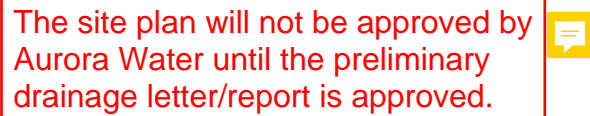


The comments in green were made by Kendra Hanagami, and can be contacted at khanagam@auroragov.org

1. THE DEVELOPER, HIS SUCCESSORS AND ASSGNS, 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.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. 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".
4. "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. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. THE DEVELOPER 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 PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES WITHIN THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE CITY AGREES TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
8. 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.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTIONS 126-271 AND 126-278.
10. 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 EQUIPMENT MUST BE RELOCATED TO A POSITION WHERE IT CAN BE FULLY SHIELDED.
11. THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. ELECTRONIC GATING SYSTEMS SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF A SIREN OPERATED SYSTEM, AN AUTOMATIC KNOX KEY SWITCH AND A MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST: A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
12. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
13. FINAL GRADING SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
14. ALL UTILITIES SHOWN ON THE SITE PLAN SHALL BE IDENTIFIED AND CHANGED 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.
15. 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.
16. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND THE CITY OF AURORA.
17. PER CITY OF AURORA BUILDING AND ZONING CODE, SECTIONS 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 60 TO 65 LDN UNDER WORST-CASE NOISE CONDITIONS.
18. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
19. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN LIGHTS AND STRIPING ARE SUBJECT TO THE CITY OF AURORA REVIEW AND APPROVAL. A BUILDING PERMIT AND A CONSTRUCTION PLAN FOR THE PROJECT, AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.



Scale: 1"=1000'

1. COVER SHEET
2. SITE PLAN
3. PHASING PLAN
4. UTILITY PLAN
5. INTERIM GRADING PLAN
6. FINAL GRADING PLAN
7. SITE DETAILS I
8. LANDSCAPE PLAN
9. LANDSCAPE DETAILS
10. PHOTOMETRIC PLAN
11. PHOTOMETRIC DETAILS
12. PHOTOMETRIC DETAILS

CITY OF AURORA BM 3S6633NE002 - COA BRASS CAP SET IN NOSE OF MEDIAN IN TOWER
ROAD NORTH OF EAST ENTRY TO TOWER CENTER FOR INDUSTRY.

ELEVATION: 5438.06 FEET (NAVD 1988 DATUM).

2.023 ACRES

ZONING
ORIGINAL ZONING: I-1
PROPOSED ZONING: I-1

LOT 1, BLOCK 1, TARAHUMARA SUBDIVISION FILING NO 1.

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN A SPECIAL WARRANTY DEED RECORDED ON OCTOBER 4, 2018 AT RECEPTION NUMBER 2018000080955 IN ADAMS COUNTY, COLORADO.

ASSURANCE NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND INSURED IN SCHEDULE A(5) OF TITLE COMMITMENT NUMBER ABC70587474.1 PREPARED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF FEBRUARY 06, 2023 AT 5:00P.M.

THE UNDERSIGNED MAJOR PROPERTY OWNER(S) DO HEREBY AGREE TO THE SITE SPECIFIC DEVELOPMENT PLAN DEVELOPMENT STANDARDS AS DESCRIBED HEREON THIS ____ DAY OF _____, 20____.

SIGNATURE/TITLE SIGNATURE/TITLE

LAND AREA WITHIN PROPERTY LINES:	2,023 ACRES (88,104 SQ FT)
GROSS FLOOR AREA:	4,192 SQ FT
NUMBER OF BUILDINGS:	0
MAXIMUM HEIGHT OF BUILDING:	16 FT
TOTAL BUILDING COVERAGE:	5.3%, 4,696 SQ FT
HARD SURFACE AREA:	32.7%, 28,816 SQ FT
GRAVEL AREA:	18.2%, 16,054 SQ FT
LANDSCAPE AREA:	43.7%, 38,538 SQ FT
PRESENT ZONING CLASSIFICATION:	I-1
PARKING SPACES PROVIDED:	11
ADA (VAN ACCESSIBLE) SPACES PROVIDED:	1
BICYCLE SPACES PROVIDED:	2
BUILDING USE CLASSIFICATION:	R-2, S-2
CONSTRUCTION TYPE:	III-A

City Attorney	Date
Planning Director	Date
Planning Commission (Chairperson)	Date
City Council (Mayor)	Date
Attest (City Clerk)	Date
Database Approval Date	

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: _____

OWNER / DEVELOPER:
TARAHUMARA TRUCKING, LLC
14221 E 4TH AVE, SUITE 221
AURORA, CO 80011
JULIO HERRERA
720-638-1114
TARAHUMARATRUCKINGLLC@GMAIL.COM

SURVEYOR:
POWER SURVEYING COMPANY, INC.
6911 BROADWAY
DENVER, CO 80221
CHARLES BECKSTROM
303-702-1617
FRANKZ@POWERSURVEYING.COM

ROCKY RIDGE CIVIL ENGINEER
420 21ST AVE, SUITE #101
LONGMONT, COLORADO 80501
JOEL SEAMONS
303-651-6626
JOEL@ROCKYRIDGECIVIL.COM

TRAFFIC:
SM ROCHA, LLC
8700 TURNPIKE DR., SUITE 240
WESTMINSTER, CO 80031
STEPHEN SIMON
303-458-9798
STEPHEN@SMROCHA.COM

NO.	DATE	DESCRIPTION	BY



**Rocky Ridge
Civil Engineering**

420 21st Ave, Suite 101
Longmont, CO 80501
303.651.6626
www.rockyridgecivil.com

TARAHUMARA SUBDIVISION FILING NO. 1

CAD NO	JOB NO
954-1	954-1

DATE 11/13/24

COVER SHEET
2260 ANDES WAY

SHEET NO

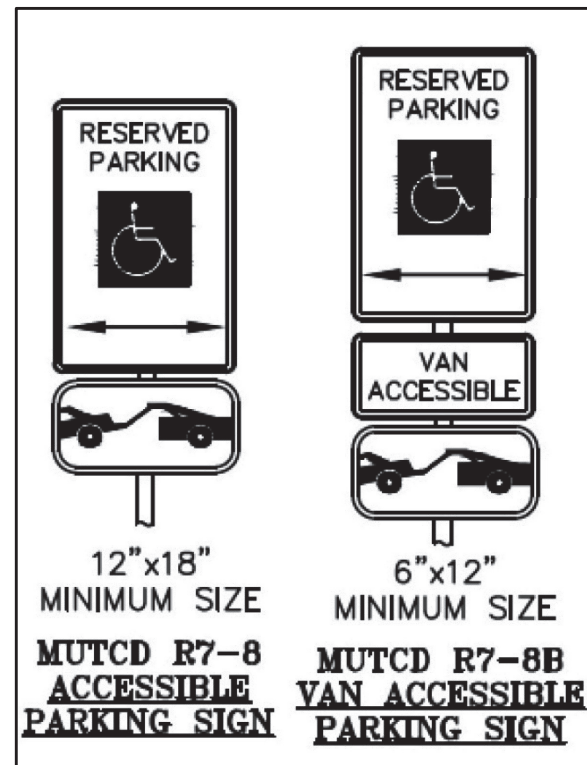
1 OF 12



R1-1

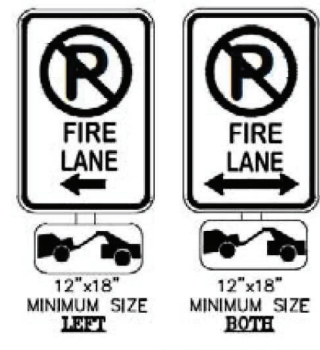
1

30" x 30" (UNLESS OTHERWISE NOTED.)



3

ADA PARKING SIGN DETAIL
N.T.S.



2

FIRE LANE PARKING SIGN DETAIL
N.T.S.

FIRE LANE SIGN NOTES

1. SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
2. SIGNS SHALL BE SPACED 50-FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2015-FC.
3. SIGNS SHALL BE INSTALLED 2 FEET BEHIND CURB OR SIDEWALK.
4. FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS).
5. LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.

EXISTING	LEGEND	PROPOSED
	FIRE HYDRANT	
	ELECTRIC POLE/LIGHT	
	KNOX HARDWARE BOX	
	TRAFFIC SIGN	
	INLET	
	CONTOUR MAJOR	
	CONTOUR MINOR	
	GRAVEL PAVEMENT	
	ASPHALT PAVEMENT	
	CONCRETE	
	RIPRAP	
	SEED MIX (PER LS PLANS)	
	DRAINAGE FLOW ARROW	
	RECORD EASEMENT LINE	
	ADJOINING LOT LINE	
	CEDAR FENCE	
	ADA HANDRAIL	
	EASEMENT	
	PROPERTY LINE	
	ROW CENTERLINE	
	EASEMENT	
	FOUND	
	TYPICAL	
	PROPOSED	
	RIGHT-OF-WAY	
	LINEAR FEET	
	DETAIL	
	PROP. PEDESTRIAN ADA ACCESS	

NOTES:

1. AUTOMOBILE PARKING PROVIDED:
STANDARD - 10
HANDICAP - 1
TOTAL - 11
2. ALL DIMENSIONS ARE TO FLOWLINE.
3. FFE = FINISHED FLOOR ELEVATION
4. THE POND ACCESS SHALL BE MAINTAINED AND KEPT OPERATIONAL AT ALL TIMES BY THE OWNER/TENANT.
5. ADA WALKWAYS ARE TO BE A MAXIMUM OF 2% SLOPE EXCEPT AT RAMP GRADE BREAKS AS PERMITTED BY CITY DETAILS.
6. SITE SIGNAGE WILL CONFORM TO CITY OF AURORA SIGN CODE.
7. THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/ DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION.
8. A PUBLIC IMPROVEMENT PERMIT IS REQUIRED FOR ALL IMPROVEMENTS WITHIN THE CITY'S RIGHT-OF-WAY. PLEASE NOTIFY THE PUBLIC IMPROVEMENT INSPECTIONS DIVISION, 303-739-7420, A MINIMUM OF 24 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY IMPROVEMENTS COMPLETED IN THE RIGHT OF WAY WITHOUT A PERMIT WILL BE SUBJECT TO REMOVAL AND REPLACEMENT.
9. ALL SIGN POSTS AND SIGN SUPPORTS SHALL COMPLY WITH COA STANDARD DETAIL TE-11

MAIN GATE NOTES:

1. THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY AND ELECTRICAL REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF THE FIRE CHIEF. FOR ASSISTANCE PLEASE CALL 303-739-7420 AND ASK FOR A LIFE SAFETY PLANS EXAMINER. NO EXISTING STREET LIGHTING, LIGHTING PLAN WILL BE SUBMITTED WITH THE CONSTRUCTION SET.
2. ANY ENCROACHMENT INTO OR OVER A FIRE LANE EASEMENT WILL REQUIRE THE DEVELOPER TO OBTAIN A LICENSE AGREEMENT THROUGH THE REAL PROPERTY DIVISION OF THE PUBLIC WORKS DEPARTMENT PLEASE VISIT THEIR WEBSITE BY CLICKING HERE OR BY CALLING 303-739-7300.

NOTES:

1. THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/ DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION.
2. NO EXISTING STREET LIGHTING, LIGHTING PLAN WILL BE SUBMITTED WITH THE CONSTRUCTION SET.
3. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
4. A PUBLIC IMPROVEMENT PERMIT IS REQUIRED FOR ALL IMPROVEMENTS WITHIN THE CITY'S RIGHT-OF-WAY. PLEASE NOTIFY THE PUBLIC IMPROVEMENT INSPECTIONS DIVISION, 303-739-7420, A MINIMUM OF 24 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY IMPROVEMENTS COMPLETED IN THE RIGHT OF WAY WITHOUT A PERMIT WILL BE SUBJECT TO REMOVAL AND REPLACEMENT. PUBLIC IMPROVEMENTS SHALL BE COMPLETED AND ACCEPTED PRIOR TO THE COMMENCEMENT OF BUSINESS OPERATIONS. A POND CERTIFICATE SHALL BE APPROVED PRIOR TO THE RETURN OF ANY FISCAL SECURITY DEPOSIT.

