

TARAHUMARA TRUCKING – SITE DEVELOPMENT PLAN  
A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 34, T.3S, R.66W. OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Staff recommends submission of elevations for office and carport, including building materials and colors

CITY OF AURORA SITE PLAN NOTES:

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING – FIRE LANE".
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
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- ALL CROSSINGS OR ENCROACHMENTS TO 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 LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 155, ARTICLE VII – NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- 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 REMOVAL SYSTEM UTILIZING A REMOVAL 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.
- 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXISTING WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- PER ARTICLE XI, C.O.A. 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.
- 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.
- 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.
- ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS.

GENERAL NOTES:

- ALL CROSSINGS OR ENCROACHMENTS 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 LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- EXCEPT FOR THE SALE OF GOODS AND SERVICES BY THE FACILITY MANAGEMENT, NO PRIVATE BUSINESSES, COMMERCIAL SALES, MANUFACTURING, FABRICATING, OR ASSEMBLY OF ANY ITEMS SHALL BE CONDUCTED WITHIN ANY STORAGE UNIT ON SITE WITHOUT FIRST OBTAINING THE PROPER BUSINESS LICENSES AND BUILDING PERMITS. PRIOR TO THE OCCUPANCY OF ANY STORAGE UNIT THE SPACE SHALL BE IN CONFORMANCE WITH ALL ADOPTED CODES, STANDARDS AND REQUIREMENTS OF THE CITY OF AURORA. NO HAZARDOUS MATERIALS, FLAMMABLE, CAUSTIC, EXPLOSIVE, POISONOUS, RADIOACTIVE OR OTHERWISE DANGEROUS MATERIALS SHALL BE STORED ON SITE OR WITHIN ANY STORAGE UNIT.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

FIRE NOTES:

- 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. MANUALLY OPERATED GATING SYSTEMS SHALL BE EQUIPPED WITH A KNOX PADLOCK OR OTHER APPROVED KNOX LOCKING DEVICE. 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.
- 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. AREAS INSIDE THE GATED AREA OF THE SELF-SERVICE STORAGE FACILITY WILL BE DEDICATED AS "EMERGENCY ACCESS EASEMENTS", AND SHALL BE CONSPICUOUSLY POSTED BY THE OWNER WITH SIGNS STATING "KEEP DRIVE AISLE PASSABLE AT ALL TIMES". AREAS OUTSIDE THE GATED SELF-SERVICE FACILITY (OR CONSTRUCTED FOR SECONDARY EMERGENCY ACCESS ONLY) WILL BE SEPARATELY DEDICATED AS FIRE LANE EASEMENTS AND POSTED "FIRE LANE – NO PARKING". THESE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED TO THE PUBLIC WORKS DEPARTMENT'S STANDARDS AS A DEDICATED FIRE LANE EASEMENT. THE DEVELOPER, OWNER, THEIR SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR MAINTAINING AN UNOBSTRUCTED MEANS FOR EMERGENCY ACCESS THROUGHOUT THE YEAR TO INCLUDE THE REMOVAL OF SNOW/ICE DURING THE COLDER MONTHS. THE MAINTENANCE OF PAVING ON EMERGENCY ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE OWNER. EXCEPT FOR THE SALE OF GOODS AND SERVICES BY THE FACILITY MANAGEMENT, NO PRIVATE BUSINESSES, COMMERCIAL SALES, MANUFACTURING, FABRICATING OR ASSEMBLY OF ANY ITEMS SHALL BE CONDUCTED WITHIN ANY STORAGE UNIT. FIRST OBTAINING THE PROPER BUSINESS LICENSES AND BUILDING PERMITS. PRIOR TO THE OCCUPANCY OF ANY STORAGE UNIT THE SPACE SHALL BE IN CONFORMANCE WITH ALL ADOPTED CODES, STANDARDS AND REQUIREMENTS OF THE CITY OF AURORA. NO HAZARDOUS MATERIALS, FLAMMABLE, CAUSTIC, EXPLOSIVE, POISONOUS, RADIOACTIVE OR OTHERWISE DANGEROUS MATERIALS SHALL BE STORED ON SITE OR WITHIN ANY STORAGE UNIT.
- THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.

FLOODPLAIN STATEMENT

THE SUBJECT PROPERTIES ARE IN "NO SPECIAL FLOOD HAZARD AREAS IDENTIFIED" PER FEMA FLOOD MAP 08013C0300J. REVISED DECEMBER 18, 2012.

POTENTIAL ENCROACHMENTS

THERE WERE NO VISIBLE ENCROACHMENTS FOUND AS OF THE DATE OF THIS SURVEY

Add "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."

Add subdivision Name: Tarahumara Subdivision Filing No. 1, typ. ALL

Add: The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and/or private utilities.

Please revise code edition to the 2021.

Replace with "Sections 126-271 and 126-278"

Replace note: 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.

delete

Add: "Signs shall be furnished and installed per the most current editions of the manual on uniform traffic control devices (MUTCD) and city standards, shown on the signing and striping plan for development."

Add note: 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 photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans 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.

LEGAL DESCRIPTION [LOT 1, BLOCK 1, TARAHUMARA SUBDIVISION FILING NO 1]

PLOT NO. 20, SITUATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO

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 OCTOBER 28, 2021 AT 5:00P.M.

PROPERTY OWNER'S CERTIFICATE

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

SITE DATA BLOCK

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%, 38,536 SQ. FT.  
PRESENT ZONING CLASSIFICATION: I-1  
PARKING SPACES PROVIDED: 11  
HANDICAP SPACES PROVIDED: 1  
BICYCLE SPACES PROVIDED: 2  
BUILDING USE CLASSIFICATION: R-2, S-2  
CONSTRUCTION TYPE: III-A

For every six of fraction of six accessible parking spaces, at least one shall be a van-accessible parking space.

Please revise to reflect a van accessible parking stall.

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  
(CORPORATION, COMPANY, OR INDIVIDUAL)  
PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_ AD, \_\_\_\_

BY: \_\_\_\_\_ CORPORATE SEAL  
(PRINCIPALS OR OWNERS)

STATE OF COLORADO )SS  
COUNTY OF \_\_\_\_\_ AD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_ AD, \_\_\_\_ BY

\_\_\_\_\_  
(PRINCIPALS OR OWNERS)

\_\_\_\_\_  
ESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY BUSINESS ADDRESS: \_\_\_\_\_

CITY OF AURORA APPROVALS

City Attorney \_\_\_\_\_ Date \_\_\_\_\_

Planning Director \_\_\_\_\_ Date \_\_\_\_\_

Planning Commission (Chairperson) \_\_\_\_\_ Date \_\_\_\_\_

City Council (Mayor) \_\_\_\_\_ Date \_\_\_\_\_

Attest (City Clerk) \_\_\_\_\_ Date \_\_\_\_\_

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: \_\_\_\_\_

PROJECT TEAM:

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

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

CIVIL ENGINEER / LANDSCAPE ARCHITECT:  
ROCKY RIDGE CIVIL ENGINEERING, LLC  
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

AMENDMENTS

PRELIMINARY  
THIS DRAWING IS UNCHECKED  
NOT FOR CONSTRUCTION

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

TARAHUMARA TRUCKING

DATE

03/30/23

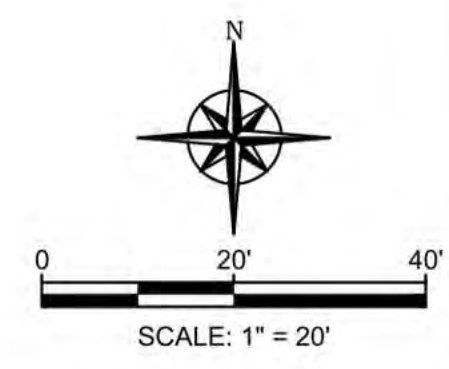
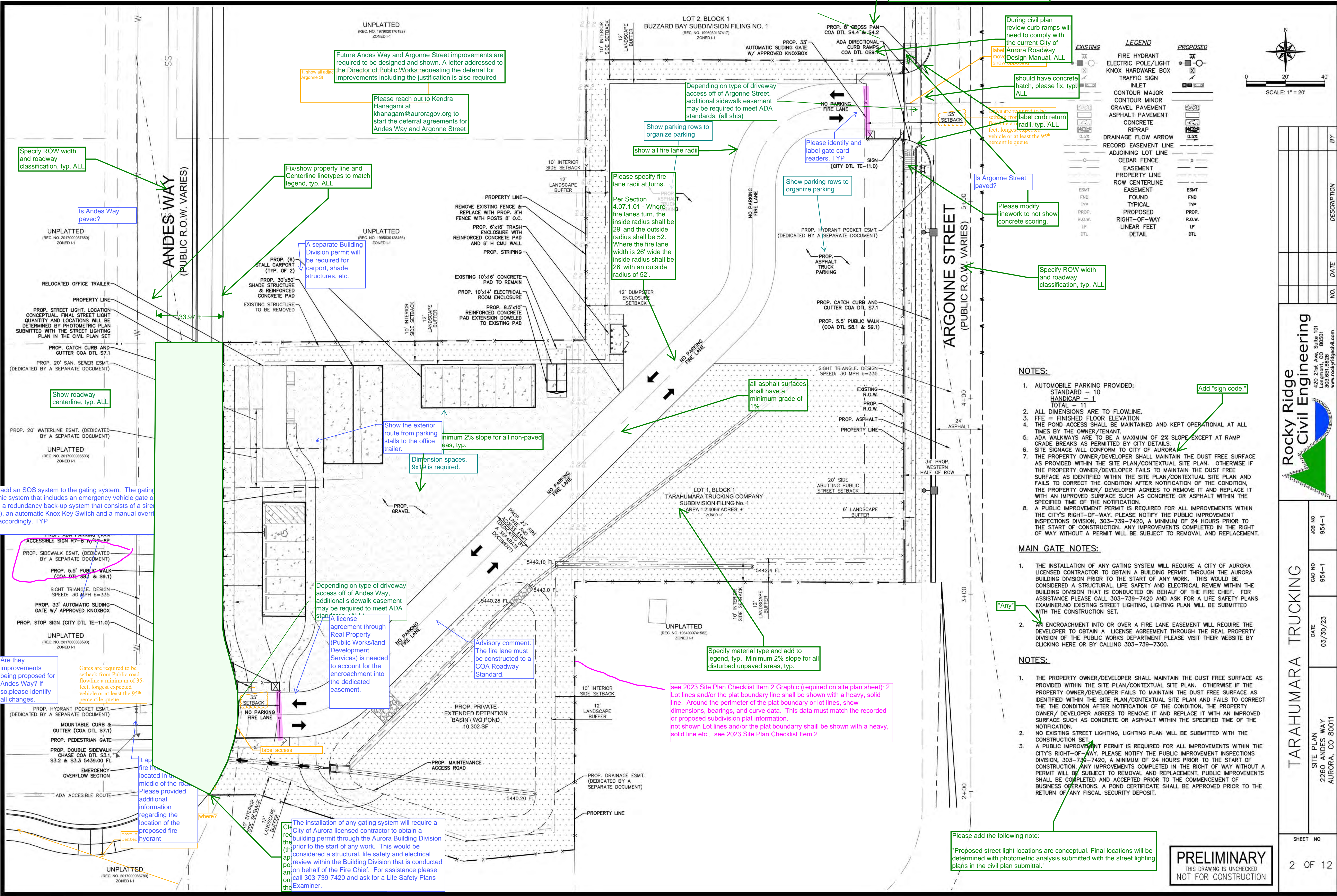
COVER SHEET

2260 ANDES WAY  
AURORA, CO 80011

SHEET NO

1 OF 12





| 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    |          |

- 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 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.

