

- SITE PLAN NOTES
1. ACCESS CONTROL GATE OR BARRIER SYSTEMS: GATING AND BARRIERS SYSTEMS INSTALLED ACROSS FIRE APPARATUS ACCESS ROAD(S) INTENDED TO RESTRICT PUBLIC USE MUST INCLUDE THE FOLLOWING NOTES:  
THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
  2. ACCESSIBILITY NOTE FOR 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 ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.
  3. ADDRESSING:  
ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
  4. AMERICANS WITH DISABILITIES ACT:  
THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
  5. EMERGENCY INGRESS AND EGRESS:  
EMERGENCY INGRESS AND EGRESS - 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".
  6. 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.
  7. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE
  8. 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 OPERATION OF THE BUSINESS AND UPON COMPLETION OF THE ON SITE, SITE IMPROVEMENTS.
  9. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR 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

10. 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.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE
12. 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
13. 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
14. 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
15. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
16. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
17. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER
18. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
19. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL STRIPS, 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.

Tech Referral  
Aurora Water  
Jenny Wynn  
jwynn@auroragov.org

Drainage Report must be accepted before site plan can be accepted.

# SITE PLAN WITH ADJUSTMENTS

## FOR

# 2252 TOWER ROAD

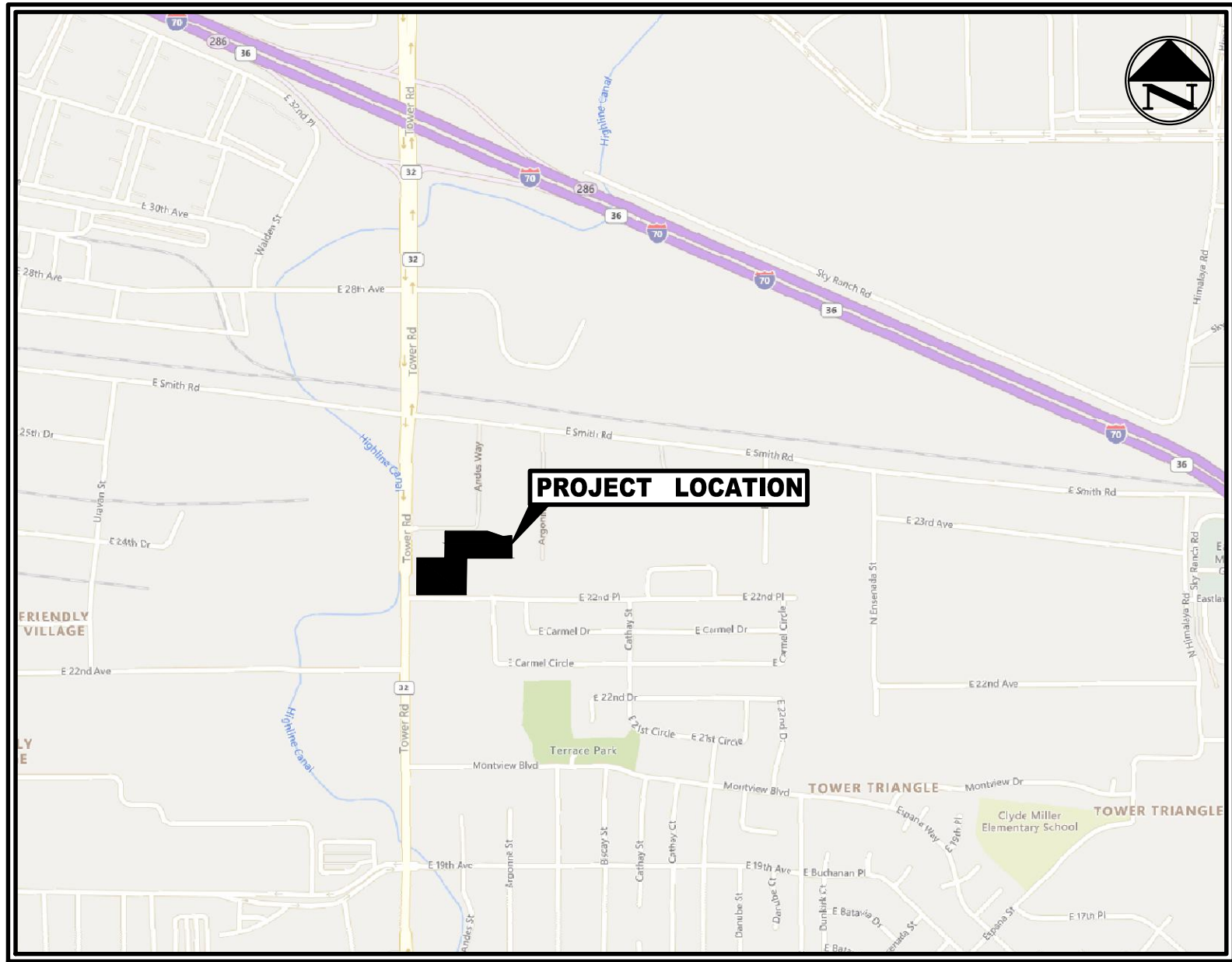
## LOT 1, BLOCK 1, TRACK PARTS SUBDIVISION FILING NO. 2

## AURORA, ADAMS COUNTY, COLORADO

### PROPERTY DESCRIPTION:

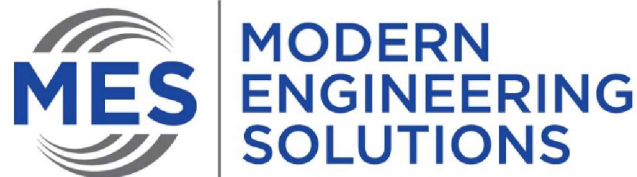
PARCEL 1:  
LOT 1, BLOCK 1, TRACK PARTS SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL 2:  
THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE NORTH 00 DEGREES 32 MINUTES 28 SECONDS EAST AND ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 82.50 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 40 SECONDS EAST AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 NORTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 242.00 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 00 DEGREES 32 MINUTES 28 SECONDS EAST AND PARALLEL WITH SAID WEST LINE A DISTANCE OF 178.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 40 SECONDS EAST AND PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 285.00 FEET; THENCE SOUTH 71 DEGREES 26 MINUTES 20 SECONDS EAST A DISTANCE OF 108.65 FEET; THENCE NORTH 84 DEGREES 53 MINUTES 40 SECONDS EAST A DISTANCE OF 57.10 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 35 SECONDS EAST A DISTANCE OF 148.81 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST AND PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 447.50 FEET TO THE POINT OF BEGINNING.  
EXCEPTING THEREFROM THAT PORTION THEREOF CONTAINED WITHIN LOT 1, BLOCK 1, TRACK PARTS SUBDIVISION FILING NO. 1, RECORDED NOVEMBER 17, 1986 UNDER RECEPTION NO. 695609, COUNTY OF ADAMS, STATE OF COLORADO.



### LOCATION MAP

SCALE: 1" = 1000'



APRIL 2024

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### DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	3.59 AC.
NUMBER OF BUILDINGS	N/A
BUILDING HEIGHT	N/A
TOTAL BUILDING COVERAGE AND GFA	N/A
HARD SURFACE AREA	123,009.48 S.F.
	43% IMPERVIOUS
LANDSCAPE AREA	26,720 S.F. (17%)
SIDEWALKS AND PATIOS	N/A
PRESENT ZONING CLASSIFICATION	N/A
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	N/A
PROPOSED TOTAL SIGN AREA	N/A
PROPOSED NUMBER OF SIGNS	N/A
PROPOSED MONUMENT SIGN	N/A
PROPOSED MONUMENT SIGN AREA	N/A
PARKING SPACES REQUIRED	15
PARKING SPACES PROVIDED	15
ACCESSIBLE SPACES REQUIRED	N/A
ACCESSIBLE SPACES PROVIDED	N/A
LOADING SPACES REQUIRED	N/A
LOADING SPACES PROVIDED	N/A

This data table states 15 spaces are provided, but only 14 appear to be marked on the site plan.

### AMENDMENTS

**OWNER/DEVELOPER**  
GADI OGBOGU  
CJG TRANSPORT LLC  
2782 E 136TH PLACE  
THORNTON, CO. 80602  
(512) 554-4323  
O\_GADIS@YAHOO.COM

**ENGINEER**  
MODERN ENGINEERING SOLUTIONS  
18280 E HAMPDEN PL  
AURORA, CO 80013  
PHONE: (720) 815-7937  
CONTACT: MICHAEL GROSELLE  
EMAIL: MIKE@MOD-ENG.COM

**SURVEYOR**  
ENCOMPASS SERVICES LLC  
10901 W 120TH AVE, SUIT 400  
BROOMFIELD, CO 80021  
PHONE: (303) 243-0037  
CONTACT: ELIJAH FRANE  
EMAIL: E.FRANE@ENCOMPASSSERVICES.COM

**LANDSCAPE ARCHITECT**  
IVY STREET DESIGN  
1529 YORK STREET SUITE 300  
DENVER, CO 80206  
PHONE: 303-320-0362

### BENCHMARK

COA ID: 356633NE002  
DESCRIPTION: COA BC SET IN S NOSE OF CONC MEDIAN IN TOWER RD N OF E ENTRY TO TOWER CENTER FOR INDUSTRY. NOTE: SAID MED. NOSE SOMEWHAT OBTUSCURED AS THE S. BOUND LANE IS ONLY ONE IN SERVICE AS OF 2-25-91. ELEVATION US FEET: 5,438.06

### PRELIMINARY -FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

MICHAEL R. GROSELLE 52071  
TYPE OR PRINT NAME PE #  
2024/04/11  
DATE

### REVISION

Revised to 14 spaces as noted.	

2252 TOWER ROAD  
2252 TOWER ROAD  
AURORA, COLORADO

### COVER SHEET

**MODERN ENGINEERING SOLUTIONS**  
18280 E HAMPDEN PL  
AURORA, CO 80013  
PHONE: (720) 815-7937

DESIGNED: DD	DATE	PROJECT #	SHEET
DRAWN: DD	APRIL 2024	22-006	1 OF 21
REVIEWER: MG			



GENERAL NOTES

1. 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.
2. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CITY OF AURORA "ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS," LATEST EDITION.
3. ALL WATER DISTRIBUTION, SANITARY SEWER, AND STORM DRAINAGE CONSTRUCTION SHALL CONFORM TO CITY OF AURORA "STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE," LATEST REVISION.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE CITY STANDARDS AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC IMPROVEMENT INSPECTIONS DIVISION, 303-739-7420, 24 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
6. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION, CONTACT UTILITY NOTIFICATION CENTER OF COLORADO, 1-800-922-1987 OR 811.
7. THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE PLANS (APPROVED BY THE CITY OF AURORA), ONE COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES.
8. IT IS THE CONSULTANT'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE, AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NEEDED DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS EITHER ON-SITE OR OFF-SITE, WHICH ARISE IN THE FIELD, WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY. THE COST TO RECTIFY ANY ADVERSE SITUATION TO MEET THE CITY STANDARDS AND SPECIFICATIONS AND THE CITY CODE SHALL BE BORNE SOLELY BY THE DEVELOPER.
9. THE OWNER/DEVELOPER MUST OBTAIN THE WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
10. CONCRETE SHALL NOT BE PLACED UNTIL THE FORMS HAVE BEEN INSPECTED BY PUBLIC IMPROVEMENTS INSPECTIONS.
11. PAYING OF PUBLIC STREETS SHALL NOT START UNTIL A SOIL REPORT AND PAVEMENT DESIGN IS APPROVED BY THE CITY ENGINEER. PROOF ROLLING, AND SUBGRADE AND TRENCH COMPACTION TESTS TAKEN BY THE DEVELOPER'S GEOTECH ARE APPROVED BY PUBLIC IMPROVEMENTS INSPECTIONS/MATERIALS LAB.
12. STANDARD CITY OF AURORA CURB RAMPS SHALL BE CONSTRUCTED AT ALL CURB RETURNS, AT ALL "T" INTERSECTIONS AND AT ALL CURBSIDE KIOSKS OR CLUSTERS, UNLESS OTHERWISE MODIFIED BY THESE PLANS.
13. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
14. ALL ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED.
15. THE CITY OF AURORA SHALL NOT BE LIABLE FOR THE MAINTENANCE OF POND, DRAINAGE SWALES, AND OUTLET STRUCTURE. THESE FACILITIES MAY NOT MEET CITY STANDARDS AND SHALL REMAIN IN PRIVATE MAINTENANCE BY MLE.
16. HIGH STORAGE IN PERPETUITY. THESE PRIVATE FACILITIES INCLUDE, IF PROVIDED, THE PRIVATE UNDERDRAIN SYSTEM PLACED WITHIN THE PUBLIC RIGHT-OF-WAY.
17. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR CONTACTING CDOT TO ENSURE ALL WORK ON OR ADJACENT TO STATE HIGHWAYS OR CDOT R.O.W. MEETS CDOT REQUIREMENTS.
18. 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 LIGHTING 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. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
19. THE OWNER/CONTRACTOR MUST OBTAIN A C.D.P.S. STORM WATER DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, IF REQUIRED.
20. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE ARMY CORP OF ENGINEERS FOR WETLAND MITIGATION OR WORK WITHIN THE WATERS OF THE U.S., IF REQUIRED. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO PROVIDE A COPY OF THE ARMY CORP OF ENGINEER REQUIREMENTS TO THE CITY OF AURORA. IF THERE ARE NO REQUIREMENTS BY THE ARMY CORP OF ENGINEERS, THEN A WRITTEN NOTIFICATION FROM THE ARMY CORP OF ENGINEERS SHALL BE SUBMITTED TO THE CITY OF AURORA STATING SUCH. CITY APPROVAL OF THE CONSTRUCTION PLANS IS SUBJECT TO THE OWNER/CONTRACTOR OBTAINING A 404 PERMIT, IF APPLICABLE. A COPY OF THIS PERMIT SHALL BE SUBMITTED TO THE CITY OF AURORA PRIOR TO ANY PERMITS BEING ISSUED.
21. 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.
22. PRIVATE UNDERDRAIN SYSTEMS FOR GROUNDWATER DISCHARGES FROM FOUNDATION DRAIN SHALL BE OWNED AND MAINTAINED BY TIE 110A/METRO DISTRICT (SELECT ONE).
23. PROJECT SHALL COMPLY WITH THE SUBSURFACE UTILITY ENGINEERING REQUIREMENTS PER CRS 9-1.5 WHEN PROJECT INCLUDES EXCAVATION, INCLUDING BUT NOT LIMITED TO ELECTRONICALLY TRACEABLE MARKERS OR TRACING WIRE PER AURORA WATER STANDARDS AND SPECIFICATIONS FOR ALL SUBSURFACE UTILITIES. BY STAMPING THE PLAN, THE ENGINEER OF RECORD IS CERTIFYING THE PLAN MEETS THE STANDARDS ESTABLISHED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE 38-02) FOR DEFINING THE ACCURACY OF AN UNDERGROUND FACILITY.
24. 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.