PRELIMINARY
THIS DRAWING IS UNCHECKED
NOT FOR CONSTRUCTION

Rocky Ridge
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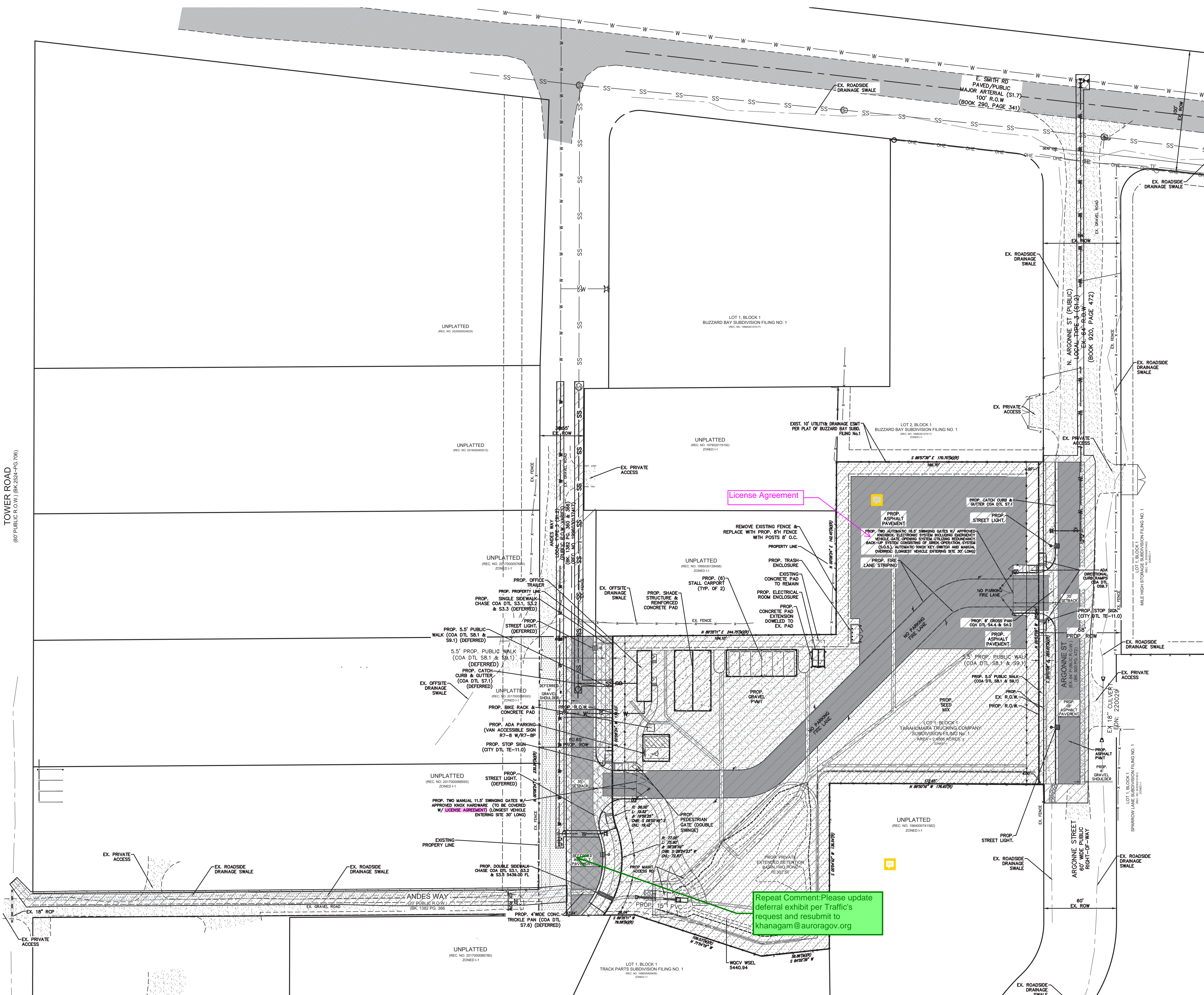
TARAHUMARA SUBDIVISION FILING NO. 1

SHEET NO

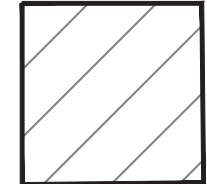
2 OF 12

NO.	DATE	DESCRIPTION	BY

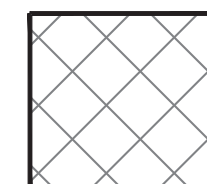
TOWER ROAD
(80' PUBLIC R.O.W.) (BK 2524-PG 796)



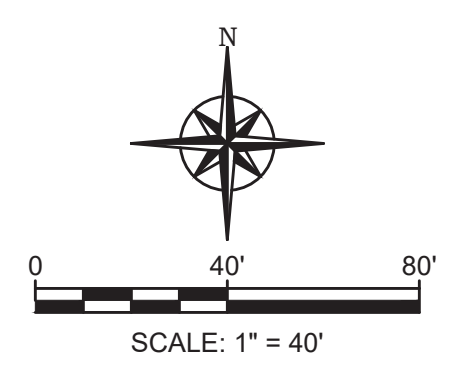
PHASING
THIS PLAN IS ONLY INFORMATIONAL AND DOES NOT REFLECT THE ORDER IN WHICH SPECIFIC IMPROVEMENTS WILL BE MADE. THE CONTRACTOR WILL IMPROVE FACILITIES IN THE ORDER THAT IS CONSIDERED MOST REASONABLE AT THE TIME OF DEVELOPMENT. THERE WILL BE NO GENERAL PUBLIC ACCESS DURING CONSTRUCTION AS THERE IS NO RETAIL PARKING OR AN OFFICE ON SITE.



1. ARGONNE STREET IMPROVEMENTS WILL BE CONSTRUCTED FIRST AS WELL AS THE SITE AND ROW LANDSCAPING AND TREE LAWNS. THE FOLLOWING IMPROVEMENTS WILL BE PERFORMED IN THE ORDER THE CONTRACTOR DEEMS BEST SUITED. THE WEST SIDE OF ARGONNE WILL BE IMPROVED WITH THIS DEVELOPMENT. THE EAST SIDE IMPROVEMENTS WILL BE CONSTRUCTED WHEN THE EASTERN ADJACENT LOT DEVELOPS. SITE IMPROVEMENTS WILL BE CONSTRUCTED WITH THIS PHASE AND THE CONSTRUCTION ORDER WILL BE DETERMINED BY THE CONTRACTOR BASED ON MOBILIZATION AND MATERIAL AVAILABILITY.
 - A. DETENTION POND AND STORM STRUCTURES
 - B. DRIVEWAYS WITH CURB RAMPS AND CONCRETE CROSSPANS
 - C. PAVED SITE ACCESS
 - D. R.O.W. LANDSCAPING
 - E. DETENTION POND AND STORM STRUCTURES
 - F. LOT GRADING AND ASPHALT PAVEMENT SURFACE
 - G. NON-STREET FRONTAGE LANDSCAPING



2. THE FOLLOWING ANDES WAY IMPROVEMENTS FOR THE WEST SIDE WILL BE DESIGNED WITH THIS DEVELOPMENT AND ARE BEING DEFERRED TO BE CONSTRUCTED WHEN REQUESTED BY THE CITY'S PUBLIC WORKS DEPARTMENT. (0.19 ACRES DISTURBED)
 - A. CURB AND GUTTER AND WALK
 - B. ROAD PAVE
 - C. STREET TREES



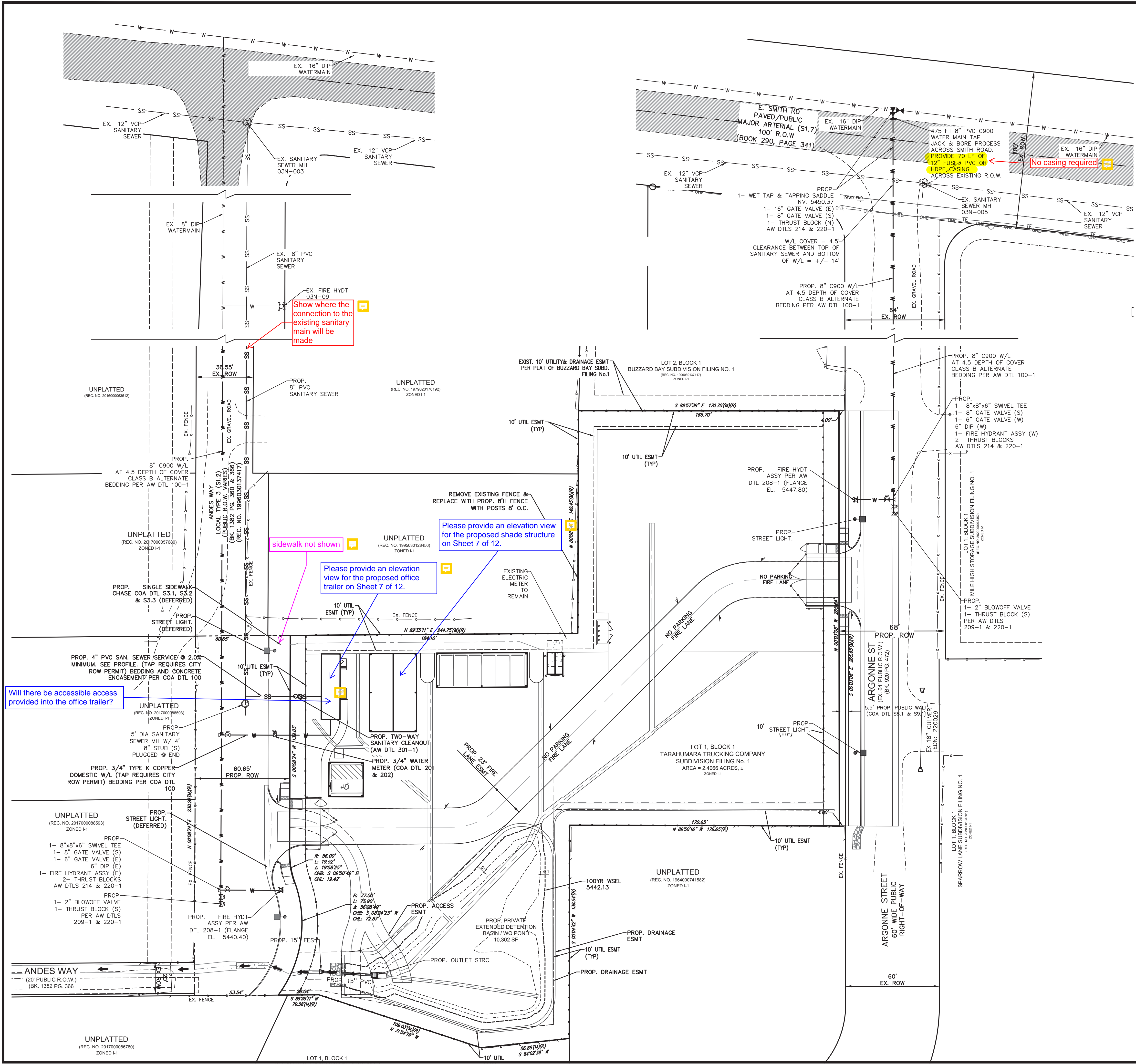
EXISTING		LEGEND		PROPOSED	
	FIRE HYDRANT		ELECTRIC POLE/LIGHT		KNOX HARDWARE BOX
	TRAFFIC SIGN		INLET		CONTOUR MAJOR
	CONTOUR MINOR		GRAVEL PAVEMENT		ASPHALT PAVEMENT
	CONCRETE		RIPRAP		SEED MIX (PER LS PLANS)
	DRAINAGE FLOW ARROW		RECORD EASEMENT LINE		ADJOINING LOT LINE
	CEDAR FENCE		ADA HANDRAIL		EASEMENT
	PROPERTY LINE		ROW CENTERLINE		EASEMENT
	FOUND		TYPICAL		PROPOSED
	RIGHT-OF-WAY		LINEAR FEET		DETAIL
	ESMT		ESMT		ESMT
	FND		FND		FND
	TYP		TYP		TYP
	PROP.		PROP.		PROP.
	R.O.W.		R.O.W.		R.O.W.
	LF		LF		LF
	DTL		DTL		DTL

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TARAHUMARA SUBDIVISION FILING NO. 1

PHASING PLAN	CAD NO	JOB NO
2260 ANDES WAY	954-1	954-1
AURORA, CO 80011	DATE	
	02/13/24	

NO.	DATE	DESCRIPTION	BY



LEGEND

EXISTING	PROPOSED

SCALE: 1" = 30'

Show these notes:
1) Water service lines are public up through the meter and are private downstream of the meter.
2) All sanitary service connections are private.

- NOTES:**
- STORM SEWER OWNERSHIP AND MAINTENANCE
1.1. ALL THE STORM DRAINAGE COMPONENTS IN THE PROJECT WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
 - THE DETENTION/WATER QUALITY POND, INCLUDING THE MAINTENANCE ACCESS ROAD, FOREBAYS, CONCRETE PANS, OUTLET STRUCTURE, OUTLET PIPE AND OUTLET FES WILL BE OWNED AND MAINTAINED BY THE LAND OWNER.
 - FIRE LANE EASEMENT: THE FIRE LANE SHALL BE MAINTAINED IN PERPETUITY BY THE LAND OWNER TO THE STANDARDS AS DETERMINED BY THE FIRE CODE OFFICIAL/FIRE DEPARTMENT.
 - ALL SERVICE MAIN DISCONNECT LEVERS MUST BE ON THE EXTERIOR OF THE BUILDING PER CITY REQUIREMENTS.
 - ELECTRIC METER MUST HAVE BYPASS LEVER.
 - CONTRACTOR TO VERIFY SIZE & LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - SEE PHOTOMETRIC PLAN FOR LIGHT POLES & BUILDING MOUNTED LIGHTS & DETAILS (BY OTHERS).
 - ALL ELEVATIONS SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 - PEDESTRIAN WALKWAYS SHALL COMPLY WITH CURRENT ADA CODE.
 - SLOPES IN ADA PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
 - NO GRADING WILL BE ALLOWED WITHIN DRIP LINE OF EXISTING TREES SCHEDULED TO REMAIN. CUT OF FILL NOT EXCEEDING SIX (6) INCHES MAY OCCUR WITHIN THE DRIP LINE, BUT SHALL BE DONE BY HAND METHODS.
 - SIDEWALK AND CURB RAMPS ARE TO BE BUILT PER ADA STANDARDS.
 - THE CITY HAS REVIEWED FOR CODE COMPLIANCE IN PUBLIC ROW. SITE GRADING AND SITE CODE COMPLIANCE ARE THE RESPONSIBILITY OF THE EOR.
 - ALL SIGN POSTS AND SIGN SUPPORTS SHALL COMPLY WITH COA STANDARD DETAIL TE-11

Rocky Ridge Civil Engineering
420 21st Ave, Suite 101
Longmont, CO 80501
303.651.6626
www.rockyridgecivil.com

