

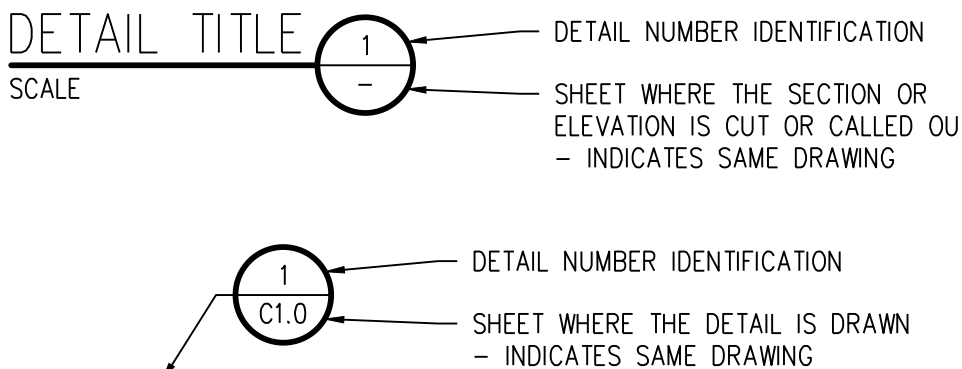
ABBREVIATIONS

AASHTO	AMERICAN ASSOC. OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	INCL	INCLUDED
ABAN	ABANDON	ID	INSIDE DIAMETER
AC	ASPHALTIC CONCRETE PAVING	IN	INLET
ADDL	ADDITIONAL	INSUL	INSULATION
ADDM	ADDENDUM	INV	INVERT
ADJ	ADJUSTABLE	IRR	IRRIGATION
ALT	ALTERNATE		
AMT	AMOUNT	JTS	JOINTS
APPROX	APPROXIMATE	KO	KNOCKOUT
ARCH	ARCHITECT(URAL)	KPL	KICK PLATE
ARY	AIR RELIEF VALVE	KWY	KEYWAY
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS		
ASPH	ASPHALT	L	LEFT OR LITER
ASSY	ASSEMBLY	LSCAPE	LANDSCAPE(NG)
ASYM	ASYMMETRICAL	LF	LINEAR FOOT
AUTO	AUTOMATIC	LP	LOW POINT OR LIGHT POLE
AVG	AVERAGE	LT	LIGHT
AWWA	AMERICAN WATER WORKS ASSOC.	LWL	LOW WATER LEVEL
BC	BACK OF CURB	MAINT	MAINTENANCE
BFV	BUTTERFLY VALVE	MAN	MANUAL
BG	FINISHED GRADE ADJACENT TO BOTTOM OF WALL	MATL	MATERIAL
BLDG	BUILDING	MAX	MAXIMUM
BLK	BLOCK	ME	MATCH EXISTING
BM	BENCH MARK	MECH	MECHANICAL
BMP	BEST MANAGEMENT PRACTICE	MEP	MECHANICAL, ELECTRICAL, PLUMBING (ARCH)
BS	BACKSIGHT	MFR	MANUFACTURER
BOS	BOTTOM OF STEP	MH	MANHOLE
BOT	BOTTOM	MIN	MINIMUM
BSMT	BASEMENT	MISC	MISCELLANEOUS
BVCE	BEGIN VERTICAL CURVE ELEVATION	MJ	MECHANICAL JOINT
BVCS	BEGIN VERTICAL CURVE STATION		
BW	BOTTOM OF WALL	N	NORTH
		NA	NOT APPLICABLE
		NIC	NOT IN CONTRACT
		NPT	NATIONAL PIPE THREAD
		NTS	NOT TO SCALE
CB	CATCH BASIN	OS	OFFSET
CCW	COUNTER CLOCKWISE	OC	ON CENTER
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	OD	OUTSIDE DIAMETER
CIP	CAST IRON PIPE	OPP	OPPOSITE
CJ	CONSTRUCTION JOINT	OPT	OPTIONAL
CL	CENTER LINE OR CHAIN LINK		
CLR	CLEAR	PC	POINT OF CURVATURE
CMP	CORRUGATED METAL PIPE	PCO	PRESSURE CLEAN OUT
CMU	CONCRETE MASONRY UNIT	PCR	POINT OF CURVE RETURN
CONC	CONCRETE	PI	POINT OF INTERSECTION
CONST	CONSTRUCTION	PVI	POINT OF VERTICAL INTERSECTION
CONT	CONTINUOUS(ATION)	PL	PROPERTY LINE
COR	CORNER	PE	POLYETHYLENE
CR	CONCENTRIC REDUCER	PREFAB	PREFABRICATED
CTR	CENTER	PRELIM	PRELIMINARY
CY	CUBIC YARDS	PREP	PREPARATION
		PROP	PROPOSED
DEMO	DEMOLITION	PRV	PRESSURE REDUCING VALVE OR PRESSURE RELIEF VALVE
DET	DETAIL	PSF	POUNDS PER SQUARE FOOT
DIA	DIAMETER	PSI	POUNDS PER SQUARE INCH
DIAG	DIAGONAL	PT	POINT OF TANGENCY
DIP	DUCTILE IRON PIPE	PV	PLUG VALVE
DOM	DOMESTIC	PVC	POLYVINYL CHLORIDE OR POINT OF VERTICAL CURVATURE
DN	DOWN	PVMT	PAVEMENT
DR	DRAIN		
DWG	DRAWING		
DWL	DOWEL		
E	EAST	QTY	QUANTITY
EA	EACH	R	RIGHT
ECC	ECCENTRIC	RAD	RADIUS
EJ	EXPANSION JT	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	RD	ROOF DRAIN
ELB	ELBOW	RE	REFERENCE
ELEC	ELECTRICAL	RECT	RECTANGULAR
ENGR	ENGINEER	REINF	REINFORCE (D) (ING) (MENT)
EOP	EDGE OF PAVEMENT	REQD	REQUIRED
EQ	EQUAL	ROW	RIGHT OF WAY
EQUIP	EQUIPMENT		
EQUIV	EQUIVALENT	SAN	SANITARY
ESMT	EASEMENT	SC	SAWCUT
EST	ESTIMATE	SD	STORM DRAIN
EVCE	END VERTICAL CURVE ELEVATION	SECT	SECTION
EVCS	END VERTICAL CURVE STATION	SPD	STANDARD PROCTOR DENSITY
EW	EACH WAY	SPEC	SPECIFICATION
EXP	JT EXPANSION JOINT	SQ	SQUARE
EXIST	EXISTING	SQ IN	SQUARE INCH
		SQ FT	SQUARE FOOT
FND	FOUNDATION	SQ YD	SQUARE YARD
FES	FLARED END SECTION	SS	SANITARY SEWER
FF	FINISH FLOOR	SST	STAINLESS STEEL
FG	FINISH GRADE	STA	STATION
FH	FIRE HYDRANT	STD	STANDARD
FL	FLOW LINE	STL	STEEL
FN	FENCE	STRUCT	STRUCTURAL
FOC	FACE OF CONCRETE	SVC	SERVICE
FM	FEET PER MINUTE	SWMP	STORMWATER MANAGEMENT PLAN
FPS	FEET PER SECOND	SYM	SYMMETRICAL
FT	FEET		
FTG	FOOTING OR FITTING	TB	THRUST BLOCK
		TBC	TOP BACK OF CURB
G	GAS	TBM	TEMPORARY BENCH MARK
GA	GAUGE	TEMP	TEMPORARY
GAL	GALLON	TG	FINISHED GRADE ADJACENT TO TOP OF WALL
GALV	GALVANIZED	THK	THICK
GB	GRADE BREAK	TOB	TOP OF BANK
GCO	GRADE CLEANOUT	TOC	TOP OF CONCRETE OR TOP OF CURB
GIP	GALVANIZED IRON PIPE	TOT	TOP OF STEP
GND	GROUND	TOS	TOTAL
GPD	GALLONS PER DAY	TW	TOP OF WALL OR CAP OF WALL
GPW	GALLONS PER MINUTE	TP	TYPICAL
GR	GRATE		
GRTG	GRATING	UBC	UNIFORM BUILDING CODE
GSP	GALVANIZED STEEL PIPE	UGE	UNDERGROUND ELECTRIC
GV	GATE VALVE	UTIL	UTILITY
		VERT	VERTICAL
		VC	POINT OF VERTICAL CURVATURE
		VCP	VITRIFIED CLAY PIPE
H	HIGH	W	WIDE OR WIDTH
HB	HOSE BIB	W/	WITH
HE	HORIZONTAL ELLIPTICAL	W/O	WITHOUT
HWL	HEADWALL	WOCV	WATER QUALITY CONTROL VOLUME
HNDRL	HAND RAIL	WSE	WATER SURFACE ELEVATION
HORIZ	HORIZONTAL	WW	WASTEWATER
HP	HIGH POINT		
HR	HOUR	X	SECT CROSS SECTION
HVAC	HEATING, VENTILATION, AIR CONDITIONING	XFMR	ELECTRICAL TRANSFORMER
HWY	HIGHWAY		
HWL	HIGH WATER LINE		
HYD	HYDRANT	YH	YARD HYDRANT

DESIGN LEGEND

	BENCHMARK
	MANHOLE
	AREA DRAIN
	COMBINATION INLET
	TYPE R INLET
	TYPE 13 FIELD INLET
	FLARED END SECTION W/ RIPRAP
	TEE W/ THRUST BLOCK
	BEND W/ THRUST BLOCK
	END CAP W/ THRUST BLOCK
	GATE VALVE
	BUTTERFLY VALVE
	REDUCER/INCREASER
	WATER METER
	FIRE HYDRANT
	STORM - 12\"/>
	STORM - LARGER THAN 12\"/>
	ROOF DRAIN
	TRENCH DRAIN
	UNDERDRAIN
	SANITARY SEWER - 12\"/>
	SANITARY SEWER - LARGER THAN 12\"/>
	FORCE MAIN
	WATER - 12\"/>
	WATER - LARGER THAN 12\"/>
	NON POTABLE WATER
	POTABLE WATER
	IRRIGATION - 12\"/>
	IRRIGATION - LARGER THAN 12\"/>
	CABLE TV
	DRAIN
	ELECTRIC
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	LIMITS OF WORK
	FIBER OPTIC
	FUEL
	GAS
	PVC PIPE (MISC)

DETAIL TITLE



SURVEY LEGEND

	WATER LINE
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	STORM DRAINAGE LINE
	STORM DRAINAGE MANHOLE
	CURB INLET
	UNDERGROUND ELECTRICAL LINE
	OVERHEAD ELECTRICAL LINE
	ELECTRICAL POLE
	GUY WIRE
	ELECTRICAL TRANSFORMER
	ELECTRICAL RISER
	ELECTRIC VAULT
	LIGHT POLE
	DECORATIVE LIGHT
	FIBEROPTIC LINE
	TELEPHONE LINE
	TELEPHONE RISER
	GAS LINE
	INDICATION OF ACCESS
	BUILDING

NOTE: SHADED ITEMS REPRESENT EXIST FEATURES

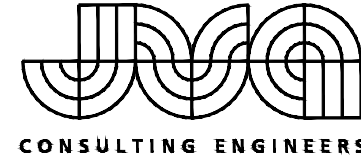
GENERAL NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF AURORA, AURORA WATER, COLORADO DEPARTMENT OF TRANSPORTATION, AURORA FIRE RESCUE FIRE PROTECTION REQUIREMENTS, AND APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL HAVE IN POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURE AT ALL TIMES PER THE APPLICABLE AURORA FIRE RESCUE FIRE PROTECTION DISTRICT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. NOTIFY ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY.
- THE CONTRACTOR SHALL OBTAIN, AT THEIR OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE REQUIRED PARTY (OWNER, OWNER'S REPRESENTATIVE, MUNICIPAL/DISTRICT INSPECTOR, GEOTECHNICAL ENGINEER, ENGINEER AND/OR UTILITY OWNER) AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION, PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.
- THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES MAY BE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT SIZE, LOCATION AND TYPE OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT BEFORE COMMENCING WORK. THE ENGINEER AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS SHOWN ON PLANS. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM AURORA WATER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UCCO.ORG). SEE SURVEY UTILITY LOCATION INFORMATION BELOW.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR OWNER AND/OR CITY APPROVAL AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ADJUTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. GROUNDWATER TO BE PUMPED SHALL BE TESTED, PERMITTED, AND PUMPED PER THE STATE OF COLORADO AND LOCAL GROUNDWATER DISCHARGING PERMIT REQUIREMENTS.
- RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS. ALL MANHOLES SHALL BE FINAL ADJUSTED AFTER PAVING SUCH THAT THE RIM IS 3/4" TO 1/2" BELOW FINISHED ASPHALT. MANHOLES IN UNPAVED AREAS SHALL BE SET SO THAT THE RIM IS 6" ABOVE FINISHED GRADE.
- THE EXISTING AND PROPOSED ELEVATIONS OF FLATWORK, SIDEWALKS, CURBS, THRESHOLDS, PAVING, ETC. AS SHOWN HEREON ARE BASED ON EXTRAPOLATION OF FIELD SURVEY DATA, EXISTING CONDITIONS, AND DATA PROVIDED BY OTHERS. AT CRITICAL AREAS AND SITE FEATURES, CONTRACTOR SHALL HAVE FORMWORK INSPECTED AND APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR ENGINEER PRIOR TO PLACING CONCRETE. MINOR ADJUSTMENTS, AS APPROVED, TO PROPOSED GRADES, INVERTS, ETC. MAY BE REQUIRED TO PREVENT PONDING OR SLOPE NOT IN CONFORMANCE WITH MUNICIPAL STANDARDS. ALL FLATWORK MUST PREVENT PONDING AND PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED BUILDINGS, WALLS, ROOF DRAIN OUTFALLS, ACROSS DRIVES AND WALKS, ETC., TOWARDS THE PROPOSED INTENDED DRAINAGE FEATURES AND CONVEYANCES.
- FINAL LIMITS OF REQUIRED ASPHALT SAWCUTTING AND PATCHING MAY VARY FROM LIMITS SHOWN ON PLANS. CONTRACTOR TO PROVIDE SAWCUT AND PATCH WORK TO ACHIEVE POSITIVE DRAINAGE AND A SMOOTH TRANSITION TO EXISTING ASPHALT WITHIN SLOPES ACCEPTABLE TO THE ENGINEER AND WITHIN MUNICIPAL STANDARDS. CONTRACTOR SHALL PROVIDE ADDITIONAL SAWCUTTING AND PATCHING AT UTILITY WORK, CONNECTION POINTS TO EXISTING PAVEMENT AND FEATURES, ETC. WHICH MAY NOT BE DELINEATED ON PLANS.
- ANY EXISTING MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC. TO BE PROTECTED AND TO REMAIN IN SERVICE. IF FEATURES EXIST, EXTEND OR LOWER TO FINAL SURFACE WITH LIKE KIND CAP WITH STANDARD CAST ACCESS LID WITH SAME MARKINGS. IN LANDSCAPED AREAS PROVIDE A CONCRETE COLLAR (18"x18"x6" THICK) AT ALL EXISTING AND PROPOSED MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC.
- OWNER TO APPROVE ALL PRIVATE CONCRETE FINISHING, JOINT PATTERNS AND COLORING REQUIREMENTS PRIOR TO CONSTRUCTION. SUBMIT JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
- PIPE LENGTHS AND HORIZONTAL CONTROL POINTS SHOWN ARE FROM CENTER OF STRUCTURES, END OF FLARED END SECTIONS, ETC. SEE STRUCTURE DETAILS FOR EXACT HORIZONTAL CONTROL LOCATION. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ACTUAL PIPE LENGTHS TO ACCOUNT FOR STRUCTURES AND LENGTH OF FLARED END SECTIONS.
- ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION, UNLESS OTHERWISE DIRECTED BY THE MUNICIPALITY OR OWNER'S REPRESENTATIVE.
- THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL JURISDICTION, THE STATE OF COLORADO, MILE HIGH FLOOD DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. JURISDICTIONAL AUTHORITY MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LOADED RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.
- ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST BE LESS THAN 1:48 (2.0%) PERPENDICULAR TO DIRECTION OF TRAVEL. RUNNING SLOPE OF ACCESSIBLE WALKS MUST BE NOT STEEPER THAN 1:20 (5.0%) IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ACCESSIBLE CURB RAMPS AND RAMPS IS 1:12 (8.3%). CURB RAMPS SHALL PROVIDE A LANDING AT THE TOP AND RAMP RUNS PROVIDE LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN AT A SLOPE NOT TO EXCEED 1:48. RAMPS RUNS EXCEEDING SIX INCHES SHALL INCLUDE HANDRAILS. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OR SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED. ALL RAMPS, STAIRS, EDGE PROTECTION, AND RAILINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. ACCESSIBLE CURB RAMPS SHALL CONFORM TO THE CDOT M-STANDARDS (SEE DETAIL M-608-1, ETC.). ACCESSIBLE FEATURE WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL BE CONSTRUCTED TO CONFORM TO THE LOCAL AUTHORITY HAVING JURISDICTION REQUIREMENTS.
- PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIPLINE OF TREES.
- LOCATIONS OF CLEANOUTS, LIGHTS, SIGNAGE, JUNCTION BOXES, AND OTHER SIGNIFICANT SITE FEATURES TO BE STAKED FOR ENGINEER AND OR OWNER APPROVAL PRIOR TO WORK. CLEANOUTS, JUNCTION BOXES, AND ADJACENT GRADES TO BE RAISED ONE-HALF INCH AT ASPHALT/CONCRETE (OR 1" AT LANDSCAPING) TO PROVIDE POSITIVE DRAINAGE AWAY FROM FEATURES.
- SURVEY INFORMATION:
 - BENCHMARK INFORMATION: TOPOGRAPHIC INFORMATION WAS PROVIDED BY EX: FLATRONS SURVEYING, INC. SEE ALTA/NSPS LAND TITLE SURVEY DATED 05/23/2017. PROJECT BENCHMARK ELEVATION: 5504.48 AT A FOUND CHISELED SQUARE LOCATED ALONG THE EASTERLY RIGHT-OF-WAY LINE OF AIRPORT BOULEVARD. THE DATUM IS NAVD88 PER SURVEY. COORDINATE AND VERIFY ALL VERTICAL AND HORIZONTAL DATA SHOWN IN SURVEY AND REPORT ANY IRREGULARITIES OR DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
 - BASIS OF BEARINGS: SEE PLANS.
 - HORIZONTAL CONTROL INFORMATION: HORIZONTAL CONTROL COORDINATES ARE BASED ON THE REFERENCED SURVEY AND ARE PROVIDED BY THE FOLLOWING POINTS AS SHOWN ON THE PLANS:

CP-1	N1686419.69	E3199462.61	ELEV5503.91
CP-2	N1686653.03	E3199463.33	ELEV5504.30
CP-3	N1686652.87	E3199471.36	ELEV5504.35
 - SURVEY UTILITY LOCATION INFORMATION PER THE SURVEYOR: SUBSURFACE UTILITIES ARE SHOWN IN APPROXIMATE HORIZONTAL AND VERTICAL LOCATIONS CONSISTENT WITH ASCE 38-02 QUALITY LEVEL "B" (INFORMATION OBTAINED BY THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND HORIZONTAL POSITION OF VIRTUALLY ALL UTILITIES WITHIN THE PROJECT LIMITS. THE INFORMATION OBTAINED IN THIS MANNER IS SURVEYED TO PROJECT CONTROL.) AND QUALITY LEVEL "C" (INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D; INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS), AND BASED ON FIELD MEASUREMENTS PROVIDED BY THE OWNER AND THE CONTRACTOR. SUBSURFACE UTILITIES ARE NOT DEPICTED TO THE EXTENT SET FORTH IN ASCE 38-02 QUALITY LEVELS "A" (INFORMATION OBTAINED THROUGH THE NONDESTRUCTIVE EXPOSURE OF UNDERGROUND UTILITIES, AND ALSO PROVIDES THE TYPE, SIZE, CONDITION, MATERIAL AND OTHER CHARACTERISTICS OF UNDERGROUND FEATURES). TO THE EXTENT DEEMED NECESSARY FOR THE PROTECTION OF PERSONS AND PROPERTY, POTHOLING OR OTHER PRECISE MAPPING MAY BE COMPLETED TO CONFIRM THE EXACT LOCATION OF ANY SUBSURFACE UTILITIES. NOTIFY OWNER AND ENGINEER WITH ALL UTILITY INFORMATION PRIOR TO CONSTRUCTION.VISIT [HTTPS://WWW.FHWA.DOT.GOV/PROGRAMADMIN/SUINDEX.CFM](https://www.fhwa.dot.gov/programadmin/suindex.cfm) FOR MORE INFORMATION.
- THE CONTRACTOR AT THE CONTRACTORS EXPENSE SHALL FURNISH THE OWNER AND ENGINEER OF RECORD A COMPLETE SET OF CONSTRUCTION RECORD DRAWINGS ("AS-BUILTS") FOR THE CONSTRUCTED IMPROVEMENTS. THE AS-BUILT SET SHALL SHOW SUFFICIENT DIMENSION TIES TO PERMANENT SURFACE FEATURES OR NORTHING/EASTING POINTS FOR ALL BURIED FACILITIES TO ALLOW FOR FUTURE LOCATING. THE AS-BUILT SET SHALL SHOW AS-BUILT CONTOURS AND ELEVATIONS OF ASPHALT AND CONCRETE FLATWORK, FLOWLINES, GRADE BREAKS, STAIRS, CROSS-SLOPES, HIGH AND LOW POINTS, AND ADDITIONAL ELEVATIONS TO DEMONSTRATE IMPROVEMENTS WERE CONSTRUCTED PER PLANS. THE AS-BUILT SET SHALL SHOW ELEVATIONS OF ALL DETENTION/WATER QUALITY FACILITIES, INCLUDING BUT NOT LIMITED TO BERMS, SPILLWAYS, BASIN BOTTOM, PIPE INVERTS, AND CONTROL STRUCTURE FEATURES (AS SURVEYED AND STAMPED BY A CERTIFIED P.L.S.). THE AS-BUILT SET SHALL ALSO INCLUDE ELEVATIONS OF MANHOLES, PIPES, INLETS, GRATES, AND SIZES OF ALL UTILITIES. THE AS-BUILT SET SHALL SHOW ANY AND ALL VARIATIONS FROM THE APPROVED PLAN. ENGINEER WILL PRODUCE FINAL RECORD DRAWINGS.



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PICKENS TECHNOLOGY CENTER FILING #05 - LOT 2, BLOCK 1

APS Freezer-Warehouse Building

Aurora Public Schools

East Centertech Parkway, Aurora, CO 80011

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SHEET TITLE

LEGEND, NOTES, AND ABBREVIATIONS

RTA PROJECT NUMBER
2021-080.00

DATE
10/23/2024

REVISIONS
DATE DESCRIPTION

QA/QC APPROVAL: HMM
DRAWN BY: CMS/TWW
CHECKED BY: DIB

ISSUED FOR:

SITE DEVELOPMENT PLAN

SHEET NO.

SDP-02

3. THE DEVELOPER, SUCCESSORS OR 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.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4. COMMERCIAL PROJECTS BUILT UNDER THE 2015 IBC:
"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 INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. 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.
8. 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. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED: ONE FOR PUBLIC IMPROVEMENTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL ONE LINE AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
9. 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.
10. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
11. 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.
12. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN 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.
13. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
14. 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.
15. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
16. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
17. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
18. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.

1. PRIOR TO COMMENCING WORK WITHIN PARKS, RECREATION & OPEN SPACE (PROS) PROPERTIES OR LANDSCAPED MEDIANS OR UPON LAND, INCLUDING RIGHTS-OF-WAY, ADJACENT TO PROS PROPERTIES OR MEDIANS, CONTACT A PROS DEPARTMENT CONSTRUCTION INSPECTOR AT 303-396-3936 OR 303-739-7160 TO FULLY REVIEW EXISTING CONDITIONS, REQUIREMENTS, AND PROCEDURES.
2. ALL WORK WITHIN PROS PROPERTIES OR LANDSCAPED MEDIANS OR UPON LAND, INCLUDING RIGHTS-OF-WAY, ADJACENT TO PROS PROPERTIES OR MEDIANS SHALL COMPLY WITH REQUIREMENTS IN THE PROS DEDICATION AND DEVELOPMENT CRITERIA MANUAL.
3. ALL REPAIRS TO TRAILS, TURF, NATIVE GRASS, LANDSCAPING, IRRIGATION, SIGNAGE, ETC. WITHIN PROS PROPERTIES OR LANDSCAPED MEDIANS OR UPON LAND, INCLUDING RIGHTS-OF-WAY, ADJACENT TO PROS PROPERTIES OR MEDIANS SHALL BE ACCOMPLISHED IN A MANNER COMPLYING WITH THE STANDARD DETAILS AND SPECIFICATIONS IN THE PROS DEDICATION AND DEVELOPMENT CRITERIA MANUAL.
4. APPROVAL FROM OR ACCEPTANCE BY THE PUBLIC IMPROVEMENTS INSPECTOR DOES NOT CONSTITUTE APPROVAL OR ACCEPTANCE BY THE PROS DEPARTMENT. CONTRACTOR SHALL HAVE ALL WORK WITHIN PROS PROPERTIES OR LANDSCAPED MEDIANS OR UPON LAND, INCLUDING RIGHTS-OF-WAY, ADJACENT TO PROS PROPERTIES OR MEDIANS INSPECTED BY THE PROS DEPARTMENT CONSTRUCTION INSPECTORS FOR COMPLIANCE WITH APPLICABLE DEPARTMENT REQUIREMENTS. WRITTEN APPROVAL AND ACCEPTANCE FROM THE PROS DEPARTMENT WILL BE REQUIRED TO VERIFY COMPLIANCE.