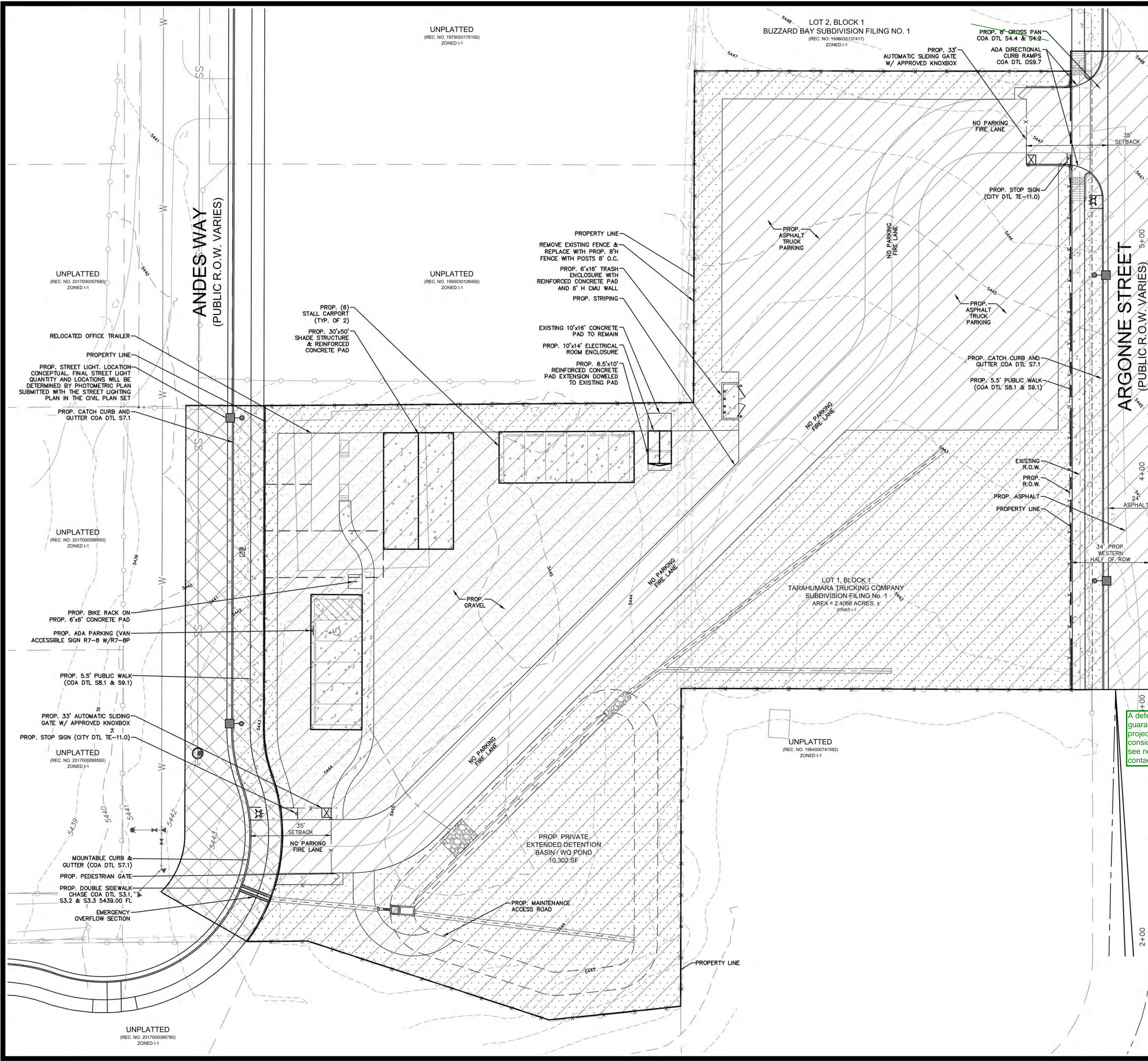
- NOTES:**
1. THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION 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."

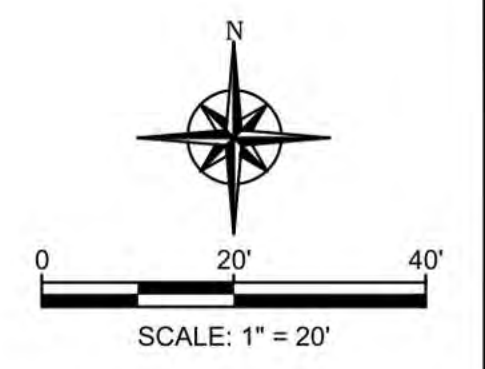
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NOT FOR CONSTRUCTION

|  |             |          |
|--|-------------|----------|
|  | BY          |          |
|  | DATE        |          |
|  | NO.         |          |
| Rocky Ridge Civil Engineering<br>420 21st Ave Suite 101<br>Aurora, CO 80011<br>303.651.6626<br>www.rockyridgecivil.com | DESCRIPTION |          |
|  | DATE        |          |
|  | NO.         |          |
| TARAHUMARA TRUCKING  | JOB NO      | 954-1    |
|  | CAD NO      | 954-1    |
|  | DATE        | 03/30/23 |
| SITE PLAN<br>2260 ANDES WAY<br>AURORA, CO 80011  | SHEET NO    | 2 OF 12  |





| 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     | ESMT                 | FND    | FND                 | TYP      | TYP                 |
| PROPR.   | PROPR.               | R.O.W. | R.O.W.              | LF       | 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.

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. INTERIM CULVERT AT ACCESS
  - C. DRIVEWAY
  - D. PAVED SITE ACCESS
  - E. R.O.W. LANDSCAPING
  - F. DETENTION POND AND STORM STRUCTURES
  - G. LOT GRADING AND ASPHALT PAVEMENT SURFACE
  - H. NON-STREET FRONTAGE LANDSCAPING
2. 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)
  - A. CURB AND GUTTER AND WALK
  - B. ROAD PAVE
  - C. PAVE TAPER
  - D. 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](mailto:khanagami@auroragov.org) to start the deferral agreements for Andes Way and Argonne Street(?)

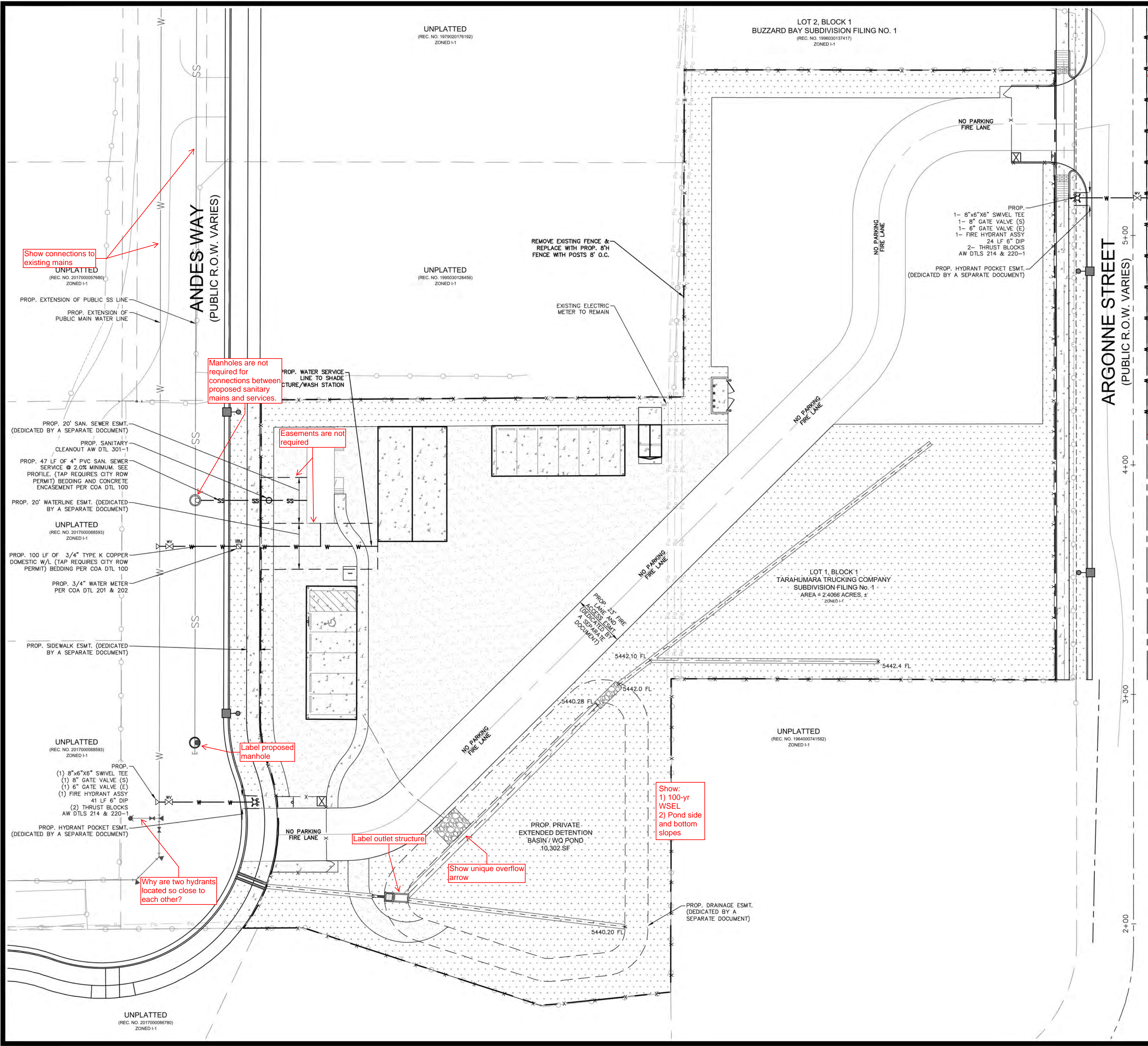
Please resubmit deferral letter, with better justification per the UDO and an exhibit.

**PRELIMINARY**  
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| TARAHUMARA TRUCKING | DATE         | 03/30/23         | CAD NO | 954-1 | JOB NO | 954-1 | BY          |         |
|                     | PHASING PLAN | 2260 ANDES WAY   |        |       |        |       | DESCRIPTION |         |
|                     |              | AURORA, CO 80011 |        |       |        |       | NO.         |         |
|                     | SHEET NO     |                  |        |       |        |       | DATE        |         |
|                     |              |                  |        |       |        |       |             | 3 OF 12 |

**Rocky Ridge Civil Engineering**  
420 21st Ave Suite 101  
Aurora, CO 80011  
303.651.6626  
[www.rockyridgecivil.com](http://www.rockyridgecivil.com)

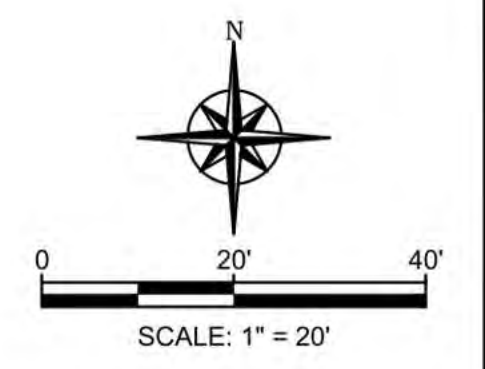




Label proposed water main

Label blow off at the end of main extension

| LEGEND   |          |
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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.

Rocky Ridge  
Civil Engineering

420 21st Ave Suite 101  
Aurora, CO 80001  
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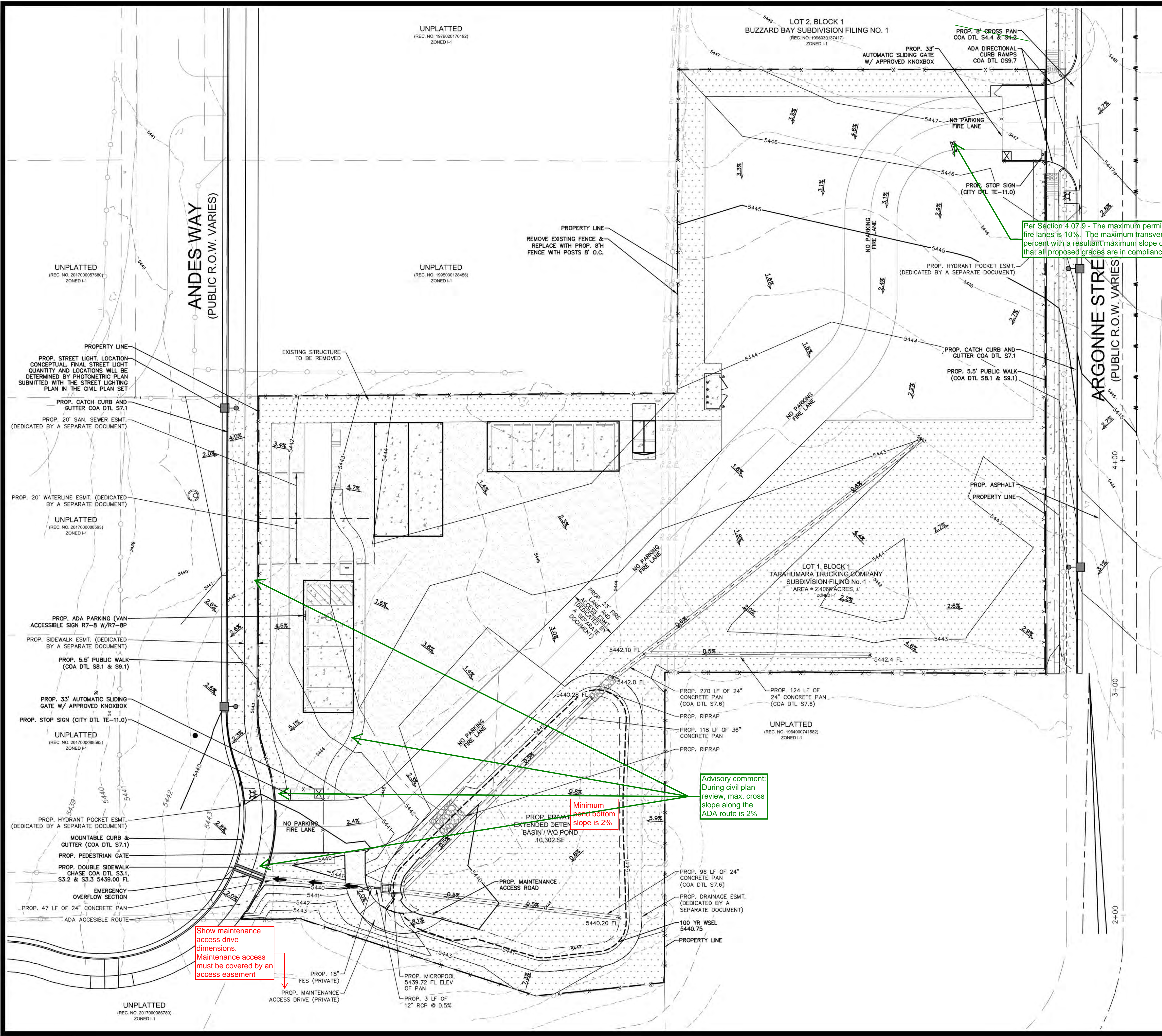
TARAHUMARA TRUCKING

UTILITY PLAN  
2260 ANDES WAY  
AURORA, CO 80011

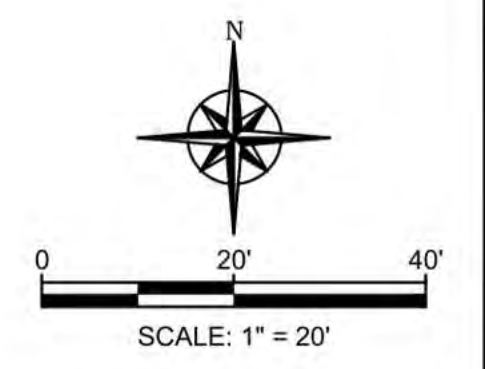
SHEET NO

PRELIMINARY  
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| LEGEND   |          |
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Per Section 4.07.9 - 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. Please verify that all proposed grades are in compliance.

