



Sterling Design Associates, LLC

CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

September 8, 2017

Sara Ullman, Planner
Planning and Development Services
Planning Division
15151 E. Alameda Parkway, Ste 2300
Aurora, CO 80012

RE: Initial Submission Review – Saddle Rock East Coffee Shop – GDP
Amdt, PDP Amdt and Site Plan Amdt
Application Number: DA-1216-20
Case Number: 1998-2007-04; 2003-7008-01; 2017-6034-00

Dear Sara,

Thank you for your review of our first submittal. The following are responses to the City's first round comments.

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

Phone call received on 8/8/2017 from the representative of an abutting property owner concerning the relocation of the existing Starbucks located southeast of the intersection of South Gartrell Road and East Dry Creek Road. – **Noted.**

A neighborhood meeting was held on 8/ 15/2017 at the Aurora Fire Station 14. Two city staff, and the developer team were in attendance, however, no neighbors attended the meeting. – **Noted.**

2. Completeness and Clarity of the Application

Operations Plan

- As per the Saddle Rock East GDP, after hours uses (uses operating between the hours of 12 am and 6 am) may be administratively allowed "if sufficient mitigation is proposed by the applicant ." Your Operations Plan should explain how any potential negative impacts of early morning operating hours are mitigated. – **The Operations Plan has been updated to reference mitigation for early morning operation.**

Architectural Review Board Letter

- Please provide a formal letter of approval (signed and dated on letterhead) from the Architectural Control Committee of the Saddle Rock East Commercial. – **The approval is in process however the main reviewing parties have been out of town and not able to provide the formal approval letter. We anticipate receiving the letter on Monday 9/11 and will provide via email as soon as it comes in.**

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Saddle Rock East (Super Target) Contextual Site Plan (CSP)

- Please provide a revised sheet C2.10 for the Saddle Rock East (Super Target) CSP (Case Number 2003 —6047). Lot 4 needs to be bubbled and it should identify the new Site Plan Case Number. – Revised sheet C2.10 has been provided as a separate document.

Narrative

- Your Narrative must respond to each of the approval criteria listed in Code Section 146—405 (F) regarding Site Plans and must also respond to the approval criteria in Code Section 146—403 (C) regarding General Development Plan (GDP) Amendments. – The narrative has been updated to address all approval criteria.
- Please revise your language regarding the fuel station that was planned to be located on Lot 4 as indicated on Super Target Site Plan. See redline comment. – Language regarding the fuel station has been revised.
- Please revise the language regarding the Saddle Rock East GDP Amendment and Saddle Rock East PDP Amendment. As stated in your pre-app notes, "The Saddle Rock East GDP (CN 1998-2007) and the Saddle Rock East Preliminary Development Plan (CN 2003 -7008) limits the number of drive through restaurants to one for the entire commercial area located either South of Hindsdale or East of the "North South Drive" (Gartrell Road). A drive-through use has already been built on Lot 2 of the Saddle Rock East Contextual Site Plan (CN 2003 -6047). Additional drive-through restaurants are not permitted in the commercial area. Your proposal will require a major amendment to the Saddle Rock GDP/PDP to allow more than one drive-through restaurant and to designate an additional location." – Language regarding the fuel station has been revised.
- Please be specific regarding the proposed hours of operation for the site. Your operations plan indicates "4:30am—9:30 pm Monday through Friday and Sat—9:30 pm Saturday and Sunday." – Specific hours have been updated in the Narrative.

3. Zoning and Land Use Comments

SHEET 1

- On the Data Block regarding zoning classification, please specify Saddle Rock East General Development Plan (GDP) Case Number 1998—2002. – Added.
- As per the Saddle Rock East Commercial PDP (Section 3.4.1) "Lighting levels on the entire site shall be reduced by 25% at midnight." Please include a note on the cover sheet regarding site plan compliance with this provision. – Note added to general notes.

SHEET 2

- Please label the abutting zone district on the west side of Gartrell Road as per the Site Plan Manual. – The survey information does not cover that area however a label has been added.
- See redline comments from landscaping regarding buffer requirements. You are not providing the required 20' buffer adjacent to Gartrell Road. The buffer is measured from property line to pavement. – The 20' buffer has been corrected.
- Please label the building setback from the southern property line. – Setback distances added.

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4. Streets and Pedestrian Issues

- A. As per the Saddle Rock East GDP, "colored high quality unit pavers, in pedestrian crossings, store entrances, and other critical, pedestrian oriented areas of the development shall be required." As explained in your pre-app notes, "You may provide ADA—friendly alternatives to pavers as long as the material meets the intent of the GDP." Please provide unit pavers or another type of paving material near the building entrance and in the patio space. – **Stained concrete is called out on the Site Plan for the pedestrian areas adjacent to the building.**
- B. Your ADA route must extend to the trash enclosure. – **ADA provided to trash enclosure.**
- C. On the Site Plan, please show the sidewalk on the south side of the private access drive off of Gartrell Road. As shown, it is difficult to understand the context of pedestrian movement in the vicinity of your site. – **Survey does not extend to that area. Main access from Gartrell is along south side of property, north side of entry drive. A sidewalk exists along the south side of the entry drive and pedestrian crossing is at the intersection of the entry drive and the main north/south drive aisle where it connects to the internal shopping center walks existing along the east side of the property.**
- D. In order to meet screening requirements for the drive through lane and ordering areas, please provide an architectural screen wall which matches the predominant materials and design of your building. The screen wall should be provided in addition to the landscape material provided. – **Noted. This was discussed and a screen fence will be provided.**
- E. On the Photometric Plan, please indicate the accessible route from the building to the ROW as well as from the building to the trash enclosure with a dashed line. The accessible route must be lit by no less than 1 foot—candle of illumination. In areas lacking illumination, please provide pedestrian lighting. – **Noted.**
- F. It appears that there are several locations on your site plan which are lacking sufficient lighting. Please provide additional lighting in the areas indicated on your Photometric Plan. – **Noted.**

5. Parking

SHEET 1

- Your Data Block must include bicycle parking required and proposed. Bicycle parking is required by Code Section 146-1508. Code requires non-residential development to provide bicycle parking at a minimum of three percent of the required motor vehicle parking spaces. – **Bike parking shown in Data Block.**

6. Open Space and Amenities

SHEET 2

- Please indicate the outdoor seating area on the site plan with tables and/or benches. The intent of the Saddle Rock East (Super Target) Site Plan and PDP is to provide outdoor amenities adjacent to restaurant uses. – **Outdoor amenities shown on Sheet 2.**

SHEET II

- Please provide details of proposed trash receptacles, outdoor seating, and benches. These site details must be consistent with design standards of the Saddle Rock East Commercial (Super Target) CSP. – **Noted.**
- The Existing Starbucks on Lot 2 of the Saddle Rock East Commercial Subdivision Filing No. 1 identified such site details as the drive through ordering sign. Please include these details on this site plan. – **Noted.**

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7. Landscape Design Issues

Kelly Bish/ kbish@auroragov.org / (303) 739—7189

SHEET 6

- Remove reference on all landscape sheets to any contractor related notes. – All notes to the contractor has been removed.
- Replace the junipers proposed for screening of the parking lot with another shrub species that will mature to a minimum height of 30". – Tammy Junipers have been changed to Armstrong Junipers.
- While some utilities bi-sect the tree lawn, the eastern property boundary should match what has been provided further north adjacent to other developments. Please provide street trees at a ratio of 1 tree every 40 linear foot and update the landscape charts accordingly. – Three trees have been added to this area at 50' on center avoiding all wet utilities offset by 10'
- Correct and/or remove the existing site entry if it is not being used. – Revised per comment
- Dimension and label all provided landscape buffers along the southern private drive/road. – All buffers have been labeled and dimensioned.
- While trees to remain should be grayed back, when the sheet is printed they barely show up. Please darken. – All existing trees to remain have been darkened up a bit.
- Provide a landscape building perimeter table for review. For this application, building perimeter landscaping is required on all sides and appears to have been provided, but a table is needed to document/verify quantities. – This table has been added to the plan set.
- Turn off the dashed line that represents the area of existing landscape. – The Dash line has been eliminated.
- Dimension and label the landscape buffer provided along Gartrell Road. It appears that the required 20' buffer as required by the GDP has not been met. No curbing are permitted in the buffer area. – All buffers have been labeled and dimensioned. No curbing are within this buffer.
- Provide/replace one of the proposed deciduous trees along Gartrell Road with an evergreen tree to provide additional screening due to the elevated drive—thru lane and the fact that the both proposed and existing landscaping does not provide a great deal of screening due to the slope along this road. – An additional evergreen tree has been added along Gartrell.
- A screen wall should be added along with the landscaping to screen the actual drive through window and drive through lane. Due to the slope on the southern and western sides of the site, the plant material as proposed will not provide any screening. – A Drive Thru Screen Fence have been added to the plans.

SHEET 7

Revise the Standard Landscape Notes so that there are none that related to contractor directed work and/or responsibilities. – All notes to the contractor has been removed.

SHEET 8

- One of the cross sections needs to be renamed "Section B". Reverse the cross sections as presently shown on the sheet as Section A is shown second and what is to be Section B is shown first. – Section B has been revised and added to the plans.
- The plant material proposed to buffer the drive through lane will not mature to a height of five feet tall. In order to meet screening requirements, please provide a masonry wall adjacent to the drive through lane which matches the predominant building materials of the coffee shop. An adjustment is the site layout will be necessary in order for it to meet the GDP requirements of a

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20' setback for the drive thru lane. – These shrubs range between 4' to 6' tall. A drive-thru screen fence has been added to the plans.

8. Architectural and Urban Design Issues

SHEET 10

- Please change the names of the building elevations to North Elevation, South Elevation, East Elevation and West Elevation. – Names have been updated.
- Please label all building dimensions on all elevations. – All heights are labeled on elevations.
- Please include a table showing compliance with masonry and glass percentage requirements. As per the Saddle Rock PDP and GDP, at least 50% of the total facade of the building must be clad in masonry. The PDP defines “masonry” to be shaped or molded units, usually small enough to be handled by a single person, and composed of stone, brick, tile, concrete, glass, or adobe. In no case can stucco comprise more than 80% of any non-door/window surface or frontage/face. In addition, 20 percent of the linear frontage along Gartrell Road must be vision glass to a height of at least 10' from finished floor. Spandrel glass may not be used in these glazing applications. Furthermore, you must ensure that no less than 25% of the linear entry frontage is comprised of glazed doors or windows. – Tables have been added to the elevations.
- As per Article 20 of the Zoning Code, “Stucco shall not include any exterior insulation and finish system (EIFS) or synthetic stucco.” As per City Code, EIFS may not be counted towards your masonry percentages. Please replace all EIFS building materials with stucco or an approved building material in the PDP. – EIFS has been removed and replaced with acceptable material.
- As per the Saddle Rock East PDP, dark—tinted or mirrored windows are not permitted. Please clarify what window type is proposed on the building and include the material with the other thumbnails shown on Sheet 10. – All glazing to be clear. Glazing on west elevation has been removed and replaced with brick and decorative metal paneling.
- Please provide wall mounted decorative lighting which complies with the design standards of the overall commercial development. The Saddle Rock East GDP requires the provision of human scale building elevations. Decorative building lighting is a method that should be employed to meet the intent of the GDP. – Wall lighting has been replaced with decorative lighting.
- City Code as well as the Saddle Rock East PDP require 360 degree design. Please provide architectural detailing on all elevations such as windows, awnings, building lighting, planter boxes, trellises, ornamental metal, and/or art. – Architectural detailing added to all elevations.
- Please internalize the ladder on the elevation fronting Gartrell Road. As shown, it is contributing to a back of house aesthetic. – Ladder has been removed from elevation facing Gartrell. Landscaping provided in this area will screen ladder.

9. Signage Issues

SHEET 1

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The Data Block must specify your proposed total sign area, your proposed number of signs, and your proposed monument sign area. The existing monument sign on your site will not count against your allowed sign area and does not need to be included in the Data Block.