ADA NOTES

1. ALL ACCESSIBLE PARKING STALLS SHALL BE PAINTED AND SIGNED IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS AND THE LATEST EDITION OF THE MUTCD.
2. ALL ADA CURB RAMPS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS.
3. THE FOLLOWING CRITERIA SHALL APPLY TO ALL CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT.
  - 3.1. THE MAXIMUM CROSS SLOPE OF ANY SIDEWALK, PEDESTRIAN ACCESS OR STORE FRONT SHALL NOT EXCEED 2.0 PERCENT. THE SLOPE SHALL BE MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL.
  - 3.2. THE GRADES WITHIN ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2.0 PERCENT MEASURED IN ANY DIRECTION. ACCESSIBLE PARKING STALLS SHALL HAVE AN ACCESSIBLE ROUTE, AS NOTED BELOW, TO THE BUILDING ENTRY AS SHOWN ON THE DRAWINGS.
  - 3.3. ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5.0 PERCENT. ACCESSIBLE ROUTES EXCEEDING 5.0 PERCENT SHALL BE CONSTRUCTED WITH RAMPS AND HANDRAILS HAVING A MAXIMUM SLOPE OF 8.33 PERCENT FOR A MAXIMUM RISE OF 30 INCHES. A 5-FOOT BY 5-FOOT LANDING PAD (WITH A MAXIMUM SLOPE OF 2 PERCENT IN ANY DIRECTION) SHALL BE CONSTRUCTED AT THE BOTTOM AND TOP OF ALL RAMPS.
4. ALL SITE DIRECTIONAL SIGNS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 7-FEET AS MEASURED FROM THE GROUND TO THE BOTTOM OF THE LOWEST SIGN.
5. ALL ACCESSIBLE ROUTES THAT CROSS A VEHICULAR DRIVE SHALL CONTAIN A DETECTIBLE WARNING IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS WHETHER OR NOT A RAMP IS NEEDED.
6. THE MAXIMUM VERTICAL GRADE DIFFERENTIAL BETWEEN SURFACES ALONG AN ACCESSIBLE ROUTE SHALL BE A MAXIMUM OF 1/4 INCH.
7. THE CONTRACTOR SHALL HAVE ALL CONCRETE FORMS THAT ARE PART OF ANY DESIGNATED ACCESSIBLE ROUTE, STORE FRONT, ACCESSIBLE PARKING SPACE OR RAMP SURVEYED BY A LICENSED SURVEYOR AND SUBMITTED TO THE ENGINEER TO VERIFY GRADES AND CROSS SLOPES PRIOR TO PLACEMENT OF ANY CONCRETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS AND DAMAGES FOR IMPROVEMENTS INSTALLED OR OTHERWISE IMPACTED BY WORK NOT APPROVED BY THE ENGINEER.

RETAINING WALL NOTES:

1. STRUCTURAL DESIGN CALCULATIONS SHALL BE SUBMITTED TO PUBLIC WORKS ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF RETAINING WALLS. CALCULATIONS SHALL CONSIDER THE PROXIMITY OF WALLS AND HYDROSTATIC PRESSURE ON WALL. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED AND BUSINESS OPERATIONS SHALL NOT COMMENCE UNTIL THE STRUCTURAL CALCULATIONS ARE APPROVED, WALLS CONSTRUCTED AND INITIALLY ACCEPTED.

GRADING PLAN NOTES:

1. CONTOURS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB, OR GROUND. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.
2. ALL DISTURBED AREAS THAT ARE UNSURFACED OR ARE NOT DESIGNATED AS LANDSCAPE AREAS ARE TO BE SEEDED, FERTILIZED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
3. IF DURING THE OVERALL GRADING PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE ENGINEER SHALL BE CONTACTED FOR RECOMMENDATIONS.
4. UNLESS OTHERWISE SHOWN, NO PROPOSED SLOPE SHALL EXCEED FOUR (4) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS MUST BE PROTECTED FROM EROSION.
5. IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, TOPSOIL MAY BE PLACED TO A HEIGHT OF FIVE FEET. SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEEDED WITH NATIVE SEED MIX IMMEDIATELY AFTER STRIPPING OPERATIONS ARE COMPLETE.
6. ON-SITE MATERIALS AND IMPORTED MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH THE SOILS REPORT AND THE SITE SPECIFICATIONS.
7. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS THAT DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB, GUTTER, AND UTILITIES.
8. ALL UTILITIES (MANHOLES, VALVE COVERS, CLEAN OUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
9. ALL EARTH MOVING AND PLACEMENT OPERATIONS SHALL BE IN CONFORMANCE WITH THE SOILS REPORT AND THE SITE SPECIFICATIONS. THE CONTRACTOR SHALL HAVE A SIGNED AND SEALED COPY OF THE SOILS REPORT ON THE SITE AT ALL TIMES.
10. GRADES WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
11. SPOT ELEVATIONS REPRESENT FLOW LINE UNLESS OTHERWISE NOTED.
12. THE CONTRACTORS ARE RESPONSIBLE FOR PROVIDING THEIR OWN ESTIMATE OF EARTHWORK QUANTITIES.
13. ALL LANDSCAPED ISLANDS SHALL HAVE A CROWN OF TOPSOIL PRIOR TO LANDSCAPING. REFER TO LANDSCAPE PLAN AND SPECIFICATIONS.
14. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY PRIOR TO PLACEMENT OF ANY CONCRETE: THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPES AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION, WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION; THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
16. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
17. EXISTING GRADE CONTOUR INTERVALS SHOWN ARE AT 1 FOOT INTERVALS.
18. PROPOSED GRADE CONTOUR INTERVALS SHOWN ARE AT 1 FOOT INTERVALS.
19. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
20. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
21. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
22. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 4H:1V OR STEEPER. (CONTRACTOR SHALL PLACE 500 OR HYDROSEED DISTURBED AREAS IN ACCORDANCE WITH CITY OF AURORA AND GATEWAY SPECIFICATIONS AND MAINTAINED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.)
23. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES.
24. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.

CITY OF AURORA UTILITY NOTES

1. ALL MATERIALS, WORKMANSHIP, CONSTRUCTION DETAILS, AND TESTING FOR THE WATER LINE CONSTRUCTION SHALL CONFORM STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE, LATEST REVISION AS SET FORTH BY AURORA WATER.
2. ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN 8 FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND BE UNOBSERVED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE 5 FEET. 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 UNOBSERVED 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 TIES 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 2, ZERO (0) PSI @ ELEVATION 5630 STATIC. A PRESSURE REDUCING VALVE (PRV) IS REQUIRED WHEN THE PRESSURE AT THE BUILDING UNIT IS GREATER THAN (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) 739-7370 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. STATS FOR COMMERCIAL SITE
  - 14.1. TOTAL BLDG SURFACE AREA - 0.00 SF
  - 14.2. TOTAL HARD SURFACE - 35,275 SF
15. THE SOIL RESISTIVITY TEST WAS PERFORMED AND THE RESISTIVITY IS 640 OHM-CENTIMETERS AT 4' AND 760 OHM-CENTIMETERS AT 9'

CORROSIVE SOILS NOTE:

1. DUCTILE IRON AND STEEL PIPE SHALL NOT BE USED ON TI-115 SITE DUE TO THE CORROSIVE NATURE OF THE SOILS. ALL PIPE SHALL BE PVC PER THE STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE LATEST REVISION.
2. ALL DUCTILE IRON FITTINGS AND APPURTENANCES SHALL BE DOUBLE BONDED AND DOUBLE POLYWRAPPED PER THE STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE LATEST REVISION.

CITY OF AURORA EROSION CONTROL NOTES

- "PURSUANT TO SECTIONS 138-440 AND 138-442 OF THE AURORA MUNICIPAL CODE, THE PERMITTEE SHALL LOCATE, INSTALL, AND MAINTAIN ALL BEST MANAGEMENT PRACTICES, INCLUDING, BUT NOT LIMITED TO, EROSION CONTROLS, SEDIMENT CONTROLS, DRAINAGE CONTROLS, AND WATER QUALITY BMPS AS INDICATED IN THE APPROVED STORMWATER MANAGEMENT PLAN (SWMP). THE FOLLOWING NOTES ARE A REQUIREMENT AND SHALL BE INCLUDED ON THE SWMP DESIGN DRAWINGS DEVELOPED FOR THIS PROJECT AND SUBMITTED FOR APPROVAL BY THE CITY. BMP INSTALLATIONS SHALL BE INSTALLED PER THE COA STANDARD DETAIL IN EFFECT AT THE TIME OF INSTALLATION OR PER THE APPROVED SWMP DESIGN DRAWING, A COA APPROVED VARIANCE, OR A COA APPROVED DESIGN DRAWING PLAN AMENDMENT."
1. THE PERMITTEE SHALL BE RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, STORM SEWERS, STORM SEWER APPURTENANCES, OTHER PROPERTIES, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
  2. ADDITIONAL EROSION AND SEDIMENT CONTROL BMPS MAY BE REQUIRED DURING AND AFTER CONSTRUCTION AND SHALL BE EXECUTED AND COMPLETED BY THE PERMITTEE. THE PERMITTEE SHALL PLAN, INSTALL, AND MAINTAIN ALL EROSION, AND SEDIMENT CONTROL MEASURES, INCLUDING DRAINAGE AND WATER QUALITY BMPS AS INDICATED ON THIS PLAN AND AS NECESSARY TO REDUCE THE DISCHARGE OF POLLUTANTS TO THE MAXIMUM EXTENT PRACTICABLE ADVERSE IMPACTS, EROSION AND SEDIMENT DEPOSITION ONTO PAVED SECTIONS, INTO STORM SEWERS, STORM SEWER APPURTENANCES, RECEIVING WATERS, OR OFF THE PROJECT SITE.
  3. THE PERMITTEE SHALL TAKE APPROPRIATE PREVENTIVE MEASURES TO MINIMIZE TO THE MAXIMUM EXTENT PRACTICABLE DIRT AND MUD FROM BEING TRACKED OR DEPOSITED ONTO PAVED SECTIONS VIA MULTIPLE BMPS. SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY BE TRACKED, DEPOSITED, OR ACCUMULATED ON PAVED SECTIONS, IN THE FLOW LINES, PRIVATE PROPERTY, AND/OR PUBLIC RIGHTS-OF-WAY OF THE CITY AS A RESULT OF THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP.
  4. AREAS REACHING SUBSTANTIAL COMPLETION OF GRADING AND TOPSOIL PLACEMENT OPERATIONS MUST BE DRILL SEEDED AND CRIMP MULCHED WITHIN 14 DAYS OF SUBSTANTIAL COMPLETION OF GRADING AND TOPSOIL OPERATIONS. IF AN INCOMPLETE AREA IS TO REMAIN INACTIVE FOR LONGER THAN 30 DAYS, IT MUST BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE LANDSCAPED WITHIN 14 DAYS FROM THE SUSPENSION OR COMPLETION OF LAND DISTURBANCE ACTIVITIES.
  5. THIS APPROVED SWMP DESIGN DRAWING, THE ASSOCIATED APPROVED SWMP NARRATIVE, A COPY OF THE STORMWATER QUALITY DISCHARGE PERMIT, AND THE RULES AND REGULATIONS REGARDING STORMWATER, DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES MANUAL SHALL BE KEPT ON SITE AT ALL TIMES.
  6. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A BMP (MAINTENANCE) WHEN THE SEDIMENT LEVEL OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMP OR AS DEFINED WITHIN THE RULES AND REGULATIONS REGARDING STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES MANUAL, WHICHEVER IS MORE RESTRICTIVE. IF MAINTENANCE OF THE BMP DOES NOT RESTORE THE INTENDED FUNCTION, THEN THE BMP MUST BE REPLACED.
  7. THE DISCHARGING OF CEMENT, CONCRETE, OR MORTAR FROM READY MIX DELIVERY TRUCKS, PUMP TRUCKS, BATCH PLANTS OR SMALL MECHANICAL MIXERS DIRECTLY ONTO PAVED SURFACES OR DISTURBED GROUND HAVING NO CONTAINMENT IS PROHIBITED. THE DISPOSAL OF ANY LIQUID WASTES OR WASH WATER FROM ANY OPERATIONS SUCH AS PAINTING, DRYWALL, OR TILE INSTALLATIONS DIRECTLY ONTO PAVED SURFACES OR THE GROUND WITHOUT CONTAINMENT IS PROHIBITED. THE PERMITTEE SHALL PROTECT ALL CURB FLOW LINES, ADJACENT WATERWAYS, WETLANDS, STORM SEWERS, STORM SEWER APPURTENANCES, OTHER PROPERTIES, ETC., ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAWCUTTING OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE.
  8. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO RESOLVE CONSTRUCTION PROBLEMS DUE TO CHANGING CONDITIONS OR DESIGN ERRORS THEY MAY ENCOUNTER DURING THE PROGRESS OF ANY PORTION OF THE WORK. IF CONDITIONS IN THE FIELD REQUIRE CHANGES AND THE PROPOSED MODIFICATIONS TO THE APPROVED PLANS INVOLVE SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK OR TO FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE CONTRACTOR, THROUGH THE ENGINEER OF RECORD, SHALL BE RESPONSIBLE TO REVISE PLANS AND SUBMIT THEM TO THE CITY OF AURORA FOR APPROVAL PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE WORK. ANY CONTROLS, FEATURES OR IMPROVEMENTS NOT CONSTRUCTED IN ACCORDANCE WITH THE APPROVED SWMP, CITY OF AURORA STANDARD DETAIL DESIGNS, CITY OF AURORA APPROVED VARIANCES, OR AN APPROVED DESIGN DRAWING AMENDMENT SHALL BE REMOVED AND THE CONTROLS, FEATURES AND/OR IMPROVEMENTS SHALL BE RECONSTRUCTED.
  9. SECONDARY CONTAINMENT FEATURES SHALL BE IN PLACE FOR ANY BULK FUEL STORAGE, MIXERS, GENERATORS, OR ANY OTHER SPILL OR LEAK SOURCE THAT REMAINS ONSITE FOR A PERIOD LONGER THAN 7 CALENDAR DAYS, A RECOVERY OR SALVAGE DRUM SHALL BE KEPT ON SITE FOR STORAGE OF CONTAMINATED SOILS.
  10. STRAW BALES AND RECYCLED ASPHALT OR CONCRETE ARE NOT ACCEPTABLE FOR THE CONSTRUCTION OF BMPS WITHIN THE CITY OF AURORA AND MAY NOT BE USED.