Advisory comment:  
During civil plan  
review, max. cross  
slope along the  
ADA route is 2%

Minimum  
pend bottom  
slope is 2%

Show maintenance  
access drive  
dimensions.  
Maintenance access  
must be covered by an  
access easement

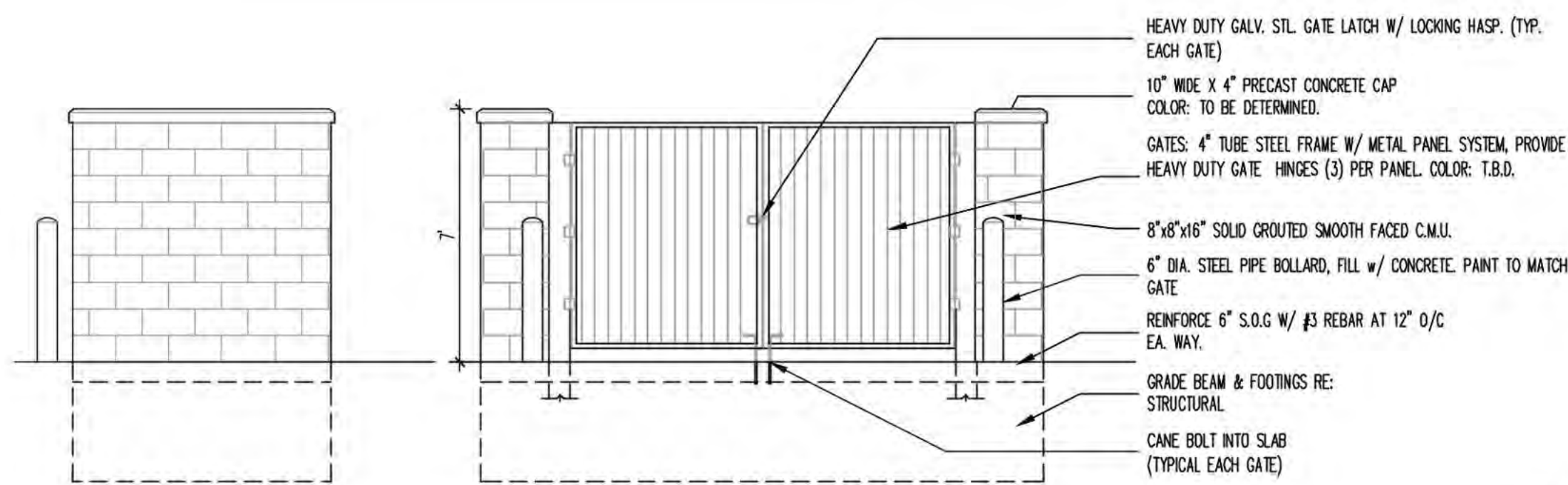
- NOTES:**
1. STORM SEWER OWNERSHIP AND MAINTENANCE
  - 1.1. ALL THE STORM DRAINAGE COMPONENTS IN THE PROJECT WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
  - 1.2. THE DETENTION/WATER QUALITY POND, INCLUDING THE MAINTENANCE ACCESS ROAD, FOREBAYS, CONCRETE PANS, OUTLET STRUCTURE, OUTLET PIPE AND OUTLET FES WILL BE OWNED AND MAINTAINED BY THE LAND OWNER.
  2. 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.
  3. ALL SERVICE MAIN DISCONNECT LEVERS MUST BE ON THE EXTERIOR OF THE BUILDING PER CITY REQUIREMENTS.
  4. ELECTRIC METER MUST HAVE BYPASS LEVER.
  5. CONTRACTOR TO VERIFY SIZE & LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  6. SEE PHOTOMETRIC PLAN FOR LIGHT POLES & BUILDING MOUNTED LIGHTS & DETAILS (BY OTHERS).
  7. ALL ELEVATIONS SHOWN ARE TO FLOWLINE U.N.O.
  8. PEDESTRIAN WALKWAYS SHALL COMPLY WITH CURRENT ADA CODE.
  9. SLOPES IN ADA PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
  10. 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.
  11. SIDEWALK AND CURB RAMPS ARE TO BE BUILT PER ADA STANDARDS.
  12. THE CITY HAS REVIEWED FOR CODE COMPLIANCE IN PUBLIC ROW. SITE GRADING AND SITE CODE COMPLIANCE ARE THE RESPONSIBILITY OF THE EOR.

**Rocky Ridge  
Civil Engineering**  
420 21st Ave Suite 101  
Broomfield, CO 80001  
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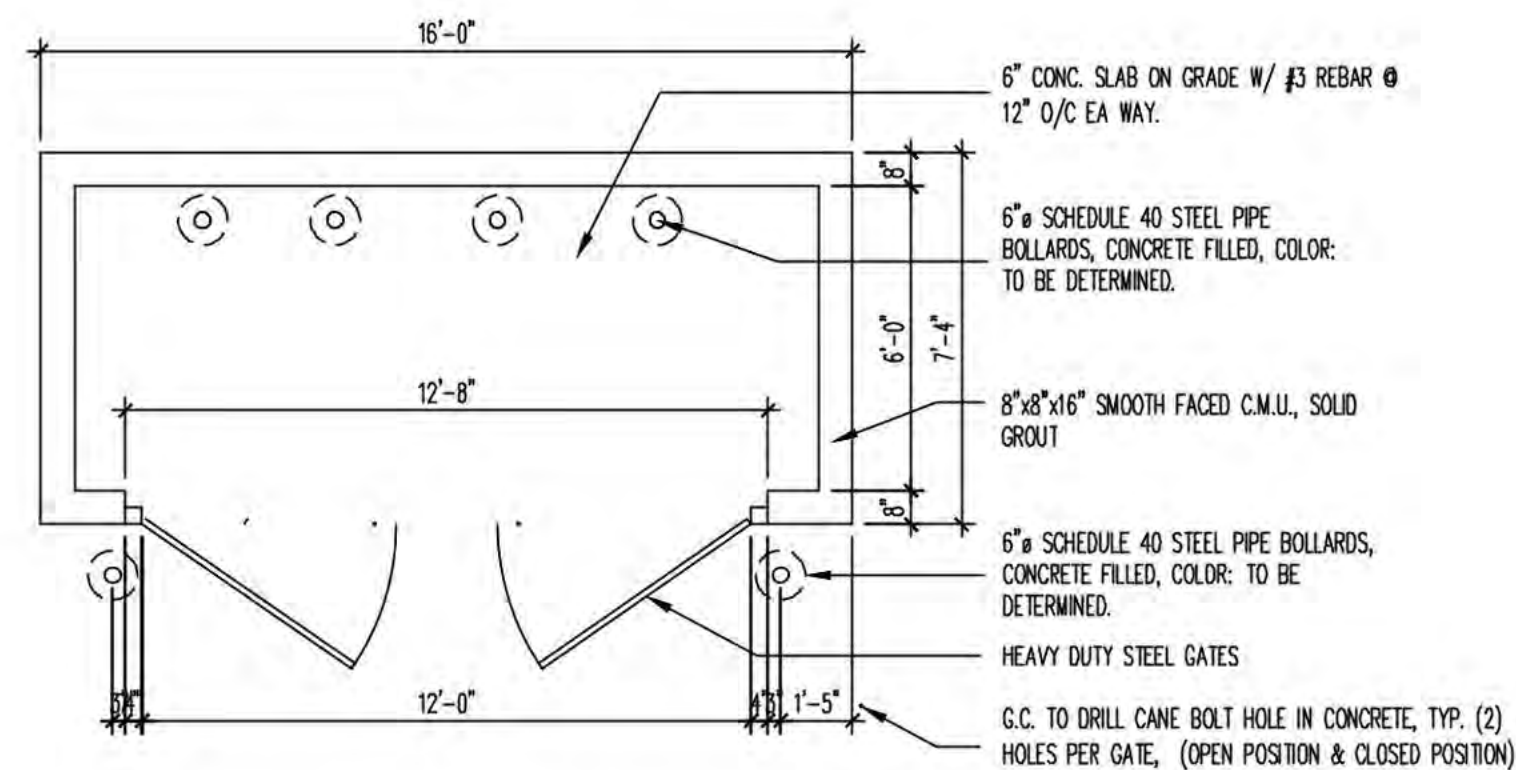
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|---------------------|--------|-------|------|----------|---|----------|---------|
| TARAHUMARA TRUCKING | JOB NO | 954-1 | DATE | 03/30/23 | GRADING & DRAINAGE PLAN<br>2260 ANDES WAY<br>AURORA, CO 80011 | SHEET NO | 5 OF 12 |
|                     | CAD NO | 954-1 |      |          |   |          |         |
|                     | BY     |       | NO.  | DATE     | DESCRIPTION   |          |         |

**PRELIMINARY**  
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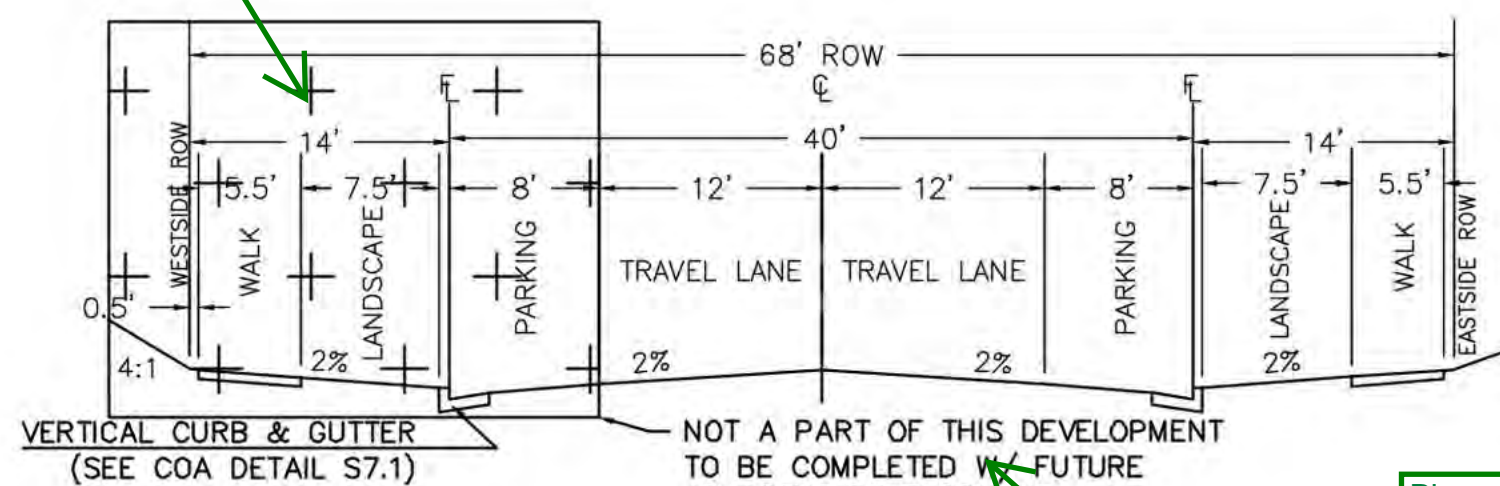




TRASH ENCLOSURE ELEVATION  
1/4" = 1'-0"



