

BENCHMARK DATA

LOCATED AND HELD THE PUBLISHED CITY OF AURORA ELEVATION AT COA BM 13-18A WITH A NAVD 88 ELEVATION OF 5440.91 CHECKED TO CITY OF AURORA BM 30 AT 0.10'

COA BM 13 DESCRIPTION: LOCATED APPROXIMATELY 360 FEET SOUTH OF THE INTERSECTION OF I-70 AND TOWER ROAD AND APPROXIMATELY 800' NORTH OF THE INTERSECTION.

COA BM 30 DESCRIPTION: LOCATED APPROXIMATELY 640 FEET WEST OF THE INTERSECTION OF SMITH ROAD AND TOWER ROAD AND THE NORTH SIDE OF SMITH ROAD.

BASIS OF BEARING

SOUTH LINE OF THE SE 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., WITH A PUBLISHED BEARING OF NORTH 89°40'01" EAST.

LEGAL DESCRIPTION

LOT 1, BLOCK 1, TIMBERLINE SUBDIVISION FILING ONE, RECORDED AT RECEPTION NUMBER B011092, COUNTY OF ADAMS, STATE OF COLORADO

SITE DATA

SITE AREA: 4.80± AC (209,051 SF)  
OWNER: AMERICAN BUILDERS & CONTRACTORS SUPPLY CO INC  
LAND USE CLASSIFICATION: OFFICE SPACE, HOME BUILDING SUPPLIES  
ZONING CLASSIFICATION: I-1 - BUSINESS/TECH DISTRICT  
LOCAL JURISDICTION: AURORA, CO  
APN: 0182128001001  
ADDRESS: 2801 TOWER RD

NOTE

- SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE PROJECT SPECIFICATIONS AND CITY OF AURORA STANDARDS WHICH ARE HEREBY REFERENCED AS PART OF THESE PLANS.
- THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON THE SURVEY PREPARED BY RIDGETOP ENGINEERING & SURVEYING DATED 05/24/2022. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- CAUTION - NOTICE TO CONTRACTOR**  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL RESTRICT WORKING HOURS TO BETWEEN 7:00 AM AND 6:00 PM ON NORMAL CITY OF GREELEY BUSINESS DAYS UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE CITY.

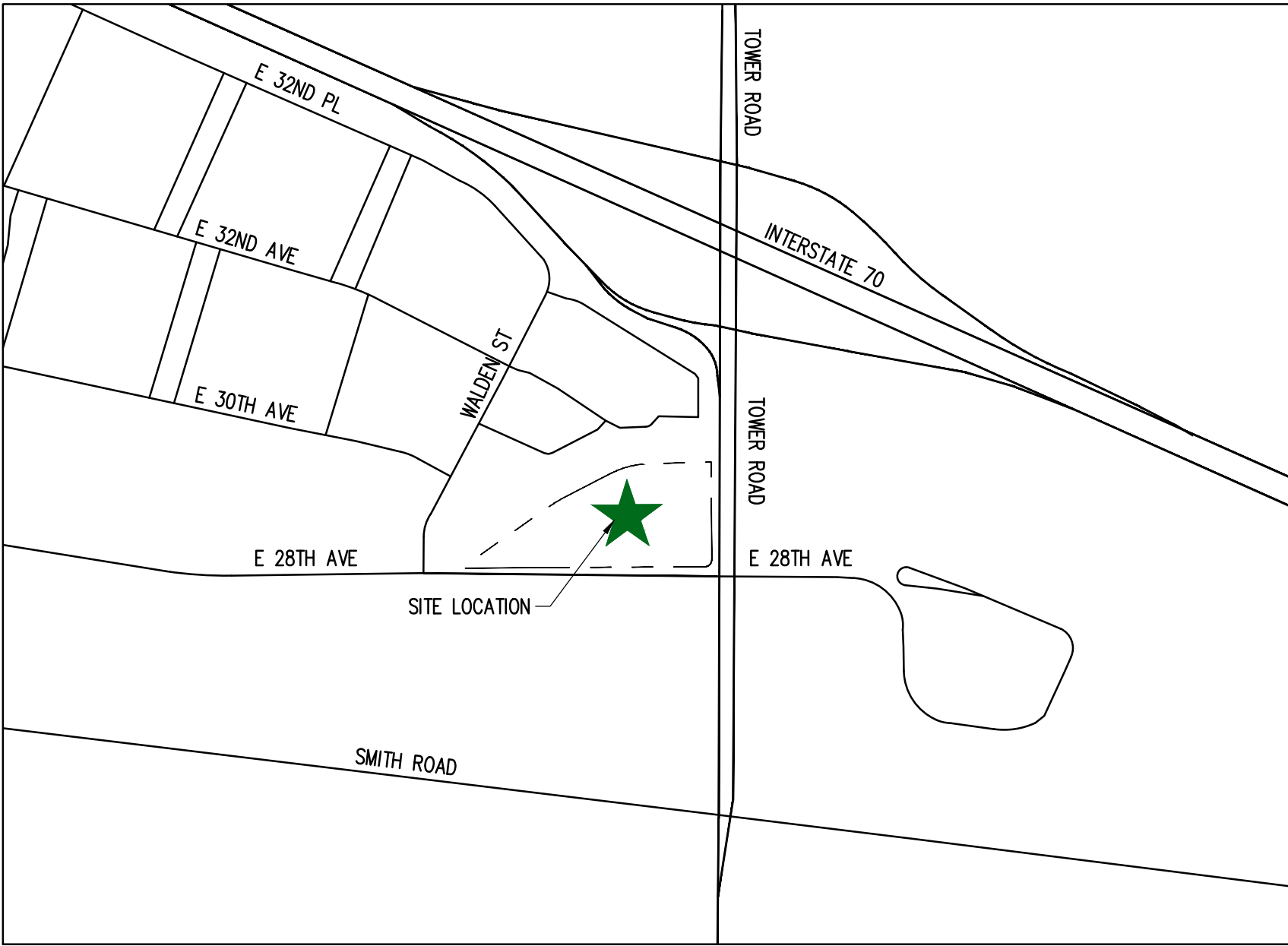
SITE PLAN NOTES

- 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 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2017. (NOTE TO APPLICANT: PLEASE SEE EXHIBIT B8 UNDER THE DEVELOPMENT/DESIGN STANDARDS SECTION OF THIS GUIDEBOOK FOR ITEMS TO BE SHOWN ON A SITE PLAN).
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO THE ISSUANCE OF THE FINAL MULTI-FAMILY CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES. 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 RIGHT-OF-WAY AT ANY TIME 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 126, ARTICLE VII-NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBTSTRUCTED 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 EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCRDROACH INTO ANY EASEMENT OR FIRE LANE.
- THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT AN IMPLEMENTATION PLAN DEFINING THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH AMANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONALSTANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITYFOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ANSI A117.1 - 1998. OWNER OF PROPERTY FOR THE ABOVE PERMIT:
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA 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.

SITE PLAN AMENDMENT FOR

TIMBERLAND SUBDIVISION FILING NO. 1

SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP

1" = 500'

SITE DATA

LAND AREA WITHIN PROPERTY LINES	4.799 AC. ± 209,051 SF
NUMBER OF BUILDINGS	1
MAXIMUM BUILDING HEIGHT	EXISTING (NO CHANGE)
BUILDING SQUARE FOOTAGE (PER BLDG)	±25,855 SF
BUILDING CONSTRUCTION TYPE	EXISTING (NO CHANGE)
BUILDING OCCUPANCY GROUP	EXISTING (NO CHANGE)
BUILDING SPRINKLERED/NON-SPRINKLERED	EXISTING (NO CHANGE)
BUILDING HEIGHT	30' MAX
TOTAL BUILDING COVERAGE AND GFA	±25,855 (12.37%)
PROPOSED HARD SURFACE AREA	3,197 AC ± 139,240 SF(66.61%)
PROPOSED LANDSCAPE AREA	1,009 AC ± 43,956 SF(21.02%)
SIDEWALKS AND PATIOS	N/A
PRESENT ZONING CLASSIFICATION	I-1
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	N/A
PROPOSED MONUMENT SIGN	N/A
PROPOSED MONUMENT SIGN AREA	N/A
PARKING SPACES REQUIRED	30
BIKE PARKING REQUIRED	N/A
BIKE PARKING PROVIDED	N/A
PARKING SPACES PROVIDED	40 STALLS
ACCESSIBLE SPACES REQUIRED	2 STALLS
ACCESSIBLE SPACES PROVIDED	4 STALLS
VAN ACCESSIBLE SPACES PROVIDED	0 STALLS
TOTAL ACCESSIBLE SPACES PROVIDED	4 STALLS
LOADING SPACES REQUIRED	N/A
LOADING SPACES PROVIDED	N/A

PROJECT CONTACTS:

**CIVIL ENGINEER**  
RIDGETOP ENGINEERING  
541 E. GARDEN DRIVE, UNIT N  
WINDSOR, CO 80550  
(970) 663-4552  
CONTACT: MIKE BEACH, P.E.

**SURVEYOR**  
RIDGETOP ENGINEERING  
541 E. GARDEN DRIVE, UNIT N  
WINDSOR, CO 80550  
(970) 663-4552  
CONTACT: MICHAEL LANG

**LANDSCAPE ARCHITECT**  
PLANSAPES  
980 NORWAY MAPLE DR.  
LOVELAND, CO 80538  
(970) 988-5301  
CONTACT: ROB MOLLOY, PLA, ASLA

**OWNER**  
ABC SUPPLY CO INC  
2151 E. BROADWAY ROAD  
STE 115, TEMPE AZ 85282  
CONTACT: ANTHONY HINRICH  
ANTHONY.HINRICHS@ABCSUPPLY.COM

NOTE:  
CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.



Know what's below.  
Call before you dig.

DRAWING INDEX

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SIGNATURE BLOCK

SITE PLAN FOR AURORA ABC SUPPLY CO. INC.  
(OFFICIAL PROJECT NAME)

LEGAL DESCRIPTION: ABC AURORA

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 ET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, ABC SUPPLY CO. INC. HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. \_\_\_\_\_

BY: ABC SUPPLY CO. INC.  
ITS: WEST REGION CONSTRUCTION MANAGER

BY: \_\_\_\_\_  
NAME: TONY HINRICHS  
TITLE: AUTHORIZED REPRESENTATIVE

SEATE OF COLORADO \_\_\_\_\_ )SS  
COUNTY OF \_\_\_\_\_ )

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

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

NOTARY  
SEAL

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

CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_

DATABASE APPROVAL DATE: \_\_\_\_\_

**RECORDER'S CERTIFICATE:**  
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_  
COLORADO AT \_\_\_\_\_

CLERK AND RECORDER: \_\_\_\_\_

AMENDMENTS

LOGO



SEAL

PROJECT TITLE

AURORA ABC  
SUPPLY CO. SITE  
PLAN AMENDMENT

2801 TOWER ROAD  
AURORA, CO 80011

PREPARED FOR

ABC SUPPLY CO. INC.