Logos are counted as part of your total sign area. As per the Saddle Rock PDP, logo signs may not exceed 25% of the allowable sign area. This calculation must be shown on the data block on the cover sheet. – **Provided.**

- Please include an additional row in your Data Block with the following:

SIGN REQUIREMENTS AS PER THE SADDLE ROCK EAST COMMERCIAL PDP (CASE NUMBER 2003-7006) – **Provided.**

SHEET 2

- Regarding the existing monument sign, please include dimensions to the street flow line and property line for both the Site Plan and Landscape Plan. – **Dimensions provided.**

SHEET 10

- Please remove indications of building signage on the elevations. Sign permits are a separate process and site plan approval does not constitute sign approval. As per the site plan manual, you should identify the general locations of signs on the elevations as a dashed line and dimension the sign area envelope, as well as the letter height. – **Revised**
- The Saddle Rock PDP allows pad sites one wall sign per frontage (not to exceed a maximum of 3). Allowed materials include Plexiglas, bronze, aluminum, and carved or cast stone. As per the Saddle Rock GDP, signs may not exceed a letter height of 36", and the horizontal measurement of signs shall not exceed 75% of the lease space width. Regarding illuminance, color of illumination must be compatible with the overall shopping center light color, and the maximum level of brightness of light sources is 50 foot—lamberts as measure one foot from the source of light. Please include a table summarizing these requirements on sheet 10. – **Noted. This is still in prelim design and will be updated to reflect the table and requirements.**

10. Other Site Planning and Technical Issues

SHEET 1

- The title must read "SADDLE ROCK EAST COFFEE SHOP — SITE PLAN". This must be consistent on all sheets. – **Revised**
- Please include an amendment block approximately 2 inches by 3 inches.
- On the signature block, please ensure you specific (NOTARY PUBLIC) under the appropriate line. Please see redline comment. – **Revised**
- Please provide a vicinity map that is not an aerial. The vicinity map should label all major roads. – **Revised**

SHEET 2

- Please remove the line work showing the existing curb cut since it appears you will be removing it in the scope of work of your site plan. This should be consistent on all

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- sheets. Please work with Real Property in case any easements must be vacated or dedicated. – Revised
- Please label the building dimensions. – Revised

SHEET 5

- On note 14, the total building surface area does not reflect the number shown on your Data Block. Please correct this so that the numbers are consistent. Revised.

SHEET 6

- Please label the building dimensions. – Dimensions provided.

SHEET 8

- Both cross sections are labeled as "Section A". Please correct this error. – Revised

SHEETS 10 & 11

- Please ensure all sheets are numbered and in the correct order. See redline comments. – Noted.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

11. Addressing– Noted. Will be provided once Site Plan is generally approved.

Cathryn Day, Planner II/GIS Addresser, cday@auroragov.org , 303—739—7357

Please provide a digital .SHP or .DWG file for street naming, addressing and GIS mapping purposes. Include the following layers as a minimum:

- Parcels
- Street lines
- Easements
- Building footprints (If available)

Please ensure that the digital file provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. These files can be e-mailed to me.

12. Building and Life Safety

Neil Wiegert/ nwiegert@auroragov.org[303 -739-7613

SHEET 1

- The correct phone number is: 303-739-7447– Revised
- Update note:
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII —NUMBERING OF BUILDINGS. – Revised
- Provide 2015—IBC construction type and use group in your Data Block. – ?
- Identify van accessibility spaces required and provided in your Data Block. – Revised

SHEET 5

- Identify location of the Knox Box with an X inside a box. – Revised

SHEET 6

- Show and label Knox Box Location. – Revised

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- Utilize a proper fire hydrant symbol. – Revised
- Show detail of accessibility to trash enclosure. Example: Self closing swinging doors with latch no greater than 44" in height. – Revised

SHEET 9

- Clarify within plan set which sidewalk configuration will be utilized. Example: See sheets 2 and 4. – Revised
- Provide entire exterior accessible route to public way and to all site amenities with a heavy dashed lines to verify the minimum 1 ft candle. – Revised

SHEET SD-I

- Identify location of the Knox Box with an X inside a box. – Revised
-

13. Civil Engineering

Janet Bender, Project Engineer, PE CFM/ jbender@auroragov.org 303—739—75 12

The following is a list of cements on the site plan, please also refer to green comments on site plan.

SHEET 2:

- Add the word "private" to all private sidewalks typical all sheets. – Revised

SHEET 3:

- All curb ramps shall be compliant to latest ADA standards. Maximum slope over truncated domes shall be 2%. Concrete shall be per COA standards, in addition, site plan does not need to specify class of concrete. Configuration of curb ramp shown in detail does not appear on plans. – Noted. It is our understanding that truncated domes are not required on private property.

SHEET 4:

- Patio is showing with slopes less than 0.5%. Per 2.08.1.06 minimum of 0.50% slope on all concrete surfaces. Per 2.08.1.062 Minimum slope of impervious surfaces within 10' of building foundation shall be sloped a minimum of 2% away from building. – Revised
- Please note, per 2.08.1.07 maximum slope in landscaping area shall be 3:1. If slope is exceeded in construction a retaining wall will be required. – Noted, no slopes over 3:1
- Identify existing storm drain (inlets, pipes and manholes) within and adjacent to site and show on grading and utility plan. – Revised
- Add truncated domes to existing curb ramps, curb ramps shall be ADA compliant. Show truncated domes on curb ramps in plan view. – Revised. It is our understanding that truncated domes are not required on private property.
- Provide concrete pan to direct flows to inlet. – Pan and flows noted on plans.

SHEET 5:

- Add the word "private" to notes 10-15 for all the private storm drainage facilities. – "Private" designation added.
- Add a note stating that all storm drainage facilities are private and state who is responsible for maintenance. – Note has been added to sheet.
- Type C inlet is not a COA standard and will require detail on civil plans. If this is CDOT Type C inlet the inlet is not designed for traffic loading and should not be used within

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- the parking area. – Inlet type has been changed to a Type R curb opening inlet and moved approximately 10' to the north.
- Minimum storm drain size is 18".

SHEET 6

- Show sight triangles. – Provided.

SHEET 9

- Configuration of curb ramps and sidewalk at south location does not match other sheets. – Revised.

14. Real Property

Reviewed by Maurice Brooks / mbrooks@auroragov.org / 303-739-7294 / PDF comments in magenta

Darren Akrie / dakrie@auroragov.org / 303-739-7331

Comment: Please be sure to follow up with Real Property in order to dedicate any necessary easement by plat or by separate documents. – Noted. Once we receive feedback on any easements we'll confer with Real Property.

15. Forestry

Jacque Chomiak/ j chomiak@auroragov.org / (303)739—7178

There will be a few trees impacted by development of this site. Below is the list of those trees that will require mitigation. Due to the location and species of trees on the site, relocation is not an option for most. However, the two hawthorn trees that may be impacted by the addition of a curb, are of a size and condition that they could be moved to another location on the site. If planting on the site to replace inches, the use of tree equivalents is not permitted to mitigate for tree loss, and is always above and beyond the regular landscape requirements. Any tree that is removed from this site should either be replaced within the landscape or be mitigated through payment to the Tree Planting Fund. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. Parks Recreation & Open Space Dedication and Development Criteria manual. These notes shall be added to the plan. Also, please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation. The caliper inches that will be lost are 25", but only 13" would be required for planting back onto the site. The mitigation value is \$1,204.00.

NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

Total \$760.35 – Noted. This fee will be provided in lieu of the trees.

16. Utilities Department

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Steve Dekoskie/ sdekoski@auroragov.org / (303) 739-7490

Comment: No comments at this time. – Thanks.

17. Traffic Engineering

Ethan Jacobs/ ejacobs@auroragov.org / (303) 739-7336

TRAFFIC STUDY

- Please see all redline comments in the Traffic Study. – Revised.

SHEET 2

- Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access point onto public streets. Signs shall be finished and installed per the most current edition of the Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development. – Shown.

SHEET 6

- Show/label sight triangle/line past landscaping. – Labeled.

SHEET 7

- Please include a note regarding Sight Triangle Area as per the redline comments. – Noted.

18. Arapahoe County Planning

Name: Julio Iturreria

Email: jiturreria@arapahoegov.com

Comment: Arapahoe County Planning appreciates the referral however we have no comment on this project. – Thanks.

19. Tri-County Health Department

Kathy Boyer/ 720-200-1575/ kboyer@tchd.org

Comment: See attached letter – Comments noted.

20. E-470 Public Highway Authority

Comment: Thank you for allowing the E-470 Public Highway Authority the opportunity to review and respond to the DA-1216-20 1124468 Saddle Rock East - Starbucks. E-470 Public Highway Authority has no comments. Please advise if we can be of further assistance. For any question please contact Chuck Weiss at 303.537.3420 or cweiss@E-470.com

Peggy Davenport

Document Control/Administrative E-470 Public Highway Authority

22470 E 6th Parkway

Aurora, CO 80018-2425

303.537.3727

pdavenportf(@E-470.com

21. Centurylink

Name: DUSTIN PULCIANI

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Organization: CENTURYLINK

Address: 700 W MINERAL AVE LITTLETON, CO 80120

Phone: 7205203133

Email: Dustin.Pulciani@centurylink.com

Comment: CenturyLink objects to the proposed site plan. The ALTA survey identifies a telephone pedestal, fiber vault, and a buried conduit along the northern portion of the property. These facilities are situated out of any of the existing easements that are along this property. With the proposed redevelopment of this property, CTL requests that the applicant contacts Dustin Pulciani in order to discuss the granting of an easement by the Owner to CTL that will encompass these existing facilities. – **Noted. A call was placed and awaiting coordination with Centurylink.**

We look forward to your feedback and working with you to develop an exceptional project for Starbucks and the City of Aurora.

Sincerely,

Jonathan Spencer, PLA
On Behalf of Sterling Design Associates, LLC

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DEVELOPMENT TEAM CONTACTS:

OWNER / DEVELOPER

VERTICAL CONSTRUCTION MANAGEMENT
1209 SOUTH WHITE CHAPEL BLVD., STE. 180
SOUTHLAKE, TX 76092
PH: (817)912-5572
CONTACT: JOSH TAYLOR
EMAIL: jtaylor@verticalcm.com

SURVEYOR

ALTURA LAND CONSULTANTS, LLC
6551 S. REVERE PKWY, SUITE 165
CENTENNIAL, CO 80111
PH: (720) 488-1303
CONTACT: JESSE LUGO
E-MAIL: jesse@alturland.com

ARCHITECT

ROGUE ARCHITECTS
513 MAIN STREET, #300
FORT WORTH, TX 76102
PH: (817) 820-0433
CONTACT: JENNIFER PETTY, ASSOC. AIA
EMAIL: jennifer@roguearchitects.com

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E-MAIL: jay@sterlingdesignassociates.com

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STARBUCKS COFFEE COMPANY
LOT 4, BLOCK 1, SADDLE ROCK EAST COMMERCIAL SUBDIVISION FILING NO. 1
COUNTY OF ARAPAHOE, COLORADO
45,295 SQ. FT. (1.040 ACRES)
SITE PLAN

VICINITY MAP



SHEET INDEX:

- 1 COVER SHEET
- 2 SITE PLAN
- 3 SITE PLAN DETAILS
- 4 GRADING PLAN
- 5 UTILITY PLAN
- 6 LANDSCAPE PLAN
- 7 LANDSCAPE NOTES AND DETAILS
- 8 LANDSCAPE SECTIONS
- 9 PHOTOMETRIC PLAN
- 10 BUILDING ELEVATIONS
- 11 TRASH ENCLOSURE

SITE DATA CHART

OVERALL LAND AREA	1.040 ACRES (45,295 SQ. FT.)
NUMBER OF BUILDINGS	1 - NOT SPRINKLED
BUILDING HEIGHT	24'-0"
TOTAL BUILDING COVERAGE AND GFA	2,500 - 0.06 FAR
HARD SURFACE AREA	26,064 SF
LANDSCAPE AREA	16,731 SF
PRESENT ZONING CLASSIFICATION	PLANNED DEVELOPMENT COMMERCIAL (PDC)
MAXIMUM ALLOWABLE SIGN AREA	138 SF (2 SF / 69 LF OF BUILDING FRONTAGE)
PROPOSED TOTAL SIGN AREA	TBD
PROPOSED NUMBER OF SIGNS	TBD
PROPOSED MONUMENT SIGN	1
PROPOSED MONUMENT SIGN AREA	TBD
PARKING SPACES REQUIRED	26 PARKING SPACES INCLUDING 2 HC PROVIDED, 15 STACKING SPACES PROVIDED (78 INDOOR SEATS)
PARKING SPACES PROVIDED	26
ACCESSIBLE SPACES REQUIRED	2
ACCESSIBLE SPACES PROVIDED	2
LOADING SPACES REQUIRED	1
LOADING SPACES PROVIDED	1

SIGNATURE BLOCK

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

IN WITNESS THEREOF, _____ HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ____ AD. _____.

BY: _____

STATE OF COLORADO _____)ss
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ AD, _____ BY _____

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

COLORADO AT _____ O'CLOCK ____ M, THIS ____ DAY OF _____
____ AD, _____.

CLERK AND RECORDER: _____ DEPUTY: _____

LEGAL DESCRIPTION

TRACT 7, THE ALTURA SUBURBAN HOMES CO., EXCEPT THE SOUTH 80 FEET THERETO, COUNTY OF ADAMS, STATE OF COLORADO.