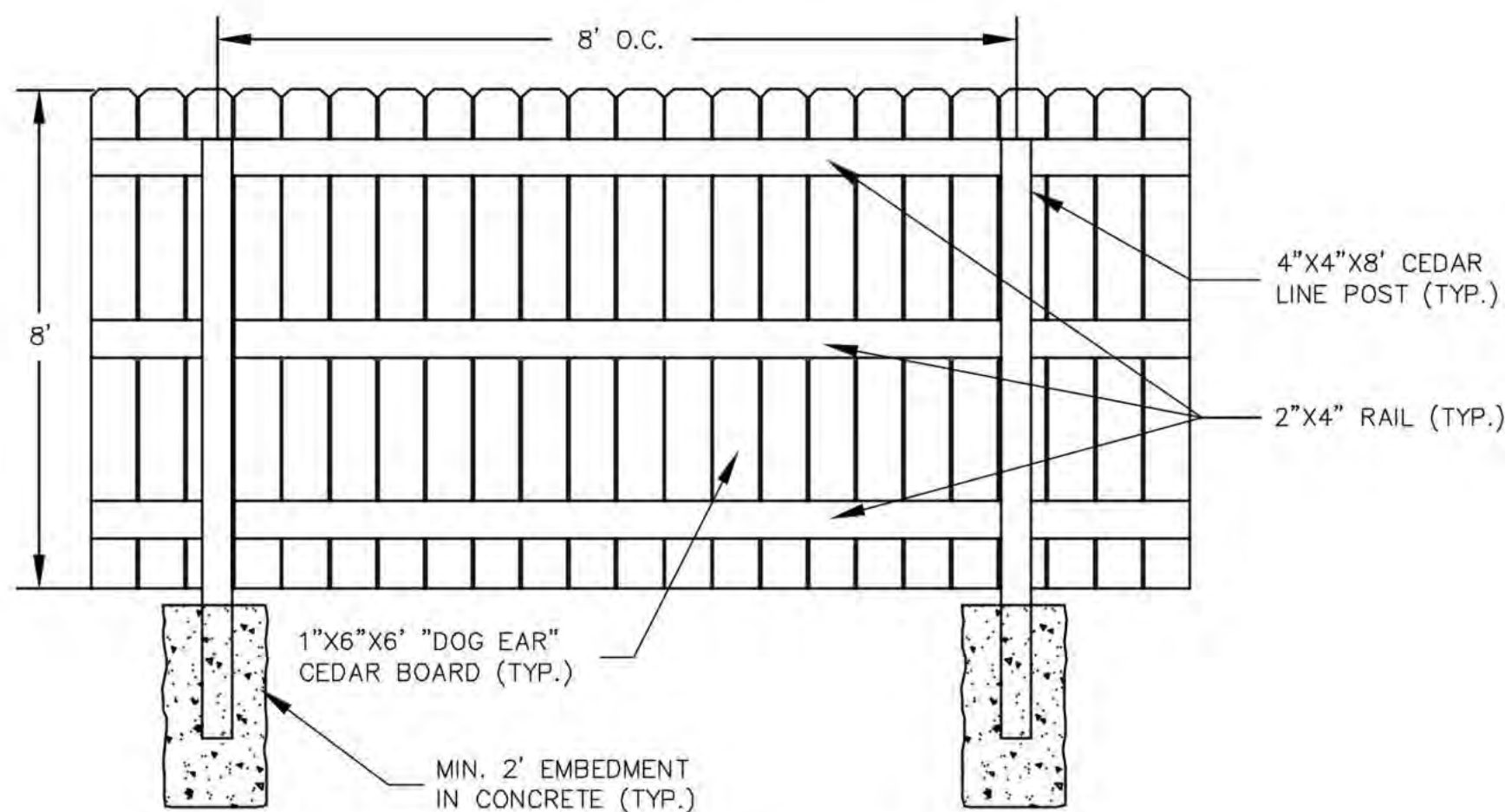
TRASH ENCLOSURE PLAN  
1/4" = 1'-0"



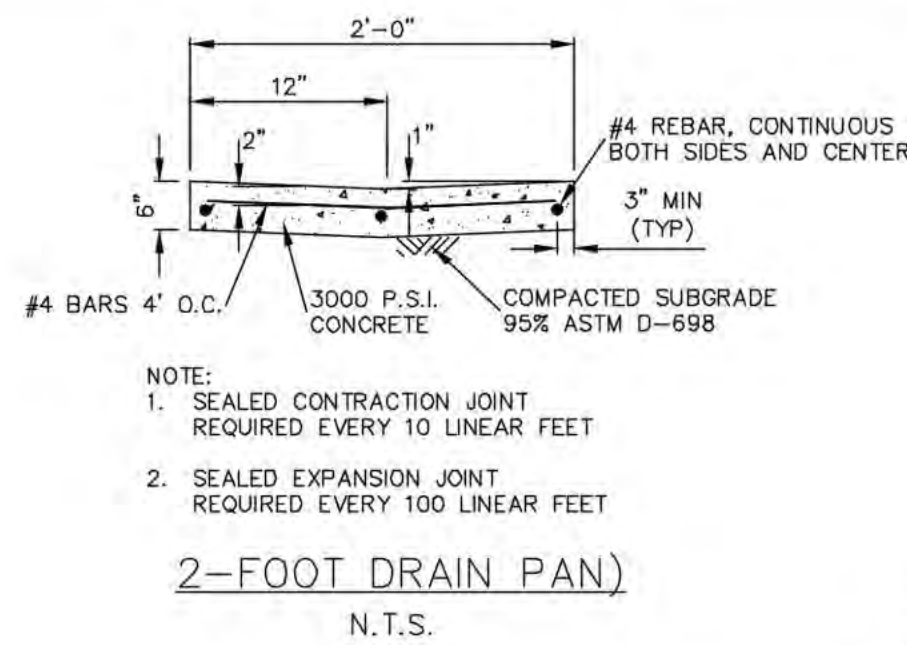
ARGONNE STREET & ANDES WAY SECTION  
LOCAL TYPE 3 (S1.2)  
(TYPICAL)  
N.T.S.



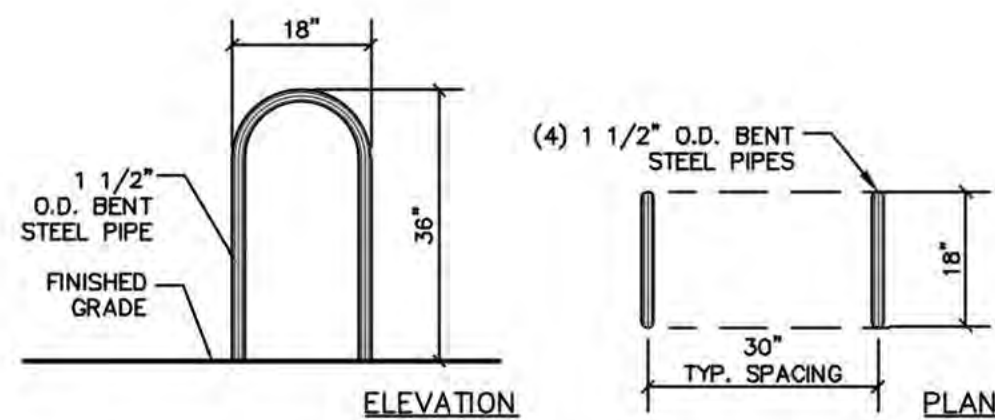
HANDICAPPED PARKING SIGN DETAIL  
N.T.S.



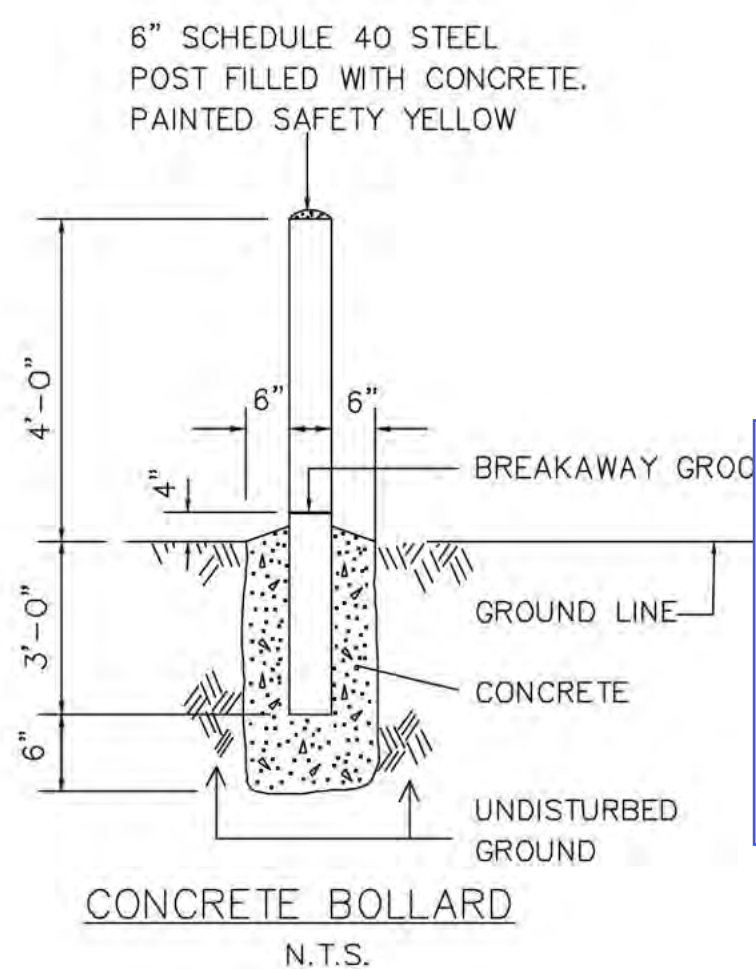
PRIVACY FENCE - INTERIOR VIEW  
N.T.S.



2-FOOT DRAIN PAN  
N.T.S.



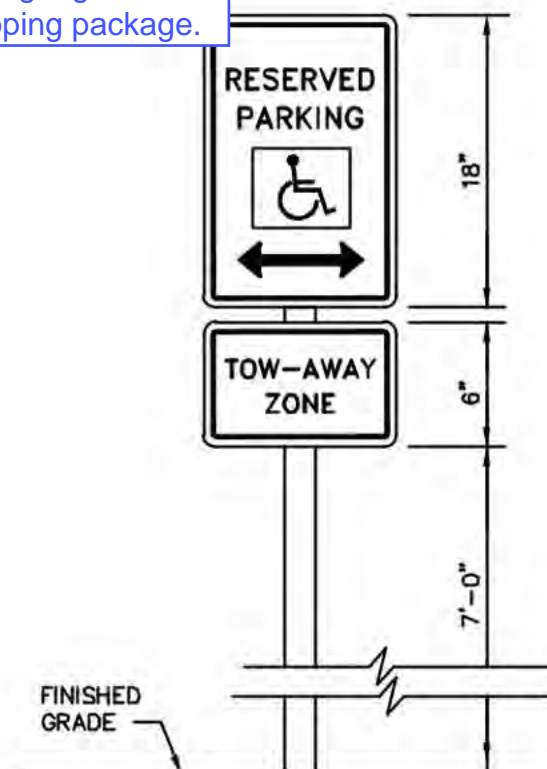
"INVERTED U" BICYCLE RACK  
N.T.S.



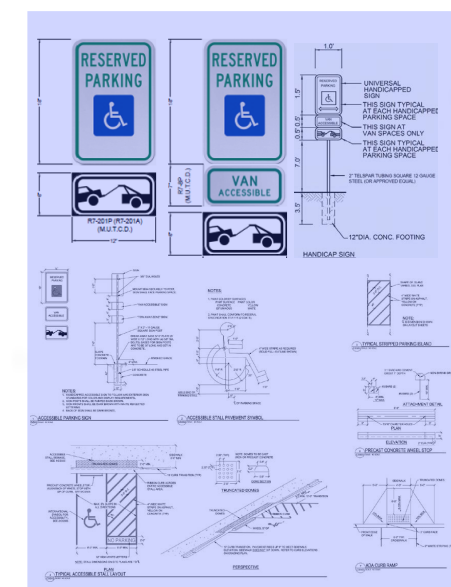
CONCRETE BOLLARD  
N.T.S.



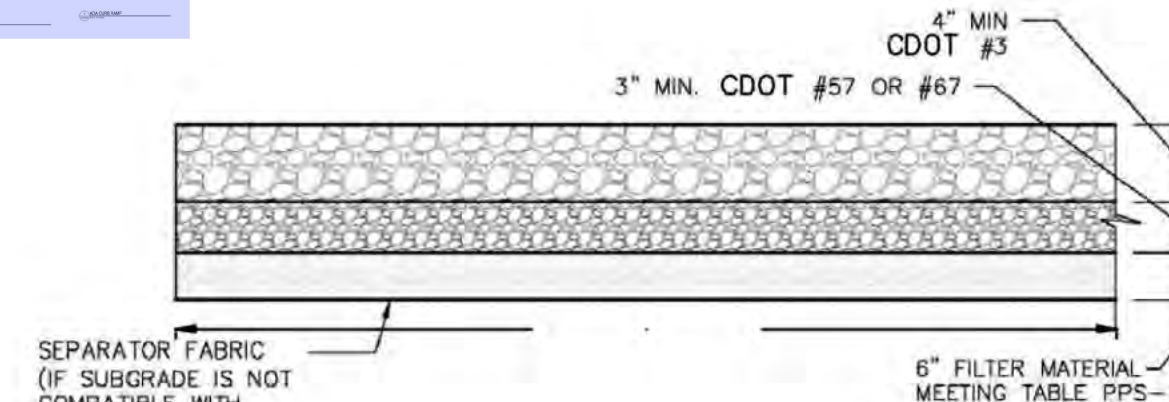
HANDICAPPED PARKING STRIPING  
N.T.S.