- ALL MATERIALS, WORKMANSHIP, CONSTRUCTION DETAILS, AND TESTING FOR THE WATER LINE CONSTRUCTION SHALL CONFORM TO STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE LATEST REVISION AS SET FORTH BY THE AURORA WATER.
2. ALL FIRE HYDRANTS MUST BE LOCATED NOT LESS THAN THREE FEET – SIX INCHES (3'- 6") AND NOT MORE THAN EIGHT FEET (8') FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5'). FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD. FIRE HYDRANTS ARE NOT ALLOWED IN SIDEWALKS.
3. ALL FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD WHENEVER CURB AND GUTTER HAS NOT BEEN INSTALLED.
4. ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
5. WATER MAIN RESTRAINT SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE LATEST REVISION. MEGALUGS OR UNI-FLANGE MAY BE USED IN PLACE OF RODS AND CLAMPS.
6. WATER LINE VALVES ARE NOT ALLOWED IN CROSS PANS.
7. ALL WATER METERS, WATER SERVICE LINES AND SANITARY SEWER SERVICE LINES ARE NOT ALLOWED IN OR UNDER DRIVEWAYS.
8. ALL SANITARY SERVICE LINES SHALL BE TEE OFF OF MAINS. WYES SHALL BE USED FOR LOTS AT BACK OF CUL-DE-SACS, OR UPSTREAM OF A DEAD-END MANHOLE.
9. WATER PRESSURE ZONE 4, ZERO (0) PSI @ ELEVATION 5850 FT. A PRESSURE REDUCING VALVE (PRV) IS REQUIRED WHEN THE PRESSURE AT THE BUILDING UNIT IS GREATER THAN EIGHTY (80) PSI. PRV'S ARE NOT ALLOWED IN CITY OF AURORA OWNED AND MAINTAINED METER PITS.
10. ADJUST ALL MANHOLES, FIRE HYDRANTS, AND VALVE BOXES TO GRADE PER AURORA WATER STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM SEWER INFRASTRUCTURE LATEST REVISION, AS NECESSARY.
11. FIRE SERVICE LINES WITHOUT CHEMICAL FEED SYSTEMS REQUIRE AT LEAST A DOUBLE CHECK BACKFLOW ASSEMBLY. ALL OTHER FIRE LINES, COMMERCIAL, MULTI-FAMILY AND MASTER METERED SINGLE FAMILY RESIDENTIAL WATER SERVICE LINES REQUIRE A REDUCED PRESSURE BACKFLOW ASSEMBLY. CONTRACTORS ARE REQUIRED TO CONTACT AURORA WATER TO SCHEDULE A BACKFLOW ASSEMBLY INSPECTION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
12. THE CONTRACTOR SHALL CONTACT AURORA WATER ENGINEERING AT 303-739-7385 FOR INSPECTION OF ANY REQUIRED GREASE TRAPS OR SAND/OIL INTERCEPTORS PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
13. THE CONTRACTOR SHALL CONTACT THE AURORA WATER INSPECTION LINE AT 303-739-7385 AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE OF COMMENCING CONSTRUCTION OF ANY WET UTILITY TO SCHEDULE INSPECTIONS.
14. TOTAL BUILDING SURFACE AREA = 55,323 S.F. TOTAL HARD SURFACE = 81,125 S.F.
- 15.
16. ALL FIRE LINES, LANDSCAPE IRRIGATION LINES AND COMMERCIAL WATER SERVICE LINES WILL REQUIRE A REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY OR DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY AS REQUIRED BY THE CITY OF AURORA WATER DEPARTMENT. CONTACT THE BUILDING DIVISION AT (303) 739-7420 TO SCHEDULE FLOW TESTS FOR PRIVATE FIRE LINES PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. FOR MORE INFORMATION ON BACKFLOW PREVENTION, CONTACT AURORA WATER AT (303) 326-8129.
- 17.
18. ALL BACKFLOW PREVENTION ASSEMBLIES MUST BE INSTALLED AND CONFORM TO THE CITY OF AURORA "PUBLIC UTILITY RULES AND REGULATIONS REGARDING STANDARDS AND SPECIFICATIONS", LATEST REVISION. ONLY APPROVED BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED APPLICABLE FOR THE DEGREE OF HAZARD, AS DETERMINED BY AURORA WATER.

1. ALL FIRE SERVICE LINES SHALL BE INSTALLED, IN THEIR ENTIRETY, BY A STATE LICENSED CONTRACTOR. LICENSING CAN BE OBTAINED FROM THE COLORADO DEPARTMENT OF PUBLIC SAFETY, COLORADO DIVISION OF FIRE PREVENTION AND CONTROL. LOCATED AT 690 KIPLING STREET, LAKEWOOD, CO 80215, 303-739-4600 OR ONLINE AT WWW.DFPC.STATE.CO.US. IN ADDITION, APPROVED CIVIL PLANS FROM THE CITY OF AURORA WATER DEPARTMENT ARE REQUIRED FOR ALL FIRE SERVICE LINE CONNECTIONS; THE CONTRACTOR MUST PRESENT LICENSE AND APPROVED CIVIL PLANS TO THE PERMIT CENTER BEFORE PERMITS ARE ISSUED. ONCE THE PERMIT HAS BEEN ISSUED CONTACT THE CITY OF AURORA SANITARY CODES DIVISION AT 303-739-7420 TO SCHEDULE A FLUSH INSPECTION WITH A LIFE SAFETY INSPECTOR. FIRE SERVICE LINES SHALL BE RESTRAINED FOR THEIR ENTIRE LENGTH. REFER TO THE CITY OF AURORA PUBLIC UTILITY IMPROVEMENTS RULES AND REGULATIONS REGARDING STANDARDS AND SPECIFICATIONS, SECTION 15.00.
2. UPON PERMIT ISSUANCE CONTACT THE CITY OF AURORA BUILDING DIVISION AT 303-739-7420 TO SCHEDULE A FLUSH INSPECTION WITH A LIFE SAFETY INSPECTOR.
3. FIRE SERVICE LINES SHALL BE RESTRAINED FOR THEIR ENTIRE LENGTH. REFER TO STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE, OF THESE SPECIFICATIONS LATEST EDITION.
4. OTHER THAN THE NINETY DEGREE (90°) VERTICAL BEND IN THE FIRE SERVICE LINE AT THE BUILDING RISER, FIRE SERVICE LINES MAY HAVE ONE NINETY DEGREE (90°), OR MORE THAN ONE (1) BEND WHEN THE SUM OF ALL BENDS DOES NOT EXCEED NINETY DEGREES (90°), IN THE LENGTH OF LINE FROM THE WATER MAIN TEE TO THE RISER. SUBMISSION OF HYDRAULIC CALCULATIONS AND A REVISED CIVIL DRAWING IS REQUIRED IF THE SUM OF ALL BENDS EXCEEDS MORE THAN NINETY DEGREES (90°).
5. NO CONNECTIONS ARE ALLOWED TO THE FIRE SERVICE LINE BETWEEN THE GATE VALVE AT THE WATER LINE MAIN AND THE BACKFLOW PREVENTER (WITHIN THE BUILDING).

1. STORMWATER MANAGEMENT AND EROSION CONTROL FOR CONSTRUCTION ACTIVITIES WILL BE PERFORMED IN COMPLIANCE AND UNDER THE DIRECTION AND REQUIREMENTS OF AURORA PUBLIC SCHOOLS NON-STANDARD MS4 CONSTRUCTION SITE RUNOFF PROGRAM (PROGRAM).
2. AN INSPECTOR FOR AURORA PUBLIC SCHOOLS (APS) WILL CONDUCT AN ON-SITE INSPECTION TO VERIFY THE CORRECT INSTALLATION AND ADEQUACY OF INITIAL BMPs FOR THE SITE. NO EARTHWORK OR DEMOLITION ACTIVITIES ARE TO BEGIN UNTIL THE PROJECT SITE HAS PASSED AN INSPECTION BY APS. IF THE PROJECT IS GREATER THAN ONE ACRE, THE CONTRACTOR IS REQUIRED TO PRESENT THE PROJECT'S CDPHE-WQCD STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES PERMIT FOR THE PROJECT TO THE INSPECTOR DURING THE INITIAL INSPECTION.
3. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. ADDITIONAL EROSION CONTROL MEASURES WHICH ARE STANDARD IN NATURE BUT REQUIRED AS DUE COURSE OF CONSTRUCTION WILL BE ADDED BY THE CONTRACTOR AND AT THE CONTRACTOR'S EXPENSE.
4. EROSION CONTROL MEASURES CONTAINED WITHIN THIS REPORT AND DRAWINGS ARE DESIGNATED FOR AREAS WITHIN APS SITE BOUNDARY ONLY. ANY EROSION CONTROL MEASURES INSTALLED OUTSIDE OF THE SITE BOUNDARIES AND INSIDE THE PUBLIC RIGHT-OF-WAYS ARE TO FOLLOW THE STANDARD RULES AND REGULATIONS OF THE CITY OF AURORA. REFER TO THE "CITY OF AURORA RULES AND REGULATIONS REGARDING STORMWATER (QUALITY) DISCHARGES FOR CONSTRUCTION ACTIVITIES" MANUAL.
5. INSPECTION AND MAINTENANCE OF ENVIRONMENTAL, EROSION AND SEDIMENT CONTROL MEASURES ARE THE CONTINUOUS OBLIGATION OF THE CONTRACTOR. BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSPECTED AT A MINIMUM OF EVERY 7 DAYS AND WITHIN 24 HOURS AFTER THE END OF A PRECIPITATION EVENT THAT PRODUCES RUN-OFF. ALL NECESSARY MAINTENANCE AND REPAIRS SHALL BE INITIATED AND COMPLETED ON AN ON-GOING BASIS, AS FEATURES ARE REQUIRED TO OPERATE CONTINUOUSLY. INSPECTIONS MAY NEED TO BE CONDUCTED AT A GREATER FREQUENCY THAN NOTED ABOVE TO ENSURE FEATURES AND SYSTEMS ARE OPERATING ADEQUATELY. ENVIRONMENTAL, EROSION AND SEDIMENT CONTROL BMPs SHALL BE MAINTAINED AND FUNCTIONAL FOR THE ENTIRE DURATION OF THE PROJECT.

PROJECT NAME :		CITY OF AURORA UTILITY DEPARTMENT 15151 E. ALAMEDA DRIVE, AURORA, CO 80012 TAP APPLICATION OFFICE - 739-7395 PLANS REVIEW - 739-7374 FAX - 739-7491				FAX TO : _____		DATE : _____									
PROJECT ADDRESS :						ATTN : _____		FAX # : _____									
FIXTURE UNIT TABLE		EXISTING WATER SAVING FIXTURES ? EXISTING ULTRA LOW FLOW FIXTURE?		NO		PROPOSED WATER SAVING FIXTURES ? PROPOSED ULTRA LOW FLOW FIXTURE?		YES		DATE : 6/26/2019		BY :		OK BY :			
		EXISTING PRIVATE		PROPOSED PRIVATE		EXISTING PUBLIC		PROPOSED PUBLIC		STANDARD		LOWFLOW		ULTRA LOW FLOW			
FIXTURE		NUMBER OF FIXTURES	FIXTURE VALUE	NUMBER OF FIXTURES	FIXTURE VALUE	NUMBER OF FIXTURES	FIXTURE VALUE	NUMBER OF FIXTURES	FIXTURE VALUE	UNITS SUBTOTALS	PRV	PUB	PRV	PUB	PRV	PUB	
BAR SINK		1	0.7		2		1.4		0	1	2	0.7	1.4				
BATHTUB (WITH SHOWER)		2	1.4		4		1.8		0	2	4	1.4	1.8				
DENTAL UNIT		1	0.7		1		0.7		0	1	1	0.7	0.7				
DRINKING FOUNTAIN		0.25	2	0.7	0.5	1	1.4		2.8	0.25	0.5	0.7	1.4				
HOSE BIBB OR SILL COCK		3	4	3	5		5		12	3	5	3	5				
MOBILE HOME EACH		6	6	6	6		6		0	6	6	6	6				
LAUNDRY TUB, CLOTHWASHER		1.4	2	3	4		4		0	1.4	3	2	4				
LAVATORY		1	3	0.7	2	1	1.4		3.5	1	2	0.7	1.4				
LAVATORY (DENTAL)		1	0.7	1	1		0.7		0	1	1	0.7	0.7				
LAWN SPRINKLER EACH HEAD		1	1	1	1		1		0	1	1	1	1				
SHOWER EACH HEAD		1.4	1.4	4	4		2.8		0	1.4	4	1.4	2.8				
SINK (PER FAUCET)		1	1	0.7	2		1.4		0.7	1	2	0.7	1.4				
SINK DISHWASHER		2	1	1.4	4		2.8		1.4	2	4	1.4	2.8				
SINK (FLUSHING RIM)		10	7	10	10		7		0	10	10	7	7				
SINK (WASHUP)		2	1.4	2	2		1.4		0	2	2	1.4	1.4				
SINK (CIRCULAR WASHUP)		4	2.8	4	4		2.8		0	4	4	2.8	2.8				
URNAL (PEDESTAL)		10	5	10	5		5		0	10	10			5	5		
URNAL (STALL)		5	2.5	5	2.5		2.5		0	5	5			2.5	2.5		
URNAL (WALL)		5	2.5	5	2.5		2.5		0	5	5			2.5	2.5		
URNAL (FLUSH TANK)		3	1.5	3	1.5		2.5		0	3	3			1.5	2.5		
WATER CLOSET (TANK)		2.2	1.5	5	2.5		2.5		0	2.2	5	2.4	3.5	1.5	2.5		
WATER CLOSET (VALVE)		6	3	3	10	1	5		14	6	10	4.7	7	3	5		
3/8 INCH SUPPLY		1	1	2	2		2		0	1	2						
1/2 INCH SUPPLY		2	1	2	4		4		2	2	4						
3/4 INCH SUPPLY		3	1	3	6		6		3	3	6						
1 INCH SUPPLY		6	6	10	10		10		0	6	10						
TOTAL									39.4								
* IF WATER SAVING AND/OR ULTRA LOW FLOW FIXTURE VALUES ARE USED THEY MUST BE SPECIFIED ON THE BUILDING PLANS PRIOR TO APPROVAL OF THE BUILDING PERMIT. WATER SAVINGS = 30% REDUCTION ON FAUCETS & 3.5 GALLON WATER CLOSETS ULTRA LOW FLOW = 1.6 GALLON WATER CLOSETS AND URINALS										MAXIMUM FIXTURE UNITS		FLUSH TANK CURVE		FLUSH VALVE CURVE			
												# 2		# 1			
METER SIZING TABLE CURVE NO. 1 FOR FLUSH VALVES CURVE NO. 2 FOR FLUSH TANKS										HEAD LOSS CALCULATIONS BASED ON HAZEN WILLIAMS COEFFICIENT COPPER SERVICE C = 130, DUCTILE IRON C = 100 HAZEN WILLIAMS C = 130		METER SIZE DIA.		MAX. FLOW (GPM)			
FIXTURE UNIT TOTAL		FLOW FROM TABLE (GPM)		METER SIZE (INCHES)		VELOCITY (FPS)		LENGTH SERVICE (FT)		HEAD LOSS PSI/100FT		STATIC PRESSURE @ MAN		PRESSURE @ BLDG. (PSI)			
39.4		45.76						60				70					



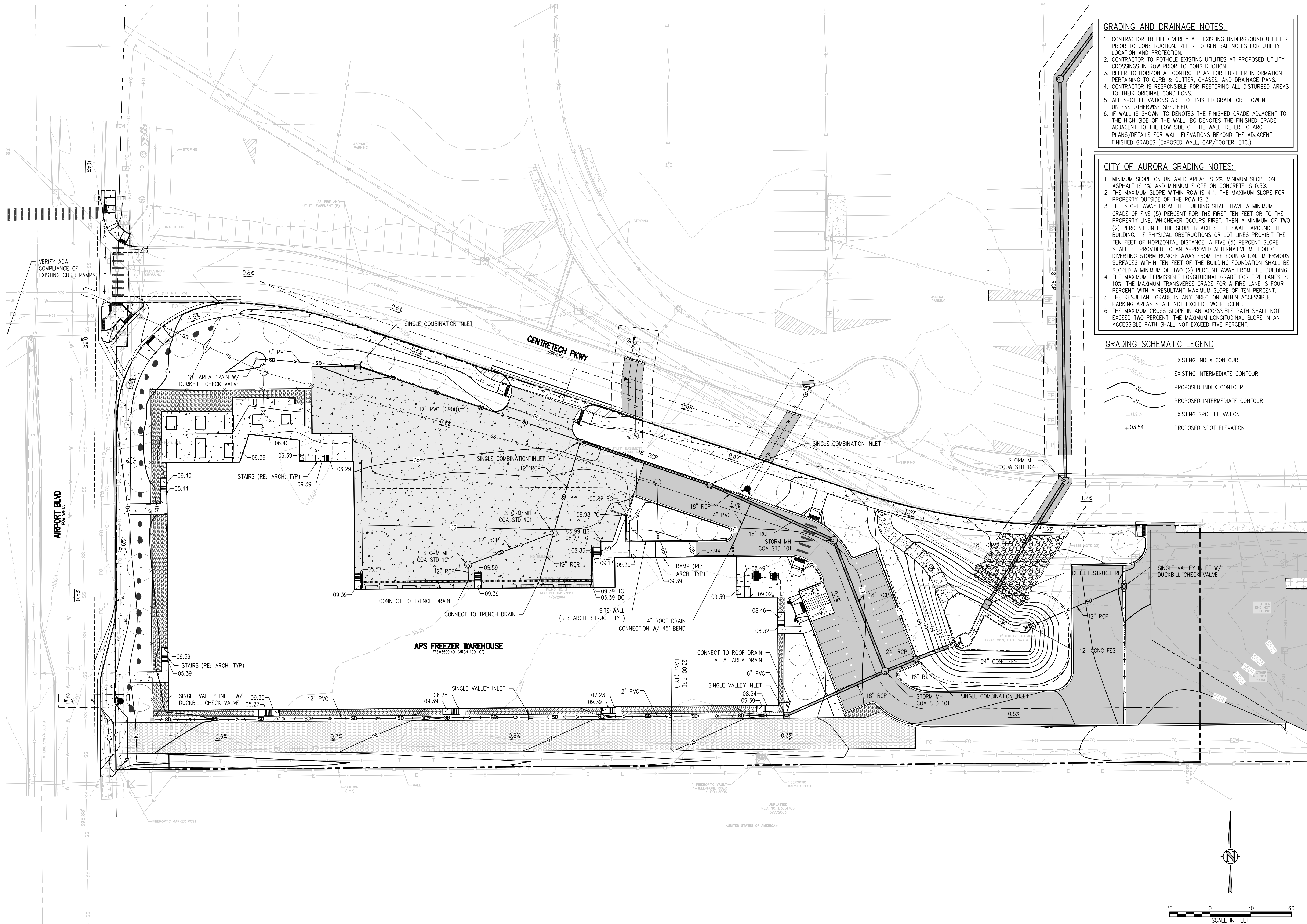
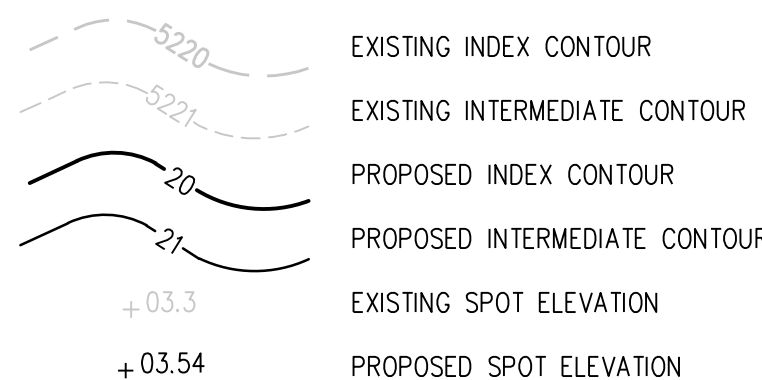
GRADING AND DRAINAGE NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS, ROAD CLOSURES AND CONSTRUCTION.
3. REFER TO HORIZONTAL CONTROL PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.
4. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS.
5. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE OR FLOWLINE UNLESS OTHERWISE SPECIFIED.
6. IF WALL IS TO BE FINISHED, THE FINISHED GRADE ADJACENT TO THE HIGH SIDE OF THE WALL, BG DENOTES THE FINISHED GRADE ADJACENT TO THE LOW SIDE OF THE WALL. REFER TO ARCH PLANS/DETAILS FOR WALL ELEVATIONS BEYOND THE ADJACENT FINISHED GRADES (EXPOSED WALL, CAP/FOOTER, ETC.)

CITY OF AURORA GRADING 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 THE 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 AROUND THE BUILDING 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 TEN PERCENT.
5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PAVING AREAS SHALL NOT EXCEED FIVE 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 FIVE PERCENT.

GRADING SCHEMATIC LEGEND



PICKENS TECHNOLOGY CENTER FILING #05 - LOT 2, BLOCK 1

APS Freezer-Warehouse Building

Aurora Public Schools

East Centertech Parkway, Aurora, CO 80011

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SHEET TITLE

GRADING AND DRAINAGE PLAN

RTA PROJECT NUMBER
2021-080.00

DATE
10/23/2024

REVISIONS	
#	DATE DESCRIPTION

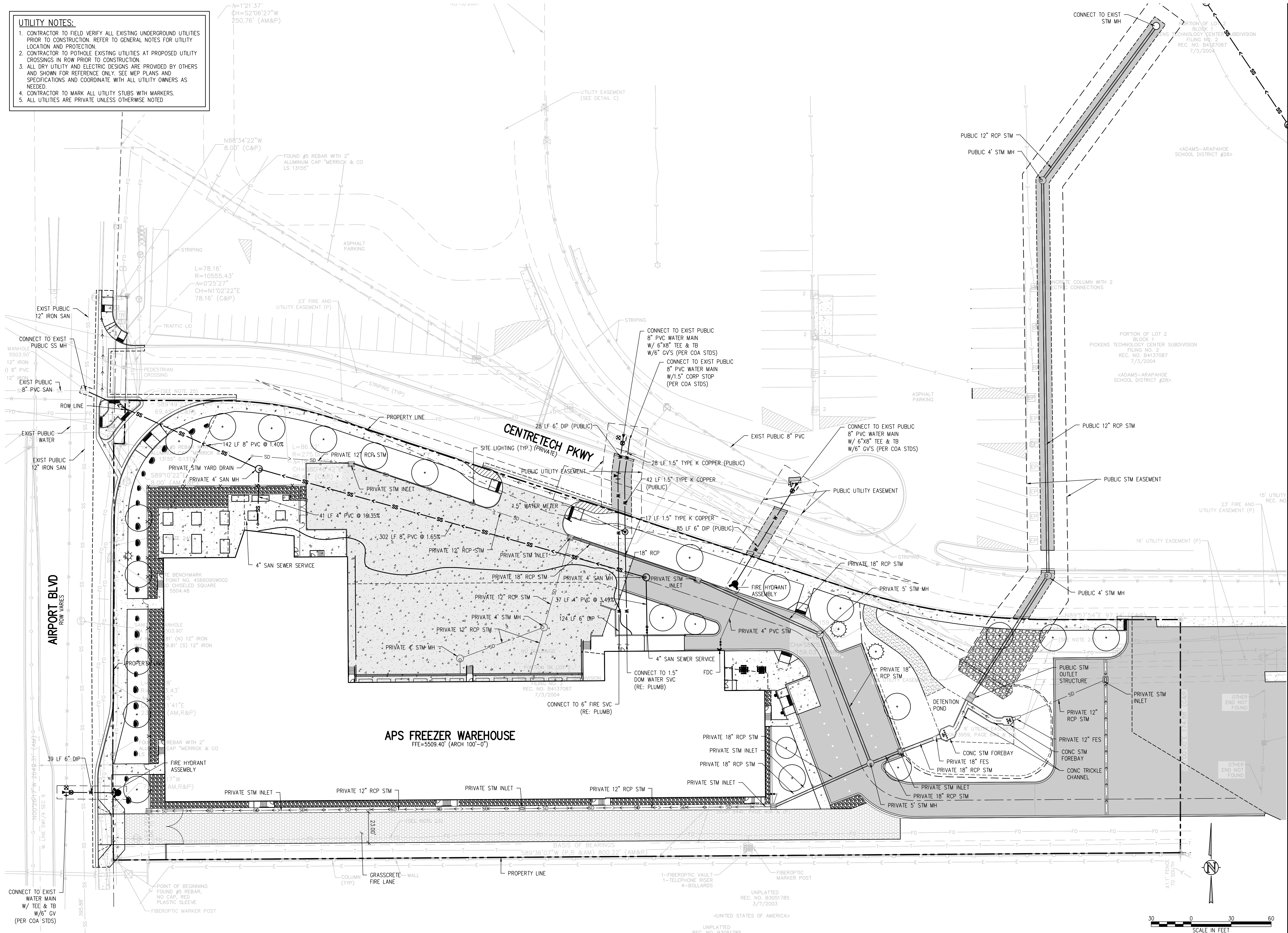
QA/QC APPROVAL: **HMM**
DRAWN BY: **CMS/TW**
CHECKED BY: **DIB**

ISSUED FOR:
SITE DEVELOPMENT PLAN

SHEET NO.