AGENCY REFERRALS

PLANNING DEPARTMENT
CITY OF AURORA
SARA ULLMAN
(303) 739-7249
sullman@auroragov.org

BUILDING DEPARTMENT
CITY OF AURORA
MIKE DEAN
(303) 739-7447
mdean@auroragov.org

HEALTH DEPARTMENT
TRI-COUNTY HEALTH
NOLA EVANS
(303) 220-9200
nevans@tchd.org

FIRE DEPARTMENT
CITY OF AURORA
MIKE DEAN
(303) 739-7420
mdean@auroragov.org

WATER DEPARTMENT
AURORA WATER
STEVE DEKOSKIE
(303) 739-7400
sdekoski@auroragov.org

PUBLIC WORKS DEPARTMENT
AURORA ENGINEERING
KRISTIN TANABE
(303) 739-7306
ktanabe@auroragov.org

LANDSCAPE DESIGN
CITY OF AURORA
KELLY K BISH
(303) 739-7189
kbish@auroragov.org

PUBLIC WORKS DEPARTMENT
TRAFFIC DIVISION
VICTOR RACHAEL
(303) 739-7309
vrachael@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

Provided

Please include an amendments block (2 inch by 3 inch)

Sterling Design Associates, LLC
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

2009 W. Littleton Blvd. #300
Littleton, CO 80120
303.794.4727 ph
www.SterlingDesignAssociates.com

PRELIMINARY
NOT FOR CONSTRUCTION

STERLING DESIGN ASSOCIATES, LLC			
ISSUES & REVISIONS			
NO: 1	DATE:	BY:	
DESCRIPTION:			
NO: 2	DATE: -	BY: -	
DESCRIPTION: -			
NO: 3	DATE: -	BY: -	
DESCRIPTION: -			
NO: 4	DATE: -	BY: -	
DESCRIPTION: -			
NO: 5	DATE: -	BY: -	
DESCRIPTION: -			
NO: 6	DATE: -	BY: -	
DESCRIPTION: -			
DATE: 06/19/2017			
SCALE: 1" = 20'			
PROJECT MANAGER: JS			
PROJECT NO: -			
DRAWN BY: JDM			
DRAWING FILE: -			

PROJECT:

58506-001
STARBUCKS COFFEE COMPANY
748 SADDLE ROCK EAST COFFEE SHOP - SITE PLAN
AURORA, CO 80016

CLIENT:
STARBUCKS COFFEE COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WA 98134

TEL: (206) 318-1575

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1

Update note:
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.

Revised

Note added

Revised

Please provide a vicinity map that is not an aerial. The vicinity map should label all major roads.

Revised

Please specify Saddle Rock East General Development Plan (GDP) Case Number 1998-2002

Provided

Provide 2015-IBC construction type and use group.

Please specify, you must also clarify the percentage of sign area which will be for the logo

Revised

Revised

Update phone number to 303-739-7447

Revised

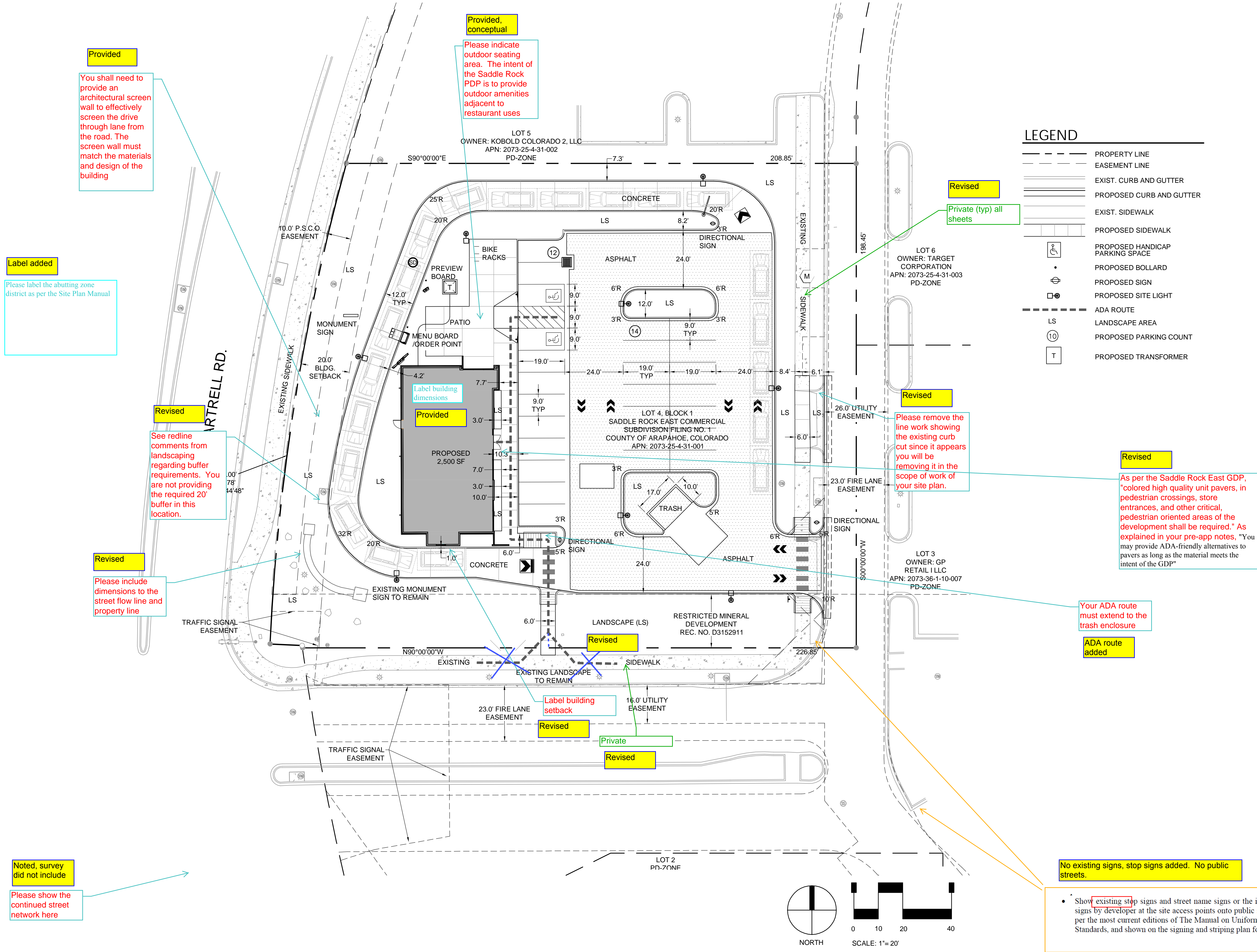
Provided

Please include Bicycle parking required and proposed. Bicycle parking is required by Code Section 146-1508. Code requires non-residential development to provide bicycle parking at a minimum of three percent of the required motor vehicle parking spaces.

Identify van accessibility spaces required and provided.

As per the Saddle Rock East Commercial PDP (Section 3.4.1) "Lighting levels on the entire site shall be reduced by 25% at midnight". Please include a note 19 which states your compliance with this provision.

STARBUCKS COFFEE COMPANY
LOT 4, BLOCK 1, SADDLE ROCK EAST COMMERCIAL SUBDIVISION FILING NO. 1,
COUNTY OF ARAPAHOE, COLORADO
45,295 SQ. FT. (1.040 ACRES)
SITE PLAN



Sterling Design Associates, llc
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

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ISSUES & REVISIONS		
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DESCRIPTION: -		
NO. 2	DATE: -	BY: -
DESCRIPTION: -		
NO. 3	DATE: -	BY: -
DESCRIPTION: -		
NO. 4	DATE: -	BY: -
DESCRIPTION: -		
NO. 5	DATE: -	BY: -
DESCRIPTION: -		
NO. 6	DATE: -	BY: -
DESCRIPTION: -		

DATE:	06/19/2017	SCALE:	1" = 20'
PROJECT MANAGER:	JS	PROJECT NO.:	-
DRAWN BY:	JDM	DRAWING FILE:	-

PROJECT:

 **58506-001**

STARBUCKS COFFEE COMPANY
74 SADDLE ROCK EAST COFFEE SHOP - SITE PLAN

CLIENT:

STARBUCKS COFFEE COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WA 98134

TEL: (206) 318-1575

SHEET TITLE:

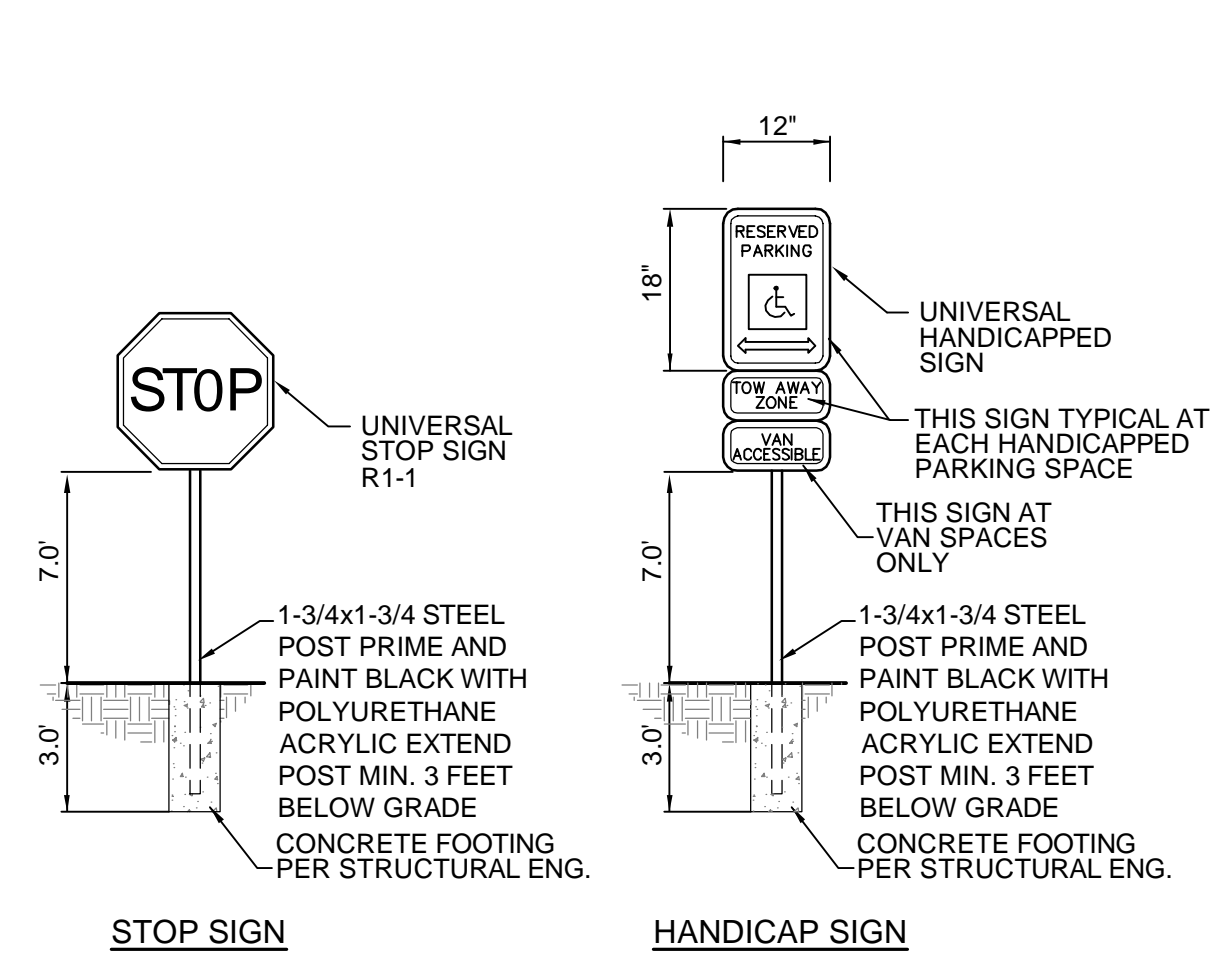
SITE PLAN

SHEET NUMBER:

2

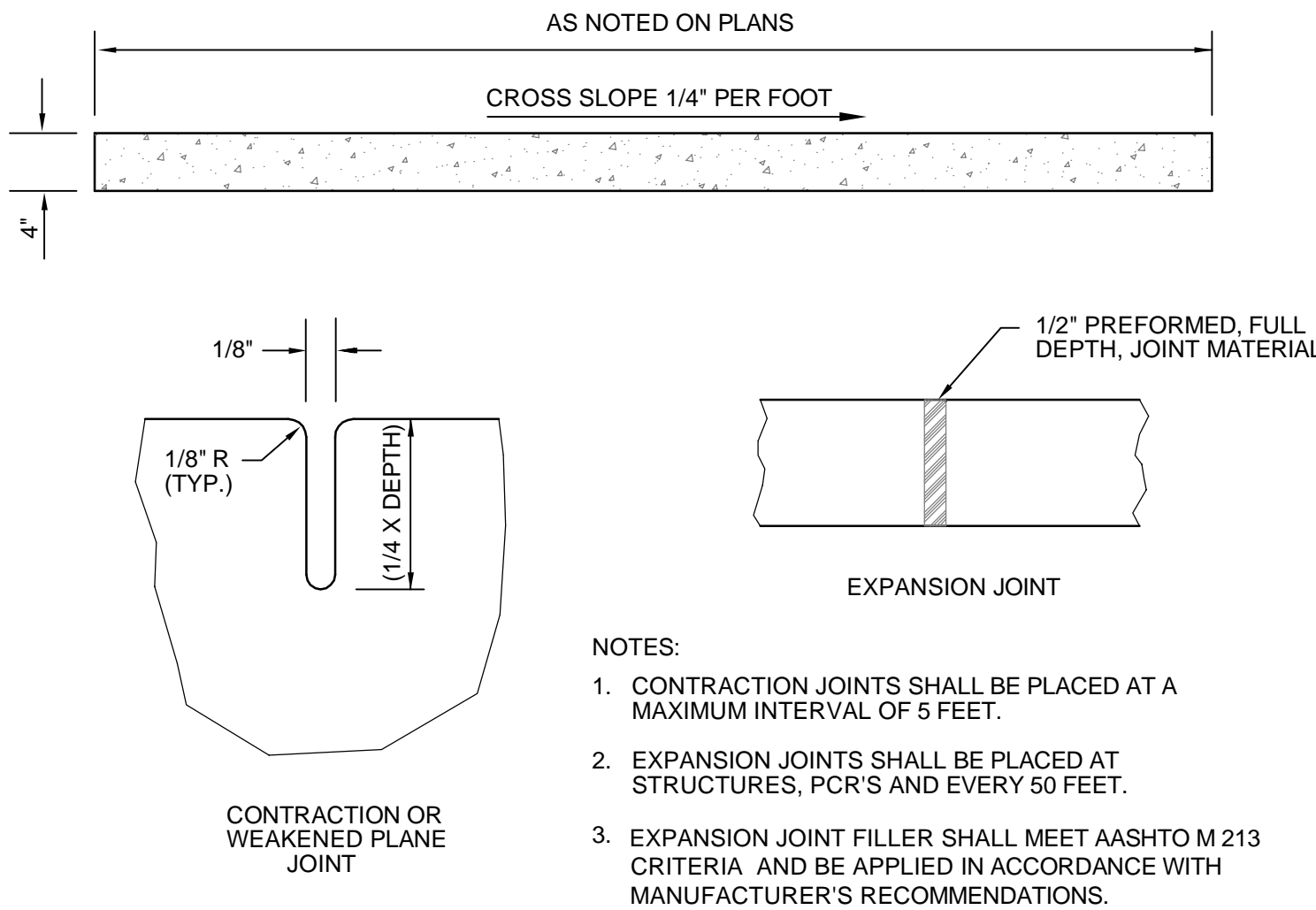
STARBUCKS COFFEE COMPANY
LOT 4, BLOCK 1, SADDLE ROCK EAST COMMERCIAL SUBDIVISION FILING NO. 1,
COUNTY OF ARAPAHOE, COLORADO
45,295 SQ. FT. (1.040 ACRES)
SITE PLAN

SITE PLAN



PROVIDE TRAFFIC CONTROL SIGNS COMPLYING WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S MANUAL "UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES, AND AS SPECIFIED.

ON-SITE TRAFFIC SIGNAGE DETAIL (A)
NOT TO SCALE



ON-SITE SIDEWALK DETAIL (PRIVATE) (C)
NOT TO SCALE

HOOP RACK - Specifications and Space Use

Product Name
Dero Hoop Rack
As manufactured by Dero Bike Racks

Bikes Parked per Unit: 2

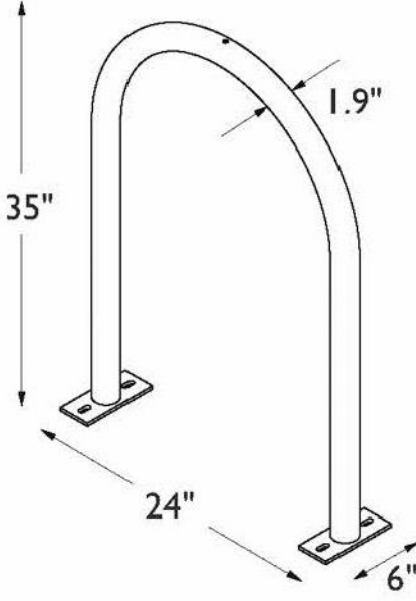
Materials:
1.5" schedule 40 pipe (1.9" OD)

Finishes
An after fabrication hot dipped galvanized finish is standard. 250 TGIC powder coat colors and a stainless steel option are also available.

Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Iron phosphate pretreatment
3. Epoxy primer electrostatically applied
4. Final thick TGIC polyester powder coat

NOTES:

- INSTALL RACK PARALLEL TO WALKWAY AS SHOWN - SPACED 30" FROM EDGE.
- INSTALL WITH IG (IN-GROUND) MOUNT PER MANUFACTURER'S RECOMMENDATIONS.
- BLACK COLOR, POWDERCOAT



BIKE RACK DETAIL (F)
NOT TO SCALE

Sterling Design Associates, Inc.
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

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Littleton, CO 80120
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NO.: 2	DATE: -	BY: -
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NO.: 5	DATE: -	BY: -
DESCRIPTION: -		
NO.: 6	DATE: -	BY: -
DESCRIPTION: -		

DATE: 06/19/2017	SCALE: 1" = 20'
PROJECT MANAGER: JS	PROJECT NO.: -
DRAWN BY: JDM	DRAWING FILE: -

PROJECT:
 58506-001

STARBUCKS COFFEE COMPANY
SADDLE ROCK EAST COFFEE ROAD
SHOP - SITE PLAN

SDA Response:
Project title has been updated.

STARBUCKS COFFEE COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WA 98134

TEL: (206) 318-1575

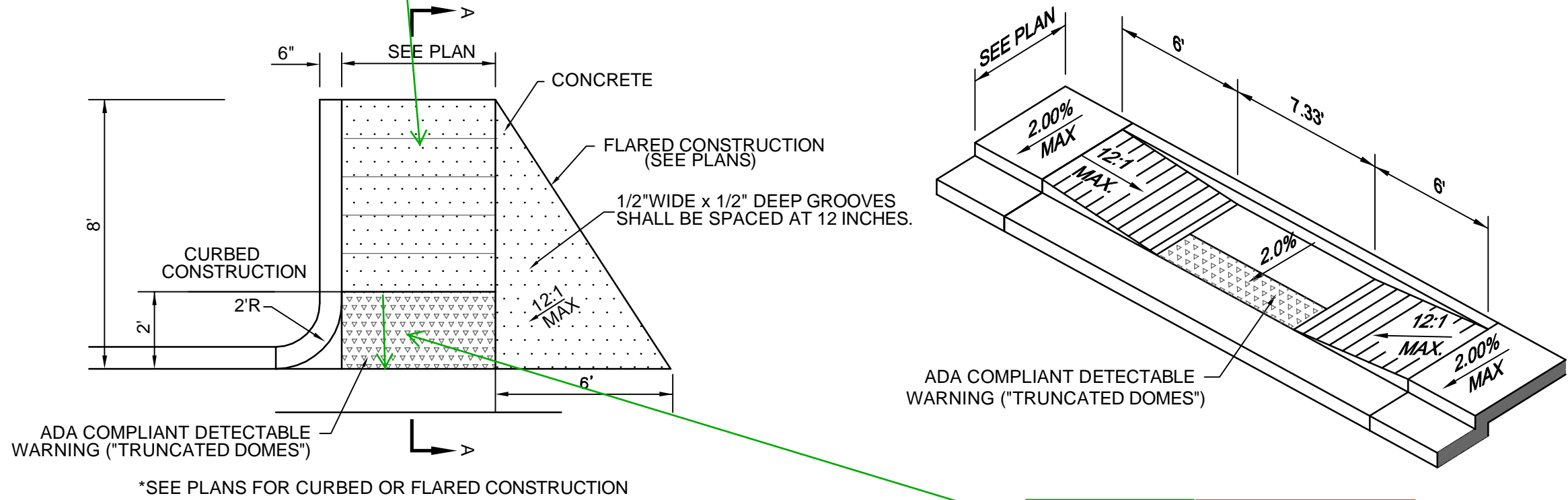
SHEET TITLE:
SITE DETAILS AND NOTES

SHEET NUMBER:

3

SDA Response:
Correct curb ramp details have been added to correspond with the site plan.

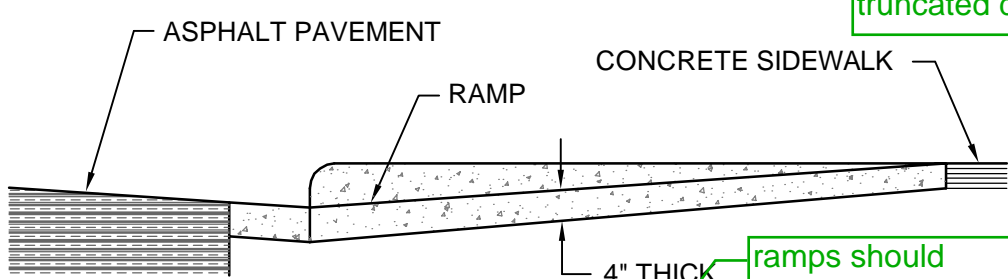
do not see this type of configuration on site plan



ADA COMPLIANT DETECTABLE WARNING ("TRUNCATED DOMES")

2% maximum slope over truncated domes

SDA Response:
Are truncated domes required for private curb ramps?



ramps should match sidewalk width which is 6'

SDA Response:
Minimum width has been changed to 6'.

NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL STANDARDS AND SPECIFICATIONS.
- CONCRETE FOR SIDEWALK RAMPS SHALL BE CDOT CLASS "A".
- RAMP AND WINGS SHALL BE POURED MONOLITHICALLY.
- MINIMUM WIDTH OF RAMPS SHALL BE 4 FEET AND RAMP SLOPES SHALL NOT BE STEEPER THAN 12:1.
- MAINTAIN BACK OF WALK ELEVATION AT 2.0% ABOVE TOP OF CURB.
- NORMAL GUTTER FLOW LINE AND PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREA.
- RAMP SURFACE SHALL HAVE A COARSE BROOM FINISH WITH STRIATIONS PERPENDICULAR TO THE DIRECTION OF RAMP SLOPE.
- A 1/2" EXPANSION JOINT SHALL BE REQUIRED WHERE THE CONCRETE RAMP JOINS ANY RIGID PAVEMENT OR STRUCTURE.

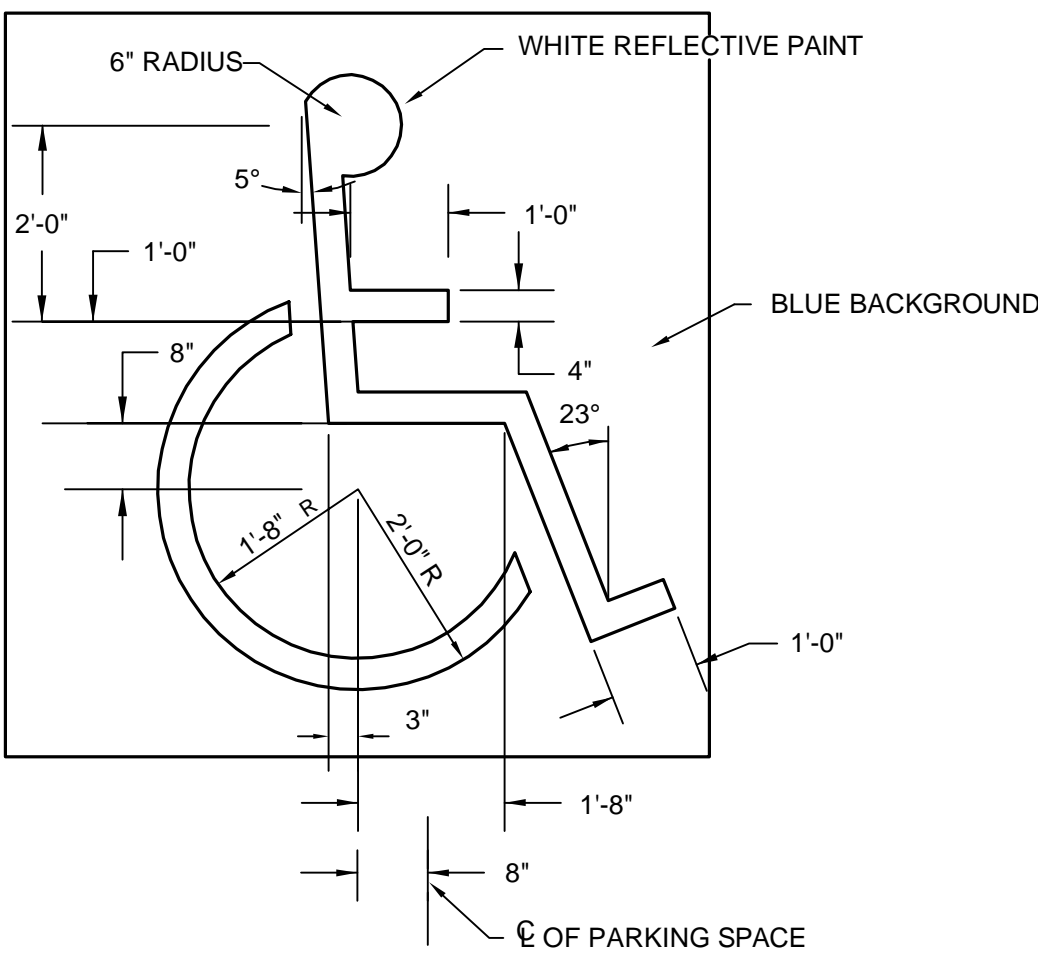
CURB RAMP DETAIL (PRIVATE) (B)
NOT TO SCALE

