

UNPLATTED
(REC. NO. 1979020176192)
ZONED I-1

LOT 2, BLOCK 1
BUZZARD BAY SUBDIVISION FILING NO. 1
(REC. NO. 1996030137417)
ZONED I-1

Future Andes Way and Argonne Street improvements are required to be designed and shown. A letter addressed to the Director of Public Works requesting the deferral for improvements including the justification is also required

Please reach out to Kendra Hanagami at khanagami@auroragov.org to start the deferral agreements for Andes Way and Argonne Street

Fix/show property line and centerline linetypes to match legend, typ. ALL

A separate Building Division permit will be required for carport, shade structures, etc.

Per Section 4.07.1.01 - Where fire lanes turn, the inside radius shall be 29' and the outside radius shall be 52'. Where the fire lane width is 26' wide the inside radius shall be 26' with an outside radius of 52'.

all asphalt surfaces shall have a minimum grade of 1%

minimum 2% slope for all non-paved eas, typ.

Dimension spaces. 9x19 is required.

Advisory comment: The fire lane must be constructed to a COA Roadway Standard.

see 2023 Site Plan Checklist Item 2 Graphic (required on site plan sheet): 2. Lot lines and/or the plat boundary line shall be shown with a heavy, solid line. Around the perimeter of the plat boundary or lot lines, show dimensions, bearings, and curve data. This data must match the recorded or proposed subdivision plat information. not shown Lot lines and/or the plat boundary shall be shown with a heavy, solid line etc., see 2023 Site Plan Checklist Item 2

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.

Please remove reference to cross pan in the site plan. This should be submitted with the civil plan set instead, typ., ALL

During civil plan review curb ramps will need to comply with the current City of Aurora Roadway Design Manual, ALL

should have concrete hatch, please fix, typ. ALL

curbs are required to be sectioned from label curb return diameter at radii, typ. ALL

Is Argonne Street paved?

Please modify linework to not show concrete scoring.

Specify ROW width and roadway classification, typ. ALL

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
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.

MAIN GATE NOTES:

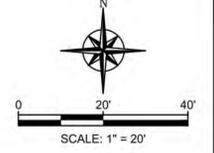
1. THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY AND ELECTRICAL REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED 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.

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 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. 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.

Please add the following note:
"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."

EXISTING	LEGEND	PROPOSED
	FIRE HYDRANT	
	ELECTRIC POLE/LIGHT	
	KNOX HARDWARE BOX	
	TRAFFIC SIGN	
	INLET	
	CONTOUR MAJOR	
	CONTOUR MINOR	
	GRAVEL PAVEMENT	
	ASPHALT PAVEMENT	
	CONCRETE	
	RIPRAP	
	DRAINAGE FLOW ARROW	
	RECORD EASEMENT LINE	
	ADJOINING LOT LINE	
	CEDAR FENCE	
	EASEMENT PROPERTY LINE	
	ROW CENTERLINE	
	EASEMENT FOUND	
	TYPICAL	
	PROPOSED	
	RIGHT-OF-WAY	
	LINEAR FEET	
	DETAIL	



NO.	DATE	DESCRIPTION	BY

Rocky Ridge Civil Engineering
420 21st Ave, Suite 101
303.651.8626
www.rockyridgecivil.com

JOB NO 954-1

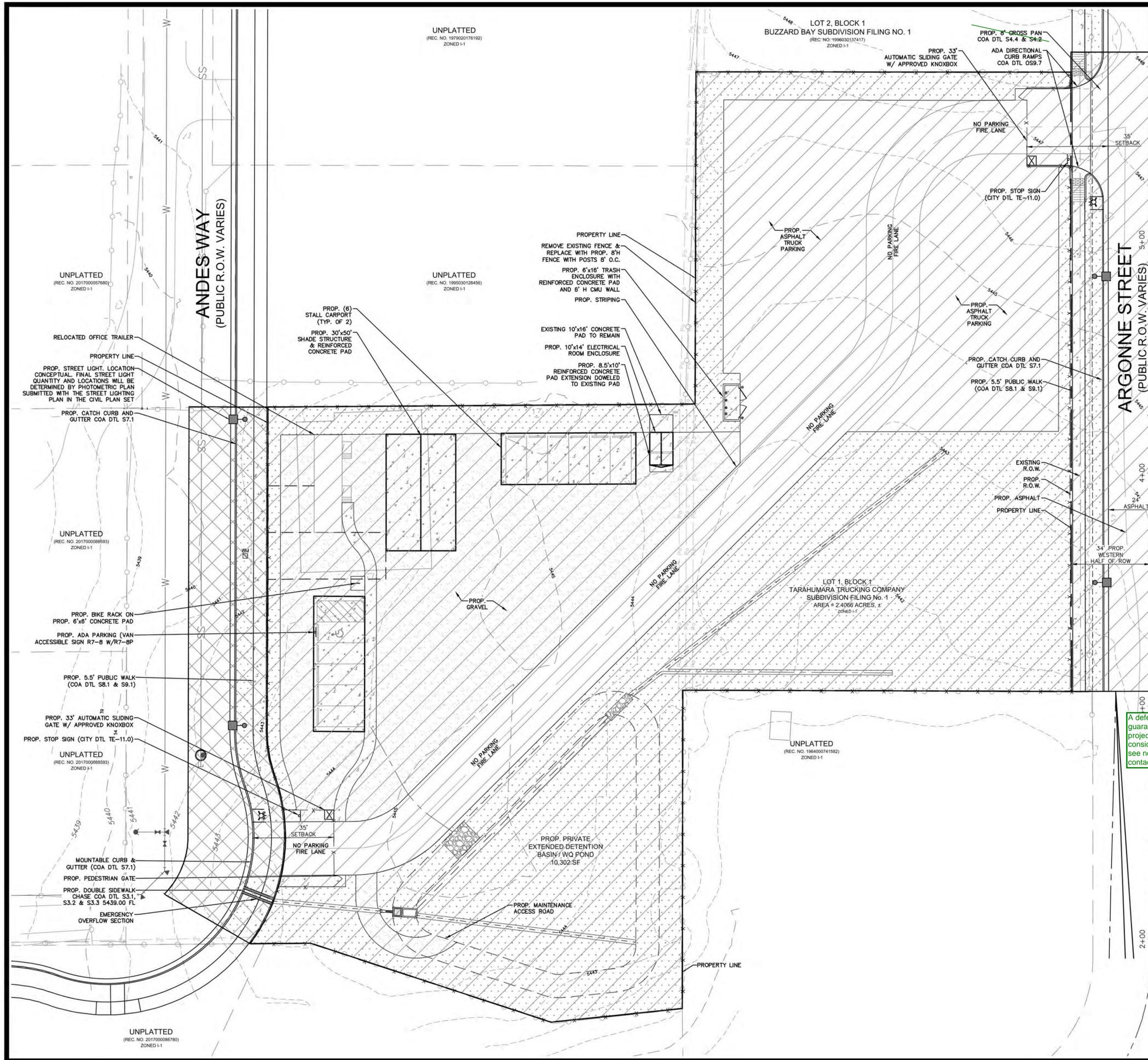
CAD NO 954-1

DATE 03/30/23

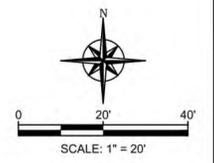
SITE PLAN
2260 ANDES WAY
AURORA, CO 80011