TARAHUMARA SUBDIVISION FILING NO. 1

UTILITY PLAN	CAD NO	JOB NO
2260 ANDES WAY	954-1	954-1
AURORA, CO 80011		

DATE: 02/13/24

SHEET NO

4 OF 12

NO.	DATE	DESCRIPTION	BY

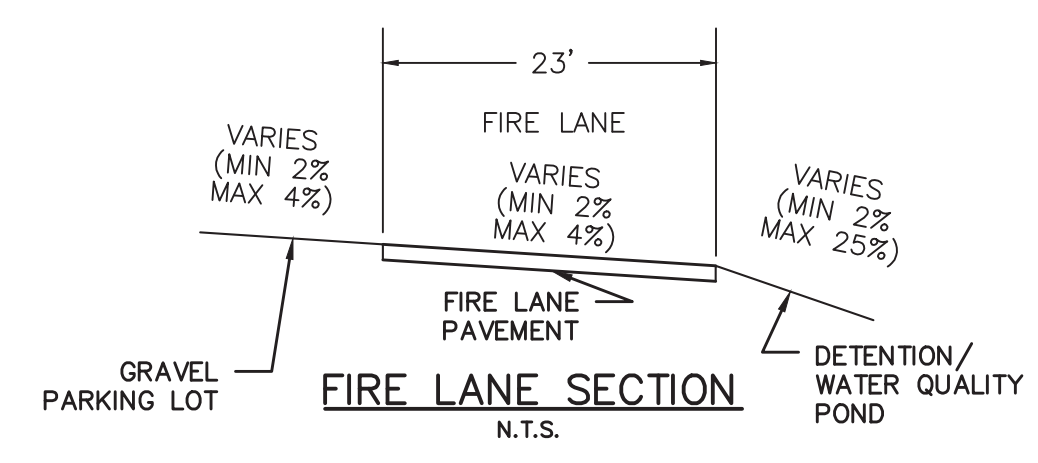
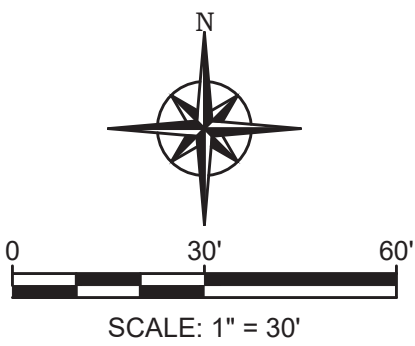
LEGEND

EXISTING

- FIRE HYDRANT
- ELECTRIC POLE/LIGHT
- KNOX HARDWARE BOX
- TRAFFIC SIGN
- INLET
- CONTOUR MAJOR
- CONTOUR MINOR
- GRAVEL PAVEMENT
- ASPHALT PAVEMENT
- CONCRETE
- RIPRAP
- SEED MIX (PER LS PLANS)
- DRAINAGE FLOW ARROW
- RECORD EASEMENT LINE
- ADJOINING LOT LINE
- CEDAR FENCE
- ADA HANDRAIL
- EASEMENT
- PROPERTY LINE
- ROW CENTERLINE
- ESMT
- FND
- TYP
- PROP.
- R.O.W.
- LF
- DTL

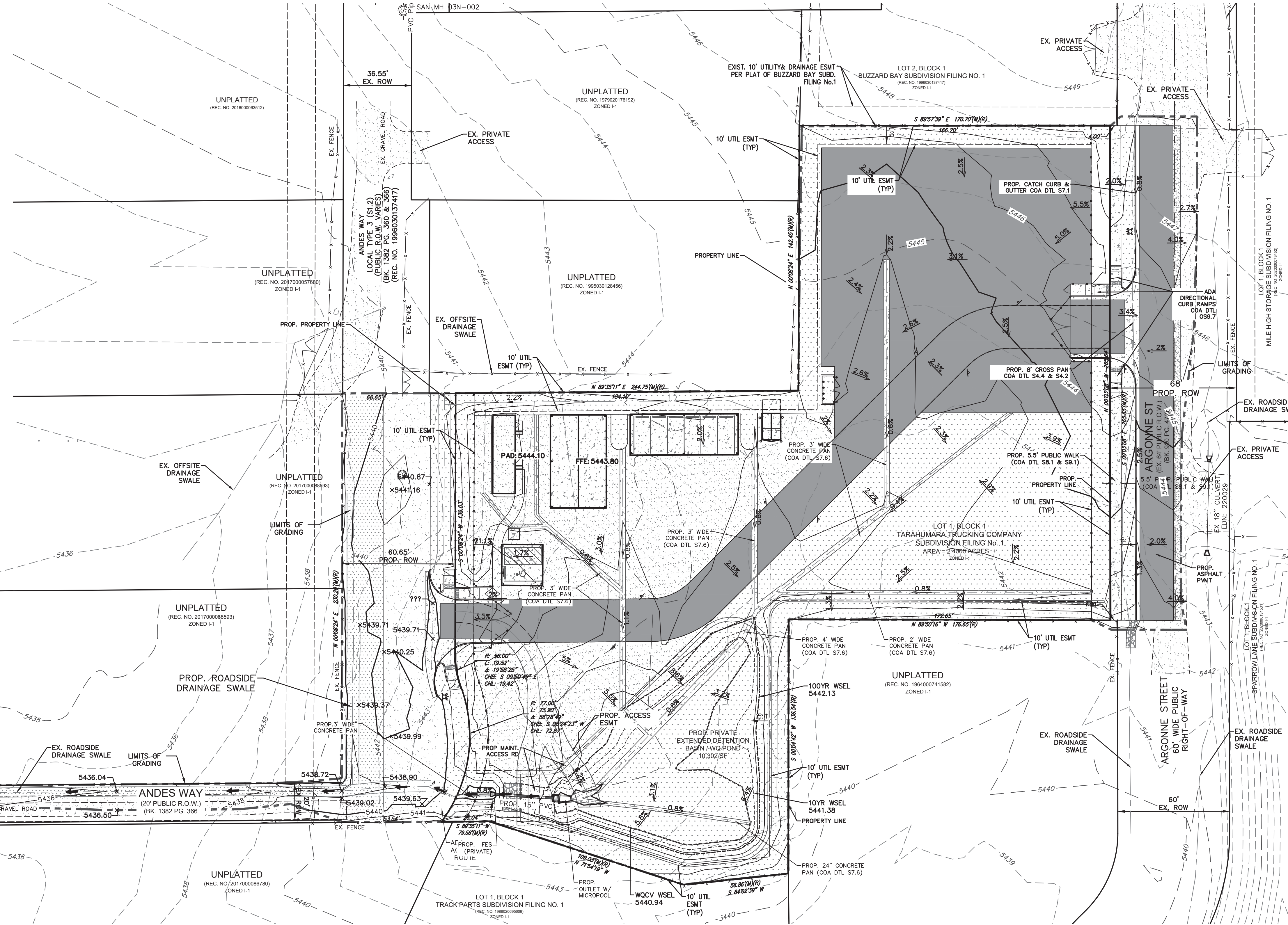
PROPOSED

- FIRE LANE
- ELECTRIC POLE/LIGHT
- KNOX HARDWARE BOX
- TRAFFIC SIGN
- INLET
- CONTOUR MAJOR
- CONTOUR MINOR
- GRAVEL PAVEMENT
- ASPHALT PAVEMENT
- CONCRETE
- RIPRAP
- SEED MIX (PER LS PLANS)
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- FND
- TYP
- PROP.
- R.O.W.
- LF
- DTL



- NOTES:
- STORM SEWER OWNERSHIP AND MAINTENANCE
 - 1.1. ALL THE STORM DRAINAGE COMPONENTS IN THE PROJECT WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
 - 1.2. THE DETENTION/WATER QUALITY POND, INCLUDING THE MAINTENANCE ACCESS ROAD, FOREBAYS, CONCRETE PANS, OUTLET STRUCTURE, OUTLET PIPE AND OUTLET FES WILL BE OWNED AND MAINTAINED BY THE LAND OWNER.
 - FIRE LANE EASEMENT: THE FIRE LANE SHALL BE MAINTAINED IN PERPETUITY BY THE LAND OWNER TO THE STANDARDS AS DETERMINED BY THE FIRE CODE OFFICIAL/FIRE DEPARTMENT.
 - ALL SERVICE MAIN DISCONNECT LEVERS MUST BE ON THE EXTERIOR OF THE BUILDING PER CITY REQUIREMENTS.
 - ELECTRIC METER MUST HAVE BYPASS LEVER.
 - CONTRACTOR TO VERIFY SIZE & LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - SEE PHOTOMETRIC PLAN FOR LIGHT POLES & BUILDING MOUNTED LIGHTS & DETAILS (BY OTHERS).
 - ALL ELEVATIONS SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 - PEDESTRIAN WALKWAYS SHALL COMPLY WITH CURRENT ADA CODE.
 - SLOPES IN ADA PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
 - NO GRADING WILL BE ALLOWED WITHIN DRIP LINE OF EXISTING TREES SCHEDULED TO REMAIN. CUT OF FILL NOT EXCEEDING SIX (6) INCHES MAY OCCUR WITHIN THE DRIP LINE, BUT SHALL BE DONE BY HAND METHODS.
 - SIDEWALK AND CURB RAMPS ARE TO BE BUILT PER ADA STANDARDS.
 - THE CITY OF AURORA HAS THE RESPONSIBILITY OF THE EOR.

- Please add the following notes:
- Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%.
 - The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1.
 - The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building.
 - The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent.
 - The resultant grade in any direction within accessible parking areas shall not exceed two percent.
 - The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope along an accessible path shall not exceed five percent.



Rocky Ridge Civil Engineering

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TARAHUMARA SUBDIVISION FILING NO. 1

INTERIM GRADING PLAN
2260 ANDERSON WAY
AURORA, CO 80011

DATE: 02/13/24

CAD NO: 954-1

JOB NO: 954-1

SHEET NO

5 OF 12

NO.	DATE	DESCRIPTION	BY

LEGEND

EXISTING

PROPOSED

FIRE HYDRANT

ELECTRIC POLE/LIGHT

KNOX HARDWARE BOX

TRAFFIC SIGN

INLET

CONTOUR MAJOR

CONTOUR MINOR

GRAVEL PAVEMENT

ASPHALT PAVEMENT

CONCRETE

SEED MIX (PER LS PLANS)

DRAINAGE FLOW ARROW

RECORD EASEMENT LINE

ADJOINING LOT LINE

CEDAR FENCE

ADA HANDRAIL

EASEMENT

PROPERTY LINE

ROW CENTERLINE

EASEMENT

FOUND

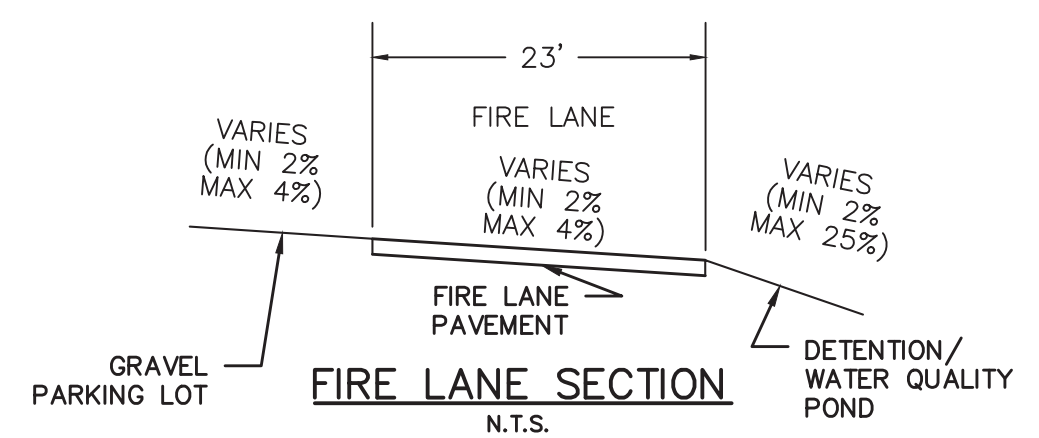
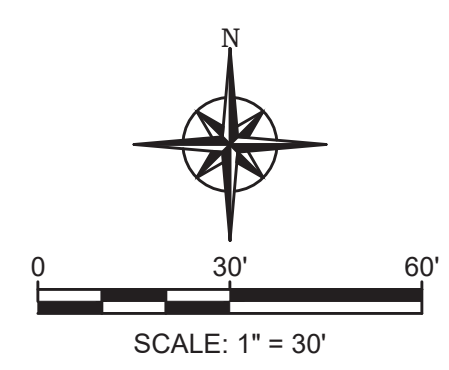
TYPICAL

PROPOSED

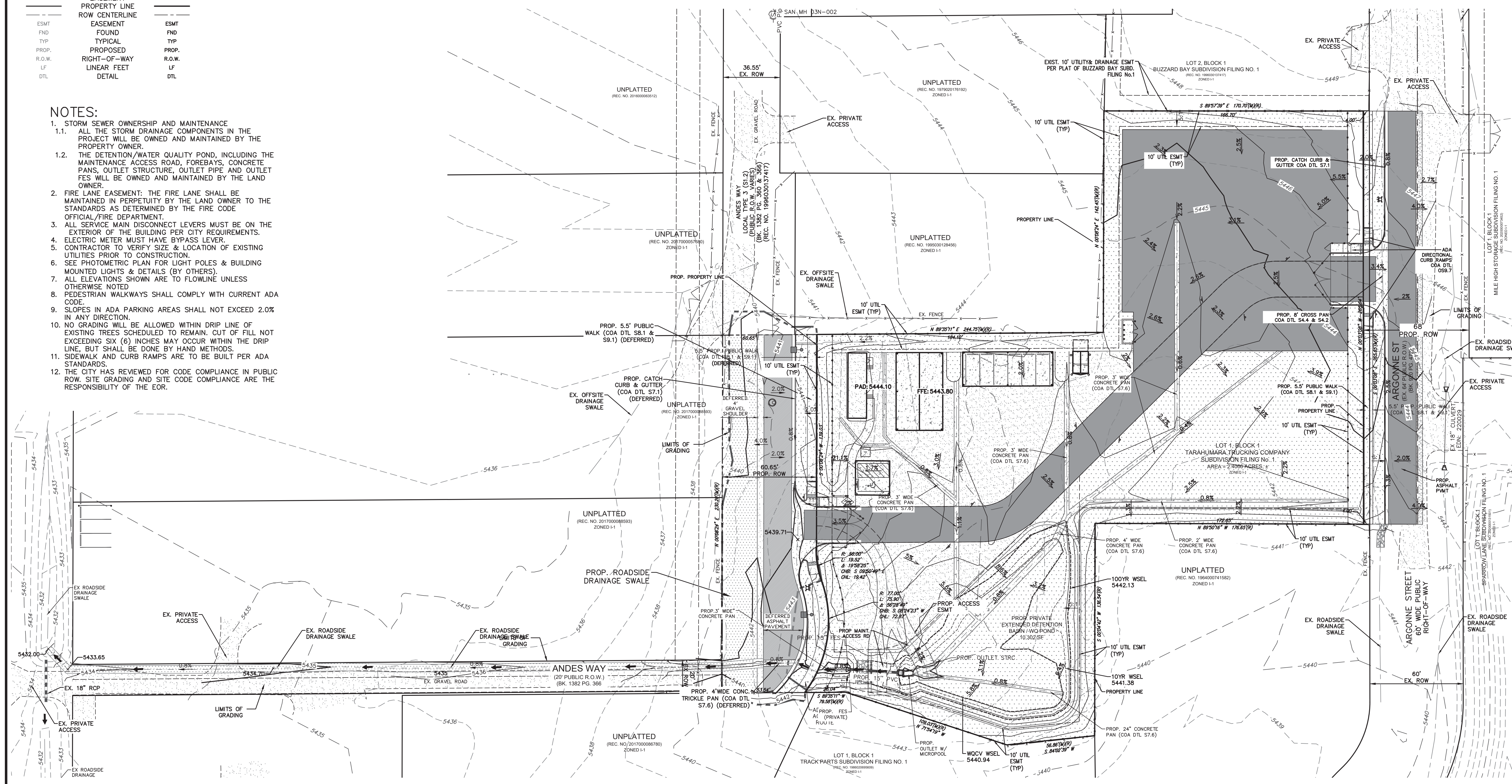
RIGHT-OF-WAY

LINEAR FEET

DETAIL



- NOTES:
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NO.	DATE	DESCRIPTION	BY

