

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

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) 220-8200
 NEVANS@TCHD.ORG

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

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

SURVEYOR

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

ARCHITECT

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

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
- 2 OF 10 SITE PLAN
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LEGAL DESCRIPTION

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

DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	1.364 ACRES (58,402 SF)
GROSS FLOOR AREA	2,200 SQ. FT.
NUMBER OF BUILDINGS	1
TYPE OF OCCUPANCY	B / A-2
TYPE OF CONSTRUCTION	V-B
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% 16,609 SQ. FT.
PRESENT ZONING CLASSIFICATION	CC23 (FRINGE)
PERMITTED MAXIMUM SIGN AREA	70 SQ. FT.
PROPOSED TOTAL SIGN AREA	TBD
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 REQUIRED	0
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

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, TRUSTEE HAS CAUSED THESE
 (CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS 30th DAY OF April AD. 2015

BY: Gary Pashel
 (PRINCIPALS OR OWNERS) CORPORATE SEAL

STATE OF COLORADO JSS
 COUNTY OF Denver JSS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th 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, Trustee HAS CAUSED THESE
 (CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS 30th DAY OF April AD. 2015

BY: Michael Milstein
 (PRINCIPALS OR OWNERS) CORPORATE SEAL

STATE OF COLORADO JSS
 COUNTY OF Denver JSS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th 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

SIGNATURE BLOCKS (CONT.)

IN WITNESS THEREOF, Leanne Dreiseszoun, Trustee HAS CAUSED THESE
 (CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS 30th DAY OF April AD. 2015

BY: Leanne Dreiseszoun, Trustee of the Sherman W. Dreiseszoun Marital Trust
 (PRINCIPALS OR OWNERS)

STATE OF COLORADO JSS
 COUNTY OF Denver JSS

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

BY: Leanne Dreiseszoun
 (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, Trustee HAS CAUSED THESE
 (CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS 30th DAY OF April AD. 2015

BY: Helene Abrahamson, Trustee of the Sherman W. Dreiseszoun Marital Trust
 (PRINCIPALS OR OWNERS)

STATE OF COLORADO JSS
 COUNTY OF Denver JSS

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

BY: Helene Abrahamson
 (PRINCIPALS OR OWNERS)

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

MY COMMISSION EXPIRES 9-22-2015 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 30th 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 30th 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

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 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 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 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 96-38 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.

STERLING DESIGN ASSOCIATES, LLC
 2009 W. Littleton Blvd. #300
 Littleton, CO 80120
 303.794.4727
 www.SterlingDesignAssociates.com

ISSUES & REVISIONS

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

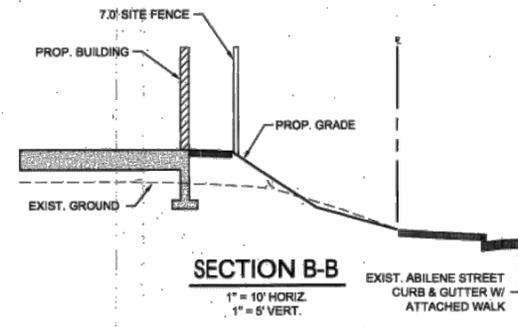
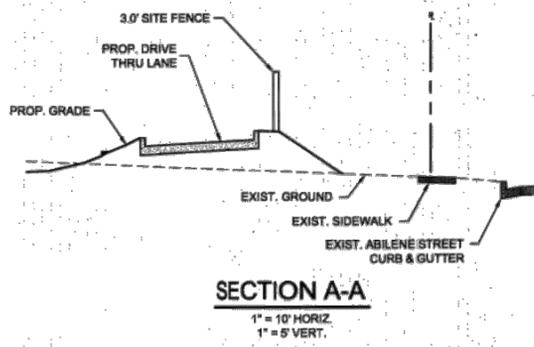
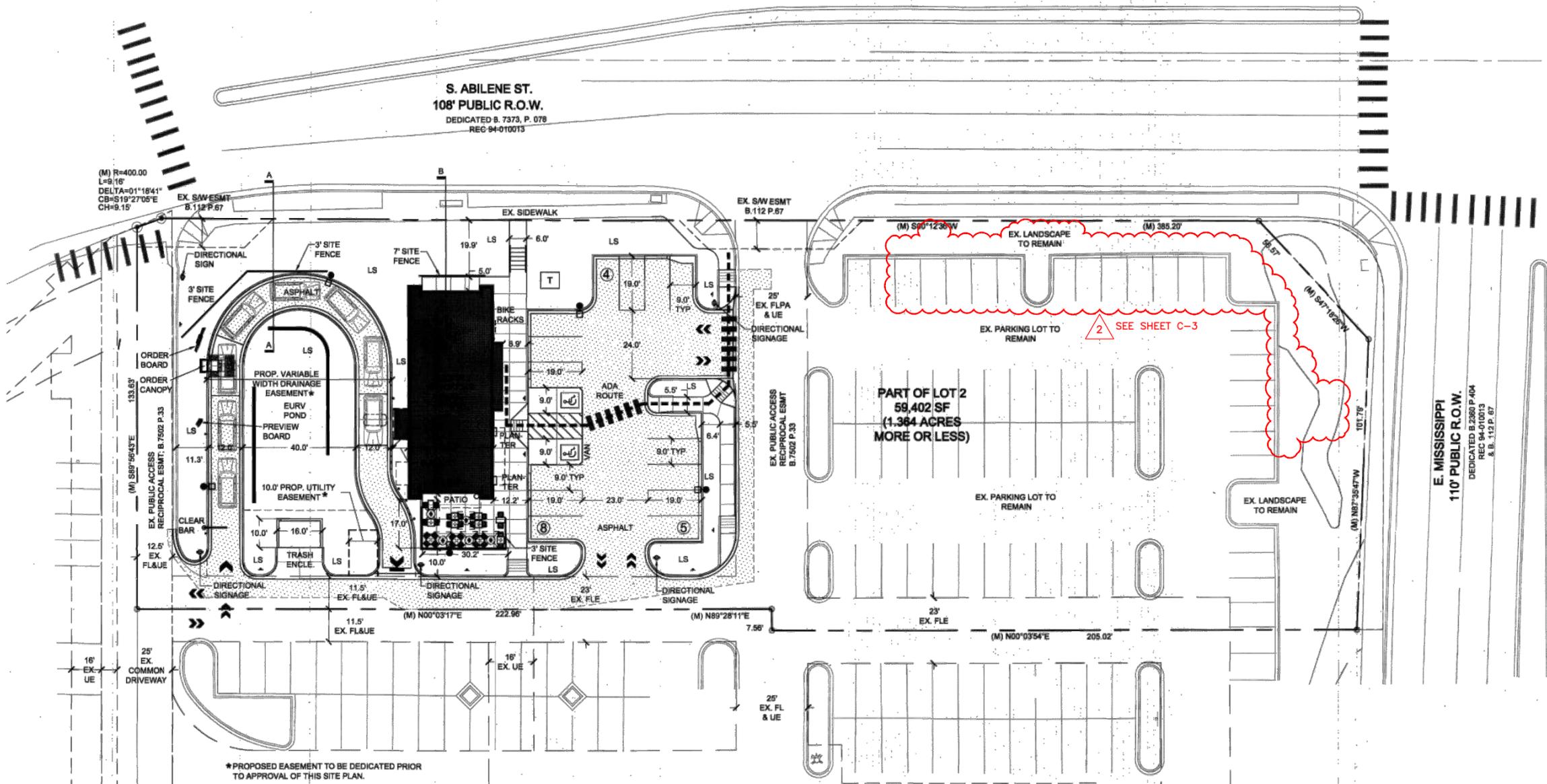
DATE: 12/02/14
 PROJECT MANAGER: JLO
 DRAWN BY: JLO
 PROJECT NO.:
 DRAWING FILE:

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



Sterling Design Associates, Inc
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
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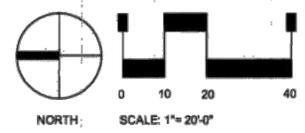
STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS		
NO. 1	DATE: 01/26/15	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: 1" = 20'-0"
 PROJECT MANAGER: JLO PROJECT NO.:
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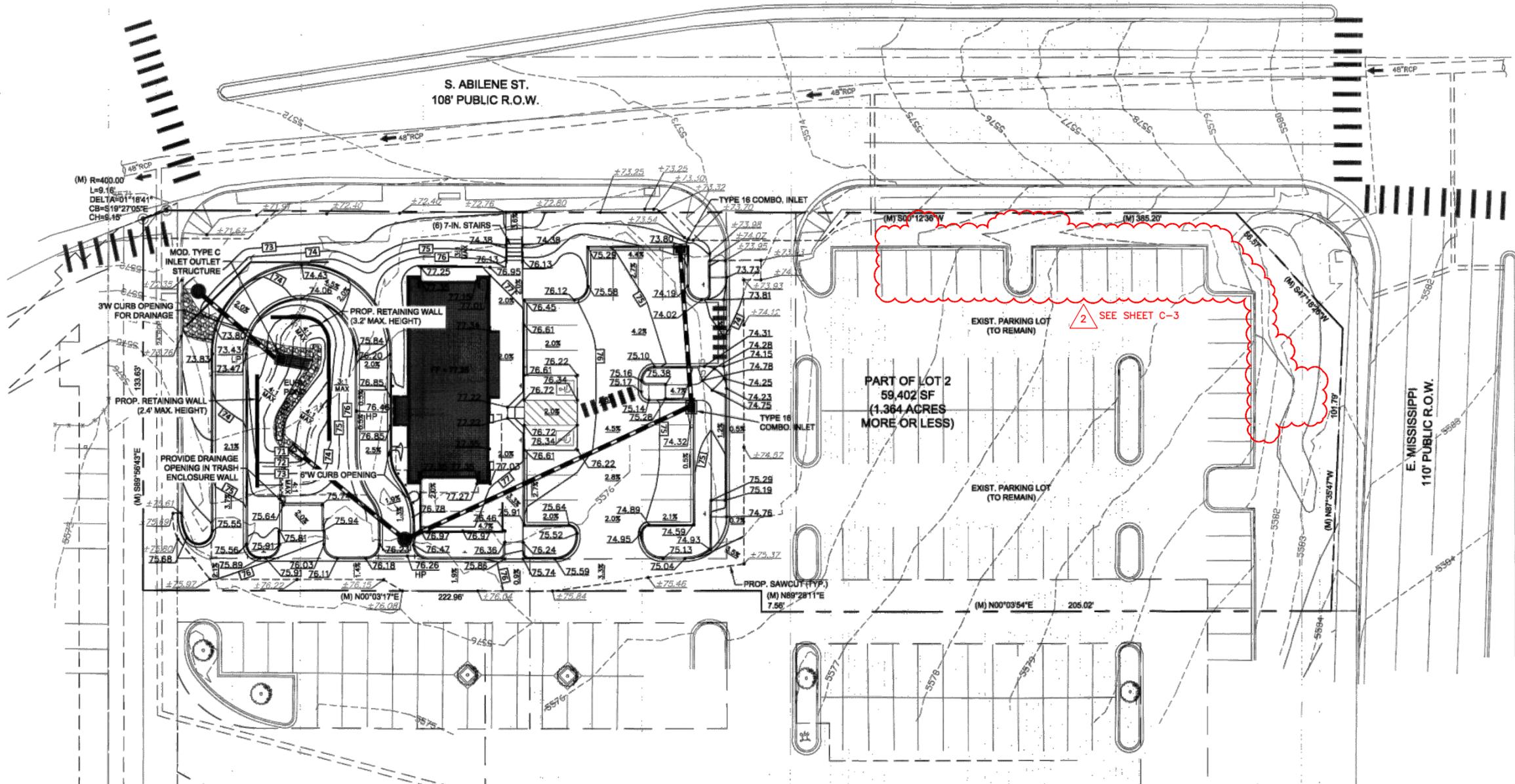
SHEET TITLE:
SITE PLAN
 SHEET NUMBER:
2 OF 10



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.