BENCHMARK

COA ID: 358633NE002  
DESCRIPTION: COA BC SET IN S NOSE OF CONC MEDIAN IN TOWER RD N OF E ENTRY TO TOWER CENTER FOR INDUSTRY. NOTE: SAID MED. NOSE SOMEWHAT OBSCURED AS THE S. BOUND LANE IS ONLY ONE IN SERVICE AS OF 2-25-91; ELEVATION US FEET: 5,438.06

PRELIMINARY  
-FOR REVIEW ONLY-  
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:  
  
MICHAEL R. GROSELLE 52071  
TYPE OR PRINT NAME PE #  
2024/04/11  
DATE

NO.	DATE	REVISION

2252 TOWER ROAD  
2252 TOWER ROAD  
AURORA, COLORADO

GENERAL NOTES

 **MODERN ENGINEERING SOLUTIONS**  
18280 E HAMPDEN PL  
AURORA, CO 80013  
PHONE: (720) 815-7937

DESIGNED: DD	DATE	PROJECT #	SHEET
DRAWN: DD	APRIL 2024	22-006	2 OF 21
REVIEWER: MG			



LEGEND				ABBREVIATIONS			
	PROPERTY LINE PROPERTY LINE PROPOSED 8" SANITARY SEWER LINE PROPOSED 6" SANITARY SEWER LINE PROPOSED 4" SANITARY SEWER TAP PROPOSED 6" WATER SERVICE LINE PROPOSED CULVERT PROPOSED OVERHEAD POWER LINE PROPOSED UNDERGROUND POWER LINE PROPOSED UNDERGROUND PHONE/DATA LINE PROPOSED GRADE BREAK PROPOSED DRAINAGE SWALE PROPOSED RETAINING/SCREENING WALL PROPOSED FENCE PROPOSED CEDAR WOOD FENCE 100 YR FLOODPLAIN LINE PROPOSED SILT FENCE PROPOSED LIMITS OF CONSTRUCTION PROPOSED MAJOR CONTOUR PROPOSED MINOR CONTOUR EXISTING MAJOR CONTOUR EXISTING MINOR CONTOUR EXISTING 8" SANITARY SEWER LINE EXISTING 6" SANITARY SEWER LINE EXISTING 4" SANITARY SEWER TAP EXISTING 6" WATER SERVICE LINE EXISTING CULVERT EXISTING OVERHEAD POWER LINE EXISTING UTILITY PIPING OR FENCING TO BE REMOVED EXISTING UNDERGROUND POWER LINE EXISTING UNDERGROUND PHONE/DATA LINE EXISTING FIBER OPTIC CABLE EXISTING STORM SEWER LINE EXISTING DRAINAGE SWALE EXISTING RETAINING/SCREENING WALL EXISTING EDGE OF PAVEMENT EXISTING FENCE EXISTING CEDAR WOOD FENCE EXISTING UTILITY PIPING OR FENCING TO BE REMOVED	 PROPOSED LIGHT POLE 1-FIXTURE PROPOSED LIGHT POLE 2-FIXTURES PROPOSED TRANSFORMER PAD PROPOSED FIREHYDRANT PROPOSED WATER VALVE PROPOSED WATER METER PROPOSED FIRE DEPT. CONNECTION PROPOSED WATER METER AND VAULT PROPOSED SEWER SINGLE CLEANOUT PROPOSED SEWER MANHOLE PROPOSED SEWER DOUBLE CLEANOUT PROPOSED SIGN PROPOSED POWER POLE PROPOSED GRATE INLET PROPOSED JUNCTION BOX PROPOSED CURB INLET PROPOSED CURB INLET EXISTING LIGHT POLE 1-FIXTURE EXISTING LIGHT POLE 2-FIXTURES EXISTING TRANSFORMER PAD EXISTING FIREHYDRANT EXISTING WATER VALVE EXISTING WATER METER EXISTING FIRE DEPT. CONNECTION EXISTING WATER METER AND VAULT EXISTING SEWER SINGLE CLEANOUT EXISTING SEWER MANHOLE EXISTING SEWER DOUBLE CLEANOUT EXISTING SIGN EXISTING POWER POLE EXISTING GRATE INLET EXISTING JUNCTION BOX EXISTING CURB INLET EXISTING CURB INLET EXISTING TREE EXISTING LIGHT POLE EXISTING TREE EXISTING TREE TO BE REMOVED	 SIDEWALKS (PUBLIC SIDEWALK AREAS)  SIDEWALKS (PRIVATE SIDEWALK AREAS)  MEDIUM PAVING (DRIVEWAY) 6" 4,500 PSI CONCRETE PAVEMENT WITH #4 BARS @ 12" O.C.E.W. ON 6" COMPACTED SUBGRADE AT 95% OPTIMUM DENSITY PER ASSHTO T-99 STANDARDS. LIGHT PAVING (PARKING AREAS) 5" 4,000 PSI CONCRETE PAVEMENT WITH #4 BARS @ 12" O.C.E.W. ON 6" COMPACTED SUBGRADE AT 95% OPTIMUM DENSITY PER ASSHTO T-99 STANDARDS.  GRAVEL 1"-2" CRUSHED ROCK (REFER TO LANDSCAPING PLANS)  ASPHALT PAVEMENT  PROPOSED STABILIZED CONSTRUCTION ENTRANCE  PROPOSED RIPRAP @ DOWNSTREAM D <sub>50</sub> =6" THICK  EXISTING PAVEMENT TO BE REMOVED  100YR FLOODWAY LIMITS  500 YR FLOODPLAIN LIMIT	 SYMBOLS FEET (WHEN USED WITH LENGTHS) INCHES (WHEN USED WITH LENGTHS) DEGREES MINUTES (WHEN USED WITH ANGLES) SECONDS (WHEN USED WITH ANGLES) PERCENT AT  ASSHTO AC ADA ADT ADT AGG ALT ALUM ANSI APPROX ARV ASPH ASSY ASTM AVE AWWA  BCCMP BCPA BE BFP BL BLDG BLVD BM BMP BOC BOP BT BVCE BVCS BW  CAC CBR CDEP CDOT C&G CO CATV CB CF CUBIC FEET PER SECOND CHWA CI CIP CIPL CKT CL CL CM CMP CONC CONST COORD CPE CR CS CY  D DBH DBI DE DECEL DEG DIA DIP DTL DWG  E EA ELEC EL ELEV EOP EOR ERCP EASEM EVCE EVCS EXIST  F FAC FBR FC FDEP FDOT FES FFE FG FH FHWA FIG FL FLA FCC FS FT  G GALV GM GV  H HDPE HORIZ HP HWY HYD  I IDENTIFICATION INVERT LEVEL INV INVERT ELEVATION IRON PIPE  JB JCT  K  L LENGTH LB LBR LDR  LF LP L OR LT  LINEAR FEET LOW POINT LEFT  M MAX MES MH MHW MIN MISC MON MOT MUTCD  N N/A NORTH NAC N NAVD NE NGVD NGS NIC NO NPDES  O FLORIDA ADMINISTRATIVE CODE FLORIDA BEARING RATIO FRICTION COEFFICIENT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FLORIDA DEPARTMENT OF TRANSPORTATION FLARED END SECTION FINISHED FLOOR ELEVATION FINISH GRADE FIRE HYDRANT FLORIDA HIGHWAY ADMINISTRATION FIGURE FLOW LINE FLORIDA FACE OF CURB FLORIDA STATUTES FOOT OR FEET  P PAV PC PCC PED PERF PGL PK PL PP PRC PR OR PROP PSI PT PVC PVI  Q PEAK DISCHARGE OR FLOW VOLUME (CFS)  R R/W R OR RAD RCP RCW RCWM RCPA RDWY RPM RPZ RR R OR RT  S SOUTH SAN SE SECT SERV SILT FENCE SF SH SHWE SL SP SR SS STA STD SW SY  T TANGENT LENGTH OF CURVE TEXAS ADMINISTRATIVE CODE TEMPORARY BENCHMARK TEXAS BEARING RATIO TANGENT TO CURVE TEMPORARY CONSTRUCTION EASEMENT TERRA-COTTA PIPE TRAFFIC CONTROL ZONE TEXAS DEPARTMENT OF ENVIRONMENT PROTECTION TEMPORARY TELEPHONE TEL TI TN TOB TOC TP TV TW TXDOT TYP  U UG USGS UTIL  V VERTICAL VC VCP VERT VTC  W WITH WEST WM WW WWF WWTP			

BENCHMARK

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MICHAEL R. GROSELLE 52071  
TYPE OR PRINT NAME PE #  
2024/04/11  
DATE

NO.	DATE	REVISION

2252 TOWER ROAD  
2252 TOWER ROAD  
AURORA, COLORADO

LEGEND AND  
ABBREVIATIONS

MODERN  
ENGINEERING  
SOLUTIONS

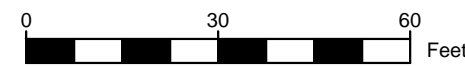
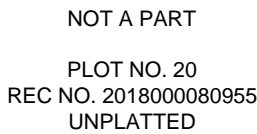
18280 E HAMPDEN PL  
AURORA, CO 80013  
PHONE: (720) 815-7937

DESIGNED: DD	DATE	PROJECT #	SHEET
DRAWN: DD	APRIL 2024	22-006	3 OF 21
REVIEWER: MG			









2. THE DEVELOPER SHALL HAVE A LICENSED PROFESSIONAL ENGINEER CERTIFY THAT ALL STORMWATER DETENTION POND AND/OR WATER QUALITY BMP IS BEING ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS AND THE REQUIRED DETENTION VOLUME, INCLUDING THE WQC WHEN USED, IS MET. THE CERTIFICATION SHALL ALSO VERIFY ALL PERTINENT DIMENSIONS, ELEVATIONS, AND REQUIRED OUTLET ORIFICE PLANS WHEN USED, ARE PER THE APPROVED PLANS AND SPECIFICATIONS, AND SHALL SHOW THE AS-BUILT DETENTION VOLUMES (EVC, 10-YEAR, 100-YEAR EVC) AND OTHER PERTINENT DIMENSIONS, ELEVATIONS, AND CAPACITY REQUIREMENTS ASSOCIATION WITH THE AS-BUILT CERTIFICATE. THE DEVELOPER SHALL SUBMIT THE AS-BUILT OF AURA ENGINEERING CONTROL STRUCTURE/INFRASTRUCTURE AN APPROVED POND CERTIFICATE SHALL BE REQUIRED PRIOR TO THE RETURN OF ANY FISCAL SECURITY DEPOSIT AND SHALL BE POSTED FOR THE LIFE OF THE PROJECT. THE DEVELOPER SHALL PROVIDE FOR SITES THAT DO NOT REQUIRE A CERTIFICATE OF OCCUPANCY. EXAMPLES OF THESE SITES INCLUDE BUT ARE NOT LIMITED TO: SITES WITHOUT VERTICAL CONSTRUCTION, OIL AND GAS WELLS PLATS, OUTDOOR SPORTS AREAS, AND LOW RISE RESIDENTIAL DEVELOPMENTS. THE DEVELOPER REQUIRED PRIOR TO COMMENCEMENT OF BUSINESS OPERATIONS. IN NO CASE SHALL A CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY BE ISSUED WITHOUT AN APPROVED POND CERTIFICATE. RECORDS OF THE CERTIFICATE OF OCCUPANCY SHALL BE SUBMITTED TO THE AURA WILL BE DETERMINED WITH PHOTOMIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
5. THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF TAMPA PERMIT. THE CITY OF TAMPA WILL REVIEW THE PERMIT THROUGH THE AURA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY AND ELECTRICAL REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF TAMPA. FOR MORE INFORMATION, PLEASE CALL 303-739-7420 AND ASK FOR THE LIFE SAFETY PLANS EXAMINER.

BSL	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
INV.	INVERT
LF	LINEAR FEET
OHE	OVERHEAD ELECTRIC UTILITIES
ROW	RIGHT OF WAY
SS	SANITARY SEWER
ST	STORM
U.E.	UTILITY EASEMENT
REC.NO.	RECEPTION NUMBER

COA ID: 3S6633NE002;  
DESCRIPTION: COA BC SET  
IN S NOSE OF CONC MEDIAN  
IN TOWER RD N OF E ENTRY  
TO TOWER CENTER FOR  
INDUSTRY. NOTE: SAID MED.  
NOSE SOMEWHAT  
OBSCURED AS THE S.  
BOUND LANE IS ONLY ONE IN  
SERVICE AS OF 2-25-91;  
ELEVATION US FEET:  
5,438.06

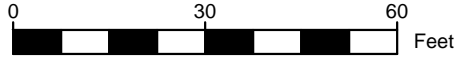
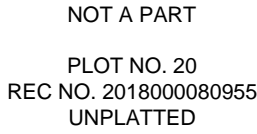
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PURPOSE. THEY ARE PREPARED BY, OR  
UNDER THE SUPERVISION OF:

2252 TOWER ROAD  
2252 TOWER ROAD  
AURORA, COLORADO

18280 E HAMPDEN PL  
AURORA, CO 80013  
PHONE: (720) 815-7937

DESIGNED: DD	DATE	PROJECT #	SHEET
DRAWN: DD	APRIL 2024	22-006	5 OF 21
REVIEWER: MG			





2. STORM SEWER SYSTEM IS PRIVATE AND SIZED FOR THE 100-YR STORM.
3. THE DEVELOPER SHALL HAVE A LICENSED PROFESSIONAL ENGINEER CERTIFY EACH STORMWATER DETENTION POND AND/OR WATER QUALITY FACILITY SHALL BE DESIGNED TO ACCOMMODATE THE DESIGN FLOOD AND THE REQUIRED DETENTION VOLUME, INCLUDING THE WQCV WHEN USED, IS MET THE CERTIFICATION SHALL ALSO VERIFY ALL PERTINENT DIMENSIONS, ELEVATIONS, REQUIRED OUTLET ORIFICE PLATES FOR DETENTION AND WQCV AND OTHER PERMANENT BMPs REQUIREMENTS FOR DETENTION AND WQCV PER THE CITY OF AURORA ENGINEERING CONTROL STANDARDS. THE CERTIFICATION SHALL SHOW THE AS-BUILT VOLUMES FOR THE 100-YEAR, 10-YEAR STORM EVENTS, AND FOR THE WQCV AND OTHER PERTINENT DIMENSIONS, ELEVATIONS AND CAPACITY REQUIREMENTS ASSOCIATED WITH THE WQBP. BMP USED. THE CERTIFICATIONS SHALL BE PROVIDED TO THE CITY OF AURORA ENGINEERING CONTROL STANDARDS PRIOR TO THE CITY OF AURORA CERTIFICATE OF OCCUPANCY WILL BE ISSUED.
3. THE DEVELOPER SHALL HAVE A LICENSED PROFESSIONAL ENGINEER CERTIFY EACH STORMWATER DETENTION POND AND/OR WATER QUALITY FACILITY SHALL BE DESIGNED TO ACCOMMODATE THE DESIGN FLOOD AND THE REQUIRED DETENTION VOLUME, INCLUDING THE WQCV WHEN USED, IS MET THE CERTIFICATION SHALL ALSO VERIFY ALL PERTINENT DIMENSIONS, ELEVATIONS, REQUIRED OUTLET ORIFICE PLATES FOR DETENTION AND WQCV AND OTHER PERMANENT BMPs REQUIREMENTS FOR DETENTION AND WQCV PER THE CITY OF AURORA ENGINEERING CONTROL STANDARDS. THE CERTIFICATION SHALL SHOW THE AS-BUILT DESIGN VOLUMES (WQCV, 100-YEAR, 10-YEAR EURV) AND OTHER PERTINENT DIMENSIONS, ELEVATIONS AND CAPACITY REQUIREMENTS ASSOCIATED WITH THE WQBP USED. THE CERTIFICATION SHALL BE PROVIDED TO THE CITY OF AURORA ENGINEERING CONTROL STANDARDS PRIOR TO THE CITY OF AURORA CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CITY OF AURORA WILL BE REQUIRED PRIOR TO THE RETURN OF ANY FISCAL SECURITY DEPOSIT (AS WELL AS SATISFYING OTHER CONDITIONS OF THE STORMWATER PERMIT) FOR SITES THAT DO NOT REQUIRE A CERTIFICATE OF OCCUPANCY. EXAMPLES OF THESE SITES INCLUDE BUT ARE NOT LIMITED TO: (1) TEMPORARY CONSTRUCTION SITES, (2) TEMPORARY PAVES OUTSIDE STORAGE, AND TOW YARDS. AN APPROVED POND CERTIFICATE SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF BUSINESS OPERATIONS. IN NO CASE SHALL A CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY BE REQUIRED FOR SITES THAT DO NOT REQUIRE A CERTIFICATE OF OCCUPANCY.
4. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOGRAPHIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

BSL	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
INV.	INVERT
LF	LINEAR FEET
OHE	OVERHEAD ELECTRIC UTILITIES
ROW	RIGHT OF WAY
SS	SANITARY SEWER
ST	STORM
U.E.	UTILITY EASEMENT
REC.NO.	RECEPTION NUMBER