SHEET NO

PRELIMINARY
THIS DRAWING IS UNCHECKED
NOT FOR CONSTRUCTION



EXISTING	LEGEND	PROPOSED
	FIRE HYDRANT	
	ELECTRIC POLE/LIGHT	
	KNOX HARDWARE BOX	
	TRAFFIC SIGN	
	INLET	
	CONTOUR MAJOR	
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	EASEMENT	
	PROPERTY LINE	
	ROW CENTERLINE	
	EASEMENT	
	FOUND	
	TYPICAL	
	PROPOSED	
	RIGHT-OF-WAY	
	LINEAR FEET	
	DETAIL	
	ESMT	
	FND	
	TYP	
	PROP.	
	R.O.W.	
	LF	
	R.O.W.	
	LF	
	DTL	
	DTL	



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.

- 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.
 - DETENTION POND AND STORM STRUCTURES
 - INTERIM CULVERT AT ACCESS
 - DRIVEWAY
 - PAVED SITE ACCESS
 - R.O.W. LANDSCAPING
 - DETENTION POND AND STORM STRUCTURES
 - LOT GRADING AND ASPHALT PAVEMENT SURFACE
 - NON-STREET FRONTAGE LANDSCAPING
- THE FOLLOWING ARGONNE 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)
 - CURB AND GUTTER AND WALK
 - ROAD PAVE
 - PAVE TAPER
 - STREET TREES

A deferral is not guaranteed for this project, but will be considered. Please see notes below for contact information.

Andes Way was requested in the letter. Please revise if this should be Andes Way

Future Andes Way and Argonne Street improvements are required to be designed and shown. A letter addressed to the Director of Public Works requesting the deferral for improvements including the justification is also required

Please reach out to Kendra Hanagami at khanagami@auroragov.org to start the deferral agreements for Andes Way and Argonne Street(?)

Please resubmit deferral letter, with better justification per the UDO and an exhibit.

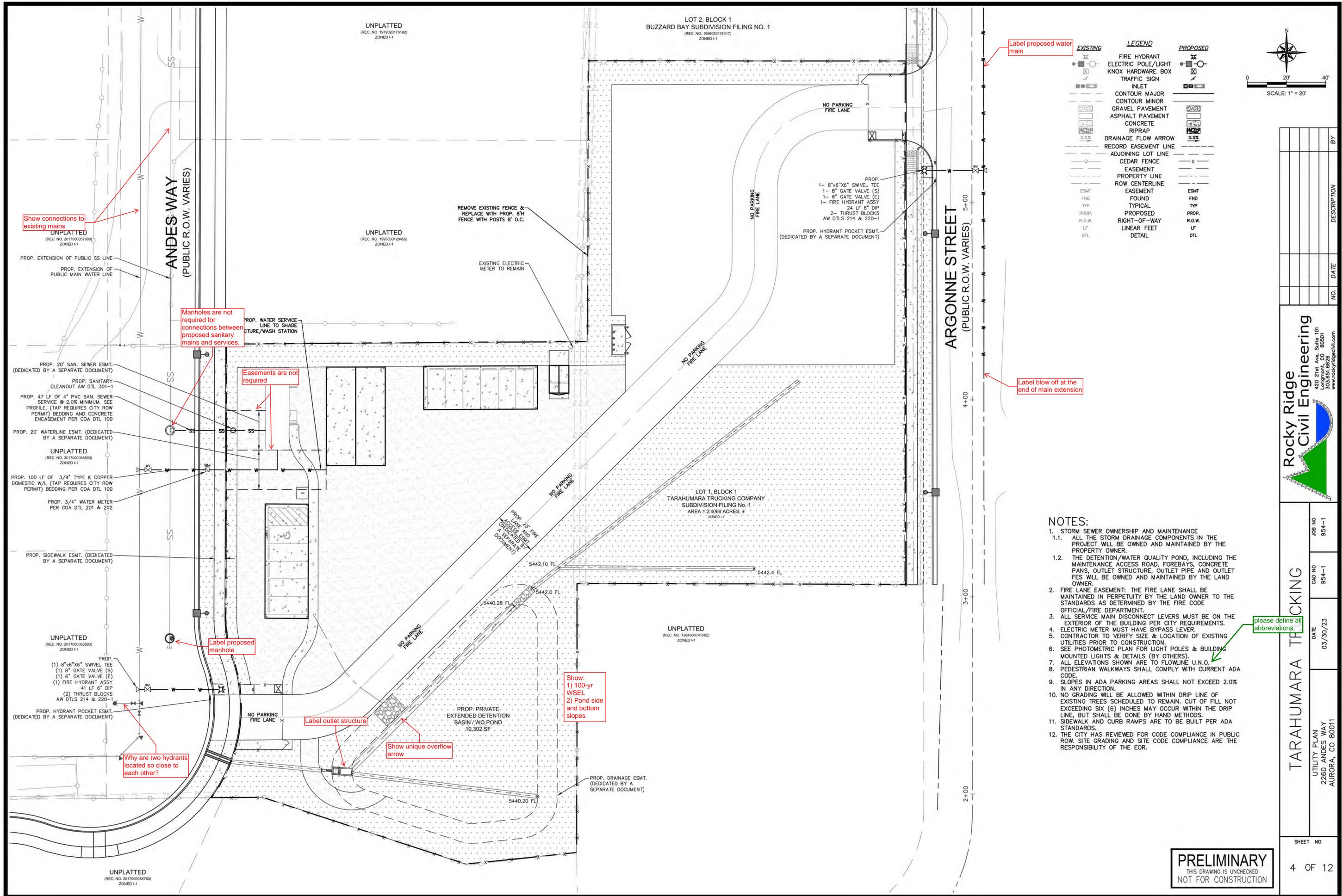
NO.	DATE	DESCRIPTION	BY

Rocky Ridge Civil Engineering
 420 21st Ave, Suite 101
 Aurora, CO 80001
 303.651.8828
www.rockyridgecivil.com

JOB NO	954-1
CAD NO	954-1
DATE	03/30/23

TARAHUMARA TRUCKING
 PHASING PLAN
 2260 ANDES WAY
 AURORA, CO 80011

PRELIMINARY
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Label proposed water main

Show connections to existing mains

Manholes are not required for connections between proposed sanitary mains and services.

