

STARBUCKS AT MISSISSIPPI & ABILENE  
LOT 2, BLOCK 1, ABILENE SQUARE SUBDIVISION FILING NO. 2  
SITUATED IN THE SW 1/4 OF SECTION 18, T. 4 S., R. 66 W. OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SITE PLAN

CIVIL ENGINEER

STERLING DESIGN ASSOCIATES, LLC  
2009 W. LITTLETON BLVD. #300  
LITTLETON, CO 80120  
(303) 794-4727  
CONTACT: MR. OWEN KEENAN, PE

LANDSCAPE ARCHITECT

STERLING DESIGN ASSOCIATES, LLC  
2009 W. LITTLETON BLVD. #300  
LITTLETON, CO 80120  
(303) 794-4727  
CONTACT: MR. WAYNE STERLING, RLA

SURVEYOR

GLORISO MAPPING SERVICES, LLC  
3765 BALDERAS ST.  
BRIGHTON, CO 80601  
(303) 755-8300  
CONTACT: MR. DEAN F. GLORISO, PLS

ARCHITECT

STUDIO DH ARCHITECTURE  
1300 JACKSON ST. #200  
GOLDEN, CO 80401  
(303) 458-9600  
CONTACT: MR. BRAD HASWELL

AGENCY REFERRALS

PLANNING DEPARTMENT  
CITY OF AURORA  
STEPHEN RODRIGUEZ  
(303) 739-7186  
SRODRIGU@AURORAGOV.ORG

BUILDING DEPARTMENT  
CITY OF AURORA  
MIKE DEAN  
(303) 739-7447  
MDEAN@AURORAGOV.ORG

HEALTH DEPARTMENT  
TRI-COUNTY HEALTH  
NOLA EVANS  
(303) 220-6900  
NEVANS@TCHD.ORG

FIRE DEPARTMENT  
CITY OF AURORA  
MIKE DEAN  
(303) 739-7420  
MDEAN@AURORAGOV.ORG

WATER DEPARTMENT  
AURORA WATER  
EDWARD FRANCIS  
(303) 739-7382  
EFRANCIS@AURORAGOV.ORG

STORM SEWER DEPARTMENT  
AURORA ENGINEERING  
RICK HUNTER  
(303) 739-7307  
RHUNTER@AURORAGOV.ORG

LANDSCAPE DESIGN  
CITY OF AURORA  
KELLY K BISH  
(303) 739-7189  
KBISH@AURORAGOV.ORG

STREET RIGHT OF WAY  
AURORA ENGINEERING  
RICK HUNTER  
(303) 739-7307  
RHUNTER@AURORAGOV.ORG

ELECTRIC COMPANY  
XCEL ENERGY  
BRAD DELABARRE  
(303) 671-3924  
BRADLEY.DELABARRE@XCELENERGY.COM

PHONE COMPANY  
CENTURY LINK  
TAMMY NORTON  
(720) 578-5138  
TAMMY.NORTON@CENTURYLINK.COM

VICINITY MAP



SHEET INDEX

- 1 OF 10 COVER SHEET
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- 4 OF 10 UTILITY PLAN
- 5 OF 10 LANDSCAPE PLAN
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- 8 OF 10 PHOTOMETRIC DETAILS
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- 10 OF 10 BUILDING ELEVATIONS

SEE SHEET C-3

LEGAL DESCRIPTION

LOT 2, BLOCK 1, ABILENE SUBDIVISION FILING NO. 2

DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	1.364 ACRES (59,402 SF)
GROSS FLOOR AREA	2,200 SQ. FT.
NUMBER OF BUILDINGS	1
TYPE OF OCCUPANCY	B/A-2
TYPE OF CONSTRUCTION	V-8
AUTOMATIC SPRINKLER SYSTEM	NO
MAXIMUM HEIGHT OF BUILDINGS	20'-0"
TOTAL BUILDING COVERAGE	3.7%, 2,200 SQ. FT.
HARD SURFACE AREA	68.3% 40,593 SQ. FT.
LANDSCAPE AREA	28.0% 16,509 SQ. FT.
PERMITTED ZONING CLASSIFICATION	CC-2 (FRINGE)
PROPOSED TOTAL SIGN AREA	750 SQ. FT.
PROPOSED NUMBER OF SIGNS	5
PARKING SPACES REQUIRED	15
PARKING SPACES PROVIDED	78
HANDICAP SPACES REQUIRED	1
HANDICAP SPACES PROVIDED	2
VAN ACCESSIBLE SPACES PROVIDED	1
LOADING SPACES PROVIDED	0

PARKING CALCULATION:

BUILDING	RATIO	TOTAL STALLS REQ'D	TOTAL STALLS PROVIDED
DRIVE-THRU	1 STALL/3 SEATS	15	78

CONDITIONAL USES APPROVED:

CONDITIONAL USE	APPROVAL DATE
SINGLE USE RETAIL	04/08/2015
DRIVE-THRU	04/08/2015

SIGNATURE BLOCKS (CONT.)

IN WITNESS THEREOF, Terene Dreiseszun HAS CAUSED THESE  
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS 30<sup>th</sup> DAY OF April AD. 2015  
BY: Terene Dreiseszun, Trustee of the Sherman W. Dreiseszun Marital Trust  
(PRINCIPALS OR OWNERS)

STATE OF COLORADO JSS  
COUNTY OF Denver JSS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30<sup>th</sup> DAY OF April AD. 2015  
BY: Terene Dreiseszun  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL  
Kevin Hampton  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES 9-22-2015 NOTARY BUSINESS ADDRESS: 6795 E Tennessee Ave Denver, Co. 80224

IN WITNESS THEREOF, Helene Abrahamson HAS CAUSED THESE  
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS 30<sup>th</sup> DAY OF April AD. 2015  
BY: Helene Abrahamson, Trustee of the Sherman W. Dreiseszun Marital Trust  
(PRINCIPALS OR OWNERS)

STATE OF COLORADO JSS  
COUNTY OF Denver JSS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30<sup>th</sup> DAY OF April AD. 2015  
BY: Helene Abrahamson  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL  
Kevin Hampton  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES 9-22-15 NOTARY BUSINESS ADDRESS: 6795 E Tennessee Ave Denver, Co. 80224

IN WITNESS THEREOF, Erika Feingold HAS CAUSED THESE  
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS 30<sup>th</sup> DAY OF April AD. 2015  
BY: Erika Feingold, co-secretary of the Morgan Family Foundation A Kansas Non-Profit Corporation  
(PRINCIPALS OR OWNERS)

STATE OF COLORADO JSS  
COUNTY OF Denver JSS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30<sup>th</sup> DAY OF April AD. 2015  
BY: Erika Feingold  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL  
Kevin Hampton  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES 9-22-2015 NOTARY BUSINESS ADDRESS: 6795 E Tennessee Ave Denver, Co. 80224

CITY OF AURORA APPROVAL  
PLANNING COMMISSION: [Signature] DATE: 4/8/15  
(CHAIRPERSON)

PLANNING DIRECTOR: [Signature] DATE: 5/15/15

CITY ATTORNEY: [Signature] DATE: 5/15/15

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: \_\_\_\_\_

AURORA CITY NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117.1-2003.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPE MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPE WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE IRRIGATION SYSTEMS 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 SYSTEMS OR PRIVATE UTILITIES.
- 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 THE AURORA CITY CODE OF ORDINANCE, CHAPTER 126 - ARTICLE VII - NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE

- EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- 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 UNOBSERVED 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 OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THIS 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 OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- 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 ENCRONCH INTO ANY EASEMENT OR FIRE LANE.
- THE 2009 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 98-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION FIRE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.

SIGNATURE BLOCKS

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, GARY PASHEL HAS CAUSED THESE  
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS 30<sup>th</sup> DAY OF April AD. 2015  
BY: Gary Pashel  
(PRINCIPALS OR OWNERS)

STATE OF COLORADO JSS  
COUNTY OF Denver JSS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30<sup>th</sup> DAY OF April AD. 2015

BY: GARY PASHEL  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL  
Kevin Hampton  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES 9-22-2015 NOTARY BUSINESS ADDRESS: 6795 E Tennessee Ave Denver, Co. 80224

IN WITNESS THEREOF, Michael Milstein HAS CAUSED THESE  
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS 30<sup>th</sup> DAY OF April AD. 2015  
BY: Michael Milstein  
(PRINCIPALS OR OWNERS)

STATE OF COLORADO JSS  
COUNTY OF Denver JSS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30<sup>th</sup> DAY OF April AD. 2015

BY: Michael Milstein  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL  
Kevin Hampton  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES 9-22-2015 NOTARY BUSINESS ADDRESS: 6795 E Tennessee Ave Denver, Co. 80224

STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS		
NO. 1	DATE: 01/28/15	BY: JLO
DESCRIPTION: CITY COMMENTS, 2nd SUBMITTAL		
NO. 2	DATE: 02/27/15	BY: JLO
DESCRIPTION: CITY COMMENTS, 3rd SUBMITTAL		
NO. 3	DATE: 04/01/15	BY: JLO
DESCRIPTION: PUBLIC HEARING PACKAGE		
NO. 4	DATE:	BY:
DESCRIPTION:		
NO. 5	DATE:	BY:
DESCRIPTION:		
NO. 6	DATE:	BY:
DESCRIPTION:		

DATE: 12/02/14	SCALE:
PROJECT MANAGER: JLO	PROJECT NO.:
DRAWN BY: JLO	DRAWING FILE:

PROJECT:  
 56692-001  
STARBUCKS DRIVE-THRU  
13881 E MISSISSIPPI AVENUE  
AURORA, CO 80012  
DEVELOPER:  
STARBUCKS COFFEE COMPANY  
2401 UTAH AVENUE SOUTH  
SEATTLE, WA 98134  
(206) 318-1575

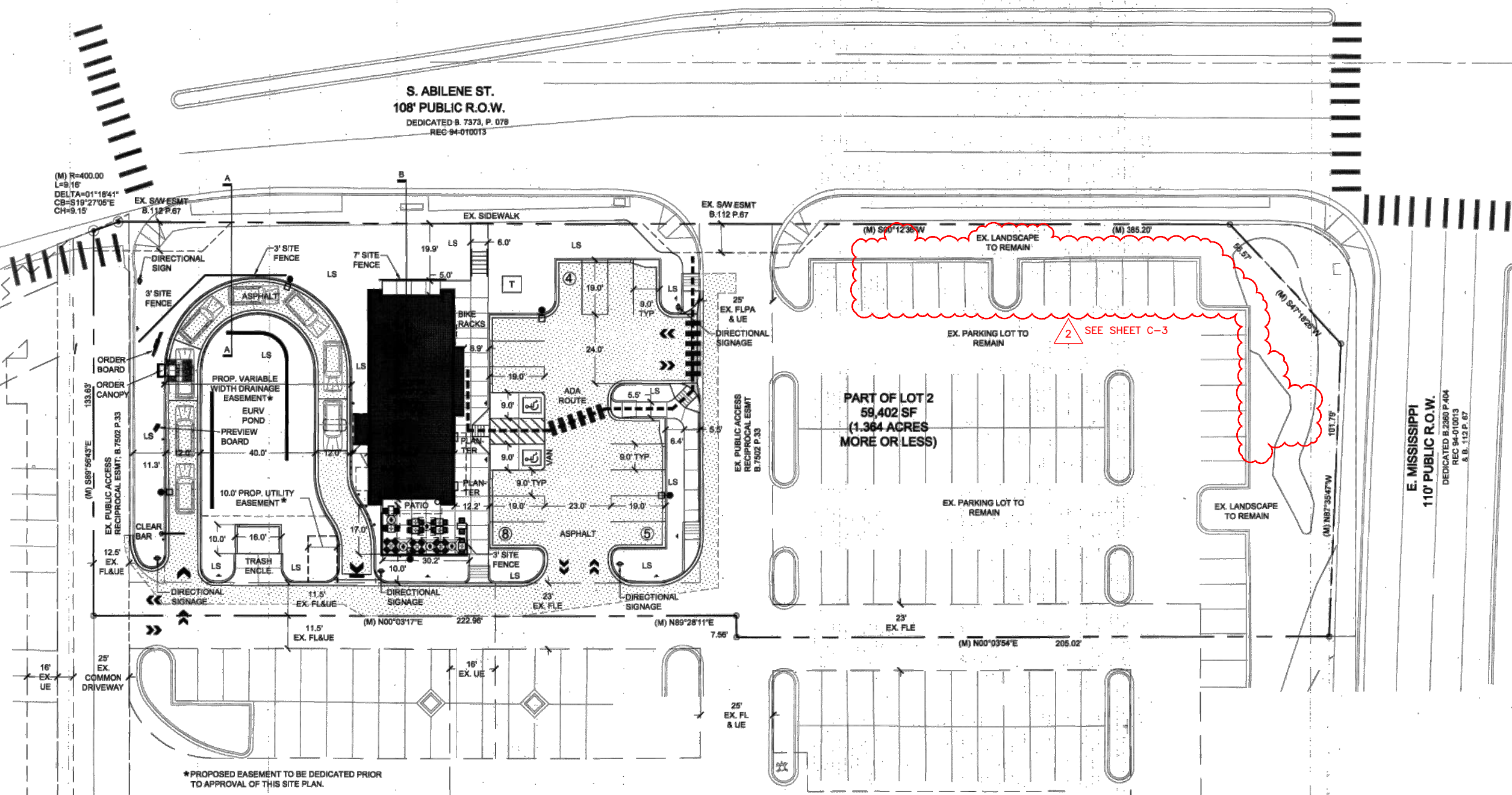
SHEET TITLE:  
**COVER SHEET**  
SHEET NUMBER:  
**1 OF 10**



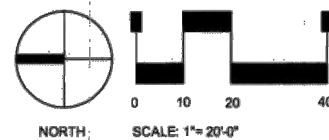
**STARBUCKS AT MISSISSIPPI & ABILENE**  
**LOT 2, BLOCK 1, ABILENE SQUARE SUBDIVISION FILING NO. 2**  
**SITUATED IN THE SW 1/4 OF SECTION 18, T. 4 S., R. 66 W. OF THE 6TH P.M.**  
**CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**  
**SITE PLAN**

**S. ABILENE ST.**  
**108' PUBLIC R.O.W.**  
 DEDICATED B. 7373, P. 078  
 REG 94-010013

(M) R=400.00  
 L=9.16'  
 DELTA=01°18'41"  
 CB=S19°27'05"E  
 CH=8.15'

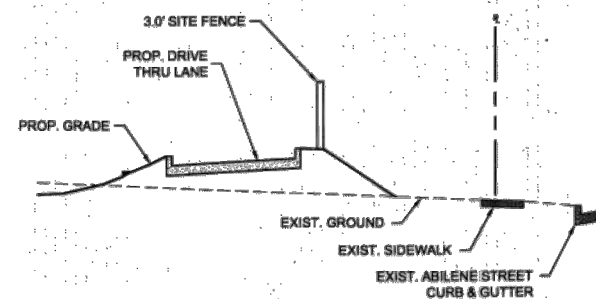


\*PROPOSED EASEMENT TO BE DEDICATED PRIOR TO APPROVAL OF THIS SITE PLAN.



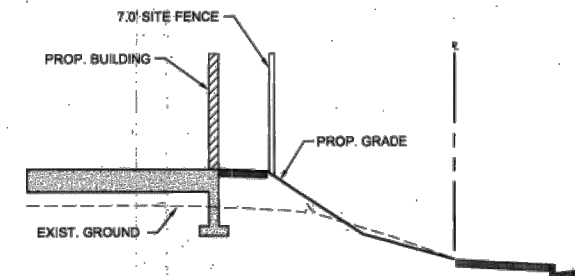
**LEGEND**

- PROPERTY LINE
- - - EASEMENT LINE
- ==== EXIST. CURB AND GUTTER
- ==== PROPOSED CURB AND GUTTER
- ==== EXIST. SIDEWALK
- ==== PROPOSED SIDEWALK
- ⊠ PROPOSED HANDICAP PARKING SPACE
- PROPOSED BOLLARD
- ⊙ PROPOSED SIGN
- ⊙ PROPOSED SITE LIGHT
- ADA ROUTE
- LS LANDSCAPE AREA
- ⑩ PROPOSED PARKING COUNT
- T PROPOSED TRANSFORMER



**SECTION A-A**

1" = 10' HORIZ.  
 1" = 5' VERT.



**SECTION B-B**

1" = 10' HORIZ.  
 1" = 5' VERT.