2151 E. BROADWAY RD  
STE 115, TEMPE AZ  
85282

SUBMITTAL

SITE PLAN

DRAWN BY: KNW

CHECKED BY: MRB

PROJECT NO.: 24-270-002

REVISIONS

DATE

09/04/2024

SHEET TITLE

COVER SHEET

SHEET INFORMATION

1 of 12

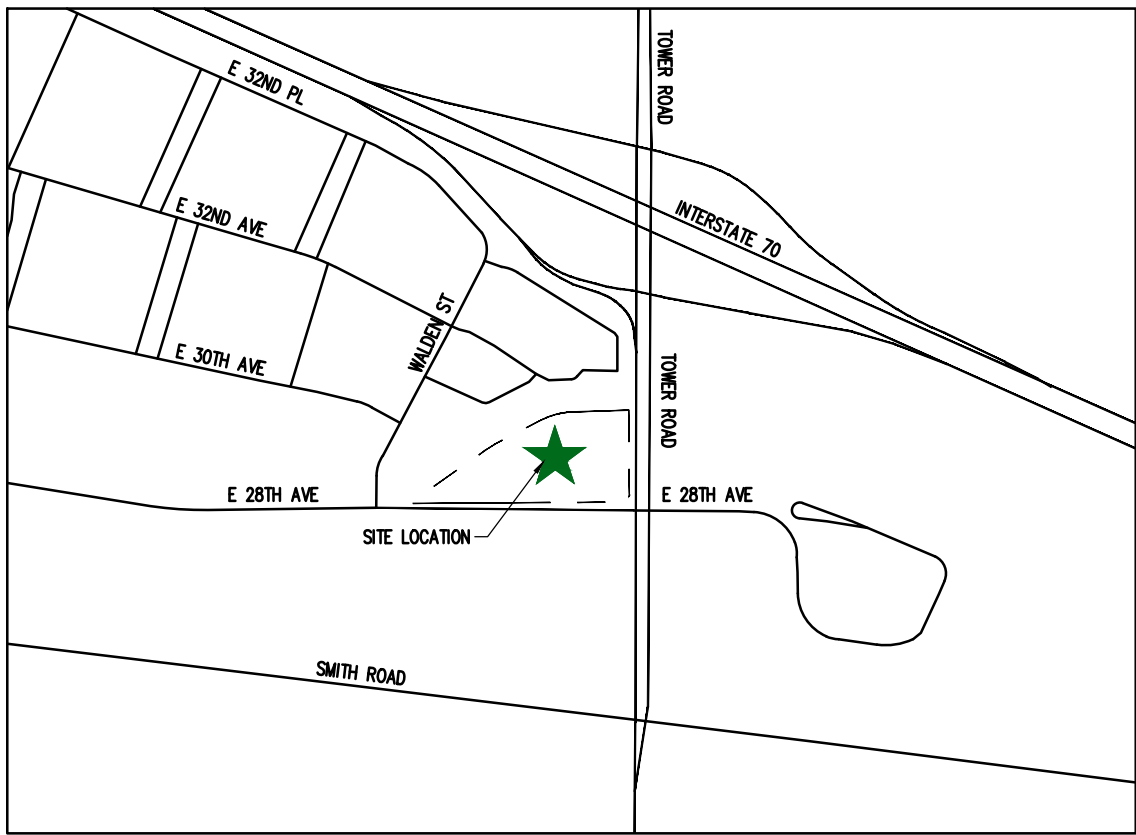
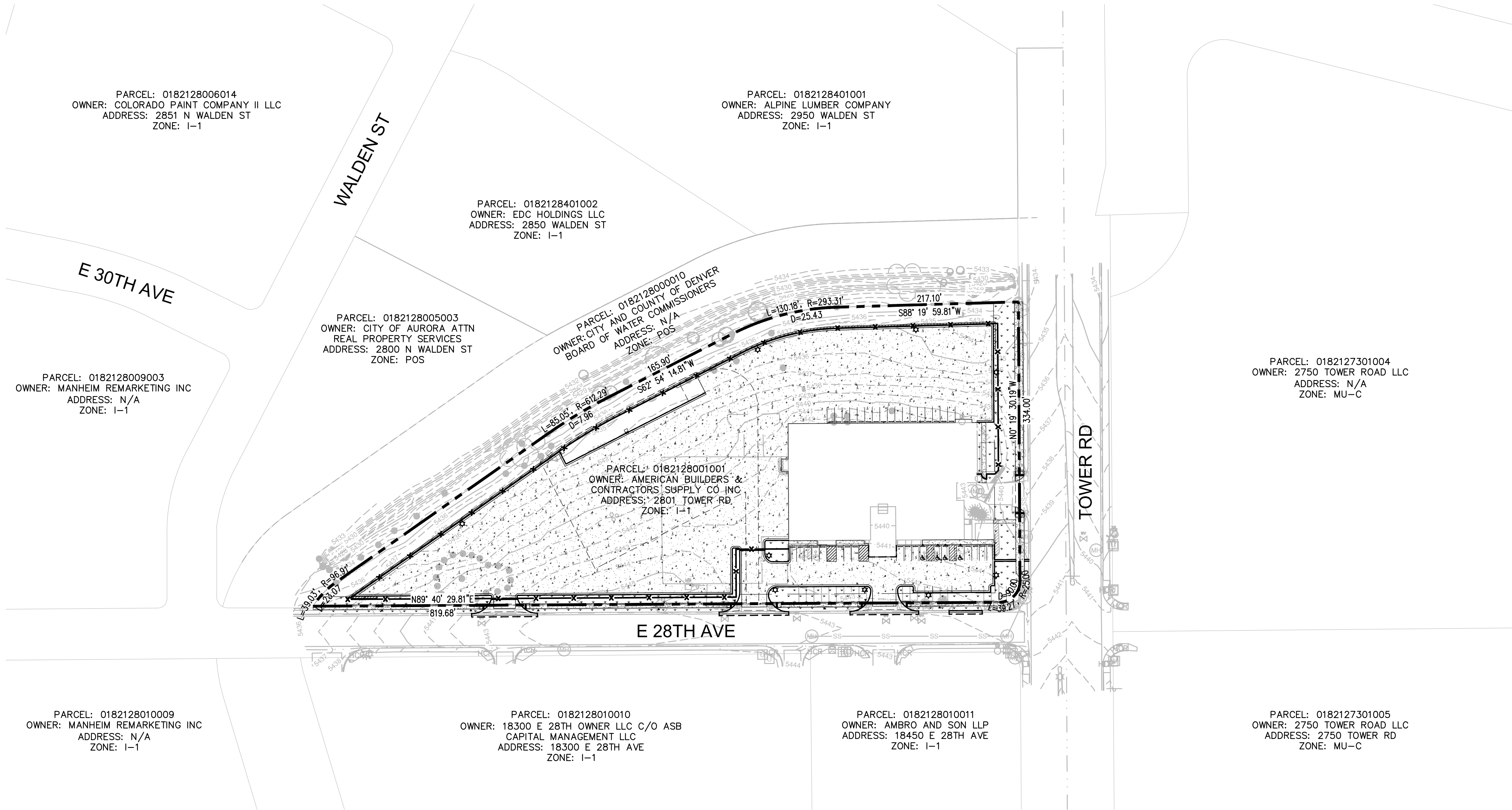


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SITE PLAN AMENDMENT FOR

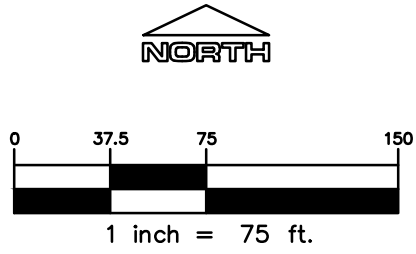
TIMBERLAND SUBDIVISION FILING NO. 1

SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

	PORTLAND CEMENT CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	PROPERTY LINE
	EDGE OF PAVEMENT
	CURB AND GUTTER
	SAW CUT
	BUILDING



GENERAL NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/TOWN/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THIS PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON SURVEY PREPARED BY RIDGETOP ENGINEERING AND SURVEYING, DATED 4/21/2022. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- CAUTION - NOTICE TO CONTRACTOR**  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES AND EXISTING IMPROVEMENTS WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS ON THE PLANS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, SIDEWALKS, RAMPS & TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- DIMENSIONS SHOWN REFER TO FACE OF CURB, FACE OF BUILDING OR TO THE CENTERLINE OF PAVEMENT STRIPING, UNLESS OTHERWISE NOTED.
- ALL PAVED PARKING LOT AREAS WITHIN THE LIMITS OF IMPROVEMENTS SHALL BE STANDARD DUTY PAVEMENT UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR THE CITY ENGINEER'S APPROVAL PRIOR TO ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
- FIRE LANE STRIPING AROUND BUILDING PERIMETER AND ALONG FIRE TRUCK ACCESS WAYS SHALL BE INSTALLED AS PART OF THIS CONTRACT, IN ACCORDANCE WITH THE LOCAL CODE AND FIRE MARSHALL REQUIREMENTS.
- REFER TO BOUNDARY SURVEY FOR LEGAL DESCRIPTION, DIMENSIONS OF PROPERTY LINES, BASIS OF BEARINGS & BENCHMARK INFORMATION.
- ALL ON-SITE PAINTED STRIPING SHALL BE DOUBLE COATED. SEPARATE COATS SHALL BE APPLIED NO SOONER THAN 4 HOURS APART. (CONTRACTOR TO REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL PAVING MARKING REQUIREMENTS.)
- PARKING LOT STRIPING SHALL BE YELLOW, 4" WIDTH, UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL ISLANDS WITH CURB AND GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 18" CURB AND GUTTER. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- CURB RADII ADJACENT TO PARKING STALLS SHALL BE 2'. ALL OTHER CURB RADII SHALL BE 10', UNLESS OTHERWISE NOTED.



Know what's below.  
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LOGO

**RIDGETOP**  
ENGINEERING & SURVEYING  
541 E. Garden Drive, Unit N Windsor, CO 80550  
T (970) 863-4562  
W ridgetopeng.com

SEAL

PROJECT TITLE

AURORA ABC  
SUPPLY CO. SITE  
PLAN AMENDMENT

PREPARED FOR

ABC SUPPLY CO. INC.

SUBMITTAL

SITE PLAN

DRAWN BY:

AJS

CHECKED BY:

MRB

PROJECT NO.:

24-270-002

REVISIONS


DATE

09/04/2024

SHEET TITLE

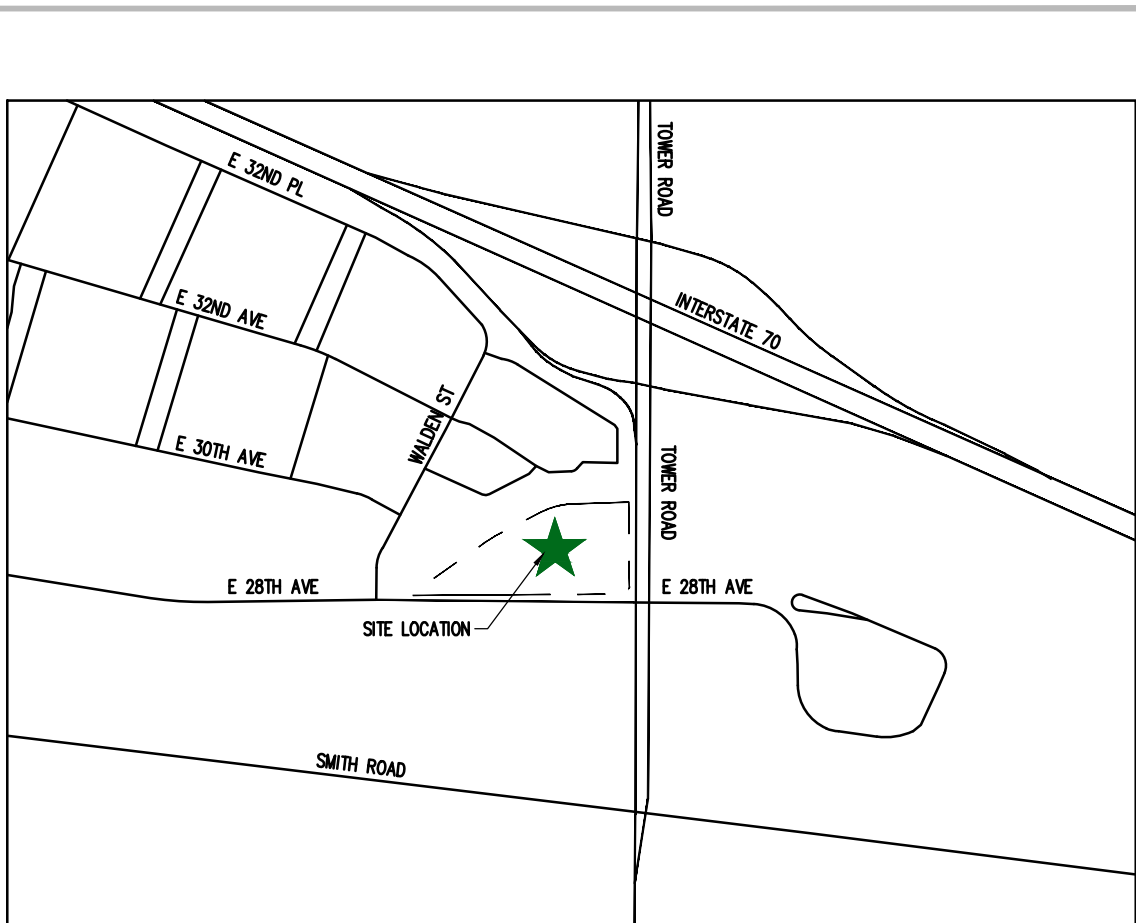
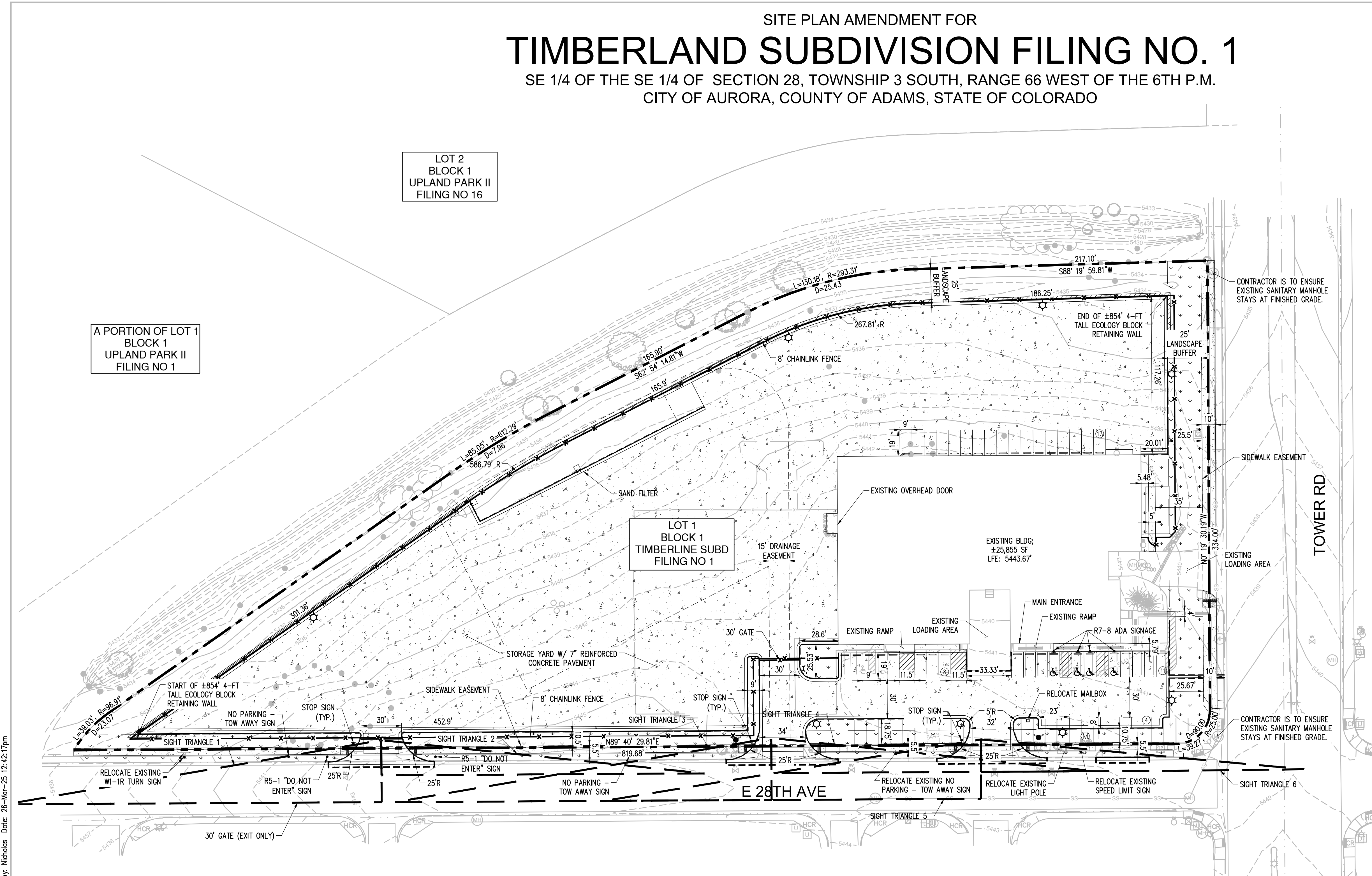
CONTEXT MAP

SHEET INFORMATION

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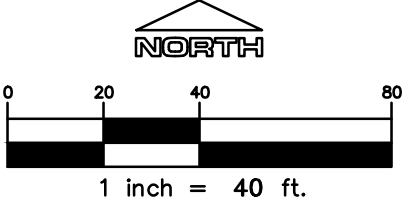
VICINITY MAP  
1" = 750'

### LEGEND

	PORTLAND CEMENT CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	LANDSCAPE
	PROPERTY LINE
	SETBACK
	EDGE OF PAVEMENT
	SAWCUT
	BUILDING
	ROW ACCESS PATH
	SIGHT TRIANGLE
	EXISTING LIGHT POLE
	PROPOSED LIGHT POLE

### NOTES

- SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
- TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT. WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
- THE SIGNS SHALL BE SET AT ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
- FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
- THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR POST.
- PLACEMENT IF THESE SIGNS CANNOT ENCR OACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCR OACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.
- SIGNS TO BE MOUNTED ON A 2" DIAM ROUND STEEL POLE.
- 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.