Easements are not required

Label blow off at the end of main extension

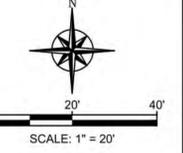
Label proposed manhole

Why are two hydrants located so close to each other?

Label outlet structure

Show unique overflow arrow

Show: 1) 100-yr WSEL 2) Pond side and bottom slopes



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

NOTES:

- STORM SEWER OWNERSHIP AND MAINTENANCE
 - 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 U.N.O.
- 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.

please define all abbreviations.

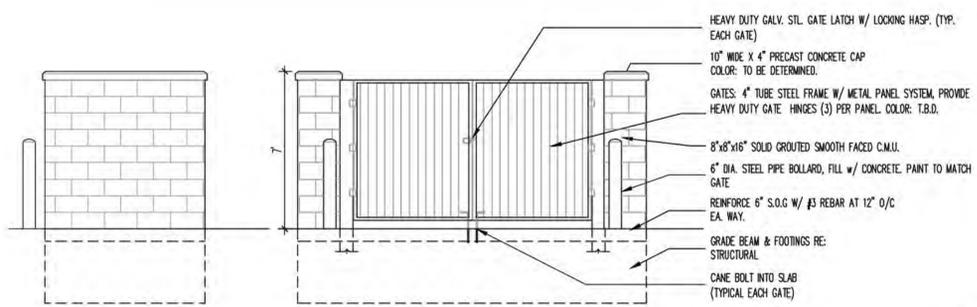
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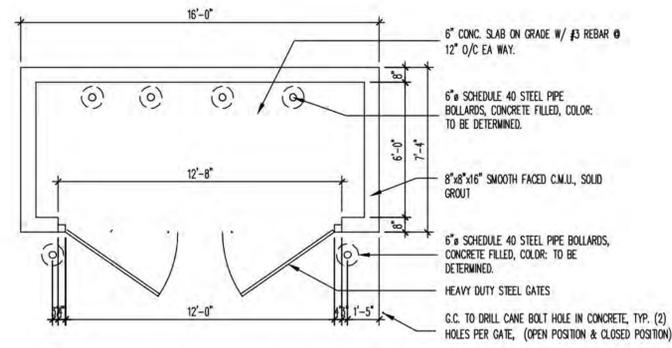
TARAHUMARA TRUCKING

JOB NO	954-1
CAD NO	954-1
DATE	03/30/23
UTILITY PLAN	2260 ANDES WAY AURORA, CO 80011

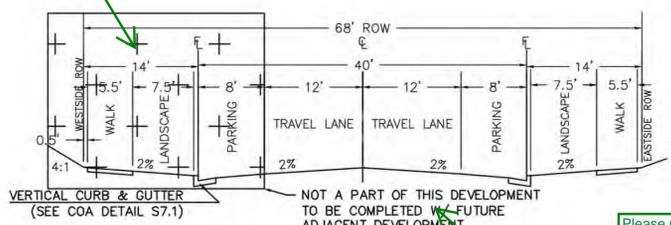
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TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"



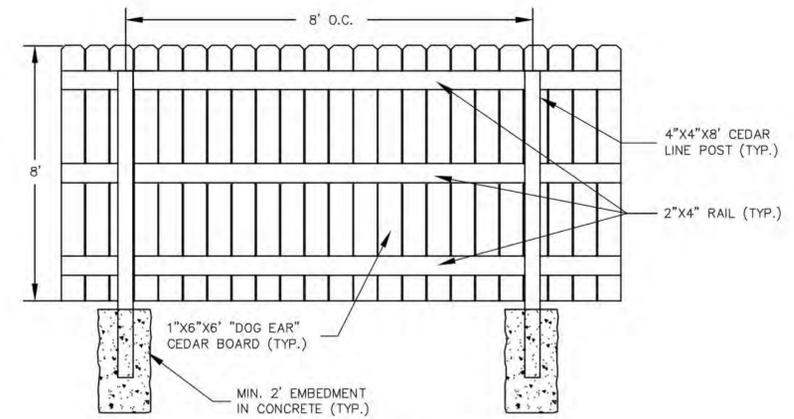
TRASH ENCLOSURE PLAN
1/4" = 1'-0"



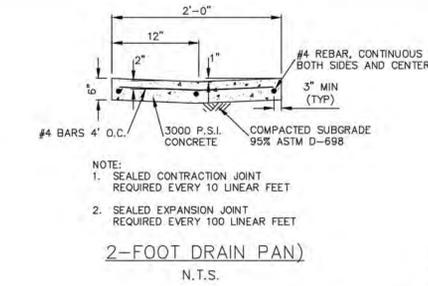
ARGONNE STREET & ANDES WAY SECTION
LOCAL TYPE 3 (S1.2)
(TYPICAL)
N.T.S.



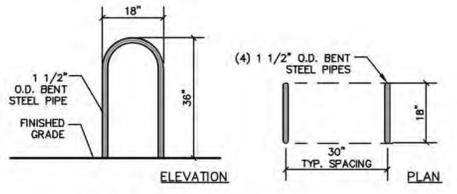
HANDICAPPED PARKING SIGN DETAIL
N.T.S.



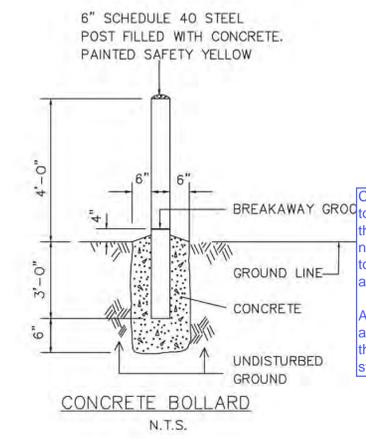
PRIVACY FENCE - INTERIOR VIEW
N.T.S.



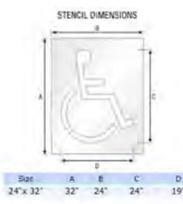
2-FOOT DRAIN PAN
N.T.S.



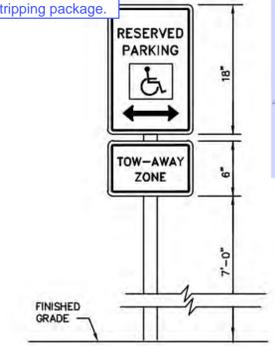
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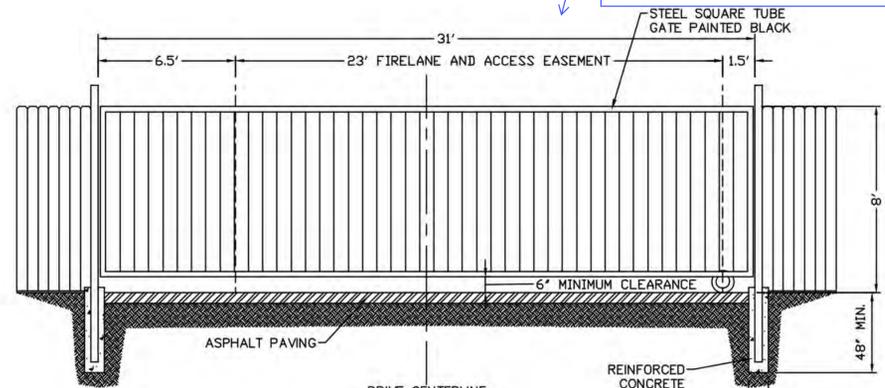
CONCRETE BOLLARD
N.T.S.