TARAHUMARA SUBDIVISION FILING NO. 1

FINAL GRADING PLAN

2260 ANDES WAY

AURORA, CO 80011

DATE 02/13/24

CAD NO 954-1

JOB NO 954-1

SHEET NO 6 OF 12

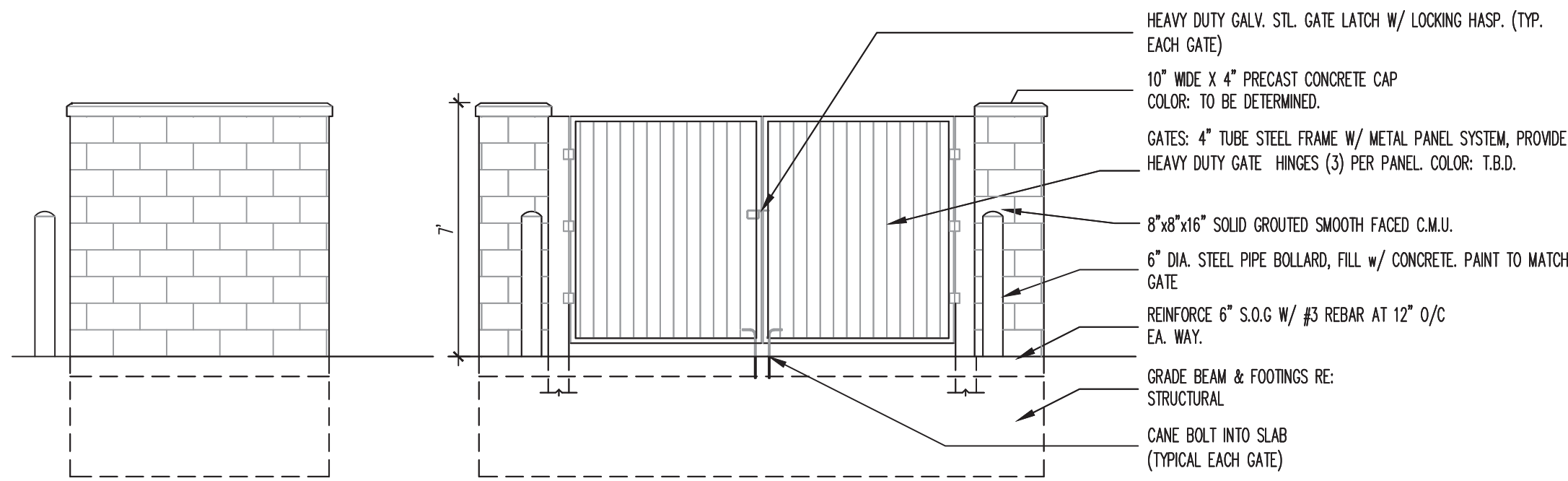
Rocky Ridge Civil Engineering

420 21st Ave, Suite 101

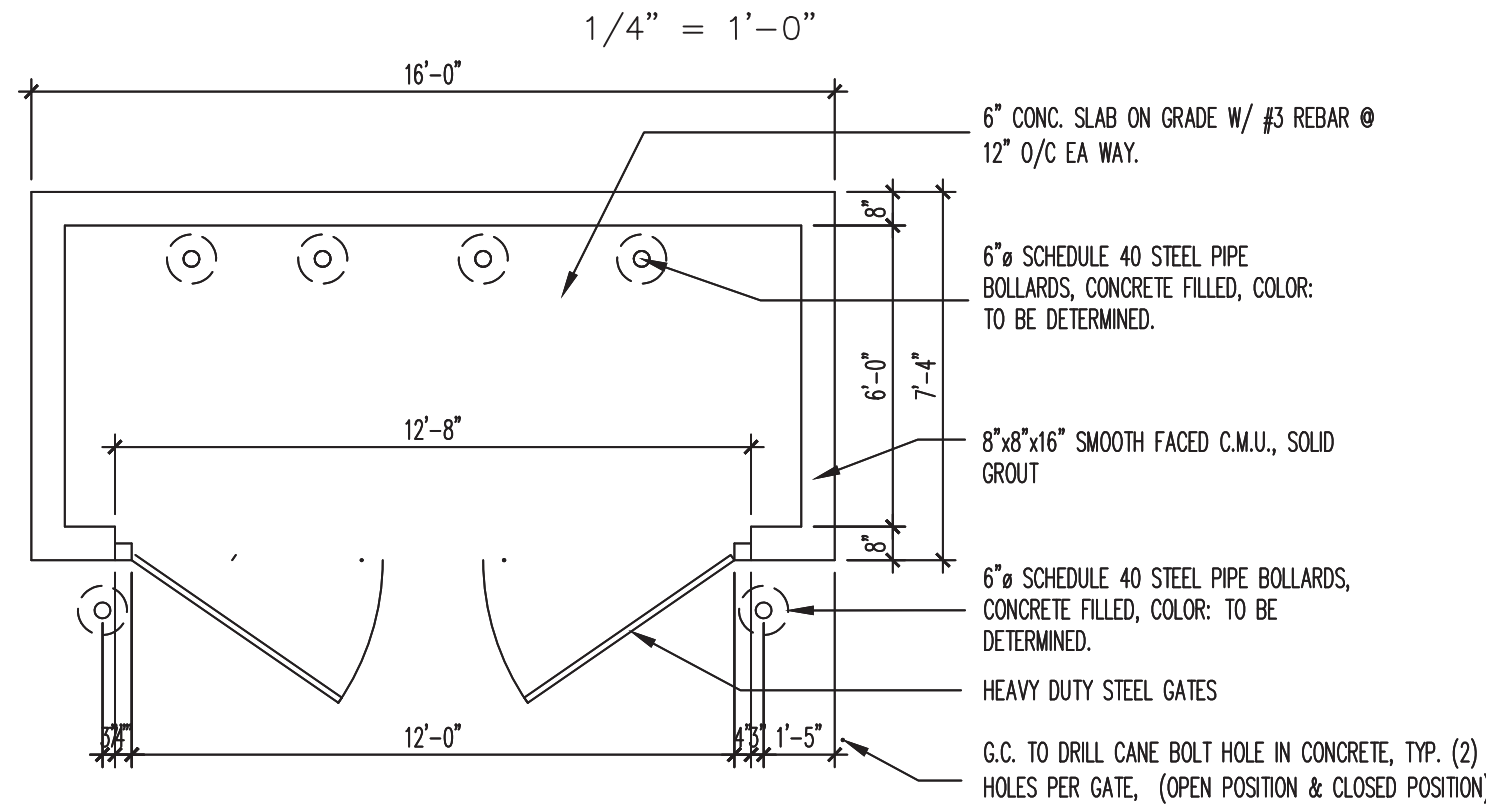
Longmont, CO 80501

303.651.6626

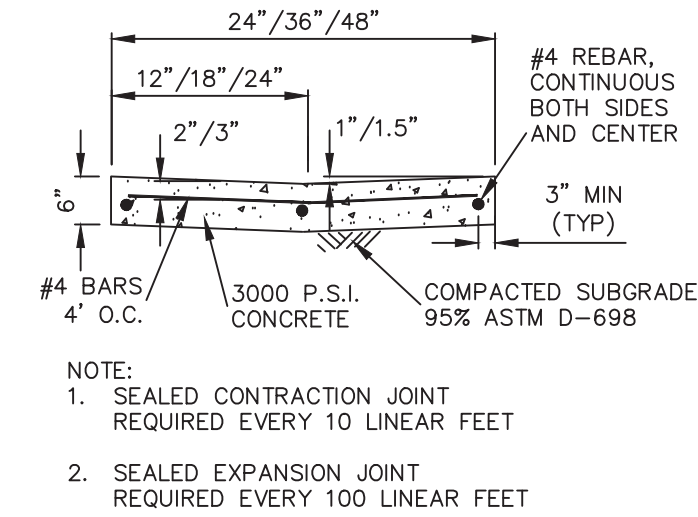
www.rockyridgecivil.com



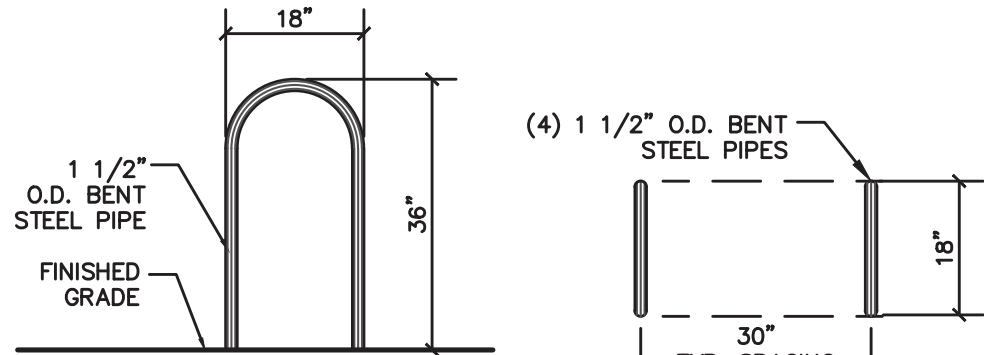
TRASH ENCLOSURE ELEVATION



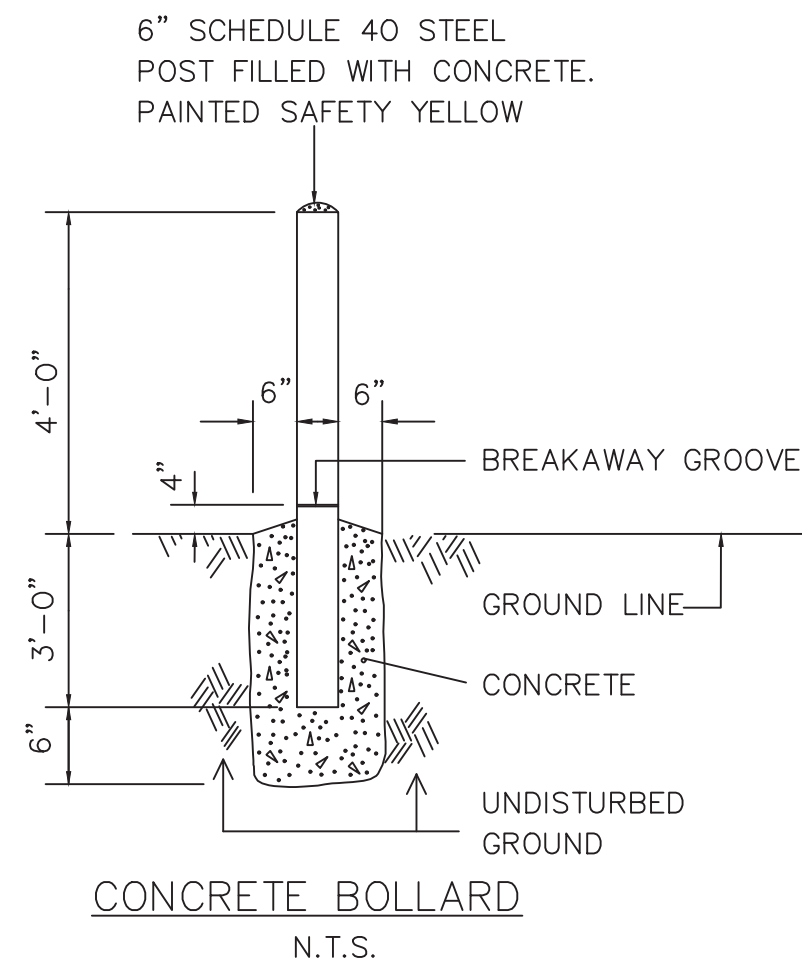
TRASH ENCLOSURE PLAN



24\"/>

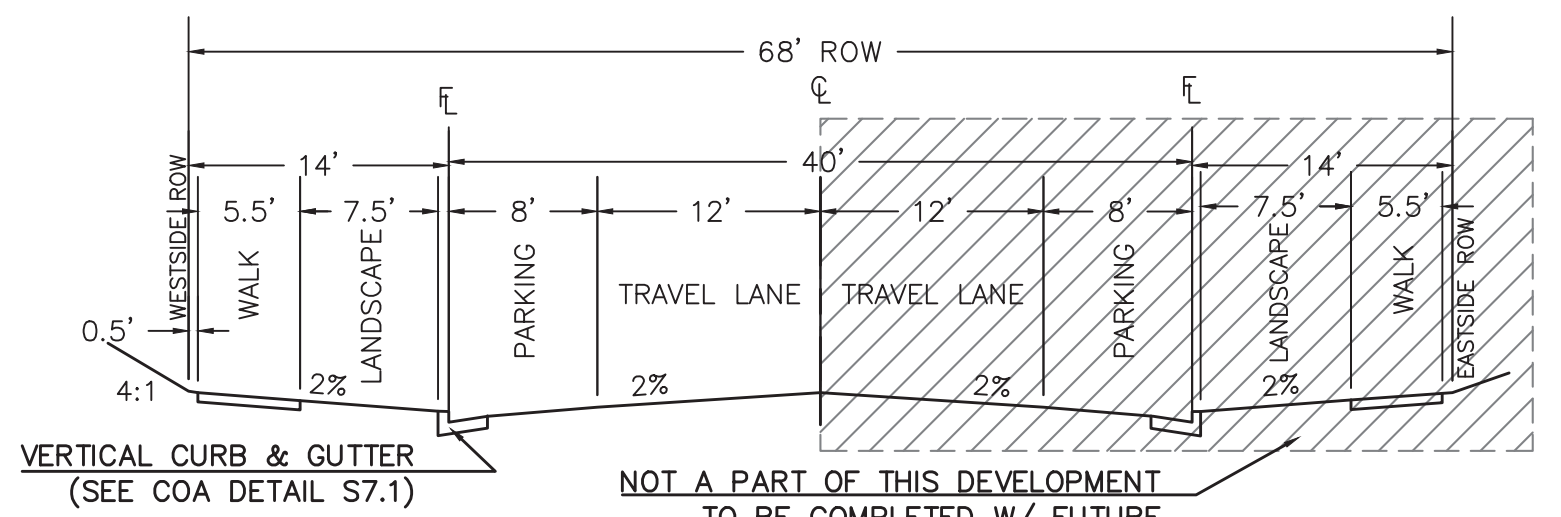


\"/>



CONCRETE BOLLARD

N.T.S.