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MICHAEL R. GROSELLE	52071
TYPE OR PRINT NAME	PE
2024/04/11	
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NO.	DATE	REVISION

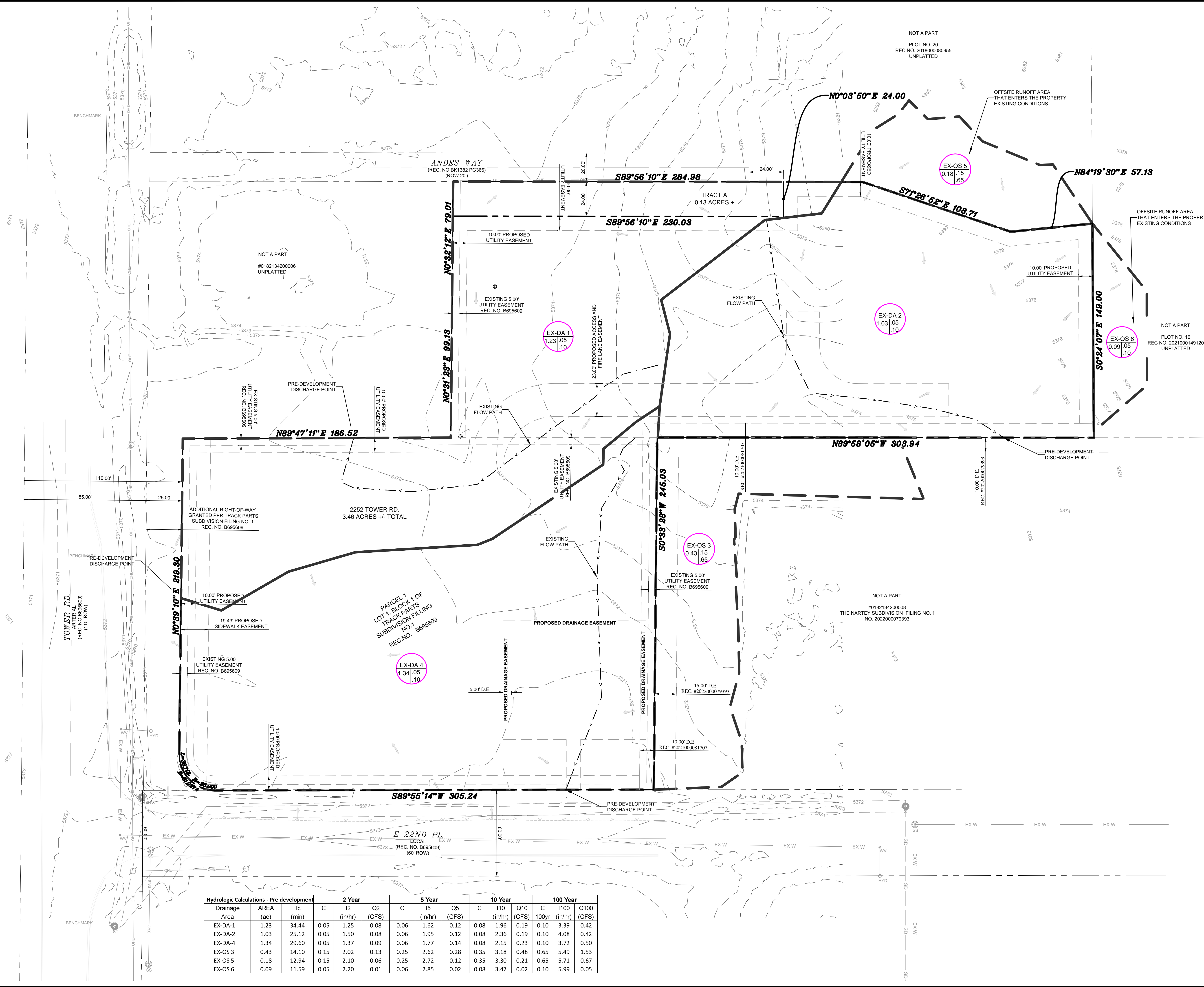
2252 TOWER ROAD  
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AURORA, COLORADO

## STREET LIGHTING PLAN



DESIGNED: DD	DATE	PROJECT #	SHEET
DRAWN: DD	APRIL 2024	22-006	6 OF 21
REVIEWER: MG			





0 30 60 Feet

### NOTES

- REFER TO GENERAL NOTES SHEET FOR CITY STANDARD GENERAL NOTES, UTILITY NOTES AND CONSTRUCTION DESIGN NOTES.
- THE CITY OF AURORA STORM DRAINAGE CRITERIA MANUAL WAS FOR DESIGN STORM FREQUENCY, RUNOFF COEFFICIENTS AND RAINFALL INTENSITIES.

### DRAINAGE LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED DRAINAGE BOUNDARY
- PROPERTY LINE
- BASIN OR SUB BASIN
- C VALUE 2YR. STORM
- DRAINAGE ID AREA
- AREA (ACRES)
- C VALUE 100YR. STORM
- DRAINAGE FLOW DIRECTION

### BENCHMARK

COA ID: 356633NE002  
DESCRIPTION: COA BC SET IN S NOSE OF CONC MEDIAN IN TOWER RD N OF E ENTRY TO TOWER CENTER FOR INDUSTRY. NOTE: SAID MED. NOSE SOMEWHAT OBLSCURED AS THE S. BOUND LANE IS ONLY ONE IN SERVICE AS OF 2-25-91; ELEVATION US FEET: 5,438.06

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AURORA, COLORADO

### EXISTING DRAINAGE AREA MAP



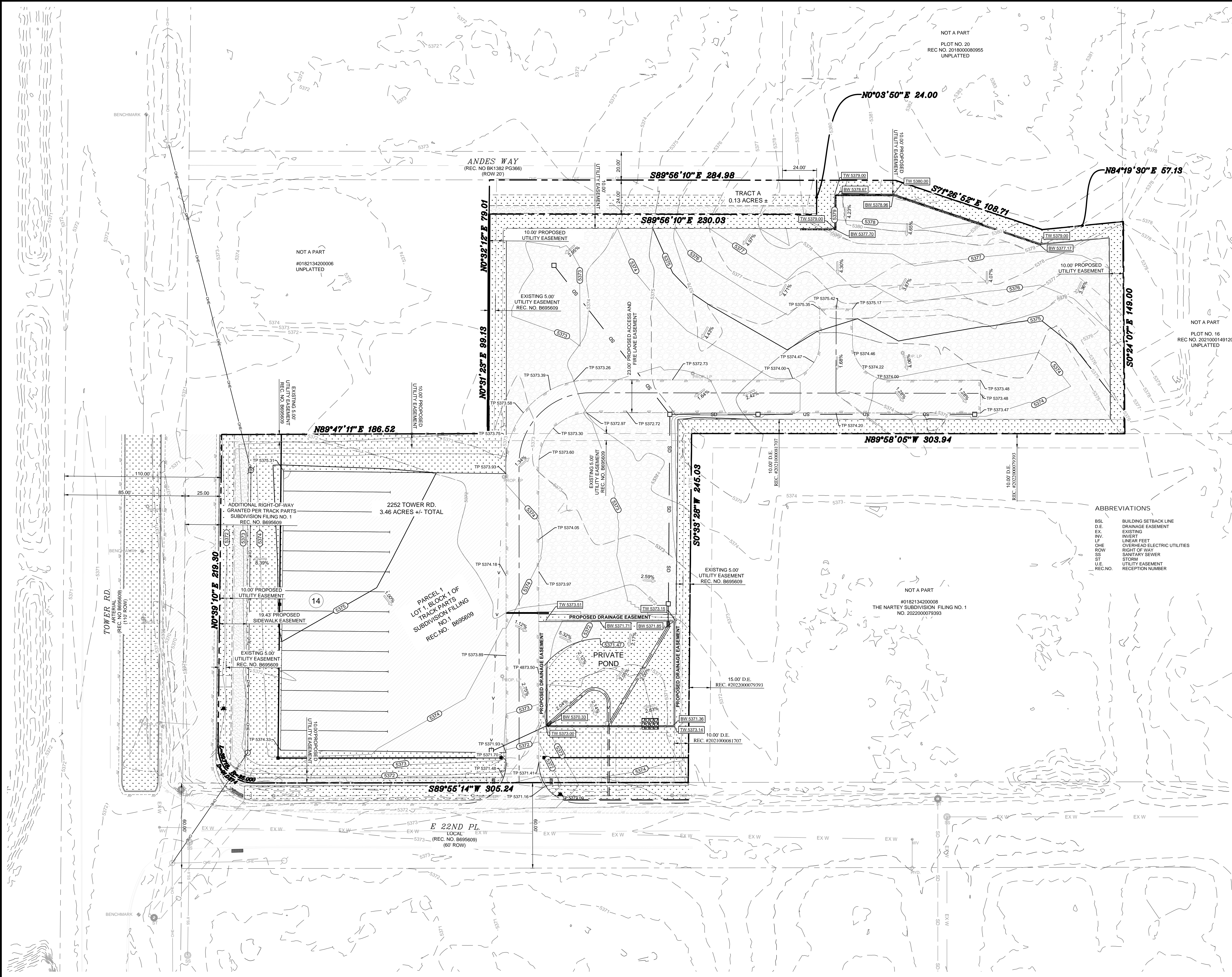
18280 E HAMPDEN PL  
AURORA, CO 80013  
PHONE: (720) 815-7937

DESIGNED: DD	DATE	PROJECT #	SHEET
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REVIEWER: MG			









0 30 60 Feet

## NOTES

- STORM SEWER OWNERSHIP AND MAINTENANCE
  - ALL THE STORM DRAINAGE COMPONENTS IN THE PROJECT INCLUDING DRAINAGE SWALES, DETENTION/WATER QUALITY POND, CONCRETE TRICKLE PANS, OUTLET STRUCTURE, OUTLET PIPE AND EMERGENCY SPILLWAY, ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- EMERGENCY ACCESS: THE EMERGENCY ACCESS SHALL BE MAINTAINED IN PERPETUITY BY THE OWNERS OF THE PROPERTY TO THE STANDARDS AS DETERMINED BY THE FIRE CODE OFFICIAL/FIRE DEPARTMENT.
- ALL ELEVATIONS AND DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- ELECTRIC METER MUST HAVE BYPASS LEVER.
- CONTRACTOR TO VERIFY SIZE & LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- EXISTING 16" WATER MAIN IS IN S. SMITH ROAD, PROPOSED 8" C800 PVC IS PROPOSED ALONG N. ARGONNE STREET PER CITY DETAILS.
- PEDESTRIAN WALKWAYS SHALL COMPLY WITH CURRENT ADA CODE.
- SIDEWALK AND CURB RAMP ARE TO BE BUILT PER ADA STANDARDS.
- CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. VARIATIONS SHOULD BE REPORTED TO ENGINEER OF RECORD TO VERIFY CONNECTIONS TO EXISTING UTILITIES. ROCKY RIDGE CIVIL ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING GRADING AND UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. VERIFICATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 23' FIRE LANE EASEMENT & PRIVATE PARKING AREA SHALL BE DESIGNED PER THE C.O.A. ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS OF CHAPTER 5 (TYP) FOR TYPE 'C' SOILS.
- S. SMITH ROAD IMPROVEMENT AREA SHALL BE CONSTRUCTED TO THE C.O.A. ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS OF CHAPTER 5 (TYP) FOR TYPE 'B' SOILS.
- THE OWNER/CONTRACTOR MUST OBTAIN A C.D.P.S. STORM WATER DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, IF REQUIRED.
- THE DEVELOPER SHALL HAVE A LICENSED PROFESSIONAL ENGINEER CERTIFY EACH STORMWATER DETENTION POND AND/OR WATER QUALITY BMP IS BUILT ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS AND THE REQUIRED DETENTION VOLUME, INCLUDING THE WQCV WHEN USED, IS MET. THE CERTIFICATION SHALL ALSO VERIFY ALL PERTINENT DIMENSIONS, ELEVATIONS, REQUIRED OUTLET ORIFICE PLATES FOR DETENTION AND WQCV AND OTHER PERMANENT BMPS REQUIREMENTS ARE INSTALLED PER THE APPROVED PLANS AND SPECIFICATIONS, AND SHALL SHOW THE AS-BUILT DESIGN VOLUMES (WQCV, 10-YEAR, 100-YEAR, ETV) AND OTHER PERTINENT DIMENSIONS, ELEVATIONS AND CAPACITY REQUIREMENTS ASSOCIATED WITH THE WQ BMP USED. THE CERTIFICATION SHALL BE PROVIDED TO THE CITY OF AURORA ENGINEERING CONTROL SECTION PRINCIPAL ENGINEER. AN APPROVED POND CERTIFICATE SHALL BE REQUIRED PRIOR TO THE RETURN OF ANY FISCAL SECURITY DEPOSIT (AS WELL AS SATISFYING OTHER CONDITIONS OF THE STORMWATER PERMIT) FOR SITES THAT DO NOT REQUIRE A CERTIFICATE OF OCCUPANCY. EXAMPLES OF THESE SITES INCLUDE BUT ARE NOT LIMITED TO: SITES WITHOUT VERTICAL CONSTRUCTION, OIL AND GAS WELL PADS, OUTDOOR STORAGE, AND TOW YARDS. AN APPROVED POND CERTIFICATE SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF BUSINESS OPERATIONS. IN NO CASE SHALL A CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY BE ISSUED WITHOUT AN APPROVED POND CERTIFICATE.
- DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMP WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.

## RETAINING WALL NOTES

- STRUCTURAL DESIGN CALCULATIONS SHALL BE SUBMITTED TO PUBLIC WORKS ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF RETAINING WALLS. CALCULATIONS SHALL CONSIDER THE PROXIMITY OF WALLS AND HYDROSTATIC PRESSURE ON WALL. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED AND BUSINESS OPERATIONS SHALL NOT COMMENCE UNTIL THE STRUCTURAL CALCULATIONS ARE APPROVED, WALLS CONSTRUCTED AND INITIALLY ACCEPTED.