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SITE PLAN



Sterling Design Associates, LLC
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

2009 W. Lincoln Blvd. #900
 Littleton, CO 80120
 303.794.4772 ph
 www.SterlingDesignAssociates.com

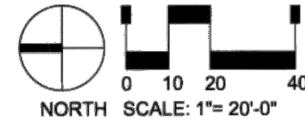
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DESCRIPTION:		

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

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- EXIST. CURB AND GUTTER
- 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
- PROP. CONTOUR LINE
- EXIST. CONTOUR LINE
- EXIST. SPOT ELEVATION
- PROP. SPOT ELEVATION
- 0.5% PROPOSED SLOPE



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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.



PROJECT:

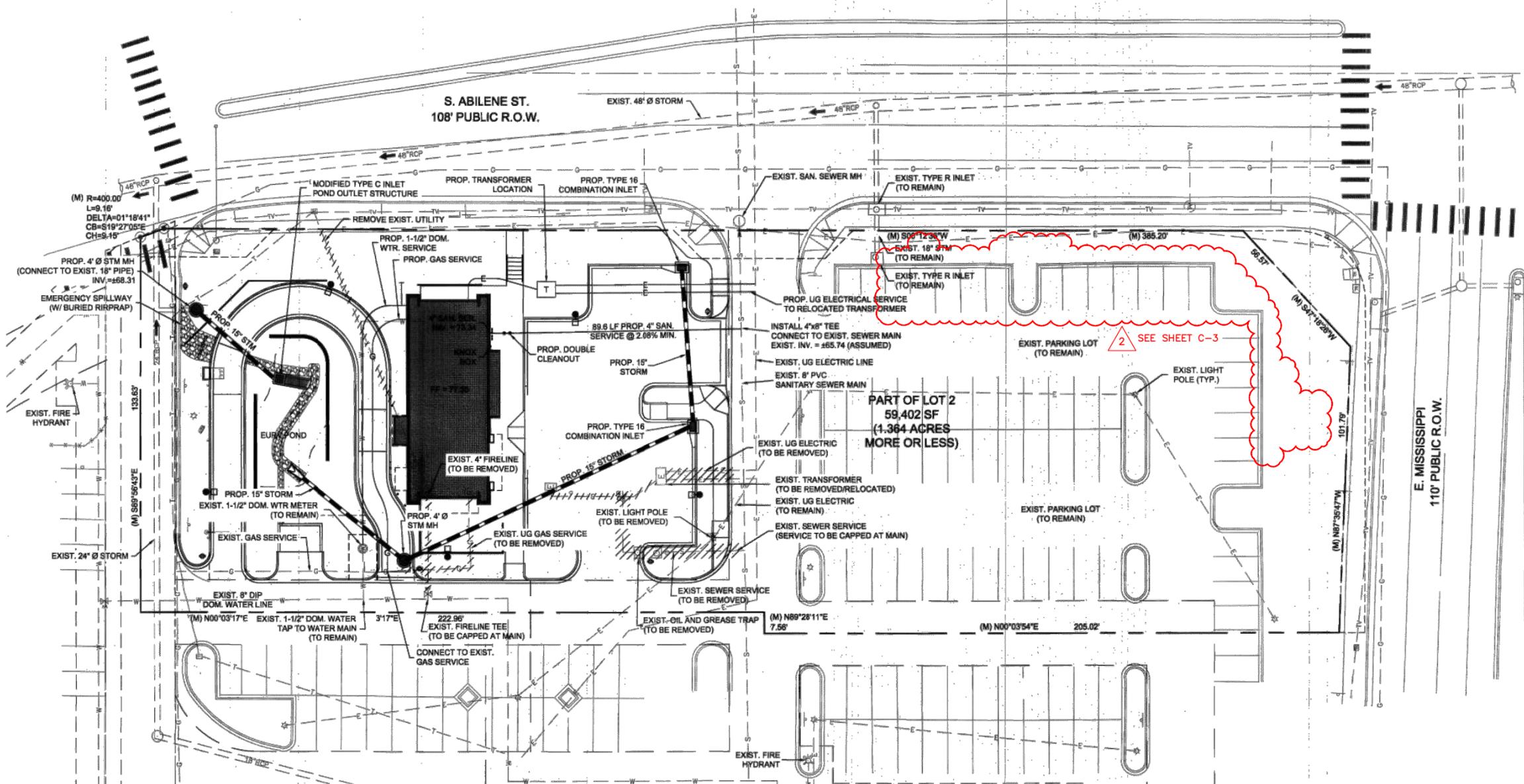
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AURORA, CO 80012

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

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
3 OF 10

STARBUCKS AT MISSISSIPPI & ABILENE
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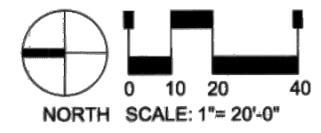
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 2401 UTAH AVENUE SOUTH
 SEATTLE, WA 98134
 (206) 318-1575

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
4 OF 10

LEGEND

- | | | | |
|-----|--------------------------------|-----|---|
| --- | PROPERTY LINE | --- | PROP. STORM LINE |
| --- | EASEMENT LINE | --- | MODIFIED TYPE C - POND OUTLET STRUCTURE |
| --- | EXIST. CURB AND GUTTER | ○ | PROP. 4" DIAM. MANHOLE |
| --- | EXIST. SIGN | □ | PROP. TYPE 16 COMBINATION INLET |
| --- | EXIST. ELECTRICAL LINE | --- | PROP. SANITARY SEWER SERVICE |
| --- | EXIST. LIGHT POLE | --- | PROP. UNDERGROUND ELEC. |
| --- | EXIST. ELECTRICAL TRANSFORMER | --- | PROP. UNDERGROUND GAS |
| --- | 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) | | |



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
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

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 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 ENCRUSH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).



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

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

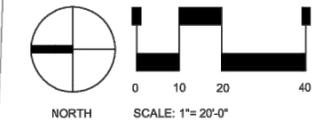
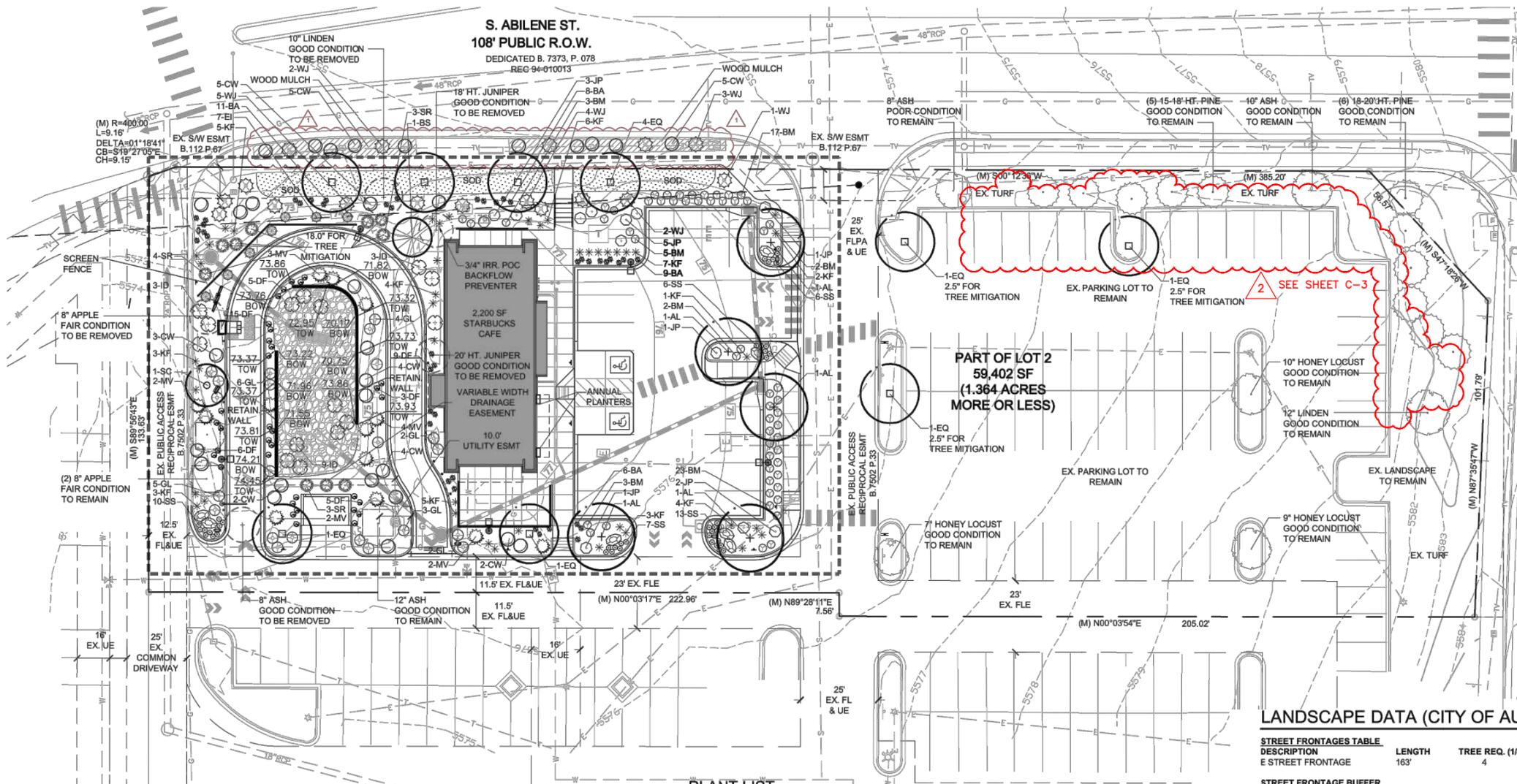
PROJECT:

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:
LANDSCAPE PLAN

SHEET NUMBER:
5 OF 10



LANDSCAPE DATA (CITY OF AURORA)

STREET FRONTAGES TABLE	LENGTH	TREE REQ. (140)	TREES PROVIDED
DESCRIPTION			
E STREET FRONTAGE	163'	4	4

STREET FRONTAGE BUFFER	LENGTH	WIDTH REQ.	WIDTH PROVD.	TREES/SHRUBS REQ/PROVIDED (1 TREE, 10 SHRUBS / 40 LF)
N LANDSCAPE BUFFER	110'	10'	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	223'	6'	10' MIN (VARIES)	6 REQ/5 PROP + 1 EX. TREES, 27/27 SHRUBS
S LANDSCAPE BUFFER	136'	6'	6' MIN (VARIES)	3 REQ/3 PROP + 0 EX. TREES, 17/27 SHRUBS
E LANDSCAPE BUFFER	163'	6'	13' MIN (VARIES)	4 REQ/4 PROP + 0 EX. TREES, 20/37 SHRUBS

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

LANDSCAPE AREA TABLE	AREA TYPE	ZONE (WATER USAGE)	SQUARE FEET
COOL SEASON GRASS/ SOD	MODERATE	758 SF	
MULCHED PLANTING BEDS	LOW	8,653 SF	
SEEDED NATIVE GRASSES	LOW-MODERATE	0	
ANNUAL FLOWER BEDS	HIGH	0	

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

CALIPER INCHES REPLACEMENT TABLE	NO. OF TREES	CAL INCHES
TYPE		
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'

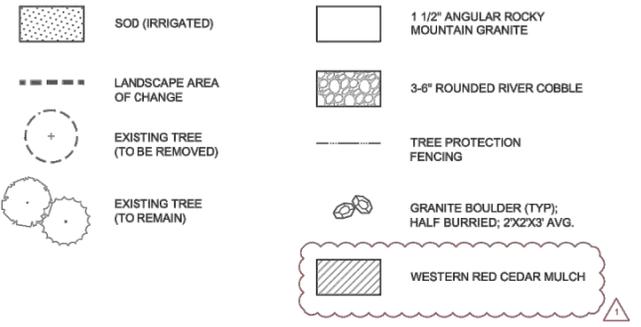
NON-RESIDENTIAL BUILDING ELEVATION LANDSCAPING INFORMATION	ELEVATION	ELEVATION LENGTH	TREE EQUIVALENT REQUIRED (1 TREE EQUIVALENT PER 40 LF)	TREE EQUIVALENT PROVIDED
(DIRECTION)				
SOUTH	75'	2	3.8 TE (1 TREES + 28 SHRUBS)	
EAST	30'	1	2.1 TE (0 TREES + 21 SHRUBS)	
* 1 TE EQUALS 1 TREE OR 10 SHRUBS.				