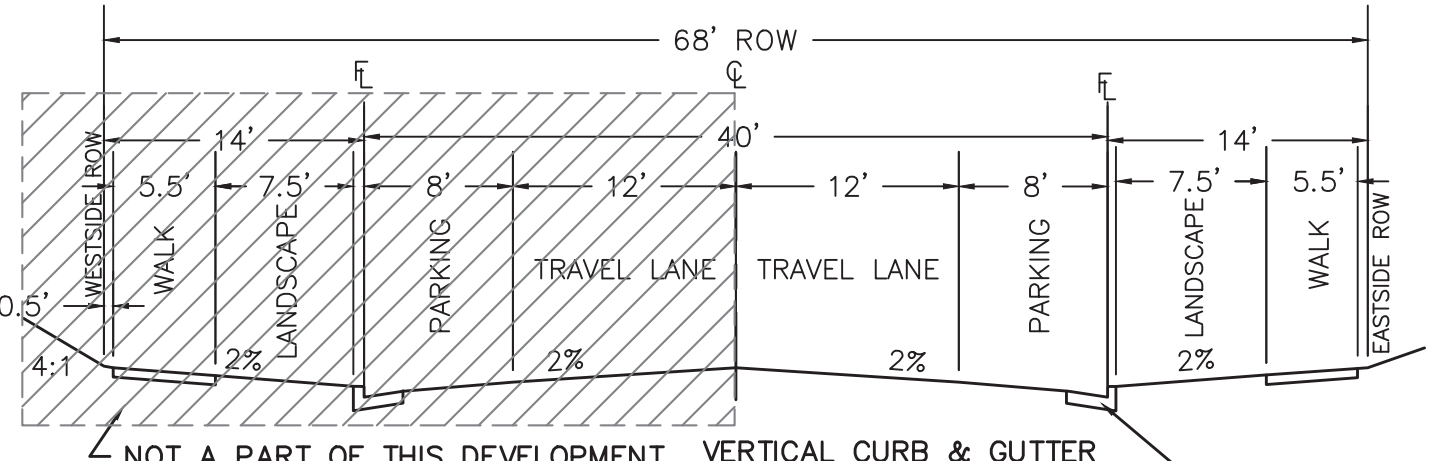
NOT A PART OF THIS DEVELOPMENT TO BE COMPLETED W/ FUTURE ADJACENT DEVELOPMENT

ARGONNE STREET

LOCAL TYPE 3 (S1.2)

(TYPICAL)

N.T.S.



NOT A PART OF THIS DEVELOPMENT TO BE COMPLETED W/ FUTURE ADJACENT DEVELOPMENT

ANDES WAY SECTION

(TO BE DEFERRED)

LOCAL TYPE 3 (S1.2)

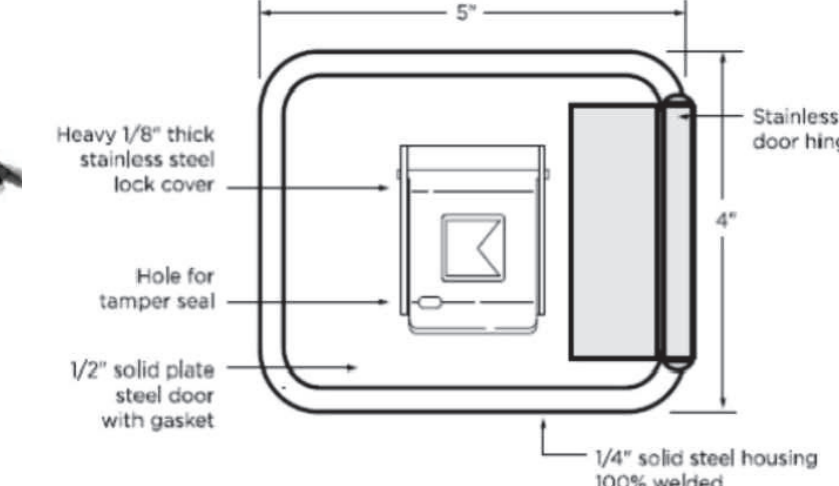
(TYPICAL)

N.T.S.



DIMENSIONS:
s. Surface Mount Body - 4"H x 5"W x 3-7/8"D

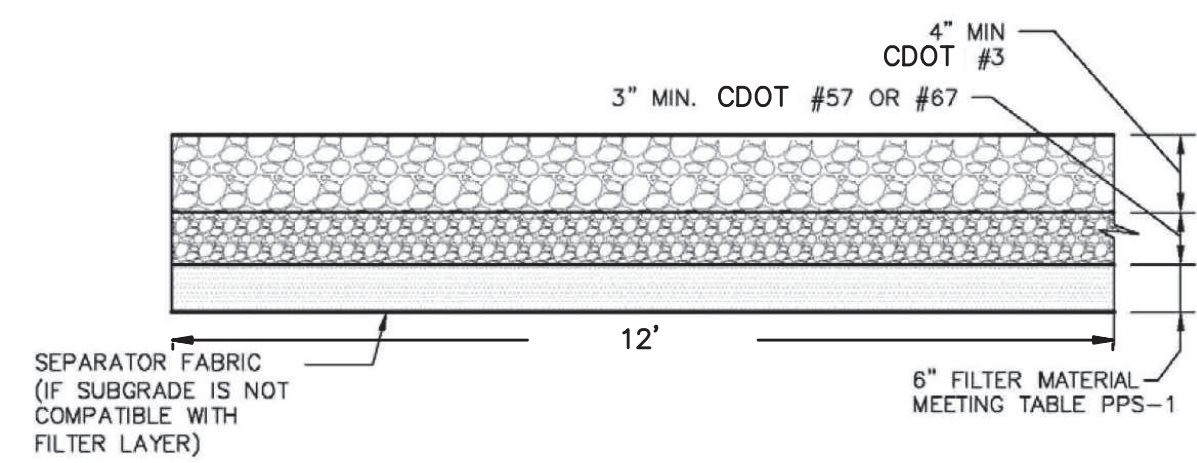
SURFACE MOUNT - FRONT VIEW



KNOX BOX DETAILS & NOTES

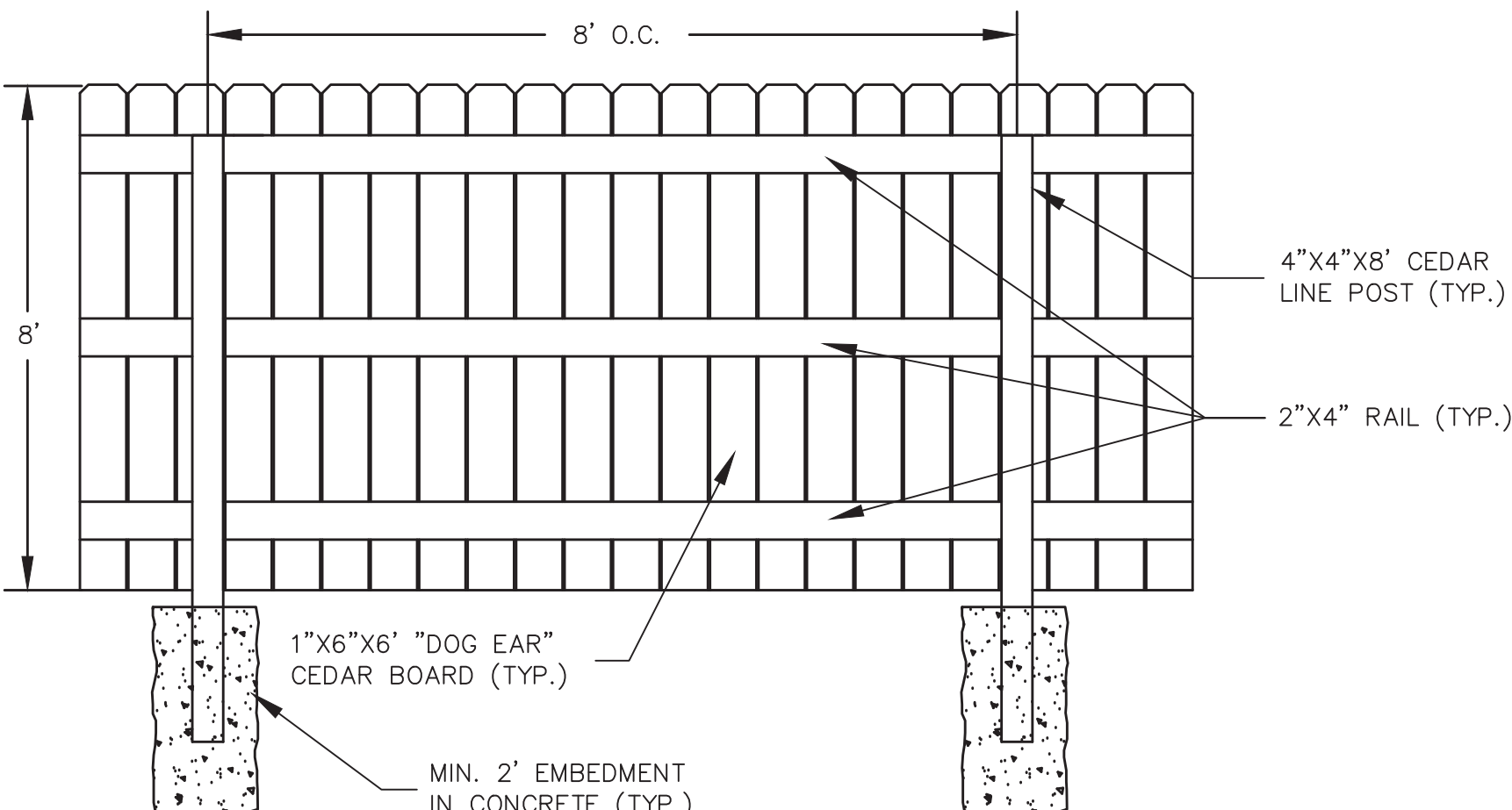
N.T.S.

- PROVIDE AND IDENTIFY A KNOX BOX AT THE FRONT MAIN GATE BY USING AN "X" INSIDE A BOX AND LABEL IT AS "KNOX BOX".
1. SHALL CONFORM TO 2015 IFC, SECTION 506.1. WHERE ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS RESTRICTED BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE-SAVING OF FIRE-FIGHTING PURPOSES, THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE A KEY BOX TO BE INSTALLED IN AN ACCESSIBLE LOCATION. THE KEY BOX SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL 1037, AND SHALL CONTAIN KEYS TO GAIN ACCESS AS REQUIRED BY THE CODE OFFICIAL.
 2. INSTALLATION REAQUIREMENT. KNOX BOXES MUST:
2.1. BE INSTALLED WITHIN 6 FEET OF SIDE OR MAIN ENTRANCE DOOR. KNOX BOXES MUST BE VISIBLE AND ACCESSIBLE.
2.2. BE INSTALLED WHERE IT CANNOT BE LOWER THAN 4 FEET, OR HIGHER THAN 6 FEET ABOVE THE GROUND.
2.3. BE INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY THROUGH THE AURORA BUILDING DEPARTMENT.
2.4. HAVE CITY APPROVED SITE PLANS FOR NEW CONSTRUCTION & MUST SHOW LOCATION OF PRE-APPROVED LOCATION FOR ANY KNOX BOX WITHIN THE SITE.
2.5. THE SITE PLAN SHALL SHOW A KNOX BOX LABEL WITH A BOXED SHAPED SYMBOL WITH AN "X" INSIDE INDICATING APPROVED LOCATION OF A KNOX BOX.