Private

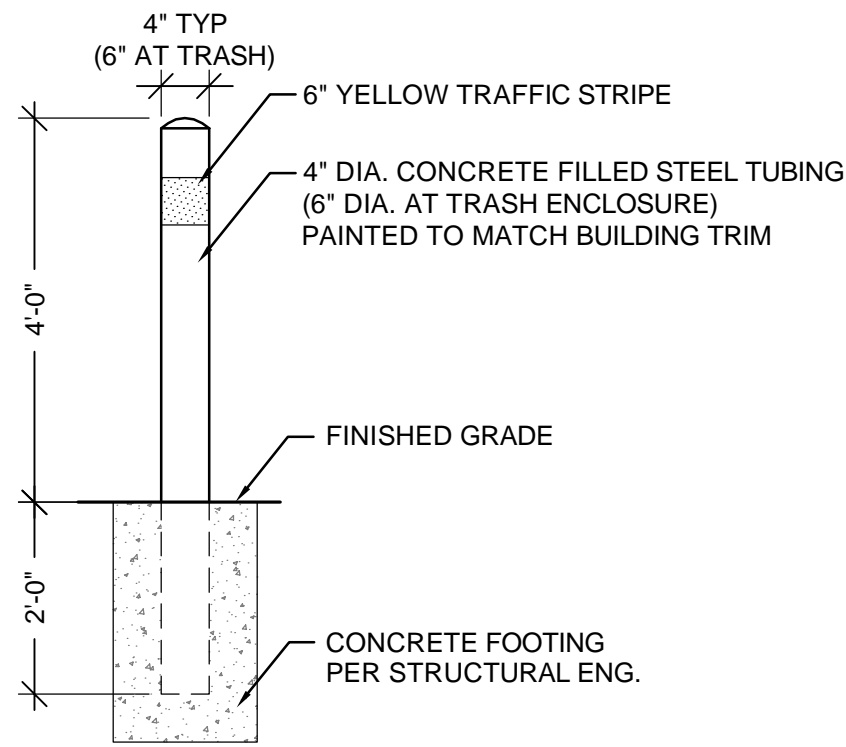
SDA Response:
"Private" designation has been added.

concrete should be per COA standards this does not need to be specified on site plan

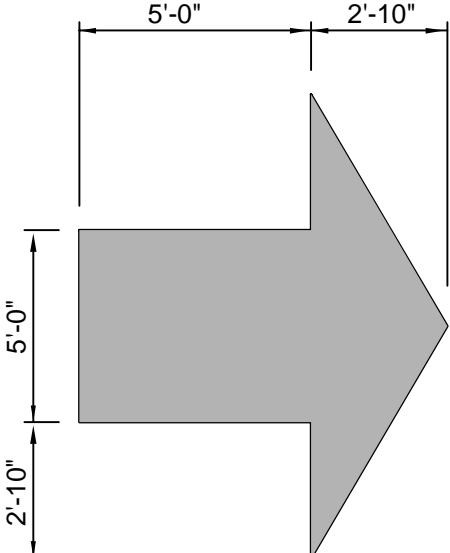
SDA Response:
Concrete specified has been updated to meet COA standards.



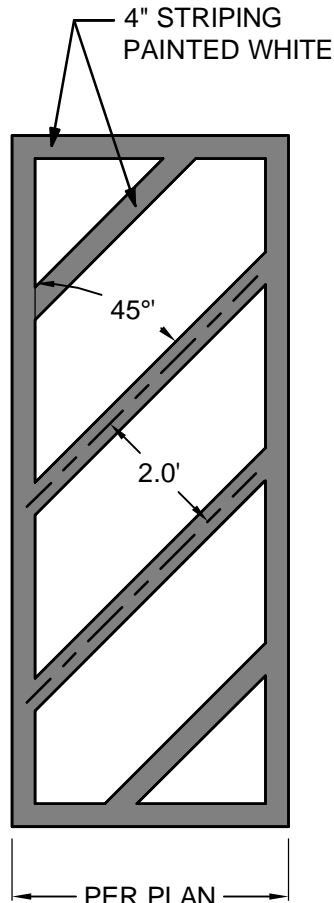
HANDICAP SYMBOL DETAIL (D)
NOT TO SCALE



BOLLARD DETAIL (E)
NOT TO SCALE

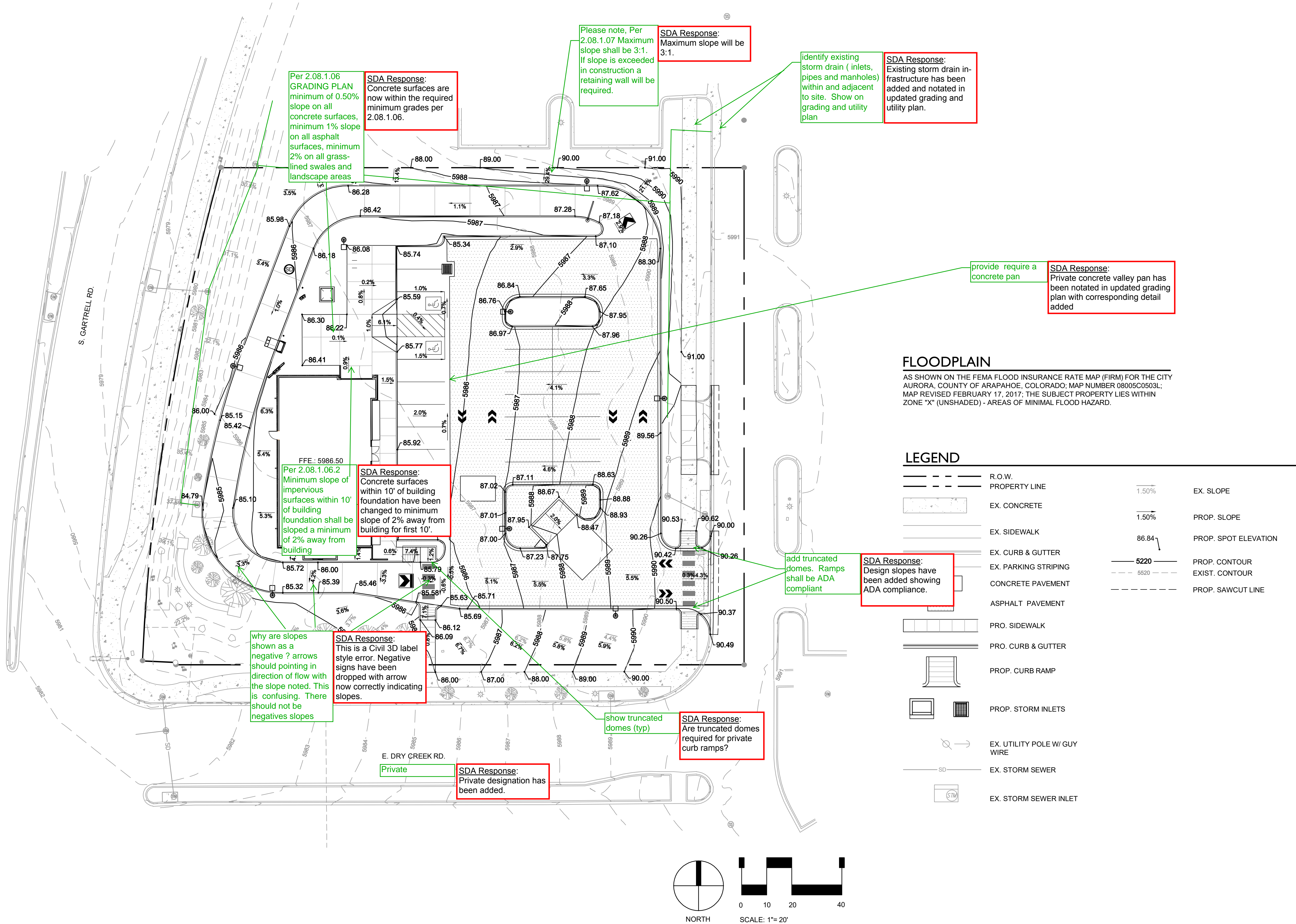


DIRECTIONAL ARROW (G)
NOT TO SCALE



STRIPING REQUIREMENTS (H)

STARBUCKS COFFEE COMPANY
LOT 4, BLOCK I, SADDLE ROCK EAST COMMERCIAL SUBDIVISION FILING NO. 1,
COUNTY OF ARAPAHOE, COLORADO
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SITE PLAN



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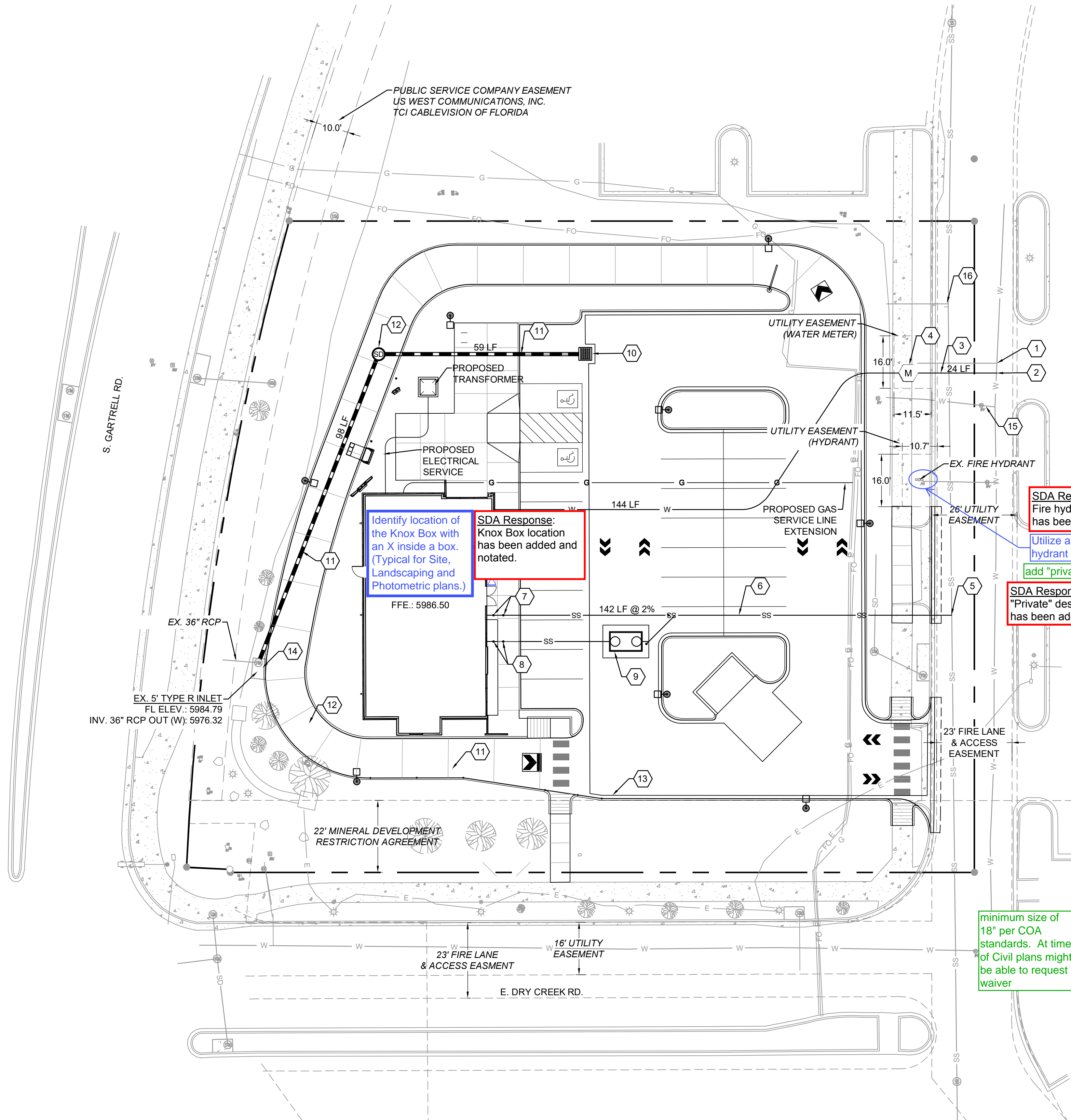
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DESCRIPTION:			
NO. 2	DATE:	BY:	
DESCRIPTION:			
NO. 3	DATE:	BY:	
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DATE: 06/19/2017			
SCALE: 1" = 20'			
PROJECT MANAGER: JS			
PROJECT NO.:			
DRAWN BY: JDM			
DRAWING FILE:			