SITE DATA TABLE (FOR AREA OF CHANGE)	AREA IN SF	%
TOTAL SITE AREA: (0.696 AC.)	30,328 SF	100%
BUILDING COVERAGE:	2,200 SF	7.3%
HARD SURFACE AREA:	18,717 SF	61.7%
LANDSCAPE AREA:	9,411 SF	31.0%
MAXIMUM % OF COOL SEASON GRASSES ALLOWED:	3,108 SF	33.0%
% OF COOL SEASON GRASSES PROVIDED:	758 SF	8.0%

PLANT LIST

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

LEGEND



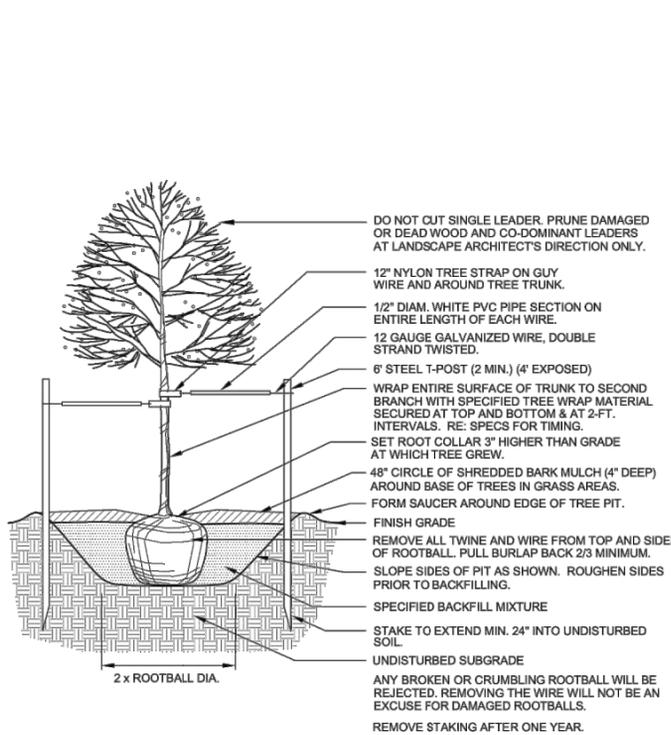
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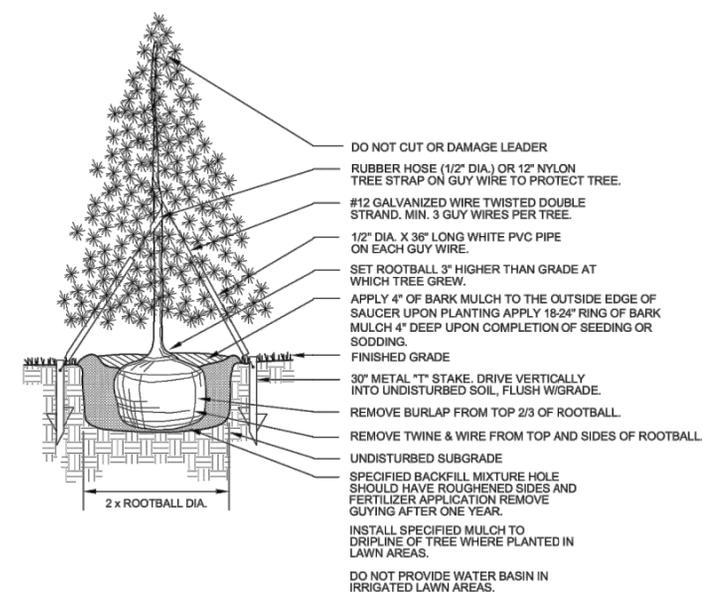
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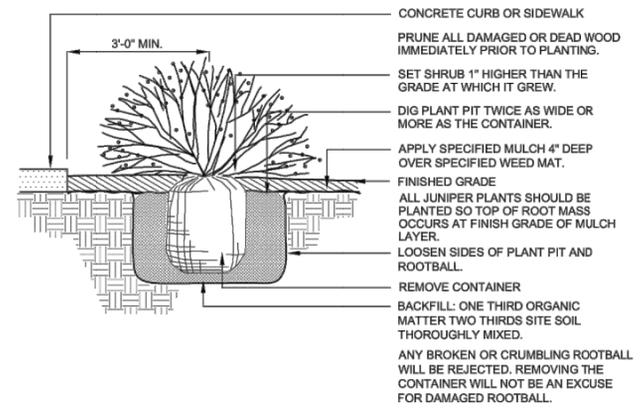
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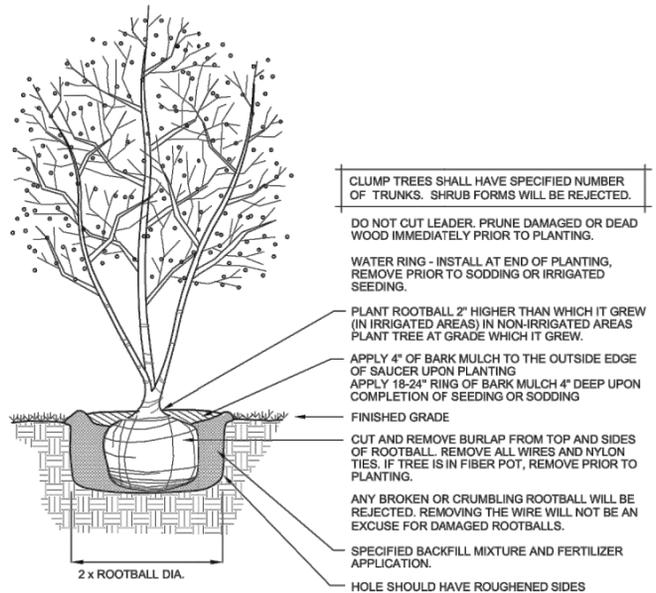
DECIDUOUS TREE PLANTING 1
 NOT TO SCALE



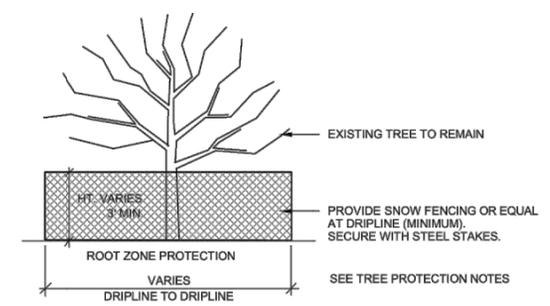
EVERGREEN TREE PLANTING 3
 NOT TO SCALE



SHRUB PLANTING 4
 NOT TO SCALE



CLUMP TREE PLANTING 2
 NOT TO SCALE



EXISTING TREE PROTECTION 5
 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 mm/200µm 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.

Sterling Design Associates, LLC
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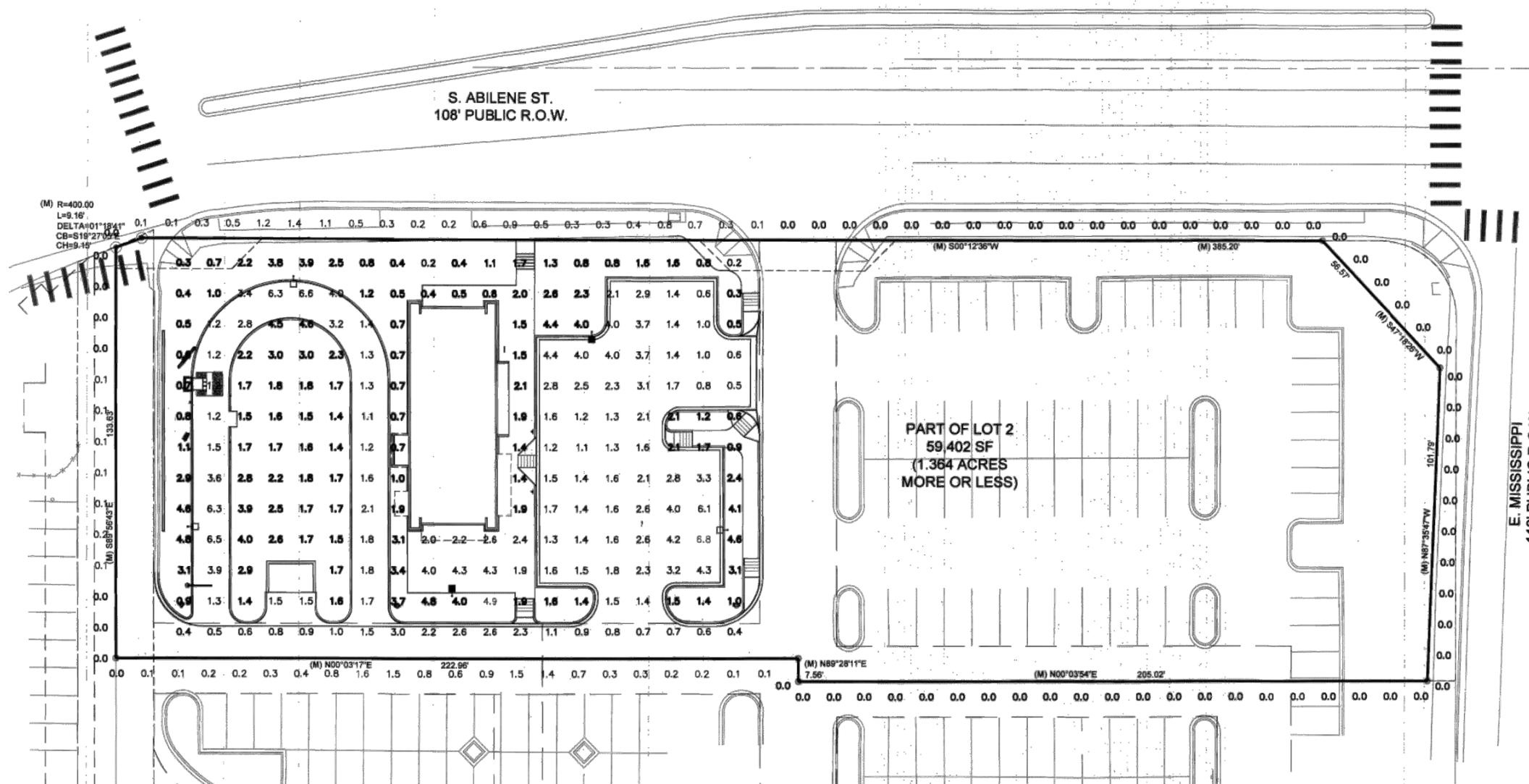
SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
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 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