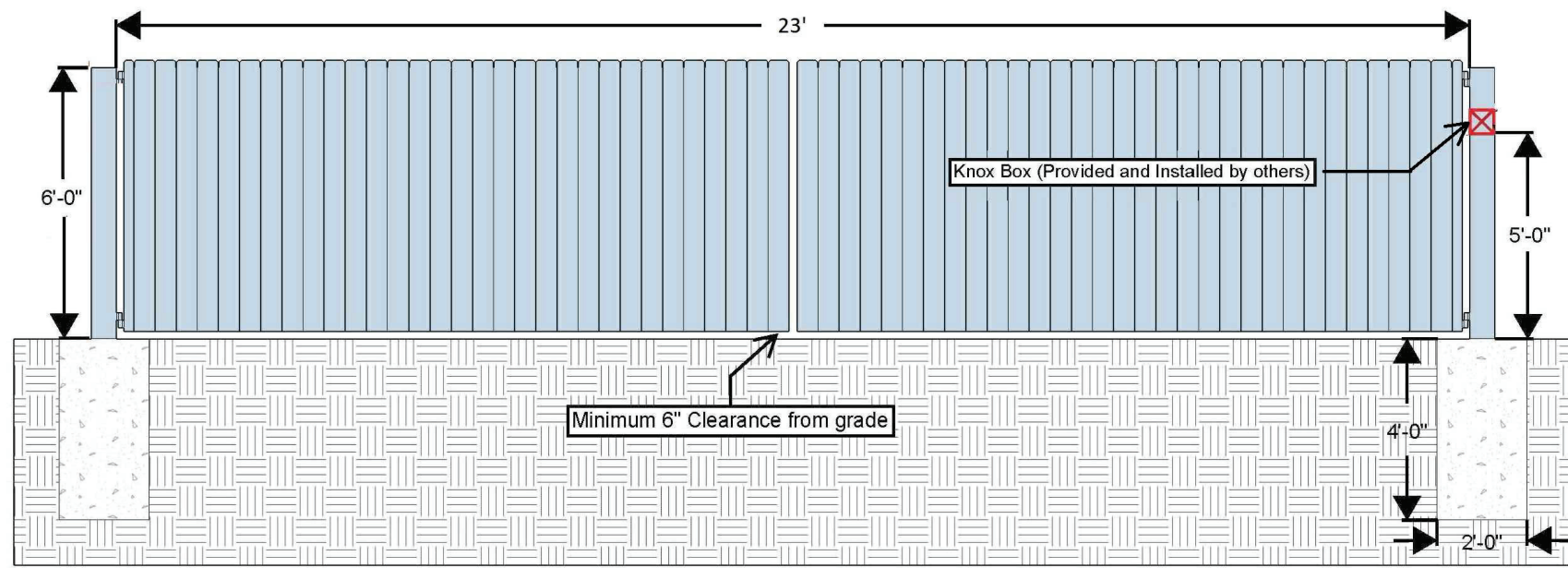
STABILIZED GRAVEL POND ACCESS DETAIL

N.T.S.



PRIVACY FENCE - INTERIOR VIEW

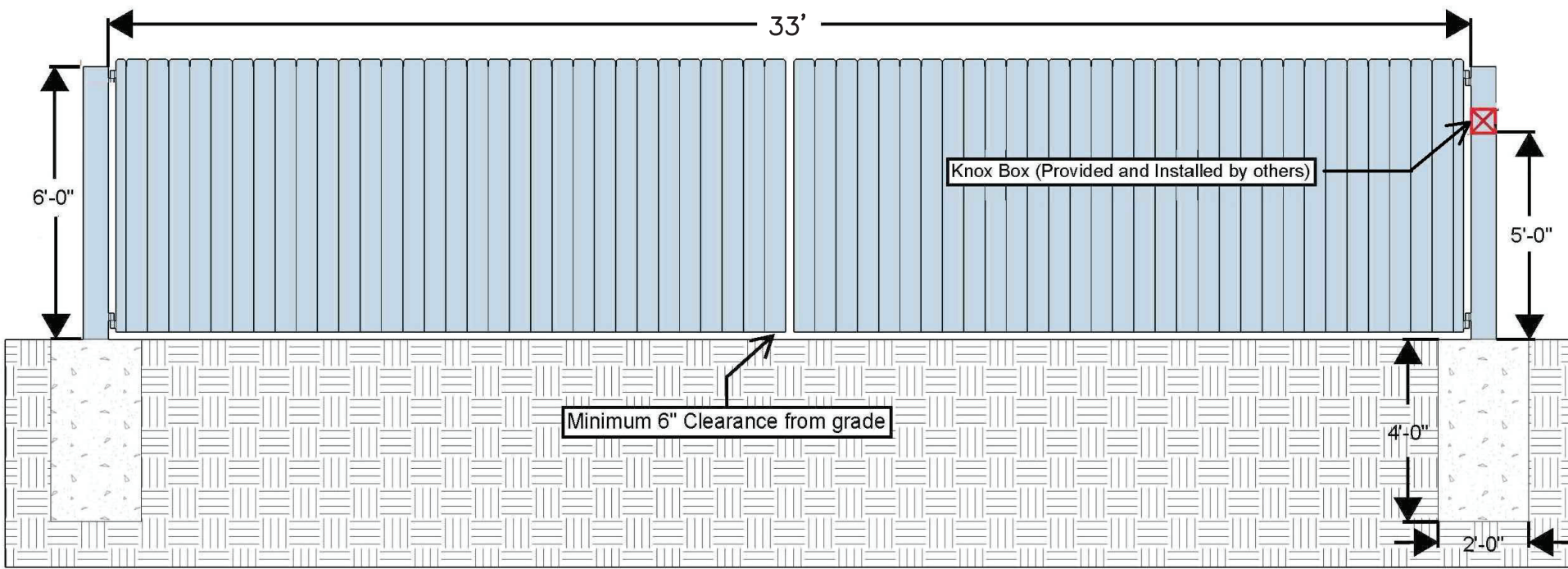
N.T.S.



- Notes:
- 1) 6 5/8" Posts set in concrete footings (24"ø x 48" Deep)
 - 2) Gate frame to be 2" Square tubing Coated Black
 - 3) 1x5x6' Western Red Cedar Pickets screwed to the face of the gate frame
 - 4) Knox Box to be provided and installed by others
 - 5) Gate to have standard pad lockable hardware including cane rod and pioneer latch
 - 6) Standard barrel hinges welded to posts

(2) 11.5' MANUAL SWING GATES WITH KNOX HARDWARE DETAIL (WEST)

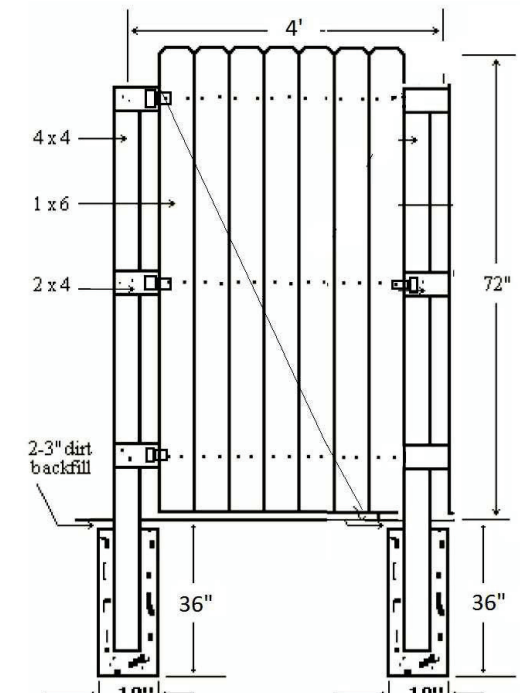
N.T.S.



- Notes:
- 1) 6 5/8" Posts set in concrete footings (24"ø x 48" Deep)
 - 2) Gate frame to be 2" Square tubing Coated Black
 - 3) 1x5x6' Western Red Cedar Pickets screwed to the face of the gate frame
 - 4) Knox Box to be provided and installed by others
 - 5) Gate to have standard pad lockable hardware including cane rod and pioneer latch
 - 6) Standard barrel hinges welded to posts

(2) 16.5' AUTOMATIC SWING GATES WITH KNOX HARDWARE DETAIL (WEST)

N.T.S.



4' DOUBLE SWING GATE DETAIL

N.T.S.

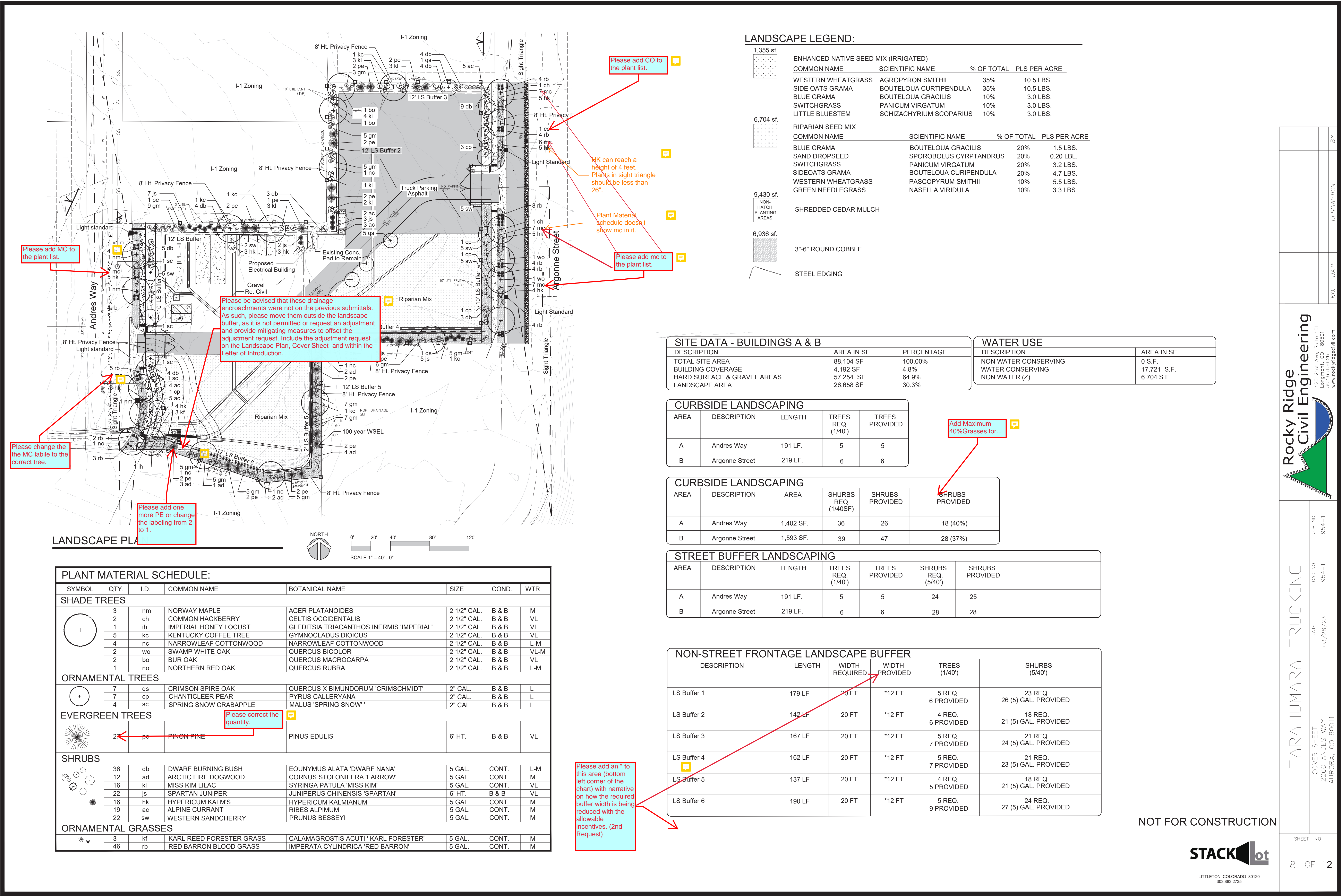
MAIN GATE NOTES:

1. THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY AND ELECTRICAL REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF THE FIRE CHIEF. FOR ASSISTANCE PLEASE CALL 303-739-7420 AND ASK FOR A LIFE SAFETY PLANS EXAMINER. NO EXISTING STREET LIGHTING, LIGHTING PLAN WILL BE SUBMITTED WITH THE CONSTRUCTION SET.
2. AN ENCROACHMENT INTO OR OVER A FIRE LANE EASEMENT WILL REQUIRE THE DEVELOPER TO OBTAIN A LICENSE AGREEMENT THROUGH THE REAL PROPERTY DIVISION OF THE PUBLIC WORKS DEPARTMENT PLEASE VISIT THEIR WEBSITE BY CLICKING HERE OR BY CALLING 303-739-7300.

Please provide an elevation view for the proposed shade structure.

Please provide an elevation view for the proposed office trailer.

NO.	DATE	DESCRIPTION	BY



LANDSCAPE LEGEND:

1,355 sf.

ENHANCED NATIVE SEED MIX (IRRIGATED)

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

6,704 sf.

RIPARIAN SEED MIX

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

9,430 sf.

SHREDDED CEDAR MULCH

6,936 sf.

3"-6" ROUND COBBLE

STEEL EDGING

SITE DATA - BUILDINGS A & B

DESCRIPTION	AREA IN SF	PERCENTAGE
TOTAL SITE AREA	88,104 SF	100.00%
BUILDING COVERAGE	4,192 SF	4.8%
HARD SURFACE & GRAVEL AREAS	57,254 SF	64.9%
LANDSCAPE AREA	26,658 SF	30.3%

WATER USE

DESCRIPTION	AREA IN SF
NON WATER CONSERVING	0 S.F.
WATER CONSERVING	17,721 S.F.
NON WATER (Z)	6,704 S.F.

CURBSIDE LANDSCAPING

AREA	DESCRIPTION	LENGTH	TREES REQ. (1/40')	TREES PROVIDED
A	Andres Way	191 LF.	5	5
B	Argonne Street	219 LF.	6	6

Add Maximum 40%Grasses for...