### PARKING DATA

USE: OFFICE & HOME BUILDING SUPPLIES (HBS)  
REQUIRED PARKING (PER COA): 30 STALLS TOTAL  
OFFICE: 2.5 PER 1,000 SF (2,795 SF = 7 STALLS)  
HBS: 1 PER 1,000 SF (23,100 SF = 23 STALLS)

	REQUIRED	
STANDARD SPACES	30 STALLS	36 STALLS
ACCESSIBLE SPACES	2 STALLS	4 STALLS
TOTAL VEHICLE SPACES	30 STALLS	40 STALLS

STALL DIMENSIONS:  
STANDARD STALL DIMENSIONS: = 19' x 9'  
ADA STALL DIMENSIONS: = 19' x 9'  
PARALLEL STALL DIMENSIONS = 23' x 8'

DRIVE AISLE WIDTH: = 30'

### SITE DATA

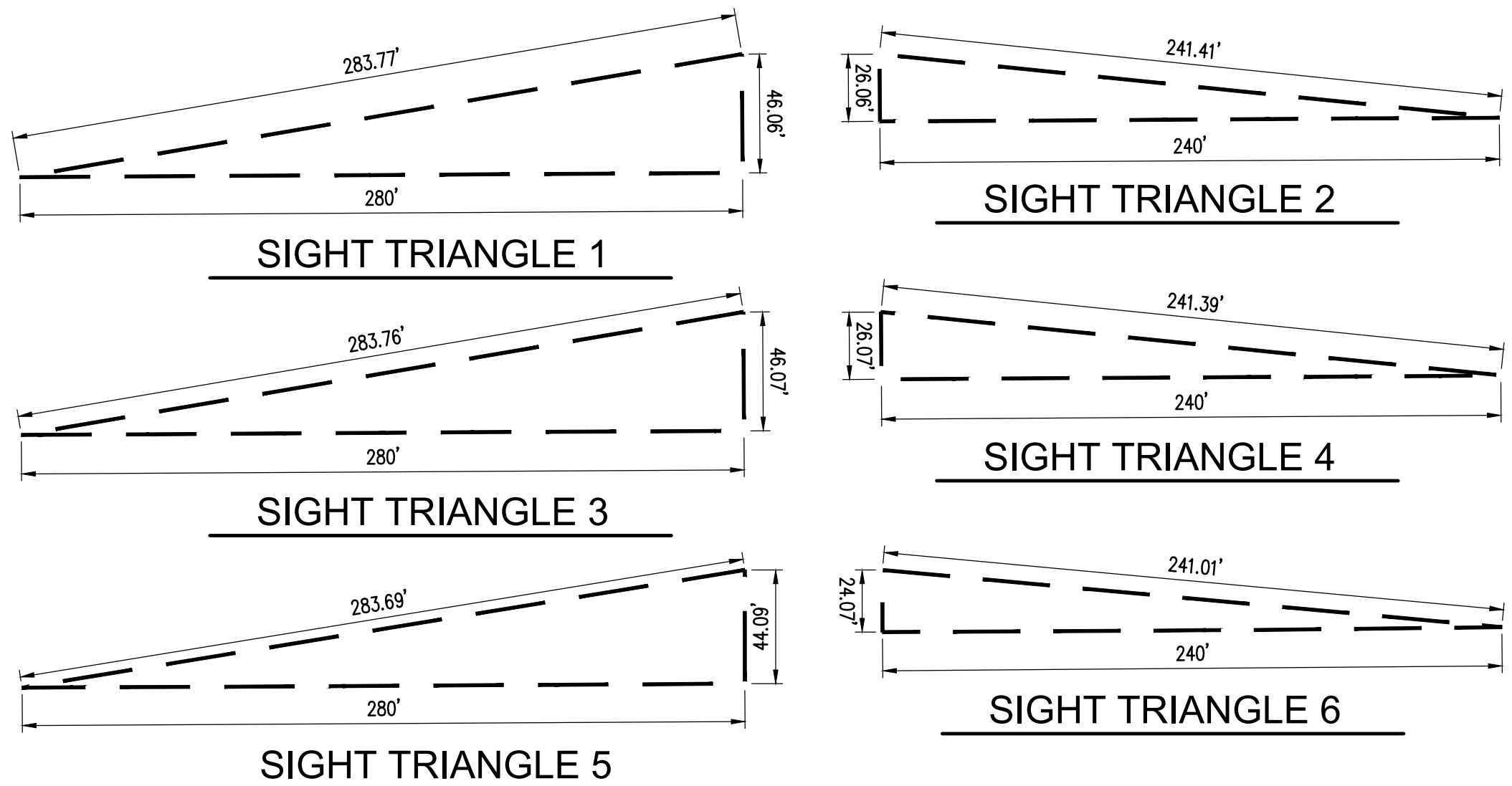
SITE AREA: 4.80± AC (209,051 SF)  
OWNER: AMERICAN BUILDERS & CONTRACTORS SUPPLY CO INC  
LAND USE CLASSIFICATION: OFFICE SPACE, HOME BUILDING SUPPLIES  
ZONING CLASSIFICATION: I-1 - BUSINESS/TECH DISTRICT  
LOCAL JURISDICTION: AURORA, CO  
APN: 0182128001001  
ADDRESS: 2801 TOWER RD

### FIRE LANE NOTES

- SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
- TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT. WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
- THE SIGNS SHALL BE SET AT ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
- FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
- THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR POST.
- PLACEMENT IF THESE SIGNS CANNOT ENCR OACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCR OACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.
- SIGNS TO BE MOUNTED ON A 2" DIAM ROUND STEEL POLE.

### BUILDING DATA

OFFICE SPACE ± 2,795 SF  
HOME BUILDING SUPPLIES ± 23,100 SF  
TOTAL ± 25,855 SF



NOTE:  
SIGHT TRIANGLES DESIGNED USING  
CITY OF AURORA ROADWAY DESIGN  
& CONSTRUCTION SPECIFICATIONS  
STANDARD DETAIL TE-13.1.

NOTE:  
FOR UTILITY RELOCATION CONTRACTOR IS TO COORDINATE  
RELOCATION OF WET UTILITIES WITH AURORA WATER AND  
DRY UTILITIES WITH THE RESPECTED PROVIDER.



Know what's below.  
Call before you dig.

LOGO

541 E. Garden Drive,  
Unit N  
Windsor, CO 80550

T (878) 663-4562  
W ridgektopeng.com

SEAL

PROJECT TITLE

AURORA ABC  
SUPPLY CO. SITE  
PLAN AMENDMENT

2801 TOWER ROAD  
AURORA, CO 80011

PREPARED FOR

ABC SUPPLY CO. INC.

2151 E. BROADWAY RD  
STE 115, TEMPE AZ  
85282

SUBMITTAL

SITE PLAN

DRAWN BY: AUS

CHECKED BY: MRB

PROJECT NO.: 24-270-002

REVISIONS


DATE

09/04/2024

SHEET TITLE

SITE PLAN

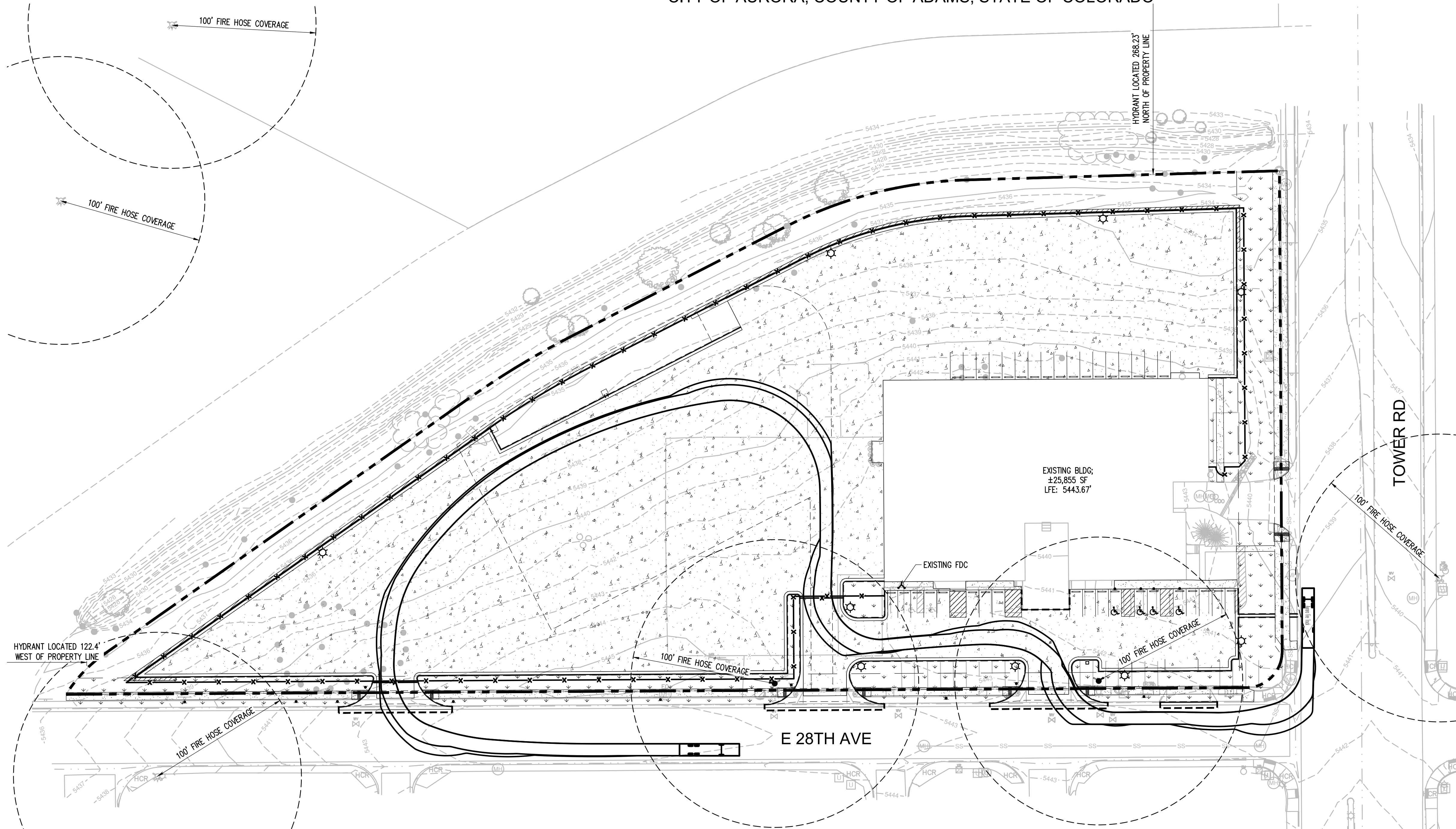
SHEET INFORMATION

3 of 12

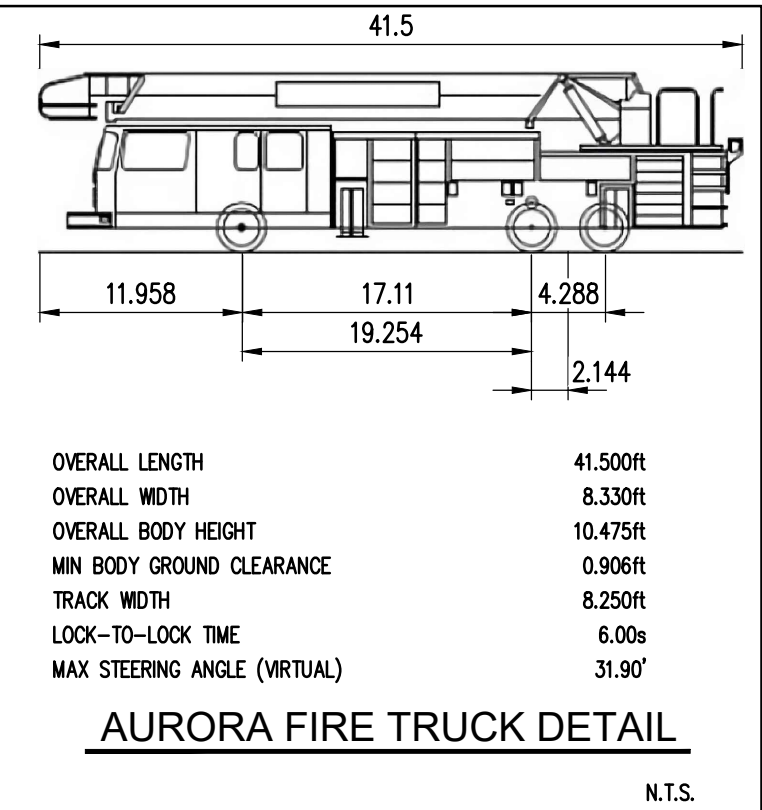


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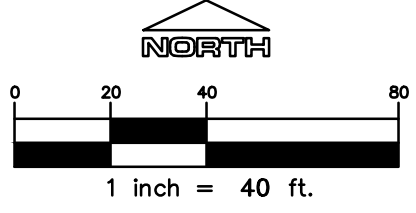
SITE PLAN AMENDMENT FOR  
**TIMBERLAND SUBDIVISION FILING NO. 1**  
SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



- LEGEND**
- PORTLAND CEMENT CONCRETE PAVEMENT
  - CONCRETE SIDEWALK
  - PROPERTY LINE
  - CURB AND GUTTER
  - FIRE DEPARTMENT CONNECTION
  - KNOX BOX
  - FIRE HYDRANT
  - EXISTING FIRE HYDRANT



NOTE:  
FULL TRUCK TURNING FOR PRIVATE  
DRIVES NORTH OF MULTIFAMILY CAN  
BE FOUND ON THE FIRE EXHIBIT  
SHEET WITHIN THE INFRASTRUCTURE  
SITE PLAN SET FOR EAGLE RIDGE.