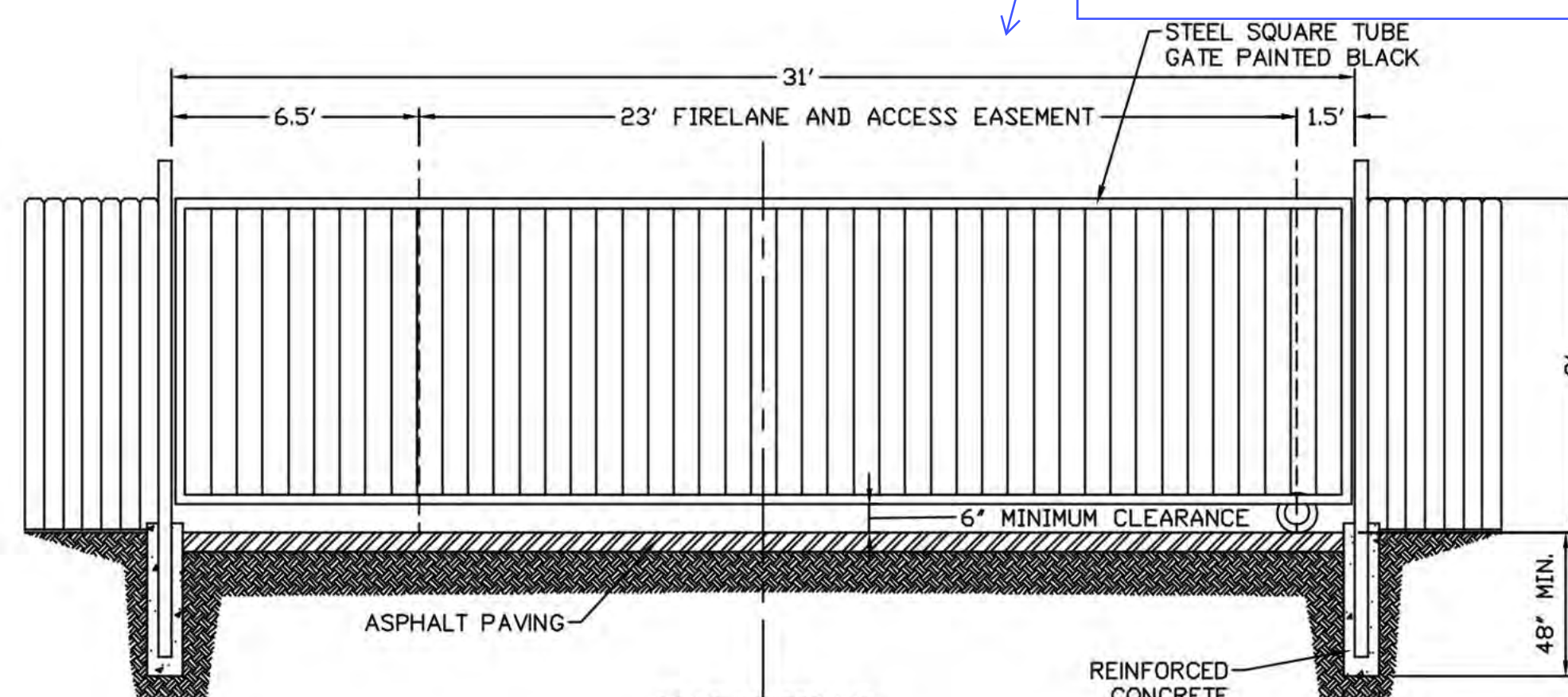
HANDICAPPED PARKING SIGN DETAIL  
N.T.S.



PRIVATE CONCRETE PAN  
N.T.S.



STABILIZED GRAVEL POND ACCESS DETAIL  
N.T.S.



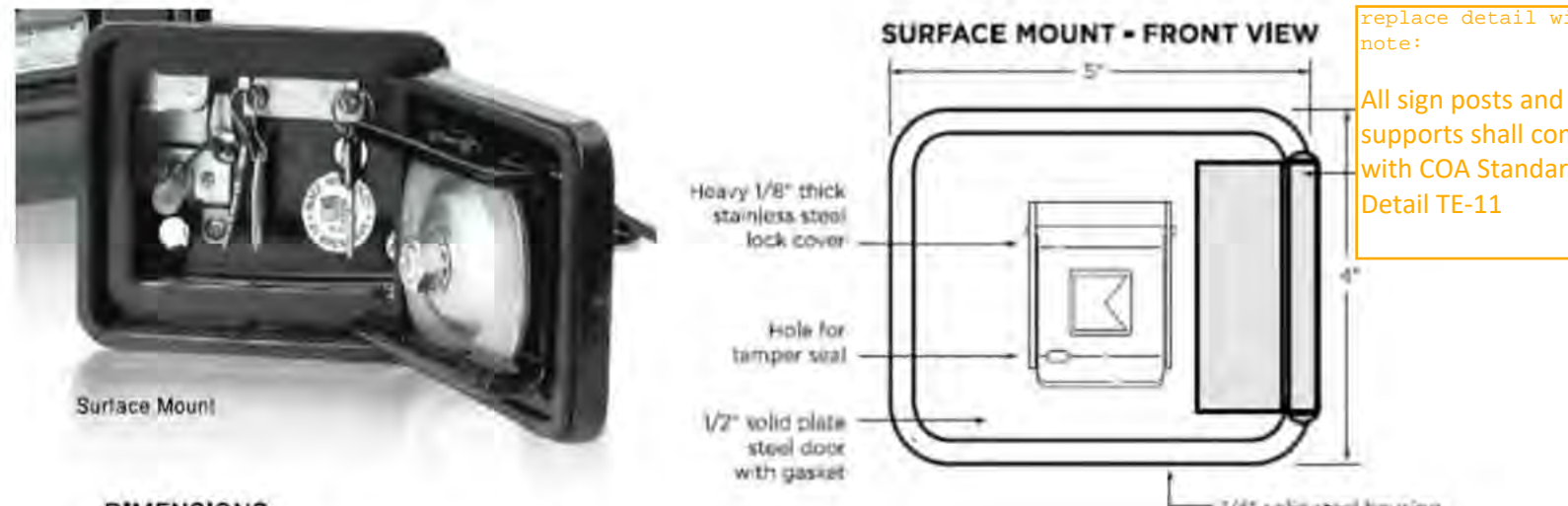
AUTOMATIC GATE DETAIL  
N.T.S.



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.

6" VERTICAL CURB (CATCH PAN)  
(CITY DTL S7.1) N.T.S.

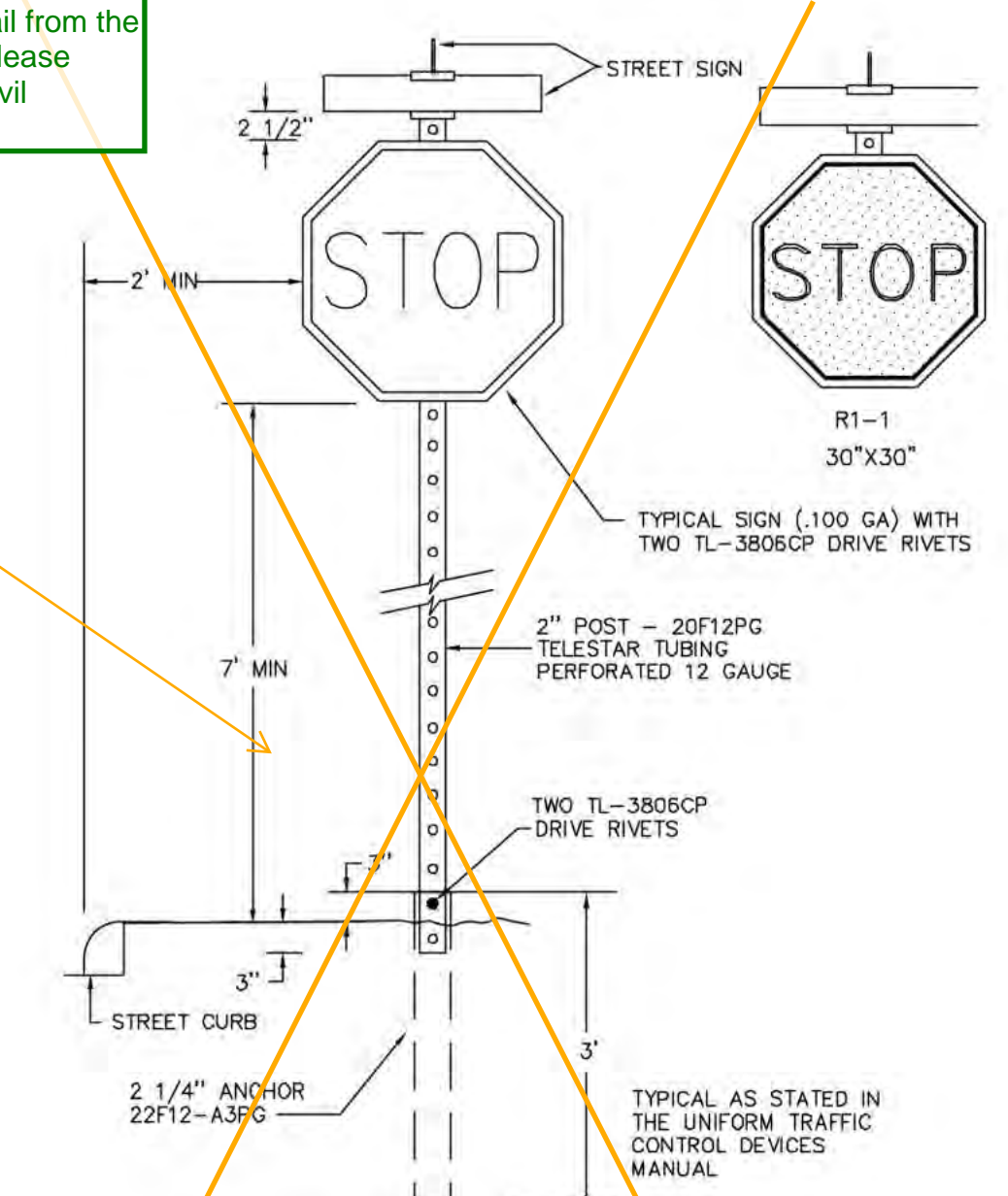
6" VERTICAL CURB (SPILL PAN)  
(CITY DTL S7.1) N.T.S.



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:
    - 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.

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



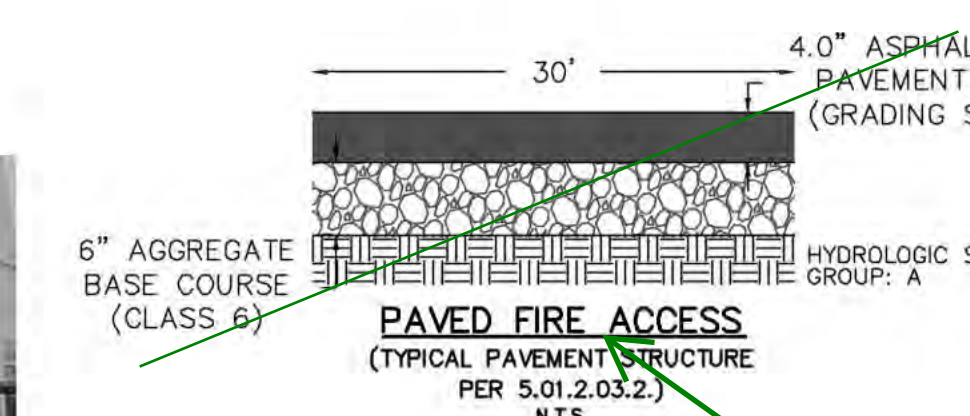
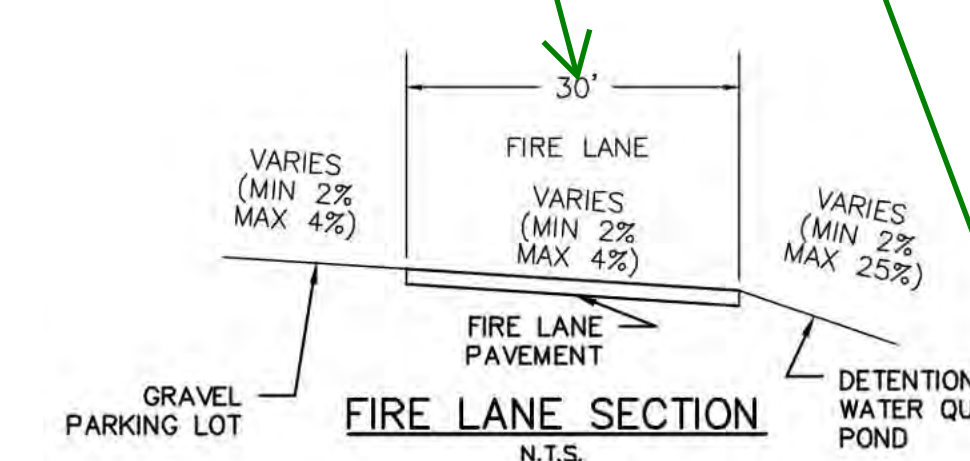
TYPICAL SIGN POLE DETAIL

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

| PAVEMENT SURFACE                 | AREA (SF) | SECTION SPECIFICATIONS  |
|----------------------------------|-----------|---|
| ANDES WAY/ ARGONNE ST. ASPHALT   | 17,102    | AC + AGGREGATE BASE: 5.0" + 8.0" PCC: 6.0"                          |
| FIRELANE AND ADA PARKING ASPHALT | 26,887    | FULL DEPTH ASPHALT: 7.0" AC + AGGREGATE BASE: 5.0" + 8.0" PCC: 6.0" |
| CONCRETE PADS                    | 4,477     | REINFORCED PCC: 10"   |
| SIDEWALK                         | 2,717     | PCC: 6"   |

PAVING SUMMARY

23' Please be consistent with previous sheets

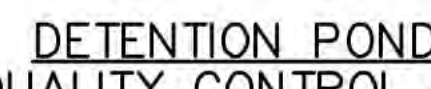
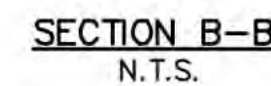
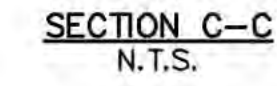
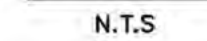


PAVED FIRE ACCESS  
(TYPICAL PAVEMENT STRUCTURE PER 5.01.2.03.2)  
N.T.S.