CURBSIDE LANDSCAPING

AREA	DESCRIPTION	AREA	SHURBS REQ. (1/40SF)	SHRUBS PROVIDED	SHRUBS PROVIDED
A	Andres Way	1,402 SF.	36	26	18 (40%)
B	Argonne Street	1,593 SF.	39	47	28 (37%)

STREET BUFFER LANDSCAPING

AREA	DESCRIPTION	LENGTH	TREES REQ. (1/40')	TREES PROVIDED	SHRUBS REQ. (5/40')	SHRUBS PROVIDED
A	Andres Way	191 LF.	5	5	24	25
B	Argonne Street	219 LF.	6	6	28	28

NON-STREET FRONTAGE LANDSCAPE BUFFER

DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	TREES (1/40')	SHURBS (5/40')
LS Buffer 1	179 LF	20 FT	*12 FT	5 REQ. 6 PROVIDED	23 REQ. 26 (5) GAL. PROVIDED
LS Buffer 2	142 LF	20 FT	*12 FT	4 REQ. 6 PROVIDED	18 REQ. 21 (5) GAL. PROVIDED
LS Buffer 3	167 LF	20 FT	*12 FT	5 REQ. 7 PROVIDED	21 REQ. 24 (5) GAL. PROVIDED
LS Buffer 4	162 LF	20 FT	*12 FT	5 REQ. 7 PROVIDED	21 REQ. 23 (5) GAL. PROVIDED
LS Buffer 5	137 LF	20 FT	*12 FT	4 REQ. 5 PROVIDED	18 REQ. 21 (5) GAL. PROVIDED
LS Buffer 6	190 LF	20 FT	*12 FT	5 REQ. 9 PROVIDED	24 REQ. 27 (5) GAL. PROVIDED

Please add an * to this area (bottom left corner of the chart) with narrative on how the required buffer width is being reduced with the allowable incentives. (2nd Request)