STABILIZED GRAVEL POND ACCESS DETAIL
N.T.S.



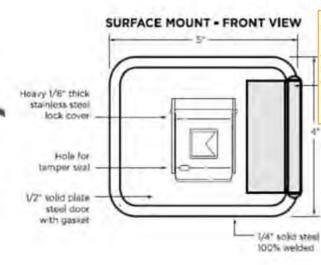
HANDICAPPED PARKING SIGN DETAIL
N.T.S.



AUTOMATIC GATE DETAIL
N.T.S.



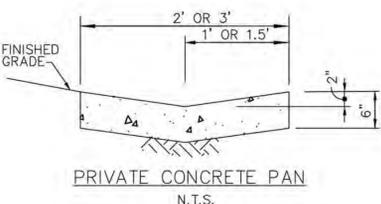
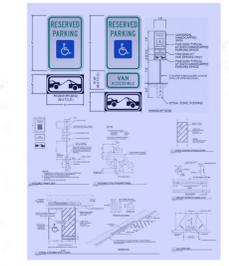
DIMENSIONS:
Surface Mount Body - 4\"/>



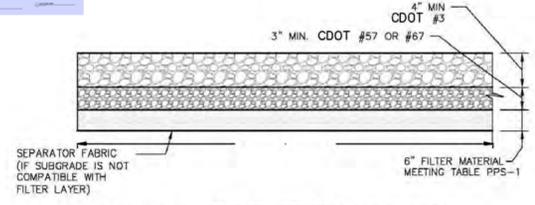
KNOX BOX DETAILS & NOTES
N.T.S.

PROVIDE AND IDENTIFY A KNOX BOX AT THE FRONT MAIN GATE BY USING AN "X" INSIDE A BOX AND LABEL IT AS "KNOX BOX".

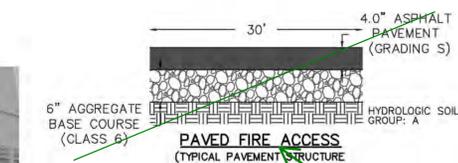
- SHALL CONFORM TO 2015 IFC, SECTION 506.1. WHERE ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS RESTRICTED BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE-SAVING OF FIRE-FIGHTING PURPOSES, THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE A KEY BOX TO BE INSTALLED IN AN ACCESSIBLE 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.
- INSTALLATION REQUIREMENT. KNOX BOXES MUST:
 - BE INSTALLED WITHIN 6 FEET OF SIDE OR MAIN ENTRANCE DOOR. KNOX BOXES MUST BE VISIBLE AND ACCESSIBLE.
 - BE INSTALLED WHERE IT CANNOT BE LOWER THAN 4 FEET, OR HIGHER THAN 6 FEET ABOVE THE GROUND.
 - BE INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY THROUGH THE AURORA BUILDING DEPARTMENT.
- HAVE CITY APPROVED SITE PLANS FOR NEW CONSTRUCTION & MUST SHOW LOCATION OF PRE-APPROVED LOCATION FOR ANY KNOX BOX WITHIN THE SITE.
- 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.



PRIVATE CONCRETE PAN
N.T.S.



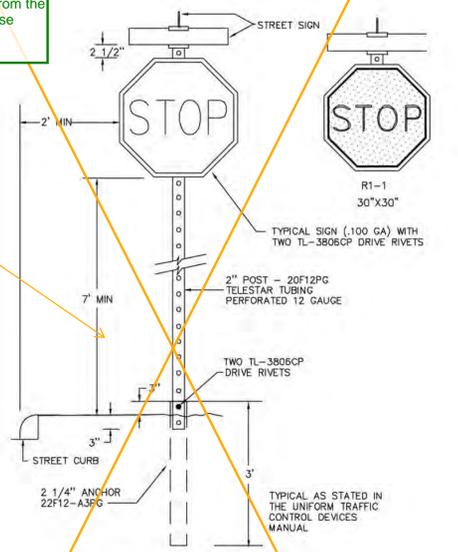
FIRE LANE SECTION
N.T.S.



PAVED FIRE ACCESS
(TYPICAL PAVEMENT STRUCTURE PER 5.01.2.03.2.)
N.T.S.

6\"/>

6\"/>



TYPICAL SIGN POLE DETAIL

ALL SIGNS AND MATERIALS SHALL MEET CITY OF AURORA, MUTCD AND ADA STANDARDS. FINAL SIGN PLACEMENT AND TYPE WILL BE INCLUDED IN THE FUTURE CIVIL SIGNAGE AND STRIPING PLAN

PAVING SUMMARY		
PAVEMENT SURFACE	AREA (SF)	SECTION SPECIFICATIONS
ANDES WAY/ ARGONNE ST. ASPHALT	17,102	AC + AGGREGATE BASE: 5.0\"/>
FIRELANE AND ADA PARKING ASPHALT	26,887	FULL DEPTH ASPHALT: 7.0\"/>
CONCRETE PADS	4,477	REINFORCED PCC: 10\"/>
SIDEWALK	2,717	PCC: 6\"/>



Please remove this level of detail from the site plan - please include in civil submittal.

Please provide two different typical sections for Andes Way and Argonne Street (to make it clear which street is requesting a deferral).
A deferral is not guaranteed, please refer to previous notes

Check with Traffic to determine if the tow-away sign need to be revised to the graphic tow-away sign.
Also, and the van accessible sign to the signage and striping package.

23? Please be consistent with previous sheets

The gate label must include width, operating mechanism, Knox hardware, automatic/manual, etc., details. Example 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release.