LOGO

ENGINEERING & SURVEYING  
541 E. Garden Drive, Unit N Windsor, CO 80550  
T (970) 663-4662 W ridgetopeng.com

SEAL

PROJECT TITLE

AURORA ABC  
SUPPLY CO. SITE  
PLAN AMENDMENT

2801 TOWER ROAD  
AURORA, CO 80011

PREPARED FOR

ABC SUPPLY CO. INC.

2151 E. BROADWAY RD  
STE 115, TEMPE AZ  
85282

SUBMITTAL

SITE PLAN

DRAWN BY: AJ5

CHECKED BY: MRB

PROJECT NO.: 24-270-002

REVISIONS


DATE

09/04/2024

SHEET TITLE

FIRE EXHIBIT

SHEET INFORMATION

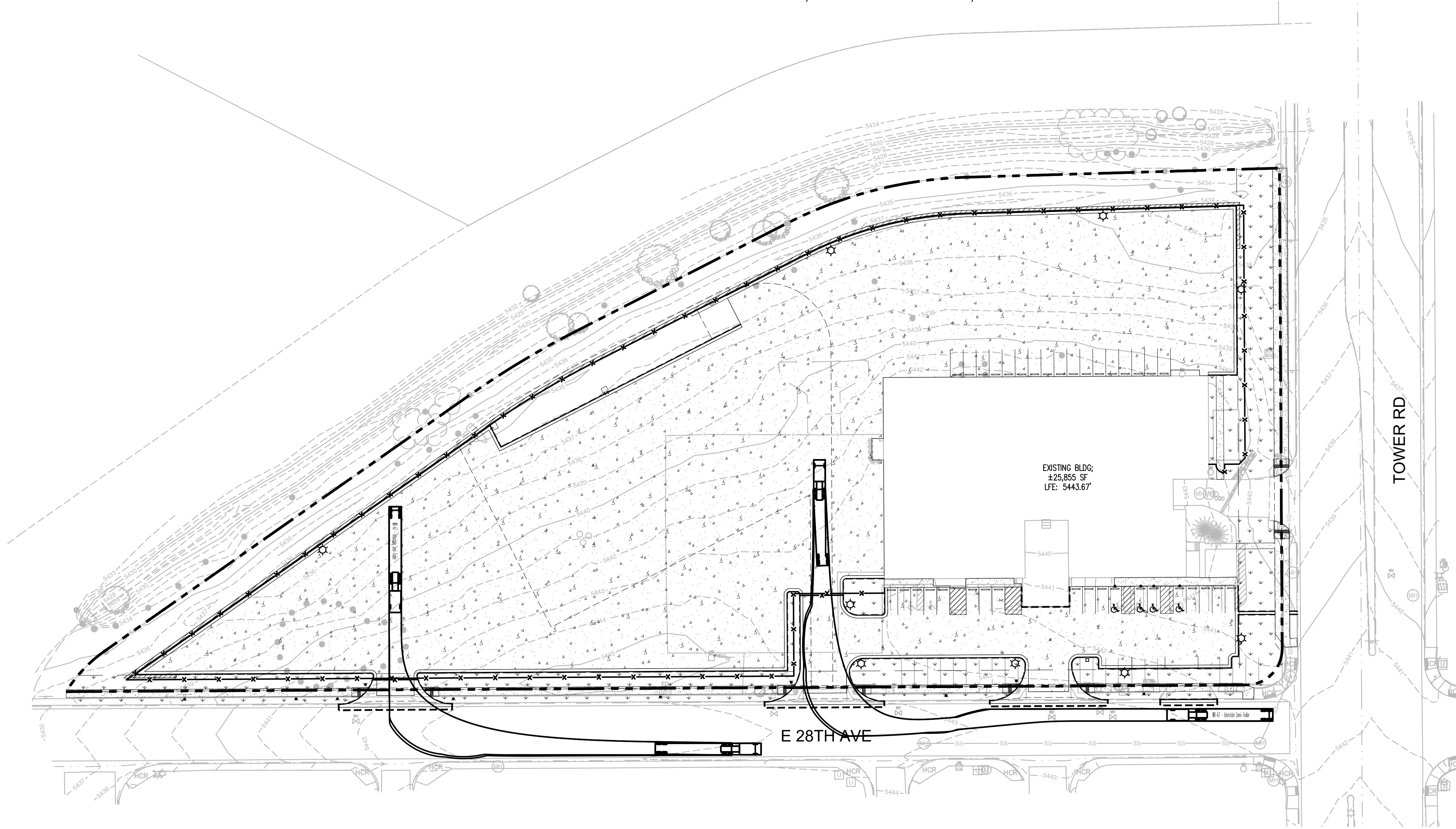
4 of 12



SITE PLAN AMENDMENT FOR

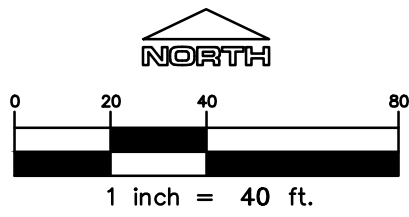
# TIMBERLAND SUBDIVISION FILING NO. 1

SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



## LEGEND

	PORTLAND CEMENT CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	LANDSCAPE
	PROPERTY LINE
	SETBACK
	EDGE OF PAVEMENT
	SAWCUT
	BUILDING

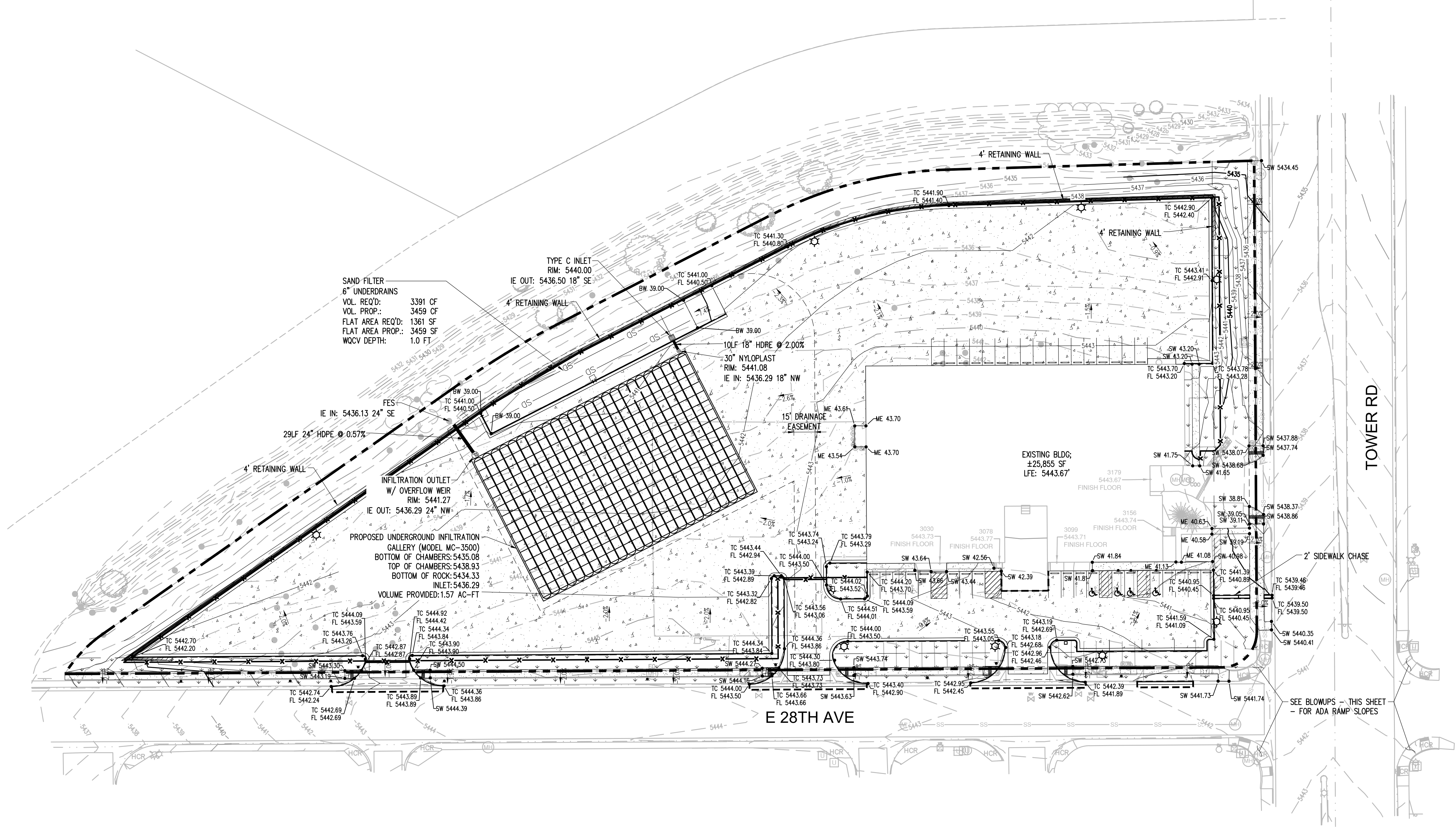


LOGO	
SEAL	
PROJECT TITLE	AURORA ABC SUPPLY CO. SITE PLAN AMENDMENT
	2801 TOWER ROAD AURORA, CO 80011
PREPARED FOR	ABC SUPPLY CO. INC.
	2151 E. BROADWAY RD STE 115, TEMPE AZ 85282
SUBMITTAL	
SITE PLAN	
DRAWN BY:	---
CHECKED BY:	MRB
PROJECT NO.:	24-270-002
REVISIONS	
DATE	09/04/2024
SHEET TITLE	TRUCK TURNING EXHIBIT
SHEET INFORMATION	
	5 of 12



File: A:\BC1200G.DWG Path: F:\Colorado\Aurora\abc supply\2801 tower rd #24-270-002\2 drawings\ Plotted by: Nicholas Date: 26-Mar-25 12:43:19pm

SITE PLAN AMENDMENT FOR  
**TIMBERLAND SUBDIVISION FILING NO. 1**  
SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



**GENERAL NOTES**

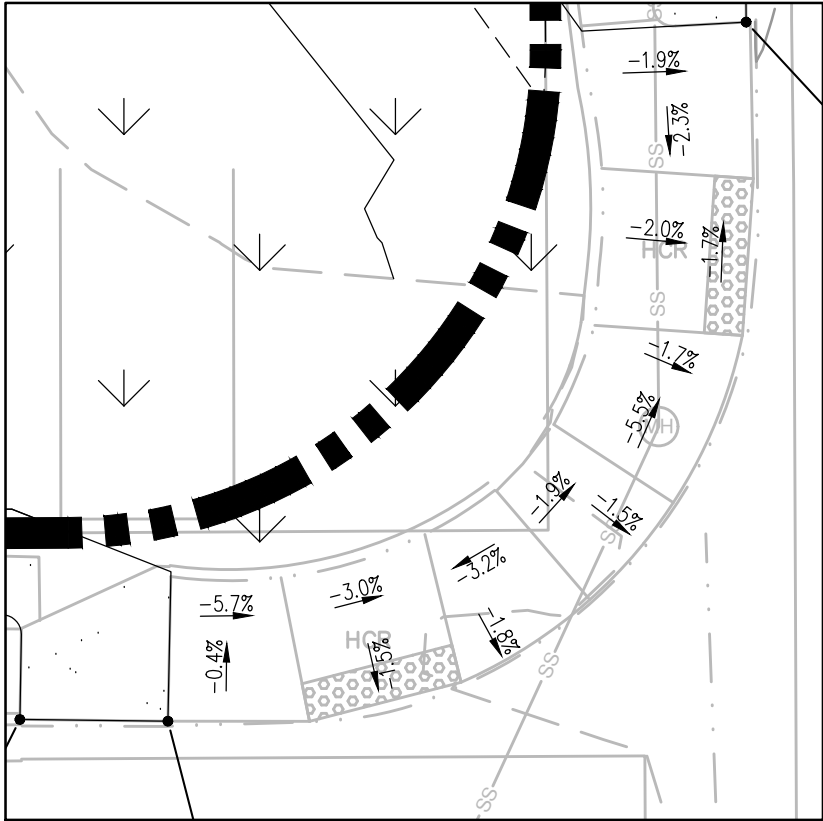
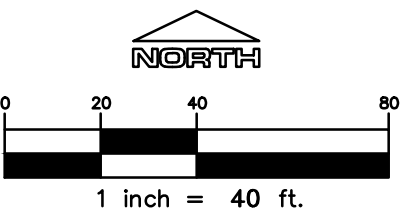
1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%. MINIMUM SLOPE ON ASPHALT IS 1% AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
4. 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 10 PERCENT.
5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED 5 PERCENT.
7. STORM SEWER WITHIN PROJECT SITE BOUNDARY IS CONSIDERED PRIVATE. OWNER IS TO MAINTAIN STORM SEWER.

NOTE:  
ALL STORM SEWER PIPING AND APPURTENANCES ARE TO BE PRIVATELY OWNED AND MAINTAINED.

NOTE:  
ADA RAMPS WILL BE REQUIRED TO MEET CURRENT ADA REQUIREMENTS AND THE SPOT ELEVATIONS AND SLOPES WILL BE REVIEWED IN DETAIL ON THE CIVIL PLANS.