SDP-04

- UTILITY NOTES:
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
 2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
 3. ALL DRY UTILITY AND ELECTRIC DESIGNS ARE PROVIDED BY OTHERS AND SHOWN FOR REFERENCE ONLY. SEE MEP PLANS AND SPECIFICATIONS AND COORDINATE WITH ALL UTILITY OWNERS AS NEEDED.
 4. CONTRACTOR TO MARK ALL UTILITY STUBS WITH MARKERS.
 5. ALL UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED



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PICKENS TECHNOLOGY CENTER FILING #05 - LOT 2, BLOCK 1

APS Freezer-Warehouse Building

Aurora Public Schools

East Centertech Parkway, Aurora, CO 80011

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SHEET TITLE

UTILITY PLAN

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DATE APPROVAL

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CHECKED BY

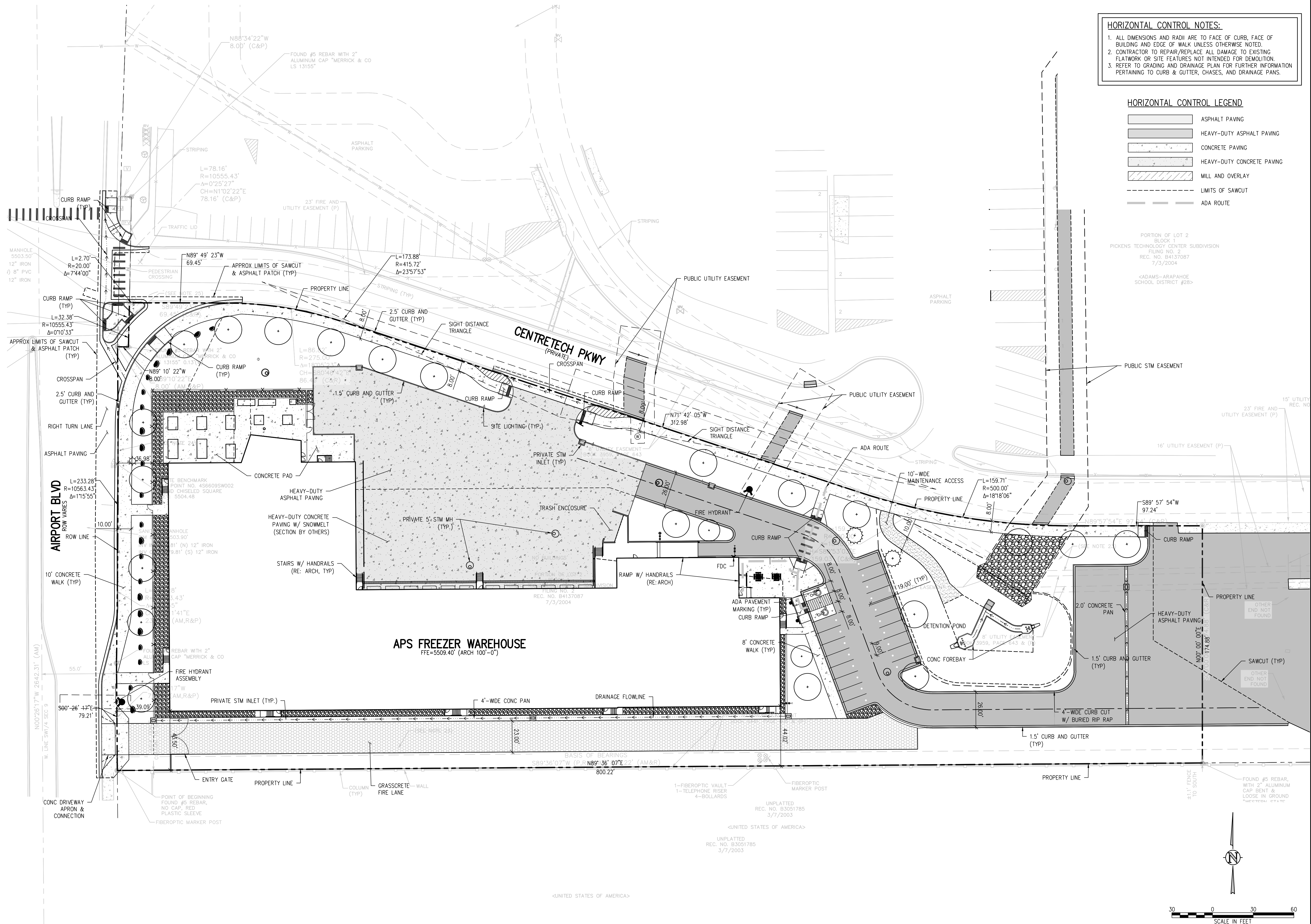
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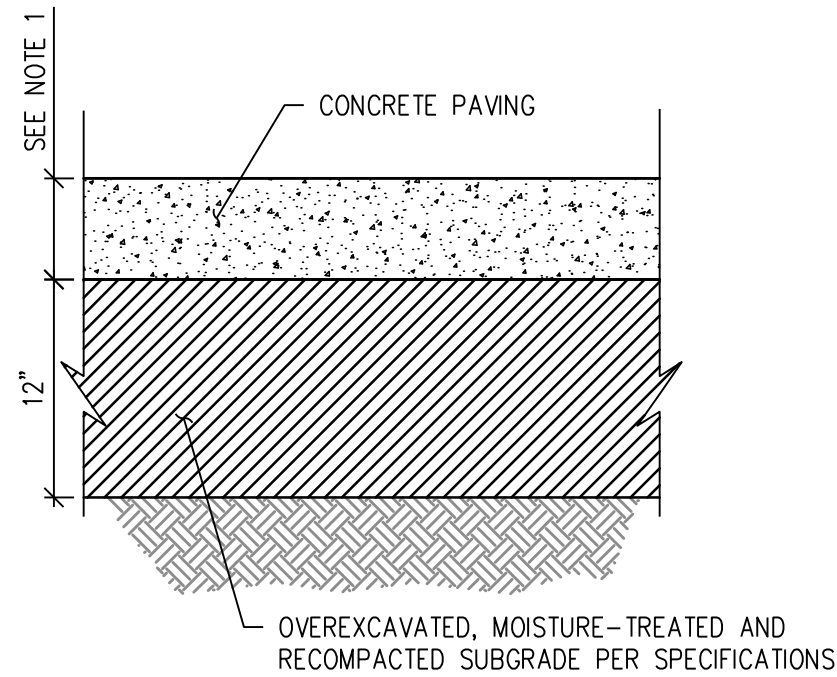
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SITE DEVELOPMENT PLAN

SHEET NO.

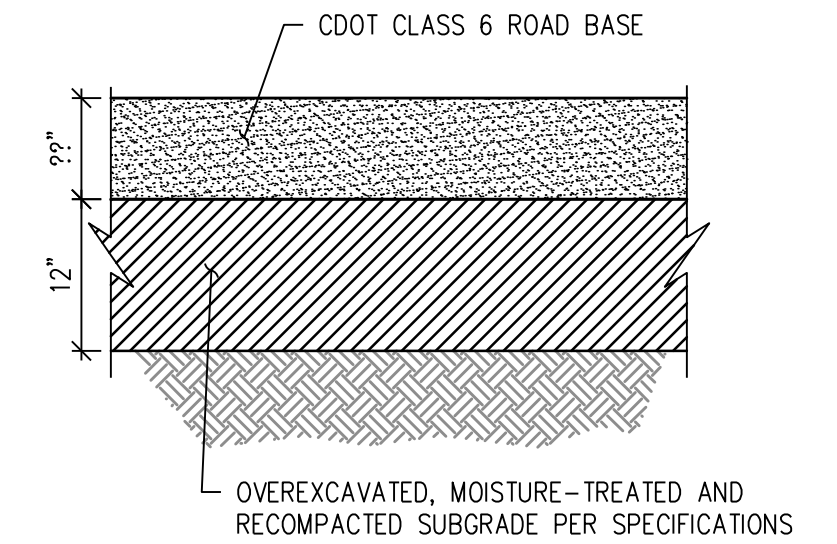
SDP-05



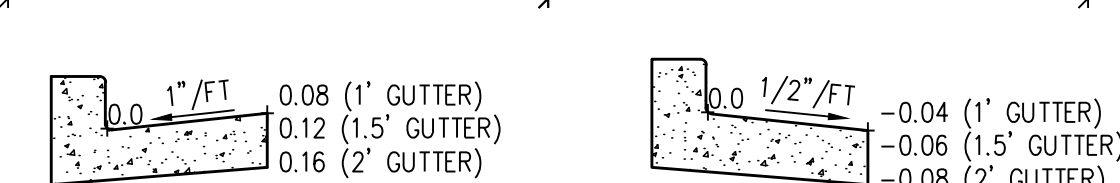
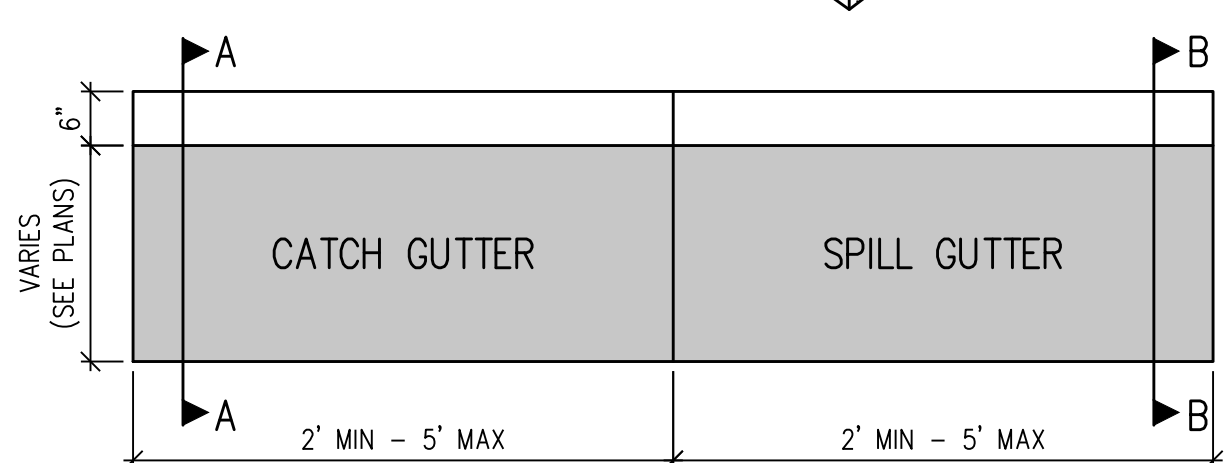
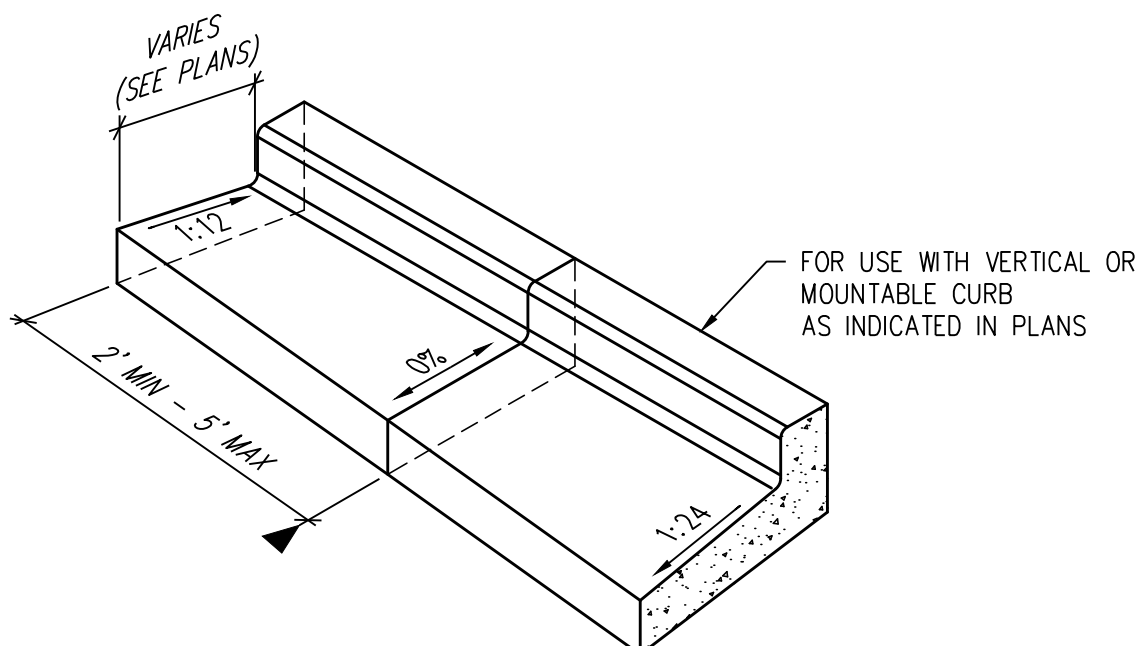


- NOTES:**
1. CONCRETE THICKNESS:
6" FOR WALKS
7"/6" COMPOSITE FOR HEAVY TRUCK TRAFFIC AND FIRE LANES
8" REINFORCED FOR LOADING DOCK
 2. SEE CONTRACTION JOINT AND EXPANSION JOINT DETAILS.
 3. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS.

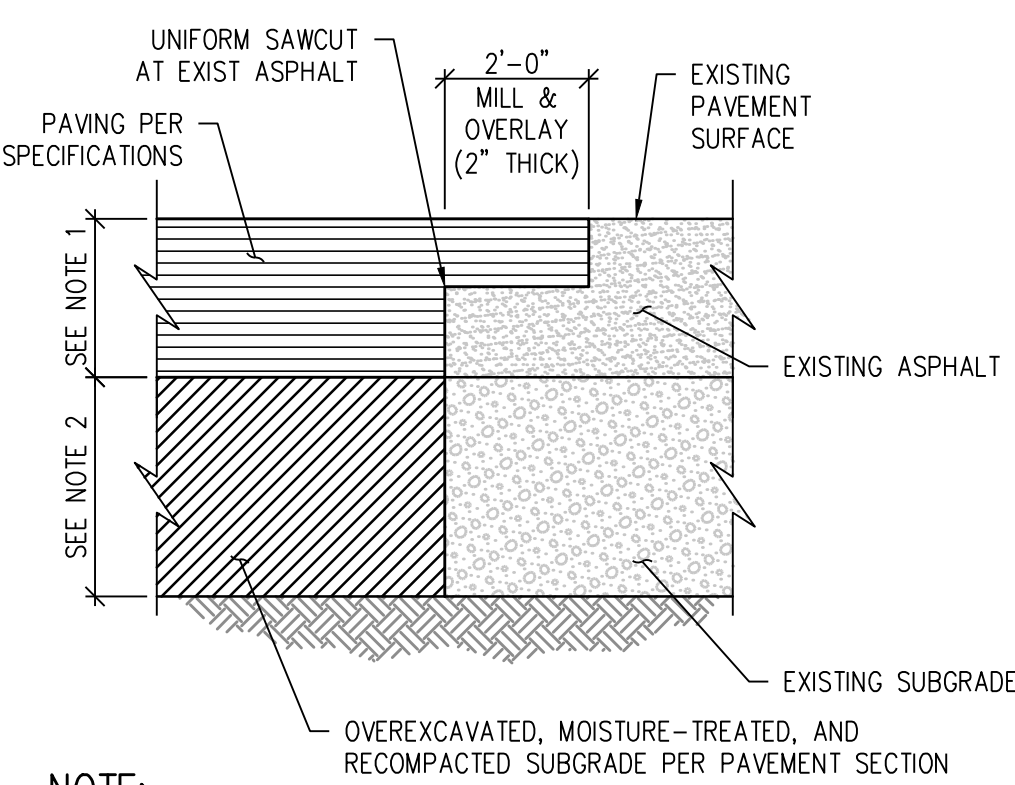
CONCRETE PAVEMENT SECTION DETAIL
NTS



GRAVEL SECTION DETAIL
NTS

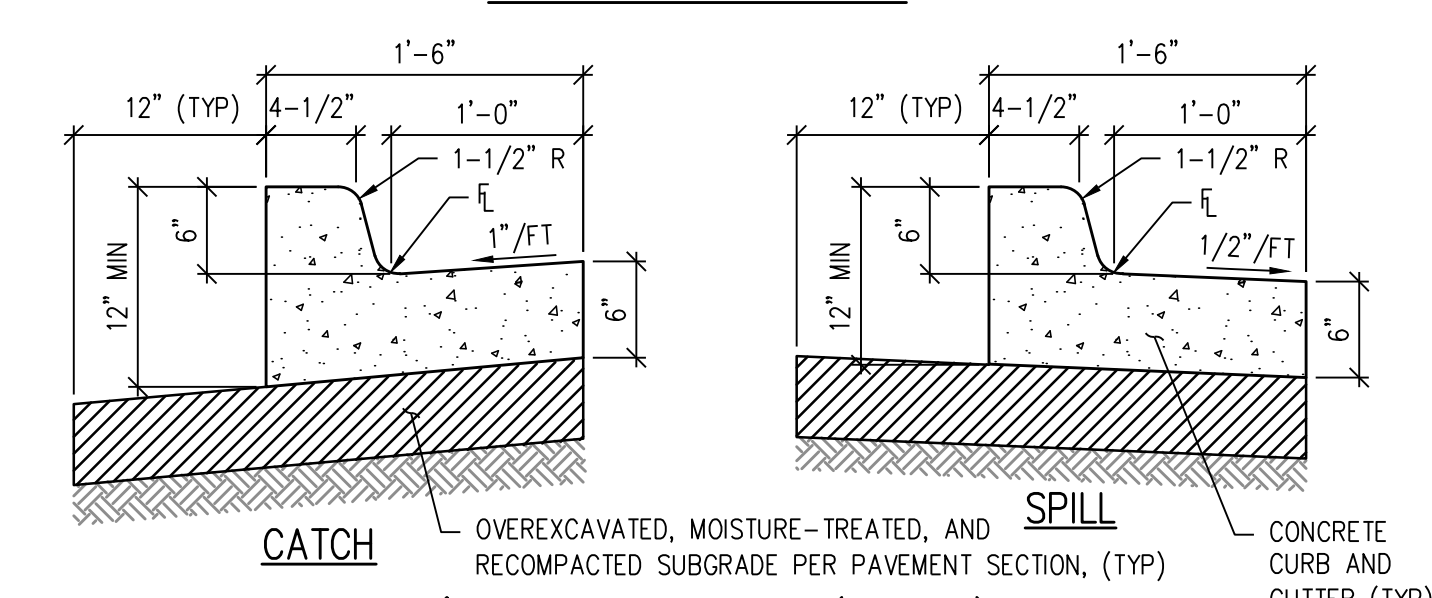
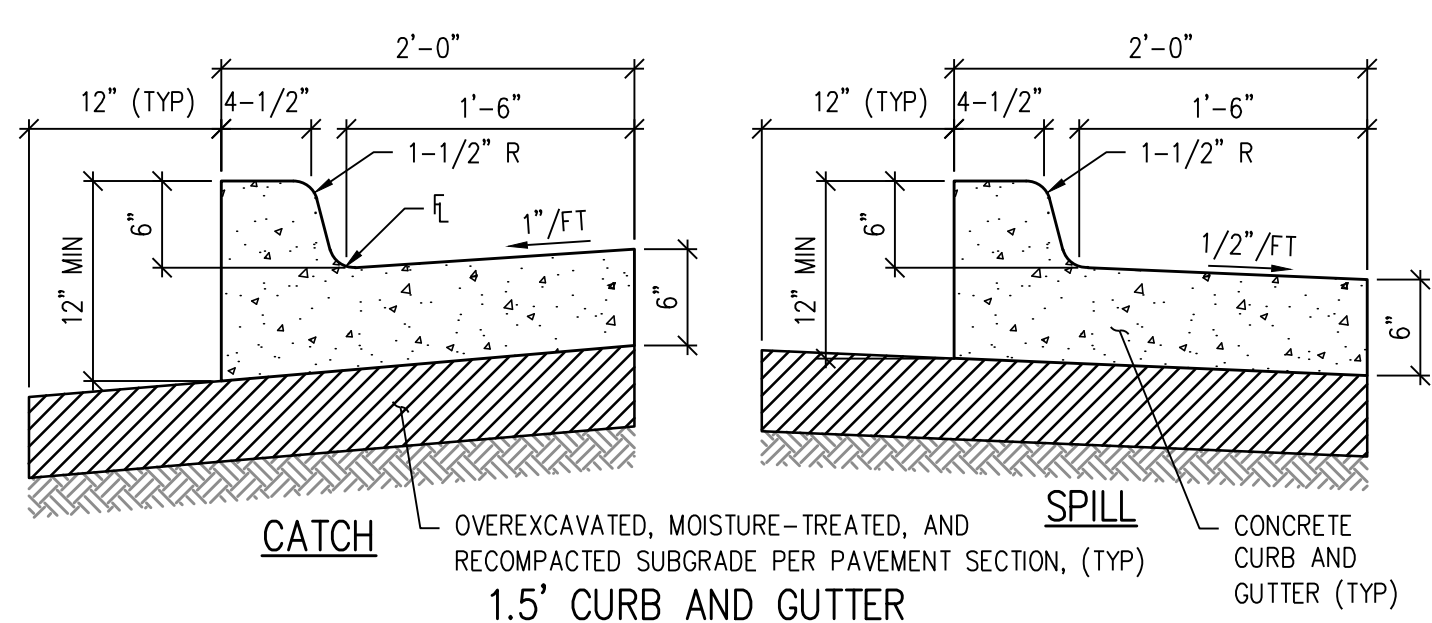
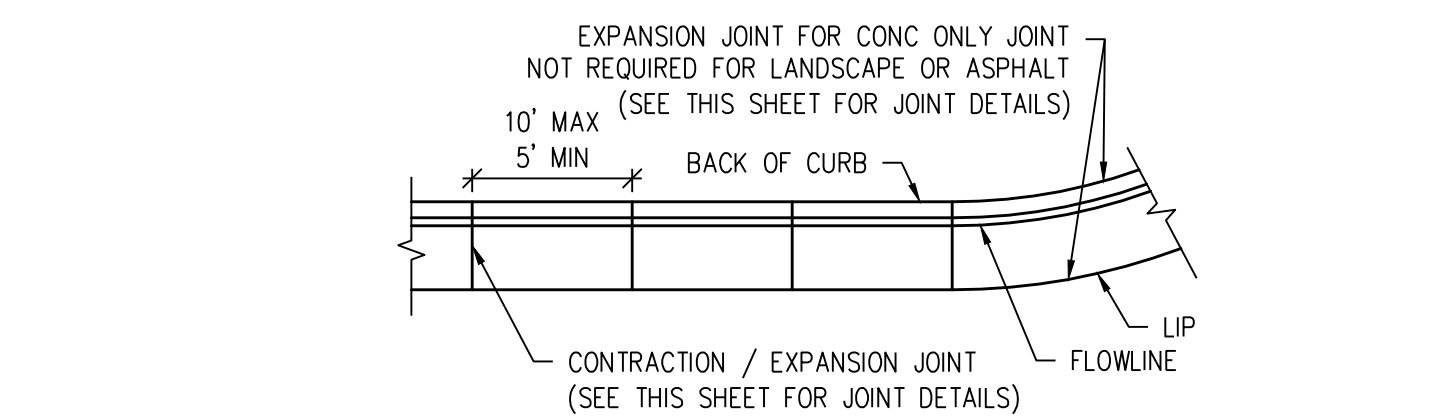