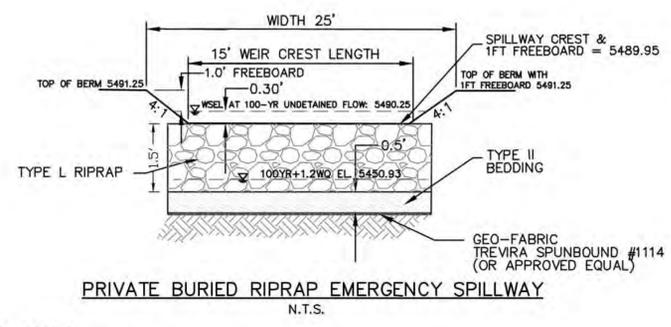
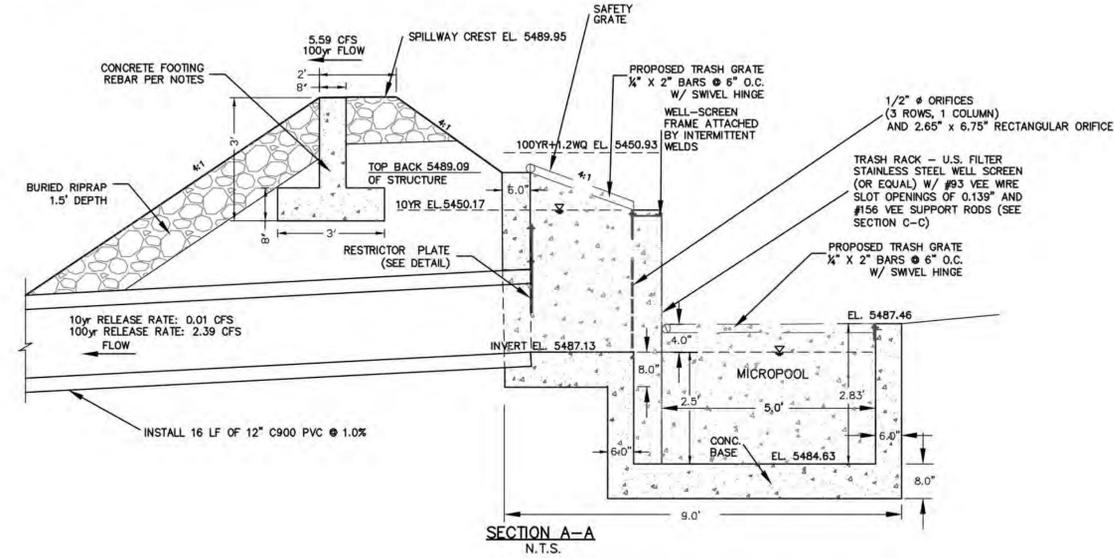
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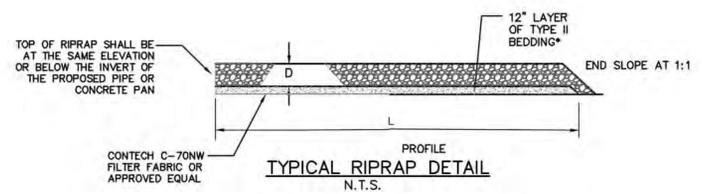
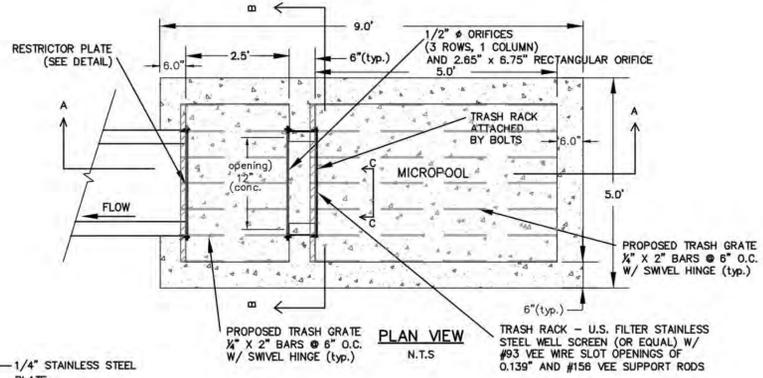
RAHUMARA TRUCKING
JOB NO 954-1
CAD NO 954-1
DATE 03/30/23

Please remove this level of detail from the site plan - please include in civil submittal. Per Section 4.07.2 - the pavement design for fire lanes, private streets or drives and parking lots shall be in conformance with Section 5.00 Pavement Design.

PRELIMINARY
THIS DRAWING IS UNCHECKED
NOT FOR CONSTRUCTION

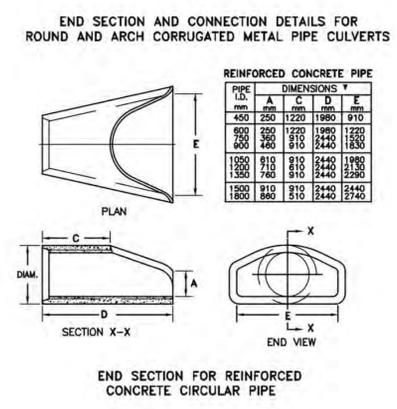
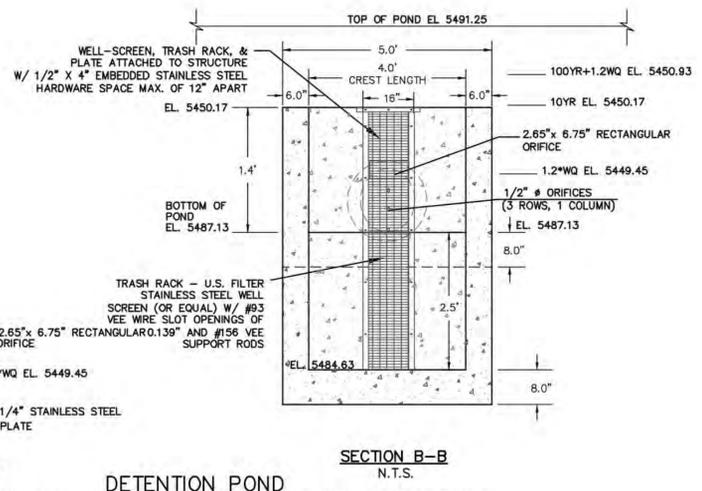
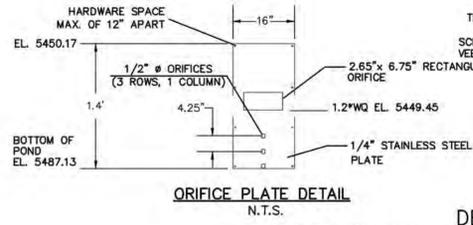
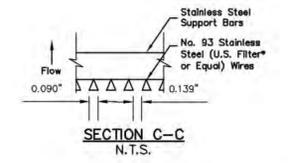
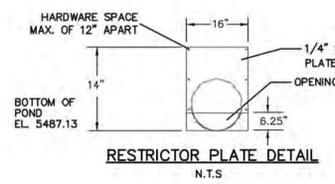


- GENERAL NOTE:**
1. ALL STORM SEWER WITHIN THE PROPERTY LIMITS IS PRIVATE.
 2. ALL STORM SEWER IS SIZED FOR THE 100YR EVENT.
- GENERAL REBAR NOTES:**
- 1) 6" THICK REINFORCED CONCRETE WALLS AND 8" FLOOR.
 - 2) #4 REBAR @ MAX. 12" O.C. ALL DIRECTIONS, 2" MIN. CLEARANCE.
 - 3) #4 REBAR 'L' BARS AT MAX. 12" O.C. AT ALL WALL-TO-FLOOR INTERSECTIONS.
 - 4) STEEL COMPONENTS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER PAINTED AFTER GALVANIZING.
- TRASH RACK NOTES:**
- WQCV TRASH RACKS
- 1) WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED WITH STAINLESS STEEL HARDWARE.
 - 2) BAR GRATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH BOLTED ACCESS PANELS.
- OVERFLOW TRASH RACKS
- 1) ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH BOLTED ACCESS PANELS.
 - 2) TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL.
 - 3) STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER PAINTED AFTER GALVANIZING.
 - 4) THE DIAGONAL DIMENSION OF THE TRASH RACK OPENINGS SHALL BE SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.