## BENCHMARK

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PRELIMINARY  
-FOR REVIEW ONLY-

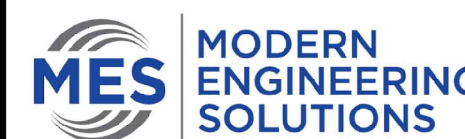
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MICHAEL R. GROSELLE 52071  
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2252 TOWER ROAD  
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AURORA, COLORADO

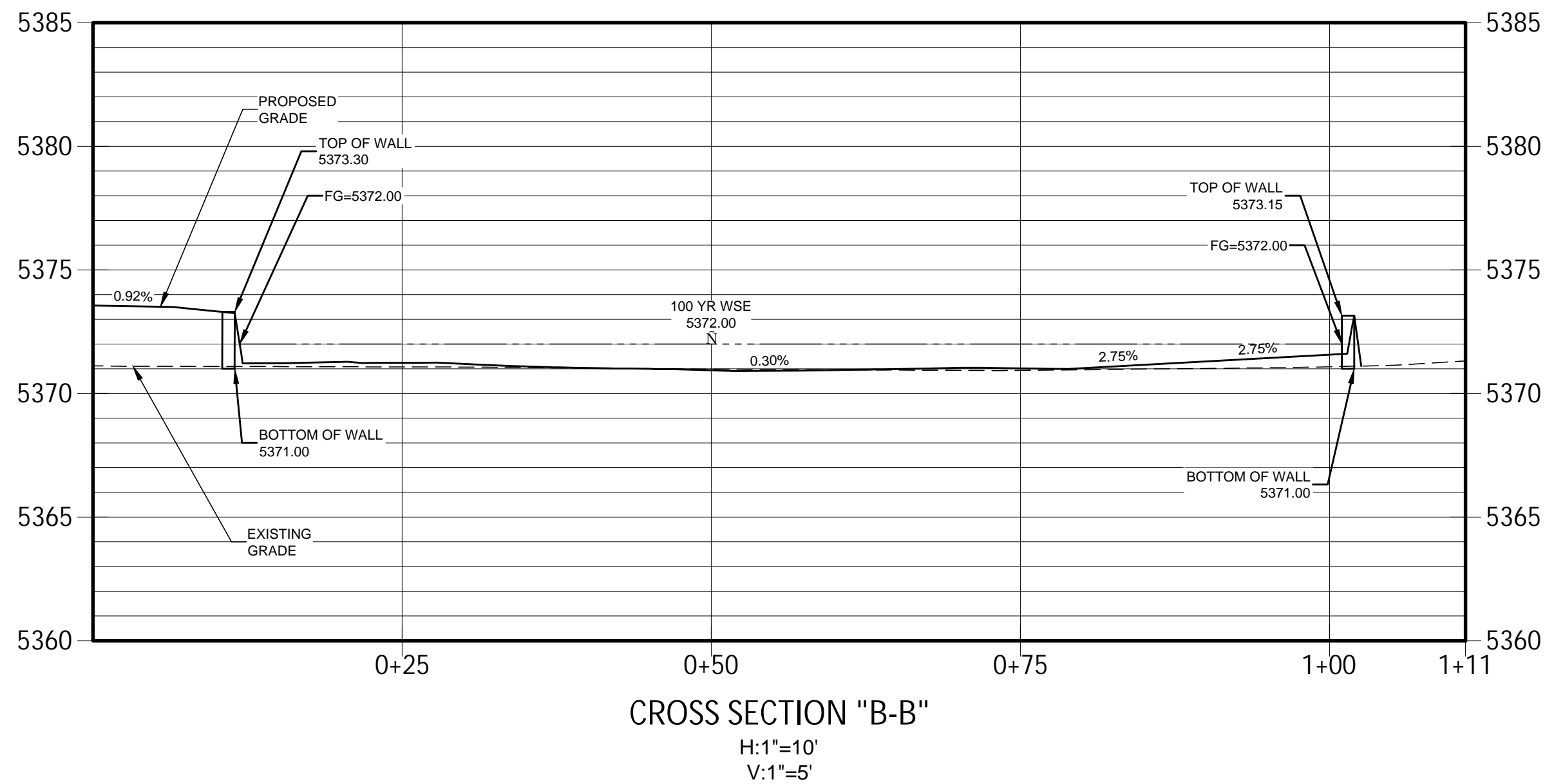
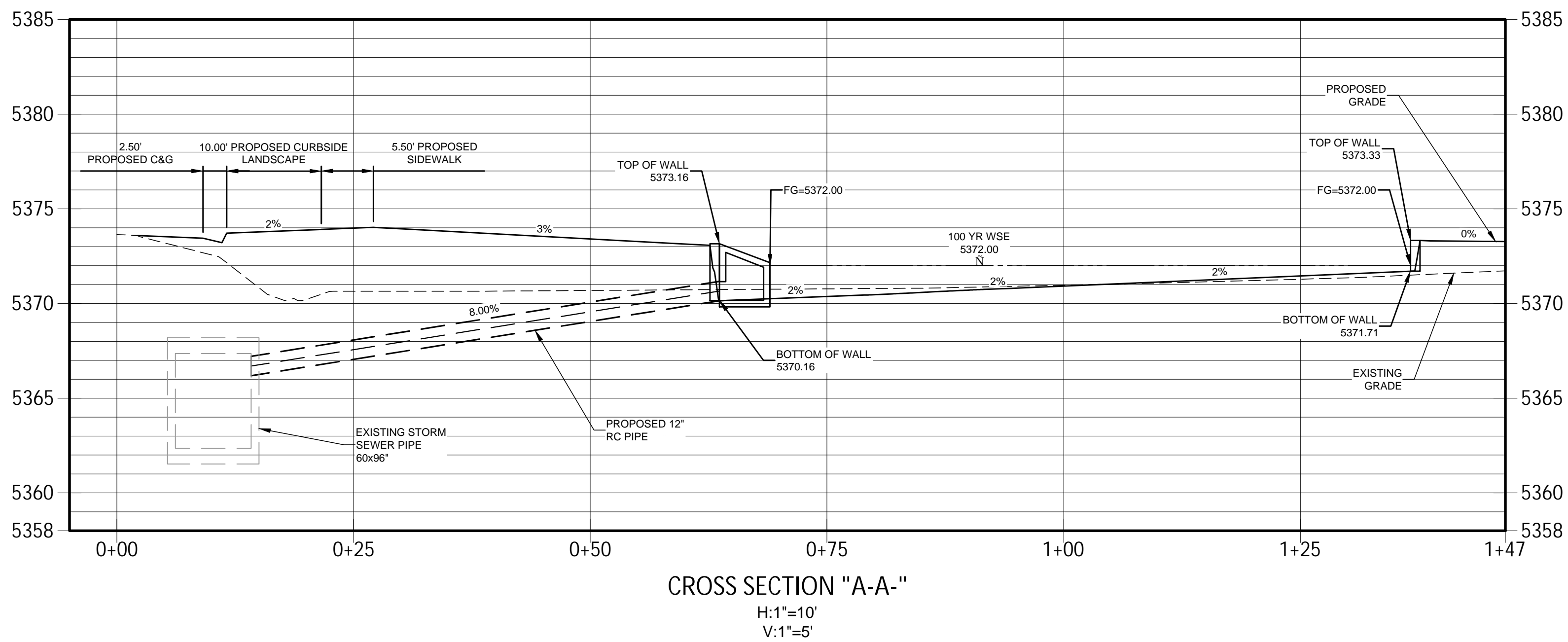
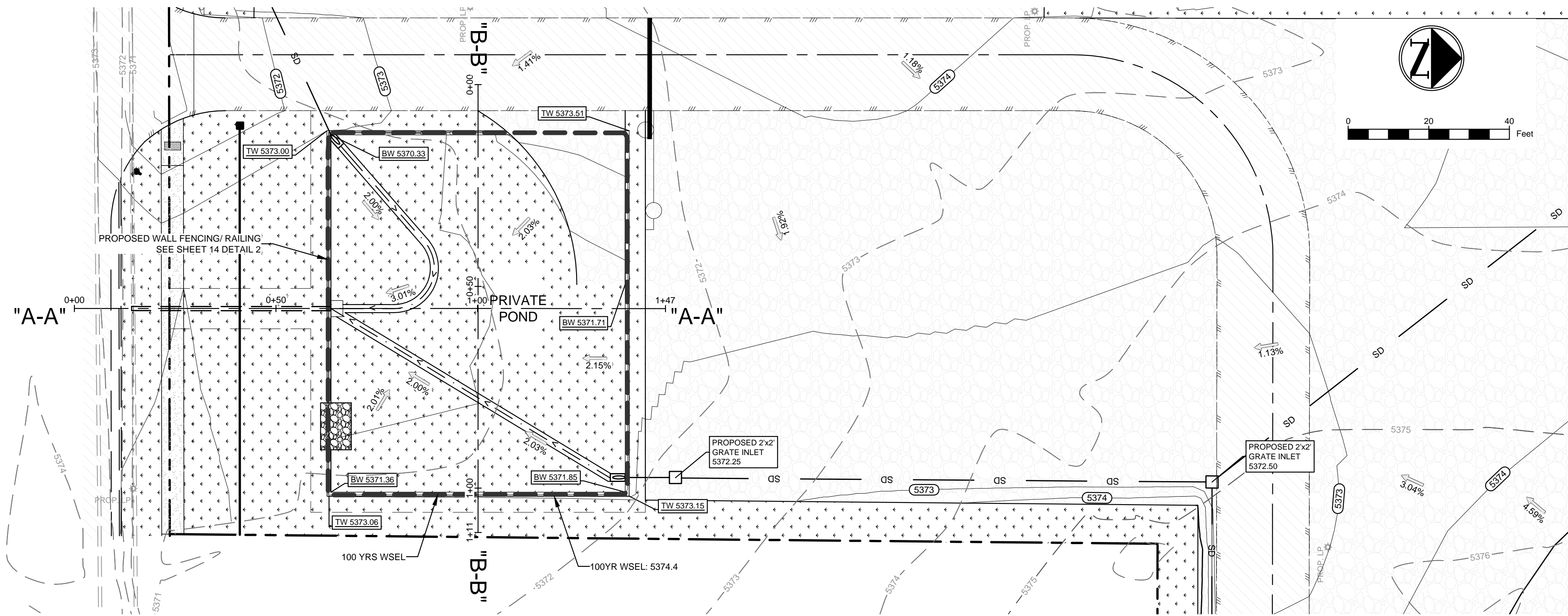
## GRADING PLAN



18280 E HAMPDEN PL  
AURORA, CO 80013  
PHONE: (720) 815-7937

DESIGNED: DD	DATE	PROJECT #	SHEET
DRAWN: DD	APRIL 2024	22-006	9 OF 21
REVIEWER: MG			





## ABBREVIATIONS

BSL	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
INV.	INVERT
LF	LINEAR FEET
OHE	OVERHEAD ELECTRIC UTILITIES
ROW	RIGHT OF WAY
SS	SANITARY SEWER
ST	STORM
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2024/04/11	DATE

NO.	DATE	REVISION

2252 TOWER ROAD  
2252 TOWER ROAD  
AURORA, COLORADO

DETENTION POND PLAN AND  
SECTION

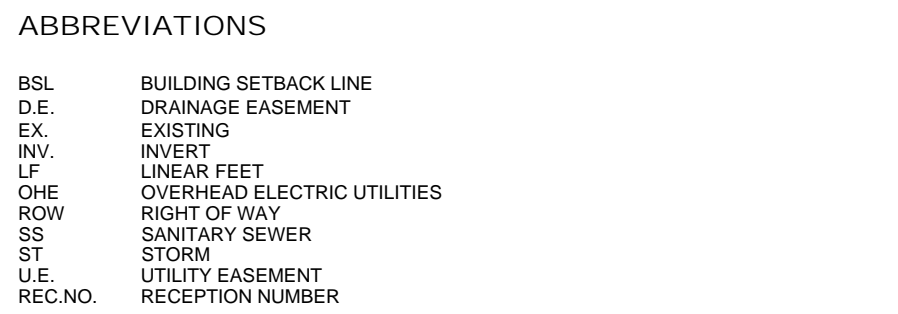
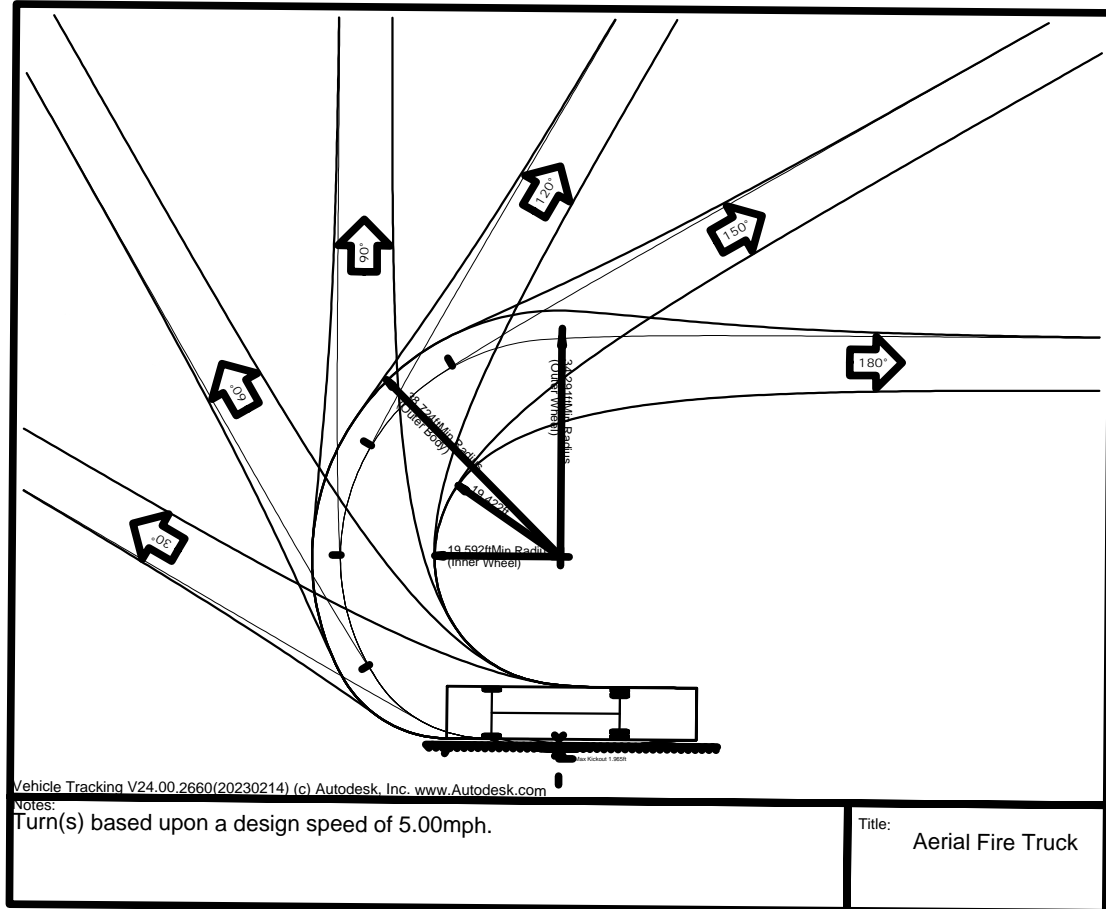
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TYPE OR PRINT NAME      PE #	
DATE 04/24/11	
DATE	