**Sterling Design Associates, Inc.**  
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS  
 2009 W. Littleton Blvd. #300  
 Littleton, CO 80120  
 303.794.4727 ph  
 www.SterlingDesignAssociates.com

STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS		
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DESCRIPTION:		
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DESCRIPTION:		
NO. 6	DATE:	BY:
DESCRIPTION:		

DATE: 12/02/14	SCALE: 1" = 20'-0"
PROJECT MANAGER: JLO	PROJECT NO.:
DRAWN BY: JLO	DRAWING FILE:

PROJECT:  
**56692-001**  
**STARBUCKS DRIVE-THRU**  
**13881 E MISSISSIPPI AVENUE**  
**AURORA, CO 80012**

DEVELOPER:  
**STARBUCKS COFFEE COMPANY**  
 2401 UTAH AVENUE SOUTH  
 SEATTLE, WA 98134  
 (206) 318-1575

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**2 OF 10**



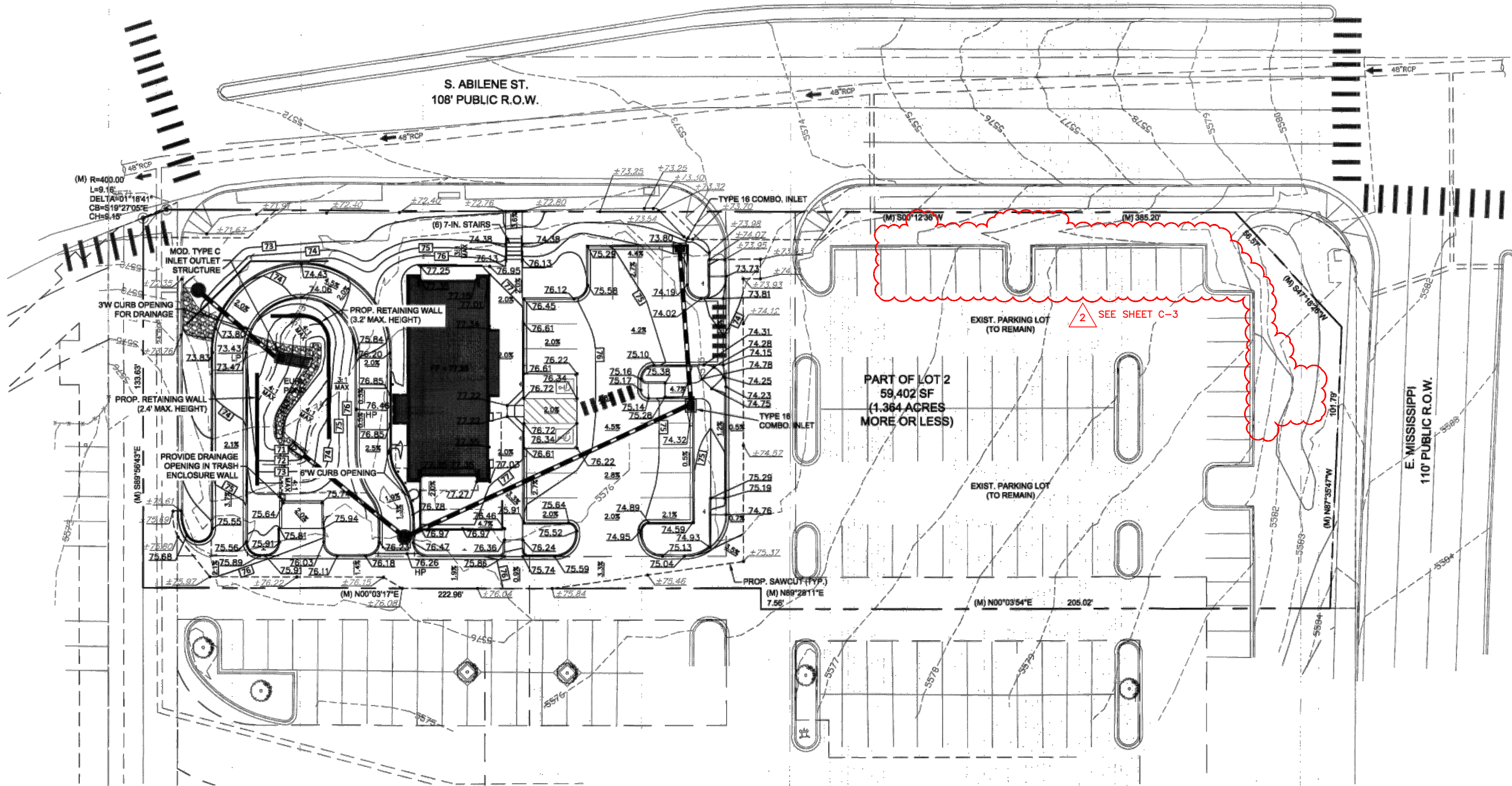
**CAUTION - NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, 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 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



**STARBUCKS AT MISSISSIPPI & ABILENE**  
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**CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**  
**SITE PLAN**



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 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS  
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DATE: 12/02/14	SCALE: 1" = 20'-0"
PROJECT MANAGER: JLO	PROJECT NO.:
DRAWN BY: OKK	DRAWING FILE:

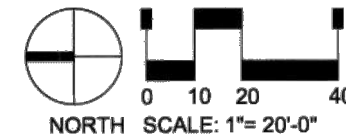
PROJECT:  
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**STARBUCKS DRIVE-THRU**  
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**AURORA, CO 80012**

DEVELOPER:  
**STARBUCKS COFFEE COMPANY**  
 2401 UTAH AVENUE SOUTH  
 SEATTLE, WA 98134  
 (206) 318-1575

SHEET TITLE:  
**GRADING PLAN**  
 SHEET NUMBER:  
**3 OF 10**

**LEGEND**

- PROPERTY LINE
- EASEMENT LINE
- EXIST. CURB AND GUTTER
- LS PROP. LIGHT POLE
- LS LANDSCAPE AREA
- PROP. HANDICAP PARKING SPACE
- PROP. SIDEWALK
- PROP. CURB AND GUTTER
- PROP. TRANSFORMER
- PROP. TRAFFIC ARROW
- ⊙ PROP. PARKING COUNT
- PROP. BOLLARD
- PROP. SIGN
- 74.1 PROP. CONTOUR LINE
- 5570 EXIST. CONTOUR LINE
- 74.15 EXIST. SPOT ELEVATION
- 74.15 PROP. SPOT ELEVATION
- 0.5% PROPOSED SLOPE



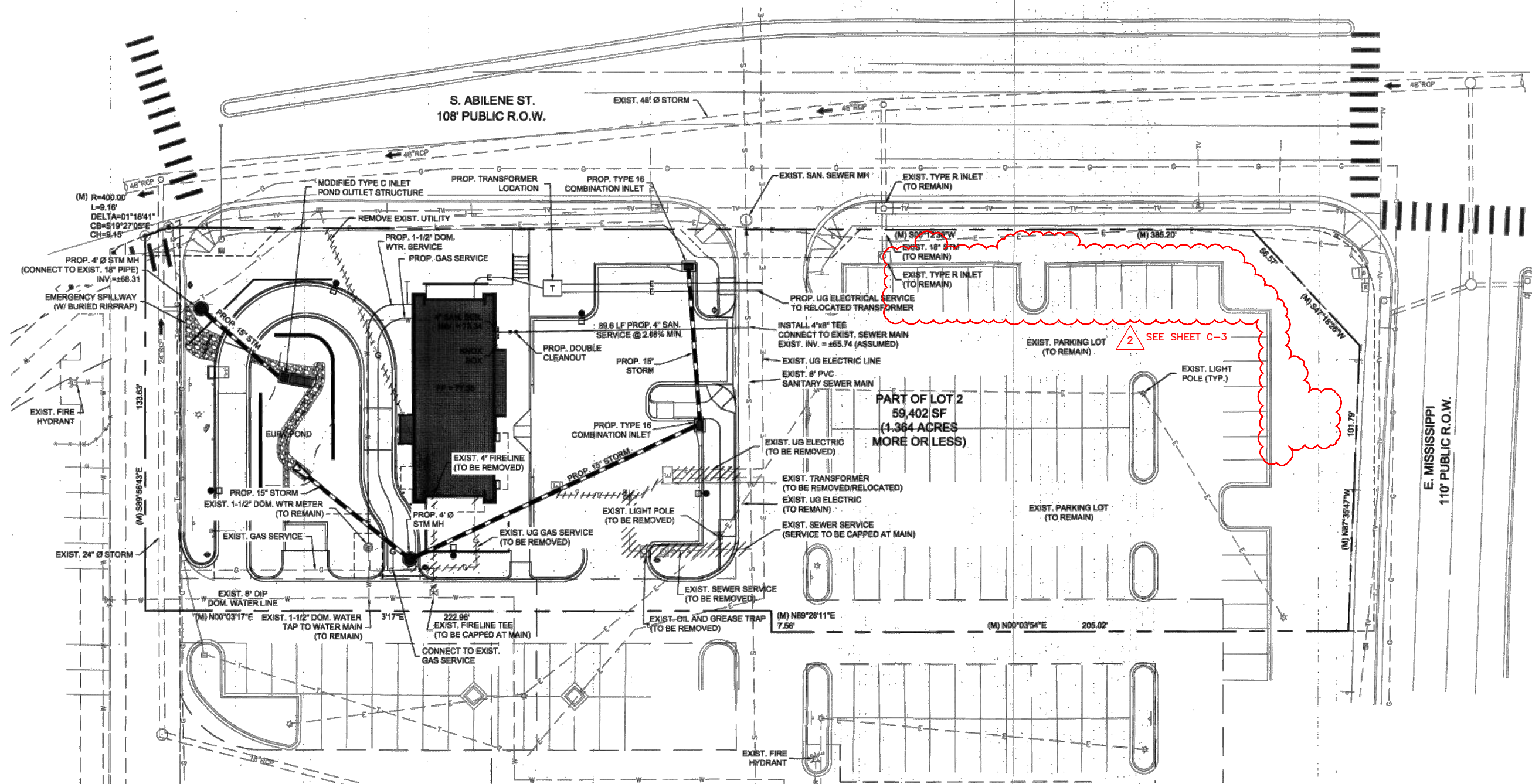
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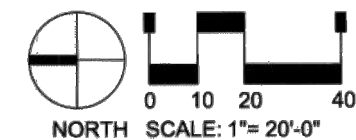


**STARBUCKS AT MISSISSIPPI & ABILENE**  
**LOT 2, BLOCK 1, ABILENE SQUARE SUBDIVISION FILING NO. 2**  
**SITUATED IN THE SW 1/4 OF SECTION 18, T. 4 S., R. 66 W. OF THE 6TH P.M.**  
**CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**  
**SITE PLAN**



**LEGEND**

	PROPERTY LINE		PROP. STORM LINE MODIFIED TYPE C - POND OUTLET STRUCTURE
	EASEMENT LINE		PROP. 4" DIAM. MANHOLE
	EXIST. CURB AND GUTTER		PROP. TYPE 16 COMBINATION INLET
	EXIST. SIGN		PROP. SANITARY SEWER SERVICE
	EXIST. ELECTRICAL LINE		PROP. UNDERGROUND ELEC.
	EXIST. LIGHT POLE		PROP. UNDERGROUND GAS
	EXIST. ELECTRICAL TRANSFORMER		
	EXIST. WATER LINE		
	EXIST. WATER VALVE		
	EXIST. FIRE HYDRANT		
	EXIST. WATER METER		
	EXIST. SANITARY SEWER LINE		
	EXIST. MANHOLE		
	EXIST. STORM LINE		
	EXIST. TYPE R INLET		
	EXIST. GAS LINE		
	EXIST. GAS METER		
	EXIST. CABLE/PHONE LINE		
	EXIST. CABLE/PHONE PEDESTAL		
	EXIST. CABLE/PHONE LINE		
	EXIST. UTILITY (TO BE REMOVED)		



**Sterling Design Associates, llc**  
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS  
 2009 W. Littleton Blvd. #300  
 Littleton, CO 80120  
 303.794.4727 ph  
 www.SterlingDesignAssociates.com

STERLING DESIGN ASSOCIATES, LLC		
ISSUES & REVISIONS		
NO. 1	DATE: 01/28/15	BY: JLO
DESCRIPTION: CITY COMMENTS, 2nd SUBMITTAL		
NO. 2	DATE: 02/27/15	BY: JLO
DESCRIPTION: CITY COMMENTS, 3rd SUBMITTAL		
NO. 3	DATE: 04/01/15	BY: JLO
DESCRIPTION: PUBLIC HEARING PACKAGE		
NO. 4	DATE:	BY:
DESCRIPTION:		
NO. 5	DATE:	BY:
DESCRIPTION:		
NO. 6	DATE:	BY:
DESCRIPTION:		

DATE:	SCALE:
12/02/14	1" = 20'-0"
PROJECT MANAGER:	PROJECT NO.:
JLO	
DRAWN BY:	DRAWING FILE:
OKK	

PROJECT:  
  
**56692-001**  
**STARBUCKS DRIVE-THRU**  
**13881 E MISSISSIPPI AVENUE**  
**AURORA, CO 80012**

DEVELOPER:  
**STARBUCKS COFFEE COMPANY**  
 2401 UTAH AVENUE SOUTH  
 SEATTLE, WA 98134  
 (206) 318-1575

SHEET TITLE:  
**UTILITY PLAN**

SHEET NUMBER:  
**4 OF 10**



**CAUTION - NOTICE TO CONTRACTOR**

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THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



STARBUCKS AT MISSISSIPPI & ABILENE  
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SITE PLAN

CITY STANDARD LANDSCAPE NOTES

- THE FINAL LANDSCAPE PLAN WILL BE UTILIZED FOR CODE ENFORCEMENT AND LANDSCAPE INSPECTION PURPOSES.
- SOD AND SHRUB BED AREAS SHALL RECEIVE SIX INCHES OF APPROVED TOPSOIL. AMEND SOIL WITH FOUR CUBIC YARDS PER THOUSAND SQUARE FEET OF ORGANIC COMPOST. COMPOST TO HAVE A C:N RATIO BETWEEN 15:1 AND 30:1, LESS THAN 6 mmhos/cm SALT CONTENT, A pH BETWEEN 6.5 AND 8.5, AND OVER 30% ORGANIC MATTER. APPLY 5 LBS. OF 20-10-5 GRANULAR FERTILIZER PER THOUSAND SQ. FEET. ROTOTILL AMENDMENTS AND TOPSOIL TO A DEPTH OF SIX INCHES. VERIFY SOIL PREP SPECIFICATIONS WITH WATER PROVIDER STANDARDS. PROVIDE EVIDENCE OF APPLICATION AS REQUIRED.
- FIVE FULL CUT-OFF POLE LIGHTS ARE LOCATED ON SITE. REFER TO SHEET 6 (PHOTOMETRIC PLAN) AND SHEET 7 (PHOTOMETRIC DETAILS) FOR LIGHTING LOCATIONS, LIGHT LEVELS AND DETAILS.
- THE PARKING LOT WILL BE ASPHALT, WHILE THE DRIVE-THRU LANE AND PEDESTRIAN WALKS WILL BE CONSTRUCTED OUT OF CONCRETE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND 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 DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1428, 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.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRUCH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).



PREPARED UNDER THE DIRECT SUPERVISION OF  
WAYNE T. STERLING  
COLORADO REGISTRATION NO. 144  
FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

**PRELIMINARY**  
NOT FOR CONSTRUCTION

STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS		
NO. 1	DATE: 01/28/15	BY: JLO
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NO. 3	DATE: 04/01/15	BY: JLO
DESCRIPTION: PUBLIC HEARING PACKAGE		
NO. 4	DATE: 09/23/15	BY: JLO
DESCRIPTION: MINOR MYLAR CHANGE		
NO. 5	DATE:	BY:
DESCRIPTION:		
NO. 6	DATE:	BY:
DESCRIPTION:		

DATE: 12/02/14	SCALE: 1" = 20'-0"
PROJECT MANAGER: JLO	PROJECT NO.:
DRAWN BY: JLO	DRAWING FILE:

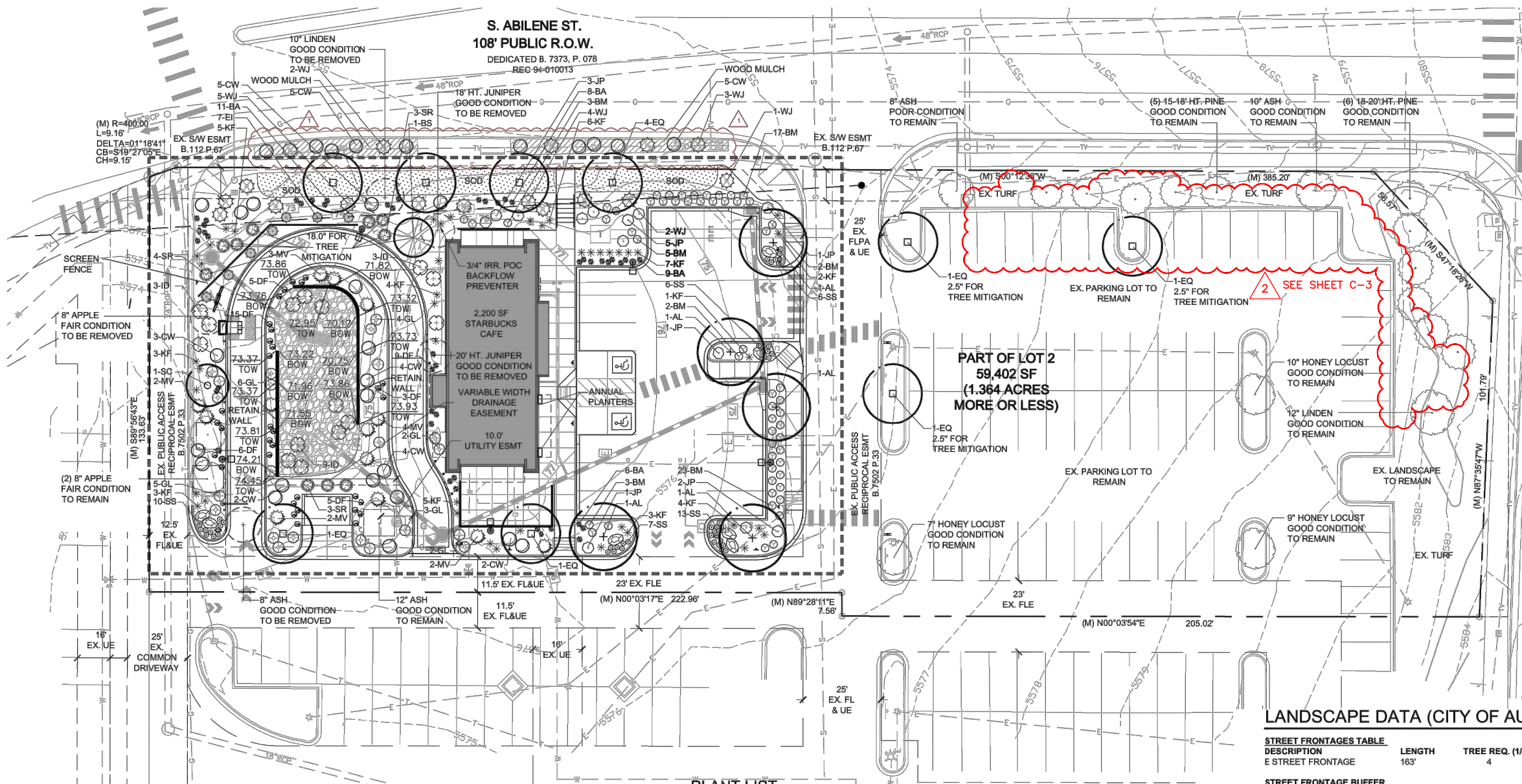
PROJECT:

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SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NUMBER:  
**5 OF 10**



PART OF LOT 2  
59,402 SF  
(1.364 ACRES  
MORE OR LESS)

LANDSCAPE DATA (CITY OF AURORA)

STREET FRONTAGE TABLE		LENGTH	TREE REQ. (1/40)	TREES PROVIDED
DESCRIPTION	E STREET FRONTAGE			
N LANDSCAPE BUFFER	110'	110'	10' MIN (VARIES)	3 REQ/1 PROP + 2 EX. TREES, 28/28 SHRUBS

COMMERCIAL LANDSCAPE BUFFER SUMMARY		LENGTH	WIDTH REQ.	WIDTH PROVD.	TREES/SHRUBS REQ/PROVIDED (1 TREE, 5 SHRUBS / 40 LF)
DESCRIPTION	W LANDSCAPE BUFFER				
S LANDSCAPE BUFFER	136'	136'	6'	10' MIN (VARIES)	6 REQ/5 PROP + 1 EX. TREES, 27/27 SHRUBS
E LANDSCAPE BUFFER	163'	163'	6'	6' MIN (VARIES)	3 REQ/3 PROP + 0 EX. TREES, 17/27 SHRUBS

DETENTION POND LANDSCAPING		TREES/SHRUBS REQ/PROVIDED (1 TREE, 10 SHRUBS / 4,000 SF)
DESCRIPTION	AREA	
OVER 100 YR WATER ELEVATION	2,225 SF	1 REQ/1 PROP + 1 EX. TREES, 10/48 SHRUBS

LANDSCAPE AREA TABLE		ZONE (WATER USAGE)	SQUARE FEET
AREA TYPE	COOL SEASON GRASS/ SOD		
MULCHED PLANTING BEDS	MODERATE	758 SF	9,653 SF
SEEDING NATIVE GRASSES	LOW-MODERATE	0	0
ANNUAL FLOWER BEDS	HIGH	0	0

TREE PRESERVATION TABLE		CALIPER INCHES	AMOUNT PAID TO PLANTING FUND
REMOVED	RELOCATED		
24	0	25.5	0

<u>CALIPER INCHES REPLACEMENT TABLE</u>		
TYPE	NO. OF TREES	CAL INCHES
DECIDUOUS DEDICATED TO PRESERVATION ONLY	3 (2.5")	7.5"
EVERGREEN DEDICATED TO PRESERVATION ONLY	7 (2.0") + 1 (4.0")	18.0"
TOTAL CALIPER INCHES REPLACED		25.5"

NON-RESIDENTIAL BUILDING ELEVATION LANDSCAPING INFORMATION		ELEVATION	TREE EQUIVALENT REQUIRED (1 TREE EQUIVALENT PER 40 LF)	TREE EQUIVALENT PROVIDED
DIRECTION (FACING)	LENGTH			
SOUTH	75'	2	3.8 TE (1 TREES + 28 SHRUBS)	2.1 TE (0 TREES + 21 SHRUBS)
EAST	30'	1	7.5"	18.0"
1" TE EQUALS 1 TREE OR 10 SHRUBS.				

<u>SITE DATA TABLE (FOR AREA OF CHANGE)</u>		
SITE DATA	AREA IN SF	%
TOTAL SITE AREA: (0.696 AC.)	30,328 SF	100%
BUILDING COVERAGE:	2,200 SF	7.3%
HARD SURFACE AREA:	18,117 SF	61.7%
LANDSCAPE AREA:	9,411 SF	31.0%
MAXIMUM % OF COOL SEASON GRASSES ALLOWED:	3,106 SF	33.0%
% OF COOL SEASON GRASSES PROVIDED:	758 SF	8.0%

LEGEND

SOD (IRRIGATED)	1 1/2" ANGULAR ROCKY MOUNTAIN GRANITE
LANDSCAPE AREA OF CHANGE	3-6" ROUNDED RIVER COBBLE
EXISTING TREE (TO BE REMOVED)	TREE PROTECTION FENCING
EXISTING TREE (TO REMAIN)	GRANITE BOULDER (TYP); HALF BURIED; 2'X2'X3' AVG.
	WESTERN RED CEDAR MULCH

PLANT LIST

QUAN.	SYM.	COMMON/BOTANICAL NAME	SIZE	REMARKS
9	EQ	EMERALD QUEEN MAPLE	2.5" CAL.	FULL CROWN, STAKED
5	AL	Acer platanoides 'Emerald Queen'	2.5" CAL.	B&B SPEC. QUALITY
1	SC	AMERICAN LINDEN	2.0" CAL.	FULL CROWN, STAKED
10	SR	Tilia americana	8' HT.	B&B SPEC. QUALITY
1	BS	SPRING SNOW CRABAPPLE	8' HT.	FULL CROWN, STAKED
55	BM	Malus x 'Spring Snow'	5 GAL.	B&B SPEC. QUALITY
30	CW	SKYROCKET ROCKY MOUNTAIN JUNIPER	12"-18" HT.	FULL CROWN, STAKED
22	GL	Juniperus scopulorum 'Skyscraper'	5 GAL.	B&B SPEC. QUALITY
15	ID	BLUE SPRUCE	5 GAL.	FULL CROWN, STAKED
13	MV	Picea pungens	5 GAL.	B&B SPEC. QUALITY
17	WJ	BLUE MIST SPIREA	5 GAL.	SPACING PER PLAN
13	JP	Caryopteris x clandonensis	12"-18" HT.	FULL FORM
46	KF	CREeping WESTERN SAND CHERRY	18"-24" SPD.	SPACING PER PLAN
34	BA	Prunus besseyi 'Pawnee Buttes'	5 GAL.	FULL FORM
43	DF	GROW LOW SUMAC	12"-18" HT.	SPACING PER PLAN
7	EI	Rhus aromatica 'Gro-low'	5 GAL.	FULL FORM
42	SS	ISANTI DOGWOOD	5 GAL.	SPACING PER PLAN
		Cornus sericea 'Isanti'	12"-18" HT.	FULL FORM
		MESA VERDE SPRUCE	5 GAL.	SPACING 4" O.C.
		Picea pungens 'Mesa Verde'	5 GAL.	FULL FORM
		WILTONII JUNIPER	5 GAL.	SPACING 10" O.C.
		Juniperus horizontalis 'Wiltonii'	5 GAL.	FULL FORM
		JACKMANII POTENTILLA	5 GAL.	SPACING PER PLAN
		Potentilla fruticosa	18"-24" HT.	FULL FORM
		GRASSES/IVY/PERENNIALS		
		KARL FOERSTER FEATHER REED GRASS	1 GAL.	SPACING PER PLAN
		Calamagrostis x acutiflora 'Karl Foerster'	1 GAL.	FULL FORM
		BLUE AVENA GRASS	1 GAL.	SPACING PER PLAN
		Helictotrichon sempervirens	1 GAL.	FULL FORM
		DWARF FOUNTAIN GRASS	1 GAL.	SPACING PER PLAN
		Pennisetum alopecuroides 'Hamelin'	1 GAL.	FULL FORM
		ENGELMAN IVY	5 GAL.	SPACING 10" O.C.
		Partenocissus quinquefolia 'Engelmanii'	5 GAL.	FULL FORM
		ALPINE SNOW-IN-SUMMER	1 GAL.	SPACING PER PLAN
		Cerastium alpinum var. lanatum	1 GAL.	FULL FORM

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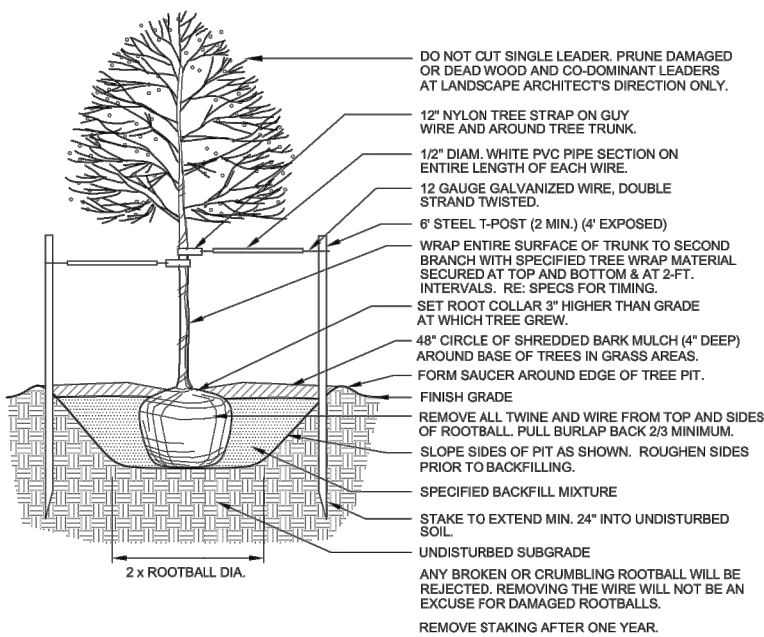
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Know what's below.  
Call before you dig.

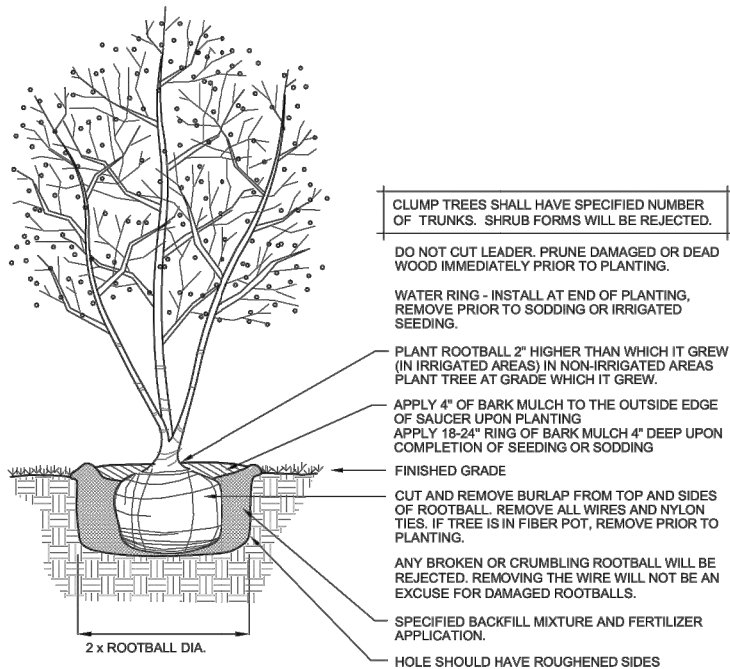


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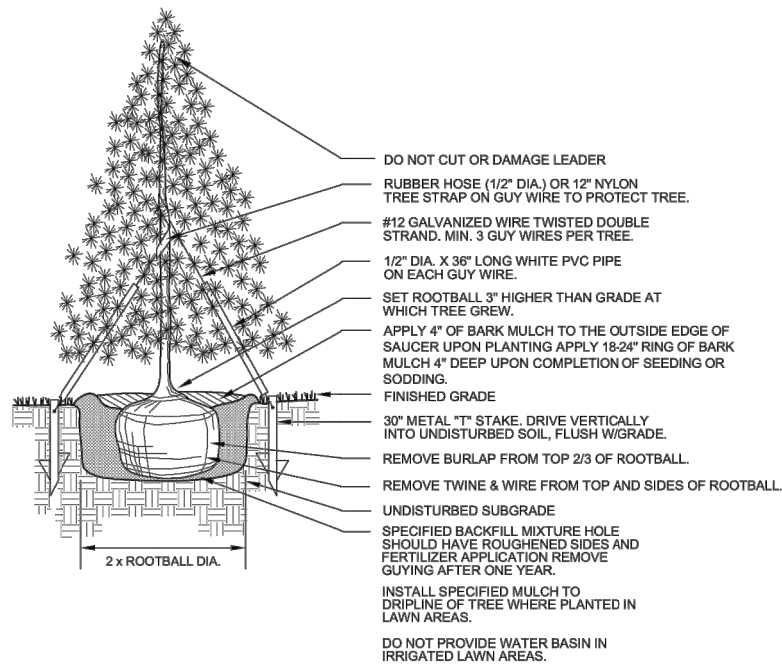
DECIDUOUS TREE PLANTING