RIPRAP TYPE	GRADATION	RIPRAP THICKNESS (D)	BEDDING TYPE
L*	9"	18"	12" TYPE II *
M*	12"	24"	12" TYPE II *
H*	18"	36"	12" TYPE II *

* GRADATIONS PER URBAN DRAINAGE AND FLOOD CONTROL DISTRICT STANDARDS.



DETENTION POND
PRIVATE WATER QUALITY CONTROL OUTLET STRUCTURE
 N.T.S.

NO.	DATE	DESCRIPTION	BY

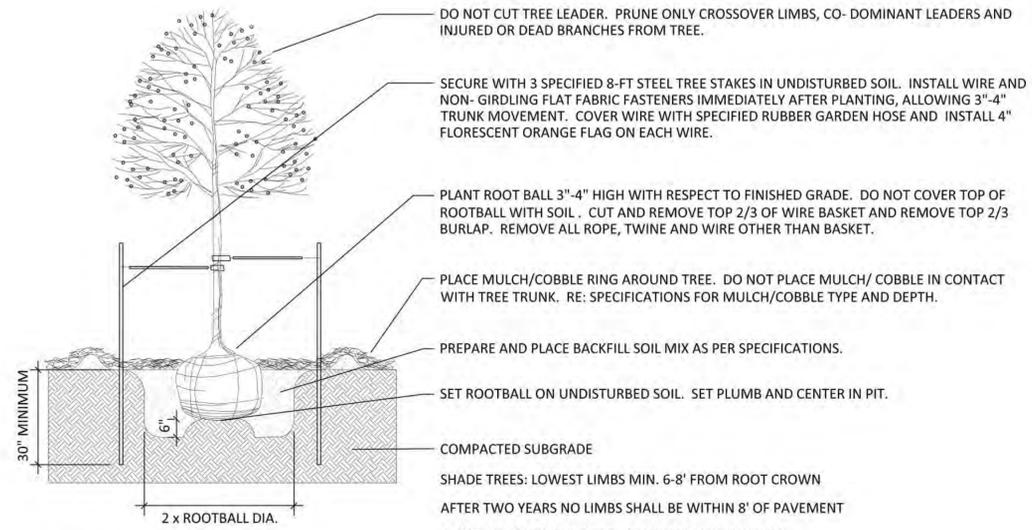
Rocky Ridge Civil Engineering
 420 21st Ave. Suite 101
 Aurora, CO 80011
 303.651.8626
 www.rockyridgecivil.com

TARAHUMARA TRUCKING

JOB NO. 954-1
 CAD NO. 954-1
 DATE 03/30/23
 SHEET NO. 7 OF 12

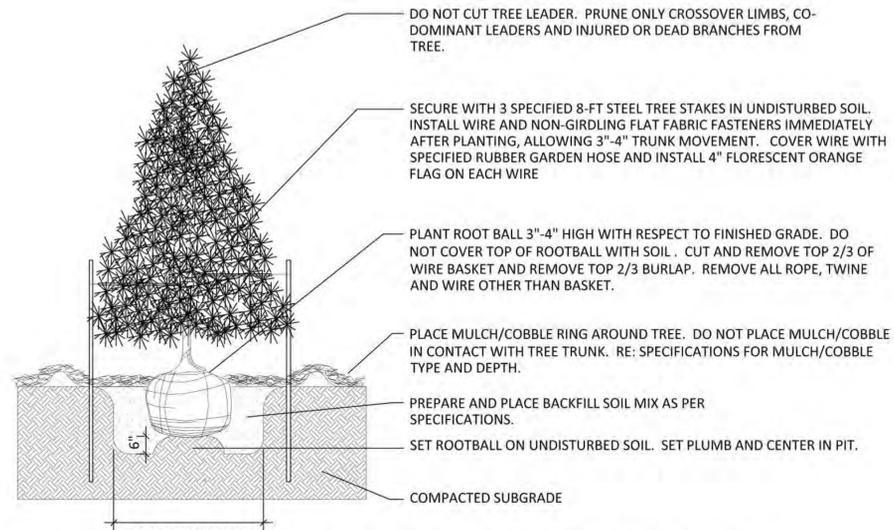
SITE DETAILS II
 2260 ANDES WAY
 AURORA, CO 80011

PRELIMINARY
 THIS DRAWING IS UNCHECKED
 NOT FOR CONSTRUCTION



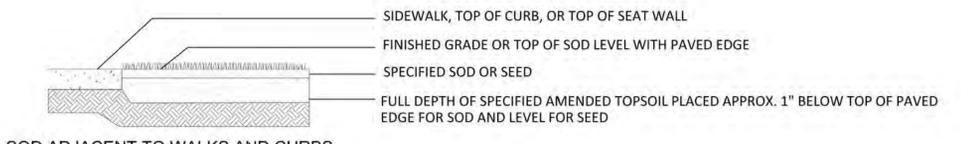
1 DECIDUOUS TREE

NOT TO SCALE

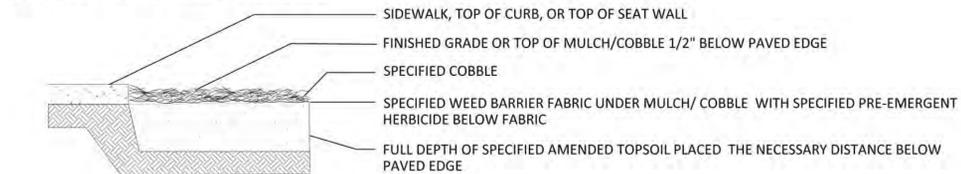


2 EVERGREEN TREE PLANTING

NOT TO SCALE



SOD ADJACENT TO WALKS AND CURBS



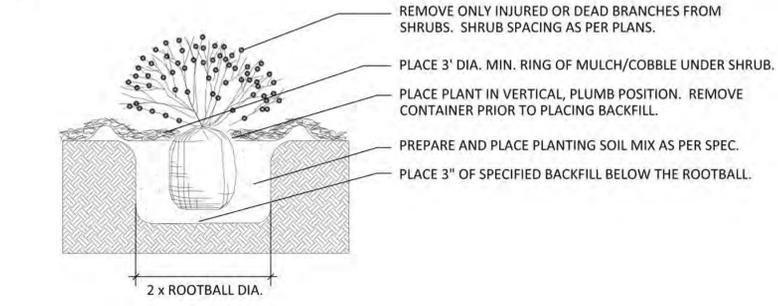
MULCH ADJACENT TO WALKS AND CURBS



EDGER

3 EDGE TREATMENT

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.