O.	DATE	REVISION

2252 TOWER ROAD  
2252 TOWER ROAD  
AURORA,, ADAMS COUNTY, COLORADO

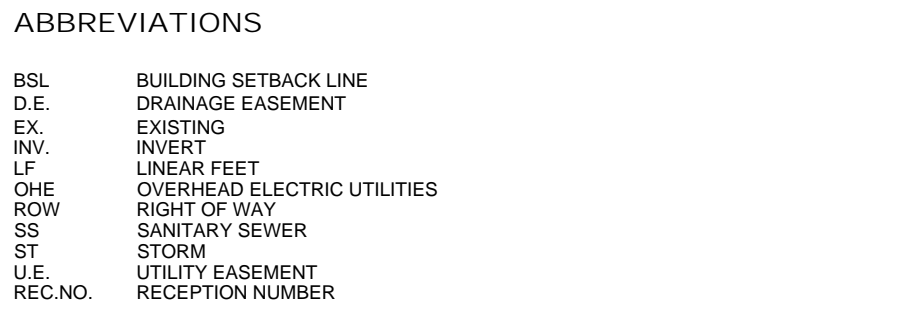
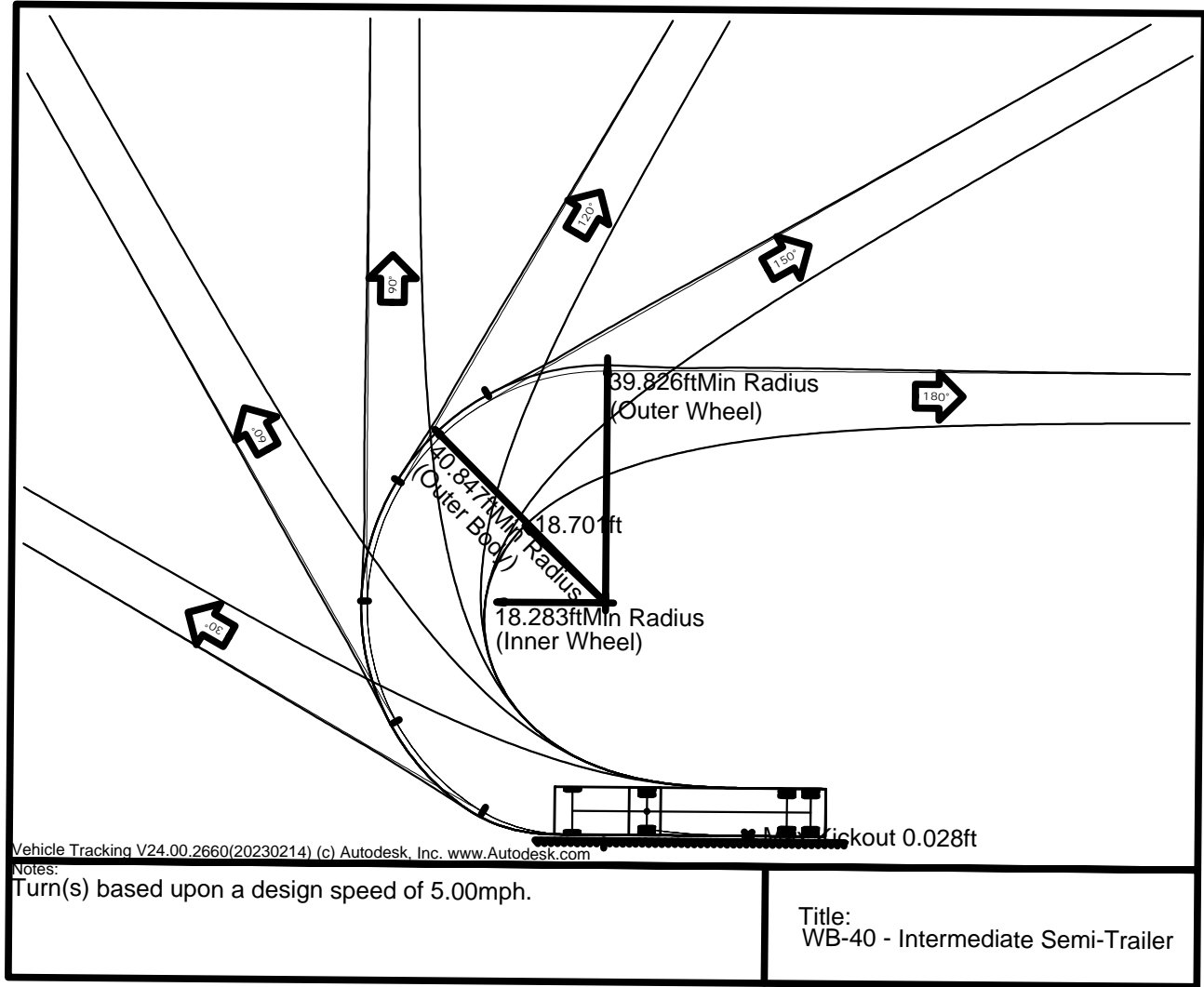
## FIRE TRUCK TURNING ANALYSIS

**MES** | MODERN  
ENGINEERING  
SOLUTIONS

18280 E HAMPDEN PL  
AURORA, CO 80013  
PHONE: (720) 815-7937

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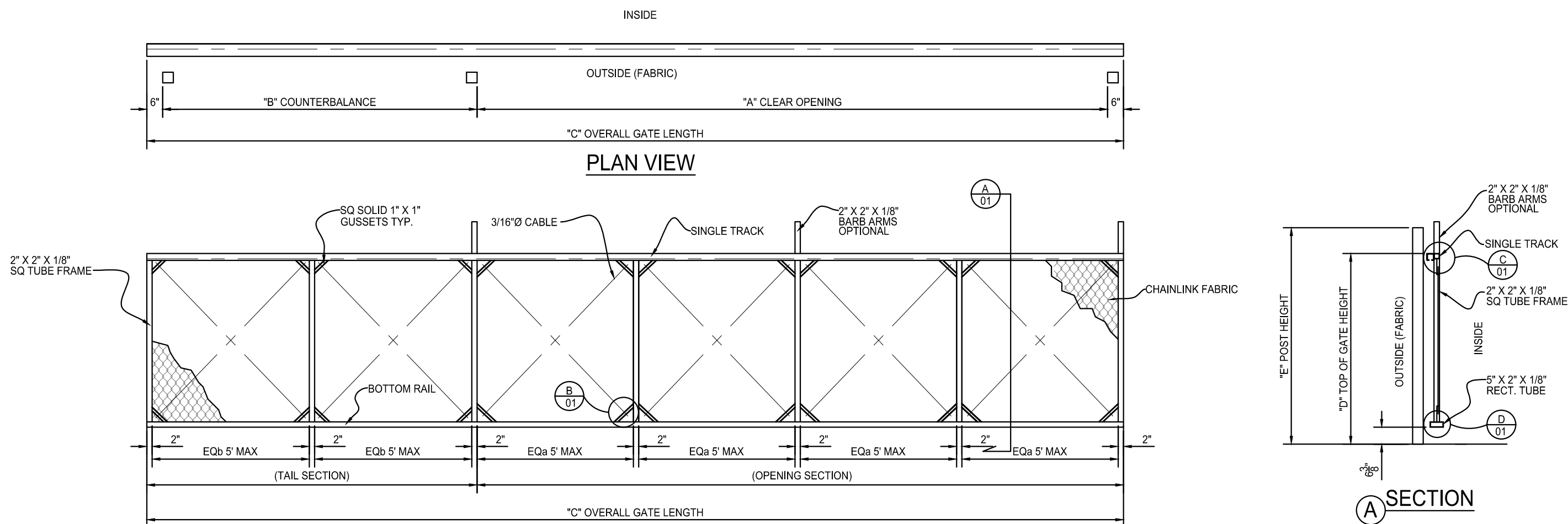
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TYPE OR PRINT NAME      PE #	
DATE 04/24/11	
DATE	

# SEMI-TRAILER TRUCK TURNING ANALYSIS



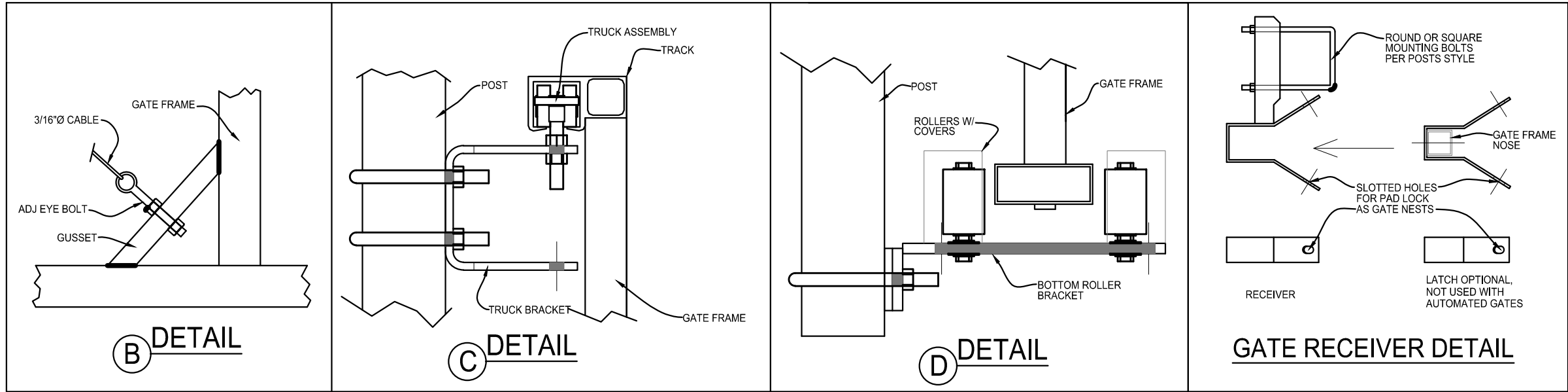
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REVIEWER: MG			



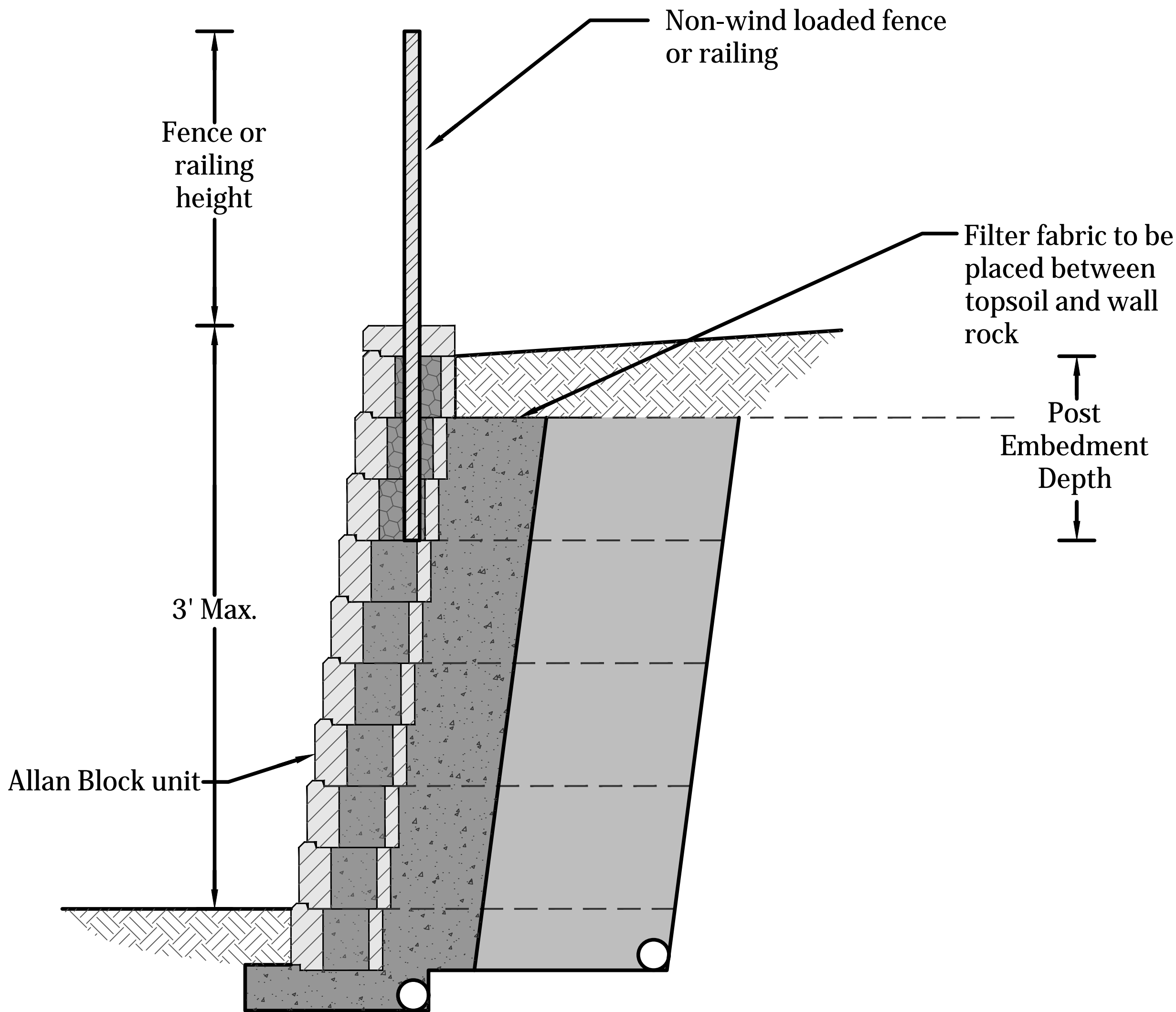


30' AUTOMATIC SLIDING CHAIN LINK SINGLE TRACK ALUMINUM CANTILEVER GATE WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE

CRITICAL DIMENSIONS			
	DESCRIPTION	FORMULA	DIMENSION
"A"	CLEAR OPENING	A	
"B"	COUNTERBALANCE	A/2	
"C"	OVERALL GATE LENGTH	A + B + 12"	
"D"	TOP OF GATE HEIGHT	D	
"E"	POST HEIGHT	E	
ADJOINING FENCE HEIGHT			
BARB ARMS REQUIRED		YES	NO
GATE STORAGE IN OPEN POSITION (OUTSIDE LOOKING IN)		LEFT (SHOWN)	RIGHT



DETAIL 1 CHAIN LINK SINGLE TRACK ALUMINUM CANTILEVER GATE N.T.S



DETAIL 2 NON-WIND LOADED FENCE OR RAILING N.T.S

- NOTES
1. 30' AUTOMATIC SLIDING GATE WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE.
  2. ELECTRONIC GATING SYSTEM SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPERATING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSIST OF A SIREN OPERATED SYSTEM, AN AUTOMATIC KNOX KEY SWITCH AND A MANUAL OVERRIDE.