**LEGEND**

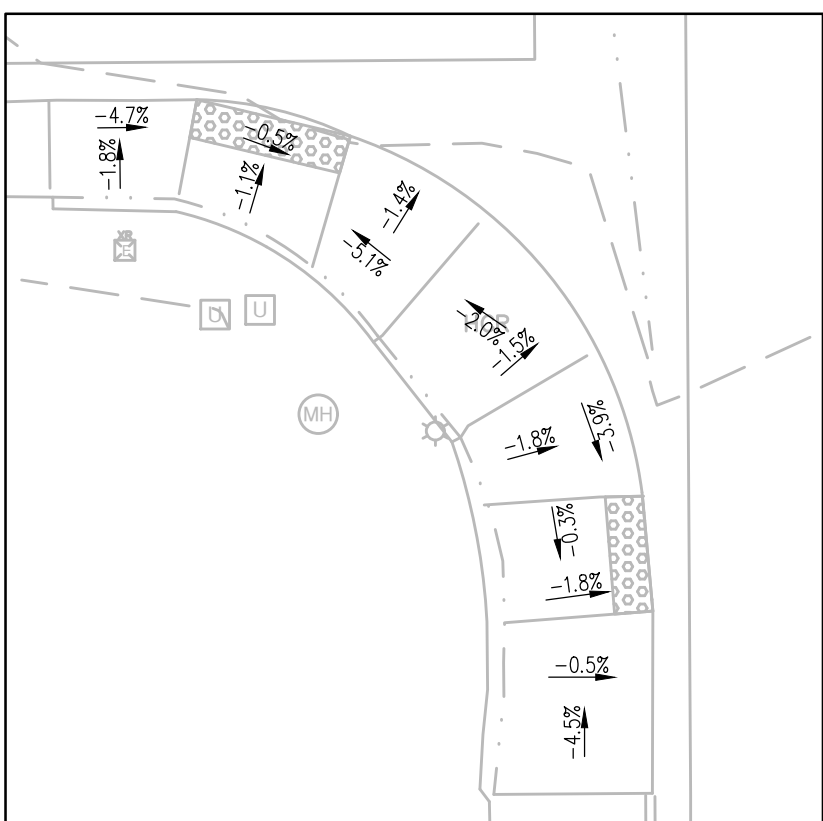
- EX. CONTOUR      -24-
- PROPOSED CONTOUR      -322-
- PROPERTY LINE      - - - - -
- SAW CUT      - - - - -



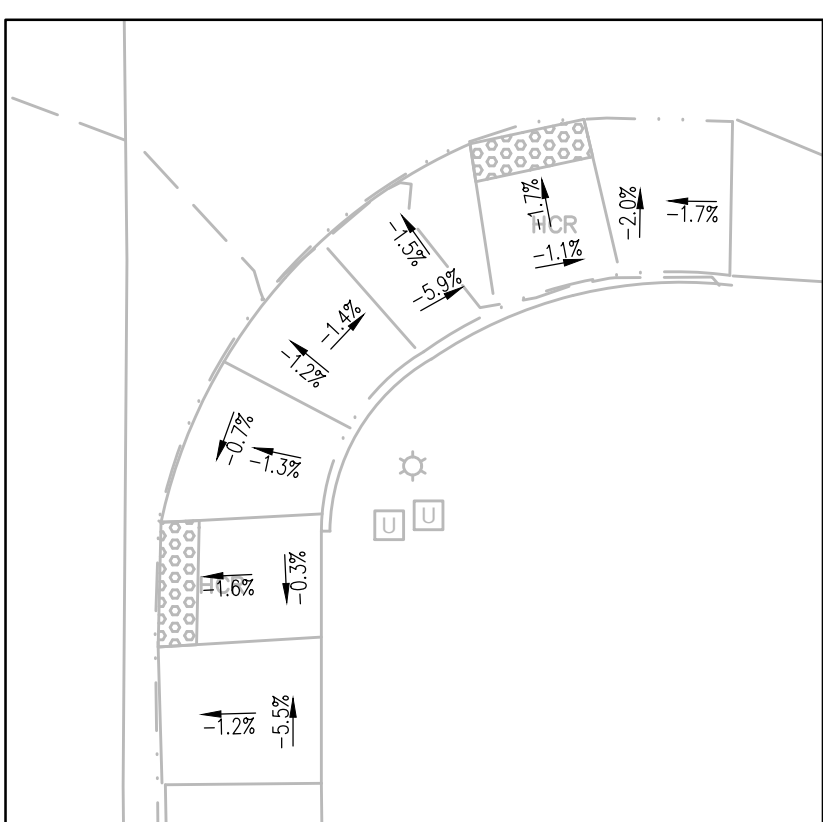
**NW CORNER ADA RAMP**  
1:10



**NE CORNER ADA RAMP**  
1:10



**SW CORNER ADA RAMP**  
1:10



**SE CORNER ADA RAMP**  
1:10

LOGO

**RIDGE TOP**  
ENGINEERING & SURVEYING  
541 E. Garden Drive, Unit N Windsor, CO 80550  
T (877) 663-4662 W ridgepeng.com

SEAL

PROJECT TITLE

AURORA ABC  
SUPPLY CO. SITE  
PLAN AMENDMENT

2801 TOWER ROAD  
AURORA, CO 80011

PREPARED FOR

ABC SUPPLY CO. INC.

2151 E. BROADWAY RD  
STE 115, TEMPE AZ  
85282

SUBMITTAL

SITE PLAN

DRAWN BY: NGA

CHECKED BY: MRB

PROJECT NO.: 24-270-002

REVISIONS

DATE

09/04/2024

SHEET TITLE

GRADING AND  
DRAINAGE  
PLAN

SHEET INFORMATION

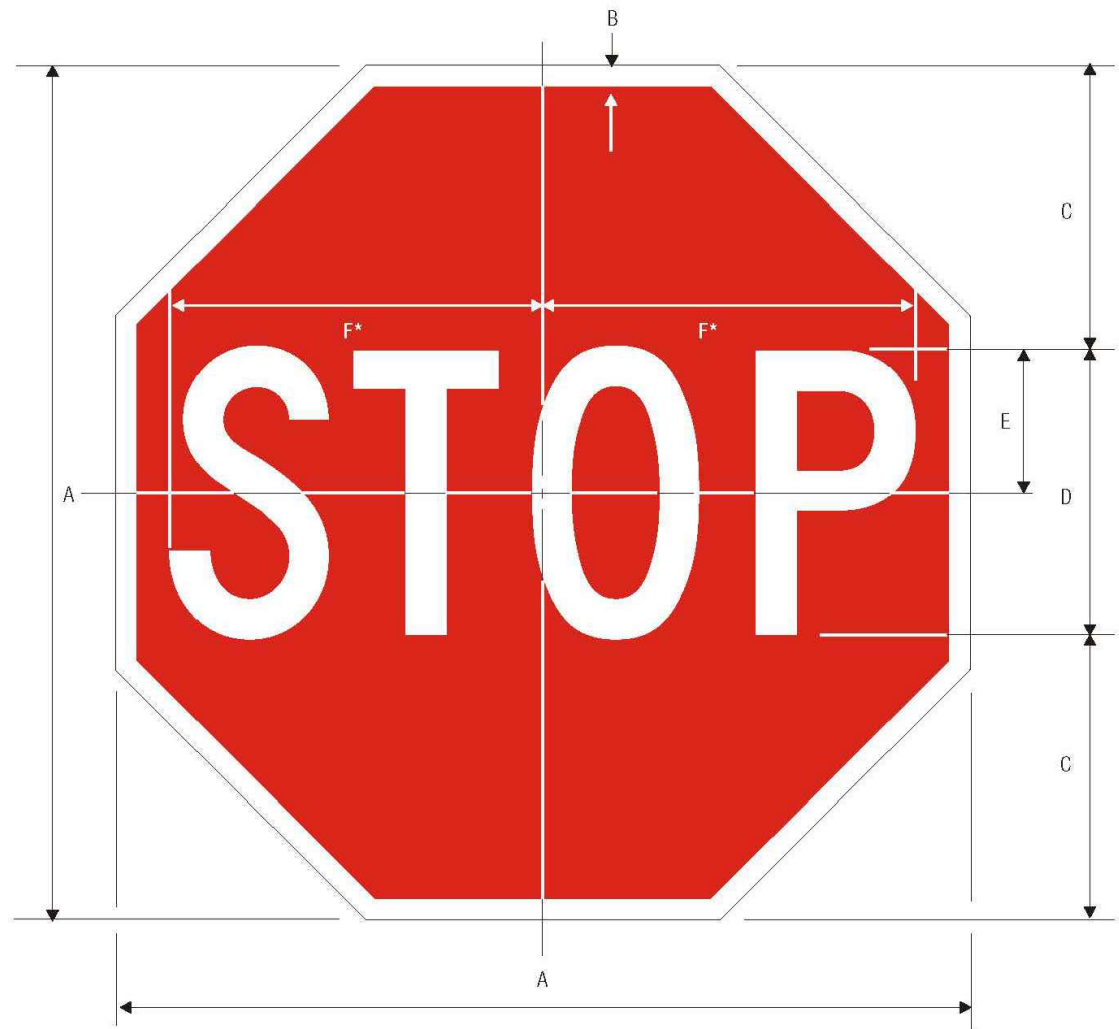
6 of 12



File: AABC24000.dwg Path: P:\Colorado\Aurora\abc supply\2801 tower rd #24-270-002\2 drawings\ Plotted by Nicholas Date: 26-Mar-25 12:43:28pm

SITE PLAN AMENDMENT FOR  
TIMBERLAND SUBDIVISION FILING NO. 1

SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



R1-1  
STOP  
\*Reduce spacing 40%

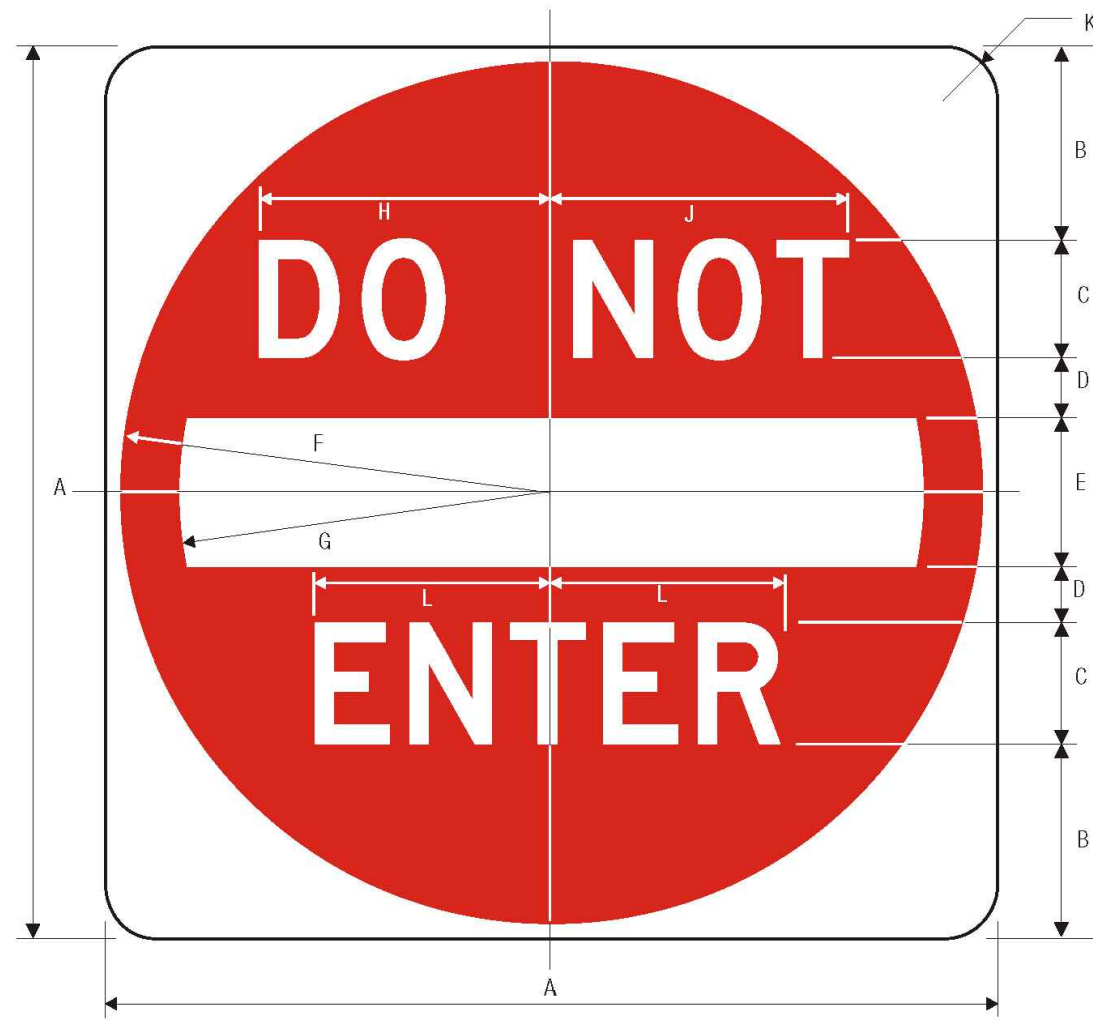
A	B	C	D	E	F
18	.375	6	6 C	3	7.75
24	.625	8	8 C	4	10
30	.75	10	10 C	5	12.5
36	.875	12	12 C	6	15
48	1.25	16	16 C	8	20

COLORS: LEGEND -- WHITE (RETROREFLECTIVE)  
BACKGROUND -- RED (RETROREFLECTIVE)

1-1

R1-1 STOP SIGN DETAIL

NTS



R5-1  
DO NOT ENTER

A	B	C	D	E	F	G	H	J	K	L
30	6.5	4 D	2	5	14.5	12.5	9.75	10	1.875	7.075
36	7.5	5 D	2.5	6	17.5	15	12	12.375	2.25	9.813
48	11	6 D	3	8	23.5	20	14.5	15	3	11.75

COLORS: SYMBOL -- RED (RETROREFLECTIVE)  
LEGEND & BACKGROUND -- WHITE (RETROREFLECTIVE)