Added

Please add "Not for Construction" to the plans.

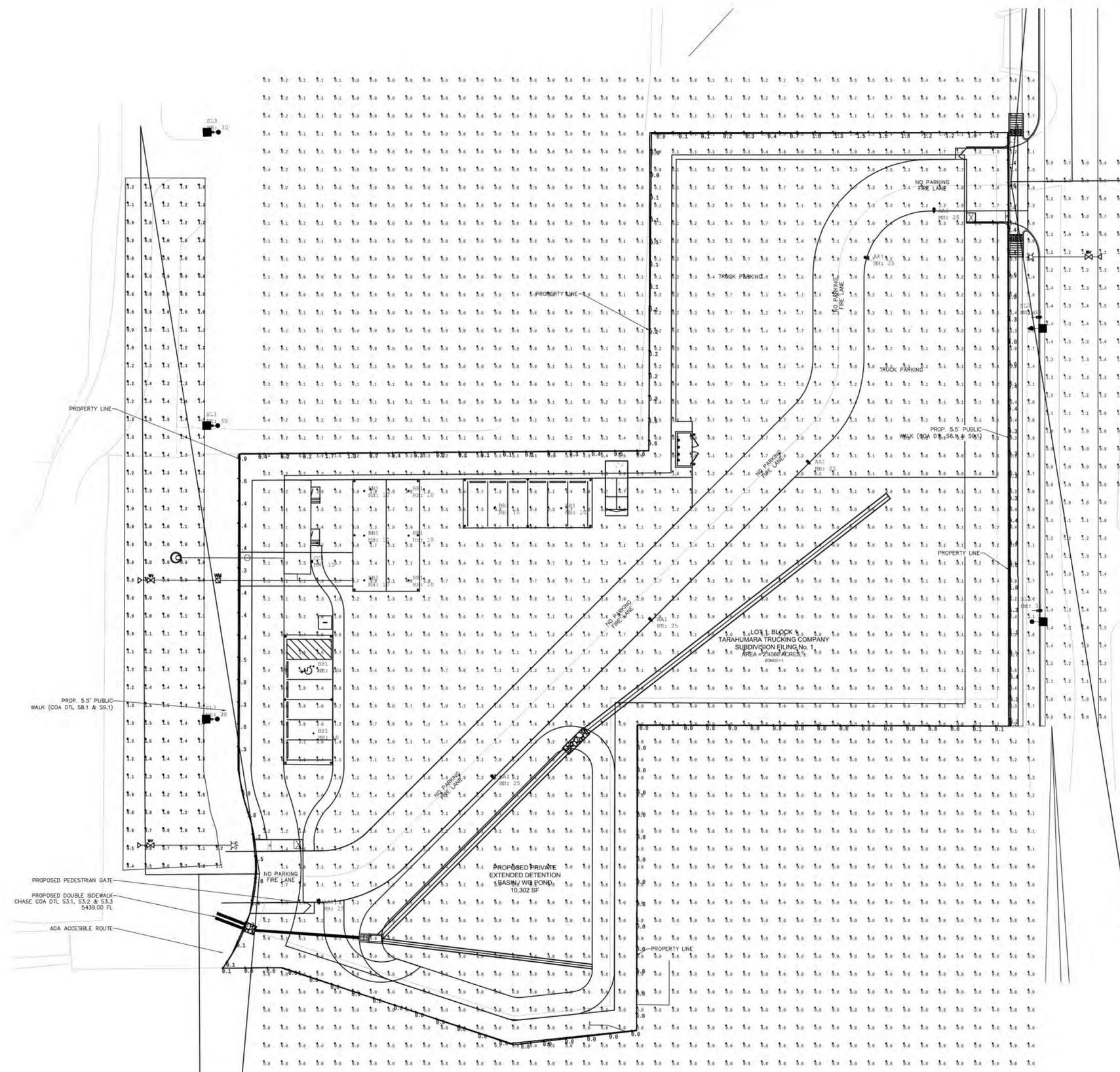
NO.	DATE	DESCRIPTION	BY

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 303.651.8626
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TARAHUMARA TRUCKING	DATE	03/28/23	CAD NO	954-1	JOB NO	954-1
COVER SHEET	2260 ANDES WAY		AURORA, CO 80011			



1/30/2023



SYMBOL	QTY	LABEL	WATTS	LUMENS	LLF	CATALOG
	6	AA1	113	9559	0.900	GLEON-AF-02-LED-E1-SL4-7030-HSS
	10	BB1	36.81	1135	0.900	SMD6S12930WHE
	2	CC1	25.4	3127	0.900	IST-SA1B-730-U-T4W
	5	SL3	131	15619	0.900	ARCH-M-AF48-130-D-U-T3-7030-AP

REFLECTANCES	CALCULATION SPACING	FC CALCULATION HEIGHT	MOUNTING HEIGHT
DIRECT METHOD ONLY	10'-0" x 10'-0"	FLOOR 0'-0" A.F.G.	NOTED ON PLAN "MH: "

LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ANDES WAY S_SIDEWALK	Fc	0.88	1.9	0.1	8.80	19.00
ANDES WAY	Cd/Sq.m	1.14	1.5	0.4	2.85	3.75
ARGONNE STREET	Cd/Sq.m	1.10	1.5	0.4	2.75	3.75
OVERALL SITE	Fc	0.44	4.4	0.0	N.A.	N.A.
PROPERTY LINE	Fc	0.41	1.8	0.0	N.A.	N.A.
FIRE LANE	Fc	1.67	3.3	0.6	2.78	5.50
PARKING	Fc	1.31	4.0	0.4	3.28	10.00

Please include all missing criteria required on site plans for lighting per section 2.12.0.1

2.12.0.1 The following criteria and note for each proposed roadway or portion of a roadway with differing criteria within a plat/development shall be identified, reviewed, and approved by the Public Works Department as part of the Planning Review Process (site plan) prior to performing lighting design and submitting the street lighting plan.

- Roadway Classification (typical section name)
- Adjacent Land Use Category (i.e., TOD), as applicable
- Number of lanes
- Back-sloped curb width
- Pedestrian Activity Level
- Pavement Type: R3, for all lighting calculations

*Note: Site Plan criteria may be subject to change during the design process, and if the Site Plan and Civil Plan criteria are different, the civil plan shall be the final street lighting design criteria.