**BENCHMARK**

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AURORA, COLORADO

**CIVIL DETAILS**

**MES** MODERN ENGINEERING SOLUTIONS  
18280 E HAMPDEN PL  
AURORA, CO 80013  
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LANDSCAPE REQUIREMENTS

Street Frontage Landscape Buffer Requirements (146-4.7.5.D)						
Street	Distance	Buffer Width	Trees Required (1 tree per 40LF)	Trees Provided	Shrubs Required (10 shrubs per 40LF)	Shrubs Provided
Tower Road	24SLF	25'	7	7	62	62
E 22nd Place	22SLF	10'	6	11	57	57
Andes Way	20SLF	10'	6	7	55	55

Non-Street Frontage Landscape Buffer Requirements (146-4.7.5.E)						
Neighboring Property	Distance	Buffer Width	Trees Required (1 per 25LF, 50%Evg. for Res.) (1 per 40LF, 30%Evg. for Indus.)	Trees Provided	Shrubs Required (5 per 25LF for Res.) (5 per 40LF for Indus.)	Shrubs Provided
NW Residential Property	330LF	12"	14 (7 Deciduous + 7 Evergreen)	16	66	80
All other adjacent Industrial		N/A**				

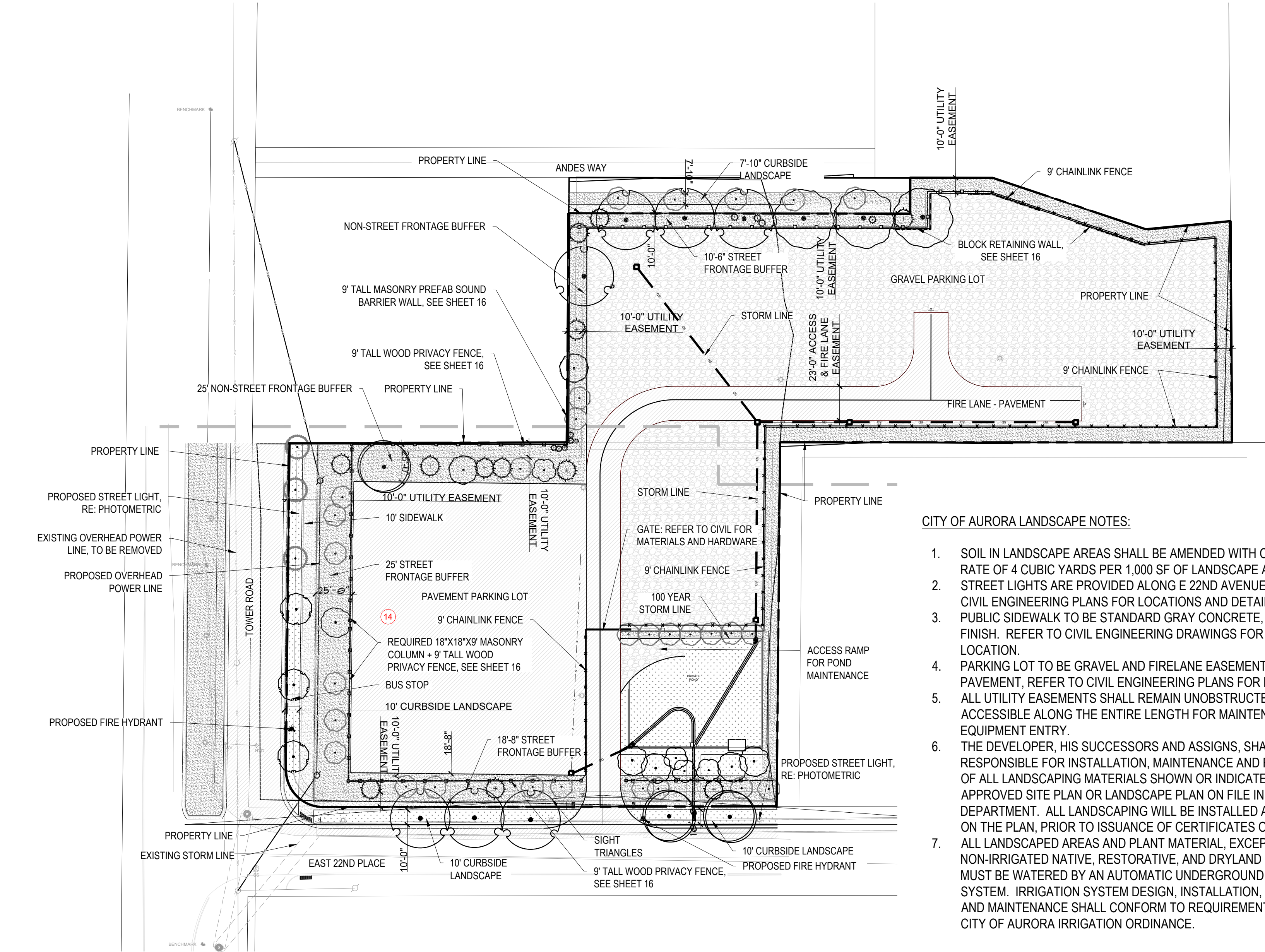
*\*Buffer reduction used in small area along buffer adjacent to neighboring residential property from 25' to 12' wide. Buffer reduction method used: Masonry Wall.*

*\*\*Adjustment used for Industrial Non-Street Frontage Buffer. See Adjustment Table*

Curbside Landscape Requirements (146-4.7.5.C)						
Street	Distance	Area	Trees Required (1 tree per 40LF)	Trees Provided	Shrubs Required	Shrubs Provided
Tower Road	219LF	2,424SF	6 Trees	6	61 Shrubs	61
E 22nd Place	225LF	1,593SF	6 Trees	5*	40 Shrubs	50
Andes Way	205LF	1,725SF	5 Trees	5	43 Shrubs	43

Detention Pond Landscape Requirements (146-4.7.5.M)					
Detention Pond	Area	Trees Required (1 tree per 4000sf)	Trees Provided	Shrubs Required (10 shrubs per 4000sf)	Shrubs Provided
Detention Pond - SE corner	12,036SF	3	14	31	40

Adjustment Table		
Request	Mitigation Measure	Provided
To not provide the required 10' wide non-street frontage landscape buffer abutting neighboring industrial properties	Provide the required non-street frontage buffer tree and shrub quantities elsewhere on the site	11 Trees and 23 Shrubs provided throughout. (above the other site landscape requirements)



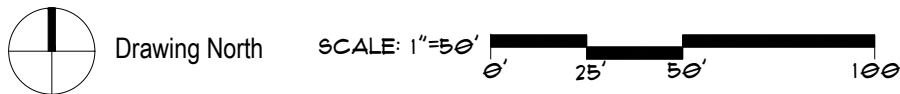
CITY OF AURORA LANDSCAPE NOTES:

- SOIL IN LANDSCAPE AREAS SHALL BE AMENDED WITH COMPOST AT A RATE OF 4 CUBIC YARDS PER 1,000 SF OF LANDSCAPE AREA.
- STREET LIGHTS ARE PROVIDED ALONG E 22ND AVENUE, REFER TO CIVIL ENGINEERING PLANS FOR LOCATIONS AND DETAILS.
- PUBLIC SIDEWALK TO BE STANDARD GRAY CONCRETE, BROOM FINISH. REFER TO CIVIL ENGINEERING DRAWINGS FOR WIDTH AND LOCATION.
- PARKING LOT TO BE GRAVEL AND FIRELANE EASEMENT TO BE PAVEMENT, REFER TO CIVIL ENGINEERING PLANS FOR MORE DETAIL.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- 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.
- 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 THE CITY OF AURORA IRRIGATION ORDINANCE.

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
DECIDUOUS TREES				
	Aesculus glabra / Ohio Buckeye	B & B	2" Cal	3
	Celtis occidentalis / Common Hackberry	B & B	2" Cal	7
	Quercus gambelii / Gambel Oak	B & B	6 FT	5
	Quercus robur 'Fastigiata' / Skyrocket® English Oak	B & B	2" Cal	29
	Quercus undulata / Wavyleaf Oak	B & B	2" Cal	3
EVERGREEN TREES				
	Juniperus chinensis 'Hetzii Columnaris' / Hetzi Column Juniper	15 gal	6 FT	4
	Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper	15 gal	6 FT	5
	Pinus nigra 'Oregon Green' / Oregon Green Austrian Pine	B & B	6 FT	12
ORNAMENTAL TREES				
	Acer grandidentatum / Bigtooth Maple	B & B	2" Cal	4
	Acer tataricum / Tatarian Maple	2" cal.		3
	Crataegus ambigua / Russian Hawthorn	B & B	2" Cal	2
	Crataegus crus-galli inermis / Thornless Cockspur Hawthorn	B & B	2" Cal	4
SYMBOL	BOTANICAL / COMMON NAME	SIZE	FIELD2	QTY
SHRUBS				
	Amorpha canescens / Leadplant	5 gal		11
	Artemisia cana / Silver Sagebrush	5 gal		18
	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Japanese Barberry	5 gal		48
	Caragana arborescens / Siberian Peashrub	5 gal		1
	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Bluebeard	5 gal		45
	Chrysanthamnus nauseosus nauseosus / Dwarf Blue Rabbitbrush	5 gal		42
	Cowania mexicana stansburiana / Mexican Cliffrose	5 gal		48
	Fallugia paradoxa / Apache Plume	5 gal		11
	Forestiera neomexicana / New Mexico Privet	5 gal		1
	Genista lydia / Lydia Broom	5 gal		45
	Juniperus horizontalis plumosa 'Youngstown' / Youngstown Creeping Juniper	5 gal		19
	Potentilla fruticosa 'Tangerine' / Tangerine Bush Cinquefoil	5 gal		54
	Prunus besseyi 'P0115' / Pawnee Buttes® Sand Cherry	5 gal		18
	Rhus trilobata 'Autumn Amber' / Autumn Amber Sumac	5 gal		49
	Rhus typhina / Staghorn Sumac	5 gal		21
	Ribes aureum / Golden Currant	5 gal		21
	Yucca filamentosa / Adam's Needle	5 gal		34
ORNAMENTAL GRASSES				
	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	5 gal		18

1 OVERALL PLAN



LANDSCAPE LEGEND

	1-1/2" ROCK MULCH (31,646 SF)		ROLL-TOP METAL EDGER
	NATIVE SEED (12,903 SF)		9' WOOD FENCE SEE SHEET 16
	PAVEMENT, RE: CIVIL PLANS		9' MASONRY FENCE SEE SHEET 16
	GRAVEL, RE: CIVIL PLANS		9' MASONRY COLUMN (18"x18") SEE SHEET 16
			9' CHAINLINK FENCE

LANDSCAPE WATER USE TABLE

	MEDIUM WATER USE DRIP IRRIGATED TREES & SHRUBS (23,452 SF) 53%
	LOW WATER USE SPRAY IRRIGATED NATIVE SEED WITH TREES & SHRUBS (12,903 SF) 29%
	NO WATER USE ROCK MULCH, (NO PLANTS) - INDUSTRIAL BUFFER (8,194 SF) 18%
TOTAL LANDSCAPE AREA: 44,549 SF	

NATIVE GRASS SEED MIX:

NATIVE SEED: ARKANSAS VALLEY SEED'S 'LOW GROW MIX' (OR APPROVED EQUAL)  
30% EPHRAIM CRESTED WHEATGRASS (AGROPYRON CRISTATUM)  
25% SHEEP FESCUE (FESTUCA OVINA)  
20% PERENNIAL RYE (LOLIUM PERENNE)  
15% CHEWINGS FESCUE (FESTUCA RUBRA SUBSP. COMMUTATA)  
10% CANADA BLUEGRASS

APPLICATION RATE: BROADCAST SEED AT 20 POUNDS PER ACRE OR DRILL SEED AT 15 POUNDS PER ACRE.



Landscape Architect  
Ivy Street Design  
1529 York Street  
Suite 300  
Denver, CO 80206  
Tel. 303.320.0362

Date	Description
- 10-5-22	SUBMITTAL 01
- 4-10-23	SUBMITTAL 02
- 7-14-23	SUBMITTAL 03
- 9-18-23	SUBMITTAL 04
- 1-3-24	SUBMITTAL 05
- 4-23-24	SUBMITTAL 06

Seal / Signature	Drawn By:
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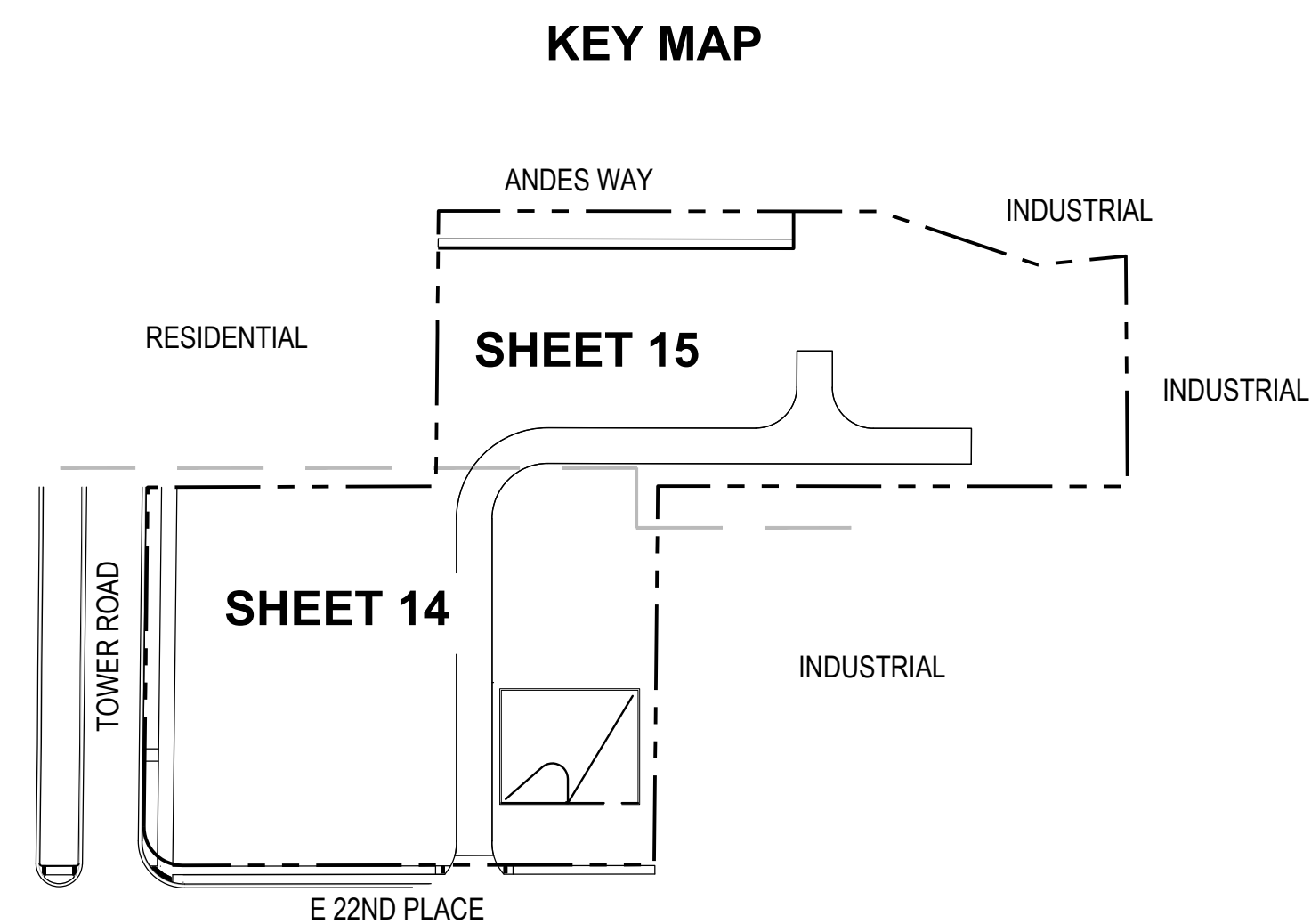
NOT FOR CONSTRUCTION

Project Name	SEMI TRUCK PARKING
Project Address	2252 TOWER ROAD AURORA, CO 80011
Scale	
SCALE - 1:50	
Sheet	





Landscape Architect  
Ivy Street Design  
1529 York Street  
Suite 300  
Denver, CO 80206  
Tel. 303.320.0362



	Date	Description
-	10-5-22	SUBMITTAL 01
-	4-10-23	SUBMITTAL 02
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-	9-18-23	SUBMITTAL 04
-	1-3-24	SUBMITTAL 05
-	4-23-24	SUBMITTAL 06