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:	

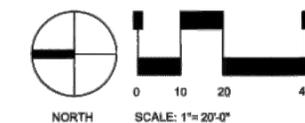
DATE: 12/02/14	SCALE: 1" = 20'-0"
PROJECT MANAGER: JLO	PROJECT NO: -
DRAWN BY: JLO	DRAWING FILE: -

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

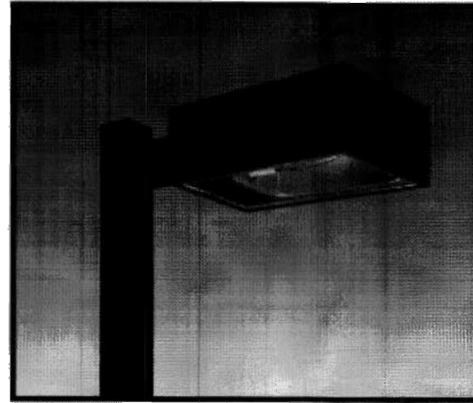
Average	2.2
Maximum	6.8
Minimum	0.4
Avg:Min	5.56
Max:Min	17.00

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

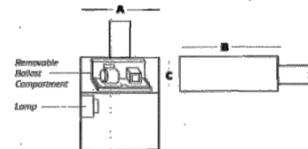


The RSB-RCS/L Series rectangular shoebox is offered in a variety of lighting distributions with sharp cutoff to meet the challenging demands of today's site lighting projects.



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 ²	42 lbs.
RSB-RCL				
22.25"	30"	10.5"	3.0 ft ²	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)	VOLTAGE
100HPS 100 watt high pressure sodium (RCS)	MT Multi-tap ballast (120, 208, 240, 277)
150HPS 150 watt high pressure sodium (RCS)	AB 480 volt
250HPS 250 watt high pressure sodium (RCS)	
400HPS 400 watt high pressure sodium (RCS/L)	
1000HPS 1000 watt high pressure sodium (RCL)	

¹ Consult factory for other wattages and Pole Size 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

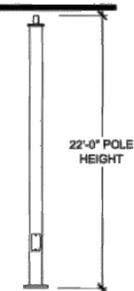
www.securitylighting.com

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 Square	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	1.9	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 tenon or mounting, for side mounting. Fixture mounting may be specified by substituting 01 or 02 in Catalog Number. Refer to Catalog Logic for top type and for mounting arrangements.
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 closer 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. Group II Loading. 50 year recurrence interval calculations are based on 3-second gust wind speed data.

CATALOG LOGIC

SAMPLE CATALOG NUMBER

SSP XX XX X X X XX XX

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

SERIES	TOP TYPE
SSP Square Straight Steel	1 2 3/8" OD Tenon ¹
	5 Removable Tenon ¹
	6 Side mount
SHAFT SIZE SQUARE / GAUGE	MOUNTING ARRANGEMENT
41 4.0", 11 ga.	A One Fixture
47 4.0", 7 ga.	B Two Fixtures at 90°
51 5.0", 11 ga.	C Two Fixtures at 180°
57 5.0", 7 ga.	D Three Fixtures at 90°
NOMINAL POLE HEIGHT (in Feet)	F Four Fixtures at 90°
See ordering information above ¹	P Tenons only
FINISH	FIXTURE TYPE
DB Dark Bronze	0 None, tenon only
BK Black	1 ASB-F, RSB-RCS/RCL, WL, MXC, SL, CRT, CM, CM2
WH White	
PS Platinum Silver	OPTION
00 Natural Galvanized Finish	BLANK Standard
	GL Hot Dip Galvanized

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



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www.securitylighting.com

Rev. 1/12



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

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DESCRIPTION: CITY COMMENTS, 2nd SUBMITTAL	
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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:

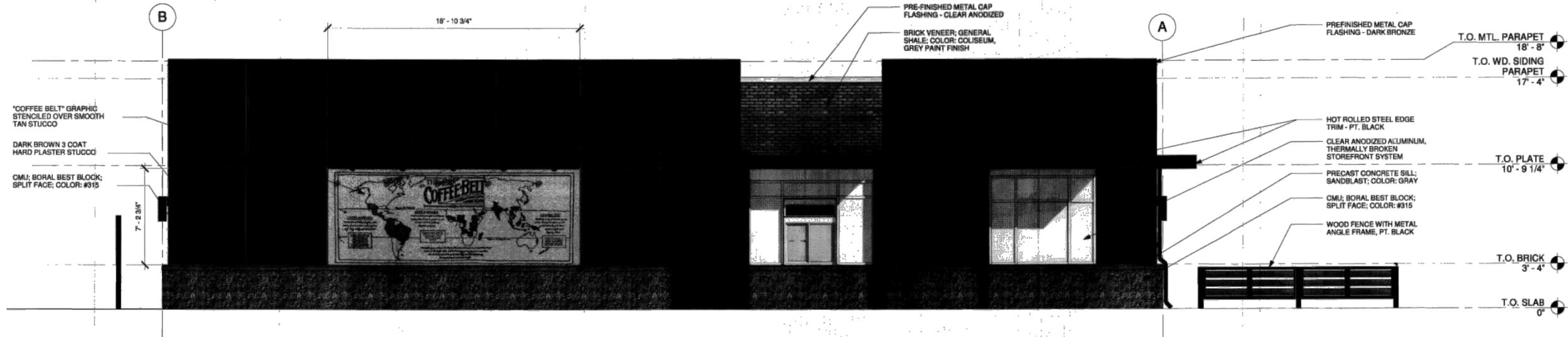
PROJECT: **56692-001**
STARBUCKS DRIVE-THRU
 13881 E MISSISSIPPI AVENUE
 AURORA, CO 80012

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

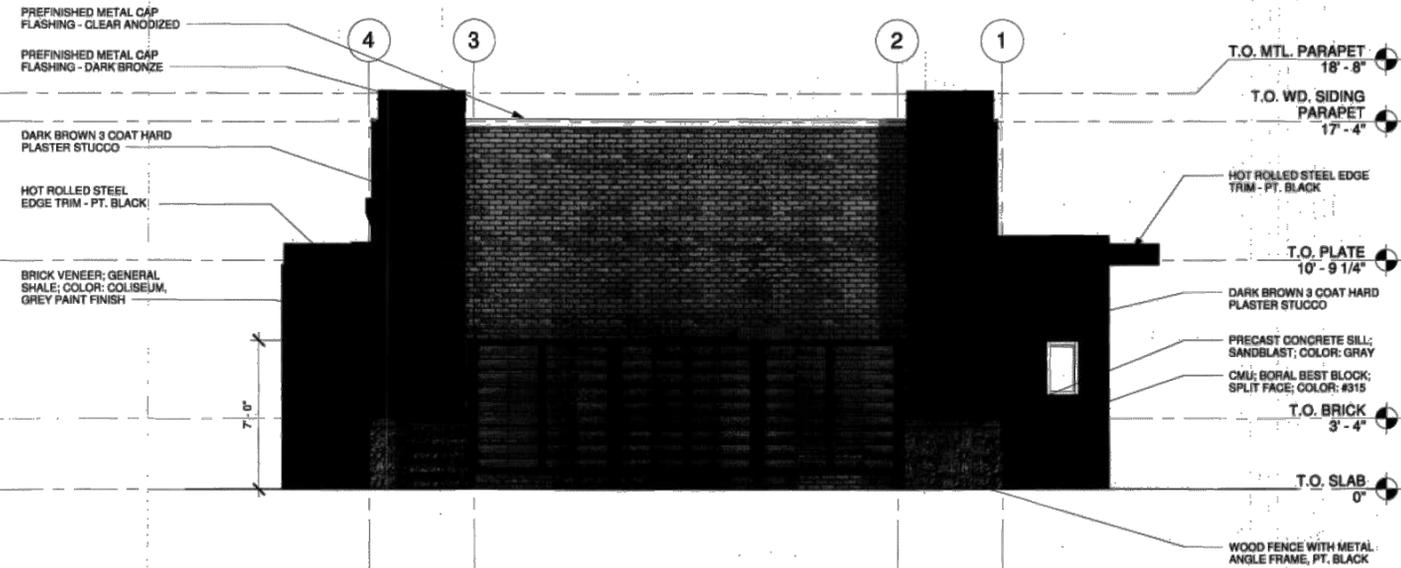
SHEET TITLE:
PHOTOMETRIC DETAILS

SHEET NUMBER:
8 OF 10

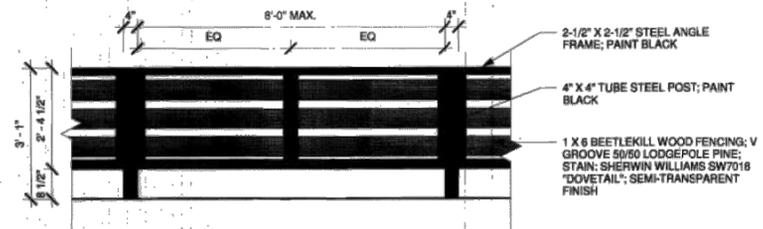
STARBUCKS AT MISSISSIPPI & ABILENE
 LOT 2, BLOCK 1, ABILENE SQUARE SUBDIVISION FILING NO. 2
 SITUATED IN THE SW 1/4 OF SECTION 18, T. 4 S., R. 66 W. OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SITE PLAN



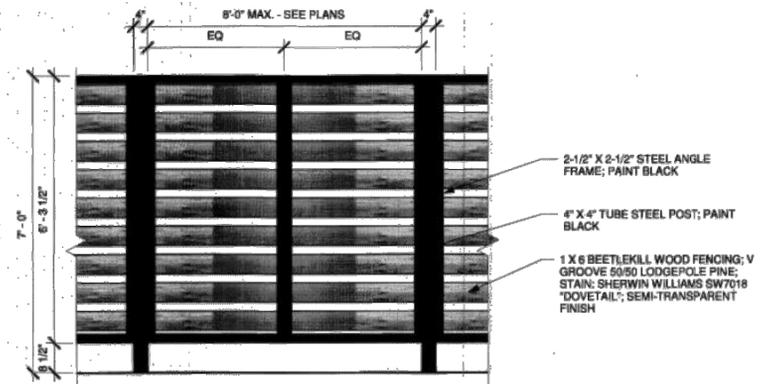
1 SDP North Building Elevation
 Scale: 1/4" = 1'-0"