1-73

R5-1 DO NOT ENTER SIGN DETAIL

NTS



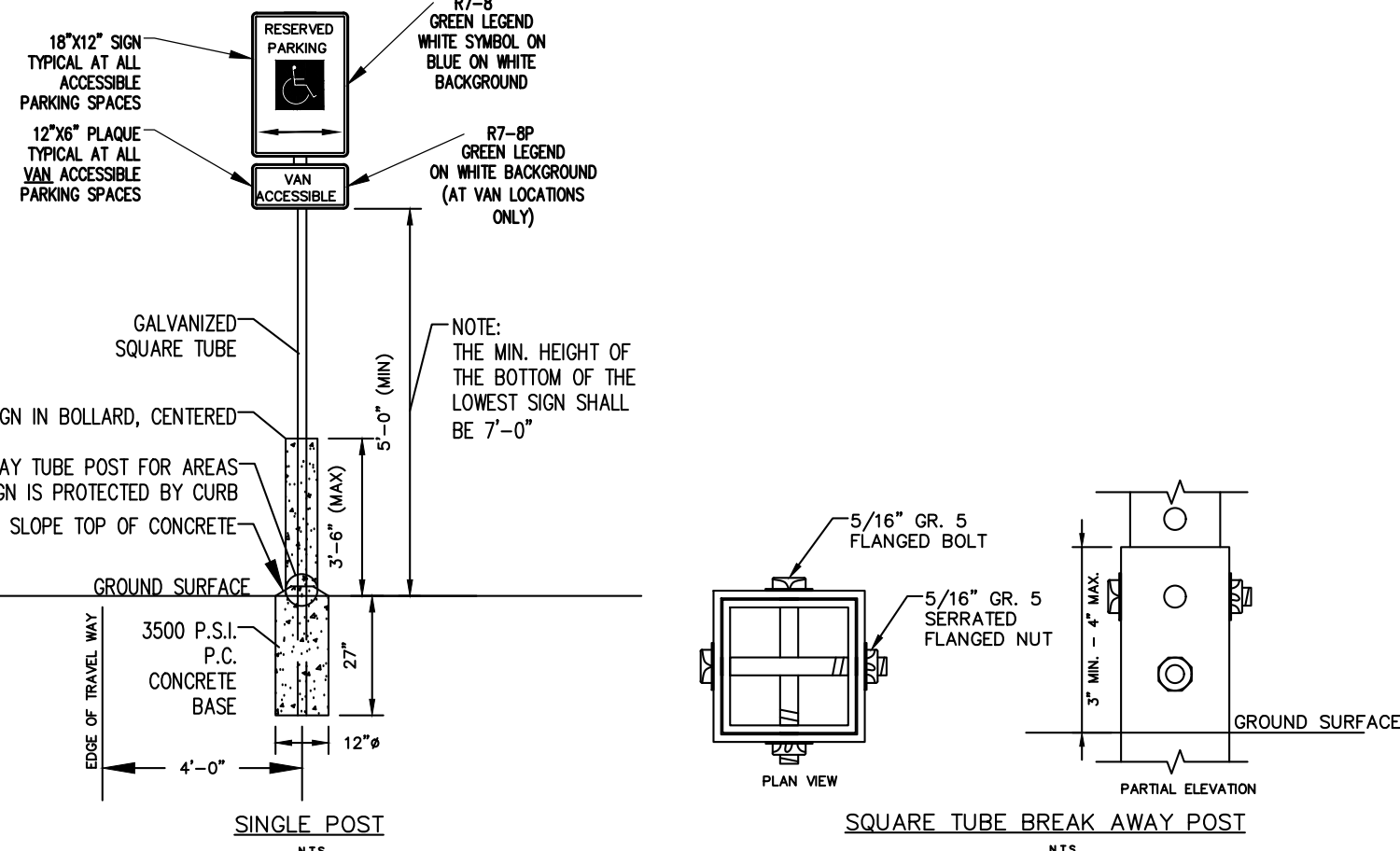
04/14/05

1-92

R7-8 ADA RESERVED PARKING SIGN DETAIL

NTS

2



NOTES:

1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

2. GALVANIZED SQUARE TUBE

POST TUBES -- 2"x2"x3/16" 12ga  
POST TUBE SHALL MEET ASTM A1011 GRADE 50.  
POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

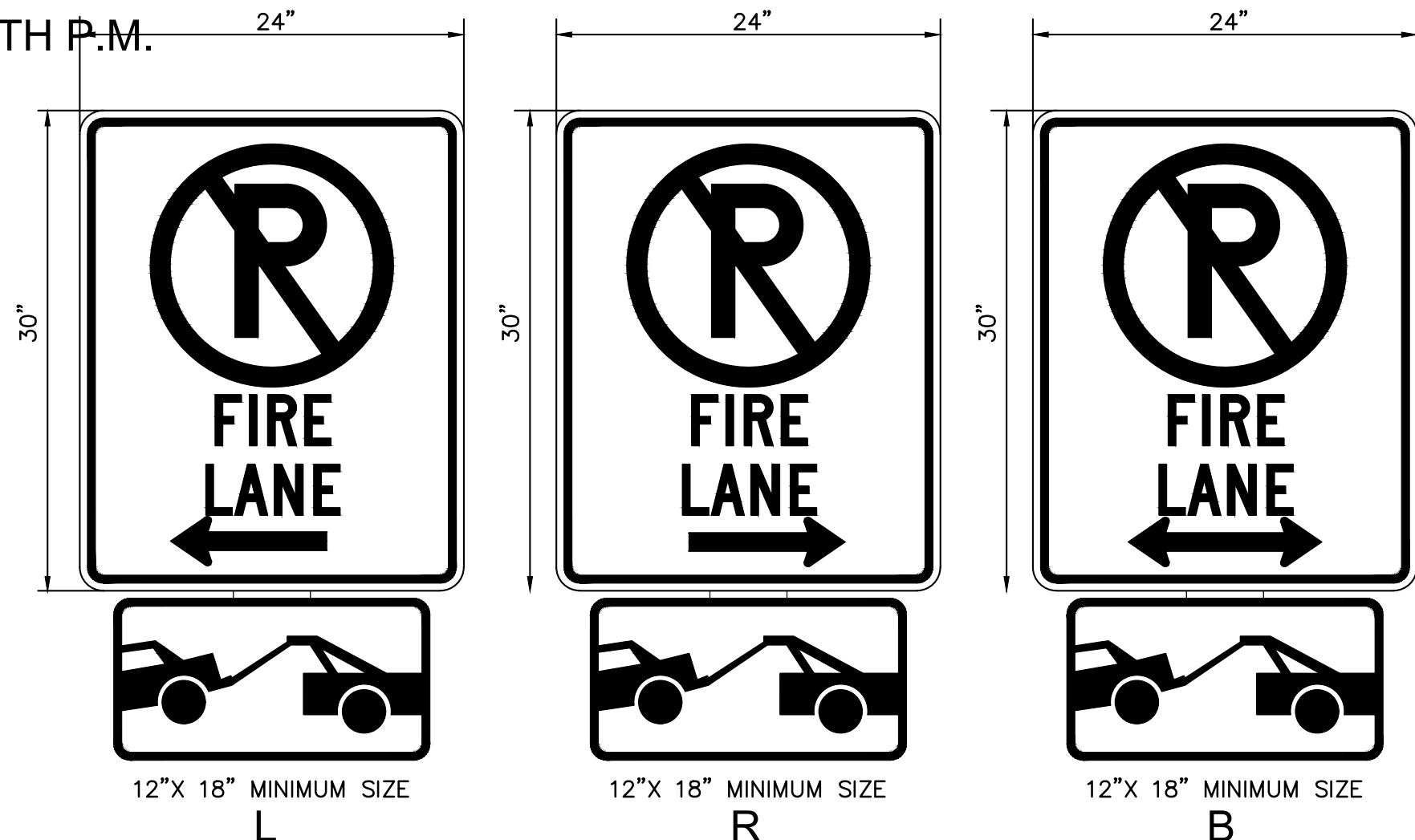
ANCHOR TUBE -- 2-1/4"x2-1/4"x3/16" 12ga  
HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B.  
STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.

THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.

SIGN DETAILS

NTS

4



FIRE LANE SIGN NOTES

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

NO PARKING FIRE LANE DETAIL

NTS

\*ALL SIGN  
LETTERS TO  
COMPLY WITH  
STANDARD  
ALPHABETS FOR  
HIGHWAY SIGNS  
(SERIES C  
2000)

5

LOGO  
  
541 E. Garden Drive, Windsor, CO 80550  
T (870) 663-4562  
W ridgetopeng.com

SEAL

PROJECT TITLE  
AURORA ABC  
SUPPLY CO. SITE  
PLAN AMENDMENT

PREPARED FOR  
ABC SUPPLY CO. INC.

2801 TOWER ROAD  
AURORA, CO 80011

2151 E. BROADWAY RD  
STE 115, TEMPE AZ  
85282

SUBMITTAL  
SITE PLAN

DRAWN BY: AUS  
CHECKED BY: MRB  
PROJECT NO.: 24-270-002

REVISIONS

DATE  
09/04/2024

SHEET TITLE  
SIGN DETAILS

SHEET INFORMATION

7 of 12



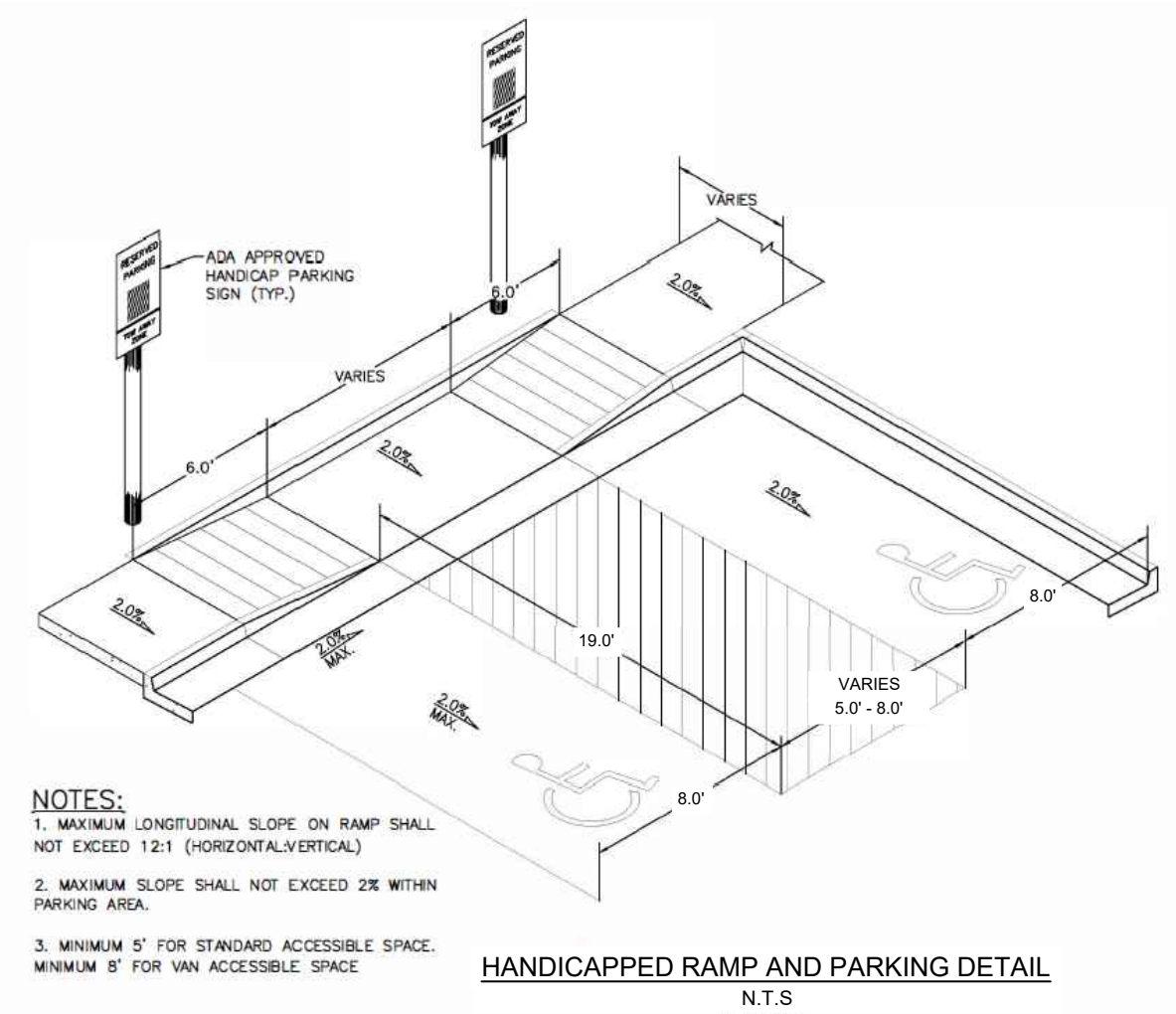


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SITE PLAN AMENDMENT FOR  
TIMBERLAND SUBDIVISION FILING NO. 1  
SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

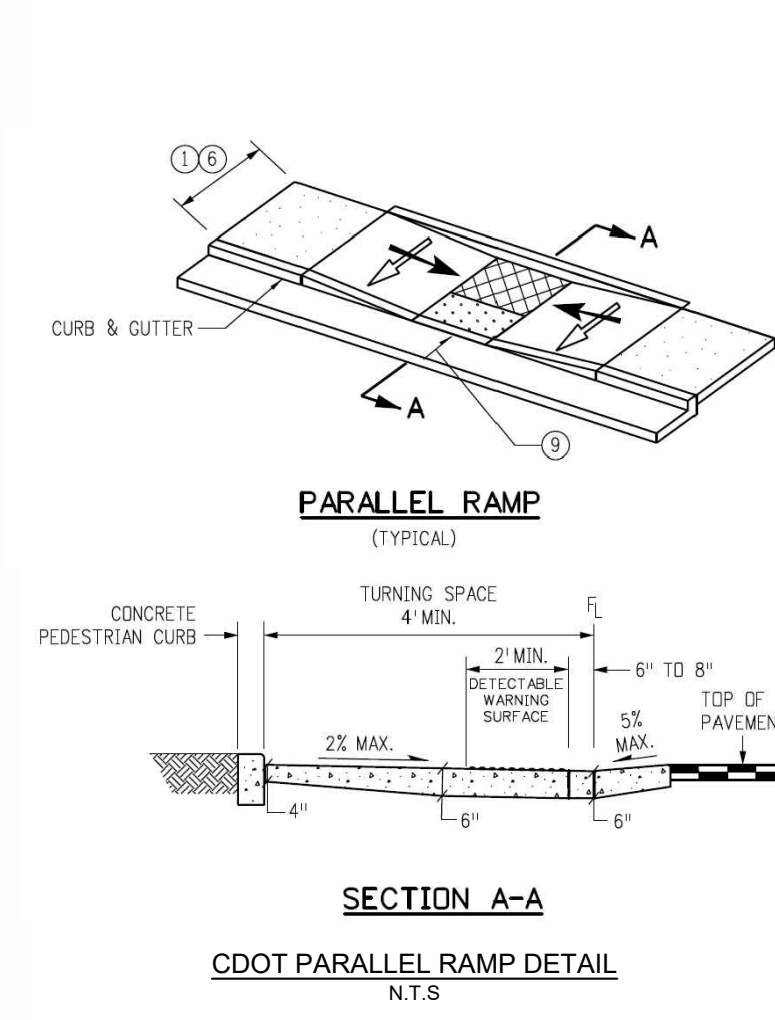
NOTES:

1. MAXIMUM LONGITUDINAL SLOPE ON RAMP SHALL NOT EXCEED 12:1 (HORIZONTAL:VERTICAL)
2. MAXIMUM SLOPE SHALL NOT EXCEED 2% WITHIN PARKING AREA.
3. ALL SIGNAGE & STRIPING PER MUTCD CRITERIA.
4. THERE WILL BE 7" (MIN.) CLEARANCE FROM THE GROUND TO THE BOTTOM OF ALL SIGNS.
5. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "HORIZONTAL CONTROL PLAN."