GUTTER CATCH SPILL TRANSITION DETAIL
NTS



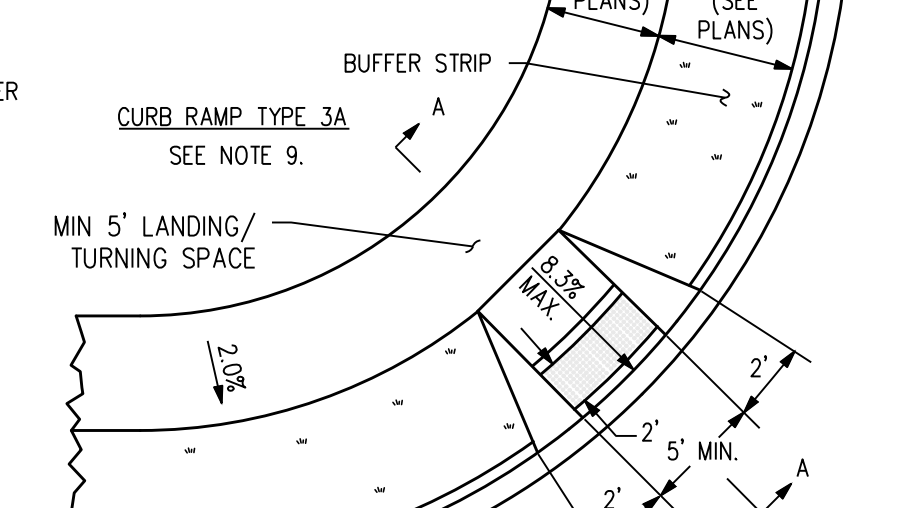
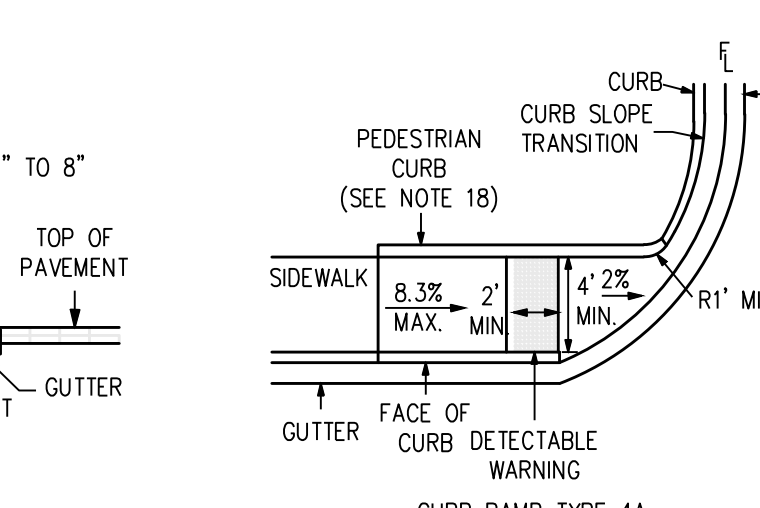
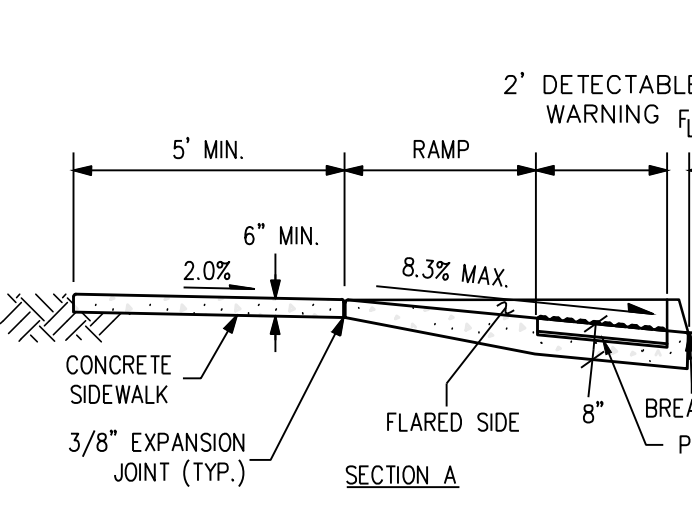
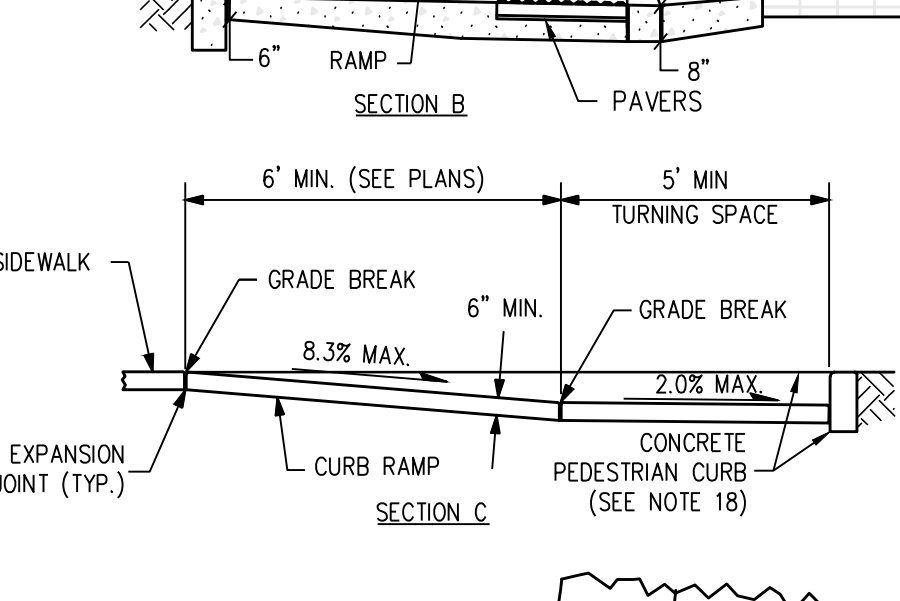
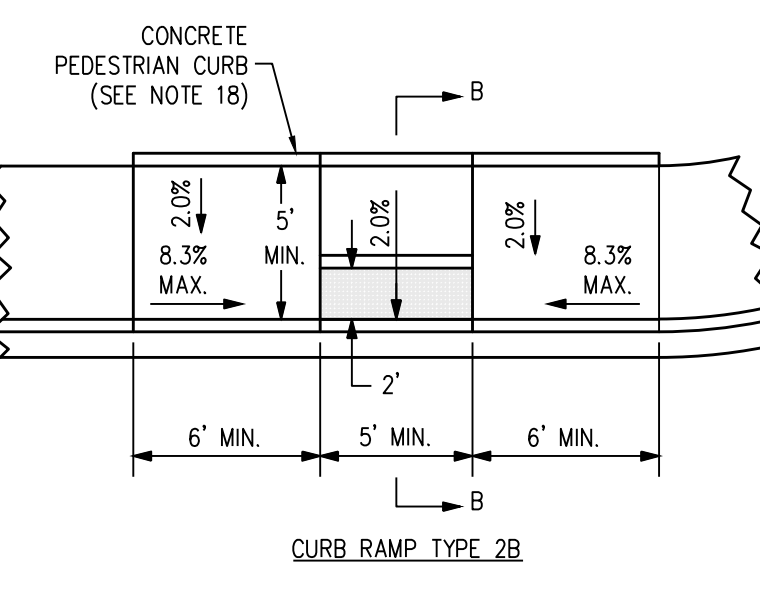
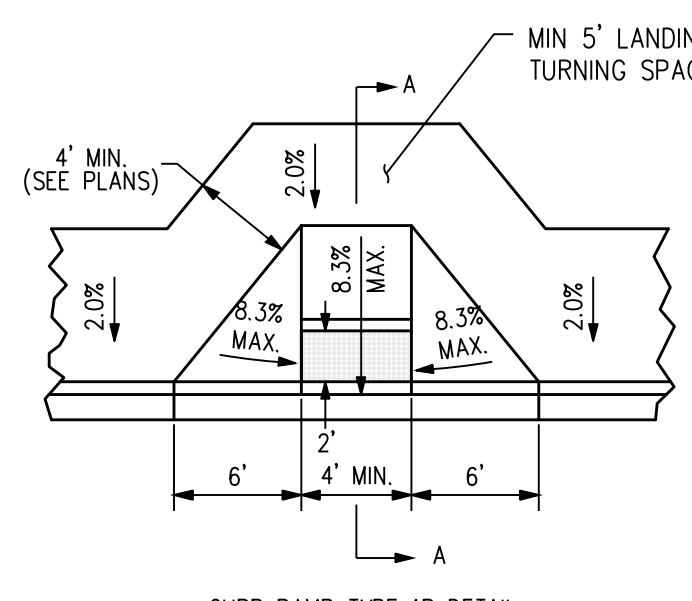
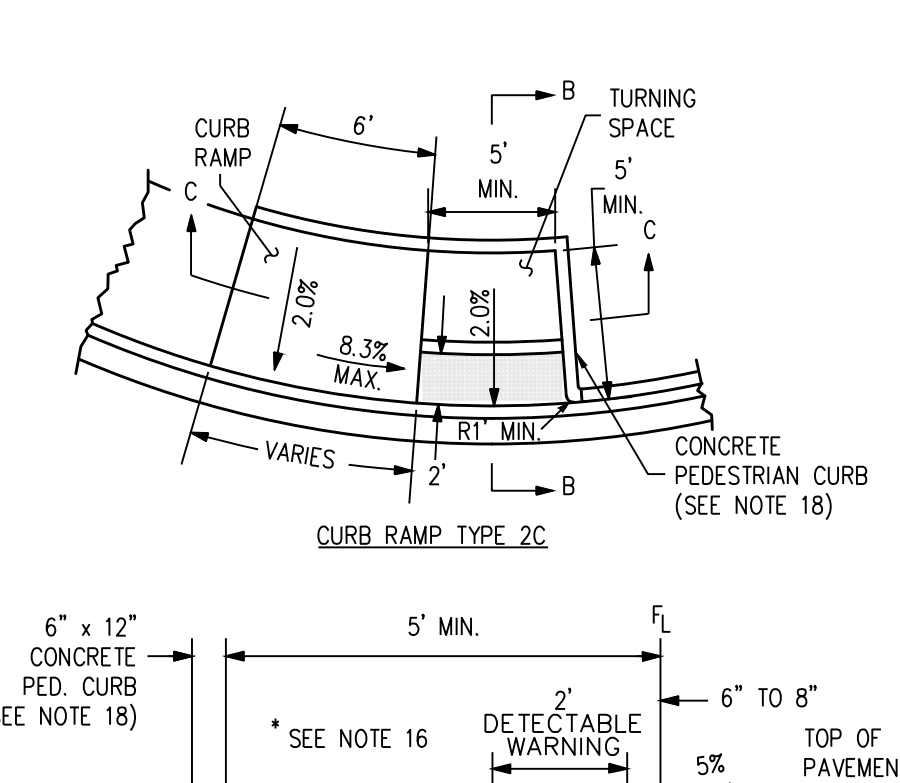
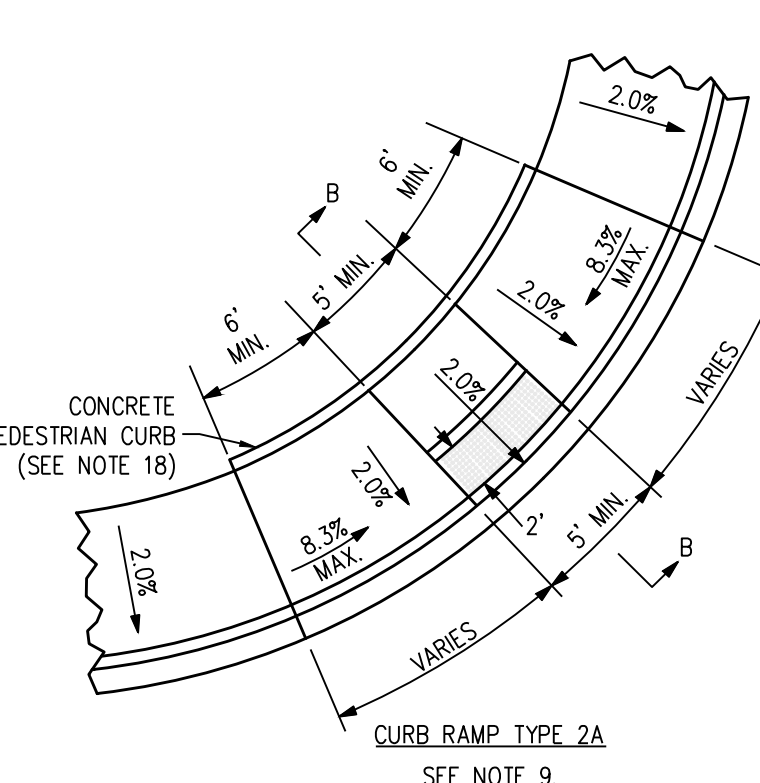
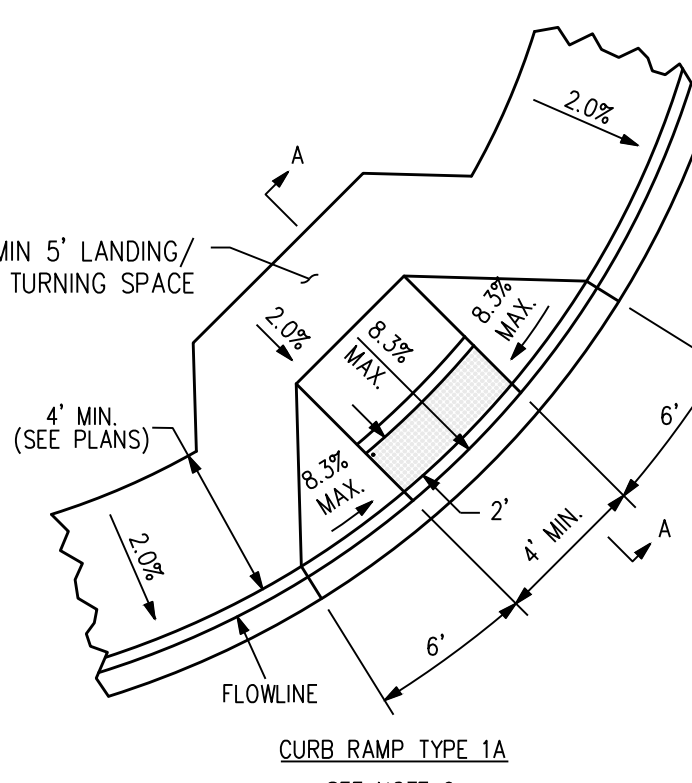
- NOTE:**
1. MATCH EXISTING DEPTH +1"
 2. MATCH EXIST SUBGRADE DEPTH UNLESS OTHERWISE SPECIFIED
 3. APPLY TACKIFIER AT SAWCUT AND MILL PRIOR TO PAVING.

ASPHALT "1" PATCH DETAIL
NTS



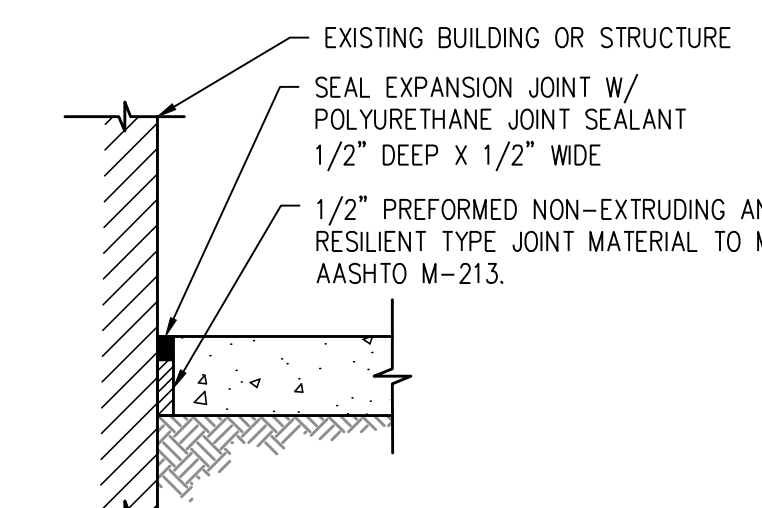
- NOTES:**
1. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS.

PRIVATE CURB AND GUTTER DETAIL
NTS

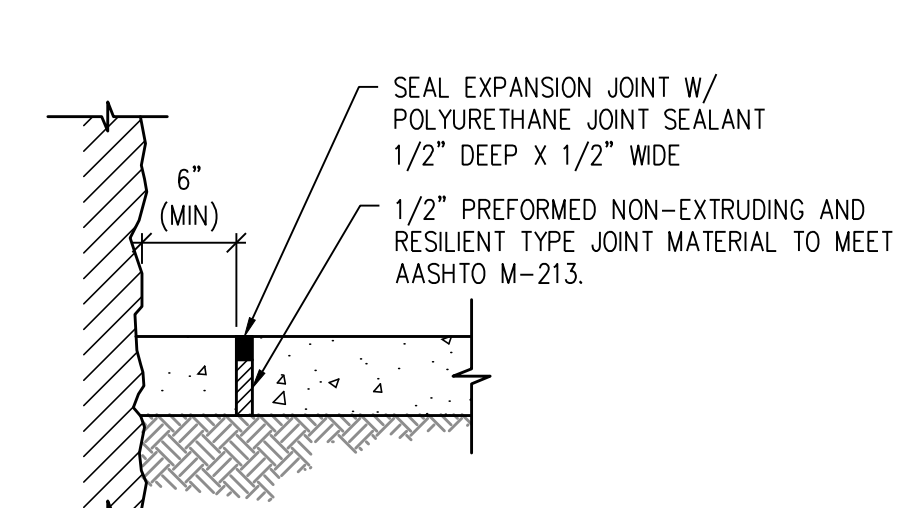


CURB RAMP DETAIL
NTS

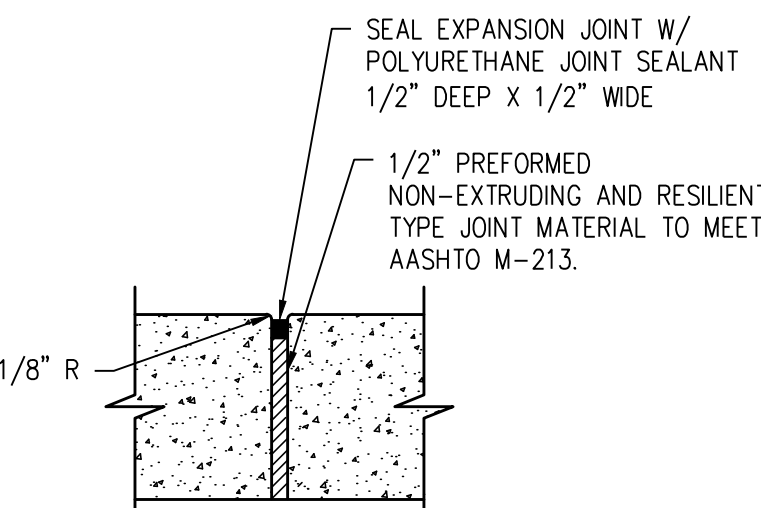
- NOTES:**
1. ALL DETECTABLE WARNING SURFACES SHALL BE INSTALLED AT SIDEWALK TO STREET TRANSITIONS. THEY SHALL HAVE A TRUNCATED DOME SURFACE. THE DOMES SHALL BE IN A SQUARE GRID PATTERN AND ALIGNED WITH PEDESTRIAN TRAFFIC. THE DETECTABLE WARNINGS SHALL BE CONTRASTING COLOR TO THE SURROUNDING SIDEWALK.
 2. ALL DETECTABLE WARNING SURFACES SHALL START A MINIMUM OF 6 INCHES FROM THE FLOWLINE OF THE CURB AND NOT BE MORE THAN A MAXIMUM OF 8 INCHES FROM ANY POINT ON THE FLOWLINE OF THE CURB, WITH EXCEPTION FOR TYPES 1B MODIFIED AND 3B MODIFIED CURB RAMPS AS THIS DIMENSION MAY BE GREATER THAN 8 INCHES ON ONE SIDE OF THE RADIUS.
 3. THE RAMP SLOPE AND DETECTABLE WARNING SURFACE SHALL BE 8.3% OR FLATTER. RAMP SLOPE MAY NOT EXCEED 8.3%. CROSS SLOPE MAY NOT EXCEED 2.0%. MAXIMUM SLOPES MAY NOT BE EXCEEDED REGARDLESS OF TOLERANCES, EXCEEDING THE MAXIMUM SLOPE WILL NOT BE ACCEPTED. ADJUST ALL DIMENSIONS PER PLAN.
 4. THE MINIMUM WIDTH FOR SIDEWALK IS 4 FEET.
 5. DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, OR OTHER OBSTRUCTIONS SHALL NOT BE INSTALLED IN THE CURB RAMP OR TURNING SPACE AREAS.
 6. CONSTRUCTION OF THE CONCRETE PEDESTRIAN CURB SHALL BE INCLUDED IN THE BID PRICE OF THE CONCRETE CURB RAMP.
 7. IF THE PLACEMENT OF THE PEDESTRIAN PUSH BUTTON ASSEMBLY ON A TRAFFIC SIGNAL MAST POLE WILL NOT BE WITHIN EASY REACH (10 INCHES OR LESS AND UNOBSTRUCTED) OF ALL PEDESTRIANS (IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT), THEN A SEPARATE PEDESTRIAN PUSH BUTTON POST ASSEMBLY (PPBPA) SHALL BE INSTALLED WITHIN ADA REACH RANGES. THE PPBPA SHALL MEET THE PROVISIONS FOUND IN "SECTION 4E.08 THROUGH 4E.13 - PEDESTRIAN DETECTORS" OF THE 2009 MUTCD MANUAL WITH REVISIONS 1 AND 2.
 8. DIAGONAL CURB RAMPS (ON THE APEX) ARE NOT PREFERRED IN NEW CONSTRUCTION. A SINGLE DIAGONAL CURB RAMP (ON THE APEX) WILL ONLY BE PERMITTED DURING RECONSTRUCTION OR ALTERATION WHERE PHYSICAL OR SITE CONSTRAINTS PREVENT TWO CURB RAMPS FROM BEING INSTALLED. THE ENGINEER SHALL PROVIDE APPROVED JUSTIFICATION DOCUMENTATION (CDOT CURB RAMP DESIGN VARIANCE REQUEST FORM) FOR CDOT PROJECTS. ALL CURB RAMPS INSTALLED ON THE APEX MUST MEET THE STANDARDS AS DEFINED IN M-608-1.
 9. CURB RAMPS (EXCLUDING FLARED SIDES OR BLENDED TRANSITIONS) SHALL BE WHOLLY CONTAINED WITHIN THE WIDTH OF THE CROSSWALK AND/OR THE PEDESTRIAN STREET CROSSING THEY SERVE.
 10. ALL CURB RAMP JOINTS AND GRADE BREAKS SHALL BE FLUSH (0" - 1/8"). THE JOINT BETWEEN THE ROADWAY SURFACE AND GUTTER PAN SHALL BE FLUSH.
 11. THE CONTRACTOR SHALL VERIFY REMOVAL LIMITS ARE SUFFICIENT TO PROVIDE POSITIVE DRAINAGE, MAINTAIN EXISTING DRAINAGE PATTERNS, AND AVOID PONDING IN THE FINAL CONFIGURATION.
 12. TO AVOID CHASING GRADE INDEFINITELY WHEN TRAVERSING THE HEIGHT OF CURB, THE RAMP LENGTH SHALL NOT EXCEED 15 FEET. ADJUST THE RAMP SLOPE AS NEEDED TO PROVIDE ACCESS TO THE MAXIMUM EXTENT TECHNICALLY FEASIBLE.
 13. THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.3%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP, TURNING SPACE, OR BLENDED TRANSITION SHALL NOT EXCEED 5.0%.
 14. FLARED SIDE SLOPES MAY EXCEED 10% ONLY WHERE THEY ABUT A NON-WALKABLE SURFACE OR THE ADJACENT CIRCULATION PATH IS BLOCKED.
 15. THE STANDARD TURNING SPACE IS 5 FEET BY 5 FEET.
 16. CURB RAMP TYPE 1B, 2B, AND 3B MAY BE USED IN MID-BLOCK.
 17. THE PEDESTRIAN CURB IS REQUIRED UNLESS OTHERWISE SPECIFIED.
 18. FOR FULL DETAIL INCLUDING BAR LIST AND DIMENSION TABLE, SEE CDOT DETAIL M-604-1 SHEETS 1 THROUGH 10.
 19. REFER TO PLANS, DETAILS AND SPECIFICATIONS FOR FLATWORK INFORMATION, SUBGRADE PREPARATION, WALK WIDTHS, CONCRETE THICKNESS, ETC.
 20. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS.



