00</b> Textured natural aluminum
<b>PER5</b>	Five-pin receptacle only (controls ordered separately) <sup>1,2,3,4,5,6,7,8</sup>		<b>DF</b> Double Face (208, 240, 400V) <sup>1,2,3,4,5,6,7,8</sup>	<b>DWH00</b> Textured white
			<b>Shipped separately</b>	
			<b>ES08</b> External Gage (field reversible, field install required, matches housing finish)	
			<b>BS08</b> Base Spokes (field installed only)	

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COMMERCIAL OUTDOOR

DSXD-LED  
Rev. 01/28/23  
Page 1 of 9



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

---

270 S. HAVANA ST., AURORA, CO

DESCRIPTION	DATE

DATE 02/14/2025

PROJECT NO. 2475029

SHEET NAME  
SITE  
PHOTOMETRIC  
PLAN

SHEET NO.  
E100



D:\RGE\Dropbox\Jobs\Jobs\2025\Dunkin Donuts Aurora\Site Photometrics\PH-1.dwg PLOT:3/17/2025 10:53:11 AM ORIG SIZE:22"x34"

# 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

## CRT Series

CR61™ LED Downlight - 6" (152mm)

### Product Description

The new CR61 LED downlight delivers up to 1,650 lumens while achieving over 84 lumens per watt. This breakthrough performance is achieved by combining the high efficacy and high-quality 90 CRI light. The CR61 is available in warm and cool color temperatures, and easily installs into most standard five-inch or six-inch recessed IC or non-IC housings.

**Applications:** New construction or upgrade for residential and commercial lighting

### Performance Summary

**Initial Delivered Lumens:** 825 Lumens - 1,650 Lumens

**Input Power:** 11 watts, 14.5 watts, 19.5 watts

**CRI:** 90+

**CCT:** 2700K, 3000K, 3500K, 4000K

**Limited Warranty:** 5 years for luminaire, 1 year for accessories and housings

**Lifetime:** Designed to last 50,000 hours

**Dimming:** Dimmable to 5% (At 120V Only)

**Rated for Dry, Damp, and Wet Locations**

\*See <https://www.creeighting.com/resources/housings/> for warranty terms

### Accessories

#### Trim

**CR61-TIMBRAN-1** - 6" (152mm) Plastic Reflector Trim - Bronze

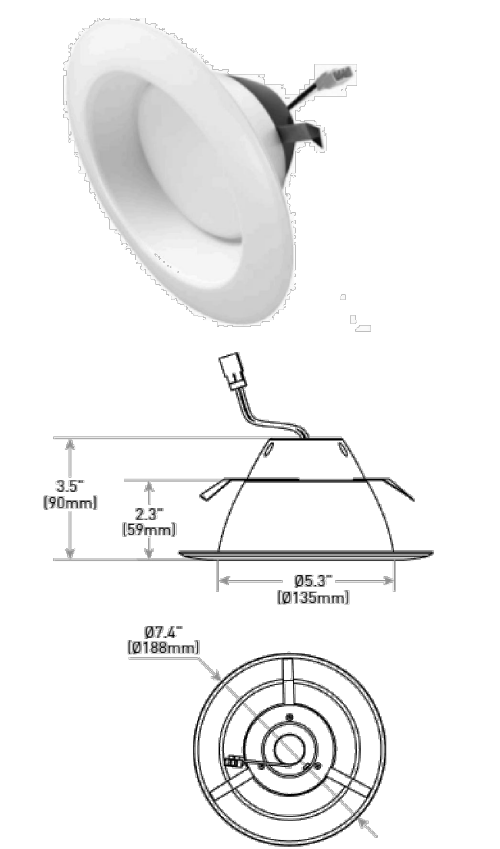
**CR61-TIMBRAN-1** - 6" (152mm) Plastic Reflector Trim - Black

**CR61-TIMBRAN-1** - 6" (152mm) Plastic Reflector Trim - Satin Nickel

**CR61-TIMBRAN-1** - 6" (152mm) Plastic Reflector Trim w/Extended Flange - Black

## FIXTURE "LED2"

Rev. Date: V12.02/03/2025



#### Housings

Refer to page three for details.

Example: CR61-GSL-27K-12-E26G2L26

CR61				Additional Information		
Series	Lumen Package	CCT	Voltage	Base Type	Single Carton UPC	Master Carton ITF-14
CR61	825L 825 Lumens, 11W - 78LFW	30K 3000K	12 120 Volts	E26G2L26 Includes E26 (Title 20 Compliant) and G2L26 Base Pigtail (Title 24 Compliant)	809665023094	12 1080665023091
CR61	825L 825 Lumens, 11W - 78LFW	35K 3500K	12 120 Volts	E26G2L26 Includes E26 (Title 20 Compliant) and G2L26 Base Pigtail (Title 24 Compliant)	809665023098	12 1080665023097
CR61	1200L 1,200 Lumens, 15W - 82LFW	27K 2700K	12 120 Volts	Blank Includes E26 (Title 20 Compliant), G2L26 Base (Title 24 Compliant), and 27V Connector Pigtail	809665023221	12 1080665023228
CR61	1200L 1,200 Lumens, 15W - 82LFW	35K 3500K	12 120 Volts	Blank Includes E26 (Title 20 Compliant), G2L26 Base (Title 24 Compliant), and 27V Connector Pigtail	809665023225	12 1080665023262
CR61	1200L 1,200 Lumens, 15W - 82LFW	40K 4000K	12 120 Volts	Blank Includes E26 (Title 20 Compliant), G2L26 Base (Title 24 Compliant), and 27V Connector Pigtail	809665023262	12 1080665023269
CR61	1650L 1,650 Lumens, 19.5W - 84LFW	12K 1200K	12 120 Volts	Blank Includes E26 (Title 20 Compliant), G2L26 Base (Title 24 Compliant), and 27V Connector Pigtail	809665023276	12 1080665023276
CR61	1650L 1,650 Lumens, 19.5W - 84LFW	27K 2700K	12 120 Volts	Blank Includes E26 (Title 20 Compliant), G2L26 Base (Title 24 Compliant), and 27V Connector Pigtail	809665023286	12 1080665023283
CR61	1650L 1,650 Lumens, 19.5W - 84LFW	35K 3500K	12 120 Volts	Blank Includes E26 (Title 20 Compliant), G2L26 Base (Title 24 Compliant), and 27V Connector Pigtail	809665023293	12 1080665023293
CR61	1650L 1,650 Lumens, 19.5W - 84LFW	40K 4000K	12 120 Volts	Blank Includes E26 (Title 20 Compliant), G2L26 Base (Title 24 Compliant), and 27V Connector Pigtail	809665023309	12 1080665023306



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