PROJECT:
 58506-001
STARBUCKS COFFEE COMPANY
74 SADDLE ROCK EAST COFFEE JAD
SHOP - SITE PLAN
SDA Response:
Project title has been updated.
CLIENT:
STARBUCKS COFFEE COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WA 98134
TEL: (206) 318-1575

SHEET TITLE:
SCHEMATIC GRADING PLAN
SHEET NUMBER:
4

STARBUCKS COFFEE COMPANY
LOT 4, BLOCK I, SADDLE ROCK EAST COMMERCIAL SUBDIVISION FILING NO. I,
COUNTY OF ARAPAHOE, COLORADO
45,295 SQ. FT. (1.040 ACRES)
SITE PLAN



AURORA WATER STANDARD NOTES

1. ALL MATERIALS, WORKMANSHIP, CONSTRUCTION DETAILS, AND TESTING FOR THE WATER LINE CONSTRUCTION SHALL CONFORM TO STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE, LATEST REVISION AS SET FORTH BY THE CITY OF AURORA WATER DEPARTMENT, LATEST REVISION.
2. ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3' - 6") AND NOT MORE THAN 8 FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE 5 FEET. FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD. FIRE HYDRANTS ARE NOT ALLOWED IN SIDEWALKS.
3. ALL FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD WHENEVER CURB AND GUTTER HAS NOT BEEN INSTALLED.
4. ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
5. WATER MAIN RESTRAINT SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE, LATEST REVISION. MEGALUGS OR UNI-FLANGE MAY BE USED IN PLACE OF RODS AND CLAMPS.
6. WATER LINE VALVES ARE NOT ALLOWED IN CROSS PANS.
7. ALL WATER METERS, WATER SERVICE LINES AND SANITARY SEWER SERVICE LINES ARE NOT ALLOWED IN OR UNDER DRIVEWAYS.
8. ALL SANITARY SERVICE LINES SHALL BE TEES OFF OF MAINS. WYES SHALL BE USED FOR LOTS AT BACK OF CUL-DE-SACS.
9. WATER PRESSURE ZONE _____ (INSERT WATER PRESSURE ZONE WHERE DEVELOPMENT IS LOCATED). ZERO (0) PSI @ ELEVATION _____ (INSERT STATIC ELEVATION FOR SPECIFIC ZONE) STATIC. A PRESSURE REDUCING VALVE (PRV) IS REQUIRED WHEN THE PRESSURE AT THE UNIT IS GREATER THAN (80) PSI. PRV'S ARE NOT ALLOWED IN CITY OF AURORA OWNED AND MAINTAINED METER PITS.
10. ADJUST ALL MANHOLES, FIRE HYDRANTS, AND VALVE BOXES TO GRADE PER AURORA WATER STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM SEWER INFRASTRUCTURE, LATEST REVISION, AS NECESSARY.
11. ALL FIRE LINES AND COMMERCIAL WATER SERVICE LINES REQUIRE REDUCED PRESSURE BACK FLOW ASSEMBLY OR DOUBLE CHECK VALVES AS REQUIRED BY THE CITY OF AURORA WATER DEPARTMENT. CONTACT WATER SERVICES AT (303) 326-8114 OR (303) 326-8129 FOR INSPECTION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
12. THE CONTRACTOR SHALL CONTACT AURORA WATER ENGINEERING AT (303) 739-7300 FOR INSPECTION OF ANY REQUIRED GREASE TRAPS OR SAND/OIL INTERCEPTORS PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
13. THE CONTRACTOR SHALL CONTACT THE AURORA WATER INSPECTION LINE AT (303) 739-7385 AT LEAST 24 HOURS IN ADVANCE OF COMMENCING CONSTRUCTION OF ANY WET UTILITY TO SCHEDULE INSPECTIONS.
14. TOTAL BUILDING SURFACE AREA = 2,700 S.F. TOTAL HARD SURFACE = 22,651 S.F.

NOTES

- 1) REMOVE EXISTING 1" WATER SERVICE, CLOSE
- 2) CONSTRUCT 1.5" DOMESTIC WATER TAP.
- 3) CONSTRUCT 1.5" DOMESTIC WATER SERVICE WITH CURB STOP VALVE.
- 4) INSTALL 1.5" DOMESTIC WATER METER VAULT AND APPURTENANCES (BACKFLOW PREVENTION INTERNAL TO BUILDING).
- 5) CONSTRUCT 4" SANITARY SERVICE LINE CONNECTION TO EX. 8" SANITARY MAIN.
- 6) CONSTRUCT 4" SANITARY SERVICE LINE.
- 7) CONSTRUCT TWO-WAY CLEAN OUT ON PROPOSED 4" SANITARY SERVICE LINE.
- 8) CONSTRUCT TWO-WAY CLEAN OUT ON PROPOSED 4" SANITARY GREASE LINE.
- 9) CONSTRUCT _____ (SIZE TO BE DETERMINED) CAPACITY GREASE INTERCEPTOR
- 10) CONSTRUCT TYPE C STORM INLET.
- 11) CONSTRUCT 12" RCP STORM DRAIN LINE.
- 12) CONSTRUCT 4" STORM SEWER MANHOLE.
- 13) CONSTRUCT 5' TYPE R CURB INLET.
- 14) CONNECT 12" RCP STORM DRAIN LINE TO EXISTING TYPE R CURB INLET.
- 15) REMOVE AND DISPOSE OF EXISTING 4" FIRE LINE. CUT AND CAP FIRE LINE AT _____
- 16) CUT AND CAP EXISTING 4" SANITARY SERVICE AT 8" SANITARY MAIN.

LEGEND

PROPERTY LINE	—	E	EX. ELECTRIC LINE
EX. EASEMENT	- - -	E	PRO. ELECTRIC LINE
PRO. EASEMENT	- - -	G	EX. GAS LINE
EX. CONCRETE	=====	G	PRO. GAS LINE
EX. SIDEWALK	=====	FO	EX. FIBER OPTIC LINE
EX. CURB & GUTTER	=====	FO	PRO. FIBER OPTIC LINE
EX. PARKING STRIPING	=====	COM	EX. COMMUNICATIONS LINE
CONCRETE PAVEMENT	=====	COM	PRO. COMMUNICATIONS LINE
PRO. SIDEWALK	=====	IRR	EX. IRRIGATION LINE
PRO. CURB & GUTTER	=====	IRR	PRO. IRRIGATION LINE
SAWCUT LINE	=====	SD	EX. STORM SEWER
PRO. SIGHT LIGHTING	=====	SD	PRO. STORM SEWER
		RD	EX. ROOF DRAIN
		RD	PRO. ROOF DRAIN
		SS	EX. SANITARY SEWER
		SS	PRO. SANITARY SEWER
		SD	PRO. STORM MANHOLE
			PROP. STORM INLETS

Sterling Design Associates, Inc.
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

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DESCRIPTION: -		
NO.: 6	DATE: -	BY: -
DESCRIPTION: -		
DATE:	SCALE:	
06/19/2017	1" = 20'	
PROJECT MANAGER:	PROJECT NO.:	
JS	-	
DRAWN BY:	DRAWING FILE:	
JDM	-	

PROJECT:

58506-001

STARBUCKS COFFEE COMPANY
748 SADDLE ROCK EAST COFFEE SHOP - SITE PLAN

CLIENT:

STARBUCKS COFFEE COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WA 98134

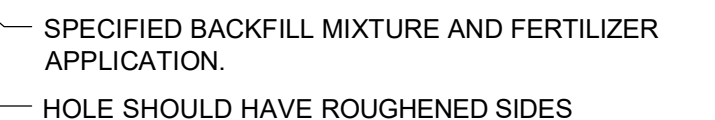
TEL: (206) 318-1575

SHEET TITLE:
SCHEMATIC UTILITY PLAN

SHEET NUMBER:
5

SITE PLAN

Duly Noted



(THE "THE CITY OF AURORA LANDSCAPE ORDINANCE / REFERENCE MANUAL / GDP / PDP FRAMEWORK" SHALL TAKE PRECEDENCE OVER THE "STANDARD LANDSCAPE NOTES" BELOW)

replace note with: **All proposed landscaping within the site triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'** . FYI the 42-96 inches is incorrect (we know about it), the diagram to the right is correct (36-84 inches)

NOT TO SCALE

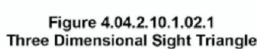


NOT TO SCALE

NOT TO SCALE

1. THE FINAL LANDSCAPE PLAN SHALL COMPLY WITH THE APPROVED PRELIMINARY LANDSCAPE PLAN.	7. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429, 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.
2. THE FINAL LANDSCAPE PLAN WILL BE UTILIZED FOR CODE ENFORCEMENT AND LANDSCAPE INSPECTION PURPOSES.	8. 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.
3. SOD AND SHRUB BED AREAS SHALL RECEIVE SIX INCHES OF APPROVED TOPSOIL.	9. ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET SIX INCHES (3'-6") AND NOT MORE THAN EIGHT FEET (8') FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, UNOBTAINED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES OF FIVE FEET (5').
4. REFER TO THE PHOTOMETRIC PLAN AND THE PHOTOMETRIC DETAILS FOR LIGHTING LOCATIONS, LIGHT LEVELS, AND DETAILS.	10. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
5. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.	
6. 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.	

→ Please add Tree Protection Notes here



2009 W. Littleton Blvd. #300
Littleton, CO 80120
303.794.4727 ph
SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF
JOSEPH L. WILSON, PLA, CID
COLORADO REGISTRATION LA-304 FOR & ON BEHALF OF
STERLING DESIGN ASSOCIATES, LLC

PRELIMINARY
NOT FOR CONSTRUCTION

STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS			
NO. : 1	DATE:		BY:
DESCRIPTION:			
NO. : 2	DATE: -		BY: -
DESCRIPTION: -			
NO. : 3	DATE: -		BY: -
DESCRIPTION: -			
NO. : 4	DATE: -		BY: -
DESCRIPTION: -			
NO. : 5	DATE: -		BY: -
DESCRIPTION: -			
NO. : 6	DATE: -		BY: -
DESCRIPTION: -			

DATE: 06/19/2017	SCALE: 1" = 20'
PROJECT MANAGER: JS/JLW	PROJECT NO.: -
DRAWN BY: JDM	DRAWING FILE: -

PROJECT:



58506-001

STARBUCKS COFFEE COMPANY
74 SADDLE ROCK EAST COFFEE
AL SHOP - SITE PLAN

Duly Noted

CLIENT:

STARBUCKS COFFEE COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WA 98134

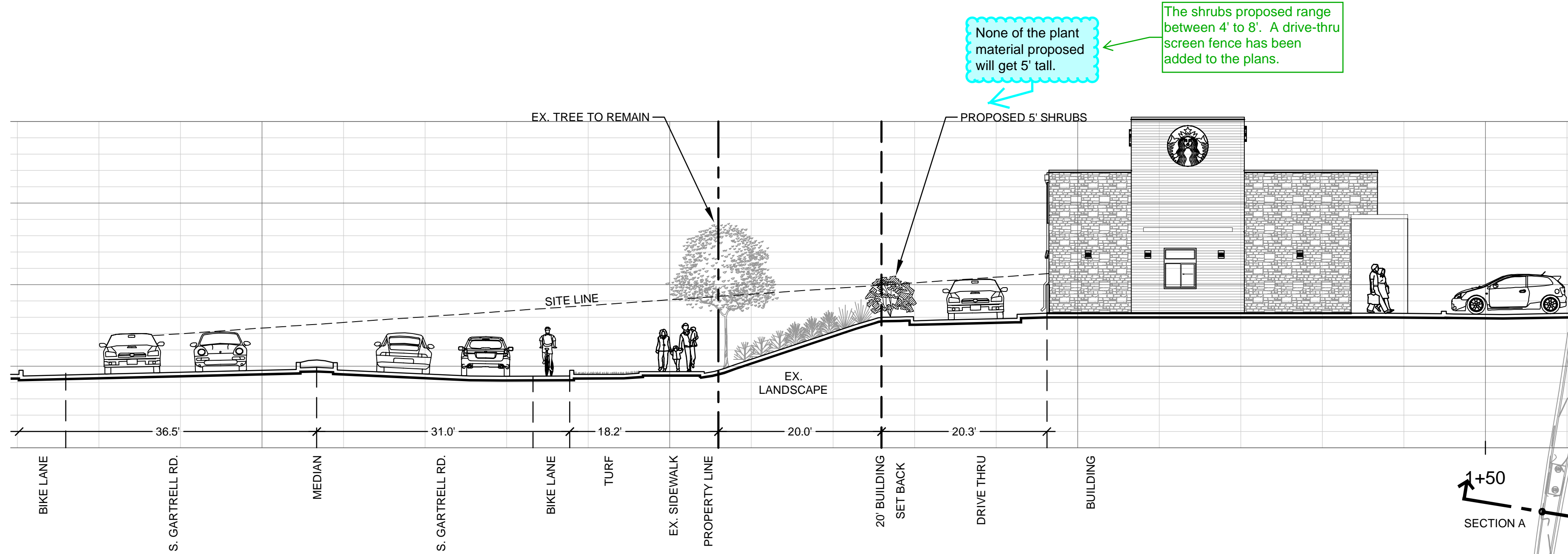
TEL: (206) 318-1575

SHEET TITLE:

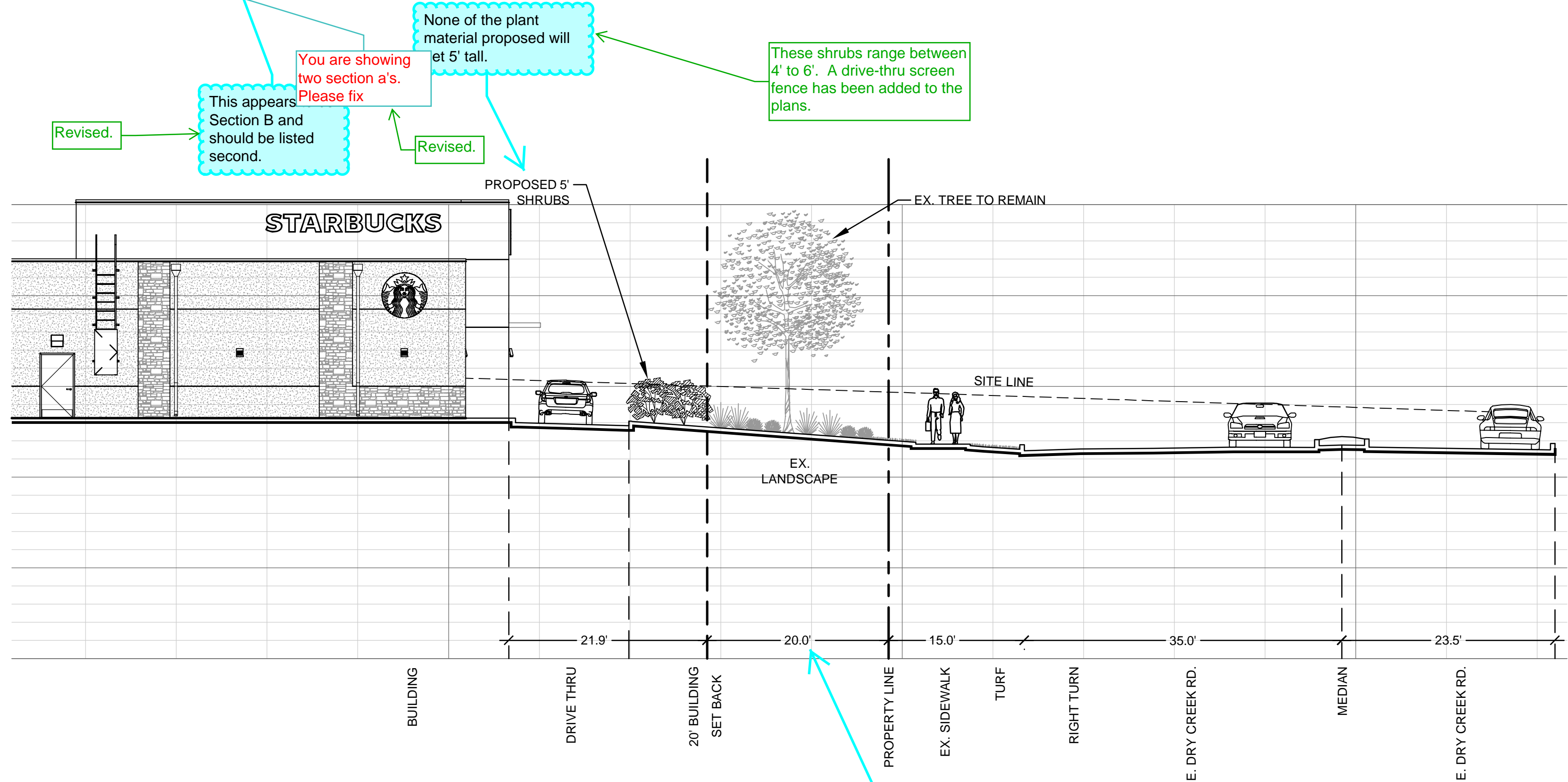
**LANDSCAPE NOTES AND
DETAILS**

☒ Duly Noted

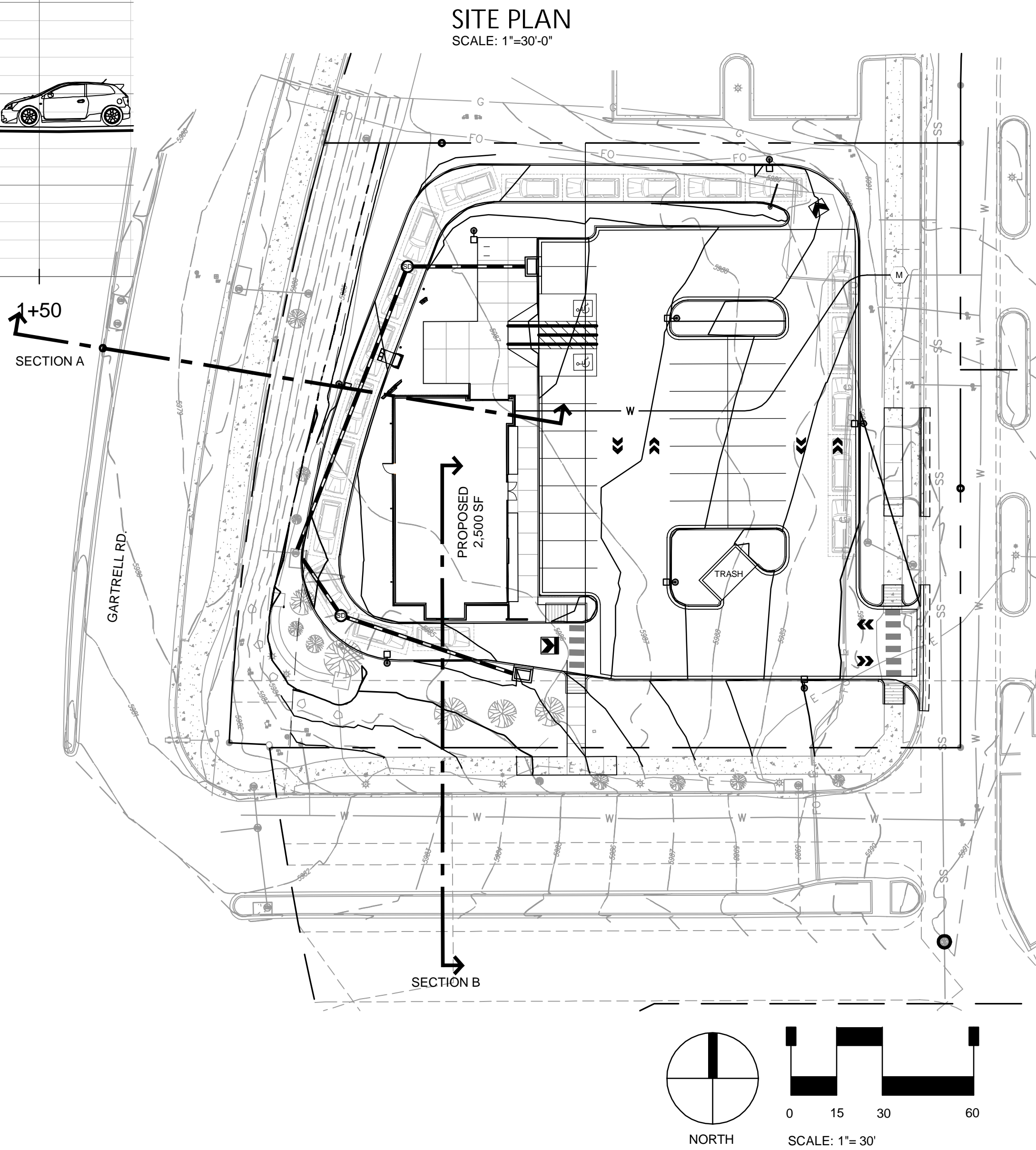
STARBUCKS COFFEE COMPANY
LOT 4, BLOCK 1, SADDLE ROCK EAST COMMERCIAL SUBDIVISION FILING NO. 1,
COUNTY OF ARAPAHOE, COLORADO
45,295 SQ. FT. (1.040 ACRES)
SITE PLAN



SITE SECTION A
SCALE: 1"=10'-0"



SITE SECTION A
SCALE: 1"=10'-0"



Sterling Design Associates, llc
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

2009 W. Littleton Blvd. #300
Littleton, CO 80120
303.794.4727 ph
www.SterlingDesignAssociates.com

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ISSUES & REVISIONS		
NO. 1	DATE:	BY:
DESCRIPTION:		
NO. 2	DATE:	BY:
DESCRIPTION:		
NO. 3	DATE:	BY:
DESCRIPTION:		
NO. 4	DATE:	BY:
DESCRIPTION:		
NO. 5	DATE:	BY:
DESCRIPTION:		
NO. 6	DATE:	BY:
DESCRIPTION:		

DATE:	SCALE:
06/19/2017	PER PLAN
PROJECT MANAGER:	PROJECT NO.:
JS	
DRAWN BY:	DRAWING FILE:
JDM	

PROJECT:

 **58506-001**

STARBUCKS COFFEE COMPANY
74 SADDLE ROCK EAST COFFEE JAD
AL SHOP - SITE PLAN

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

SHEET TITLE:
LANDSCAPE SECTIONS

SHEET NUMBER:
8

DONNY J
RORSCHACH

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FOR THE PURPOSE OF REVIEW
UNDER THE AUTHORITY OF
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CONSTRUCTION, BIDDING OR
PERMIT PURPOSES.

CONTRACTOR SHALL VERIFY ALL CONDITIONS
AND DIMENSIONS AT THE JOB SITE AND NOTIFY
THE ARCHITECT OF ANY DIMENSIONAL ERRORS
OMISSIONS OR DISCREPANCIES BEFORE
BEGINNING OR FABRICATING ANY WORK. DO
NOT SCALE DRAWINGS

PROJECT NAME: **PROPOSED DRIVE THRU SHELL**

PROJECT ADDRESS: **S GARTRELL RD & E HINSDALE AVE
AURORA, CO 80016**

VERTICAL

[illegible]

CHECKED BY: JF

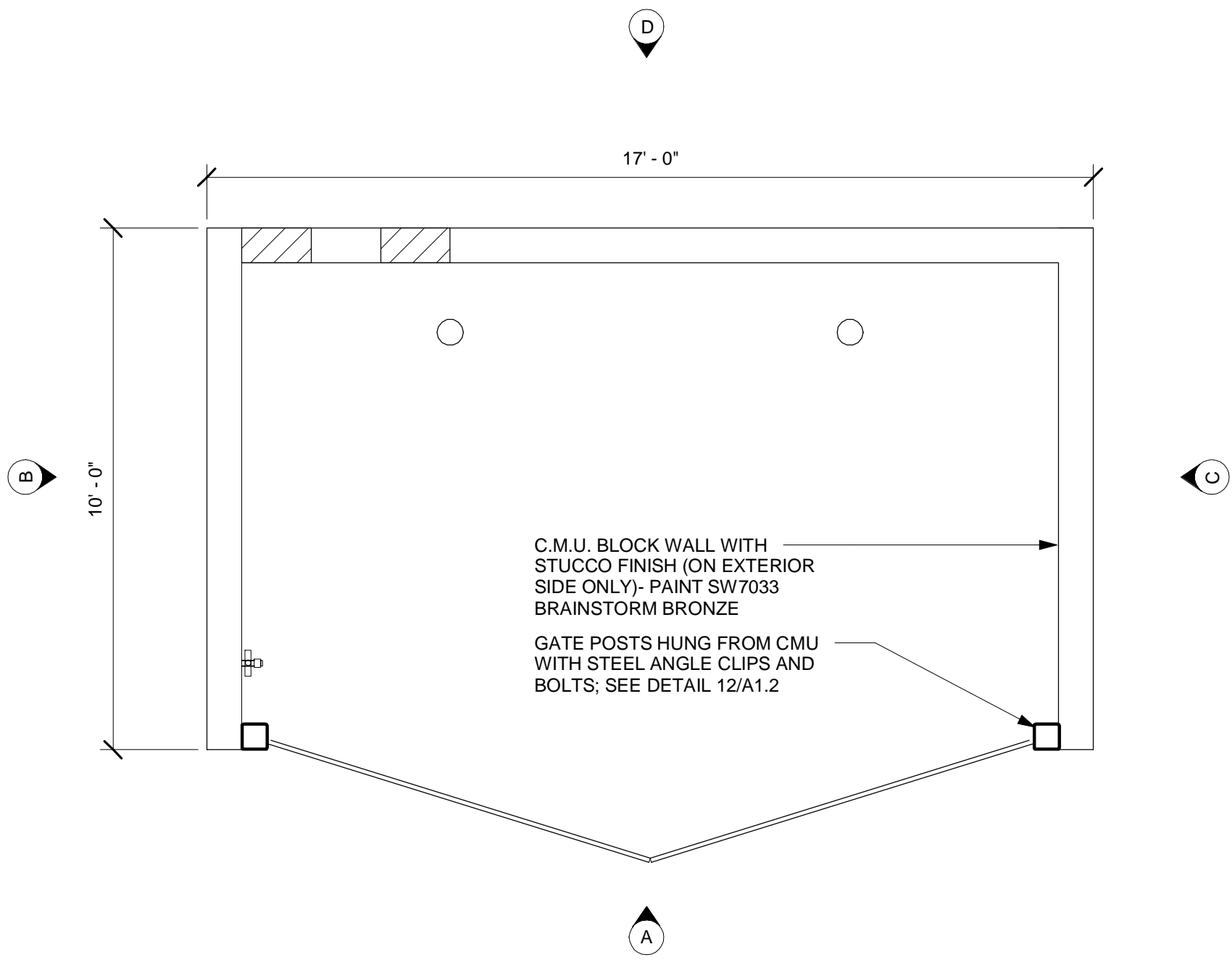
SCALE: As indicated

SD-1

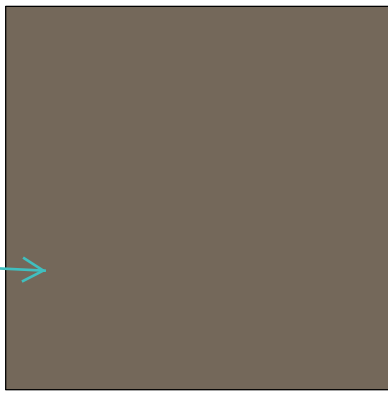
Revised



7/20/2017 4:42:13 PM R:\Projects\Verdaa\Shells\16-0266 Single Tenant Shell - Aurora, CO (Sbux - S Gartrell & Dry Creek)\Drawings\16-0266 Aurora, CO - Shell.rvt