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

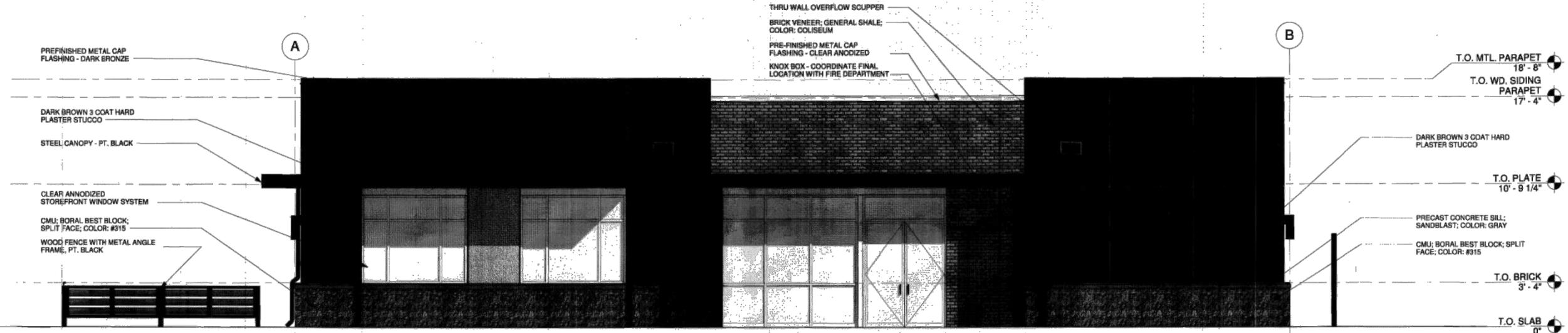
PROJECT:
 **56692-001**
STARBUCKS DRIVE-THRU
13881 E MISSISSIPPI AVENUE
AURORA, CO 80012

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

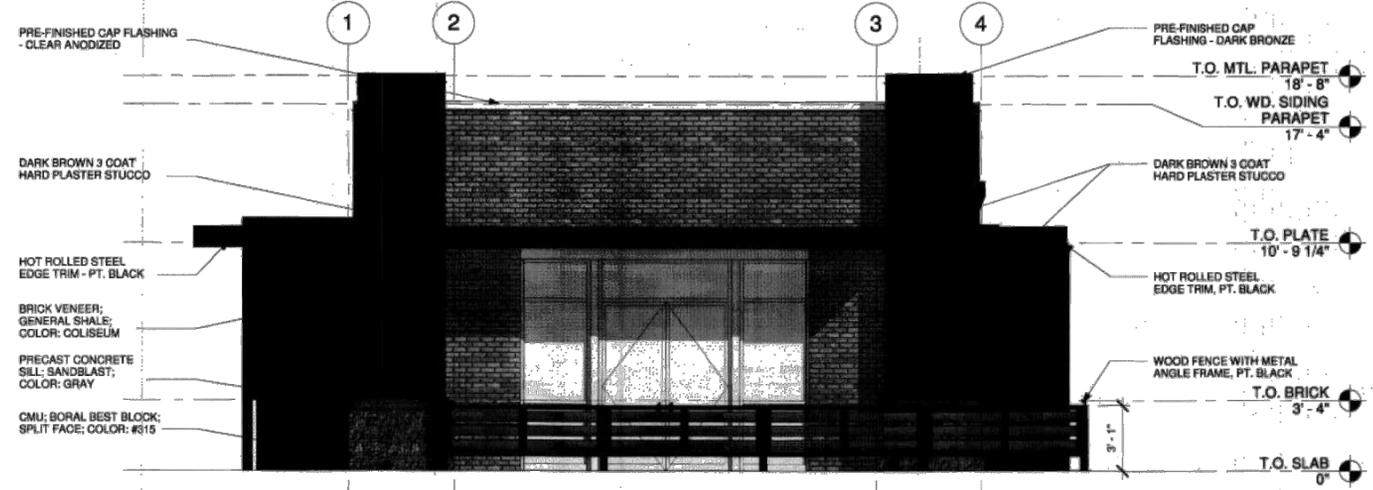
SHEET TITLE:
BUILDING ELEVATIONS

SHEET NUMBER:
9 OF 10

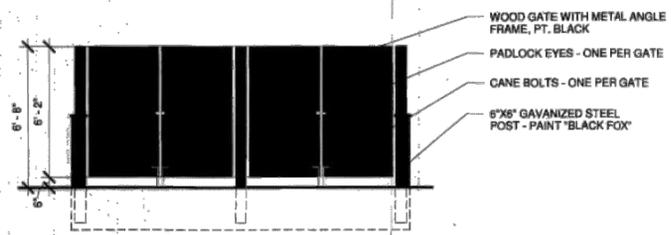
STARBUCKS AT MISSISSIPPI & ABILENE
 LOT 2, BLOCK 1, ABILENE SQUARE SUBDIVISION FILING NO. 2
 SITUATED IN THE SW 1/4 OF SECTION 18, T. 4 S., R. 66 W. OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SITE PLAN



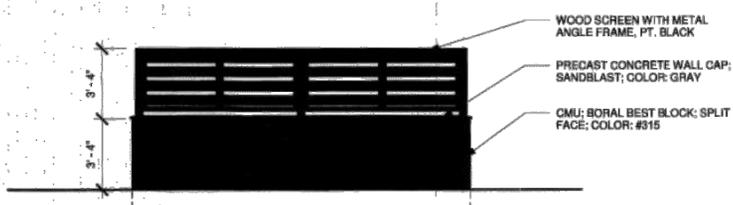
1 SDP South Building Elevation
 Scale: 1/4" = 1'-0"



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. 1	DATE: 1/29/15	BY: JLO
DESCRIPTION: CITY COMMENTS, 2nd SUBMITTAL		
NO. 2	DATE: 2/27/15	BY: JLO
DESCRIPTION: CITY COMMENTS, 3rd SUBMITTAL		
NO. 3	DATE: 4/9/15	BY: JLO
DESCRIPTION: PUBLIC HEARING PACKAGE		
NO. 4	DATE: 4/29/15	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:
10 OF 10



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



02/26/24

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:

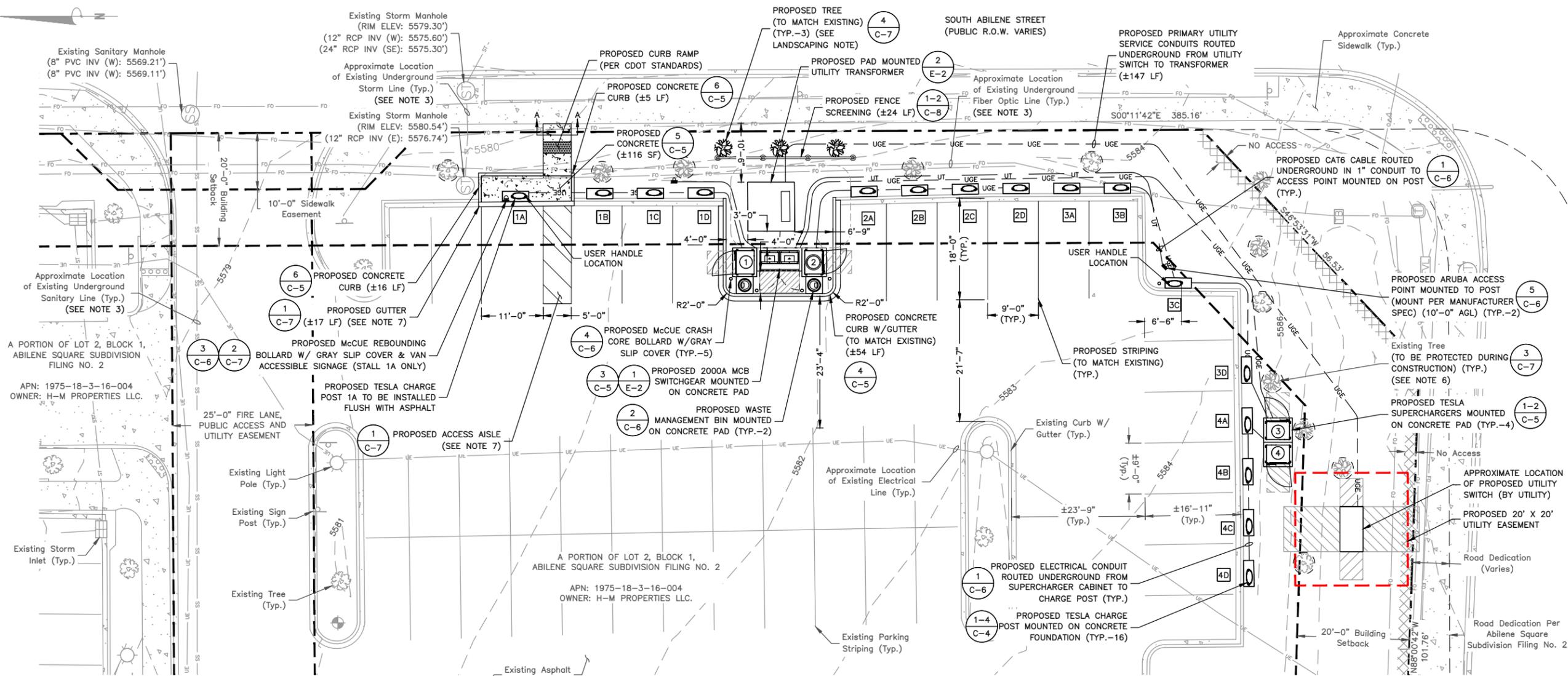
13881 E MISSISSIPPI AVE
AURORA, CO 80012

SHEET TITLE

EQUIPMENT/PARKING
PLAN

SHEET NUMBER

C-3 2



A PORTION OF LOT 2, BLOCK 1,
ABILENE SQUARE SUBDIVISION
FILING NO. 2
APN: 1975-18-3-16-004
OWNER: H-M PROPERTIES LLC.

A PORTION OF LOT 2, BLOCK 1,
ABILENE SQUARE SUBDIVISION FILING NO. 2
APN: 1975-18-3-16-004
OWNER: H-M PROPERTIES LLC.

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"



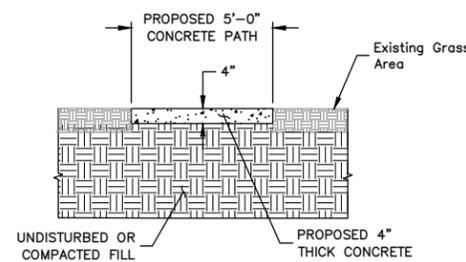
LEGEND	
①	TESLA SUPERCHARGER CABINET #
②	TESLA STAR-CENTER SUPERCHARGER CABINET #
1A	TESLA CHARGE POST

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

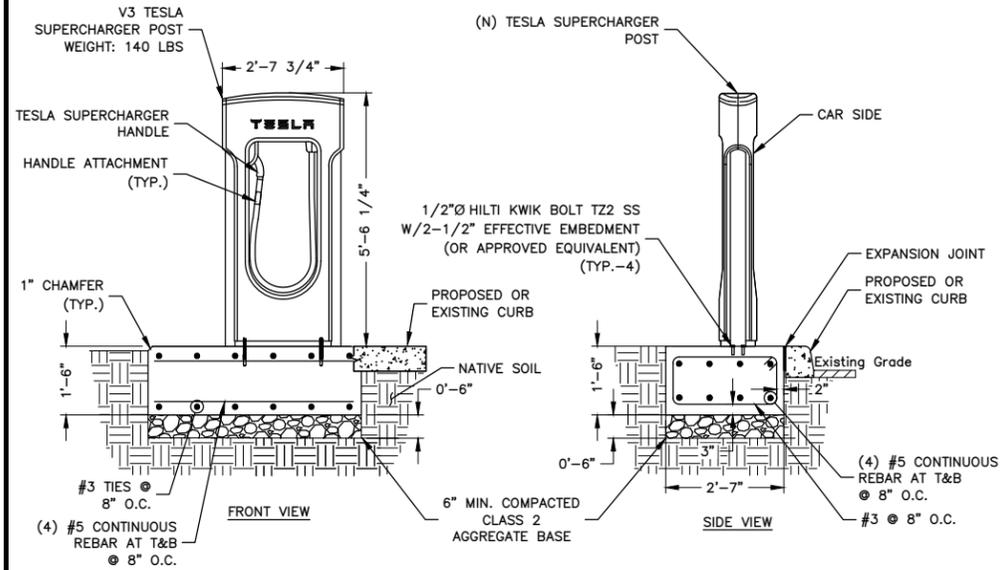
* (15) TOTAL STANDARD TESLA CHARGING STALLS & (1) TOTAL ADA TESLA CHARGING STALLS, FOR A TOTAL OF (16) CHARGING STALLS. PER COLORADO GENERAL ASSEMBLY BILL HB23-1233, EACH ADA EV CHARGING STALL SHALL COUNT TOWARDS (2) STALLS FOR SITE PARKING COUNT. (15) STANDARD CHARGING STALLS + (2) ADDITIONAL STALLS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



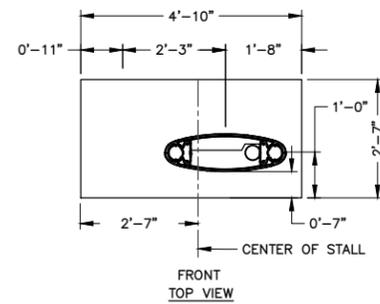
SECTION A-A
SCALE: N.T.S.