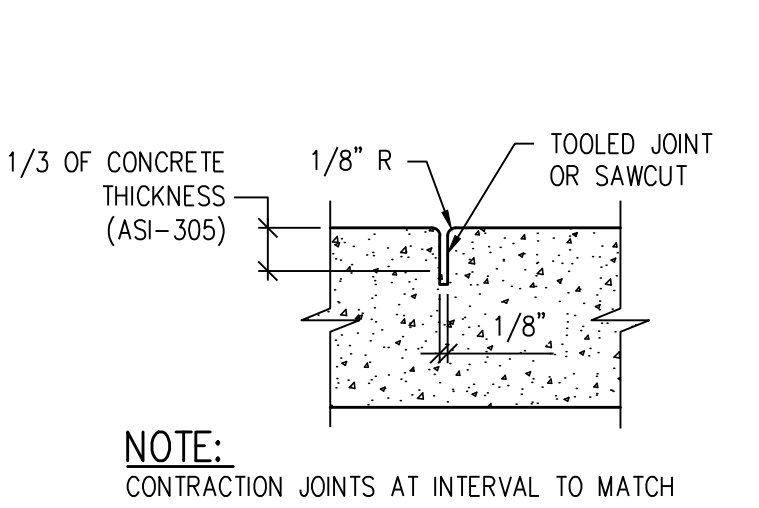
AGAINST STRUCTURE



AGAINST NON-UNIFORM SURFACE



SIDEWALK



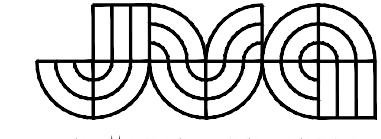
CONTRACTION/CONTROL JOINT

- NOTES:**
1. CURB EXPANSION JOINTS EVERY 100' MAX AND WHEREVER SIDEWALK ABUTS EXISTING & PROPOSED CONCRETE STRUCTURES (TYP) - SEE PLAN
 2. REMOVE PLASTIC FORMING MATERIAL ("ZIP STRIPS") FROM PREFORMED JOINT MATERIAL PRIOR TO PLACING SEALANT

CONCRETE JOINT DETAIL
NTS



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SITE PLAN DETAILS

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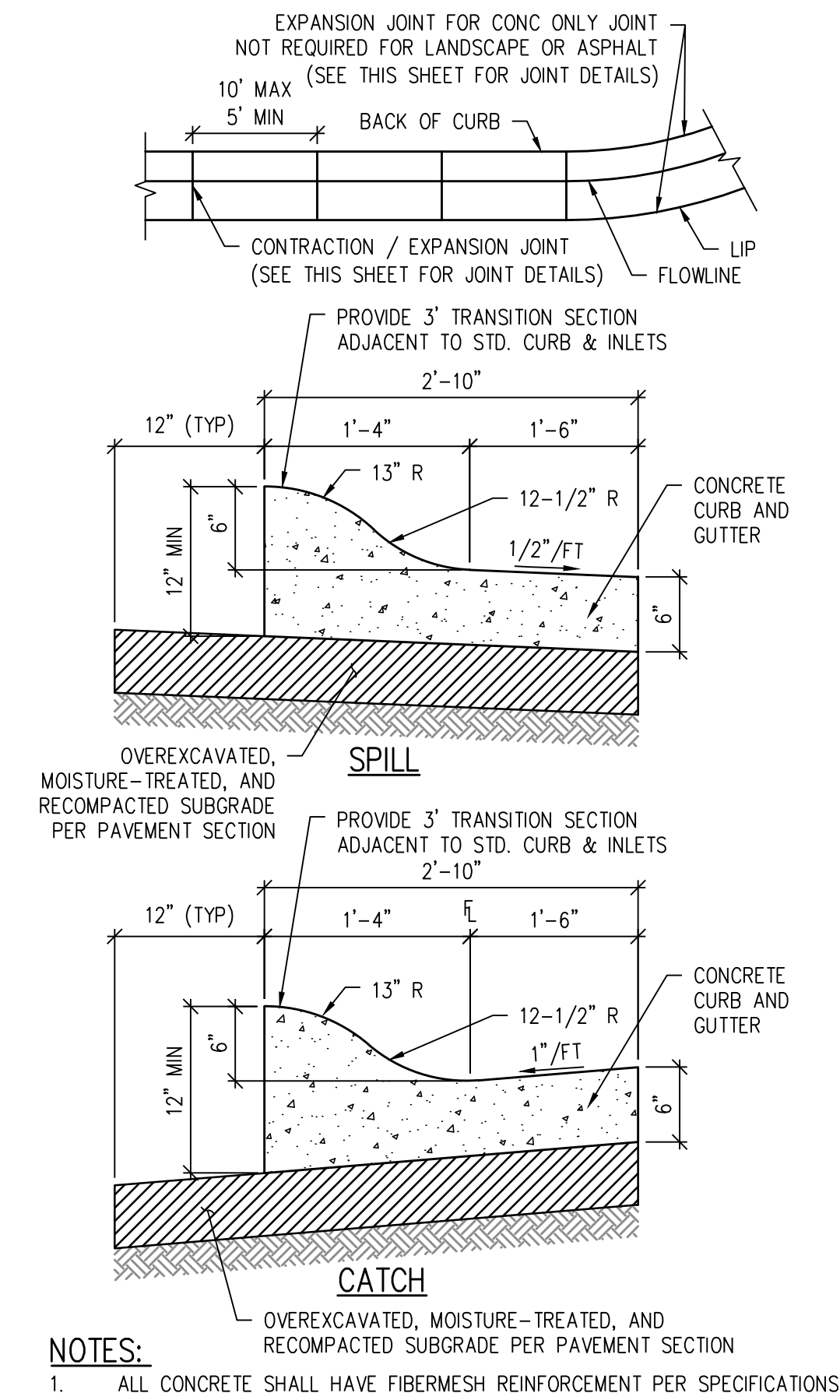
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SITE DEVELOPMENT PLAN

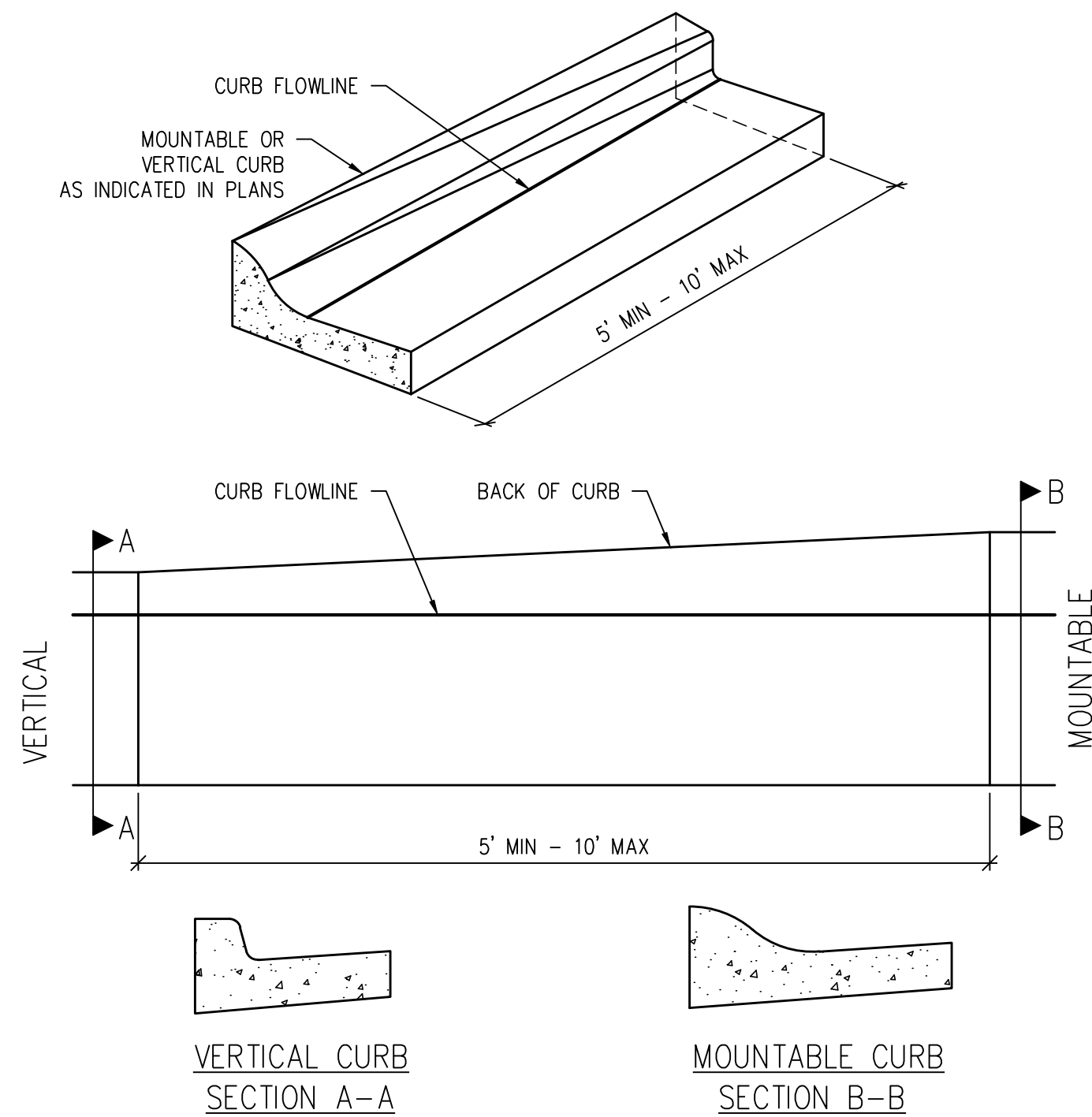
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SDP-07

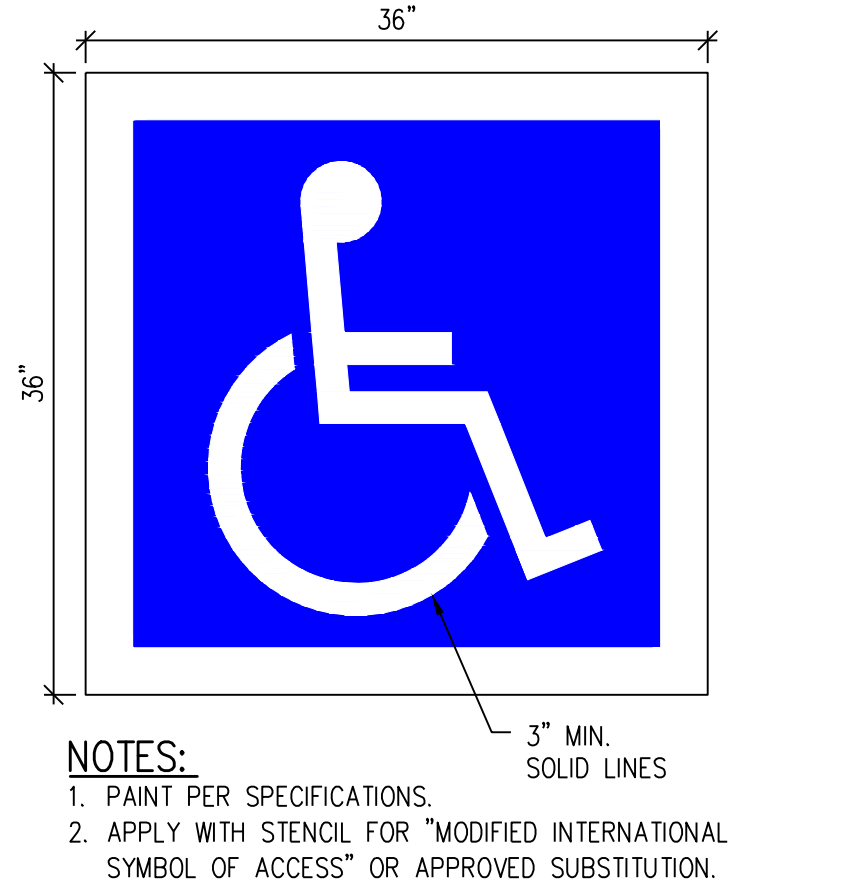
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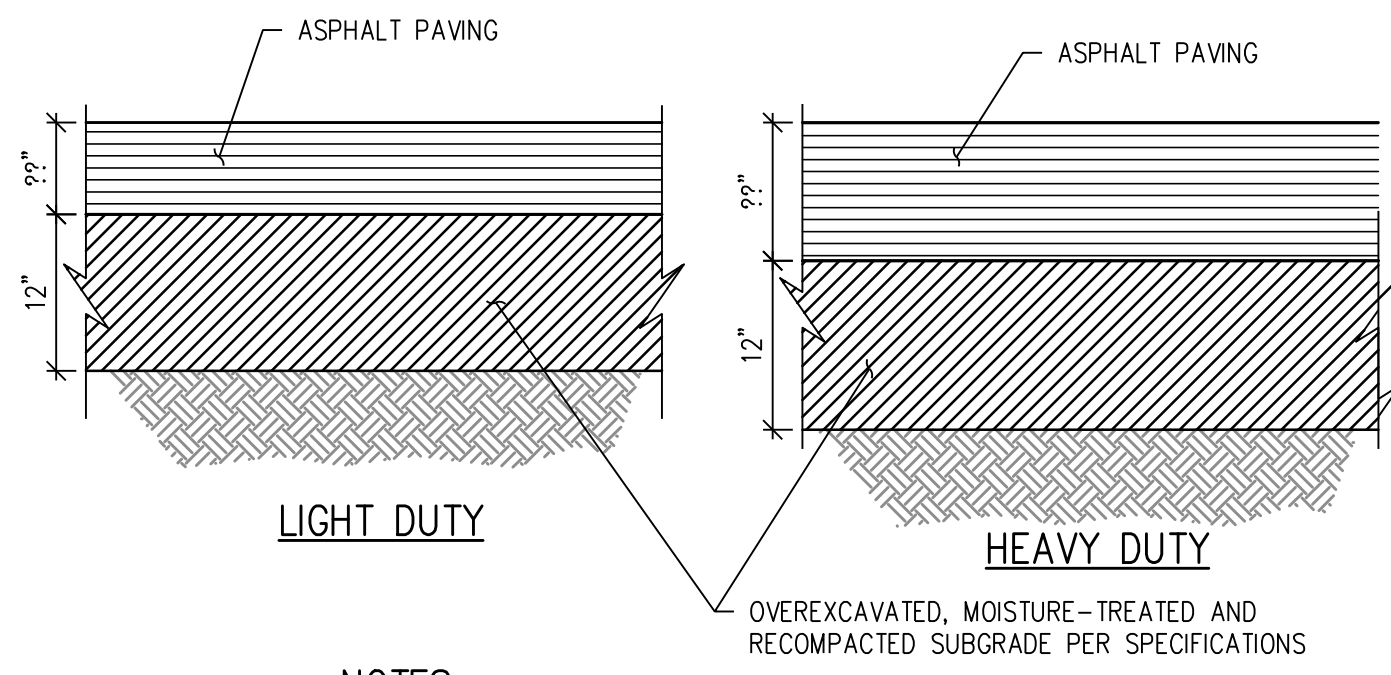
MOUNTABLE CURB & GUTTER DETAIL
1
SDP-0F



VERTICAL TO MOUNTABLE CURB DETAIL
2
SDP-0F

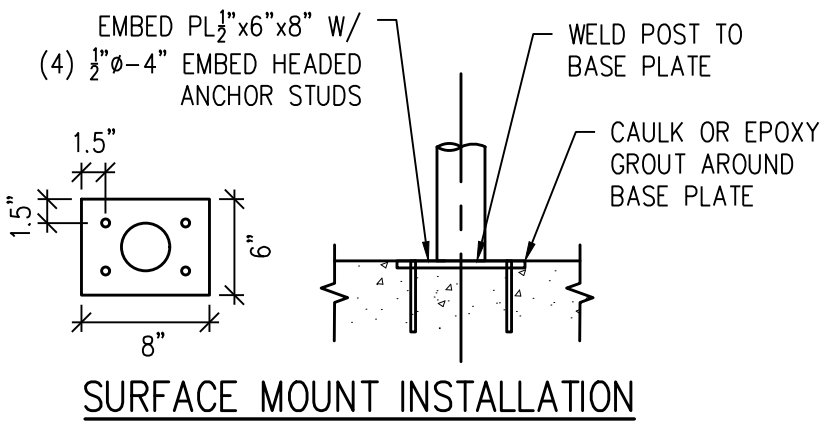


ACCESSIBLE SYMBOL DETAIL
3
SDP-0F

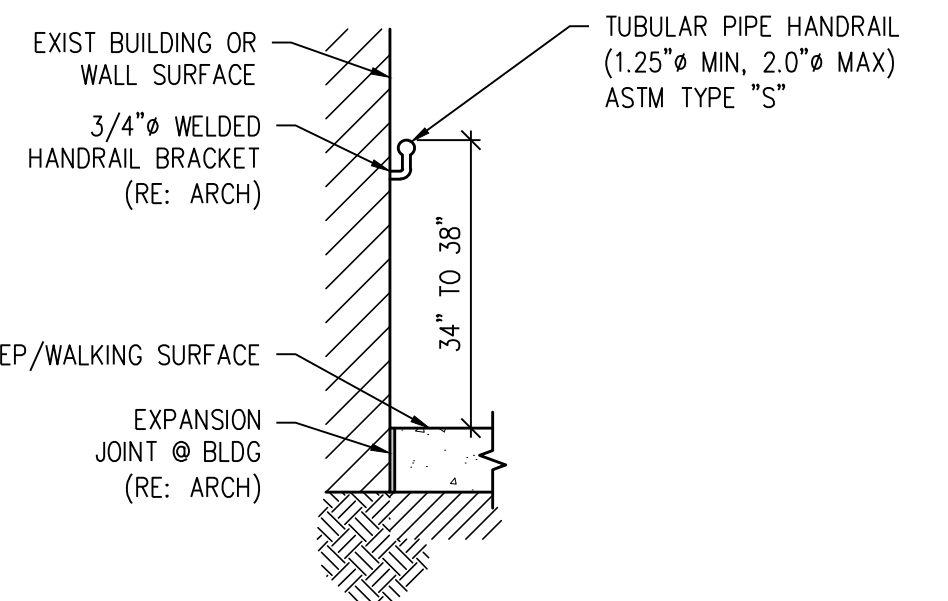


REINFORCED CONCRETE PAN DETAIL
5
SDP-0F

FULL DEPTH ASPHALT PAVEMENT SECTION DETAIL
4
SDP-0F



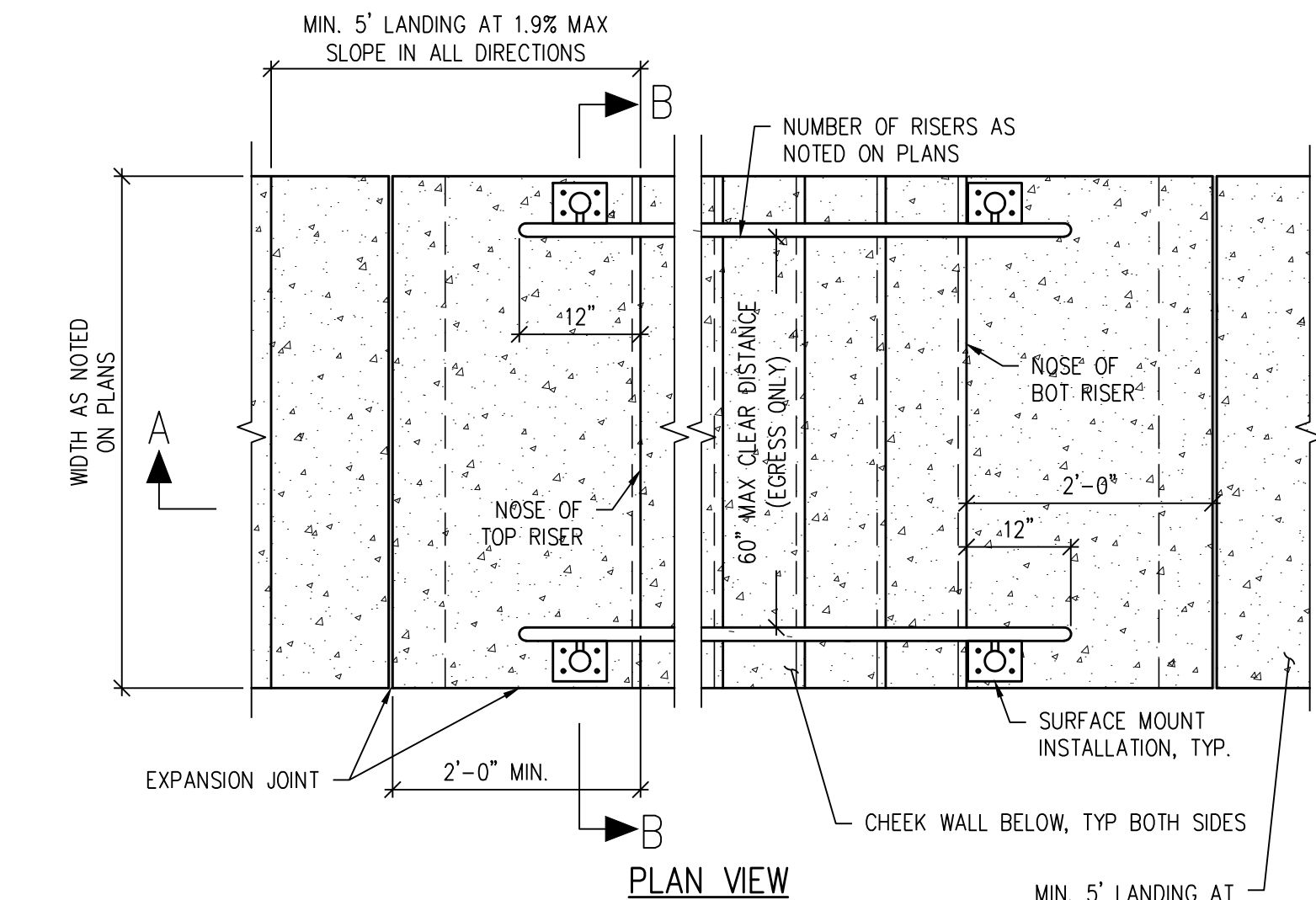
SURFACE MOUNT INSTALLATION



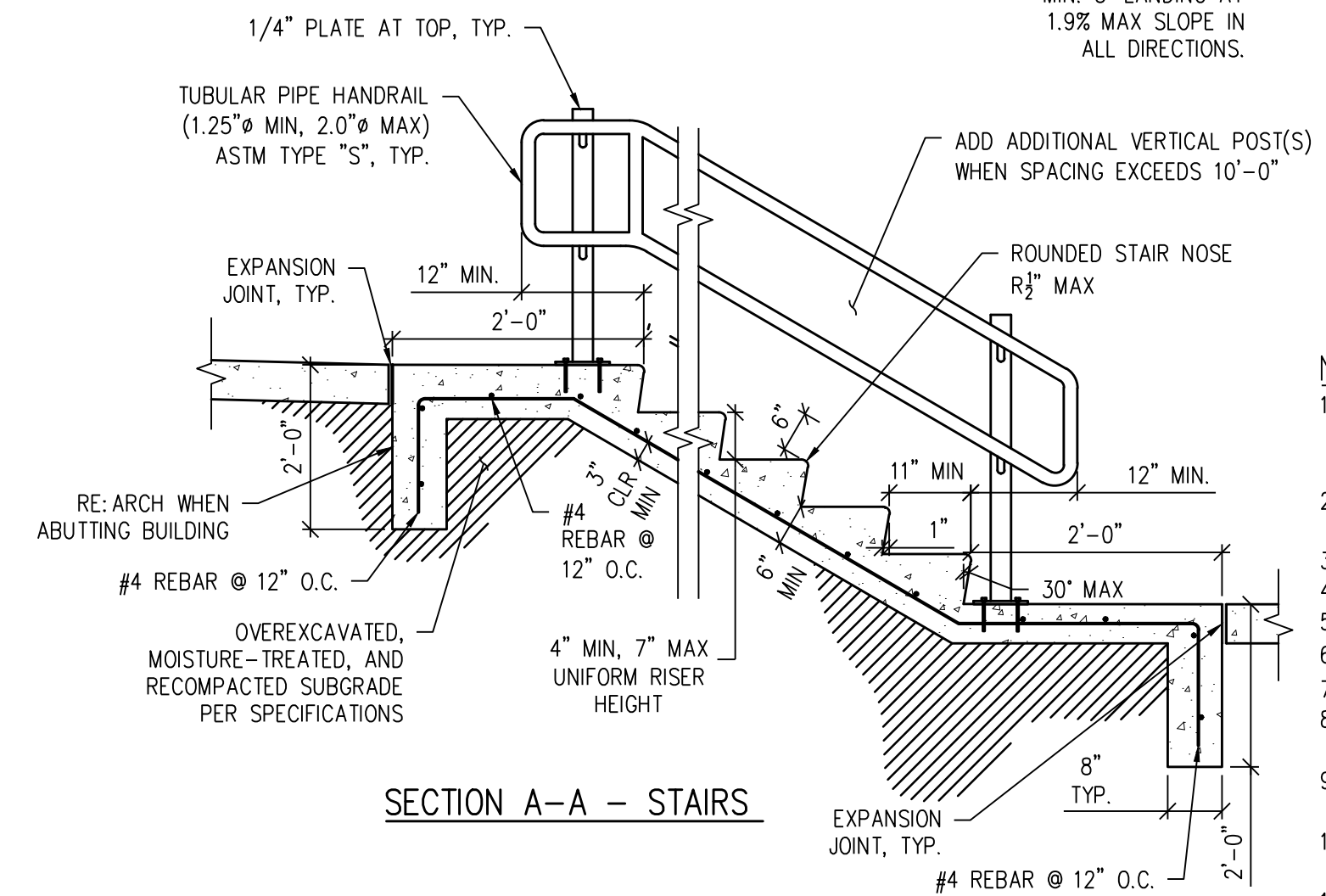
WALL-MOUNTED HANDRAIL

- NOTES:**
1. PROVIDE FINAL DESIGN AND LAYOUT DETAILS TO OWNER, ARCH AND ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION (INCLUDING DIMENSIONS, REBAR, RAILING, COLORS, ETC.).
 2. SEE PLANS FOR RISER QUANTITIES, WIDTHS, AND OTHER LAYOUT INFORMATION.
 3. HANDRAILS AND ACCESSORIES TO BE GALVANIZED STEEL.
 4. ALL HARDWARE SHALL BE GALVANIZED STEEL.
 5. SLOPE TREADS TO DRAIN (1.0% MIN TO 1.9% MAX).
 6. ALL RISERS SHALL BE A UNIFORM HEIGHT (MIN. 4" AND MAX 7" HEIGHT).
 7. CONCRETE SHALL BE 4,500 PSI. (AT 28 DAYS) 4½ TO 7½ AIR ENTRAINED.
 8. COMPACT SUBGRADE TO 95% STANDARD PROCTOR MOISTURE CONDITION PER SPECIFICATIONS.
 9. PROVIDE A 5' x 5' MIN. LANDING AD 1.9% IN ALL DIRECTIONS AT TOP AND BOTTOM OF STAIRS.
 10. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS
 11. STAIRS SHALL COMPLY WITH SECTION 504 AND SECTION 505 OF ICC STANDARDS
 12. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM STAIRS.