Show the accessible route to the accessible parking by heavy dashed line. Verify minimum 1 foot-candle of illumination along its entire length.

Add the following note to the Photometric Site Plan: ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

Please add the following note: "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."

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 303.651.8826
 www.rockyridgece.com

TARAHUMARA TRUCKING
 PHOTOMETRICS
 2260 ANDES WAY
 AURORA, CO 80011

JOB NO 954-1

CAD NO

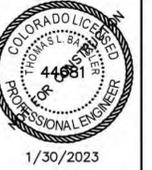
DATE 02/24/23

SHEET NO 10 OF 12

PRELIMINARY
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-Add light pole detail, including height

Advisory comment: Public street lights will be required to be submitted with a photometric analysis during the civil plan review process and lighting submittal must match one of the current pre-approved public street lighting equipment list. (ALL)



McGraw-Edison

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-listed for wet locations.

ORDERING INFORMATION

Part #	GLEON-AP-02-LED-E1-SL4	Type	AA1
Project	TARAHUMARA	Date	
Comments		Date	
Prepared by	ILLUMINATION SYSTEMS	Date	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 epoxy enclosure housing and die-cast aluminum heat sink assembly, patent pending. Involving housing and heat sink provides stability with superior structural rigidity. 30 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 capability to meet customized application requirements. Offered standard in 4000K (ex. 3500 CCT, 70 CRI), Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to enclosure thermally isolated from Light Square for optimal thermal performance. 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V systems only. Standard with 0-10V dimming. Shipped standard with Cooper Lighting Solutions proprietary circuit, modular design 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 are IPSE rated. Greater than 90% lumen maintenance expected at 50,000 hours. Available in standard 1A all free current and optional 200mA, 300mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal foot guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 180° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm fits into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple end patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment.

Finish
Housing finished in super durable TIGI 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

DRILLING PATTERN

CERTIFICATION DATA
UL-Listed, ETL-Listed, DLC-Listed, IESNA Approved, 3000K CCT and warmer only (per UL listing).
UL-Listed, ETL-Listed, DLC-Listed, IESNA Approved, 3000K CCT and warmer only (per UL listing).
UL-Listed, ETL-Listed, DLC-Listed, IESNA Approved, 3000K CCT and warmer only (per UL listing).

ENERGY DATA
300W Power Factor
300W Power Factor
300W Power Factor
300W Power Factor
300W Power Factor

COOPER Lighting Solutions
September 15, 2020 5:18 PM

GLEON GALLEON LED

1-10 Light Squares
Solid State LED
AREA/RTS LUMINAIRE

ORDERING INFORMATION

Product Family #	Light Engine	Number of Light Squares	Lamp Type	Voltage	Discharge	Color	Mounting
02-01	02-01	1	LED	120V/277V	0.25/0.25	AA1	Standard
02-02	02-02	2	LED	120V/277V	0.25/0.25	AA1	Standard
02-03	02-03	3	LED	120V/277V	0.25/0.25	AA1	Standard
02-04	02-04	4	LED	120V/277V	0.25/0.25	AA1	Standard
02-05	02-05	5	LED	120V/277V	0.25/0.25	AA1	Standard
02-06	02-06	6	LED	120V/277V	0.25/0.25	AA1	Standard
02-07	02-07	7	LED	120V/277V	0.25/0.25	AA1	Standard
02-08	02-08	8	LED	120V/277V	0.25/0.25	AA1	Standard
02-09	02-09	9	LED	120V/277V	0.25/0.25	AA1	Standard
02-10	02-10	10	LED	120V/277V	0.25/0.25	AA1	Standard

Options (Add as Suffix)

200-01: 200-01
200-02: 200-02
200-03: 200-03
200-04: 200-04
200-05: 200-05
200-06: 200-06
200-07: 200-07
200-08: 200-08
200-09: 200-09
200-10: 200-10

Notes:
1. Order with height to be used when mounting two fixtures at 90° or a single fixture at 180°.
2. EA extended arm available for mounting two fixtures at 90° and 180° apart.

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GLEON GALLEON LED

ARM MOUNTING REQUIREMENTS

STANDARD MOUNT

QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)

QUICK MOUNT ARM DATA

Number of Light Squares	Weight with GM Arm (lbs)	Weight with OMEA Arm (lbs)	EA (Inch)
1-4	18.5 (8.4)	20.0 (9.1)	1.11
5-8	21.5 (9.8)	23.0 (10.4)	1.11
9-10	23.5 (10.7)	25.0 (11.3)	1.11

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GLEON GALLEON LED

OPTIC ORIENTATION

OPTICAL DISTRIBUTIONS

LUMEN MAINTENANCE

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.00
10°C	1.01
20°C	1.02
30°C	0.99
40°C	0.97

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September 15, 2020 6:16 PM

HALO SMD6 Series

6" Round and Square Surface Mount
Dawnlight SMD6 & SMD6S

Interactive Menu

- Order Information
- Product Specifications
- Photometric Data
- Energy Data
- 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

Product Certification

UL-Listed, ETL-Listed, DLC-Listed, IESNA Approved, 3000K CCT and warmer only (per UL listing).

Product Features

UL-Listed, ETL-Listed, DLC-Listed, IESNA Approved, 3000K CCT and warmer only (per UL listing).

Dimensional and Mounting Details

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HALO SMD6 Series

Dimensional and Mounting Details Continued

Ordering Information

SAMPLE NUMBER: SMD6R430WH + 6" Round Surface Mount Dawnlight, 90CRI, 3000K
Junction box installation: Order junction box separately. We installed by others, to complete installation. Recessed installation: Order Halo recessed housing separately to complete installation.

Model	Lumens	CRI/CCT	Finish	Voltage
SMD6R430WH	430	90/3000K	White	120V/277V
SMD6R430WH	430	90/3000K	White	120V/277V
SMD6R430WH	430	90/3000K	White	120V/277V
SMD6R430WH	430	90/3000K	White	120V/277V

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HALO SMD6 Series

Housing Compatibility

The SMD6 is UL-Listed in recessed housings and for use with 1/2" or 3/4" inch diameter recessed housing constructed of steel or aluminum with an internal volume that exceeds 107.9 in³ in addition to those noted below. Note: Some other's housings require installation with included transition clips.

Housing	Notes
HALO SMD6	UL-Listed in 1/2" and 3/4" diameter housings.
HALO SMD6S	UL-Listed in 1/2" and 3/4" diameter housings.
HALO SMD6	UL-Listed in 1/2" and 3/4" diameter housings.
HALO SMD6S	UL-Listed in 1/2" and 3/4" diameter housings.

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SHEET NO
11 OF 12

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