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.

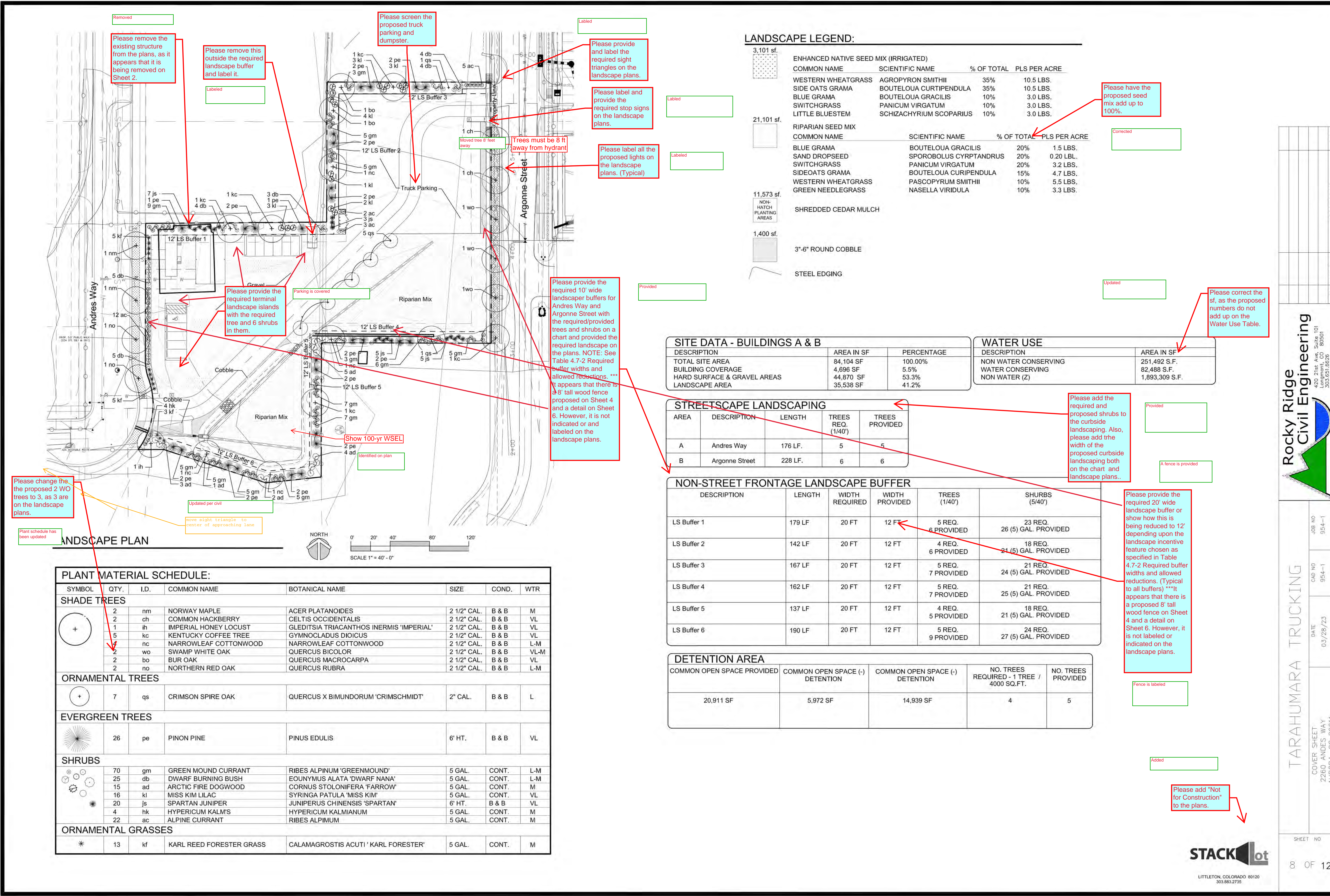
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NOT FOR CONSTRUCTION





END SECTION FOR REINFORCED  
CONCRETE CIRCULAR PIPE





LANDSCAPE LEGEND:

| 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.     |
| 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   | 15%        | 4.7 LBS.     |
| WESTERN WHEATGRASS                   | PASCOPIRUM SMITHII      | 10%        | 5.5 LBS.     |
| GREEN NEEDLEGRASS                    | NASELLA VIRIDULA        | 10%        | 3.3 LBS.     |
| SHREDDED CEDAR MULCH                 |                         |            |              |
| 3"-6" ROUND COBBLE                   |                         |            |              |
| STEEL EDGING                         |                         |            |              |

SITE DATA - BUILDINGS A & B

| DESCRIPTION                 | AREA IN SF | PERCENTAGE |
|-----------------------------|------------|------------|
| TOTAL SITE AREA             | 84,104 SF  | 100.00%    |
| BUILDING COVERAGE           | 4,696 SF   | 5.5%       |
| HARD SURFACE & GRAVEL AREAS | 44,870 SF  | 53.3%      |
| LANDSCAPE AREA              | 35,538 SF  | 41.2%      |

WATER USE

| DESCRIPTION          | AREA IN SF     |
|----------------------|----------------|
| NON WATER CONSERVING | 251,492 S.F.   |
| WATER CONSERVING     | 82,488 S.F.    |
| NON WATER (Z)        | 1,893,309 S.F. |

STREETSCAPE LANDSCAPING

| AREA | DESCRIPTION    | LENGTH  | TREES REQ. (1/40') | TREES PROVIDED |
|------|----------------|---------|--------------------|----------------|
| A    | Andres Way     | 176 LF. | 5                  | 5              |
| B    | Argonne Street | 228 LF. | 6                  | 6              |

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.<br>6 PROVIDED | 23 REQ.<br>26 (5) GAL. PROVIDED |
| LS Buffer 2 | 142 LF | 20 FT          | 12 FT          | 4 REQ.<br>6 PROVIDED | 18 REQ.<br>21 (5) GAL. PROVIDED |
| LS Buffer 3 | 167 LF | 20 FT          | 12 FT          | 5 REQ.<br>7 PROVIDED | 21 REQ.<br>24 (5) GAL. PROVIDED |
| LS Buffer 4 | 162 LF | 20 FT          | 12 FT          | 5 REQ.<br>7 PROVIDED | 21 REQ.<br>25 (5) GAL. PROVIDED |
| LS Buffer 5 | 137 LF | 20 FT          | 12 FT          | 4 REQ.<br>5 PROVIDED | 18 REQ.<br>21 (5) GAL. PROVIDED |
| LS Buffer 6 | 190 LF | 20 FT          | 12 FT          | 5 REQ.<br>9 PROVIDED | 24 REQ.<br>27 (5) GAL. PROVIDED |

DETENTION AREA

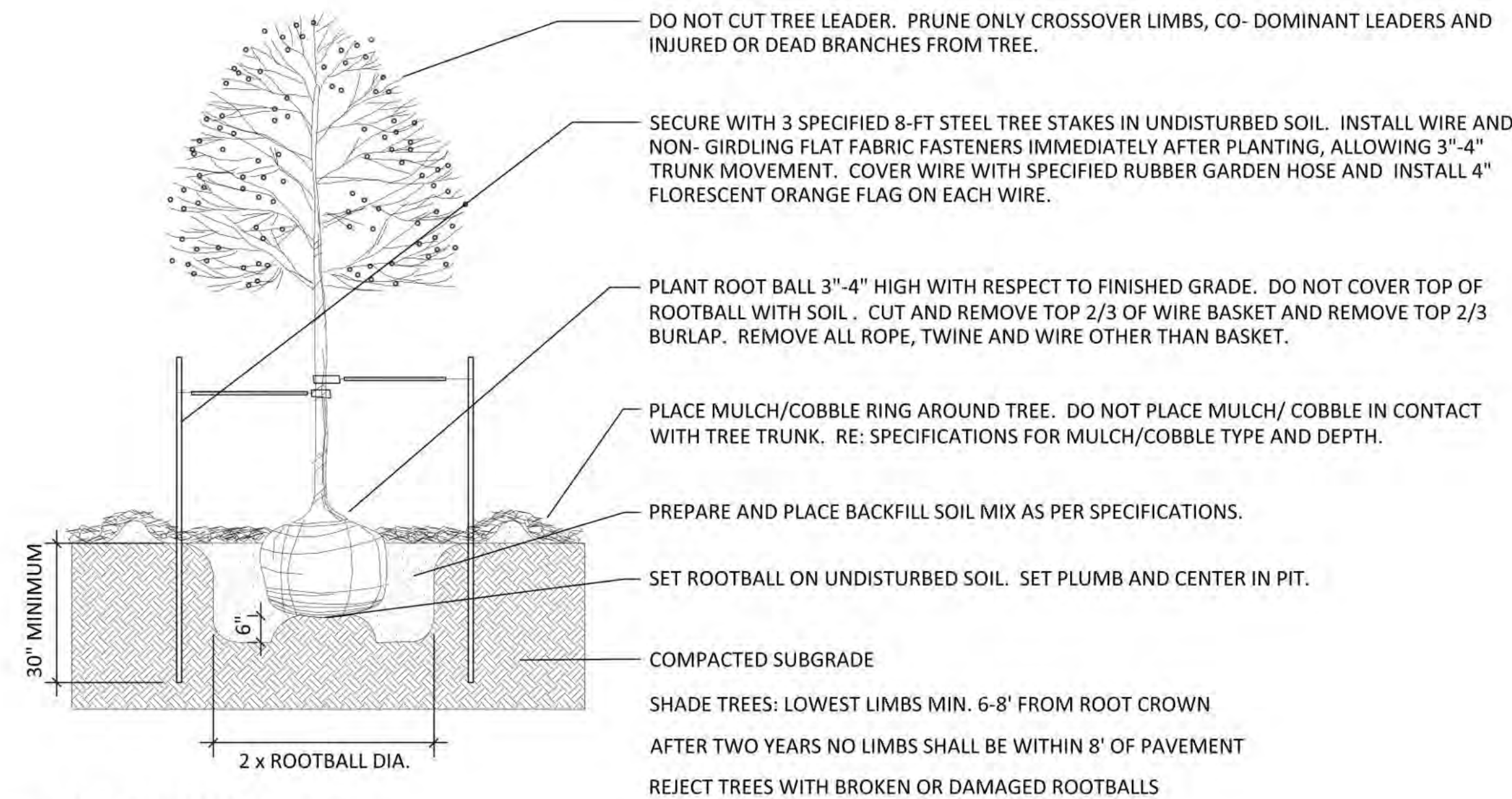
| COMMON OPEN SPACE PROVIDED | COMMON OPEN SPACE (-) DETENTION | COMMON OPEN SPACE (-) DETENTION | NO. TREES REQUIRED - 1 TREE / 4000 SQ.FT. | NO. TREES PROVIDED |
|----------------------------|---------------------------------|---------------------------------|---|--------------------|
| 20,911 SF                  | 5,972 SF                        | 14,939 SF                       | 4   | 5                  |

LANDSCAPE PLAN

PLANT MATERIAL SCHEDULE:

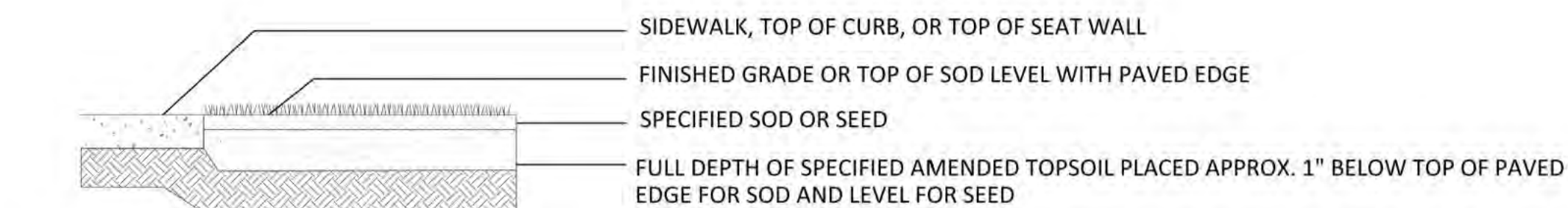
| SYMBOL             | QTY. | I.D. | COMMON NAME              | BOTANICAL NAME                           | SIZE        | COND. | WTR  |
|--------------------|------|------|--------------------------|--|-------------|-------|------|
| SHADE TREES        |      |      |                          |  |             |       |      |
|                    | 2    | nm   | NORWAY MAPLE             | ACER PLATANOIDES                         | 2 1/2" CAL. | B & B | M    |
|                    | 2    | ch   | COMMON HACKBERRY         | CELTIS OCCIDENTALIS                      | 2 1/2" CAL. | B & B | VL   |
|                    | 1    | ih   | IMPERIAL HONEY LOCUST    | GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL' | 2 1/2" CAL. | B & B | VL   |
|                    | 5    | kc   | KENTUCKY COFFEE TREE     | GYMNOCLADUS DIOICUS                      | 2 1/2" CAL. | B & B | VL   |
|                    | 2    | nc   | NARROWLEAF COTTONWOOD    | NARROWLEAF COTTONWOOD                    | 2 1/2" CAL. | B & B | L-M  |
|                    | 2    | wo   | SWAMP WHITE OAK          | QUERCUS BICOLOR                          | 2 1/2" CAL. | B & B | VL-M |
|                    | 2    | bo   | BUR OAK                  | QUERCUS MACROCARPA                       | 2 1/2" CAL. | B & B | VL   |
|                    | 2    | no   | NORTHERN RED OAK         | QUERCUS RUBRA                            | 2 1/2" CAL. | B & B | L-M  |
|                    | 7    | qs   | CRIMSON SPIRE OAK        | QUERCUS X BIMUNDORUM 'CRIMSCHMIDT'       | 2" CAL.     | B & B | L    |
| ORNAMENTAL TREES   |      |      |                          |  |             |       |      |
|                    | 26   | pe   | PINON PINE               | PINUS EDULIS                             | 6' HT.      | B & B | VL   |
| EVERGREEN TREES    |      |      |                          |  |             |       |      |
|                    | 70   | gm   | GREEN MOUND CURRANT      | RIBES ALPINUM 'GREENMOUND'               | 5 GAL.      | CONT. | L-M  |
|                    | 25   | db   | DWARF BURNING BUSH       | EOUNYMUS ALATA 'DWARF NANA'              | 5 GAL.      | CONT. | L-M  |
|                    | 15   | ad   | ARCTIC FIRE DOGWOOD      | CORNUS STOLONIFERA 'FARROW'              | 5 GAL.      | CONT. | M    |
|                    | 16   | kl   | MISS KIM LILAC           | SYRINGA PATULA 'MISS KIM'                | 5 GAL.      | CONT. | VL   |
|                    | 20   | js   | SPARTAN JUNIPER          | JUNIPERUS CHINENSIS 'SPARTAN'            | 6' HT.      | B & B | VL   |
|                    | 4    | hk   | HYPERICUM KALM'S         | HYPERICUM KALMIANUM                      | 5 GAL.      | CONT. | M    |
|                    | 22   | ac   | ALPINE CURRANT           | RIBES ALPINUM                            | 5 GAL.      | CONT. | M    |
|                    | 13   | kf   | KARL REED FORESTER GRASS | CALAMAGROSTIS ACUTI 'KARL FORESTER'      | 5 GAL.      | CONT. | M    |
| ORNAMENTAL GRASSES |      |      |                          |  |             |       |      |



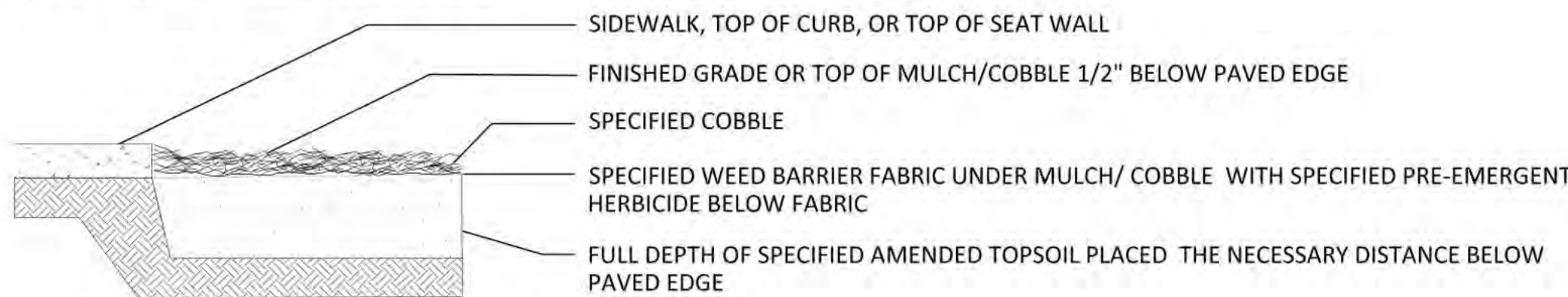


### 1 DECIDUOUS TREE

NOT TO SCALE



### SOD ADJACENT TO WALKS AND CURBS



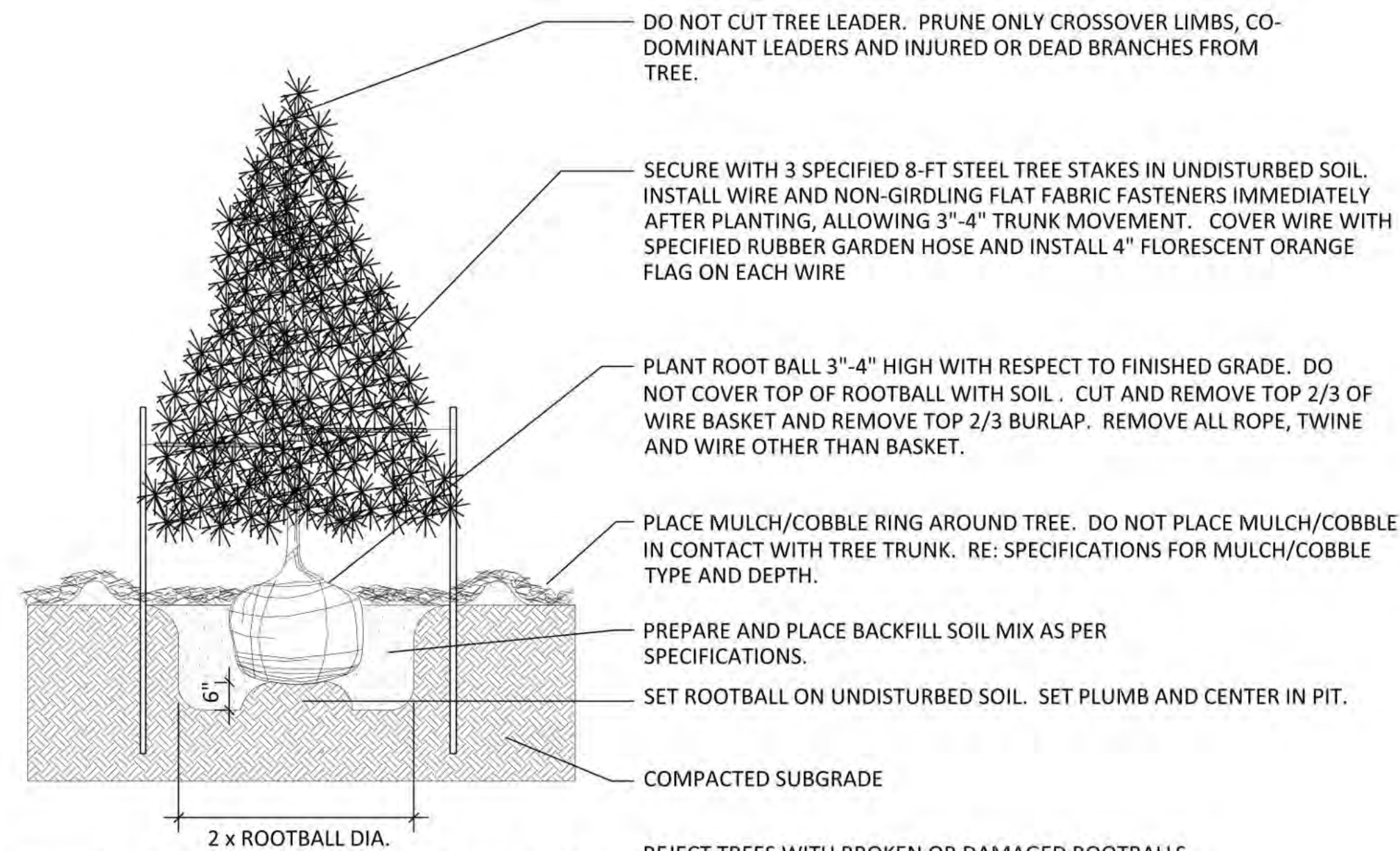
### MULCH ADJACENT TO WALKS AND CURBS



### EDGER

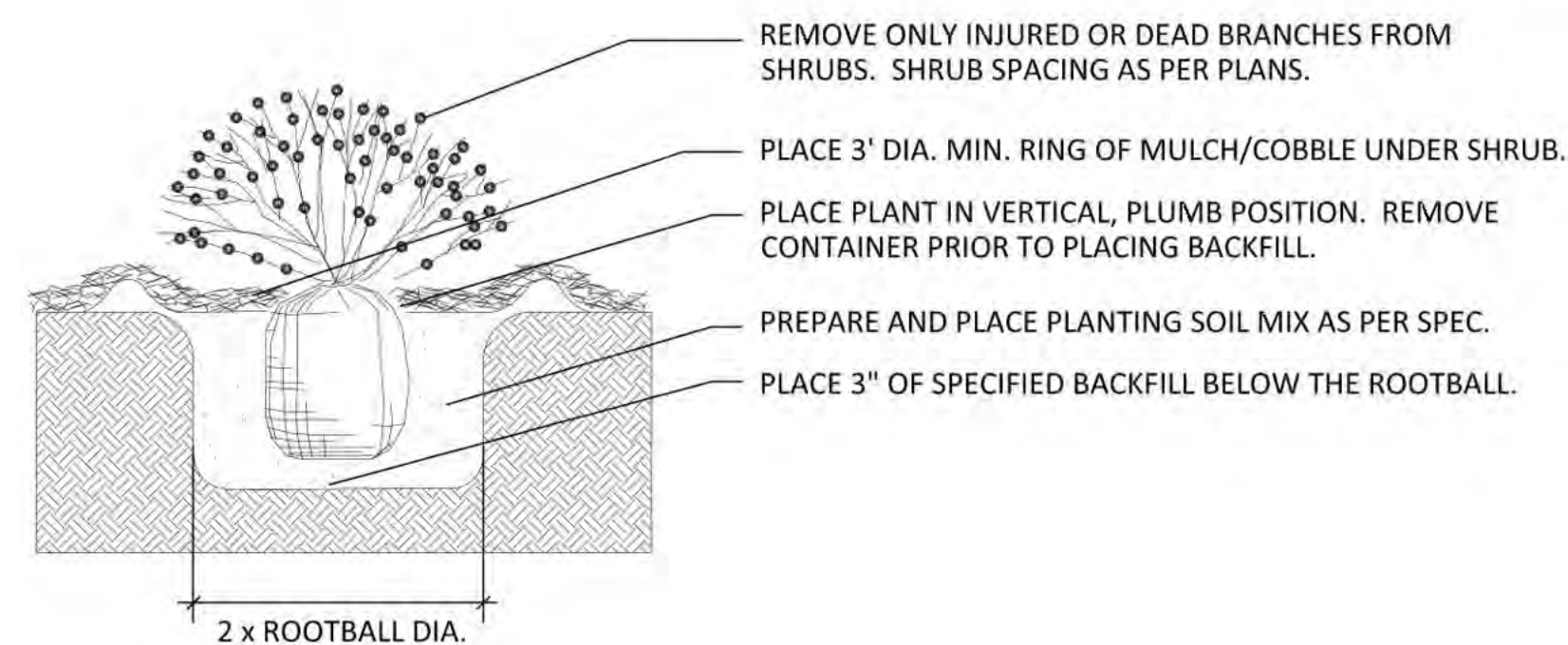
### 3 EDGE TREATMENT

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.

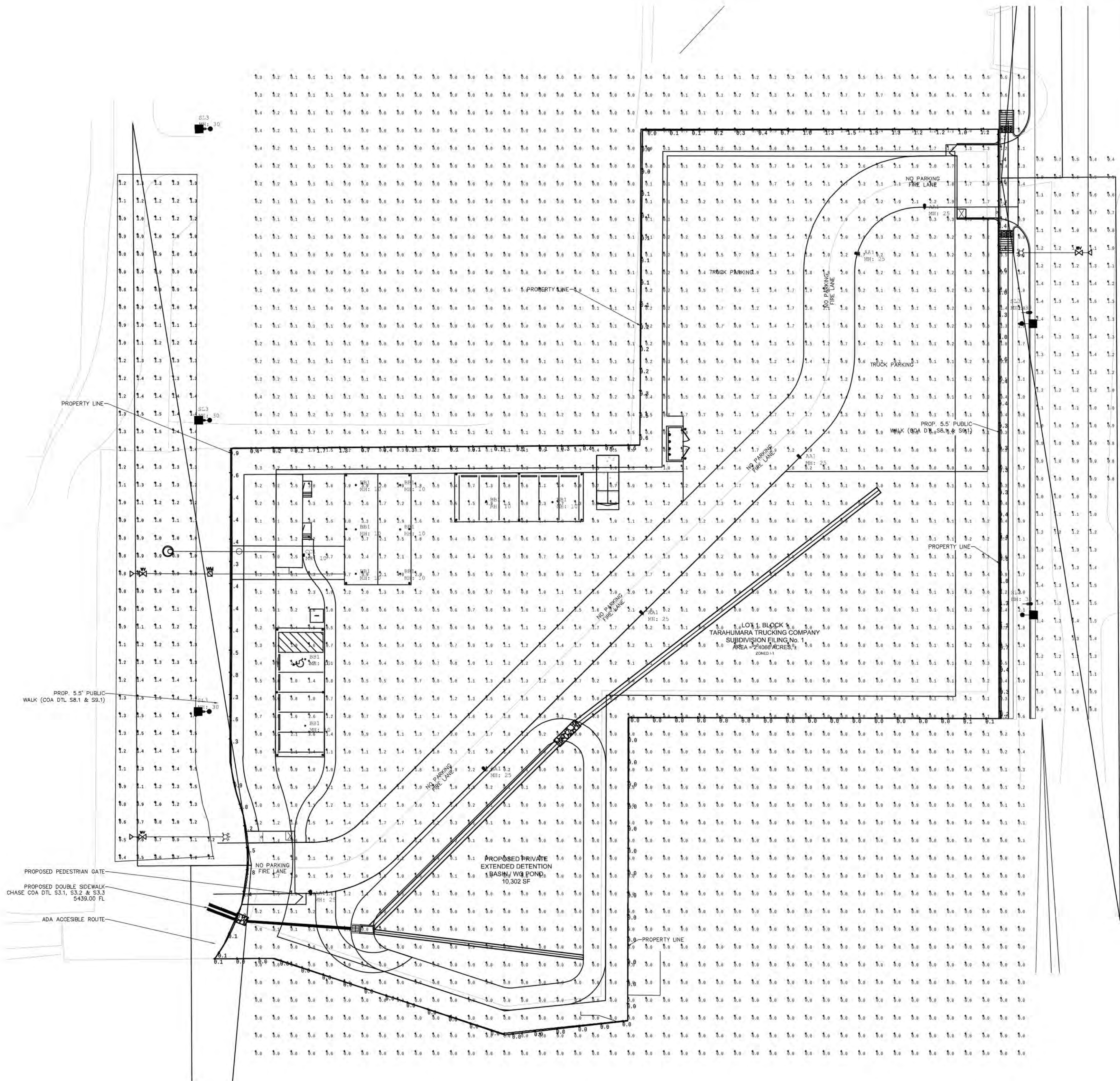
Added

Please add "Not for Construction" to the plans.