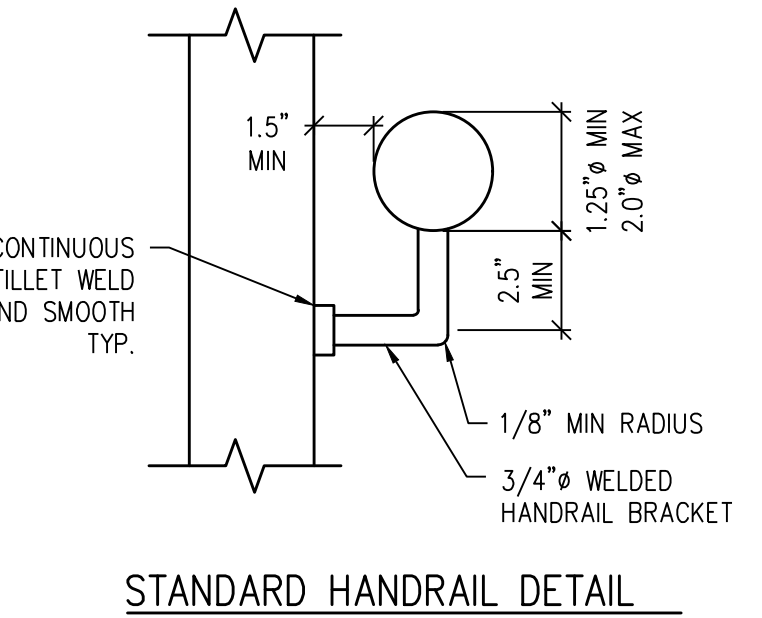
STAIR AND RAILING DETAIL
7
SDP-0F



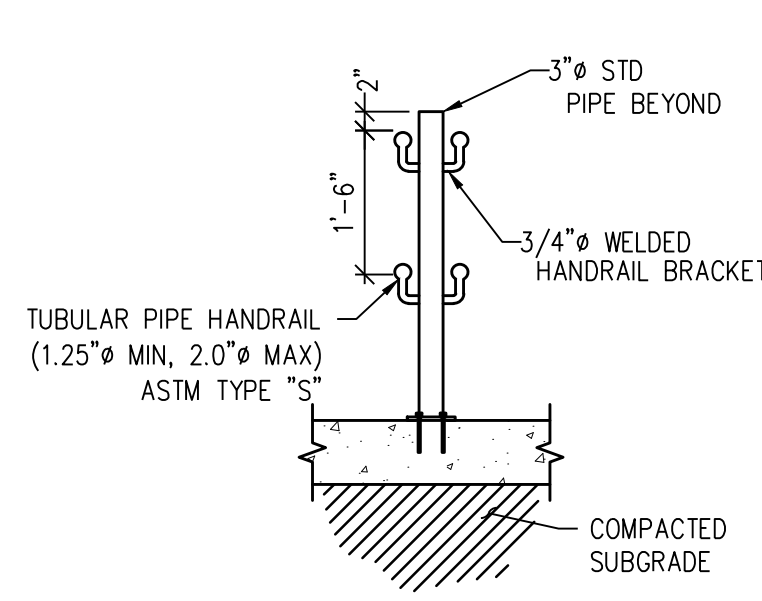
PLAN VIEW



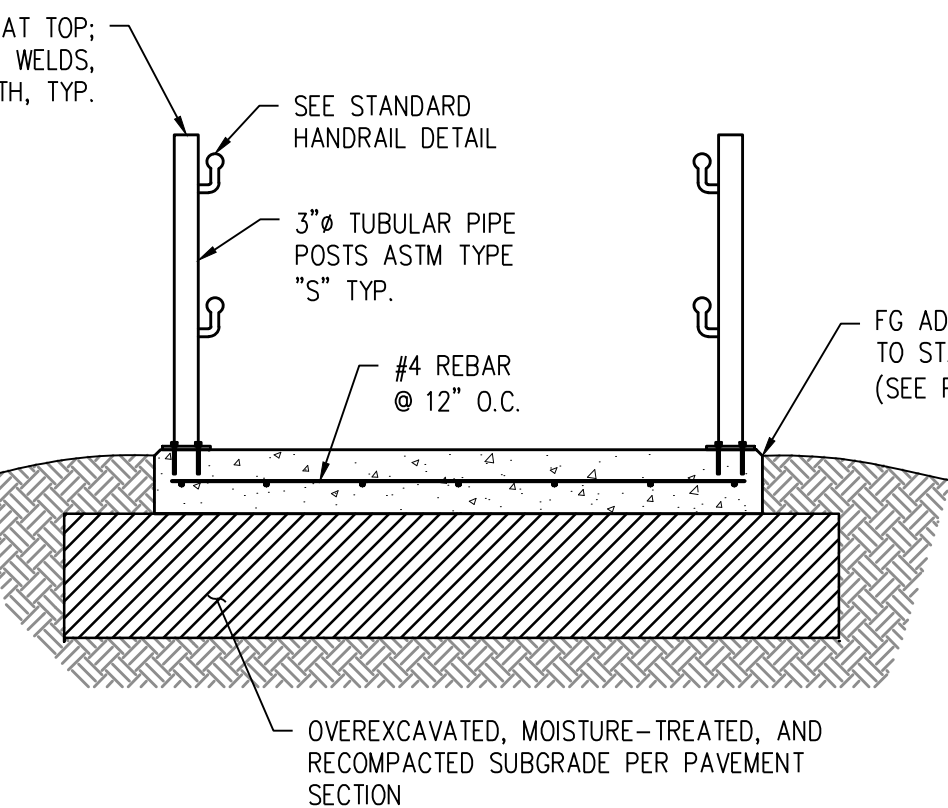
SECTION A-A - STAIRS



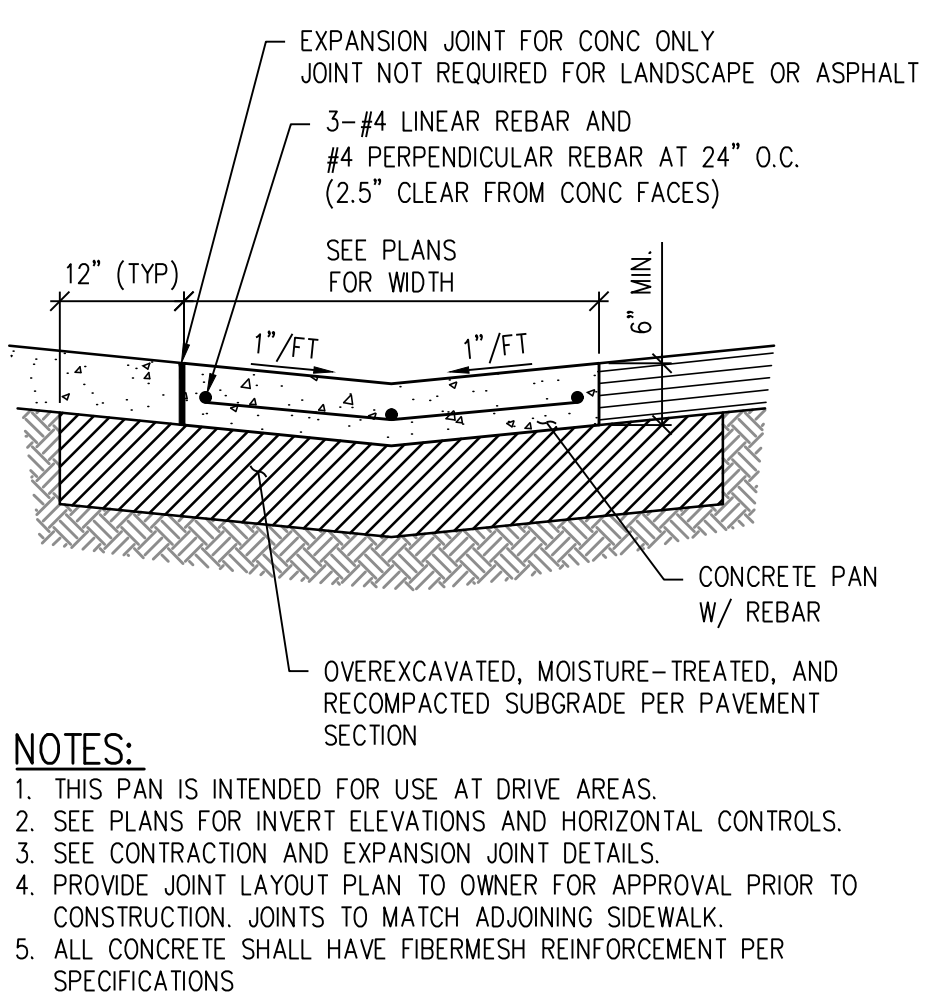
STANDARD HANDRAIL DETAIL



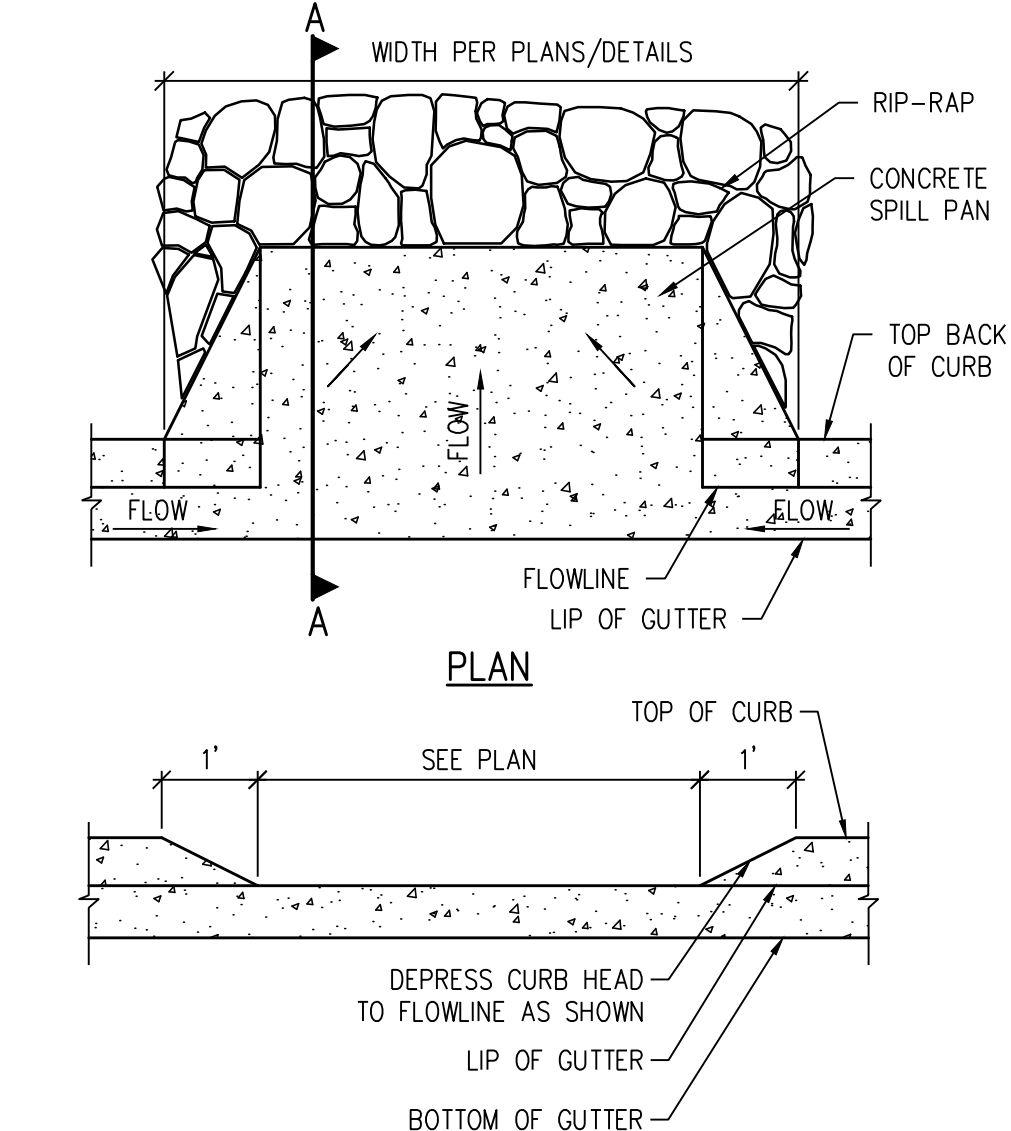
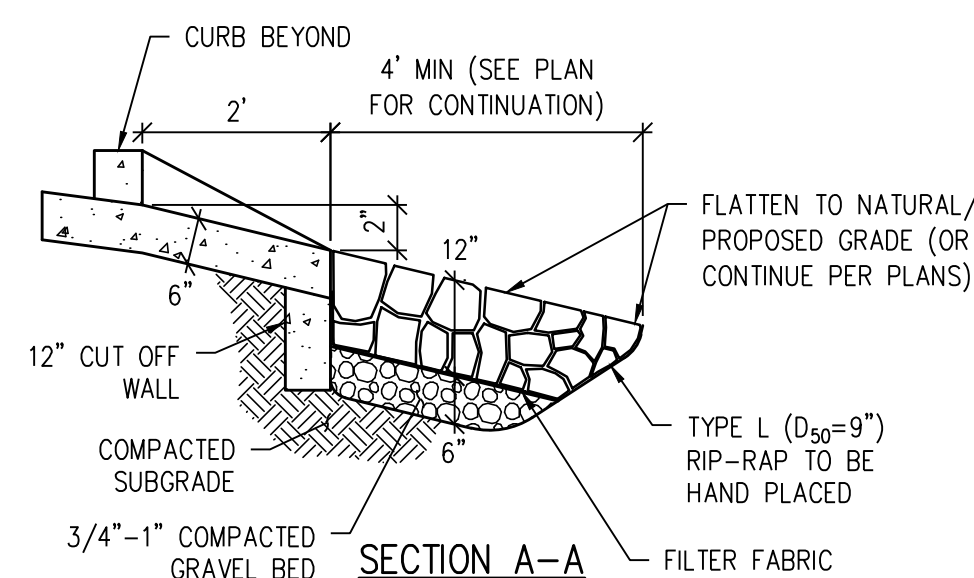
SECTION AT INTERIOR HANDRAIL POST



SECTION B-B - STAIRS

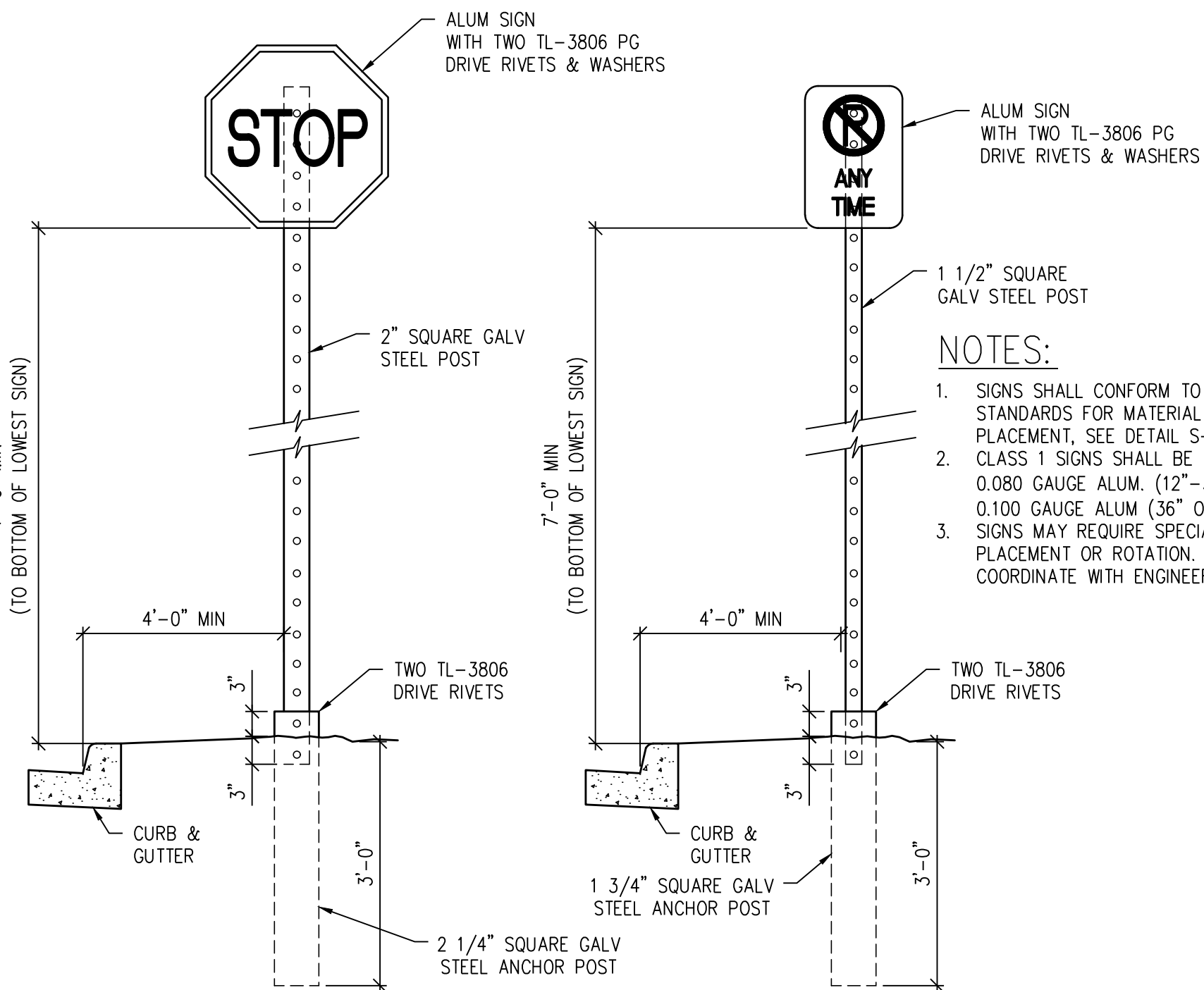


- NOTES:**
1. THIS PAN IS INTENDED FOR USE AT DRIVE AREAS.
 2. SEE PLANS FOR INVERT ELEVATIONS AND HORIZONTAL CONTROLS.
 3. SEE CONTRACTION AND EXPANSION JOINT DETAILS.
 4. PROVIDE JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. JOINTS TO MATCH ADJOINING SIDEWALK.
 5. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS



- NOTES:**
1. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS.

CURB CUT W/ RIPRAP PAN
6
SDP-0F



LARGE/MULTIPLE SIGN SQUARE POST

FOR USE W/ LARGER SIGNS
(R5-1, R1-1, WIDTH>12",
MULTIPLE SIGNS ON SAME POST
& FOR ALL SIGNS IN WALKS,
CONCRETE AREAS, ETC.)

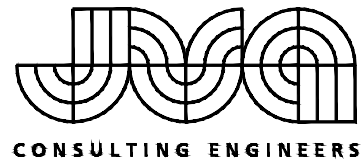
REGULAR/SMALL SIGN SQUARE POST

FOR USE W/ SINGLE SMALL SIGN
(MAX SIZE 12"W X 18"H)

SIGN DETAIL
8
SDP-0F



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**SITE PLAN
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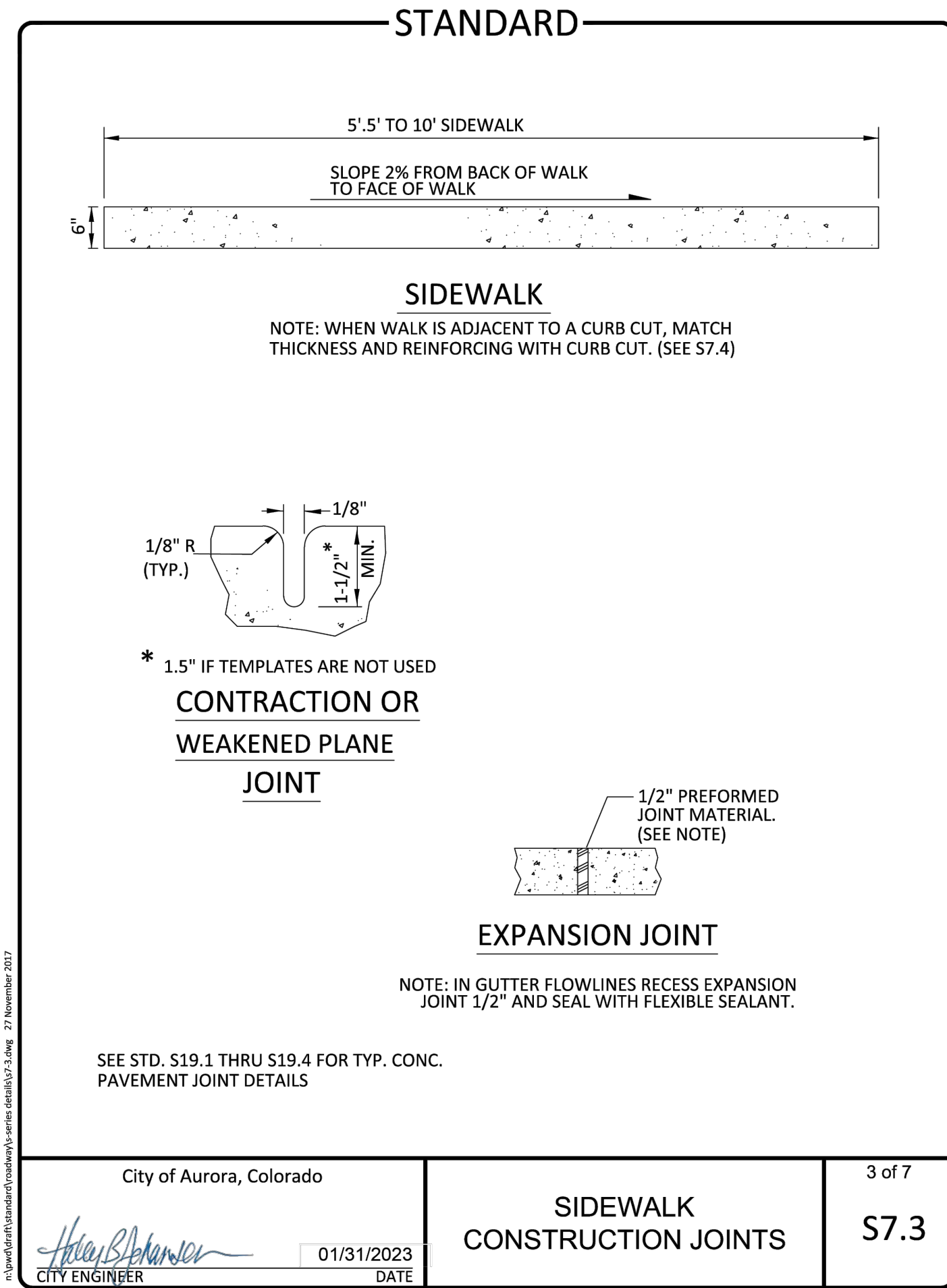
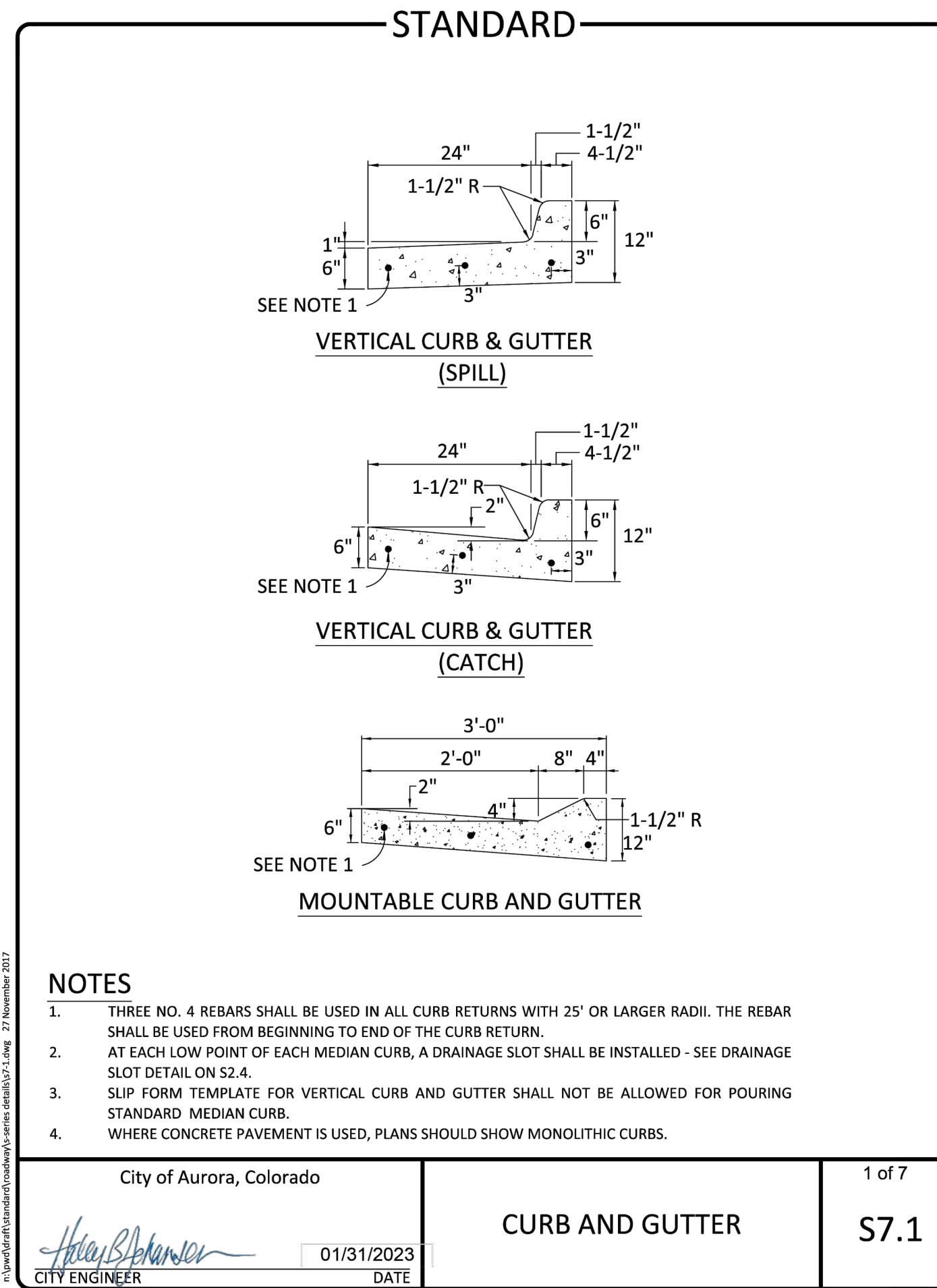
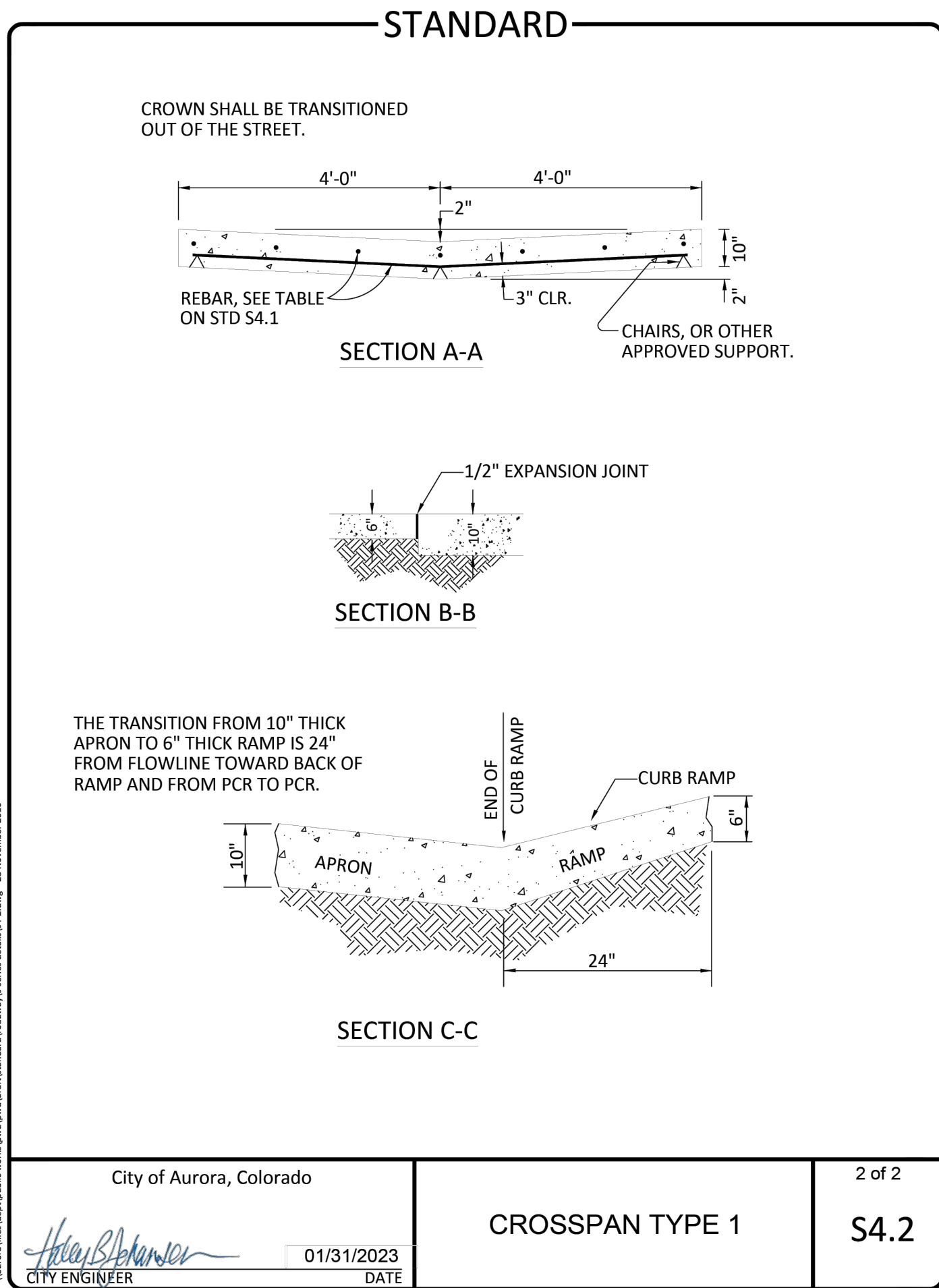
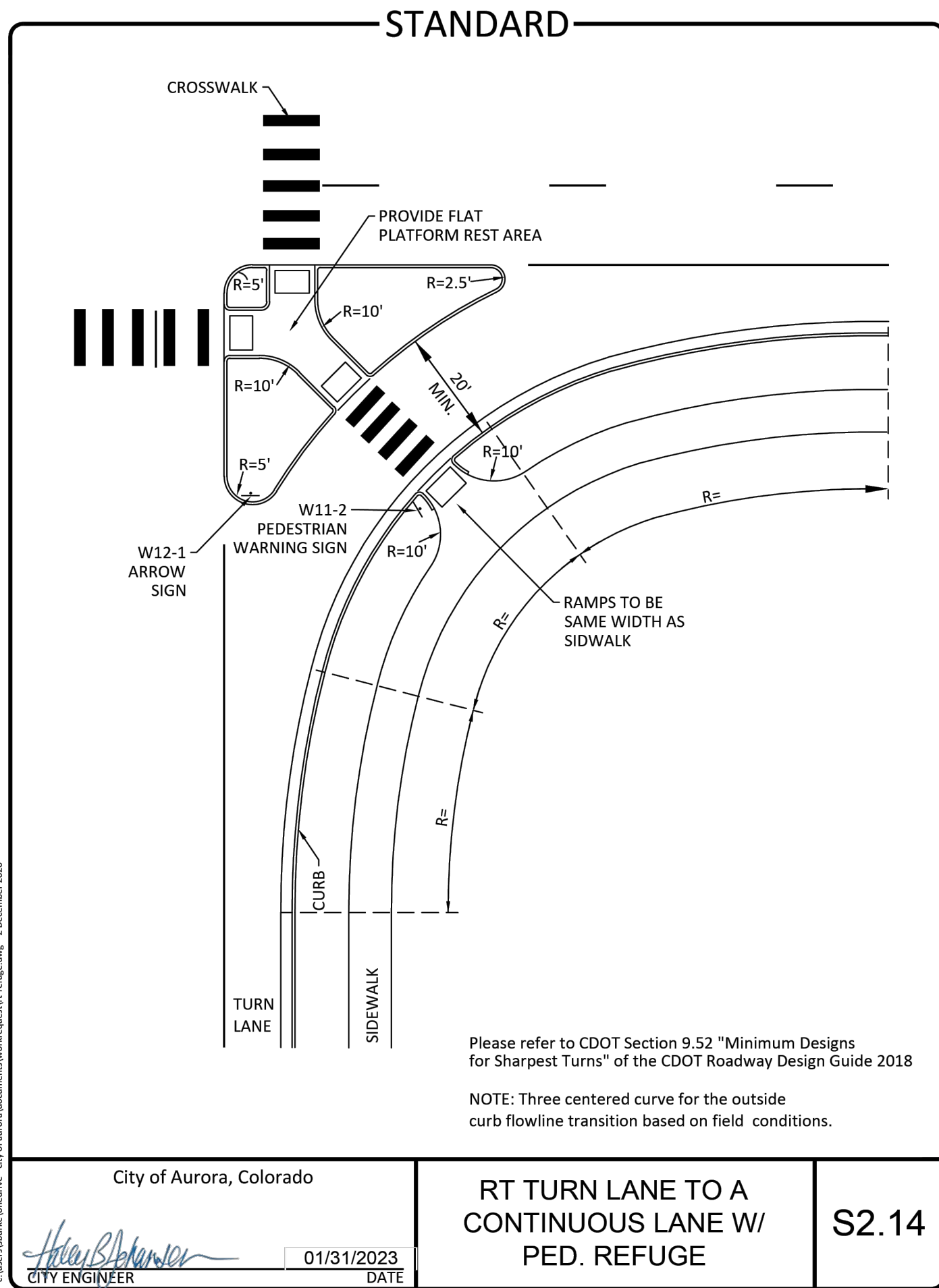
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ISSUED FOR:

SITE DEVELOPMENT PLAN

SHEET NO.

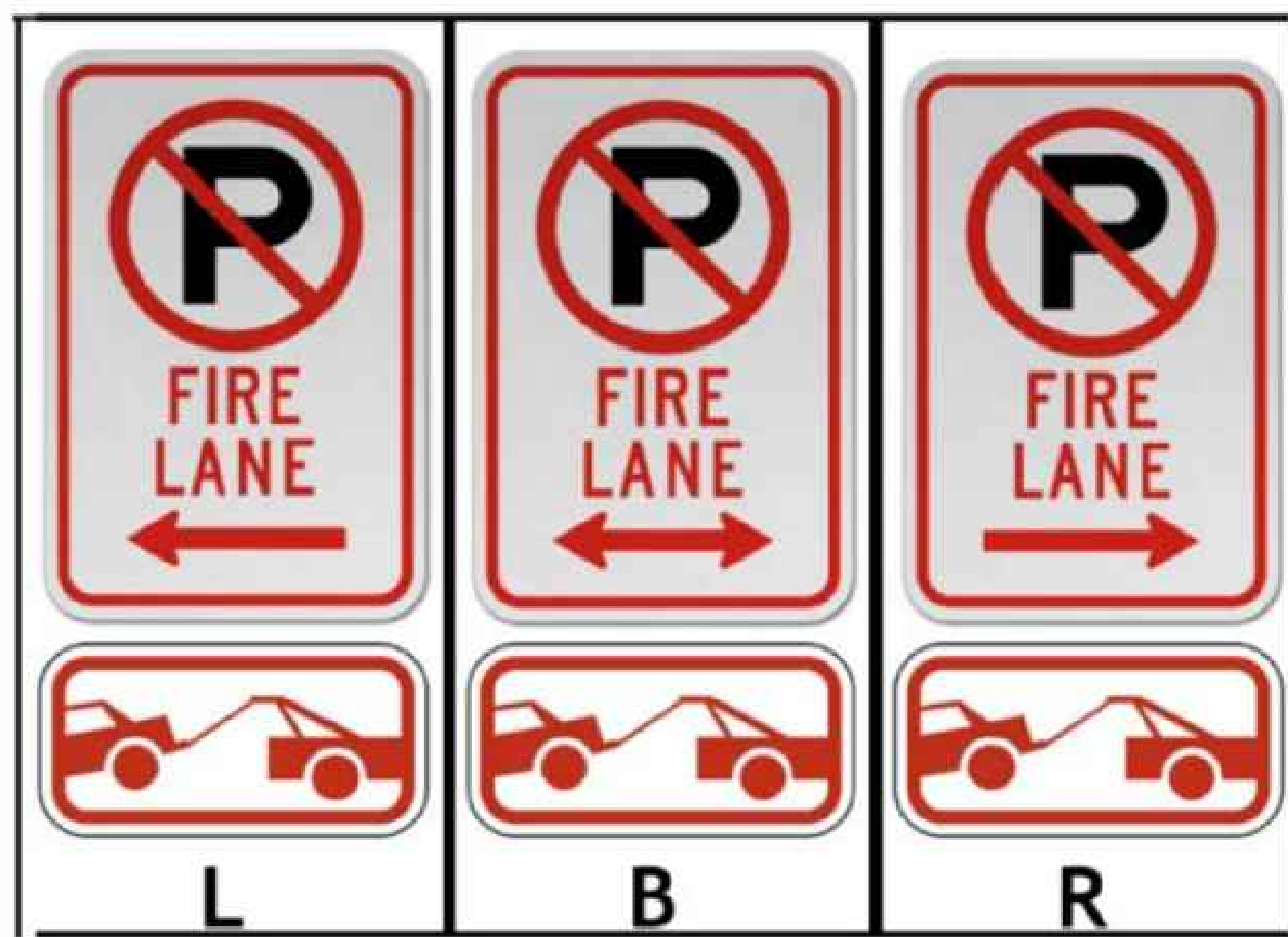
SDP-08



12" X 18"

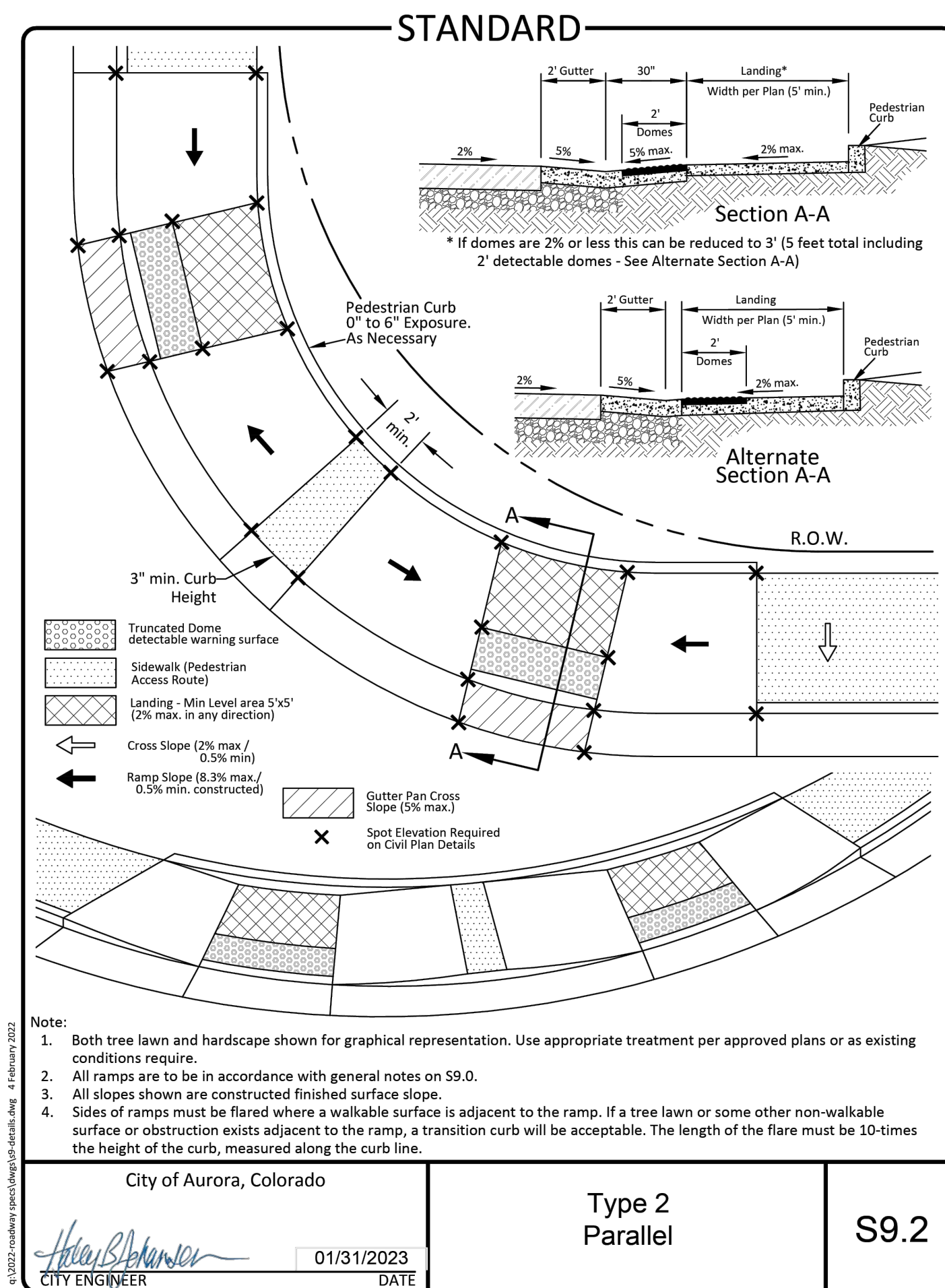
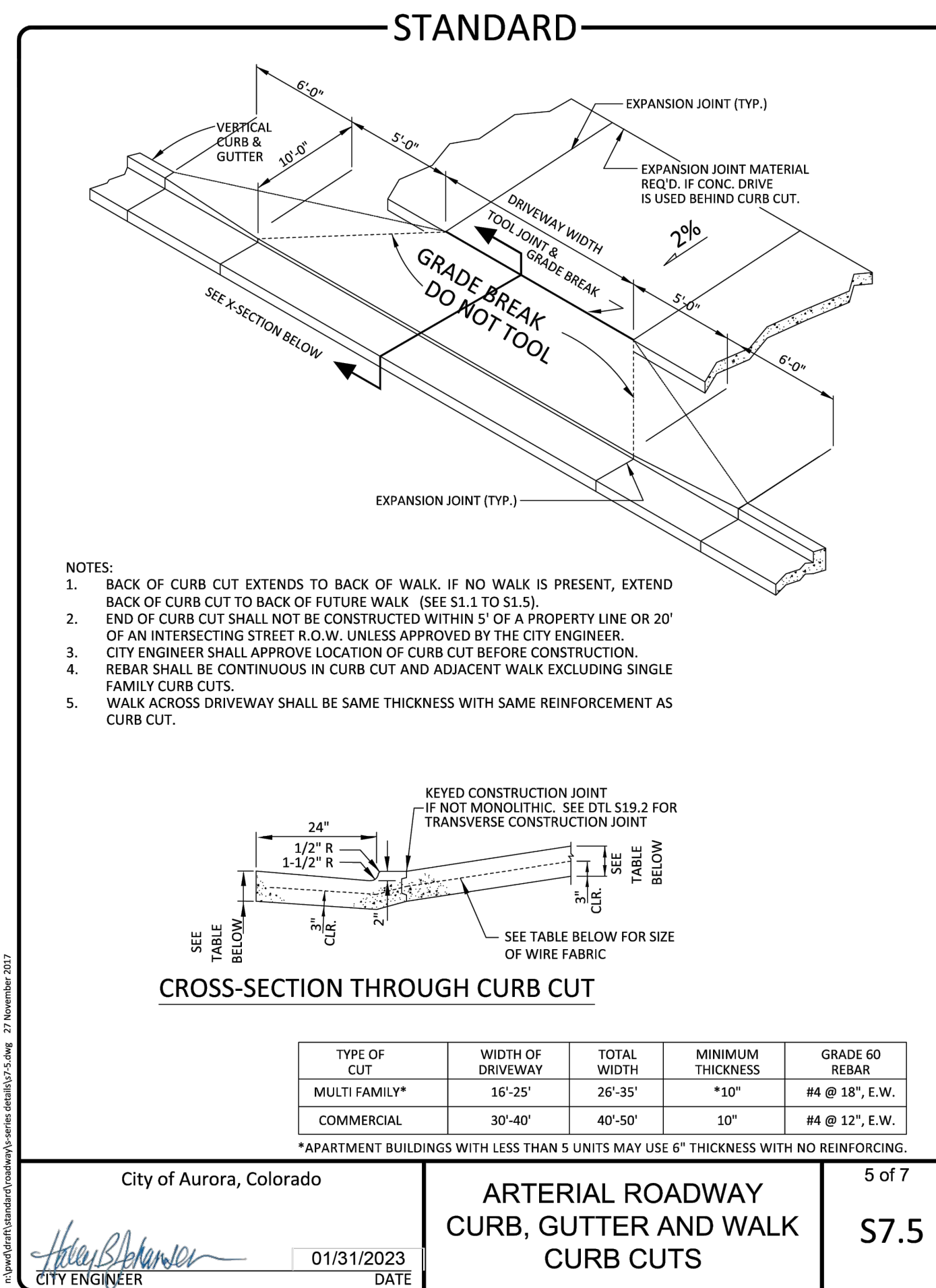


12" X 18"

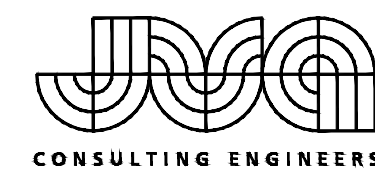


FIRE LANE SIGNS AND NOTES:

- SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREE 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 THE PLANS.
- LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.



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PICKENS TECHNOLOGY CENTER FILING #05 - LOT 2, BLOCK 1

APS Freezer-Warehouse Building

Aurora Public Schools

East Centertech Parkway, Aurora, CO 80011

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SITE PLAN DETAILS

RTA PROJECT NUMBER
2021-080.00
DATE
10/23/2024

REVISIONS
DATE DESCRIPTION

GADC APPROVAL: HMM
DRAWN BY: CMS/TWW
CHECKED BY: DIB

ISSUED FOR:
SITE DEVELOPMENT PLAN

SHEET NO.
SDP-09



Autodesk Docs://2021-080.00 APS Freezer-Warehouse/2021-080.00_APS Freezer-Warehouse_V24.rvt
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PLANTING SCHEDULE

CODE	DECIDUOUS TREES	COMMON NAME	SIZE
AC SA	Acer saccharum 'Ballsta' Fall Fiesta	Fall Fiesta Maple	2 1/2" B&B
CE OC	Centis occidentalis	Western Hackberry	2 1/2" B&B
GL TR	Gleditsia tricanthos intermis 'Imperial'	Imperial Honeylocust	2 1/2" B&B
QU RO	Quercus robur	English Oak	2 1/2" B&B
QU RU	Quercus rubra	Northern Red Oak	2 1/2" B&B
TI CO	Tilia cordata 'Glenleven'	Glenleven Linden	2 2/2" B&B
UL MO	Ulmus x Morton	Accolade Elm	2 2/2" B&B
	EVERGREEN TREES	COMMON NAME	
PI NI	Pinus nigra	Austrian Pine	6' B&B
PI PO	Pinus ponderosa	Ponderosa Pine	6' B&B
PI PU	Picea pungens	Colorado Spruce	6' B&B

NATIVE SEED MIX

Native Seed Mix		
1. Fescue Seed Mix: Enviro Turf by Turf Master. Contact 970-493-8311		
2. Dryland Seed Mix:		
Scientific Name	Common Name	
Agastache foeniculum	Lavender Hyssop	
Allium cernuum	Nodding Pink Onion	
Asclepias tuberosa	Butterfly Milkweed	
Coreopsis lanceolata	Lance-Leaved Coreopsis	
Coreopsis tinctoria	Plains Coreopsis	
Echinacea angustifolia	Narrow-Leaf Purple Coneflower	
Gaillardia pulchella	Annual Gaillardia	
Liatis aspera	Rough Blazingstar	
Oenothera missouriensis	Dwarf Evening Primrose	
Penstemon grandiflorus	Shell-Leaf Penstemon	
Petalostemon purpureum	Purple Prairie Clover	
Ratibida columnifera	Prairie Coneflower	
Rudbeckia hirta	Black-Eyed Susan	
Verbena stricta	Hoary Vervain	
Zizia aurea	Golden Alexander	
Grasses: Sideoats Grama, Blue Grama, Prairie Junegrass, and Sand Dropsee		
Apply at a rate of 8 lbs. per acre		
Seed mixture available through Applewood Seed Co. 303-431-7333		
3. Detention Basin Mix:		
Scientific Name	Common Name	% in Mix
Alisma subcordatum	Water Plantain	0.75%
Asclepias incarnate	Swamp Milkweed	0.75%
Bidens cermua	Bur Marigold	0.56%
Mimulus ringens	Allegheny Monkeyflower	0.56%
Penthorum sedoides	Ditch Stonecrop	0.28%
Rudbeckia laciniata	Cutleaf Coneflower	0.28%
Sagittaria latifolia	Common Arrowhead	2.06%
Verbena hastate	Blue Vervain	0.37%
Carex stipata	Awl-Fruited Sedge	0.84%
Carex vulpinoidea	Fox Sedge	2.06%
Elymus virginicus	Virginia Wildrye	0.84%
Eleocharis species	Spike Rush	0.28%
Glyceria striata	Fowl Manna Grass	1.12%
Juncus effuses	Soft Rush	0.75%
Juncus tenuis	Path Rush	0.65%
Juncus torreyi	Torrey's Rush	0.56%
Leersia oryzoides	Rice Cut Grass	0.56%
Panicum virginicum	Switchgrass	3%
Scirpus validus	Softstem Bulrush	1.50%
Spartina pectinata	Prairie Cordgrass	0.93%
Grasses: Sedge, Wildrye, Rush, Rice Cut, Switchgrass, Bulrush and Cordgrat		
Apply at a rate of 32 lbs. per acre.		
Seed mixture available through Applewood Seed Co. 303-431-7333		

LANDSCAPE NOTES

- All plants are to be nursery grown stock from growers located in USDA hardiness zones 1, 2, 3 or 4.
- New sod is to be per specifications. Lay sod 1 1/2" (from final grade) lower than adjacent paving grade or edger except in the center of a swale where drainage would be impeded.
- New native seed is to be per specifications.
- Install mulch in all planting beds as indicated on plans and details. Sample of mulch to be approved by landscape architect prior to installation. Mulch is to be per specifications.
- Install 4" depth mulch per specifications. Place around all new and existing trees in sod areas in the form of a circle per specs. Sample of wood mulch to be approved by the landscape architect prior to installation.
- Contractor to install geotextile fabric for weed protection beneath all shrub beds.
- Soil preparation per specifications and tilled at a minimum depth of 9" for sodded turf, native seed, and planting beds.
- All finished grades shall be approved by the landscape architect prior to installation of sod or any other plant material.
- All existing trees are to remain and to be protected unless otherwise noted.
- New trees shall be planted a minimum of 20' away from each other and 8' from walks, paths, and edges, unless otherwise directed by the landscape architect. No trees shall be planted above irrigation lines or underground utilities. Install vertical root guard at all trees.
- All trees shall be located a minimum of 10' off the flowline of the curb on all public streets, and a minimum of 10' off any utility.
- All plant material shall be staked or placed by the contractor and observed by the landscape architect prior to planting operations. All plant material shall be observed and approved by the landscape architect prior to installation. Final location of all plant material shall be subject to the approval of the landscape architect.
- Contractor shall hand dig all planting pits adjacent to utilities. If utilities are damaged repairs shall be made at the contractors expense.
- The Contractor shall be solely responsible for safety in, on or about the project site. Any damage to adjacent property or utilities, not designated for removal, relocation or replacement, shall be repaired and/or replaced by the Contractor at the Contractor's expense.
- The Contractor shall be responsible for obtaining any permits or licenses required for the performance of the work as applicable to the project.
- The landscape architect and/or owner make no warranty as to the correctness and/or completeness of the existing utility locations shown or not shown on the plans. The Contractor shall be responsible for field verifying the horizontal and vertical location of all existing utilities including water, sewer, storm drains, gas transmission lines, and other utilities above and below the surface that may affect the project. Should any discrepancy or conflict be discovered the Contractor shall notify the landscape architect immediately, and shall not continue construction until said conflict can be resolved in writing.
- The Contractor shall notify all utility companies at least 48 hours prior to beginning construction to verify depth and location of all utilities.
- Contractor shall take appropriate measures to protect both on site and adjacent property, trees and vegetation. Areas outside the limits of work as shown on the plans and shall remain undisturbed. Any items not intended for demolition shall be protected. Any damage will be repaired at Contractor's expense.
- All planting beds, sod, & trees to be irrigated with an underground irrigation system.
- All irrigated turf areas shall not exceed 4:1 slopes, shrub bed areas shall not exceed 3:1 slopes, and shall be 4:1 where possible.
- Contractor shall coordinate irrigation and planting work such that installed irrigation equipment shall not cause adjustment of planting locations contrary to the plans. If irrigation equipment is installed in locations obstructing the intended locations of plantings, the irrigation equipment shall be relocated.
- All existing landscape, irrigation equipment, concrete or fencing, on or off site disturbed by construction operations shall be repaired and restored buy the contractor to DPS standards or original condition.
- If conditions do not allow strict conformance to the notes, details, and specifications, the contractor shall request approval from the landscape architect before performing work in an alternative manner.