NOT TO SCALE



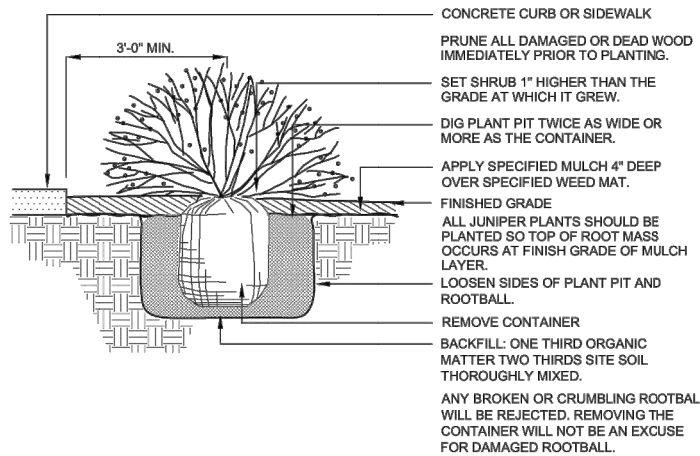
CLUMP TREE PLANTING

NOT TO SCALE



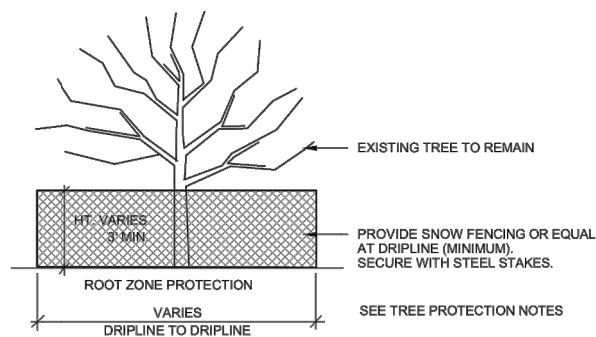
EVERGREEN TREE PLANTING

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE



EXISTING TREE PROTECTION

NOT TO SCALE

LANDSCAPE NOTES

- COORDINATION  
THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL AND IRRIGATION PLANS AND SPECIFICATIONS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
- COMPLIANCE  
CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES.
- GUARANTEE  
ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.
- COMPLETION AND MAINTENANCE  
A. FINAL ACCEPTANCE: WITHIN TEN DAYS OF CONTRACTOR'S NOTICE THAT THE ENTIRE PROJECT IS COMPLETE, THE L.A. SHALL REVIEW INSTALLATION. IF FINAL ACCEPTANCE IS NOT GIVEN, THE L.A. SHALL PREPARE A PUNCH LIST OF PENDING ITEMS. THE PUNCH LIST ITEMS SHALL BE COMPLETED BY THE CONTRACTOR WITHIN TEN CALENDAR DAYS FROM DATE ISSUED. SUBSEQUENT REVIEW AND APPROVAL SHALL SIGNIFY ACCEPTANCE.  
B. MAINTENANCE: ALL LANDSCAPING SHALL BE MAINTAINED FROM INSTALLATION TO FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, ROLLING, REGRADING, REPLANTING, DISEASE AND INSECT PROTECTION.
- SITE CONDITIONS  
LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS ARE CORRECTED. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISHED GRADES AND POSITIVE DRAINAGE IN LANDSCAPE AREAS.
- DAMAGE AND CLEANING  
A. CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DUE TO THIS WORK AT NO ADDITIONAL COST TO THE OWNER.  
B. CONTRACTOR SHALL CLEAN ALL AREAS DUE TO THIS WORK AND PROPERLY REMOVE ALL UNUSED MATERIALS FROM SITE.
- RIGHT OF REJECTION  
OWNER/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AT ANY TIME. ALL PLANT MATERIALS SHALL MEET THE MINIMUM CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. CONTRACTOR SHALL PROVIDE SAMPLES, SPECS., AND OR TAGS FOR ALL MATERIALS.
- SOIL PREPARATION  
SOD AND SHRUB BED AREAS SHALL RECEIVE SIX INCHES OF APPROVED TOPSOIL. AMEND SOIL WITH FOUR CUBIC YARDS PER THOUSAND SQUARE FEET OF ORGANIC COMPOST. COMPOST TO HAVE A C:N RATIO BETWEEN 15:1 AND 30:1, LESS THAN 6 mmhos/cm SALT CONTENT, A pH BETWEEN 6.5 AND 8.5, AND OVER 30% ORGANIC MATTER. APPLY 5 LBS. OF 20-10-5 GRANULAR FERTILIZER PER THOUSAND SQ. FEET. ROTOTILL AMENDMENTS AND TOPSOIL TO A DEPTH OF SIX INCHES. VERIFY SOIL PREP SPECIFICATIONS WITH WATER PROVIDER STANDARDS. PROVIDE EVIDENCE OF APPLICATION AS REQUIRED.
- PLANTING  
TREES AND SHRUBS SHALL BE PLANTED PER DETAILS. STAKE AND GUY TREES PER DETAILS. TREE AND SHRUB BED LOCATIONS SHALL BE APPROVED PRIOR TO PLANTING. BACKFILL WITH 1/3 SOIL AMENDMENT AND 2/3 SITE SOIL, THOROUGHLY MIXED. FERTILIZE AS RECOMMENDED WITH AGRIFORM TABLETS.
- EDGER  
INSTALL 4" ROLL-TOP RYERSON STEEL EDGING (14 GAUGE WITH GREEN FINISH) OR EQUAL. INSTALL WITH STAKES AND SPLICERS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL BETWEEN ALL SOD OR SEEDED AREAS AND MULCHED AREAS.
- MULCH  
ALL SHRUB AND PERENNIAL BEDS SHALL BE MULCHED WITH 1 1/2" ANGULAR ROCKY MOUNTAIN GRANITE OR 3-6" RIVER COBBLE (AS SPECIFIED ON PLANS) PLACED OVER DEWITT PRO 5 FILTER FABRIC, 3" DEEP UNLESS OTHERWISE SHOWN. SOUTH ABILENE STREET ROW SHALL BE MULCHED WITH WESTERN RED CEDAR, 3-4" DEEP. (SUBMIT SAMPLES).
- SODDING  
SOD SHALL BE "RTF" FESCUE BY GREEN VALLEY TURF (GVT) (303-798-6764). SOIL PREP., INSTALL AND WATER ACCORDING TO GVT GUIDELINES.
- MAINTENANCE  
THE PROPERTY OWNER OF RECORD, THE OWNER'S AGENT OR TENANT SHALL KEEP ALL LANDSCAPING IN A WELL MAINTAINED AND HEALTHY GROWING CONDITION.
- IRRIGATION  
AN AUTOMATIC IRRIGATION SYSTEM, MEETING LOCAL REQUIREMENTS, SHALL BE DESIGNED AND INSTALLED PROVIDING ADEQUATE IRRIGATION COVERAGE TO PROPOSED LANDSCAPE AREAS. ALL SHRUB AREAS SHALL USE DRIP IRRIGATION. REFER TO THE UTILITY PLAN FOR THE IRRIGATION CONNECTION LOCATION. THE WATER SUPPLY AND BACKFLOW PREVENTER IS TO BE CONNECTED TO THE BUILDING SERVICE LINE AFTER THE WATER FLOWS THROUGH THE METER. SEE IRRIGATION PLAN AND DETAILS, SHEETS L201 AND L202.

TREE PROTECTION NOTES

- CONTRACTORS SHALL COMPLY WITH THESE NOTES AND COMMERCE CITY STANDARDS FOR ALL EXISTING TREES TO REMAIN.
- TREE PRESERVATION MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION, DEMOLITION AND/OR GRADING ACTIVITIES COMMENCE. DOUGLAS COUNTY MAY STOP CONSTRUCTION IF TREE PRESERVATION MEASURES ARE NOT IN PLACE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- TREES CALLED OUT FOR PRESERVATION SHALL BE FENCED AT THE DRIPLINE. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES. PLACE 3 INCH BARK MULCH BENEATH DRIPLINES OF TREES TO BE PRESERVED.
- FENCING SHALL BE 3 FEET TALL SNOW FENCING WITH STEEL POSTS EMBEDDED IN THE GROUND.
- NO GRADING SHALL OCCUR WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.
- NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.
- CONSTRUCTION VEHICLES OR MACHINERY MAY NOT PASS BETWEEN TWO OR MORE EXISTING TREES IDENTIFIED FOR PRESERVATION IF THEIR CANOPIES ARE WITHIN 10 FEET OF TOUCHING. ADDITIONAL FENCING MAY BE REQUIRED.
- THE CONTRACTOR IS REQUIRED TO HAVE AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) ON SITE IF SITE CONSTRUCTION EFFORTS REQUIRE REMOVAL OF EXISTING ROOTS OR BRANCH PRUNING.
- UNAUTHORIZED TREE REMOVAL OR DAMAGE IS SUBJECT TO REPLACEMENT EQUAL TO THE APPRAISED VALUE OF THE TREE LOST. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTATION OF ALL EXISTING TREES TO REMAIN, PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE AND ATTEND TO OTHER MAINTENANCE NEEDS OF EXISTING TREES TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD. AN EARTH BERM MEASURING MINIMUM 6 FEET IN DIAMETER, AND 6 INCHES IN HEIGHT SHALL BE CONSTRUCTED AT THE BASE OF EACH TREE TO FUNCTION AS A TEMPORARY WATERING BASIN DURING THE CONSTRUCTION PERIOD. TREES SHALL BE WATERED ACCORDING TO WEATHER AND TREE SPECIES REQUIREMENTS.



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PRELIMINARY  
NOT FOR CONSTRUCTION

STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS		
NO: 1	DATE: 01/28/15	BY: JLO
DESCRIPTION: CITY COMMENTS, 2nd SUBMITTAL		
NO: 2	DATE: 02/27/15	BY: JLO
DESCRIPTION: CITY COMMENTS, 3rd SUBMITTAL		
NO: 3	DATE: 04/01/15	BY: JLO
DESCRIPTION: PUBLIC HEARING PACKAGE		
NO: 4	DATE: 09/23/15	BY: JLO
DESCRIPTION: MINOR MYLAR CHANGE		
NO: 5	DATE:	BY:
DESCRIPTION:		
NO: 6	DATE:	BY:
DESCRIPTION:		

DATE: 12/02/14	SCALE: 1" = 20'-0"
PROJECT MANAGER: JLO	PROJECT NO.: -
DRAWN BY: JLO	DRAWING FILE: -

PROJECT:  
 56692-001  
**STARBUCKS DRIVE-THRU**  
**13881 E MISSISSIPPI AVENUE**  
**AURORA, CO 80012**

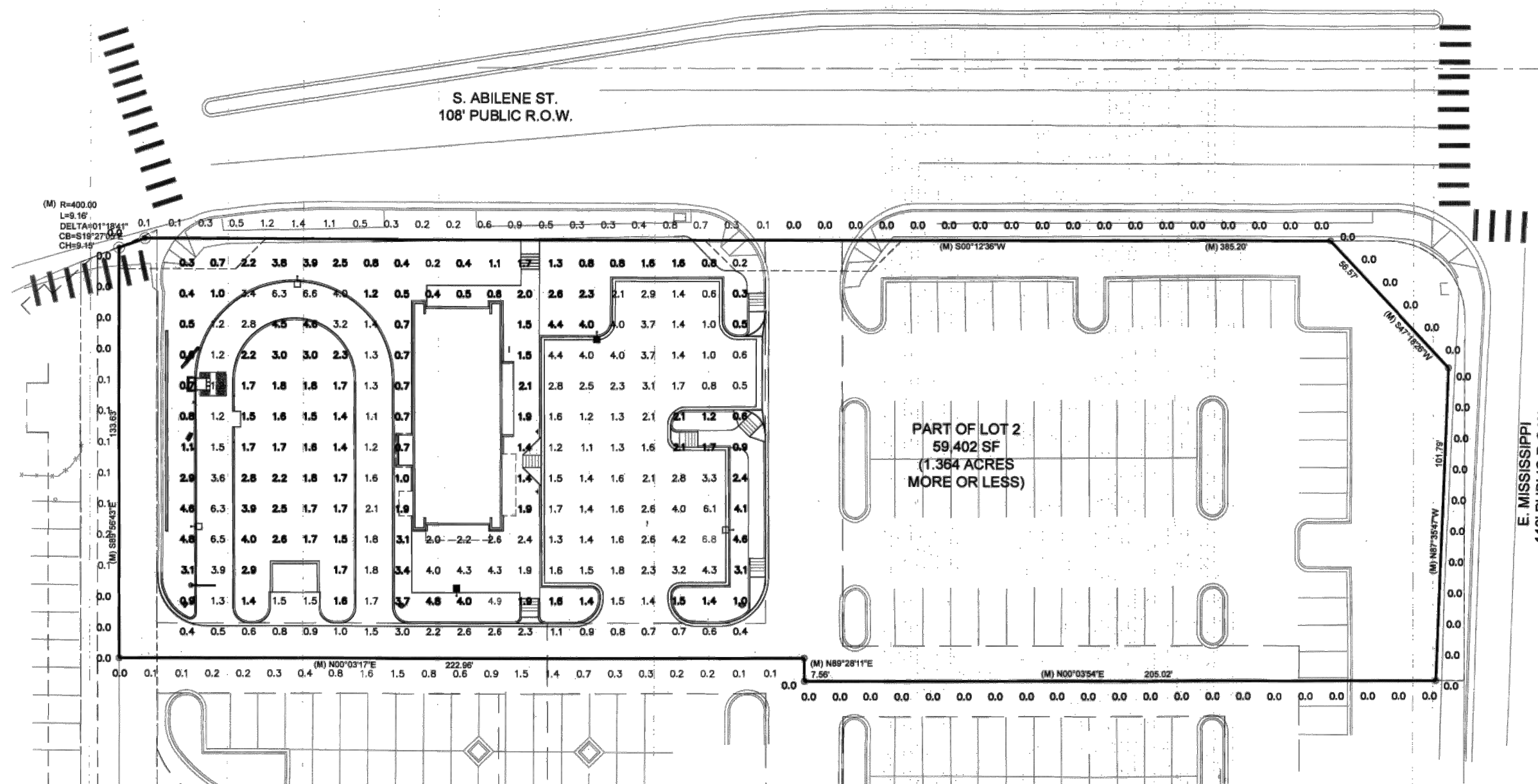
DEVELOPER:  
**STARBUCKS COFFEE COMPANY**  
2401 UTAH AVENUE SOUTH  
SEATTLE, WA 98134  
(206) 318-1575

SHEET TITLE:  
**LANDSCAPE DETAILS**

SHEET NUMBER:  
**6 OF 10**



STARBUCKS AT MISSISSIPPI & ABILENE  
LOT 2, BLOCK 1, ABILENE SQUARE SUBDIVISION FILING NO. 2  
SITUATED IN THE SW 1/4 OF SECTION 18, T. 4 S., R. 66 W. OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SITE PLAN



NOTES

1. THE FOOT CANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
2. THE CONTRIBUTION OF THE SOFFIT / BUILDING LIGHTING IS NOT REFLECTED ON THE DRAWING UNLESS SOFFIT / BUILDING LIGHTING IS SPECIFIED IN THE FIXTURE SCHEDULE BELOW.
3. DISTANCE BETWEEN READINGS: 10'.
4. FINAL ADJUSTMENTS TO AIMING ANGLE/DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR GLARE ONTO ADJOINING PROPERTIES OR ROADWAYS.



Performance Designed Lighting Products  
1085 Johnson Dr., Buffalo Grove, Illinois 60089  
1-800-544-4848

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NO. 2	DATE: 02/27/15	BY: JLO
DESCRIPTION: CITY COMMENTS, 3rd SUBMITTAL		
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DESCRIPTION: PUBLIC HEARING PACKAGE		
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DESCRIPTION:		
NO. 5	DATE:	BY:
DESCRIPTION:		
NO. 6	DATE:	BY:
DESCRIPTION:		

DATE:	SCALE:
12/02/14	1" = 20'-0"
PROJECT MANAGER:	PROJECT NO.:
JLO	-
DRAWN BY:	DRAWING FILE:
JLO	-

PROJECT:

56692-001  
STARBUCKS DRIVE-THRU  
13881 E MISSISSIPPI AVENUE  
AURORA, CO 80012

DEVELOPER:  
STARBUCKS COFFEE COMPANY  
2401 UTAH AVENUE SOUTH  
SEATTLE, WA 98134  
(206) 318-1575

SHEET TITLE:  
PHOTOMETRIC PLAN

SHEET NUMBER:  
7 OF 10

\*\* - SPECIFY COLOR

NOTE: ALL POLES ARE DRILLED

FIXTURE TYPE:	SYMBOL	FIXTURE QUANTITY	CONFIG	QUANTITY	EPA	MOUNTING HEIGHT	LLF	POLE TYPE:	QUANTITY	WIND LOAD	ALLOWED EPA
RSB/RCS-250PSMH-4-MT	☐	3	SGL	3	2.10	24'	0.75	SSP-5722-11 (5')	3	90mph	22.4
RSB/RCS-250PSMH-5-MT	■	2	SGL	2	2.10	24'	0.75	SSP-5722-11 (5')	2	90mph	22.4

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINARIES MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

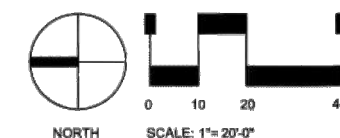
\* PROJECT WIND LOAD CRITERIA BASED ON: ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH) 50 YEAR MEAN RECURRENCE INTERVAL

PAVED SURFACE READINGS

Average	2.2
Maximum	6.8
Minimum	0.4
Avg/Min	5.56
Max/Min	17.00

PROPERTY LINE READINGS

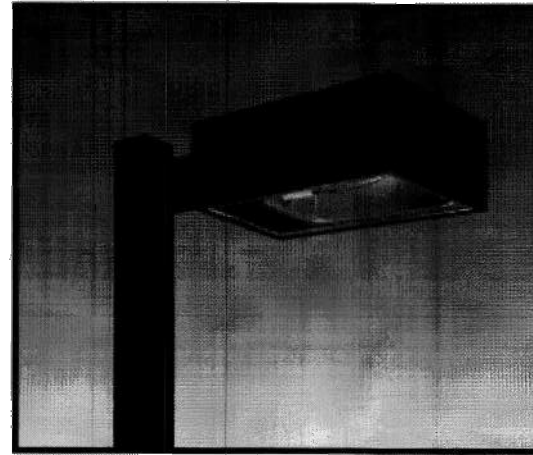
Average	0.2
Maximum	1.6
Minimum	0.0
Avg/Min	N/A
Max/Min	N/A





STARBUCKS AT MISSISSIPPI & ABILENE  
LOT 2, BLOCK 1, ABILENE SQUARE SUBDIVISION FILING NO. 2  
SITUATED IN THE SW 1/4 OF SECTION 18, T. 4 S., R. 66 W. OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SITE PLAN

## RSB-RCS/L SERIES

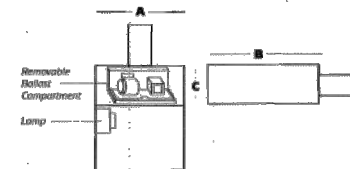


The RSB-RCS/L Series rectangular shoebox is offered in a variety of lighting distributions with sharp cutoff to meet the challenging demands of today's site lighting projects.



## Fixture Specifications

- One-piece formed aluminum housing
- Hydroformed aluminum reflector
- Die cast zinc latches permit tool-free entry
- High power factor ballast with -20°F starting
- Consult factory for glare shield options
- Lamp and arm included
- Flat tempered glass lens
- Luminaire finished in weatherproof powder-coat paint
- Available with photocell and polycarbonate shield
- Rotatable optics (RCL only)
- UL listed for wet locations



A	B	C	EPA	WEIGHT
RSB-RCS				
16.25"	23.5"	8.5"	2.1 ft <sup>2</sup>	42 lbs.
RSB-RCL				
22.25"	30"	10.5"	3.0 ft <sup>2</sup>	70 lbs.