STACKlot

LITTLETON, COLORADO 80120  
303.885.2735





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

| CALCULATION STATISTICS |                     |                       |                      |
|------------------------|---------------------|-----------------------|----------------------|
| 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: " |

| CALCULATION SUMMARY   |         |      |     |     |         |         |
|-----------------------|---------|------|-----|-----|---------|---------|
| 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-to-back 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.

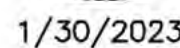
Show the accessible route to the accessible parking by heavy dashed line. Verify minimum 1 foot-candle of illumination along its entire length.

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."



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)

[illegible]

page 3

GLEASON GALLISON LED

OPTIC DISTRIBUTION

Standard

Optics Rotated Left @ 90° (302)

Optics Rotated Right @ 90° (302)

OPTICAL DISTRIBUTIONS

Asymmetric Area Distributions

Asymmetric Rectangular Distributions

Symmetric Distributions

Specialized Distributions

LUMEN MAINTENANCE

| Drive Current | Ambient Temperature | TM-21 Lumen Maintenance (90-100 Hours) | Projected L70 (Hours) |
|---------------|---------------------|--|-----------------------|
| Up to 1A      | Up to 80°C          | > 95%                                  | 416,000               |
| 1.2A          | Up to 40°C          | > 90%                                  | 259,000               |

LUMEN MULTIPLIER

| Ambient Temperature | Lumen Multiplier |
|---------------------|------------------|
| 40°C                | 1.02             |
| 50°C                | 1.01             |
| 25°C                | 1.00             |
| 40°C                | 0.99             |
| 50°C                | 0.97             |

COOPER  
Lighting for everyone

T08000030V  
September 18, 2020 8:18 PM

[illegible]

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**PRELIMINARY**  
THIS DRAWING IS UNCHECKED  
NOT FOR CONSTRUCTION





1/30/2023

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**Rocky Ridge  
Civil Engineering**  
420 21st Ave, Suite 101  
Longmont, CO 80501  
303.651.6626  
[www.rockyridgecivil.com](http://www.rockyridgecivil.com)

TARAHUMARA TRUCKING

PHOTOMETRICS  
2260 ANDES WAY  
AURORA, CO 80011

SHEET NO

12 OF 12

**PRELIMINARY**  
THIS DRAWING IS UNCHECKED  
NOT FOR CONSTRUCTION

| McGraw-Edison               |                 |          |          | Impact Elite LED Series      |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |      |
|-----------------------------|-----------------|----------|----------|------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|------|
| Energy and Performance Data |                 |          |          | View Impact Elite LED Series |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |      |
| LED Performance             |                 |          |          | 100W                         |          |          |          | 150W     |          |          |          | 200W     |          |          |          | 300W     |          |          |          | 400W     |          |          |          |      |
| Drive Current (mA)          | 300             | 400      | 500      | 300                          | 400      | 500      | 600      | 300      | 400      | 500      | 600      | 300      | 400      | 500      | 600      | 300      | 400      | 500      | 600      | 300      | 400      | 500      | 600      |      |
| Power (Watts)               | 120-127V        |          |          |                              |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |      |
| Power (Watts)               | 120             | 131      | 154      | 142                          | 164      | 186      | 210      | 120      | 131      | 154      | 176      | 120      | 131      | 154      | 176      | 120      | 131      | 154      | 176      | 120      | 131      | 154      | 176      |      |
| Power (Watts)               | 277V            | 6.06     | 6.76     | 8.20                         | 6.17     | 6.77     | 8.20     | 6.06     | 6.76     | 8.20     | 9.64     | 6.06     | 6.76     | 8.20     | 9.64     | 6.06     | 6.76     | 8.20     | 9.64     | 6.06     | 6.76     | 8.20     | 9.64     |      |
| Current (Amps)              | 347V or 480V    | 29.3     | 33.7     | 36.6                         | 43.8     | 48.9     | 56.7     | 70.1     | 29.3     | 33.7     | 36.6     | 43.8     | 48.9     | 56.7     | 70.1     | 29.3     | 33.7     | 36.6     | 43.8     | 48.9     | 56.7     | 70.1     | 83.4     |      |
| Current (Amps)              | 247V            | 6.07     | 6.68     | 6.11                         | 6.16     | 6.18     | 6.18     | 6.21     | 6.27     | 6.27     | 6.28     | 6.31     | 6.31     | 6.31     | 6.31     | 6.31     | 6.31     | 6.31     | 6.31     | 6.31     | 6.31     | 6.31     | 6.31     |      |
| Current (Amps)              | 480V            | 0.06     | 0.06     | 0.06                         | 0.13     | 0.13     | 0.13     | 0.13     | 0.13     | 0.13     | 0.13     | 0.13     | 0.13     | 0.13     | 0.13     | 0.13     | 0.13     | 0.13     | 0.13     | 0.13     | 0.13     | 0.13     | 0.13     |      |
| T12                         |                 |          |          |                              |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |      |
| T12                         | Lumens          | 2,892    | 3,880    | 4,615                        | 5,719    | 7,231    | 7,885    | 9,772    | 8,478    | 4,615    | 5,719    | 7,231    | 7,885    | 9,772    | 8,478    | 4,615    | 5,719    | 7,231    | 7,885    | 9,772    | 8,478    | 4,615    | 5,719    |      |
|                             | Beam Spread     | 81-10-11 | 81-10-11 | 81-10-11                     | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 |      |
| T12                         | Lumens Per Watt | 139      | 138      | 135                          | 138      | 134      | 134      | 135      | 138      | 137      | 134      | 137      | 134      | 137      | 132      | 139      | 139      | 138      | 135      | 138      | 137      | 134      | 137      | 132  |
|                             | Beam Spread     | 27.9     | 24.9     | 23.9                         | 23.9     | 23.9     | 23.9     | 23.9     | 23.9     | 23.9     | 23.9     | 23.9     | 23.9     | 23.9     | 23.9     | 23.9     | 23.9     | 23.9     | 23.9     | 23.9     | 23.9     | 23.9     | 23.9     | 23.9 |
| T12                         | Beam Spread     | 81-10-11 | 81-10-11 | 81-10-11                     | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 | 81-10-11 |      |
|                             | Lumens Per Watt | 138      | 137      | 134                          | 137      | 139      | 139      | 136      | 136      | 136      | 132      | 135      | 132      | 135      | 132      | 137      | 137      | 136      | 133      | 136      | 135      | 132      | 137      | 132  |
| T16T                        | Lumens          | 2,791    | 3,846    | 4,534                        | 5,671    | 7,099    | 7,753    | 9,702    | 8,402    | 4,534    | 5,671    | 7,099    | 7,753    | 9,702    | 8,402    | 4,534    | 5,671    | 7,099    | 7,753    | 9,702    | 8,402    | 4,534    | 5,671    |      |

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|                    |                       |             |
|--------------------|-----------------------|-------------|
| <b>Catalog #</b>   | IST-SA1B-730-U-T4W-AP | <b>Type</b> |
| <b>Project</b>     | TARAHUMARA            | <b>CC1</b>  |
| <b>Comments</b>    | ---                   | <b>Date</b> |
| <b>Prepared by</b> | ILLUMINATION SYSTEMS  | 03/28/2023  |



## McGraw-Edison

### Impact Elite LED

Wall Mount Luminaire

#### Interactive Menu

- Ordering Information [page 2](#)
- Product Specification [page 2](#)
- Energy and Performance Data [page 3](#)
- Control Options [page 4](#)

#### Product Certifications







#### Quick Facts

- 15 Optical Distinctions
- Lumen packages range from 2,459 to 11,480 (20W - 95W)
- Efficacy up to 149 lumens per watt

#### Connected Systems

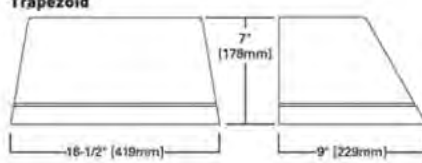
- WaveLux
- Enlighted

#### Dimensional Details

**Cylinder**



**Trapzoid**



**Quarter Sphere**



**Wedge**



**Hook - n- Lock**



**NOTES:**  
1. See Specified for details and material only.



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# Streetwork

**Type:**

**Date:**

**03/28/2023**

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## DESCRIPTION

The Archcon™ Medium LED roadway luminaire delivers all the performance benefits of the latest Cooper Lighting Solutions LED platform and technologies with a modern, yet familiar cabrohead design. This discrete LED architecture with the patented, highly-efficient Aqualite Opto™ system, provides uniform and even connoisseur illumination for municipal streets and highways. All custom features include single latch tool-less entry, lifetime testing surge protection options and superior lumen maintenance and performance, all in an economical design. Available in 5 standard lumen packages per optic.

## SPECIFICATION FEATURES

### Construction

Heavy-duty die-cast aluminum housing and door. Tool-less entry, latched removable door for easy access to terminal block, mounting bolts, and optional surge module. 3G vibration rated.

### Optics

Choice of four patented, high-efficiency Aqualite LED Optics - available in Type R, IV, V, and Vagare while the optics are precisely designed to shape the distribution maximizing efficiency and application spacing. Offered standard in 4000K (C), 5700 CCT and minimum 70 CRI. Optional 2700K (D) CRI, 5000K (E) CRI, and 5000K (F) CRI are available. For the ultimate level of light control and glare control, an optional house side shield can be added or factory installed. The house side shield is designed to seamlessly integrate with the

TFR, T3, and TW4V optics. Optics are IP66 enclosed optics.

### Electrical

120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Standard 0-10V dimming with 0W/3VA and 10W/4VA common- and differential-mode surge protection available. Thermal management transfers heat away from the LED source for optimal efficiency, light output and lumen maintenance. Ambient operating temperature from -40°C to +40°C. 50°F HA, high ambient, capable poleability. Standard universal tunnel type compression terminal block. Greater than 90% lumen maintenance expected at 50,000 hours.

### Mounting

Standard four-bolt-two-hole splitter with cast-in pipe stop and 2.5° leveling steps, and door

|                    |  |
|--------------------|--|
| <b>Catalog #</b>   | ARCH-M40-48-130-D-U-T3   |
| <b>Part #</b>      | AR-F730  |
| <b>Project</b>     | TARANAHUMARA   |
| <b>Customer</b>    | HAWAII   |
| <b>Prepared by</b> | ILLUMINATION SYSTEMS<br><small>© 2023 ILLUMINATION SYSTEMS</small> |

**tether.** Fixed-in-place bird guard seals around 1-3/4" to 2" (1-5/8" to 3-3/8" O.D.) incoming arms. Optional 1" pole mount arm available with round pole adapter and mounting hardware included.

### Finish

Housing and cast parts finished in five stage super TGSC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Consult your lighting representative at Cooper Lighting Solutions for a complete selection of standard colors.

### Warranty

Standard five-year warranty. Optional ten year warranty, please see your Cooper Lighting Solutions Representative for more information.

## OPTIONAL ARM

### 1" Straight Arm

### Adjustable Streetlight Offset Arms

## ENERGY DATA

Recessed LED Driver  
IP66 Rated Optic  
0% Variation Ratio  
ESG III  
One-to-One Conversion / Qualified Parts  
Data by Approval 1000K CUL and  
more info

### ENERGY DATA

- Power Factor > .99
- THD < 14%
- 120-277V 50/60Hz
- 40°C Maximum Temperature Rating
- 40°C Ambient Temperature Rating

## EPA

Photopic Projected Area (Plg.): 0.1

## SHIPPING DATA

Approximate Net Weight:  
10 lbs. (4.5 kg)

Cooper Lighting Solutions

[www.cooperlighting.org](http://www.cooperlighting.org)

TODAY'S DATE

Sepember 30, 2023