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LANDSCAPE NOTES

RTA PROJECT NUMBER
2021-080.00

DATE
09/06/2024

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CHECKED BY:

EMS
LL

ISSUED FOR:

SITE DEVELOPMENT PLAN

SHEET NO.

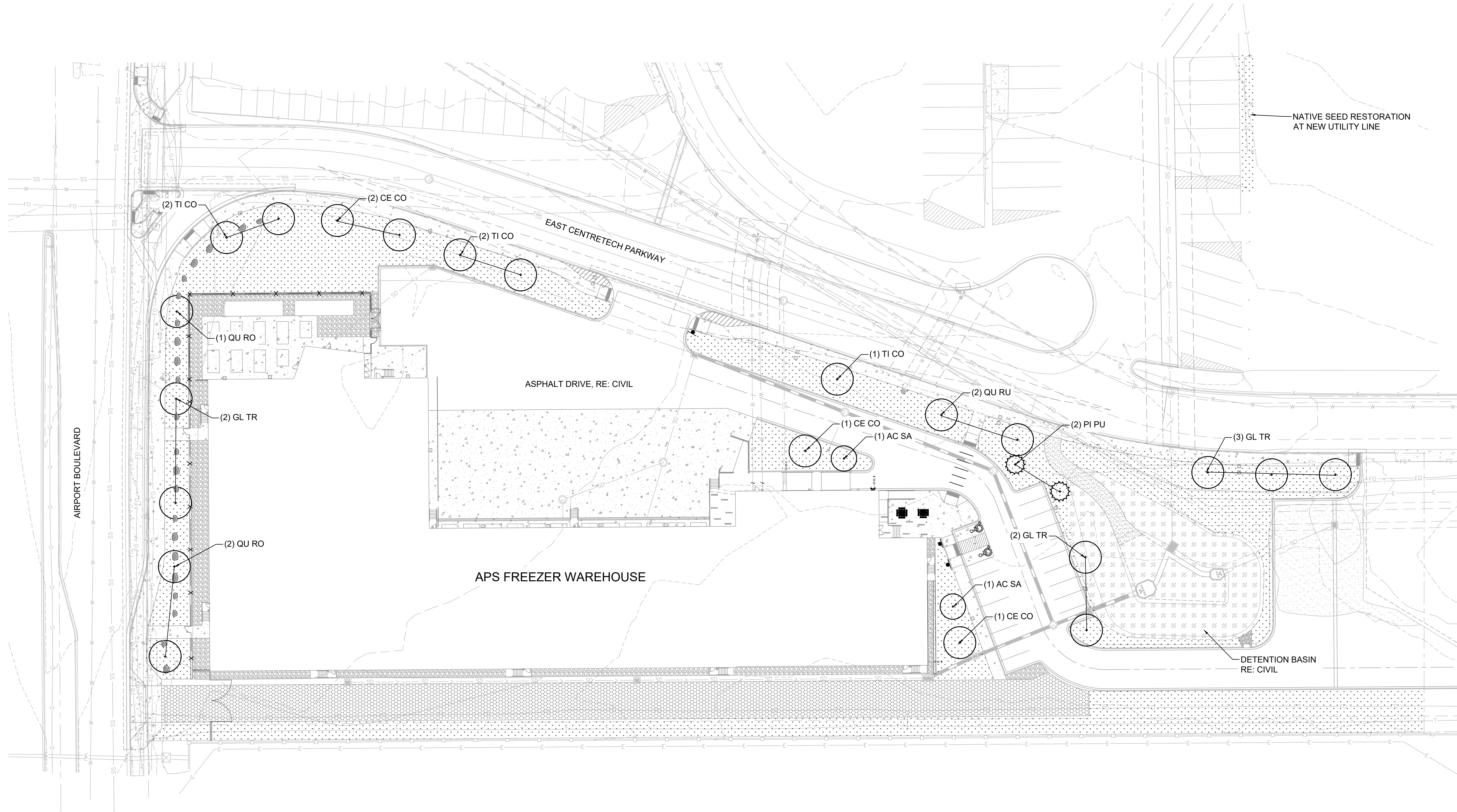
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OVERALL LANDSCAPE PLAN

Scale: 1" = 30'-0"

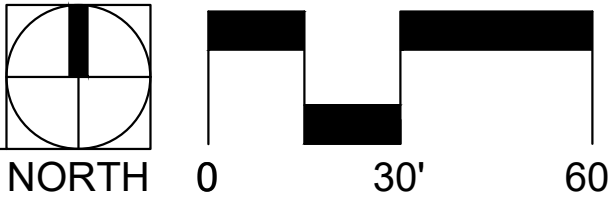


LEGEND

	NATIVE SEED		PICNIC TABLE, RE: SPECS
	3/4" GRAVEL, RE: SPECS		ORNAMENTAL FENCE, RE: SPECS
	CONCRETE, RE: CIVIL		2.5" CAL. DECIDUOUS TREE
	CRUSHER FINES, RE: SPECS		8' HT. EVERGREEN TREE
	DETENTION BASIN, RE: CIVIL		
	LANDSCAPE BOULDERS		

NATIVE SEED RESTORATION
AT NEW UTILITY LINE

DETENTION BASIN
RE: CIVIL



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SHEET TITLE
**OVERALL
LANDSCAPE
PLAN**

RTA PROJECT NUMBER
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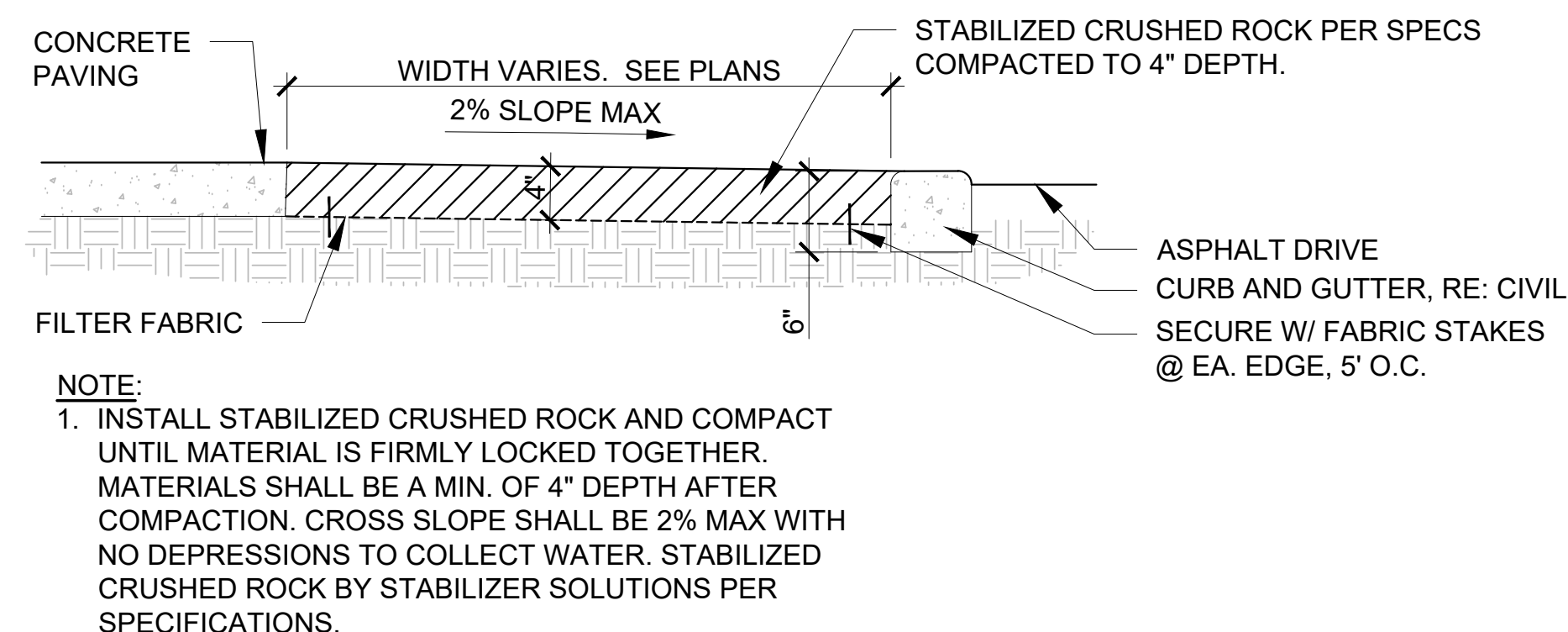
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CHECKED BY: LL

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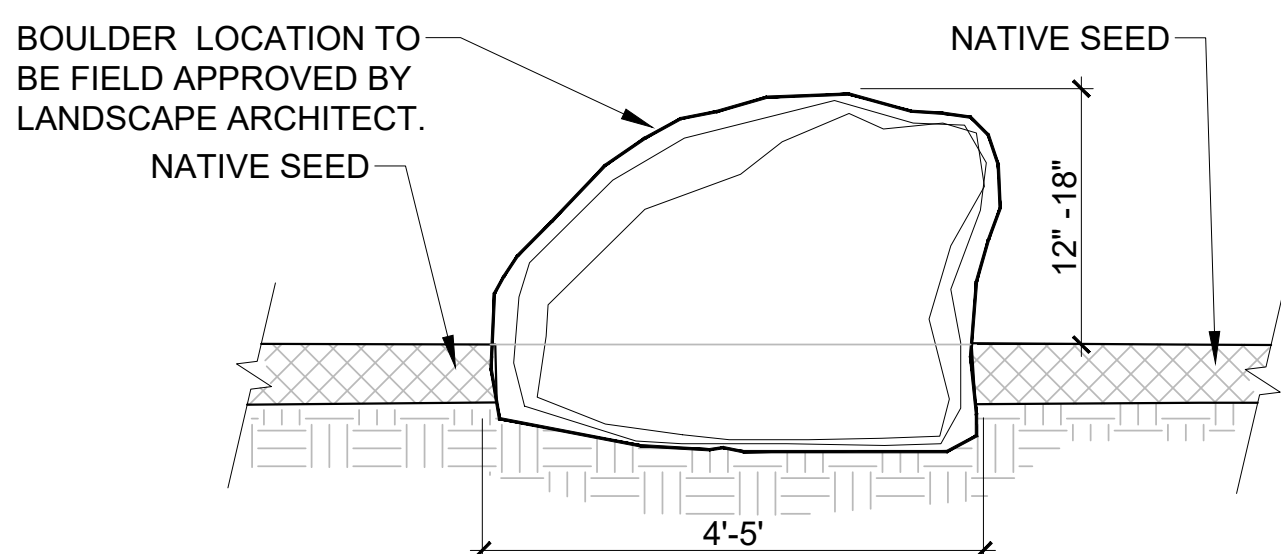
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1 CRUSHER FINES PAVING

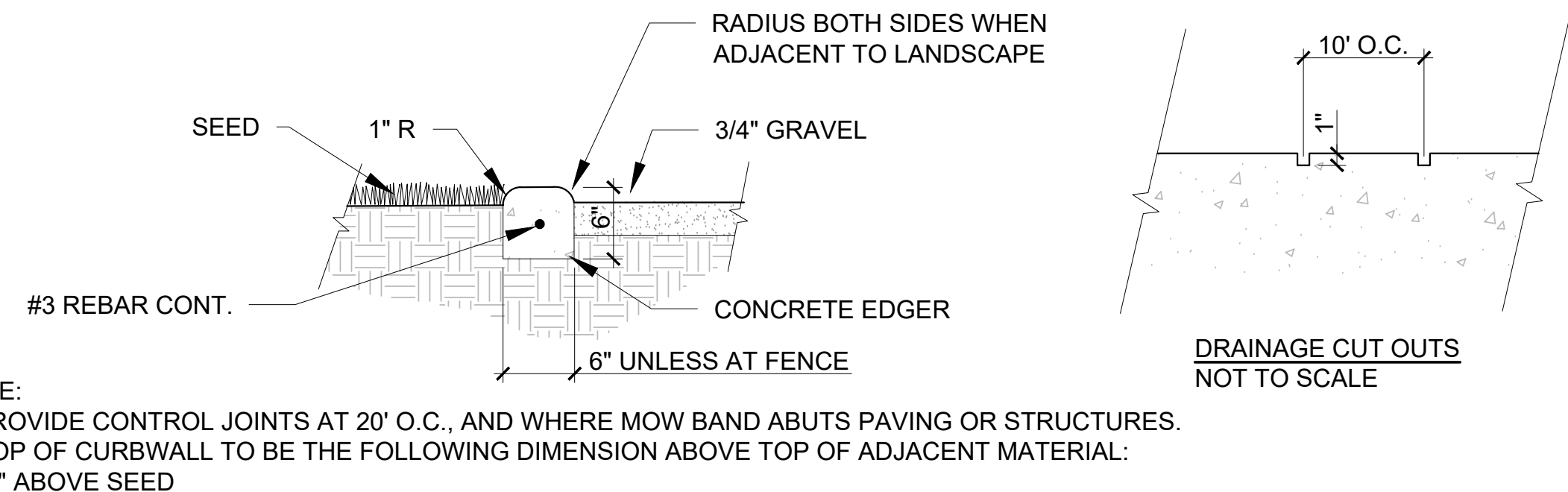
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NOTES:
1. BOULDERS TO BE BURIED 4" BELOW SUBGRADE.



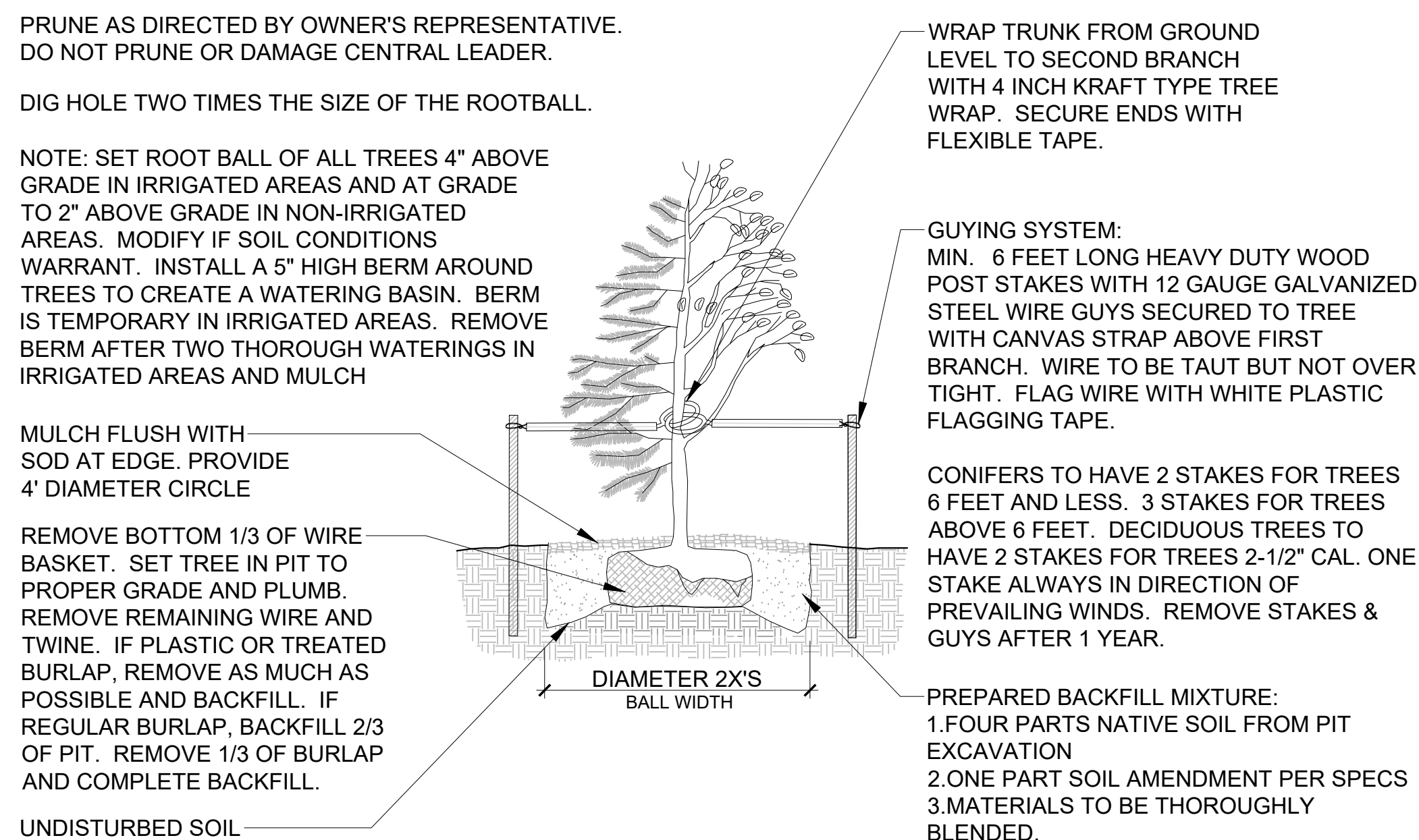
2 LANDSCAPE BOULDER

Scale: 1" = 1'-0"



3 CONCRETE MOW BAND

Scale: 1" = 1'-0"



4 TREE PLANTING

Scale: NOT TO SCALE

5 8' HT ORNAMENTAL FENCE

Scale: NOT TO SCALE



6 8' HT PEDESTRIAN GATE

Scale: NOT TO SCALE



7 8' HT DOUBLE WIDE SWING GATE AT FIRE LANE

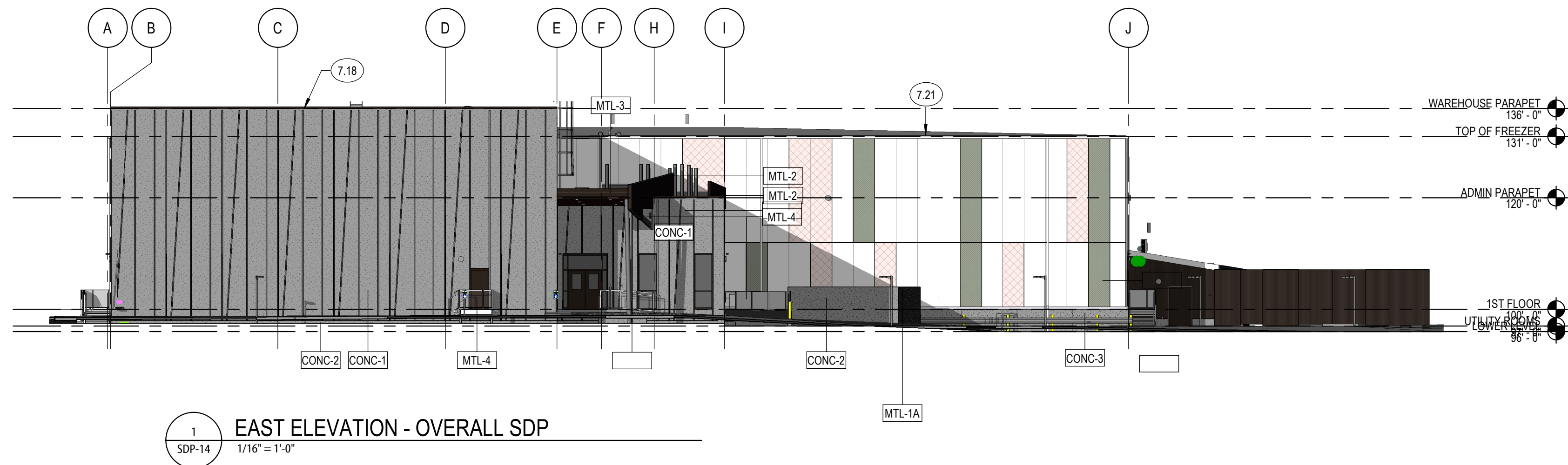
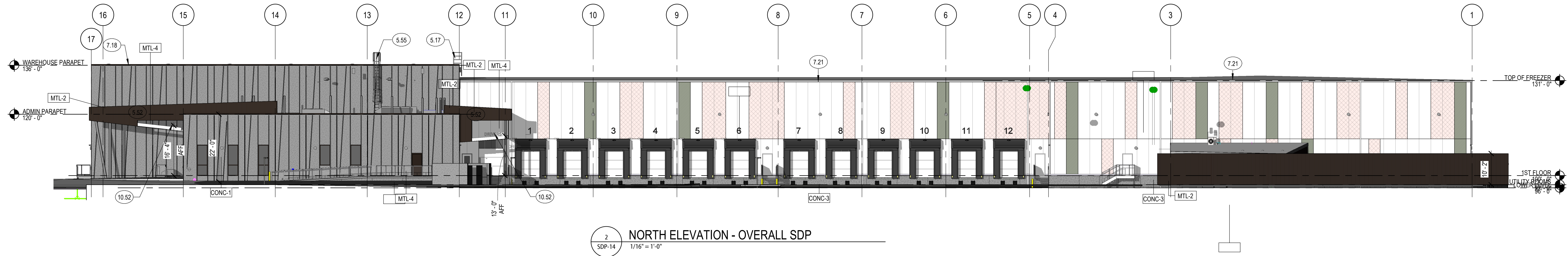
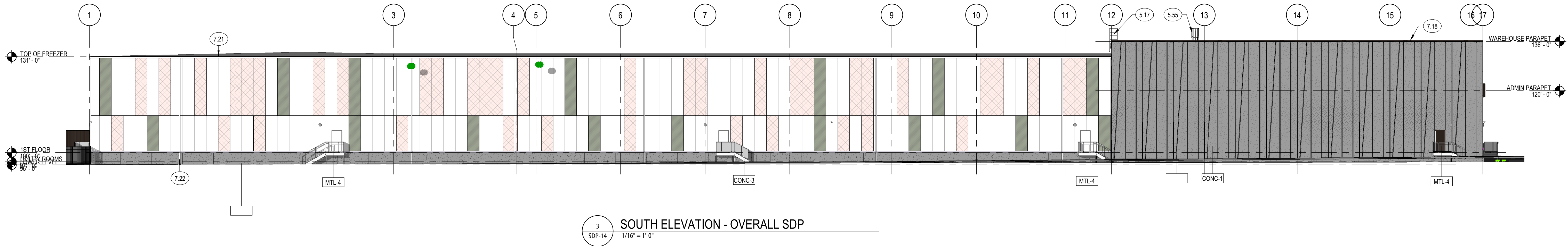
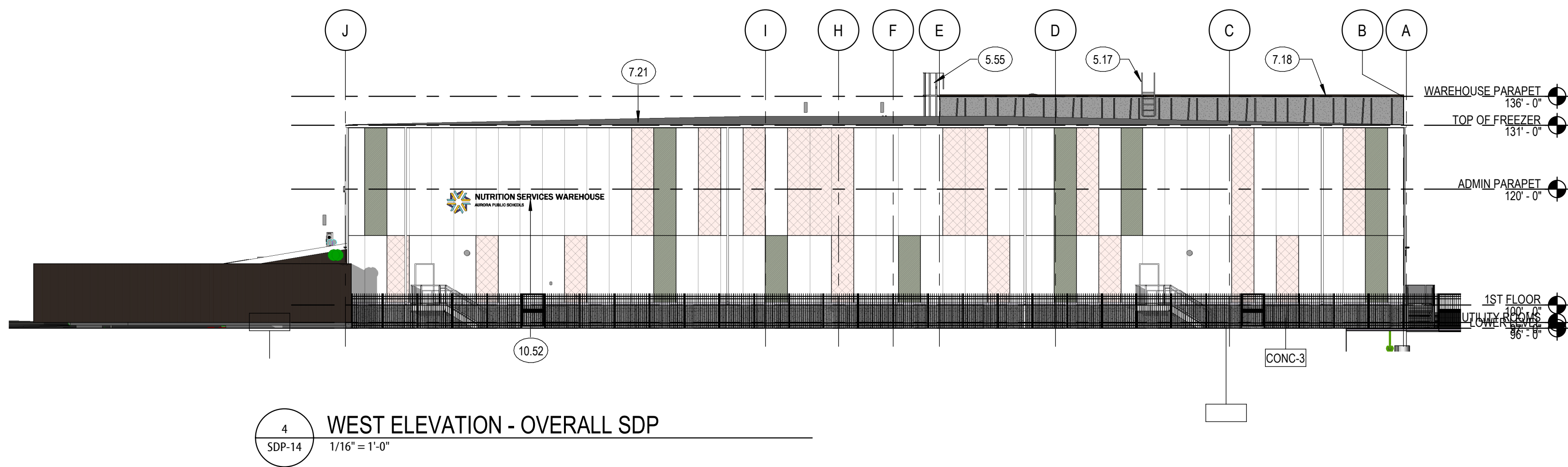
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8 10'-2" HT PRIVACY PANNELS

Scale: NOT TO SCALE

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KEYNOTE LEGEND

- 5.17 STEEL LADDER WITH OVER PARAPET PLATFORM
- 5.52 METAL ROOF SCREEN AS PART OF BASE BID
- 5.55 STEEL ROOF LADDER WITH SAFETY CAGE
- 7.18 SHEET METAL COPING - PRE-FINISHED
- 7.21 SHEET METAL GUTTER
- 7.22 SHEET METAL DOWNSPOUT WITH STRAP ANCHORS (2'-0") O.C. VERT.
- 10.52 12" PREFIN METAL DIMENSIONAL CHARACTERS MOUNTED TO BAR GRATE



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BUILDING ELEVATIONS - SDP

RTA PROJECT NUMBER
2021-080.00

DATE
09/06/2024

REVISIONS
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