NOTES:

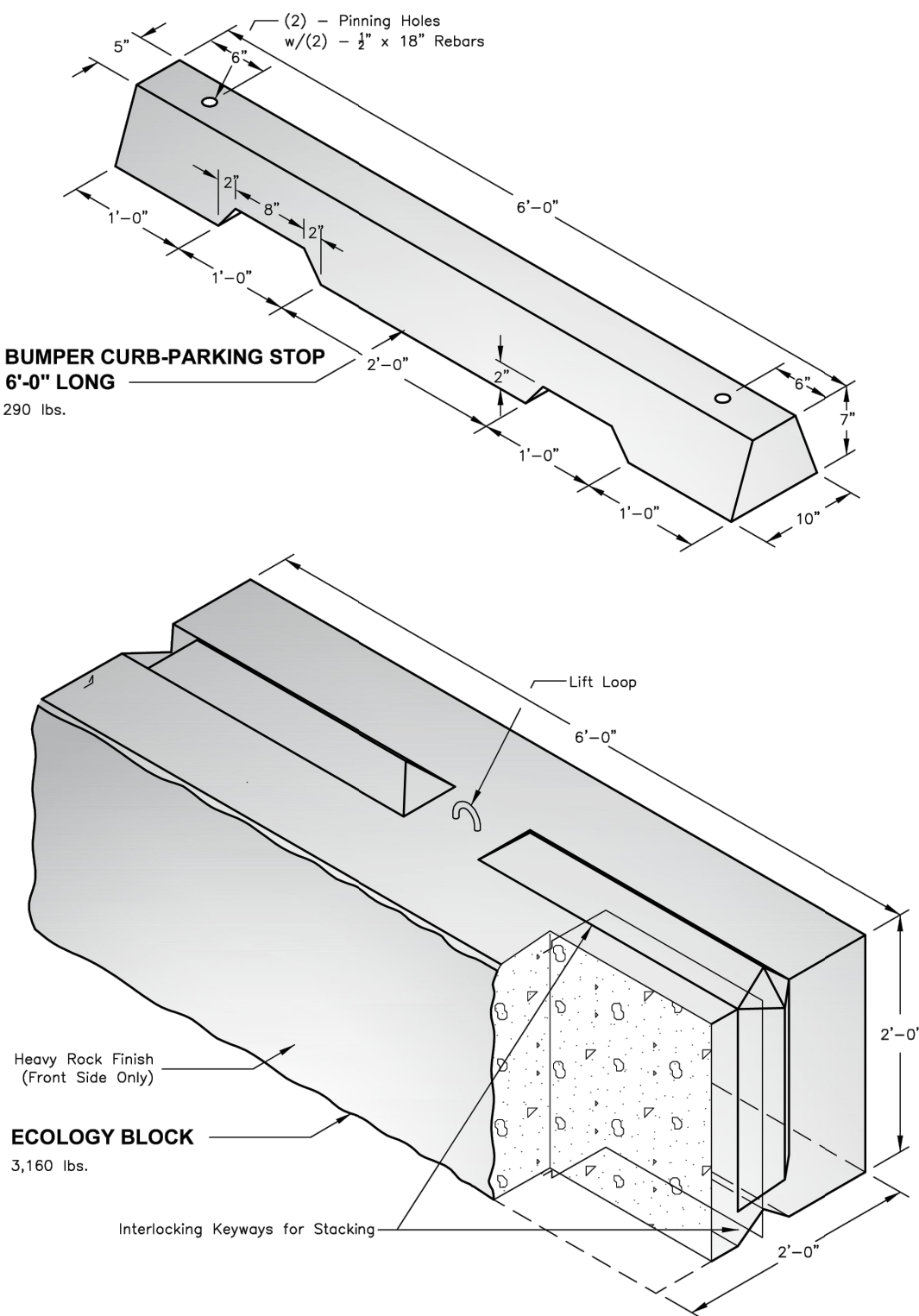
1. MAXIMUM LONGITUDINAL SLOPE ON RAMP SHALL NOT EXCEED 12:1 (HORIZONTAL:VERTICAL)
2. MAXIMUM SLOPE SHALL NOT EXCEED 2% WITHIN PARKING AREA.
3. MINIMUM 5' FOR STANDARD ACCESSIBLE SPACE. MINIMUM 8' FOR VAN ACCESSIBLE SPACE.



ADA RAMP AND PARKING DETAILS

1

BUMPER CURBS / ECOLOGY BLOCK



 PO Box 323, Wilsonville, Oregon 97070-0323 Tel: (503) 682-2844 Fax: (503) 682-2857	<b>B. CURB / E. BLOCK</b>	<b>BUMPER CURBS ECOLOGY BLOCK</b>
	File Name: 020-CRBLK	
	Issue Date: 2018	
	oldcastleprecast.com/wilsonville	

6.0

ECOLOGY BLOCK RETAINING WALL (MAX HEIGHT = 6')

2

NOTE:  
REFERENCE CITY OF AURORA DETAILS FOR PUBLIC SIDEWALK.

NOTE:  
ALL DETAILS TO MEET CITY OF AURORA STANDARDS AND DETAILS. SEE THE FOLLOWING CITY OF AURORA DETAILS. THIS LIST IS NOT ALL-INCLUSIVE, REFER TO "2024 WATER, SANITARY AND STORM INFRASTRUCTURE STANDARDS AND SPECIFICATIONS\_FINAL", "2024 AURORA WATER DETAILS\_III", AND "AURORA 2023 ROADWAY DESIGN MANUAL DETAILS" FOR ADDITIONAL DETAILS THAT MAY BE REQUIRED.

S7.1, S7.8, S9.0, S9.1, S9.3, S9.6, 400-1



Know what's below.  
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LOGO	 541 E. Garden Drive, Unit N Windsor, CO 80550 T (970) 683-4562 W ridgeTOPeng.com
SEAL	
PROJECT TITLE	AURORA ABC SUPPLY CO. SITE PLAN AMENDMENT
PREPARED FOR	ABC SUPPLY CO. INC.
	2801 TOWER ROAD AURORA, CO 80011
	2151 E. BROADWAY RD STE 115, TEMPE AZ 85282
SUBMITTAL	
SITE PLAN	
DRAWN BY:	KNW
CHECKED BY:	MRB
PROJECT NO.:	24-270-002
REVISIONS	
DATE	09/04/2024
SHEET TITLE	DETAILS
SHEET INFORMATION	
8	of 12







# AURORA ABC SUPPLY CO.

SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

## PROPOSED PLANT LIST

PLANTING SCHEDULE								
TYPE	KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	SIZE AT MATURITY	NOTES	WATER USE
Trees								
Deciduous	AF	8	Acer X Freemannii 'Autumn Blaze'	Autumn Maple Blaze	2.5" Cal	50'	B & B	M
	CO	8	Celtis Occidentalis	Western Hackberry	2.5" Cal	50'	B & B	M
	CS	6	Catalpa Speciosa	Western Catalpa	2.5" Cal	40'	B & B	M
	QM	4	Quercus Macrocarpa	Bur Oak	2.5" Cal	50'	B & B	M
	GD	6	Gumocladus Dioicus	Kentucky Coffeetree	2.5" Cal	50'	B & B	L
	GTK	8	Gledistsia Triacanthos Inermis Skyline	Skyline Locust	2.5" Cal	50'	B & B	L-M
Ornamental	MD	2	Malus 'David'	David Crabapple	2" Cal	15'-20'	B & B	M
Evergreen	JSG	18	Juniperus Scopulorum 'Gray Glean'	Gray Glean Juniper	6' Ht	15'-20'	B & B	L-M
	PN	22	Pinus Nigra 'Arnold's Sentinel'	Austrian Pine	6" Ht	40'-60'	B & B	M
Shrubs								
Deciduous	AxC	25	Arctostaphylos X Coloradoensis	Panchito Manzanito	5 Gal	3'	5' OC	L
	CxC	24	Caryopteris x clandonensis	Blue Mist Spirea	5 Gal	3'-5'	3' OC	L
	PFG	18	Potintilla Fruticosa 'Gold Drop'	Gold Drop Potentilla	5 Gal	3'-6'	3' OC	L
	SMP	28	Syringa Meyeri 'Palbin'	Dwarf Korean Lilac	5 Gal	5'	5' OC	L
	PAT	93	Pervoskia Atriplicifolia	Russian Sage	5 Gal	5'-6'	6' OC	L
	EFE	82	Euonumus Fortuei 'Emerald Gaiety'	Emerald Gaiety Euonymus	5 Gal	3'	5' OC	L
	SJN	63	Salix Arenaria	Blue Creek Willow	5 Gal	4'	4' OC	L
	SJP	16	Spirea japonica 'Little Princess'	Little Princess Spirea	5 Gal	3'	3' OC	L
Evergreen	JPGM	25	Juniperus Horizontalis 'Blue Chip'	Blue Chip Juniper	5 Gal	14"	5' OC	L
	JSC	14	Juniperus Sabina 'Calgary Carpet'	Calgary Carpet Juniper	5 Gal	3'-6'	5' OC	L
	JHB	104	Juniperus Horizontalis 'Bar Harbor'	Bar Harbor Juniper	5 Gal	12"-15"	5' OC	L
Perennials & Ornamental Grasses								
	MSG	8	Miscanthus Sinensis 'Gracillimus'	Maiden Grass	5 Gal		4' OC	L
	KA	10	Calamagrostis X Acutiflora 'Karl Forester'	Karl Forester Grass	1 Gal		4' OC	L

## CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU. YARDS/1,000 SF.
2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
3. THE SURFACE MATERIAL OF WALKS AND PLAZAS ON SITE ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE. ALL ACCENT PAVING WILL BE CONCRETE WITH DECORATIVE SCORING.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE 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.
7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRER OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
8. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
9. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
10. SHRUB BEDS SHALL BE MULCHED WITH 1 ½" CHEYENNE GRAY ROCK. WEED BARRIER IS REQUIRED UNDER RIVER ROCK.
11. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 26" IN HEIGHT AS MEASURED FROM THE ROADWAY SURFACE. PLANTING SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
12. ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA, ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
13. 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 LINES.

## CITY OF AURORA, FIRE LIFE SAFETY NOTES

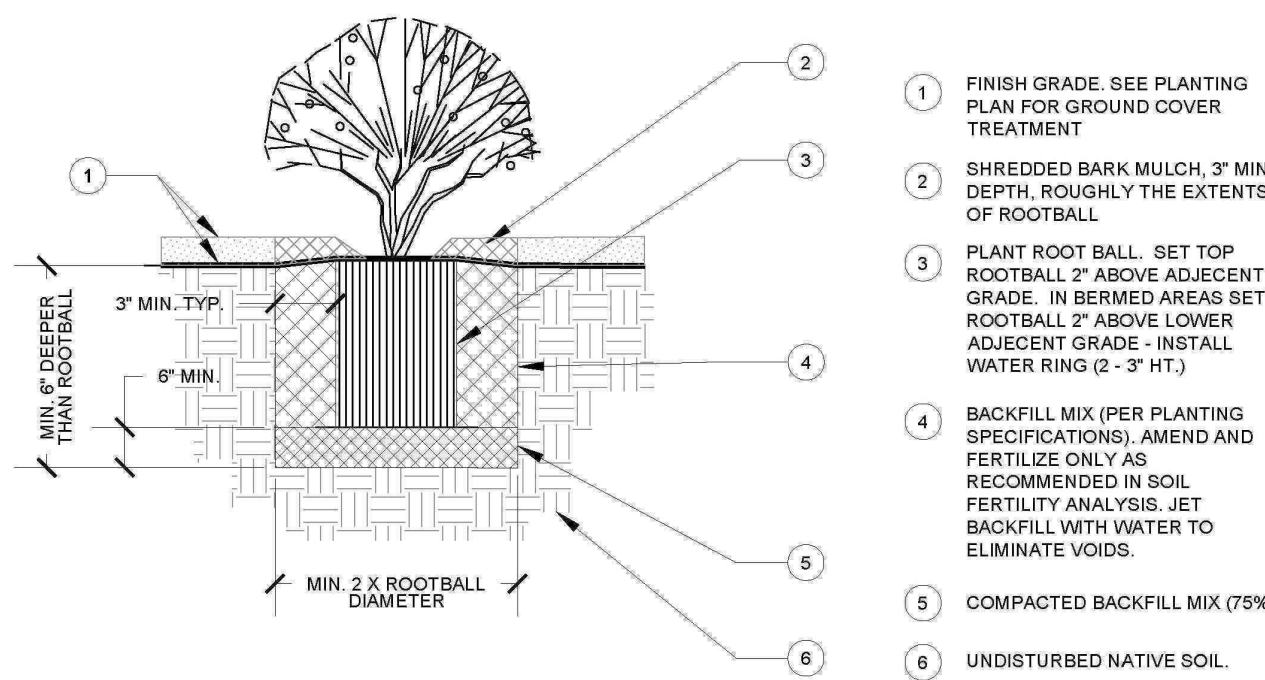
1. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FOR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
2. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
3. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRATCH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