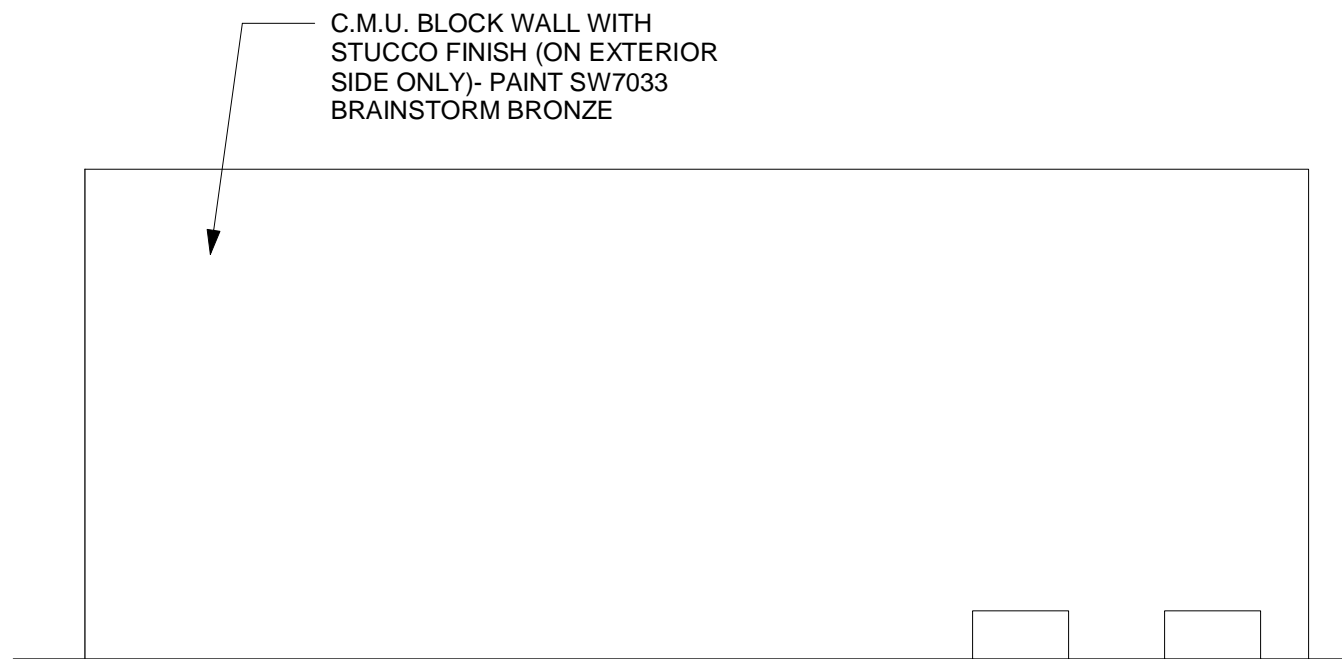
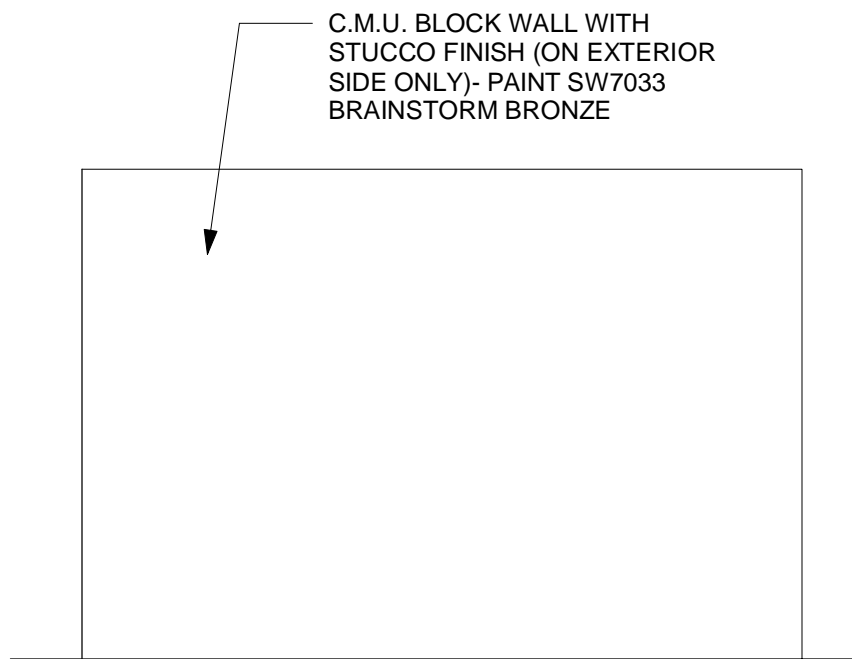
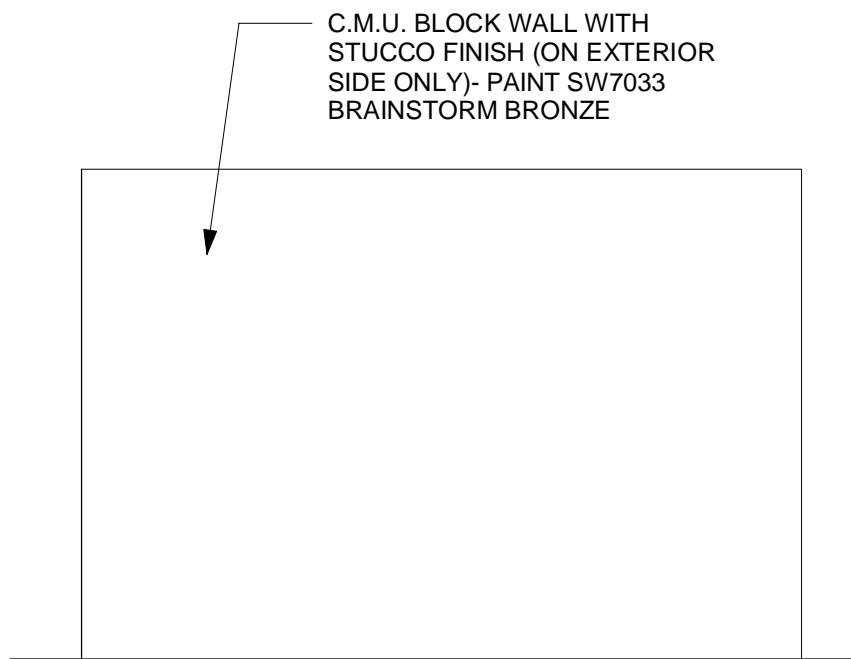
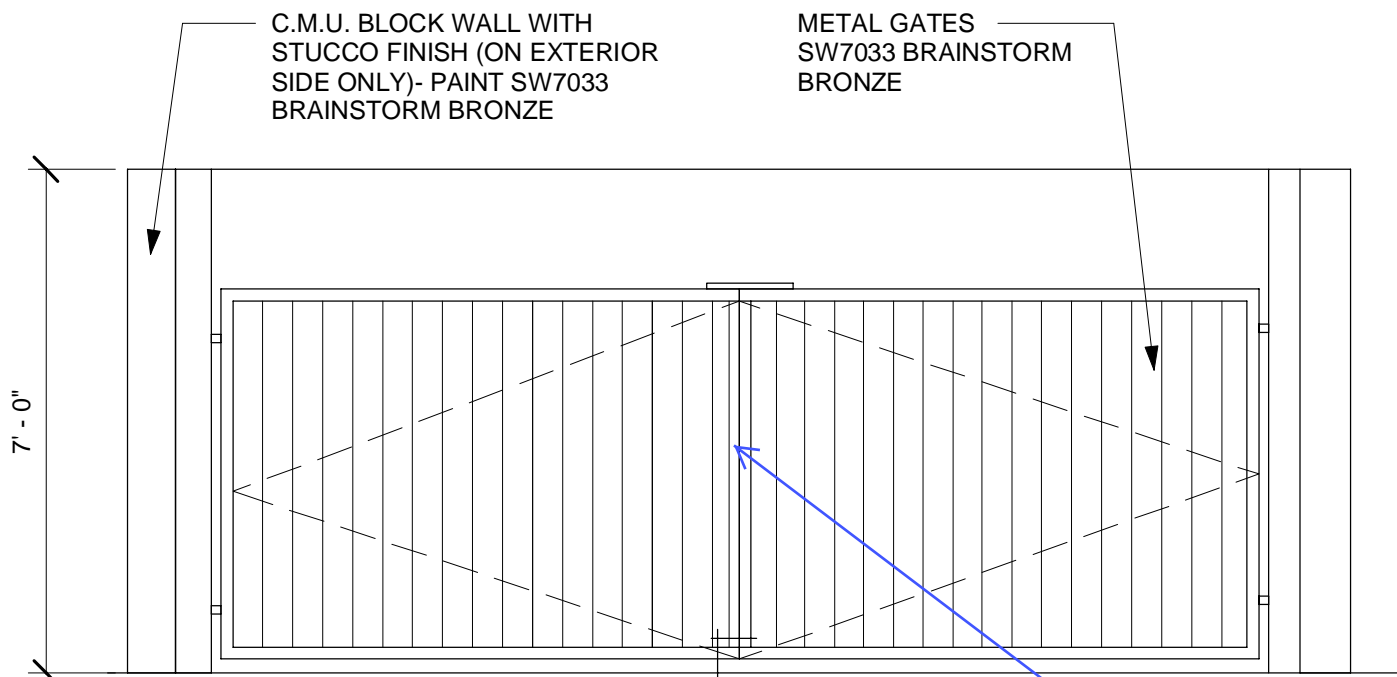


• As per Article 20 of the Zoning Code, "Stucco shall not include any exterior insulation and finish system (EIFS) or synthetic stucco." As per City Code, EIFS may not be counted towards your masonry percentages. Please replace all EIFS building materials with stucco or an approved building material in the PDP.



EIFS PAINT TO MATCH SW7033 - BRAINSTORM BRONZE

Revised to match building



1 TRASH ENCLOSURE-

Scale: 3/8" = 1'-0"

Show detail of accessibility to trash enclosure. Example: Self closing swinging doors with latch no greater than 44" in height.

Noted. This is preliminary and final design will address this item.

These are typically high end furnishings that are furnished by the user. Details have been requested from the user and will be provided once received.

Please provide details of proposed trash receptacles, outdoor seating, and benches. These must be consistent with design standards of the Saddle Rock East Commercial (Super Target) CSP
The Existing Starbucks on Lot 2 identified drive through ordering sign details on the site plan. Please include these details on this site plan.

ARCHITECT OF RECORD

DONNY J RORSCHACH

513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433

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PRELIM 07-20-17

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SADDLE ROCK EAST COFFEE SHOP - SITE PLAN

VERTICAL CONSTRUCTION MANAGEMENT

PROJECT NAME: PROPOSED DRIVE THRU SHELL
PROJECT ADDRESS: S GARTRELL RD & E HINSDALE AVE
AURORA, CO 80016

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTIONS

PROJECT #: 16-0266

ORIGINAL ISSUE DATE: 07-20-17

PRODUCTION DESIGNER: RO

CHECKED BY: JP

SHEET TITLE:

DUMSPTER ENCLOSURE

SCALE: As indicated

SHEET NUMBER:

SD-6

PLEASE NUMBER INSTEAD

Revised