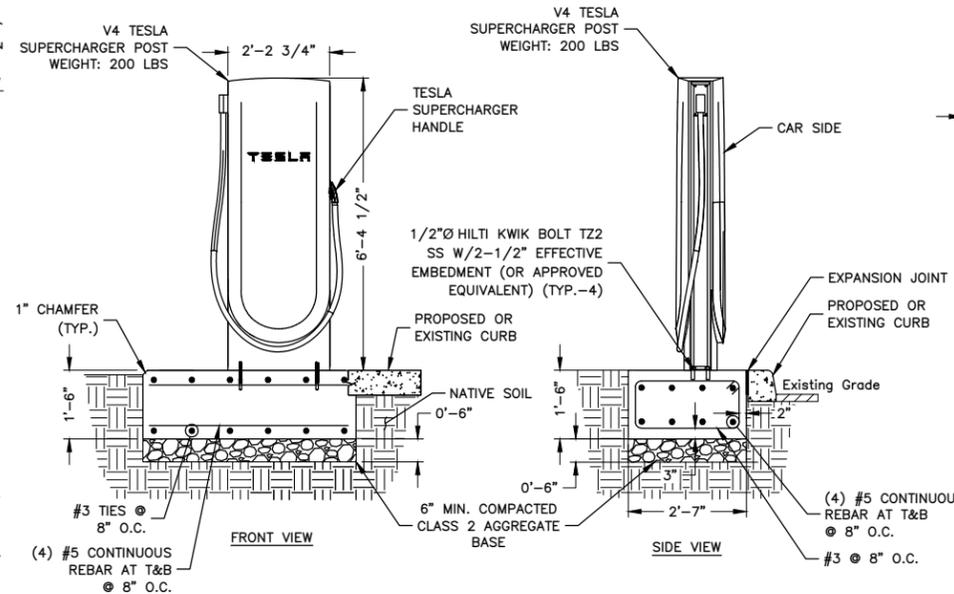
V3 SUPERCHARGER POST CAST-IN-PLACE FOUNDATION DETAIL

SCALE: N.T.S.

1

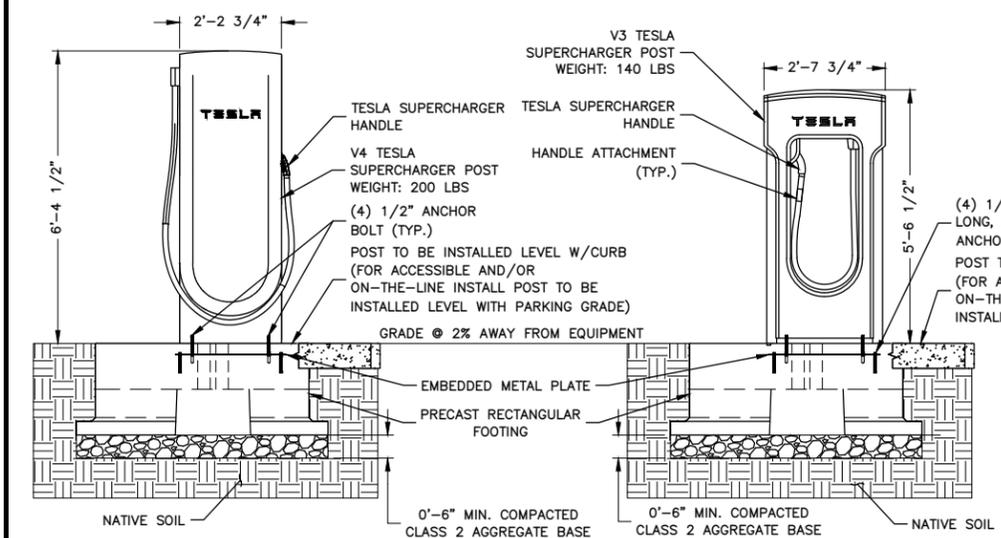
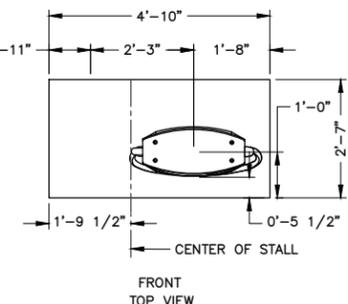


- NOTES:
- BACKFILL FOOTING WITH EXCAVATED SOIL COMPACTED TO SAME DENSITY AS UNDISTURBED SOIL.
 - CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF COMPACTED CRUSHED STONE FOR CAPILLARY BREAK AND CONSTRUCTION CONTROL UNDER ALL CONCRETE SLABS.
 - CONTRACTOR SHALL IDENTIFY POOR DRAINING SOILS AND PROVIDE ADDITIONAL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



V4 SUPERCHARGER POST CAST-IN-PLACE FOUNDATION DETAIL

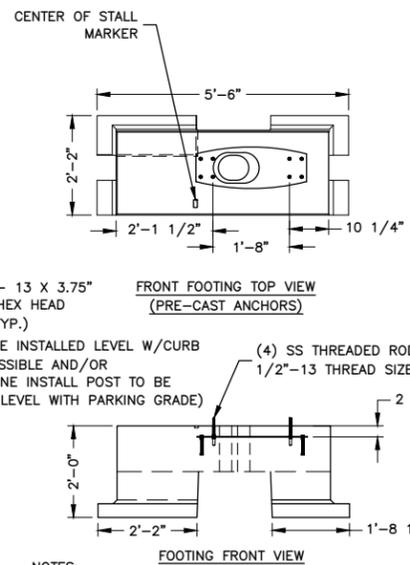
SCALE: N.T.S.



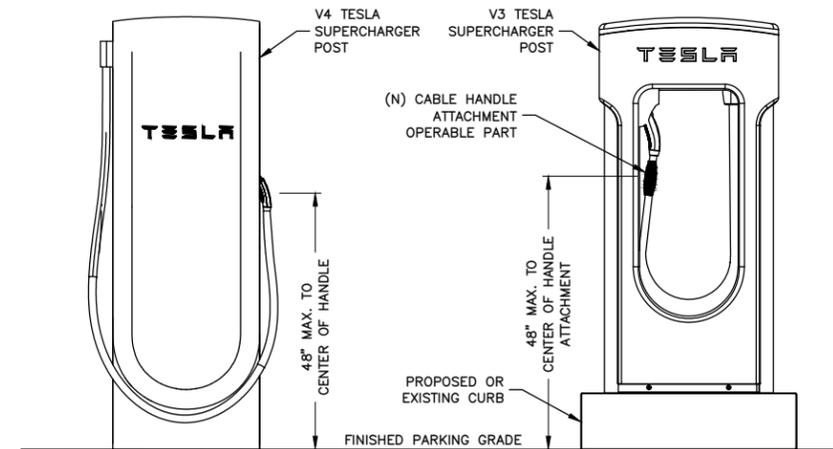
TESLA SUPERCHARGER POST PRECAST FOUNDATION DETAIL

SCALE: N.T.S.

3



- NOTES:
- PRECAST FOOTING REINFORCED WITH STRUCTURAL FIBER VOLUME: 0.483 CU YDS WEIGHT: 1,990 LBS SEE CUTSHEETS FOR ADDITIONAL INFORMATION
 - 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

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

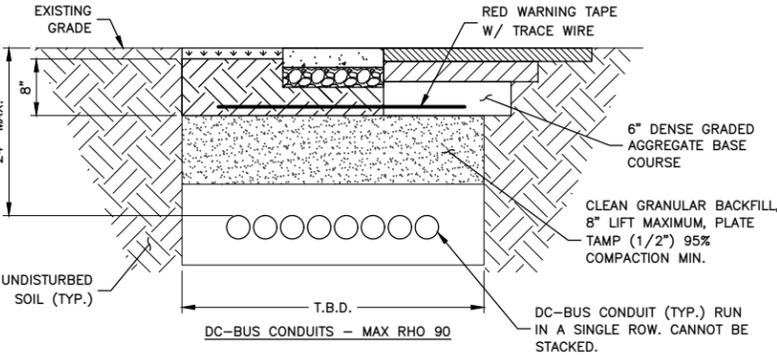
SITE NAME:
AURORA, CO -
E MISSISSIPPI AVE
(TRT ID: 35123)
SITE ADDRESS:
13881 E MISSISSIPPI AVE
AURORA, CO 80012

SHEET TITLE
**CONSTRUCTION
DETAILS I**

SHEET NUMBER
C-4

NOTES:

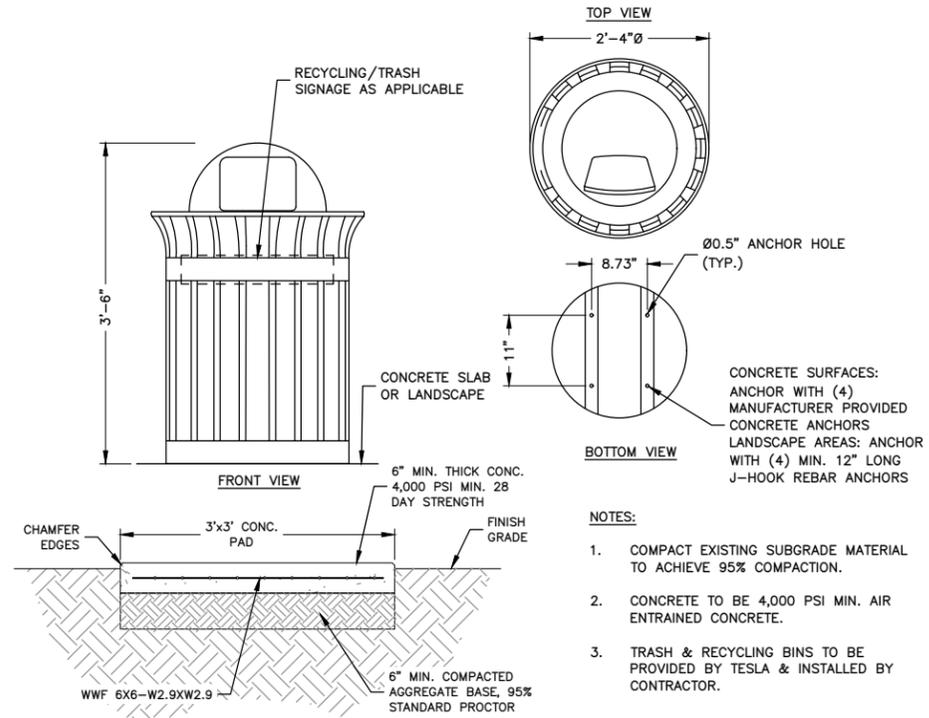
1. THE TRENCH DESIGNS FOR 'AC-CONDUITS' AND 'DC-BUS CONDUITS' ARE THE RESULT OF A THERMAL ANALYSIS OF THE CONDUCTORS UNDER LOAD. FOR PROPER PROTECTION, THEY MUST BE FOLLOWED.
2. IF FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL, EXCAVATED MATERIAL MAY BE USED FOR BACKFILL. IF NOT, PROVIDE CLEAN, COMPACTABLE 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.