## CITY OF AURORA, SITE TRIANGLE COMPLIANCE NOTE

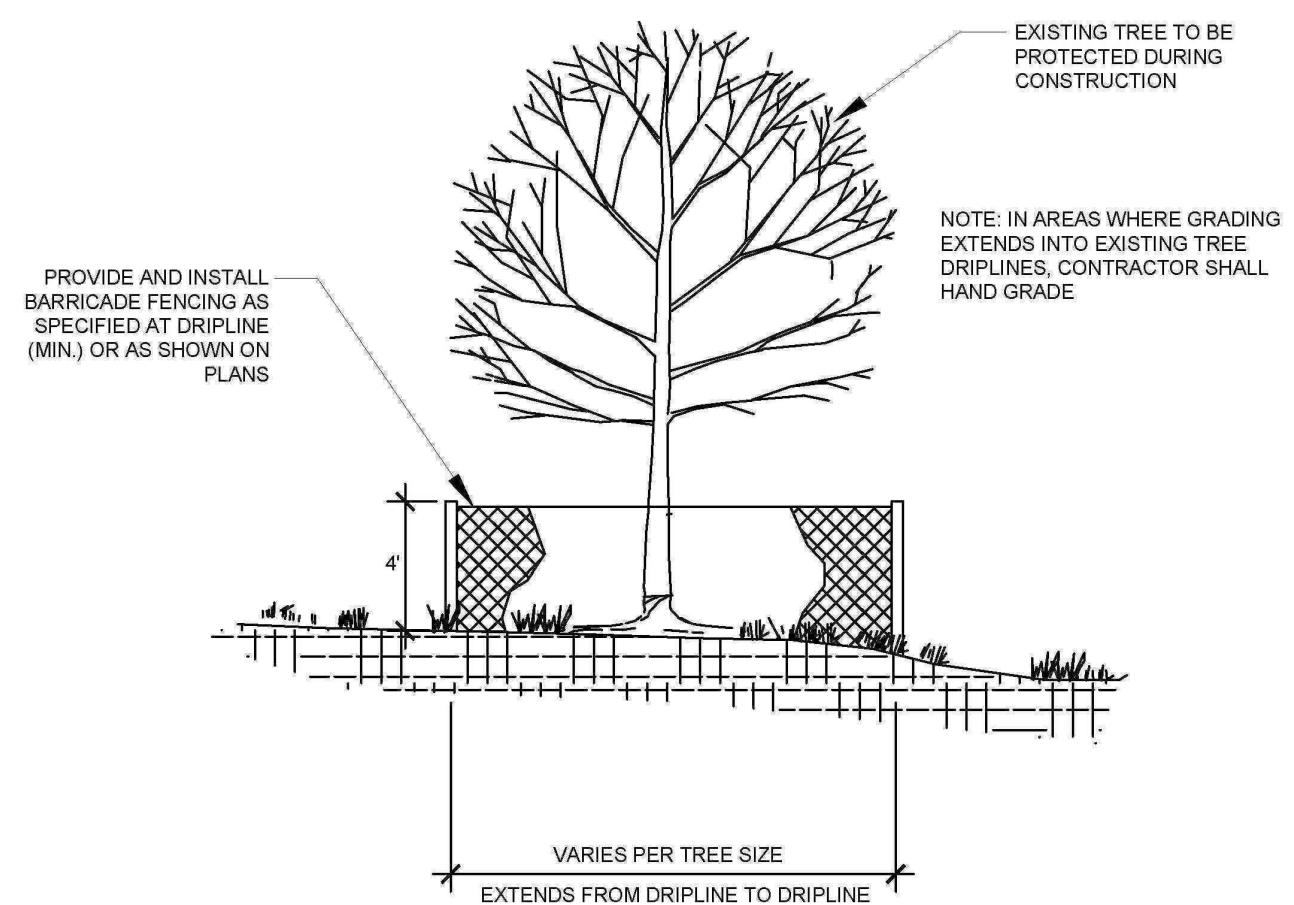
NO PERSON SHALL PLACE OR MAINTAIN ANY STRUCTURES, FENCES, LANDSCAPING, OR ANY OTHER OBJECTS WITHIN ANY SIGHT TRIANGLE AREA DESCRIBED IN SECTION 4.04.2.10.2 THAT OBSTRUCT OR OBSCURE SIGHT VISIBILITY THROUGH SUCH STRUCTURES, FENCING, LANDSCAPING, OR OTHER OBJECTS IN THE VERTICAL PLANE ABOVE THE SIGHT TRIANGLE AREA BETWEEN A HEIGHT OF 36 INCHES AND 84 INCHES ABOVE THE ROADWAY SURFACE. TYPICAL OF ALL SIGHT TRIANGLES. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10'

# CITY OF AURORA LANDSCAPE NOTES

1. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
2. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
3. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED WATER, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.



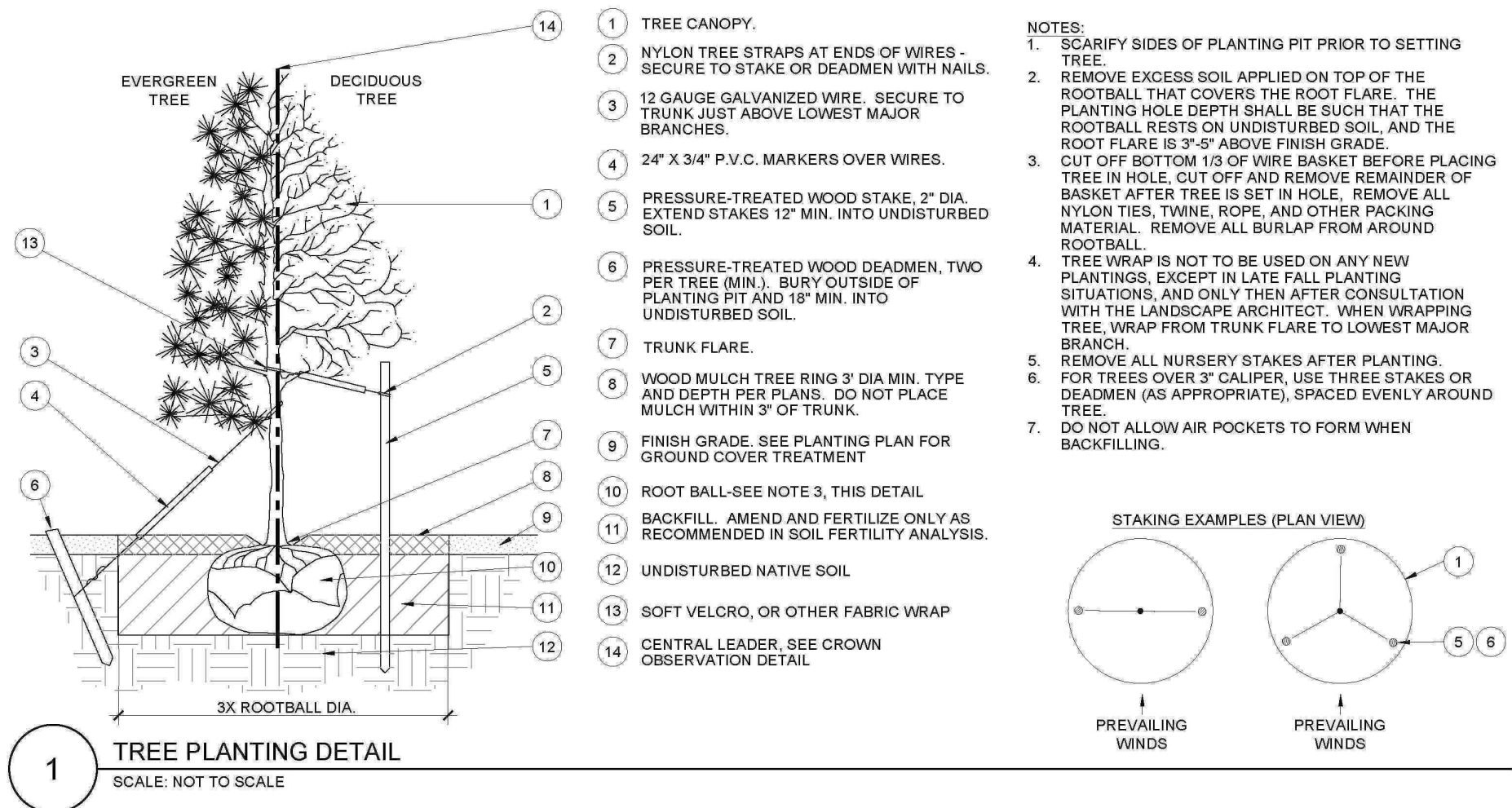
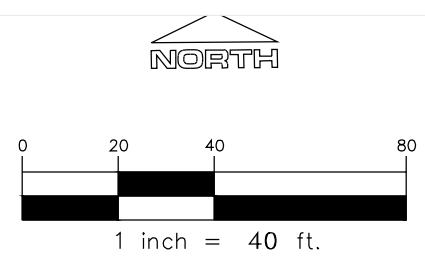
2 SHRUB AND PERENNIAL DETAIL  
SCALE: NOT TO SCALE



4 AURORA TREE PROTECTION FENCING  
SCALE: NOT TO SCALE



Know what's **below**.  
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## PROJECT TITLE

AURORA ABC  
SUPPLY CO. SITE  
PLAN AMENDMENT

2801 TOWER ROAD  
AURORA, CO 80011

ABC SUPPLY CO. INC.

151 E. BROADWAY RD  
STE 115, TEMPE AZ  
85282

## SUBMITTAL

## SITE PLAN

DRAWN BY:  
 CHECKED BY: MRB  
 PROJECT NO.: 24-270-002  
 REVISIONS

## ATE

08/16/2024

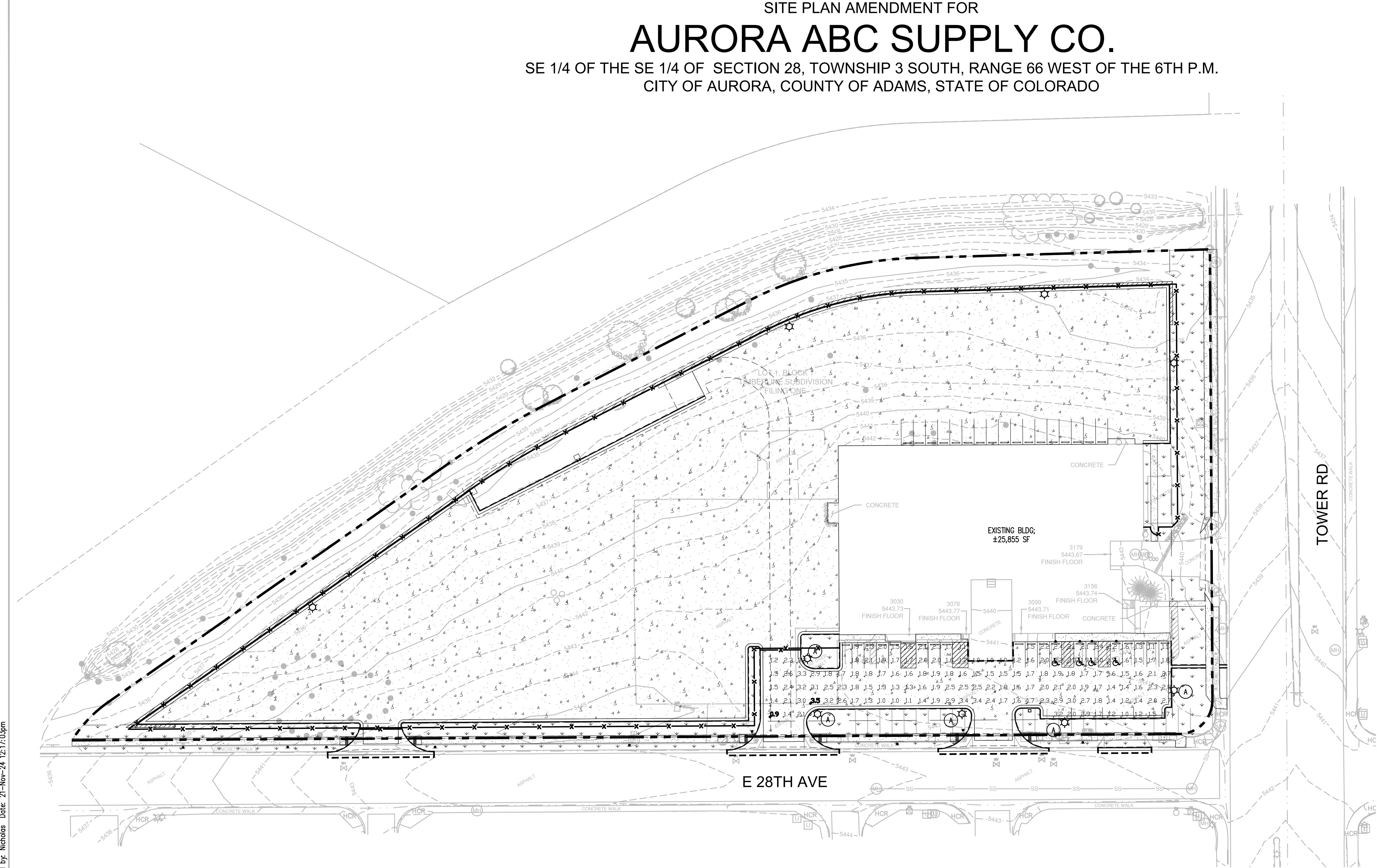
## HEET TITLE

LANDSCAPE  
DETAILS

## HEET INFORMATION



File: AABC1400PH.DWG Path: P:\Colorado\Aurora\abc\_supply\2801 tower rd #24-270-002\2 drawings\ Plotted by: Nicholas Date: 21-Nov-24 12:17:03pm



CALCULATION SUMMARY - PARKING LOT				
	AVG. (fc)	MAX (fc)	MIN (fc)	UNIFORMITY
CALC ZONE - PARKING LOT	2.0	3.5	0.9	3.9

LUMINAIRE SCHEDULE - PARKING LOT						
SYMBOL	QTY.	MANUFACTURER	ARRANGEMENT	DESC. - FILE NAME	ARR. WATTS	ARR. LUM. LUMENS
(A)	5 (NEW)*	SIGNIFY CANADA LTD	SINGLE	MP1C-55W48LED3K-G3-LE3	53.0	ABSOLUTE
						MOUNTING HEIGHT
						20'

LEGEND	
	PORTLAND CEMENT CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	LANDSCAPE
	PROPERTY LINE
	SETBACK
	EDGE OF PAVEMENT
	SAWCUT
	BUILDING
	ROW ACCESS PATH
	SIGHT TRIANGLE
	EXISTING LIGHT POLE
	PROPOSED LIGHT POLE

LOGO

541 E. Garden Drive, Unit N  
Windsor, CO 80550

T (970) 663-4562  
W ridgeTOPeng.com

SEAL

PROJECT TITLE

AURORA ABC  
SUPPLY CO. SITE  
PLAN AMENDMENT

2801 TOWER ROAD  
AURORA, CO 80011

PREPARED FOR

ABC SUPPLY CO. INC.

2151 E. BROADWAY RD  
STE 115, TEMPE AZ  
85282

SUBMITTAL

SITE PLAN

DRAWN BY: KNW

CHECKED BY: MRB

PROJECT NO.: 24-270-002

REVISIONS


DATE

09/04/2024

SHEET TITLE

PHOTOMETRICS  
PLAN

SHEET INFORMATION

11 of 12