## ORDERING INFORMATION

### SAMPLE CATALOG NUMBER

**RSB-RCX XXXXXXXX XX X XX**

Series Wattage/Source Finish Distribution Voltage

SERIES	FINISH
RSB-RCS RSB Series - Small	DB Dark Bronze
RSB-RCL RSB Series - Large	BK Black
	WH White
	PS Platinum Silver
WATTAGE/SOURCE	DISTRIBUTION
100PMH 100 watt pulse start metal halide (RCS)	3 Type III
175PMH 175 watt pulse start metal halide (RCS)	4 Type IV
250PMH 250 watt pulse start metal halide (RCS)	5 Type V (square)
320PMH 320 watt pulse start metal halide (RCS/L)	
1000MH 1000 watt metal halide (RCL)	
100HPS 100 watt high pressure sodium (RCS)	
150HPS 150 watt high pressure sodium (RCS)	
250HPS 250 watt high pressure sodium (RCS)	
400HPS 400 watt high pressure sodium (RCS/L)	
1000HPS 1000 watt high pressure sodium (RCL)	
	VOLTAGE
	MT Multi-cap ballast (120, 208, 240, 277)
	4B 480 volt

1 Consult factory for other wattages and Pulse Start availability.  
2 Consult factory for other finishes.



A HUBBELL LIGHTING, INC. COMPANY

Performance Designed Lighting Products

1085 Johnson Drive • Buffalo Grove, IL 60089 • TOLL-FREE: 800-544-4848 • PHONE: 847-279-0627 • FAX: 847-279-0642

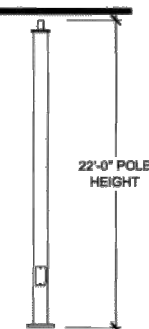
www.securitylighting.com

## SQUARE STRAIGHT STEEL POLES

## Specifications

### SSP SERIES

- Square straight steel shaft
- One-piece construction
- 2 3/8" OD tenons, or factory-drilled side mount
- Ground lug standard (3/8" 16 thread)
- Steel base plate
- Two-piece base cover
- Four L-shaped fully galvanized anchor bolts with nuts and washers, metal template
- Finished in weatherproof powder-coat paint
- Gasketed hand hole standard

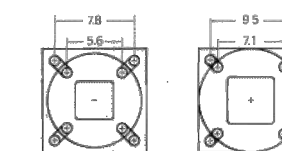


## ORDERING INFORMATION

Series	Shaft Size	Nominal Height	Top Type	Mounting Arrangement	Fixture Type	Option	Finish
11 GAUGE							
SSP-4118-XXX-XX	18	13.8	10.6	8.2	6.3	4"	10.25"
SSP-4125-XXX-XX	25	6.4	4.3	2.7	1.4	4"	10.25"
SSP-5125-XXX-XX	25	8.8	5.9	3.6	1.9	5"	12"
7 GAUGE							
SSP-4725-XXX-XX	25	10.9	8.1	6.0	4.4	4"	11"
SSP-5722-XXX-XX	22	22.4	17.3	13.5	10.5	5"	12"
SSP-5728-XXX-XX	28	13.7	9.9	7.1	4.9	5"	12"
SSP-5730-XXX-XX	30	11.5	8.0	5.4	3.4	5"	12"

1 Catalog Number, as listed, does not include tenons or mounting for side mounting.  
2 Maximum allowable luminaire and bracketing weight is determined by multiplying the EPA values above by 30 pounds.  
3 Factory supplied template must be used when setting anchor bolts. Security Lighting will ship any clasp for incorrect anchorage placement resulting from failure to use factory supplied template.  
4 Anchor bolt weights not included.  
5 Allowable EPA loading based on ASHTO 2009 (LRFS) specification.  
6 Group II Loading, 50 year recurrence internal calculations are based on 3-second gust wind speed data.

### BOLT TEMPLATE



## CATALOG LOGIC

### SAMPLE CATALOG NUMBER

**SSP XX XX X X X XX XX**

Series Shaft Size Nominal Height Top Type Mounting Arrangement Fixture Type Option Finish

SERIES	SHAFT SIZE SQUARE	NOMINAL HEIGHT	TOP TYPE	MOUNTING ARRANGEMENT	FIXTURE TYPE	OPTION	FINISH
SSP	Square Straight Steel						
SHAFT SIZE SQUARE GAUGE							
41	4.0"	11 ga.					
47	4.0"	7 ga.					
51	5.0"	11 ga.					
57	5.0"	7 ga.					
NOMINAL POLE HEIGHT (in feet)							
See ordering information above!							

NOTES: • Aluminum poles available, consult factory.  
• All factory standard poles are shipped on unique top unless drill mounting holes are specified.  
• Consult factory for available pole options (photocell, mid-pole brackets, and banner mounting arm).



A HUBBELL LIGHTING, INC. COMPANY

Performance Designed Lighting Products

1085 Johnson Drive • Buffalo Grove, IL 60089 • TOLL-FREE: 800-544-4848 • PHONE: 847-279-0627 • FAX: 847-279-0642 Rev. 1/12

www.securitylighting.com



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ISSUES & REVISIONS	DATE	BY
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DESCRIPTION: PUBLIC HEARING PACKAGE		
NO. 4	DATE:	BY:
DESCRIPTION:		
NO. 5	DATE:	BY:
DESCRIPTION:		
NO. 6	DATE:	BY:
DESCRIPTION:		

DATE	SCALE
12/02/14	
PROJECT MANAGER	PROJECT NO.
JLO	
DRAWN BY	DRAWING FILE
JLO	

PROJECT:  
**STARBUCKS DRIVE-THRU**  
13881 E MISSISSIPPI AVENUE  
AURORA, CO 80012

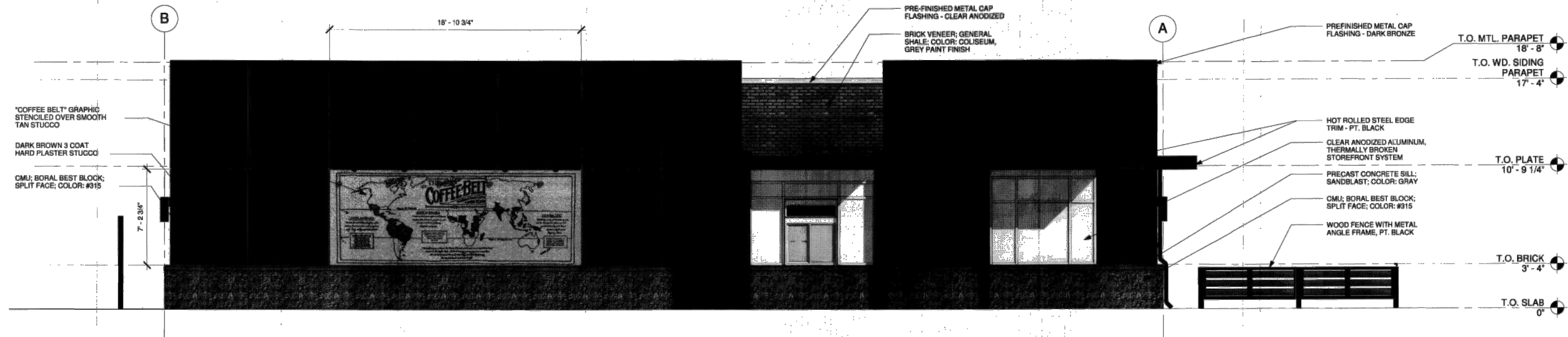
DEVELOPER:  
**STARBUCKS COFFEE COMPANY**  
2401 UTAH AVENUE SOUTH  
SEATTLE, WA 98134  
(206) 318-1575

SHEET TITLE:  
**PHOTOMETRIC DETAILS**

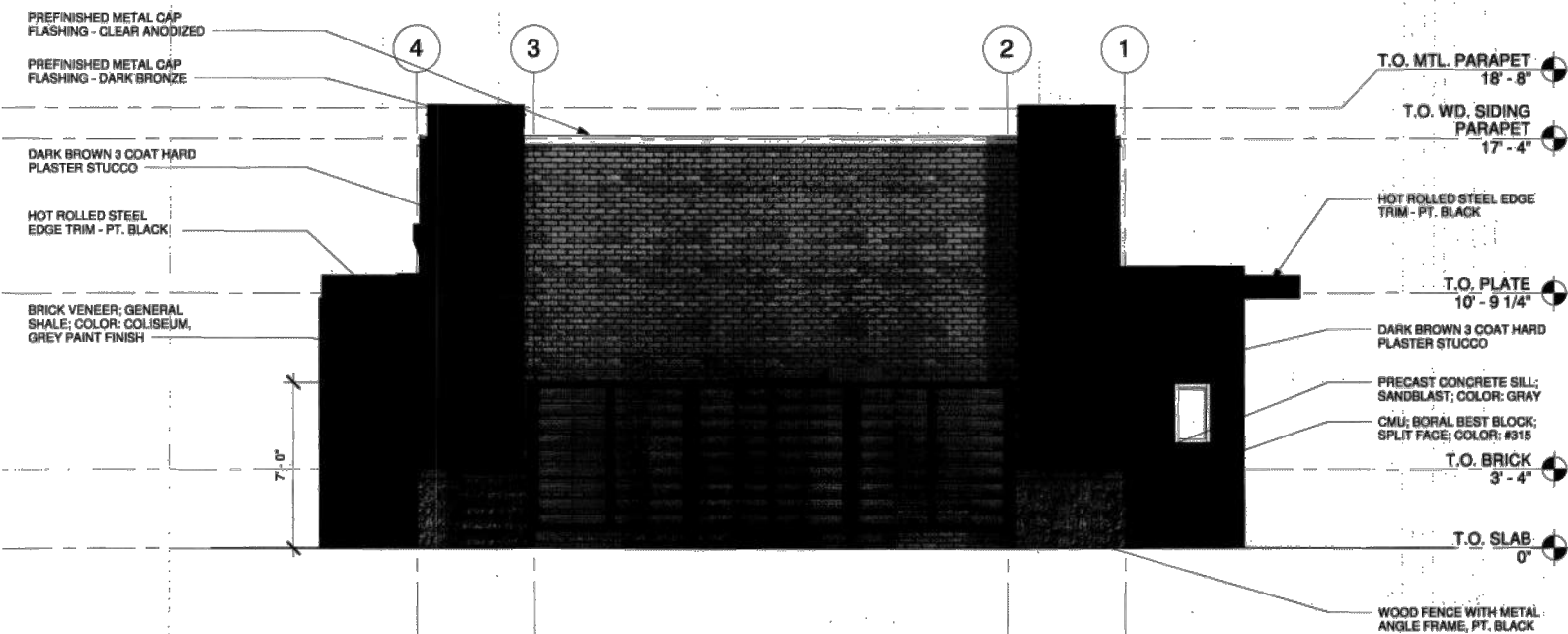
SHEET NUMBER:  
**8 OF 10**



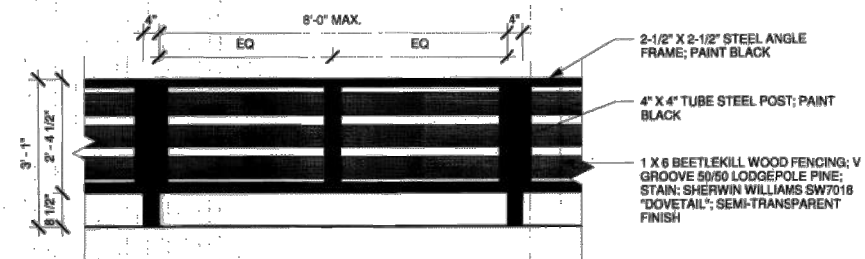
STARBUCKS AT MISSISSIPPI & ABILENE  
LOT 2, BLOCK 1, ABILENE SQUARE SUBDIVISION FILING NO. 2  
SITUATED IN THE SW 1/4 OF SECTION 18, T. 4 S., R. 66 W. OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SITE PLAN



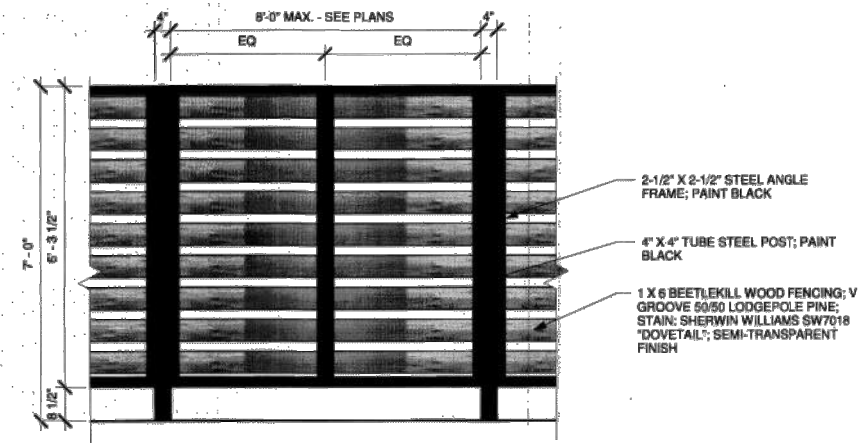
1 SDP North Building Elevation  
Scale: 1/4" = 1'-0"



2 SDP East Building Elevation  
Scale: 1/4" = 1'-0"



3 Site Fence Elevation - 3'-0"  
Scale: 1/2" = 1'-0"



4 Site Fence Elevation - 7'-0"  
Scale: 1/2" = 1'-0"

ISSUES & REVISIONS		
NO. 1	DATE: 1/26/15	BY: JLO
DESCRIPTION: CITY COMMENTS, 2nd SUBMITTAL		
NO. 2	DATE: 2/27/15	BY: JLO
DESCRIPTION: CITY COMMENTS, 3rd SUBMITTAL		
NO. 3	DATE: 4/01/15	BY: JLO
DESCRIPTION: PUBLIC HEARING PACKAGE		
NO. 4	DATE: 4/22/15	BY: JLO
DESCRIPTION: PUBLIC HEARING PACKAGE		
NO. 5	DATE:	BY:
DESCRIPTION:		
NO. 6	DATE:	BY:
DESCRIPTION:		

DATE:	SCALE:
12/02/14	
PROJECT MANAGER:	PROJECT NO.:
JLO	
DRAWN BY:	DRAWING FILE:
JLO	

PROJECT:

 56692-001

STARBUCKS DRIVE-THRU  
13881 E MISSISSIPPI AVENUE  
AURORA, CO 80012

DEVELOPER:

STARBUCKS COFFEE COMPANY  
2401 UTAH AVENUE SOUTH  
SEATTLE, WA 98134  
(206) 318-1575

SHEET TITLE:

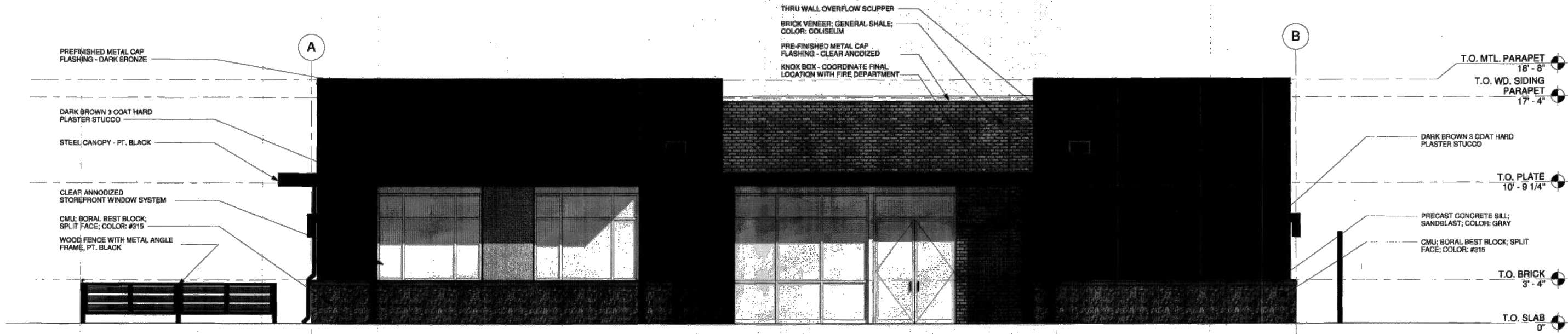
**BUILDING  
ELEVATIONS**

SHEET NUMBER:

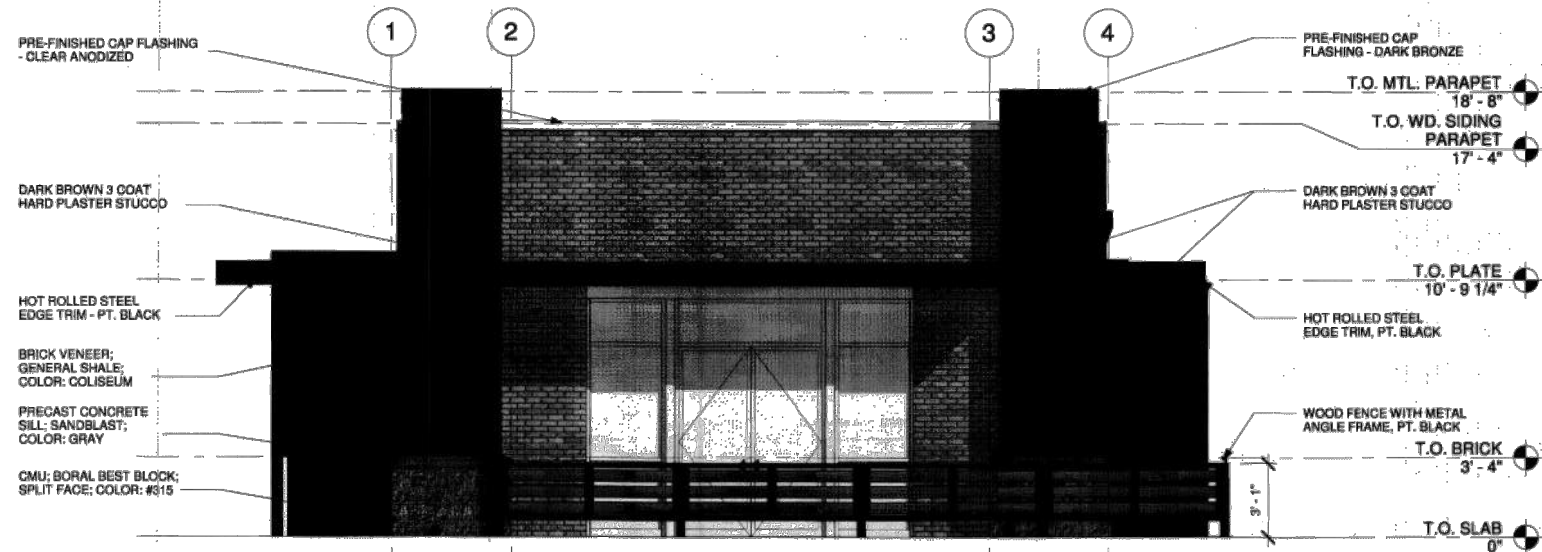
**9 OF 10**



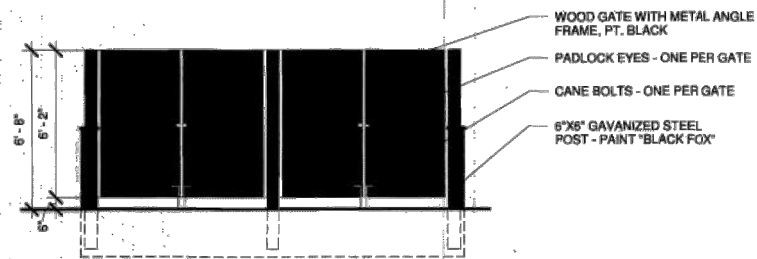
STARBUCKS AT MISSISSIPPI & ABILENE  
 LOT 2, BLOCK 1, ABILENE SQUARE SUBDIVISION FILING NO. 2  
 SITUATED IN THE SW 1/4 OF SECTION 18, T. 4 S., R. 66 W. OF THE 6TH P.M.  
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
 SITE PLAN



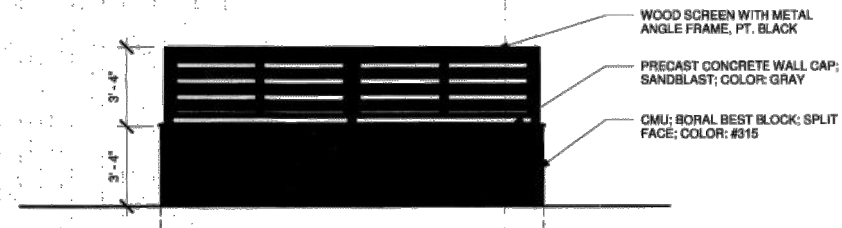
1 SDP South Building Elevation  
 Scale: 1/4" = 1'-0"



2 SDP West Building Elevation  
 Scale: 1/4" = 1'-0"



3 SDP West Trash Enclosure Elevation  
 Scale: 1/4" = 1'-0"



4 SDP East Trash Enclosure Elevation  
 Scale: 1/4" = 1'-0"

ISSUES & REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	1/28/15	CITY COMMENTS, 2nd SUBMITTAL	JLO
2	2/27/15	CITY COMMENTS, 3rd SUBMITTAL	JLO
3	4/01/15	PUBLIC HEARING PACKAGE	JLO
4	4/22/15	PUBLIC HEARING PACKAGE	JLO
5			
6			

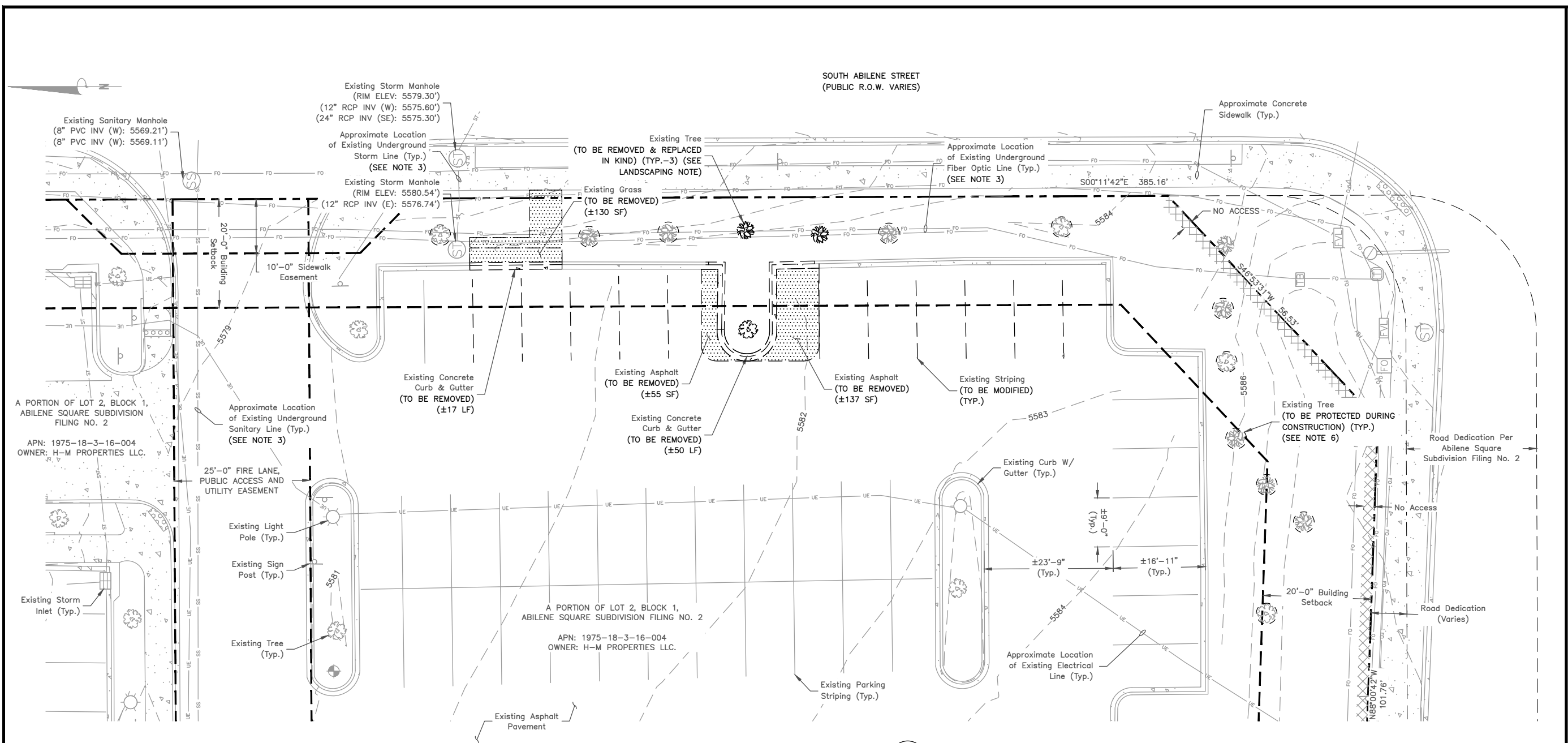
DATE:	12/02/14
PROJECT MANAGER:	JLO
DRAWN BY:	JLO

PROJECT:  
 56692-001  
**STARBUCKS DRIVE-THRU**  
 13881 E MISSISSIPPI AVENUE  
 AURORA, CO 80012

DEVELOPER:  
 STARBUCKS COFFEE COMPANY  
 2401 UTAH AVENUE SOUTH  
 SEATTLE, WA 98134  
 (206) 318-1575

SHEET TITLE:  
**BUILDING ELEVATIONS**  
 SHEET NUMBER:  
**10 OF 10**



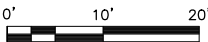


**LANDSCAPING NOTE:**

TESLA/CONTRACTOR SHALL RETURN ALL DISTURBED LANDSCAPING TO PRE-CONSTRUCTION CONDITIONS & ANY EXISTING PLANTS IN POOR CONDITION TO BE REPLACED IN KIND. EXISTING LANDSCAPING SHALL BE UPDATED TO MEET PRIOR SITE APPROVALS, AS NEEDED. ALL PLANTINGS SHOWN ON THIS PLAN ARE BEING PROPOSED TO RESTORE THE EXISTING APPROVED LANDSCAPING PLAN DUE TO THE IMPACT OF THIS PROJECT.

**EXISTING CONDITIONS PLAN** 1

SCALE: 1"=20' FOR 11"x17"  
1"=10' FOR 22"x34"



**NOTES:**

1. SITE PLAN BASED ON ENGINEERING DESIGN SURVEY, A PORTION OF THE SW1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO BY CLARK LAND SERVICES, INC. DATED 02/24/2023.
2. UTILITY CONNECTION TO BE MADE UNDER XCEL ENERGY STANDARDS, CONFIRM FINAL DESIGN PRIOR TO CONSTRUCTION, XCEL ENERGY WORK ORDER # TBD.
3. EXISTING UNDERGROUND UTILITIES LOCATED WITHIN AREA OF PROPOSED TRENCH & EQUIPMENT SITE AREA TO BE HAND DUG AND RELOCATED AS REQUIRED.
4. EXISTING CUSTOMER OWNED ELECTRICAL & TELCO CONDUIT & EQUIPMENT TO BE RELOCATED AS NEEDED DURING CONSTRUCTION.
5. CONTRACTOR TO SEED & STRAW ALL DISTURBED AREA WITHIN 7 DAYS OF COMPLETION OF LAND DISTURBING ACTIVITIES.
6. CONTRACTOR TO PROTECT EXISTING TREES IN PLACE WHERE POSSIBLE. ANY TREES DAMAGED OR REMOVED DURING CONSTRUCTION TO BE REPLACED IN KIND IN ACCORDANCE WITH AHJ REQUIREMENTS.
7. CONTRACTOR TO CONFIRM ADA/ACCESSIBLE STRIPING & ASSOCIATED STALLS HAVE <2% GRADE IN ALL DIRECTIONS.



3500 DEER CREEK ROAD  
PALO ALTO, CA 94304  
(650) 681-5000



**Dewberry Engineers Inc.**  
990 S. BROADWAY  
SUITE 400  
DENVER, CO 80209  
PHONE: 303.825.1802



DRAWN BY: FG

CHECKED BY: BG

APPROVED BY: HWJ

PROJECT #: 50123704

JOB #: 50167707

SUBMITTALS		
REV.	DATE	DESCRIPTION
1	02/26/24	ISSUED FOR PERMITS
0	02/08/24	ISSUED FOR PERMITS
A	12/14/23	ISSUED FOR 90% REVIEW

**SITE NAME:**  
AURORA, CO –  
E MISSISSIPPI AVE  
(TRT ID: 35123)  
**SITE ADDRESS:**  
13881 E MISSISSIPPI AVE  
AURORA, CO 80012

**SHEET TITLE**  
**EXISTING CONDITIONS  
PLAN**

**SHEET NUMBER**

**C-2** 2





3500 DEER CREEK ROAD  
PALO ALTO, CA 94304  
(650) 681-5000



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PHONE: 303.825.1802



DRAWN BY: FG

CHECKED BY: BG

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PROJECT #: 50123704

JOB #: 50167707

#### SUBMITTALS

REV.	DATE	DESCRIPTION
1	02/26/24	ISSUED FOR PERMITS
0	02/08/24	ISSUED FOR PERMITS
A	12/14/23	ISSUED FOR 90% REVIEW

#### SITE NAME:

AURORA, CO —  
E MISSISSIPPI AVE  
(TRT ID: 35123)

#### SITE ADDRESS:

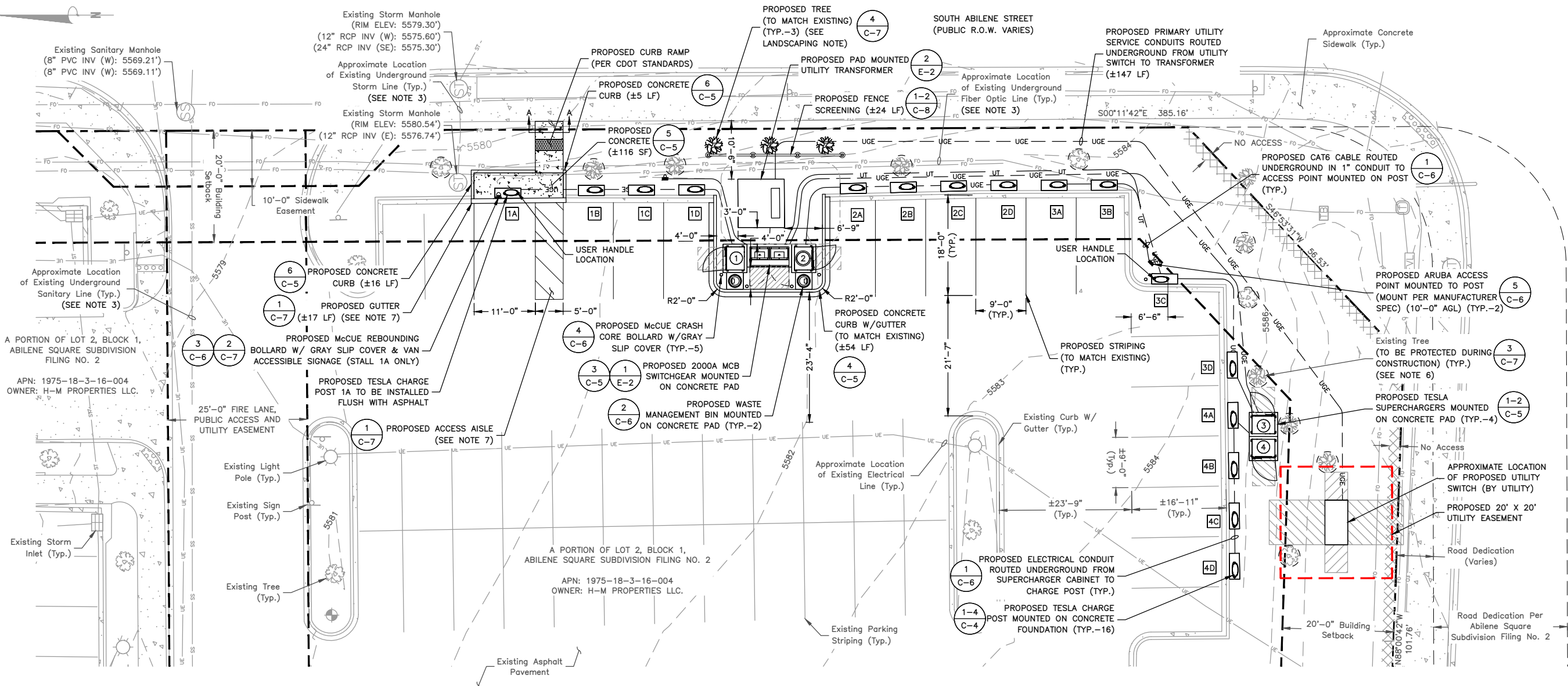
13881 E MISSISSIPPI AVE  
AURORA, CO 80012

#### SHEET TITLE

### EQUIPMENT/PARKING PLAN

#### SHEET NUMBER

C-3 2

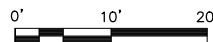


#### LANDSCAPING NOTE:

TESLA/CONTRACTOR SHALL RETURN ALL DISTURBED LANDSCAPING TO PRE-CONSTRUCTION CONDITIONS & ANY EXISTING PLANTS IN POOR CONDITION TO BE REPLACED IN KIND. EXISTING LANDSCAPING SHALL BE UPDATED TO MEET PRIOR SITE APPROVALS, AS NEEDED. ALL PLANTINGS SHOWN ON THIS PLAN ARE BEING PROPOSED TO RESTORE THE EXISTING APPROVED LANDSCAPING PLAN DUE TO THE IMPACT OF THIS PROJECT.