TYP. BURIED CONDUIT TRENCH DETAILS

SCALE: N.T.S.

1



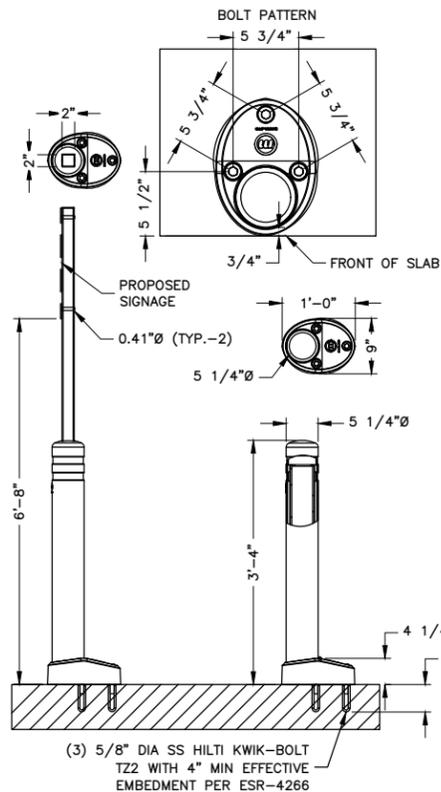
WASTE MANAGEMENT BIN & PAD DETAIL

SCALE: N.T.S.

2

NOTES:

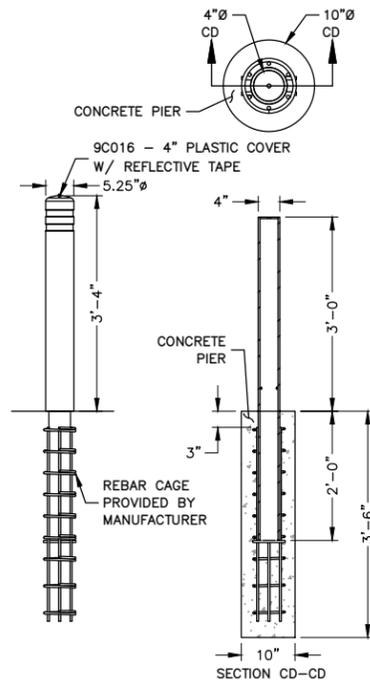
1. COMPACT EXISTING SUBGRADE MATERIAL TO ACHIEVE 95% COMPACTION.
2. CONCRETE TO BE 4,000 PSI MIN. AIR ENTRAINED CONCRETE.
3. TRASH & RECYCLING BINS TO BE PROVIDED BY TESLA & INSTALLED BY CONTRACTOR.



McCUE REBOUNING BOLLARD & SIGN

SCALE: N.T.S.

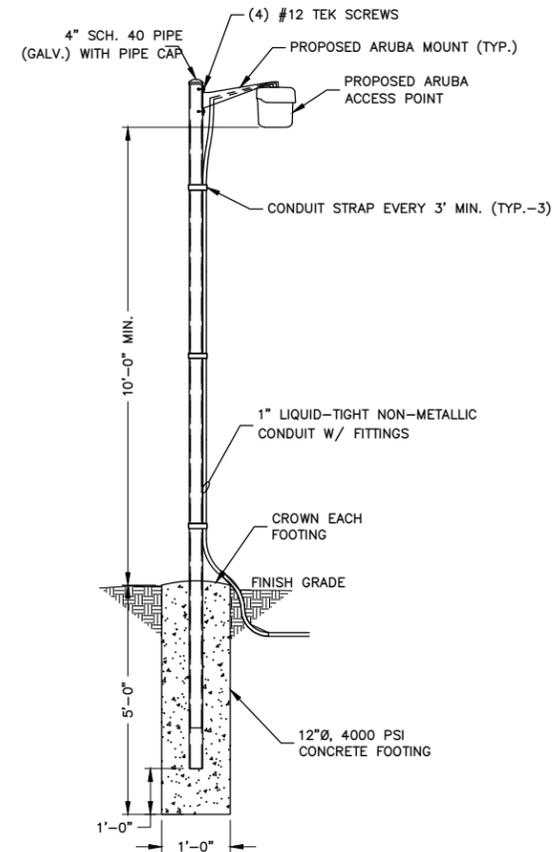
3



McCUE CRASH CORE BOLLARD DETAIL

SCALE: N.T.S.

4



ARUBA ACCESS POINT POLE MOUNTING DETAIL

SCALE: N.T.S.

5



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



02/26/24

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

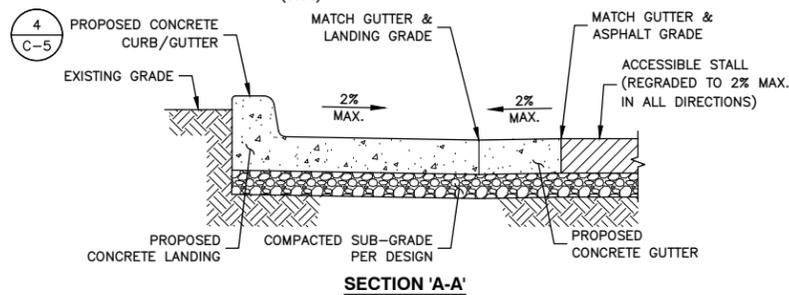
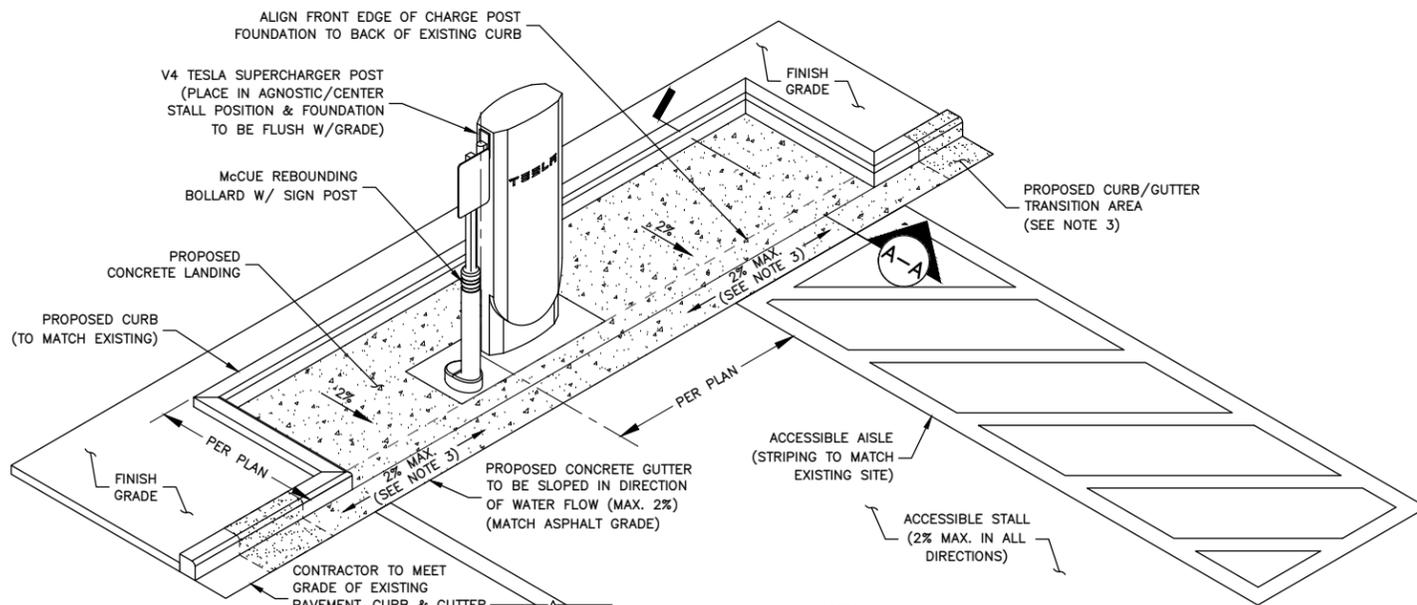
SITE NAME:
AURORA, CO -
E MISSISSIPPI AVE
(TRT ID: 35123)
SITE ADDRESS:
13881 E MISSISSIPPI AVE
AURORA, CO 80012

SHEET TITLE
**CONSTRUCTION
DETAILS III**

SHEET NUMBER

C-6

2

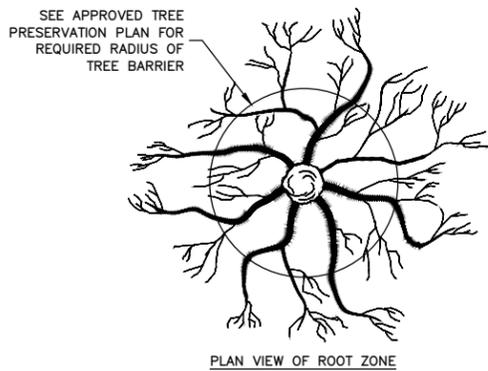


V4 ACCESSIBILITY LAYOUT DETAIL
SCALE: N.T.S.

NOTES:

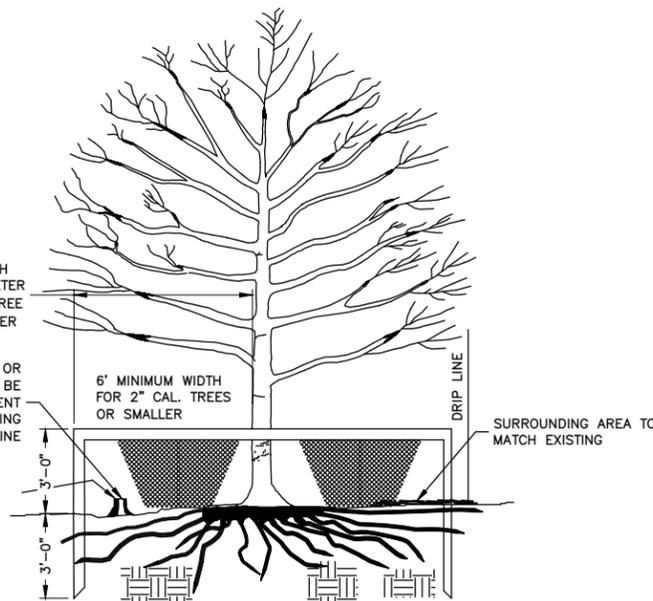
- 48" MAX HEIGHT OF SUPERCHARGER HANDLE AT ACCESSIBLE CHARGE POSTS FROM SURFACE OF VEHICULAR WAY.
- DETAIL IS SCHEMATIC IN NATURE. CONTRACTOR TO REFERENCE PLAN SHEETS FOR ALL SURFACE GRADING, CURB DIMENSIONS, CHARGER LOCATIONS & REFERENCE CONSTRUCTION DETAILS FOR MATERIAL SPECIFICATIONS.
- CONTRACTOR TO TRANSITION FROM 2% MAX GUTTER SLOPE WITHIN THE AREA IN FRONT OF ACCESSIBLE STALL(S) & ACCESS AISLE, TO SLOPE OF EXISTING GUTTER ADJACENT TO THE ACCESSIBLE STALL. TRANSITION SHALL BE DONE IN A MANNER THAT MAINTAINS POSITIVE DRAINAGE AND PREVENTS WATER FROM PONDING IN FRONT OF THE ACCESSIBLE STALL(S) AND ACCESS AISLE. TRANSITION OF GUTTER SLOPE SHALL OCCUR GRADUALLY TO AVOID PONDING OR DRASTIC GRADE CHANGES WITHIN TRANSITION AREA (5% MAXIMUM GRADE).
- ALL PROPOSED SLOPES TO BE MINIMUM OF 1% TO MAINTAIN POSITIVE DRAINAGE TO EXISTING GUTTER.
- CONTRACTOR TO SAW CUT CURB/GUTTER AS NEEDED PER PLAN & DISPOSE OF DEBRIS PROPERLY.