NOT FOR CONSTRUCTION



LITTLETON, COLORADO 80120
303.883.2735

Rocky Ridge Civil Engineering

420 21st Ave Suite 101
Aurora, CO 80001
303.651.6626
www.rockyridgecivil.com

TARAHUMARA TRUCKING

COVER SHEET
2260 ANDRES WAY
AURORA, CO 80011

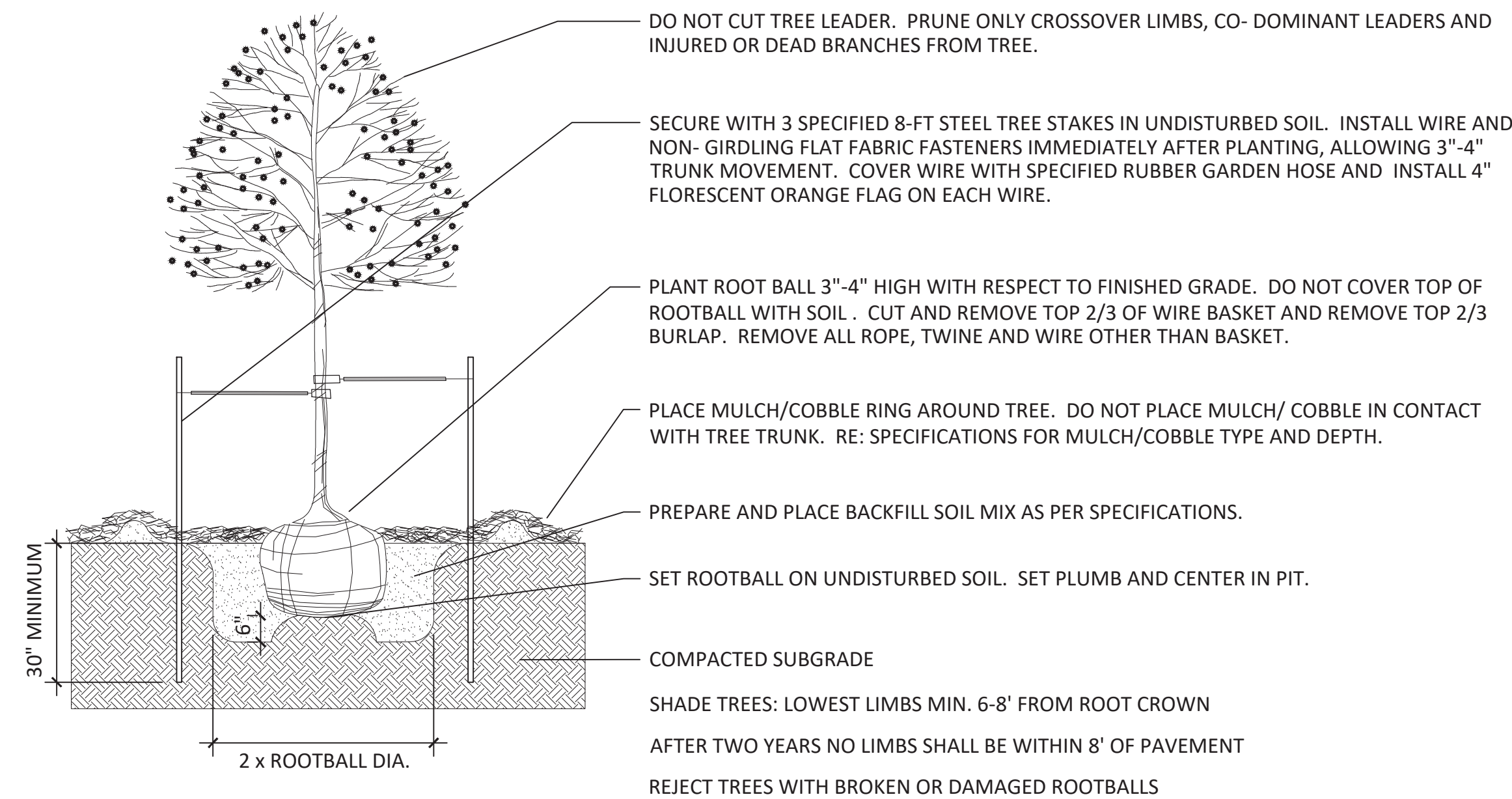
JOB NO
954-1

CAD NO
954-1

DATE
03/28/23

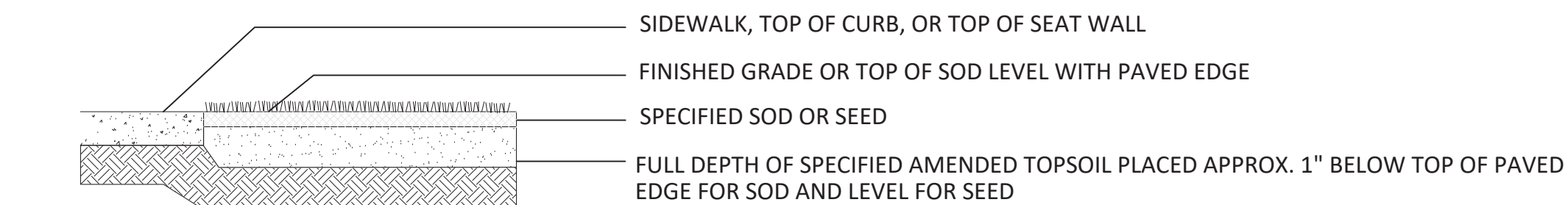
SHEET NO

8 OF 12

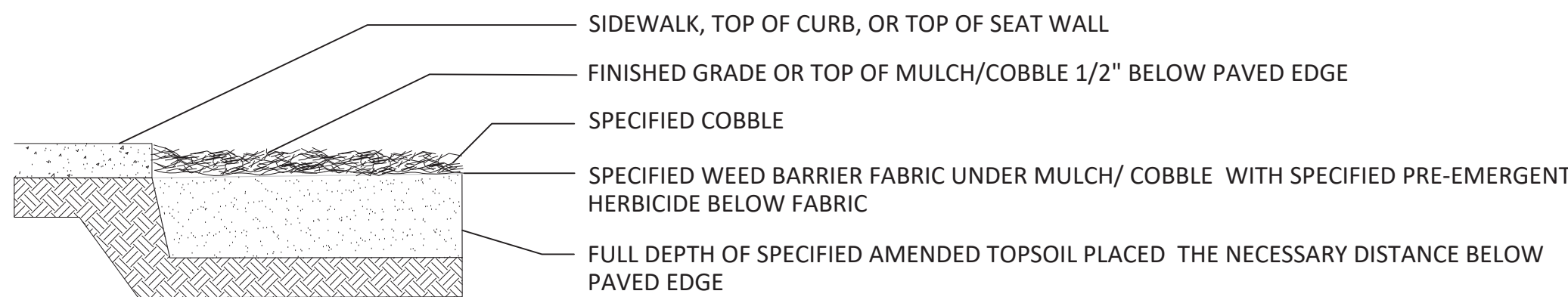


1 DECIDUOUS TREE

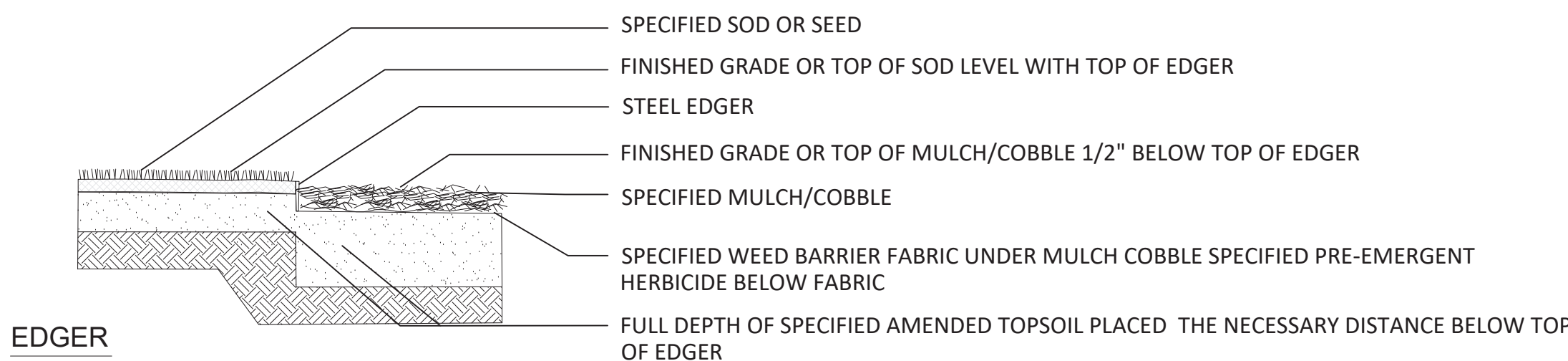
NOT TO SCALE



SOD ADJACENT TO WALKS AND CURBS



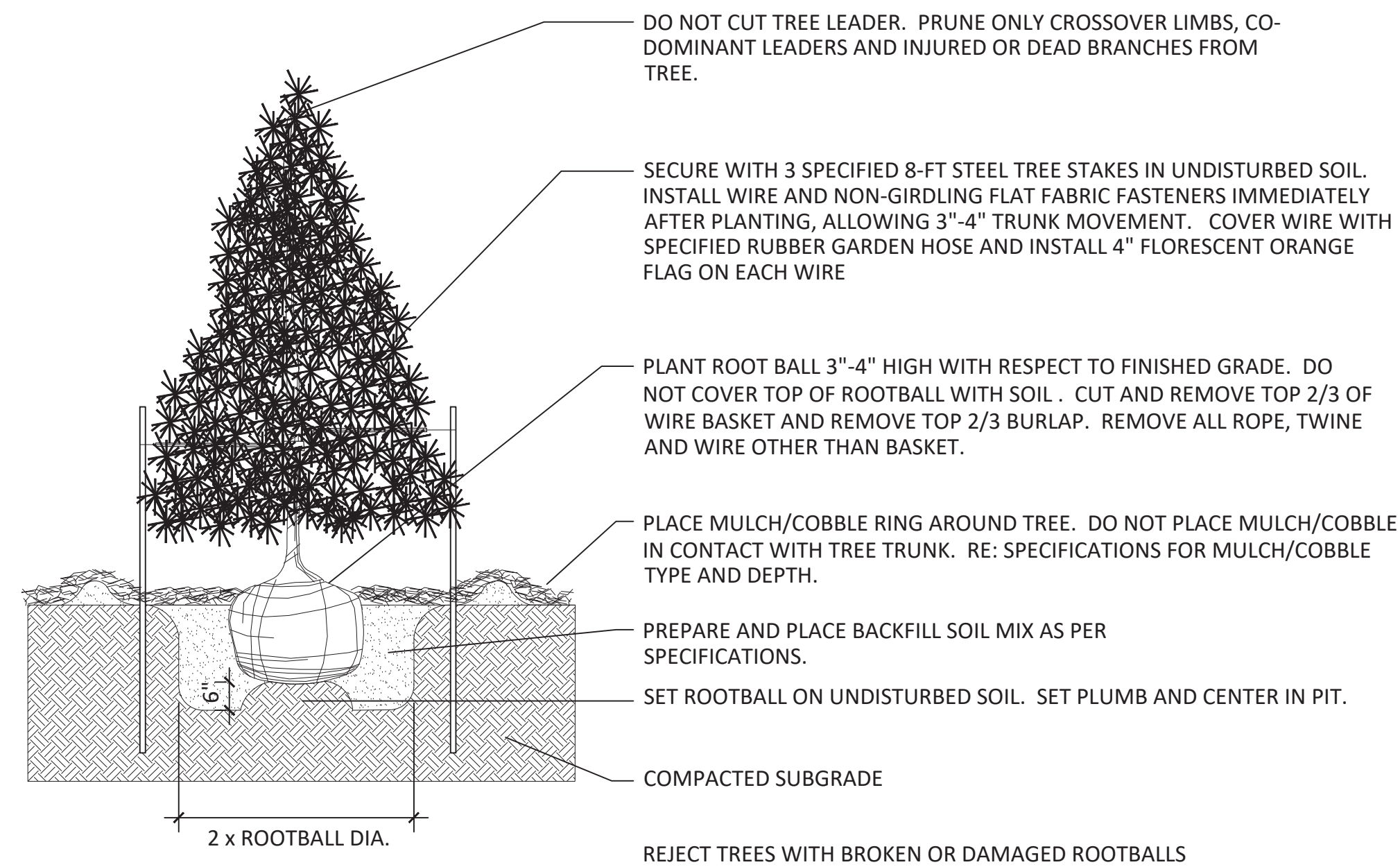
MULCH ADJACENT TO WALKS AND CURBS



EDGER

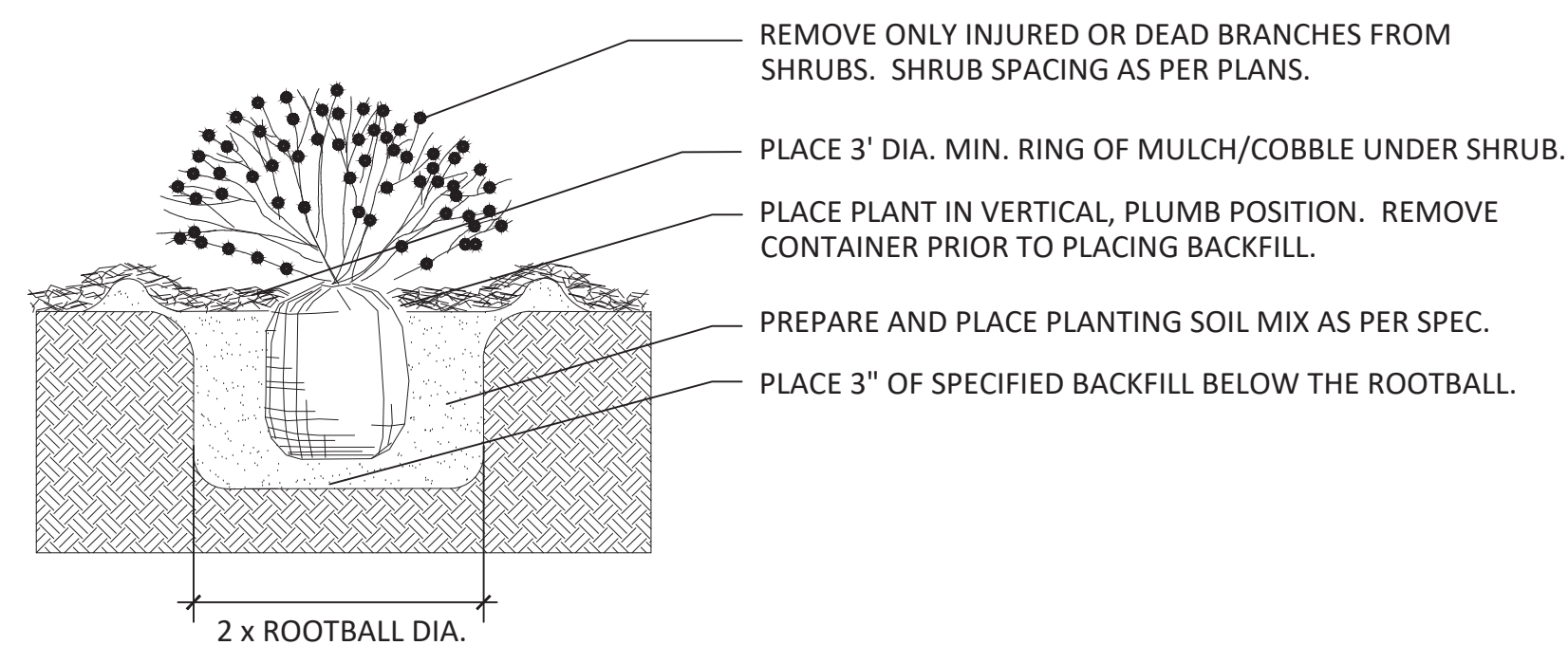
3 EDGE TREATMENT

NOT TO SCALE



2 EVERGREEN TREE PLANTING

NOT TO SCALE



4 SHRUB PLANTING

NOT TO SCALE

STANDARD CITY OF AURORA NOTES:

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

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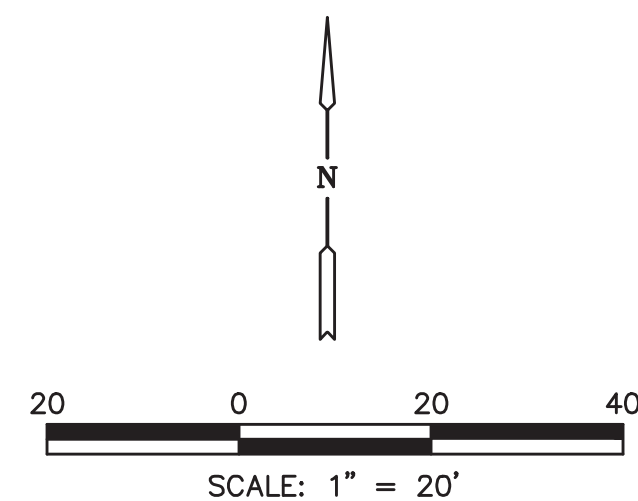
LITTLETON, COLORADO 80120
303.883.2735

NO.	DATE	DESCRIPTION	BY

Rocky Ridge Civil Engineering
420 21st Ave Suite 101
Aurora, CO 80001
303.651.6626
www.rockyridgecivil.com

COVER SHEET	DATE	CAD NO	JOB NO
2260 ANDES WAY AURORA, CO 80011	03/28/23	954-1	954-1

SHEET NO
9 OF 12



NOTES:

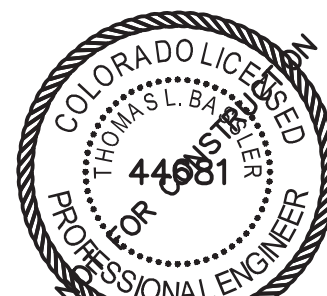
- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 — MEANS OF EGRESS ILLUMINATION, SECTION 1006.2. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL: THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".
- PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

LUMINAIRE SCHEDULE					
SYMBOL	QTY	LABEL	WATTS	UMENS	LLF
[Symbol]	4	AA1	113	9559	0.900
	9	BB1	36.81	1135	0.900
[Symbol]	2	CC1	25.4	3127	0.900
	1	CC2	25.4	3153	0.900
[Symbol]	6	SL1	--	--	--
CATALOG					
GLEON-AF-02-LED-E1-SL4-7030-HSS					
SMD6S12303WHE					
IST-SA1B-730-U-T4W					
IST-SA1B-730-U-T4FT					

CALCULATION STATISTICS			
REFLECTANCES	CALCULATION SPACING	FC CALCULATION HEIGHT	MOUNTING HEIGHT
ROADWAY: 10%	8'-0" X 8'-0"	FLOOR 0'-0" A.F.G.	20'-0" A.F.G.
SIDEWALK: 40%			

CALCULATION SUMMARY						
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ANDES WAY SIDEWALK	Fc	0.72	1.6	0.2	3.60	8.00
ANDES WAY	Cd/Sq.m	0.40	0.8	0.1	4.00	8.00
ARGONNE STREET SIDEWALK	Fc	0.46	1.2	0.1	4.60	12.00
ARGONNE STREET	Cd/Sq.m	0.40	0.7	0.1	4.00	7.00
OVERALL SITE	Fc	0.32	5.7	0.0	N.A.	N.A.
PATH OF EGRESS	Fc	2.38	5.4	1.1	2.16	4.91
PROPERTY LINE	Fc	0.23	1.7	0.0	N.A.	N.A.
FIRE LANE	Fc	1.53	2.2	0.4	3.83	5.50
PARKING	Fc	1.48	4.7	0.4	3.70	11.75

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1/30/2023

NO.	DATE	REVISION	BY

Rocky Ridge Civil Engineering
420 21st Ave, Suite 101
Longmont, CO 80501
303.651.6626
www.rockyridgecivil.com

TARAHUMARA TRUCKING
PHOTOMETRICS
2260 ANDES WAY
AURORA, CO 80011

SHEET NO

11 OF 12

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low profile design. Patented, high efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL-UL Listed for wet locations.

McGraw-Edison

Catalog #	GLEON-AF-02-LED-E1-SL4	Type	AA1
Project	TARAHUMARA	Date	
Comments			
Prepared By	ILLUMINATION SYSTEMS	03/28/2023	

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Square for optimal thermal performance. Heavy wall, die-cast aluminum and cap enclose housing and die-cast aluminum heat sink. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (or 7500 CCT, 70 CRI, Optional 3000K, 5000K and 6000K CCT.

LED Drivers
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V, 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Square has IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 800mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT:
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm

Finish
Housing finished in super durable TPO polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

Dimensions

Dimension Data

Number of Light Squares	W	Standard Arm Length	Optional Arm Length	Weight with Arm (lbs.)	EPA with Arm (sq. ft.)
1-4	18-1/2" (468mm)	7" (178mm)	10" (254mm)	23 (10.4kg)	0.96
5-8	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0kg)	1.60
9-16	25-3/4" (655mm)	7" (178mm)	10" (254mm)	64 (29.2kg)	1.67
17-32	28-3/4" (730mm)	7" (178mm)	10" (254mm)	84 (38.1kg)	1.12

Drilling Pattern

Typical Applications
Residential

Product Certification

Product Features

- Order Information page 2
- Product Specifications page 5
- Photometric Data page 6
- Energy Data page 7
- Product Warranty

Top Product Features

- Ultra-low profile surface luminaire with wide distribution
- Ceiling or wall mounting in compatible junction boxes
- 600 & 1200 lumen, 2700K, 3000K, 3500K, 4000K or 5000K CCT; 90 CRI
- 120V only and Universal Voltage 120V - 277V options
- Dimmable with 120V dimmers

Dimensional and Mounting Details

Additional Product Diagrams

GLEON GALLEON LED

1-10 Light Squares

Solid State LED

AREA/SITE LUMINAIRE

CERTIFICATION DATA
DesignLights Consortium® Qualified®
Dark Sky Approved (SDSAA) CCT and warmer only

ENERGY DATA
E17 Power Factor
E17 Total Harmonic Distortion
347V, 60Hz only
120/277V (60/50)
347V, 60Hz only
40°C Max. Temperature
90°C Max. Temperature (HA Option)
Unlimited installation height

COOPER
Lighting Solutions

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ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family	Light Engine	Number of Light Squares	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON-AF-01	AC-1000-0000	01-1	LED-1000-0000	120-277V	T3-Type I	AC-1000-0000	Standard Length
GLEON-AF-02	AC-1000-0000	02-1	LED-1000-0000	120-277V	T3-Type II	AC-1000-0000	Standard Length
GLEON-AF-03	AC-1000-0000	03-1	LED-1000-0000	120-277V	T3-Type III	AC-1000-0000	Standard Length
GLEON-AF-04	AC-1000-0000	04-1	LED-1000-0000	120-277V	T3-Type IV	AC-1000-0000	Standard Length
GLEON-AF-05	AC-1000-0000	05-1	LED-1000-0000	120-277V	T3-Type V	AC-1000-0000	Standard Length
GLEON-AF-06	AC-1000-0000	06-1	LED-1000-0000	120-277V	T3-Type VI	AC-1000-0000	Standard Length
GLEON-AF-07	AC-1000-0000	07-1	LED-1000-0000	120-277V	T3-Type VII	AC-1000-0000	Standard Length
GLEON-AF-08	AC-1000-0000	08-1	LED-1000-0000	120-277V	T3-Type VIII	AC-1000-0000	Standard Length
GLEON-AF-09	AC-1000-0000	09-1	LED-1000-0000	120-277V	T3-Type IX	AC-1000-0000	Standard Length
GLEON-AF-10	AC-1000-0000	10-1	LED-1000-0000	120-277V	T3-Type X	AC-1000-0000	Standard Length

Options (Add as Suffix)

Accessories (Order Separately)

Notes:

Luminaire Integrated Network Security Camera Technology Options (Add as Suffix)

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GLEON GALLEON LED

1-10 Light Squares

Solid State LED

AREA/SITE LUMINAIRE

CERTIFICATION DATA
DesignLights Consortium® Qualified®
Dark Sky Approved (SDSAA) CCT and warmer only

ENERGY DATA
E17 Power Factor
E17 Total Harmonic Distortion
347V, 60Hz only
120/277V (60/50)
347V, 60Hz only
40°C Max. Temperature
90°C Max. Temperature (HA Option)
Unlimited installation height

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ARM MOUNTING REQUIREMENTS

GLEON GALLEON LED

STANDARD WALL MOUNT

MAST ARM MOUNT

QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)

QUICK MOUNT ARM (STANDARD)

QUICK MOUNT ARM (OMEGA)

QUICK MOUNT ARM DATA

Notes:

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GLEON GALLEON LED

STANDARD WALL MOUNT

MAST ARM MOUNT

QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)

QUICK MOUNT ARM (STANDARD)

QUICK MOUNT ARM (OMEGA)

QUICK MOUNT ARM DATA

Notes:

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OPTIC ORIENTATION

OPTICAL DISTRIBUTIONS

Asymmetric Area Distributions

Asymmetric Roadway Distributions

Symmetric Distributions

Specialized Distributions

LUMEN MAINTENANCE

LUMEN MULTIPLIER

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Lighting Solutions

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GLEON GALLEON LED

STANDARD WALL MOUNT

MAST ARM MOUNT

QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)

QUICK MOUNT ARM (STANDARD)

QUICK MOUNT ARM (OMEGA)

QUICK MOUNT ARM DATA

Notes:

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Lighting Solutions

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HALO

SMD6 Series

6" Round and Square Surface Mount

SMD6 & SMD6S

Typical Applications
Residential

Product Certification

Product Features

Top Product Features

Dimensional and Mounting Details

Additional Product Diagrams

COOPER
Lighting Solutions

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HALO

SMD6 Series

Dimensional and Mounting Details Continued

Ordering Information

Accessories

COOPER
Lighting Solutions

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HALO

SMD6 Series

Dimensional and Mounting Details Continued

Ordering Information

Accessories

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Lighting Solutions

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HALO

SMD6 Series

Housing Compatibility

Notes:

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Lighting Solutions

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SMD6 Series

Housing Compatibility

Notes:

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