#### EQUIPMENT/PARKING PLAN

SCALE: 1"=20' FOR 11"x17"  
1"=10' FOR 22"x34"



#### LEGEND

①	TESLA SUPERCHARGER CABINET #
②	TESLA STAR-CENTER SUPERCHARGER CABINET #
1A	TESLA CHARGE POST

#### PARKING STALL SCHEDULE

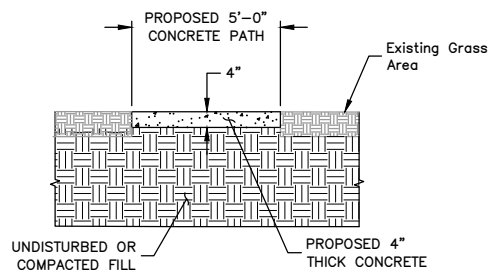
DESCRIPTION	QUANTITY
EXISTING STALLS (TO BE MODIFIED)	18
PROPOSED EV STALLS	17*
ADDITIONAL NON-EV STALLS	0
NET PARKING STALL CHANGE	-1
NET CHANGE IN REQUIRED OFF STREET PARKING**	-32

\* (15) TOTAL STANDARD TESLA CHARGING STALLS & (1) TOTAL ADA TESLA CHARGING STALLS, FOR A TOTAL OF (16) CHARGING STALLS. PER COLORADO GENERAL ASSEMBLY BILL HB23-1233, EACH ADA EV CHARGING STALL SHALL COUNT TOWARDS (2) STALLS FOR SITE PARKING COUNT. (15) STANDARD CHARGING STALLS + (2) ADDITIONAL STALLS FOR THE (1) ADA EV CHARGING STALL = (17) TOTAL STALLS.

\*\* NET CHANGE IN REQUIRED OFF STREET PARKING PER AURORA DEVELOPMENT ORDINANCE SECTION 146-4.6.4.

#### NOTES:

- SITE PLAN BASED ON ENGINEERING DESIGN SURVEY, A PORTION OF THE SW1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO BY CLARK LAND SERVICES, INC. DATED 02/24/2023.
- UTILITY CONNECTION TO BE MADE UNDER XCEL ENERGY STANDARDS, CONFIRM FINAL DESIGN PRIOR TO CONSTRUCTION, XCEL ENERGY WORK ORDER # TBD.
- EXISTING UNDERGROUND UTILITIES LOCATED WITHIN AREA OF PROPOSED TRENCH & EQUIPMENT SITE AREA TO BE HAND DUG AND RELOCATED AS REQUIRED.
- EXISTING CUSTOMER OWNED ELECTRICAL & TELCO CONDUIT & EQUIPMENT TO BE RELOCATED AS NEEDED DURING CONSTRUCTION.
- CONTRACTOR TO SEED & STRAW ALL DISTURBED AREA WITHIN 7 DAYS OF COMPLETION OF LAND DISTURBING ACTIVITIES.
- CONTRACTOR TO PROTECT EXISTING TREES IN PLACE WHERE POSSIBLE. ANY TREES DAMAGED OR REMOVED DURING CONSTRUCTION TO BE REPLACED IN KIND IN ACCORDANCE WITH AHJ REQUIREMENTS.
- CONTRACTOR TO CONFIRM ADA/ACCESSIBLE STRIPING & ASSOCIATED STALLS HAVE <2% GRADE IN ALL DIRECTIONS.

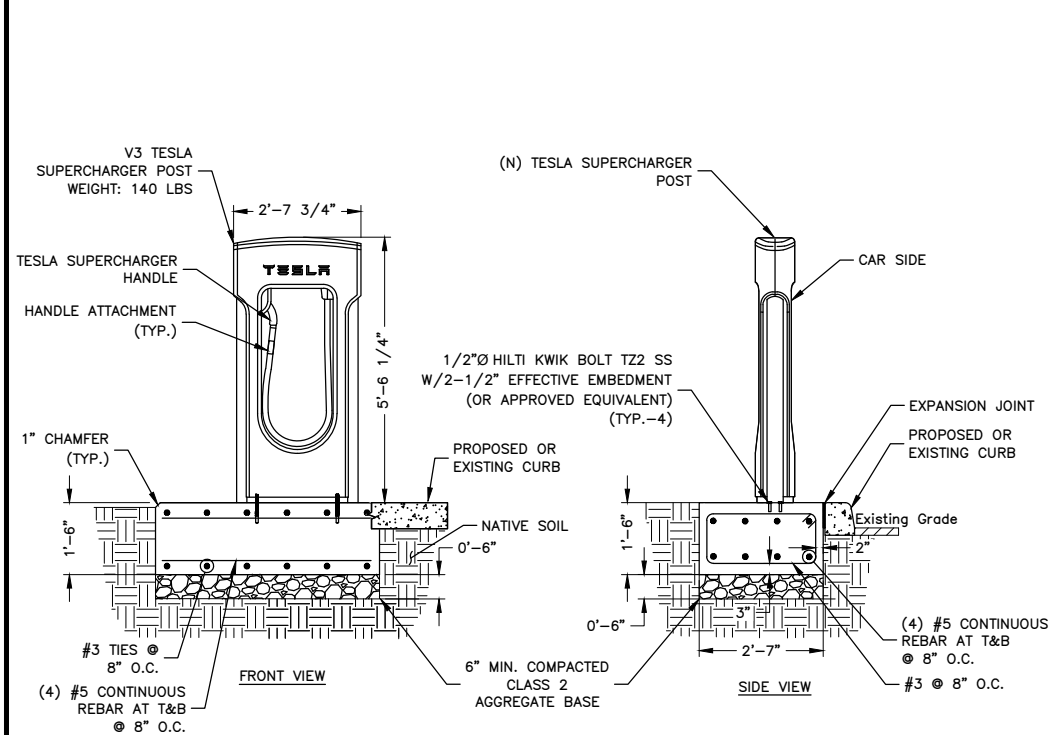


#### SECTION A-A

SCALE: N.T.S.

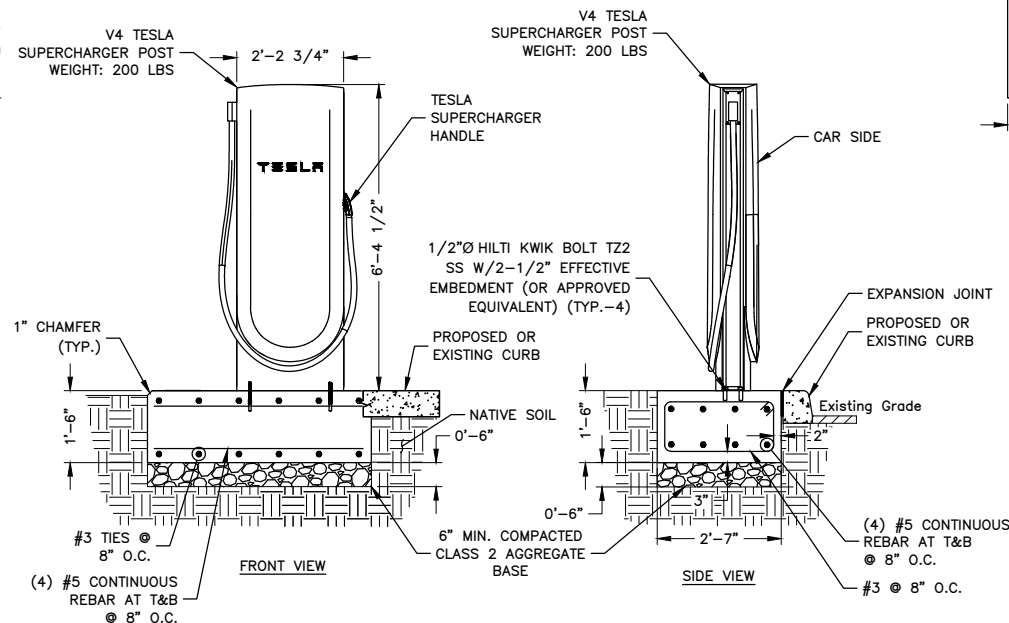
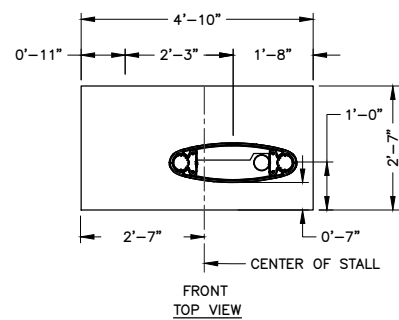
2





**V3 SUPERCHARGER POST CAST-IN-PLACE FOUNDATION DETAIL**  
SCALE: N.T.S.

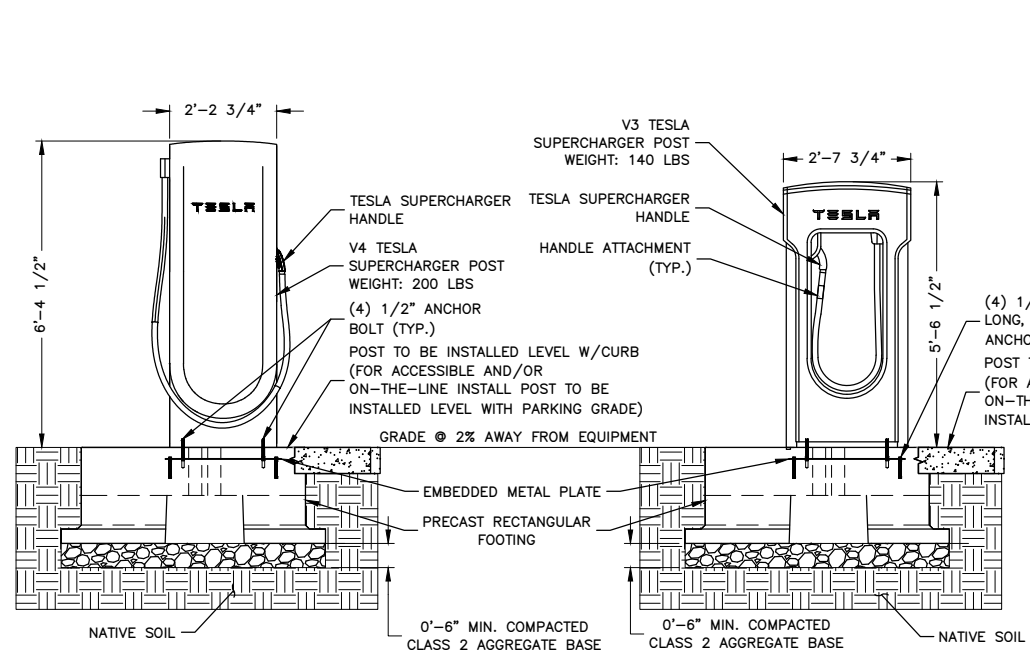
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**V4 SUPERCHARGER POST CAST-IN-PLACE FOUNDATION DETAIL**  
SCALE: N.T.S.

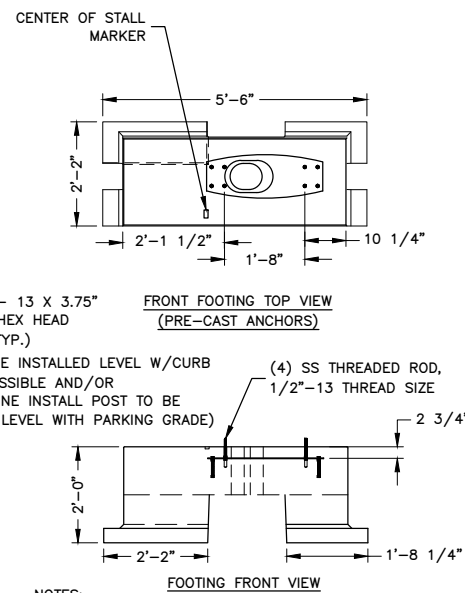
2

- NOTES:
1. BACKFILL FOOTING WITH EXCAVATED SOIL COMPACTED TO SAME DENSITY AS UNDISTURBED SOIL.
  2. CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF COMPACTED CRUSHED STONE FOR CAPILLARY BREAK AND CONSTRUCTION CONTROL UNDER ALL CONCRETE SLABS.
  3. CONTRACTOR SHALL IDENTIFY POOR DRAINING SOILS AND PROVIDE ADDITIONAL COMPACTED, WELL GRADED COURSE-GRAINED SOIL BACKFILL TO FROST DEPTH. CONTRACTOR TO NOTIFY TESLA CM AND ENGINEER.

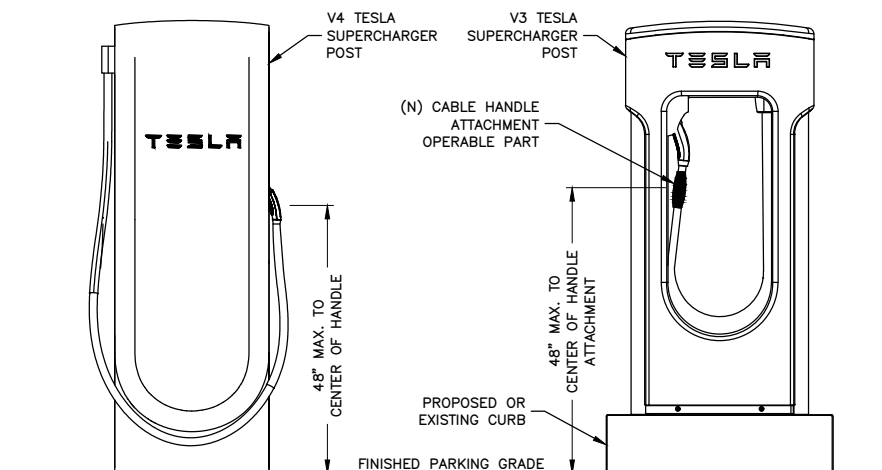


**TESLA SUPERCHARGER POST PRECAST FOUNDATION DETAIL**  
SCALE: N.T.S.

3



- NOTES:
1. PRECAST FOOTING REINFORCED WITH STRUCTURAL FIBER VOLUME: 0.483 CU YDS WEIGHT: 1,990 LBS SEE CUTSHEETS FOR ADDITIONAL INFORMATION
  2. S501.1333 SUPERCHARGER POST CENTER ON CENTER PRECAST FOOTING DETAIL RA WIND RATING (WITHOUT SIGN) = 134 MPH WIND RATING (WITH SIGN) = 120 MPH



**CABLE HANDLE ACCESSIBILITY ATTACHMENT DETAIL**  
SCALE: N.T.S.

4



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PALO ALTO, CA 94304  
(650) 681-5000



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990 S. BROADWAY  
SUITE 400  
DENVER, CO 80209  
PHONE: 303.825.1802



DRAWN BY:	FG
CHECKED BY:	BG
APPROVED BY:	HWJ
PROJECT #:	50123704
JOB #:	50167707

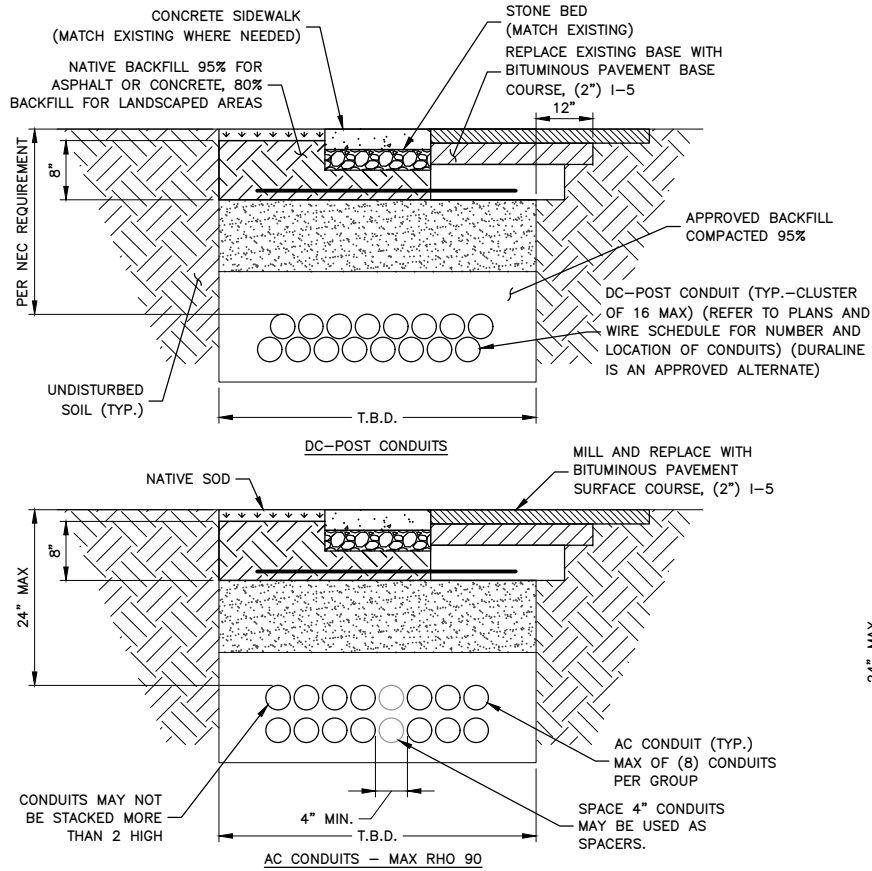
SUBMITTALS		
REV.	DATE	DESCRIPTION
1	02/26/24	ISSUED FOR PERMITS
0	02/08/24	ISSUED FOR PERMITS
A	12/14/23	ISSUED FOR 90% REVIEW

SITE NAME:  
AURORA, CO –  
E MISSISSIPPI AVE  
(TRT ID: 35123)  
SITE ADDRESS:  
13881 E MISSISSIPPI AVE  
AURORA, CO 80012