1



ONE FOOT FOR EACH INCH OF TRUNK DIAMETER OR 1/2 HEIGHT OF TREE WHICHEVER IS GREATER

DEAD TREES AND SCRUB OR UNDER GROWTH SHALL BE CUT FLUSH WITH ADJACENT GRADE. NO GRUBBING ALLOWED UNDER DRIP LINE



FOR PRUNING SEE INTERNATIONAL SOCIETY OF ARBORICULTURE SPECS

TREE LIMB REMOVAL
2"x4" STANDARDS + 1"x4" RAILS OR ORANGE SAFETY FENCING MAY BE USED

TREE PROTECTION DETAIL
SCALE: N.T.S.

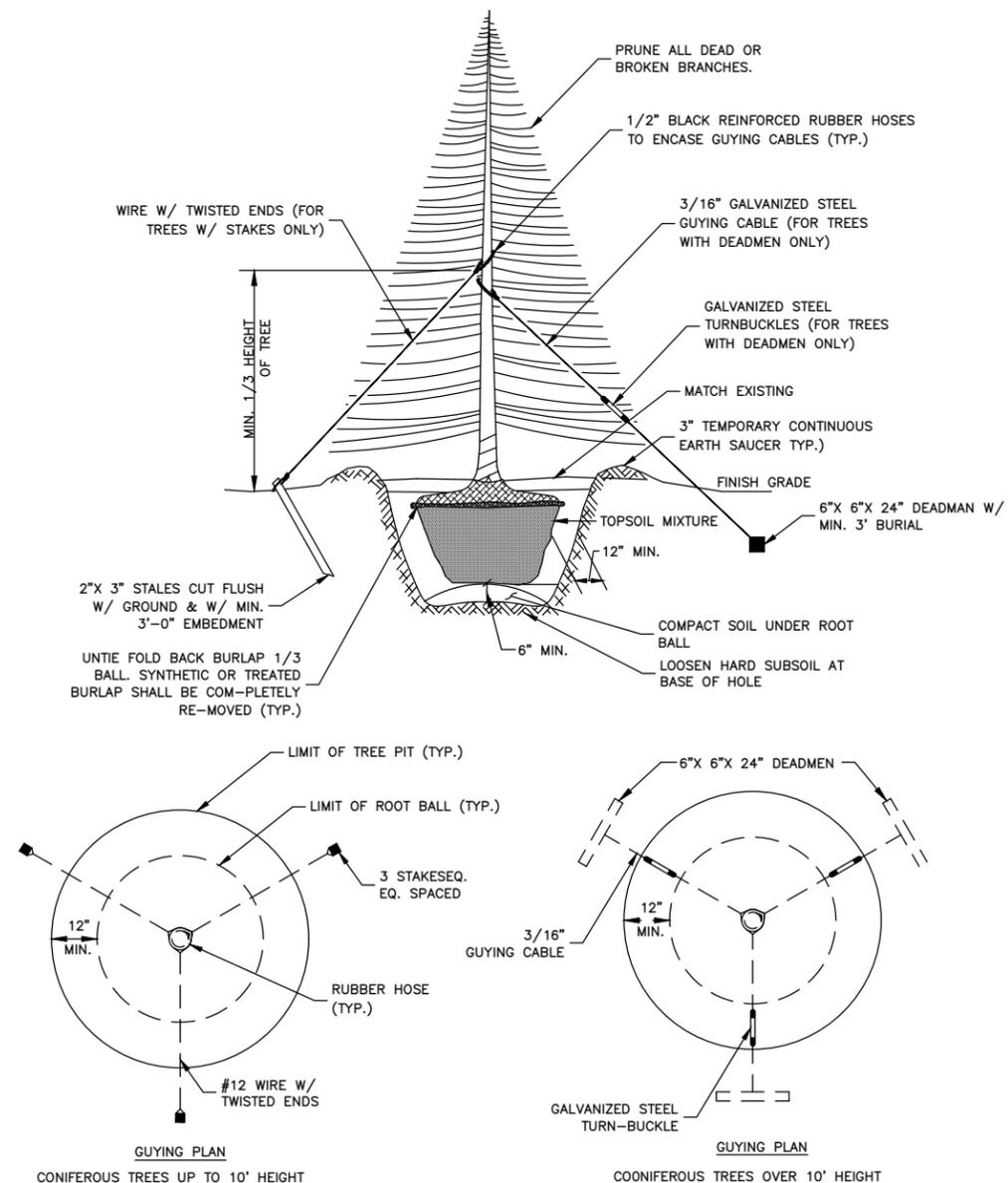
3



VAN ACCESSIBLE SIGNAGE DETAIL

SCALE: N.T.S.

2



EVERGREEN PLANTING

SCALE: N.T.S.

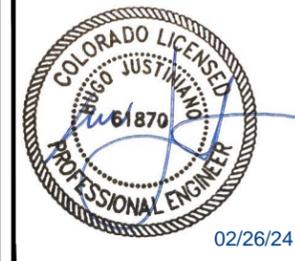
4



3500 DEER CREEK ROAD
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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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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 IV**

SHEET NUMBER
C-7



3500 DEER CREEK ROAD
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02/26/24

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 V**

SHEET NUMBER

C-8 2

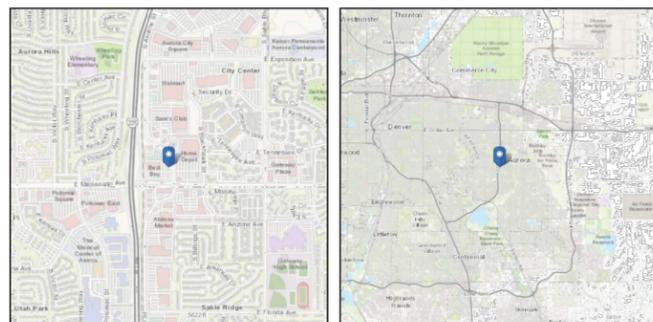


ASCE Hazards Report

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: 5576.48032679639 ft
(NAVD 88)

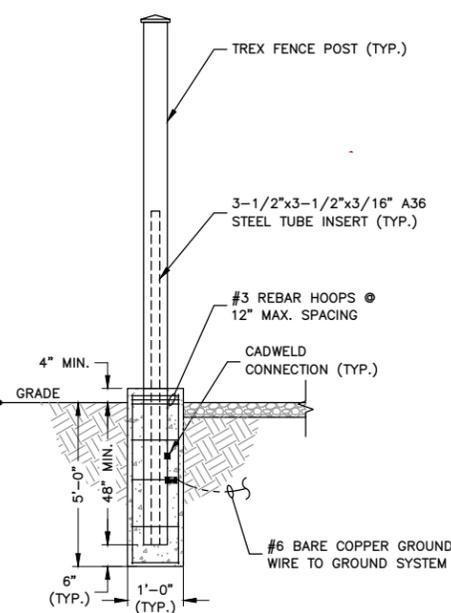


Wind

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

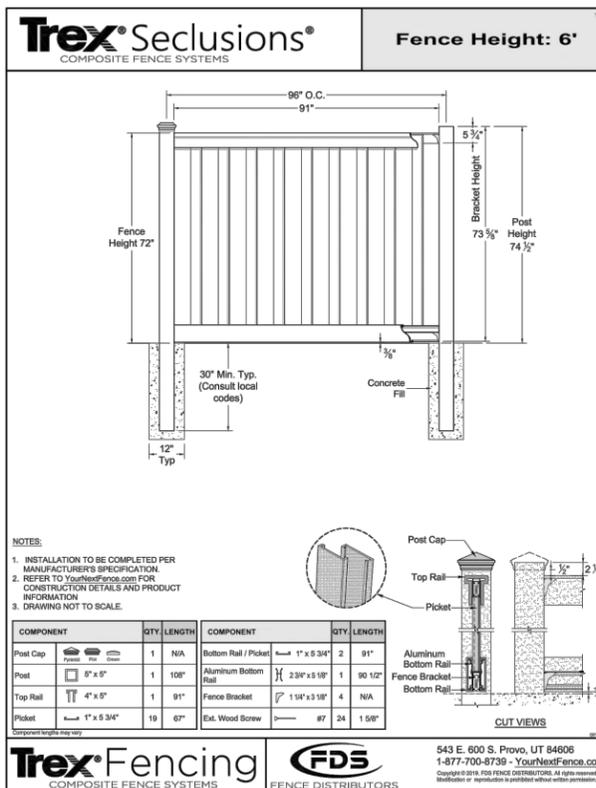


- NOTES:**
- COLOR: "SADDLE"
 - PICK TREX SECLUSION COMPOSITE FENCE THAT MEETS THESE REQUIREMENTS: WIND SPEED = 107 MPH

TREX FENCING FOOTING DETAIL

SCALE: N.T.S.

1



- 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"

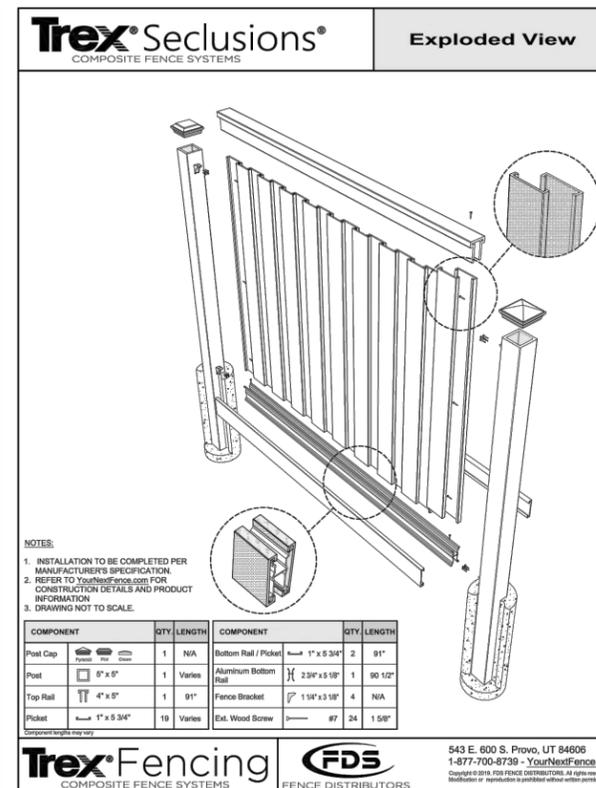


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6'-0" TREX SECLUSIONS FENCING DETAILS

SCALE: N.T.S.

2



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



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