SHEET TITLE  
**CONSTRUCTION  
DETAILS I**

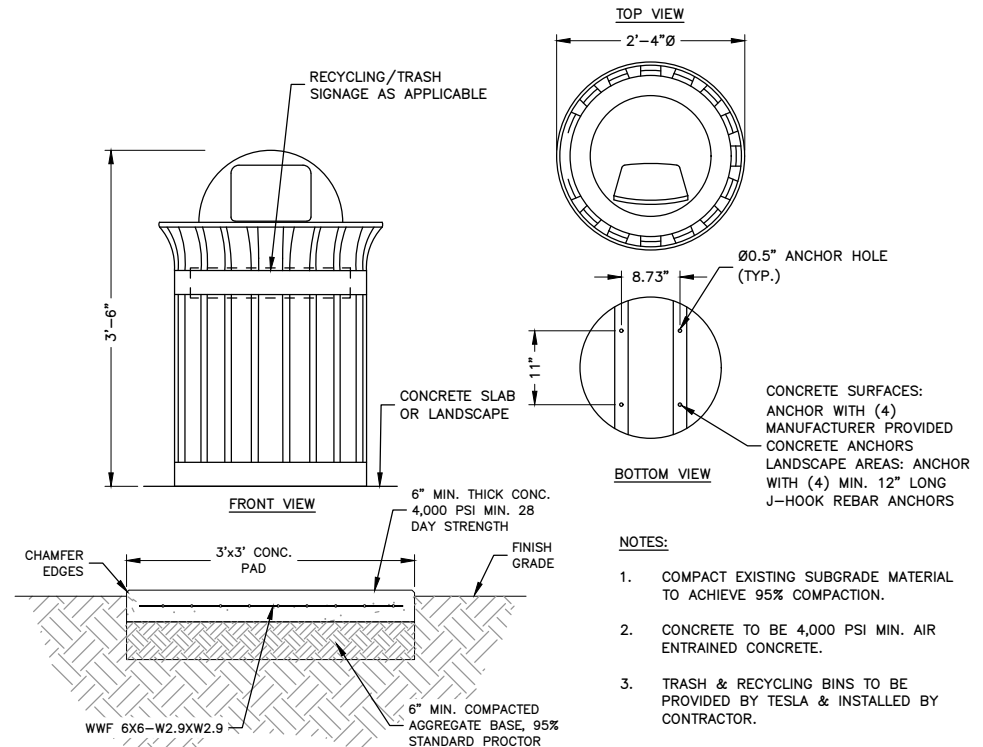
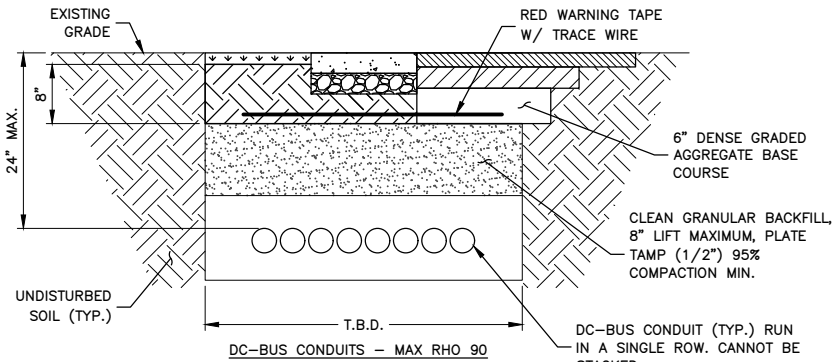
SHEET NUMBER  
**C-4**





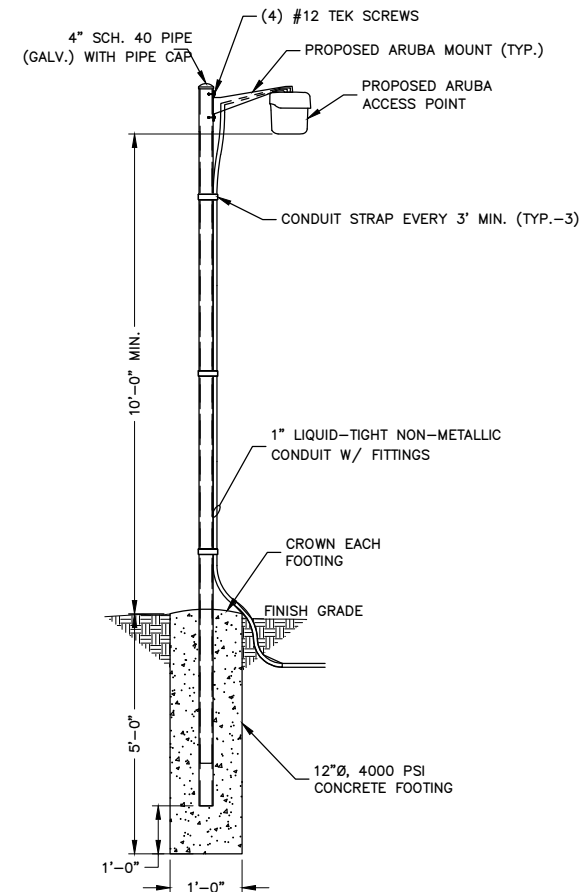
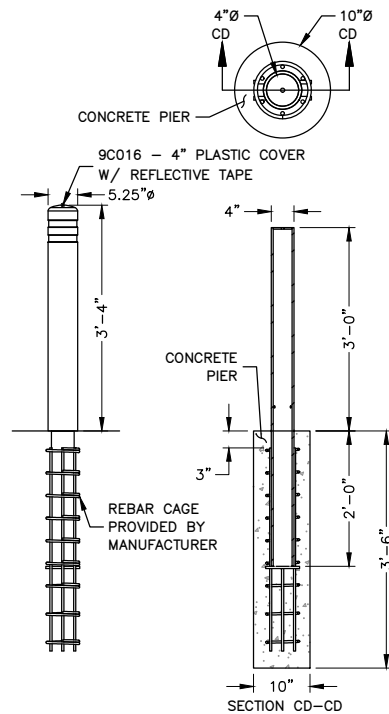
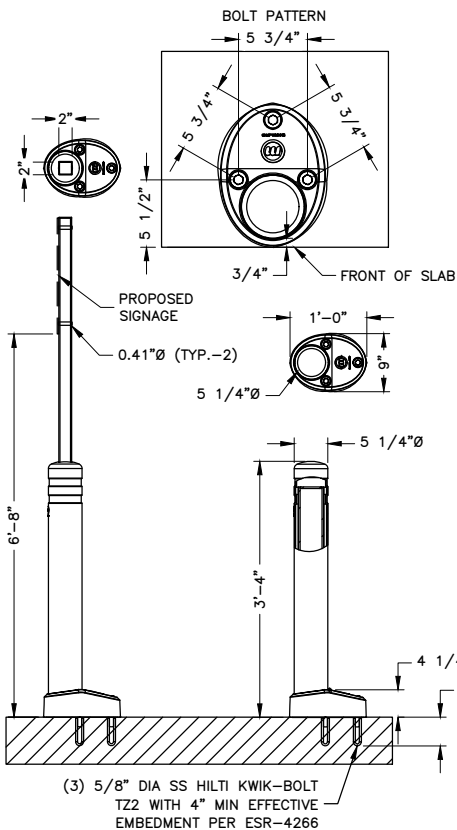
**NOTES:**

1. THE TRENCH DESIGNS FOR 'AC-CONDUITS' AND 'DC-BUS CONDUITS' ARE THE RESULT OF A THERMAL ANALYSIS OF THE CONDUCTORS UNDER LOAD. FOR PROPER PROTECTION, THEY MUST BE FOLLOWED.
2. IF FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL, EXCAVATED MATERIAL MAY BE USED FOR BACKFILL. IF NOT, PROVIDE CLEAN, COMPACTABLE MATERIAL. COMPACT IN 8" LIFTS. REMOVE ANY LARGE ROCKS PRIOR TO BACKFILLING. CONTRACTOR TO VERIFY LOCATION OF EXISTING U/G UTILITIES PRIOR TO DIGGING.
3. ANY PAVEMENT DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
4. CONDUIT TO BE INSTALLED TO A MAX COVER OF 24". COVER MAY BE REDUCED PER NEC TABLE 300.5
5. CONDUIT ARE PERMITTED TO HAVE GREATER THAN 24" COVER FOR SHORT DISTANCES WHERE REQUIRED TO CROSS UNDER EXISTING UTILITY LINES, TO ALLOW FOR NEC REQUIRED MIN. RADIUS FOR CONDUIT TURN-UPS INTO PAD-MOUNTED EQUIPMENT, AVOIDING OBSTRUCTIONS, ETC.
6. FOR TRENCHES WITH MIXED CIRCUIT TYPES, APPLY THE CONDUIT SPACING FOR THE CIRCUIT TYPE WITH THE LARGER SPACING REQUIREMENT.
7. APPROVED BACKFILL IS REQUIRED TO MEET THE DESIGNED RHO VALUES. USE THE SPECIFIED BACKFILL LISTED BELOW OR TEST NATIVE SOIL CONDITIONS TO CONFIRM MAX DEFINED RHO VALUES. MINIMUM 2" OF APPROVED BACKFILL COVERAGE AROUND CONDUITS IS REQUIRED.
8. **RHO 90 BACKFILL** - LOW STRENGTH FLUIDIZED THERMAL (SLURRY) BACKFILL WITH MIN 28 DAY COMPRESSIVE STRENGTH OF 150 PSI MUST BE USED TO ACHIEVE MAX RHO 90.



**NOTES:**

1. COMPACT EXISTING SUBGRADE MATERIAL TO ACHIEVE 95% COMPACTION.
2. CONCRETE TO BE 4,000 PSI MIN. AIR ENTRAINED CONCRETE.
3. TRASH & RECYCLING BINS TO BE PROVIDED BY TESLA & INSTALLED BY CONTRACTOR.



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DENVER, CO 80209  
PHONE: 303.825.1802



DRAWN BY: FG

CHECKED BY: BG

APPROVED BY: HWJ

PROJECT #: 50123704

JOB #: 50167707

SUBMITTALS		
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E MISSISSIPPI AVE  
(TRT ID: 35123)  
**SITE ADDRESS:**  
13881 E MISSISSIPPI AVE  
AURORA, CO 80012

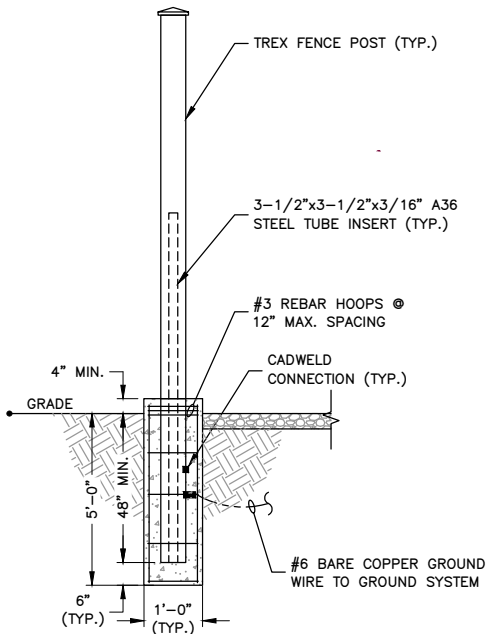
**SHEET TITLE**  
CONSTRUCTION  
DETAILS III

**SHEET NUMBER**  
C-6









- NOTES:
- COLOR: "SADDLE"
  - PICK TREX SECLUSION COMPOSITE FENCE THAT MEETS THESE REQUIREMENTS: WIND SPEED = 107 MPH

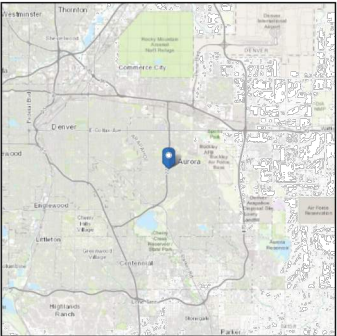
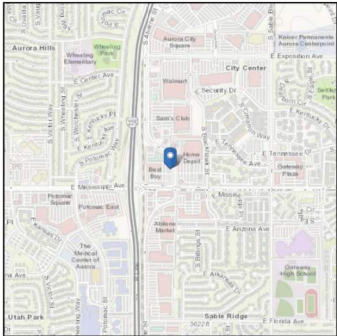
TREX FENCING FOOTING DETAIL  
SCALE: N.T.S.



ASCE Hazards Report

Address:  
13881 E Mississippi Ave  
Aurora, Colorado  
80012

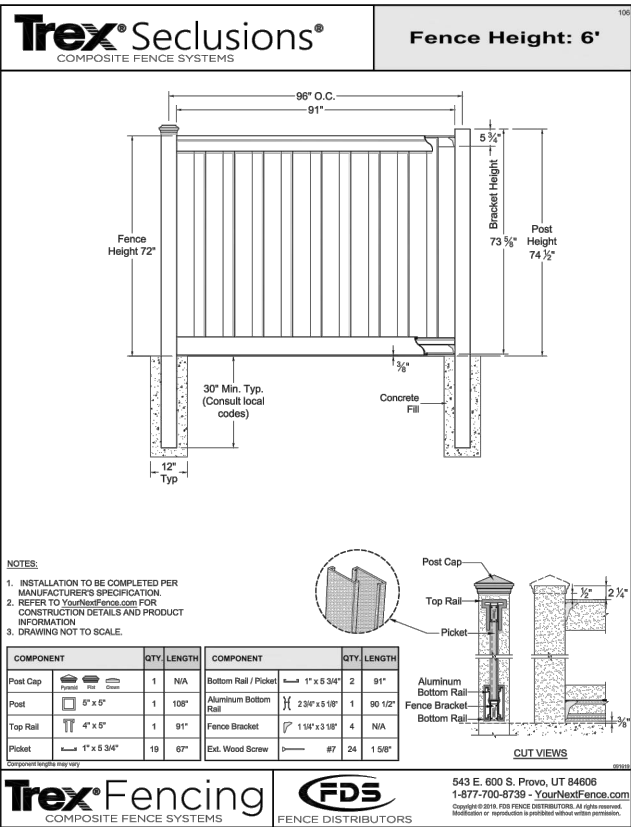
Standard: ASCE/SEI 7-16  
Risk Category: II  
Soil Class: undefined  
Latitude: 39.69766  
Longitude: -104.826461  
Elevation: 5576.480032679639 ft  
(NAVD 88)



Wind

Results:	
Wind Speed	107 Vmph
10-year MRI	77 Vmph
25-year MRI	84 Vmph
50-year MRI	89 Vmph
100-year MRI	93 Vmph

Data Source: ASCE/SEI 7-16, Fig. 26.5-1B and Figs. CC.2-1-CC.2-4, and Section 26.5.2



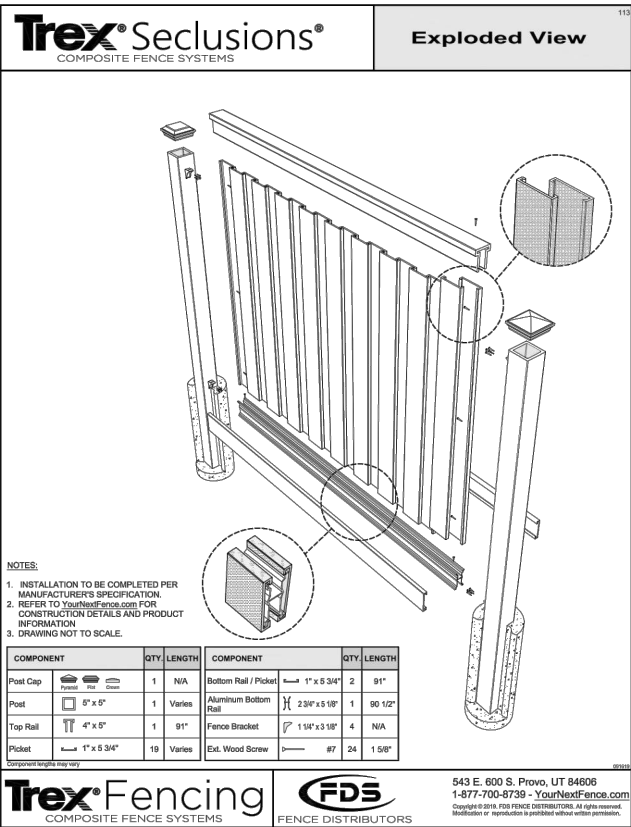
NOTES:

- INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
- REFER TO YourNextFence.com FOR CONSTRUCTION DETAILS AND PRODUCT INFORMATION
- DRAWING NOT TO SCALE.

COMPONENT	QTY	LENGTH	COMPONENT	QTY	LENGTH
Post Cap	1	N/A	Bottom Rail / Picket	2	91"
Post	1	108"	Aluminum Bottom Rail	1	90 1/2"
Top Rail	1	91"	Fence Bracket	4	N/A
Picket	19	67"	Ext. Wood Screw	24	1 5/8"



6'-0" TREX SECLUSIONS FENCING DETAILS  
SCALE: N.T.S.



NOTES:

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SHEET TITLE  
CONSTRUCTION  
DETAILS V

SHEET NUMBER  
C-8