Seal / Signature	Drawn By:
------------------	-----------

NOT FOR CONSTRUCTION

Project Name

SEMI TRUCK PARKING

Project Address

2252 TOWER ROAD  
AURORA, CO 80011

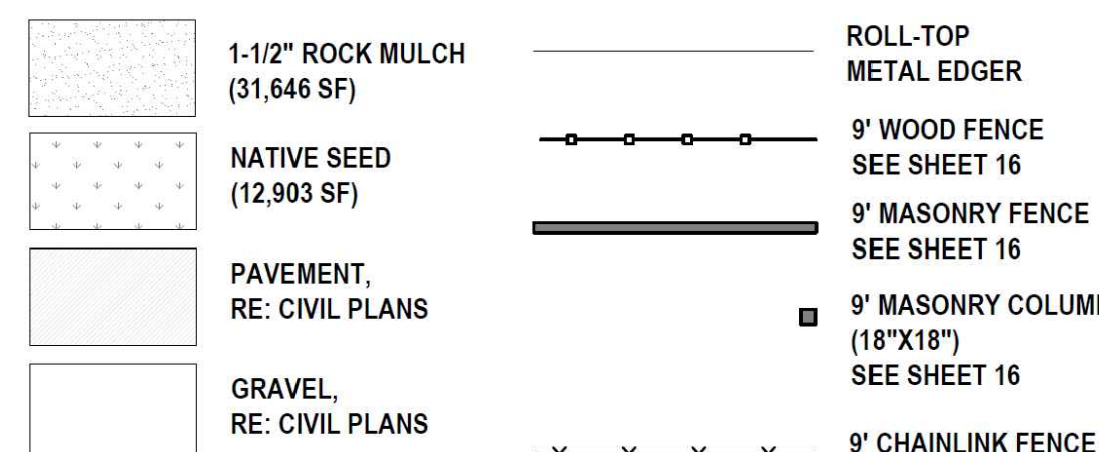
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Sheet

16 OF 21

## LANDSCAPE LEGEND













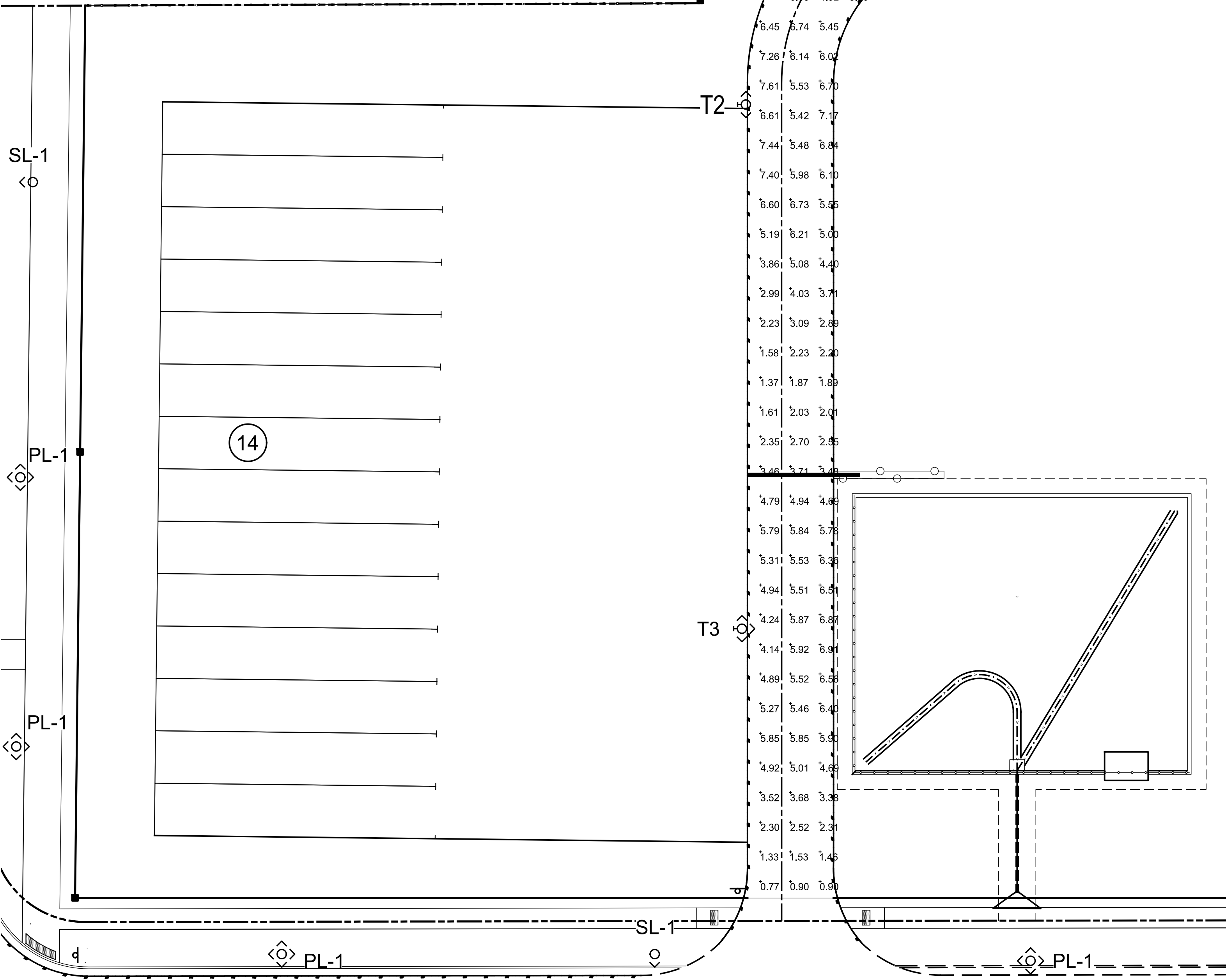




GENERAL NOTES:

- A. ALL STREET LIGHT CALCULATIONS HAVE BEEN MADE UNDER ASSUMPTIONS OF LIKE LIGHTING USED IN EXISTING AREAS.
- B. ALL CALCULATIONS ARE PRESENTED IN FC, APPROXIMATELY 10LUX.
- C. PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY PER SECTION 2.13.3.
- D. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

SCHEDULE									
SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	NUMBER LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE
	T2	2	COOPER LIGHTING	GALN-SA5C-740-U-T2-HSS	TYPE 2 POLE MOUNTED AREA LIGHT ON 25' POLE	1	26320	1	269
	T3	2	COOPER LIGHTING	GALN-SA5C-740-U-T3-HSS	TYPE 3 POLE MOUNTED AREA LIGHT ON 25' POLE	1	25849	1	269
	PL-1	4	LOUIS POULSEN	#KIP-PT180W LED3000K/120-277V NAT PAINT ALU/ SURGE PROTECTOR /T-RSA- 4.5IN/DIM 0-10V/10000121661	7,400 LUMEN LED POST-TOP PEDESTRIAN LUMINAIRE WITH TYPE 5 DISTRIBUTION ON 14-FOOT TALL, 4.5' ROUND, NON-TAPERED ALUMINUM POLE	1	7472	1	82
	SL-1	2	PHILIPS - LUMEC	MPTC-55W48LED3K- G3-LE3-DMG-RC07	POST-TOP RECTILINEAR LUMINAIRE WITH SHORT ARM ON 20' POLE	1	5964	1	53



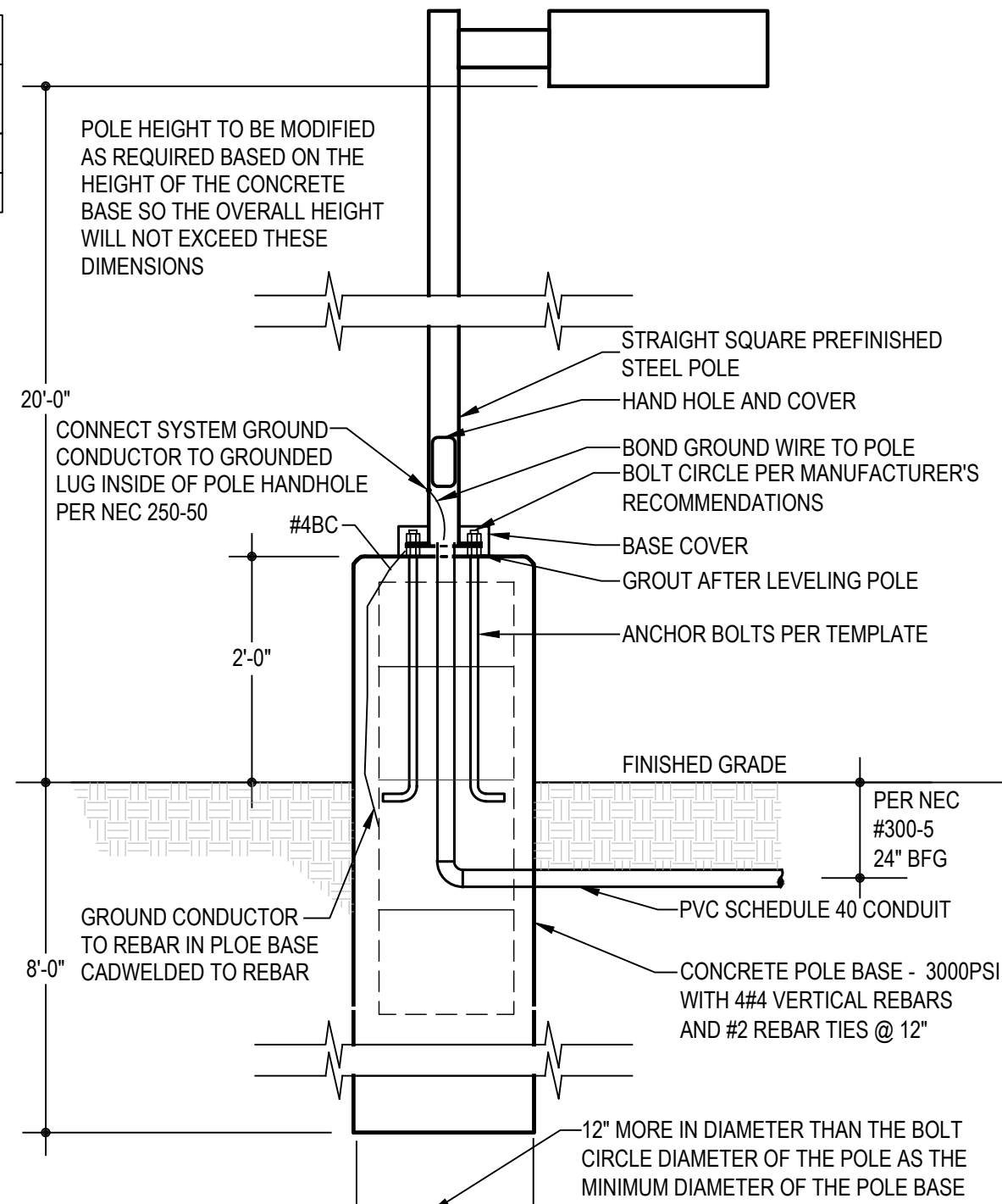
T2 <Q>

DRIVE AISLE

Illuminance (Fc)  
Average = 3.91  
Maximum = 7.6  
Minimum = 0.6  
Avg/Min Ratio = 6.52

The photometric plan needs to show light spillover onto the adjacent properties to the north and far west sides of the site as well.

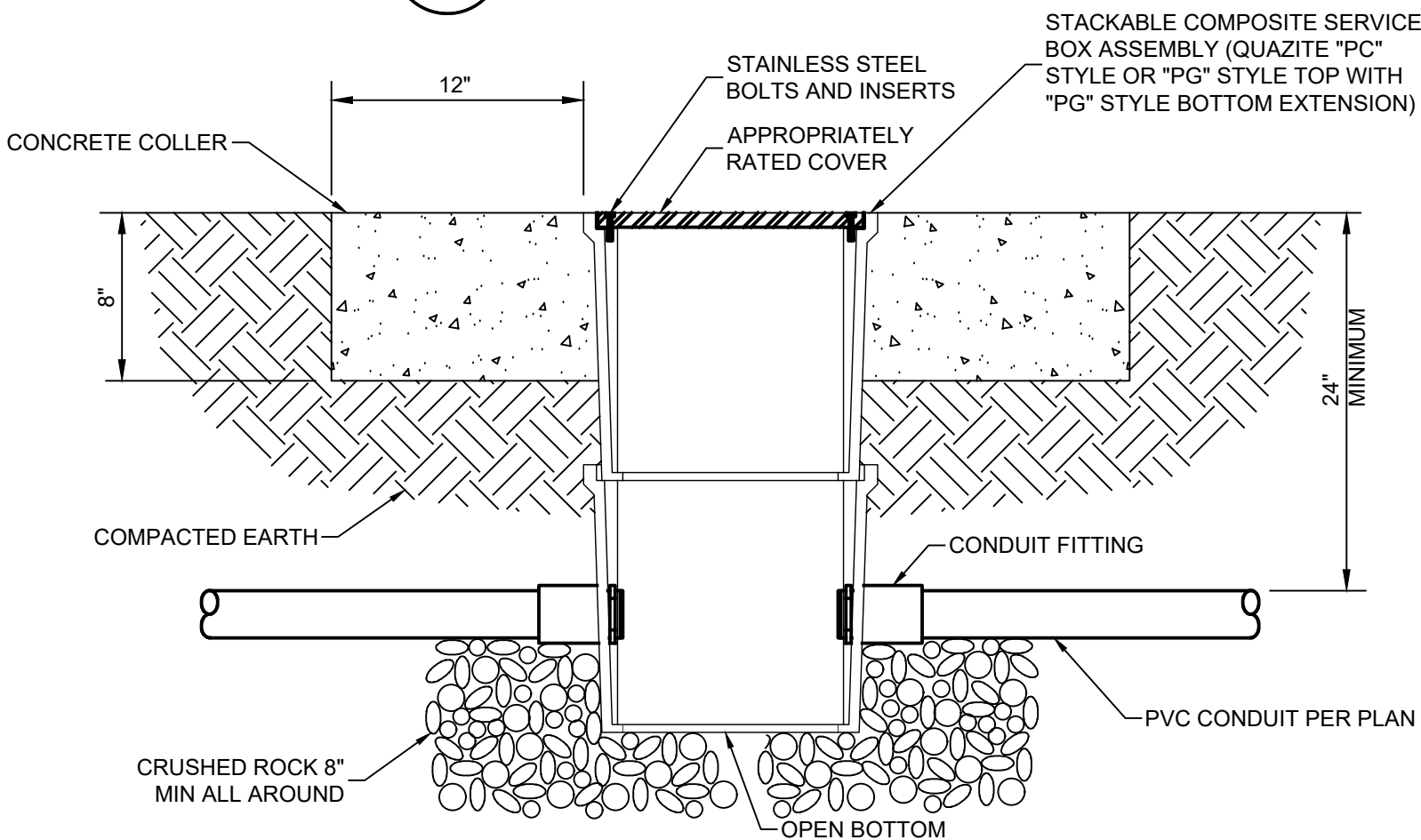
STATISTICS					
DESCRIPTION	SYMBOL	AVG	MAX	MIN	AVG/MIN
DRIVE AISLE	+	3.91 FC	7.62 FC	0.64 FC	6.52 FC
10' FROM PROP LINE	*	0.0 FC	0.3 FC	0.0 FC	-



\*\*\* (WHERE REQUIRED BY LOCAL CODES, THE CONDUIT STUBBED ABOVE THE CONCRETE BASE SHALL BE GRG TYPE CONDUIT WITH A METAL BUSHING)  
\*\*\* THE EXACT LOCATIONS OF ALL BASES SHALL BE DETERMINED FROM THE ARCHITECTURAL AND CIVIL DRAWINGS, INCLUDING THE TOP OF THE POLE BASE ELEVATIONS.

1 LIGHT POLE DETAIL

SCALE: NTS



2 GENERAL PULLBOX DETAIL

SCALE: NOT TO SCALE

NO.	DATE	REVISION

**SITE DEVELOPMENT**  
2252 TOWER RD.  
AURORA-ADAMS-COLORADO

SITE LIGHTING LAYOUT

DESIGNED: MAB	DATE	PROJECT #	SHEET
DRAWN: AAB	01-24	23002	19 of 21
REVIEWER: MAB			



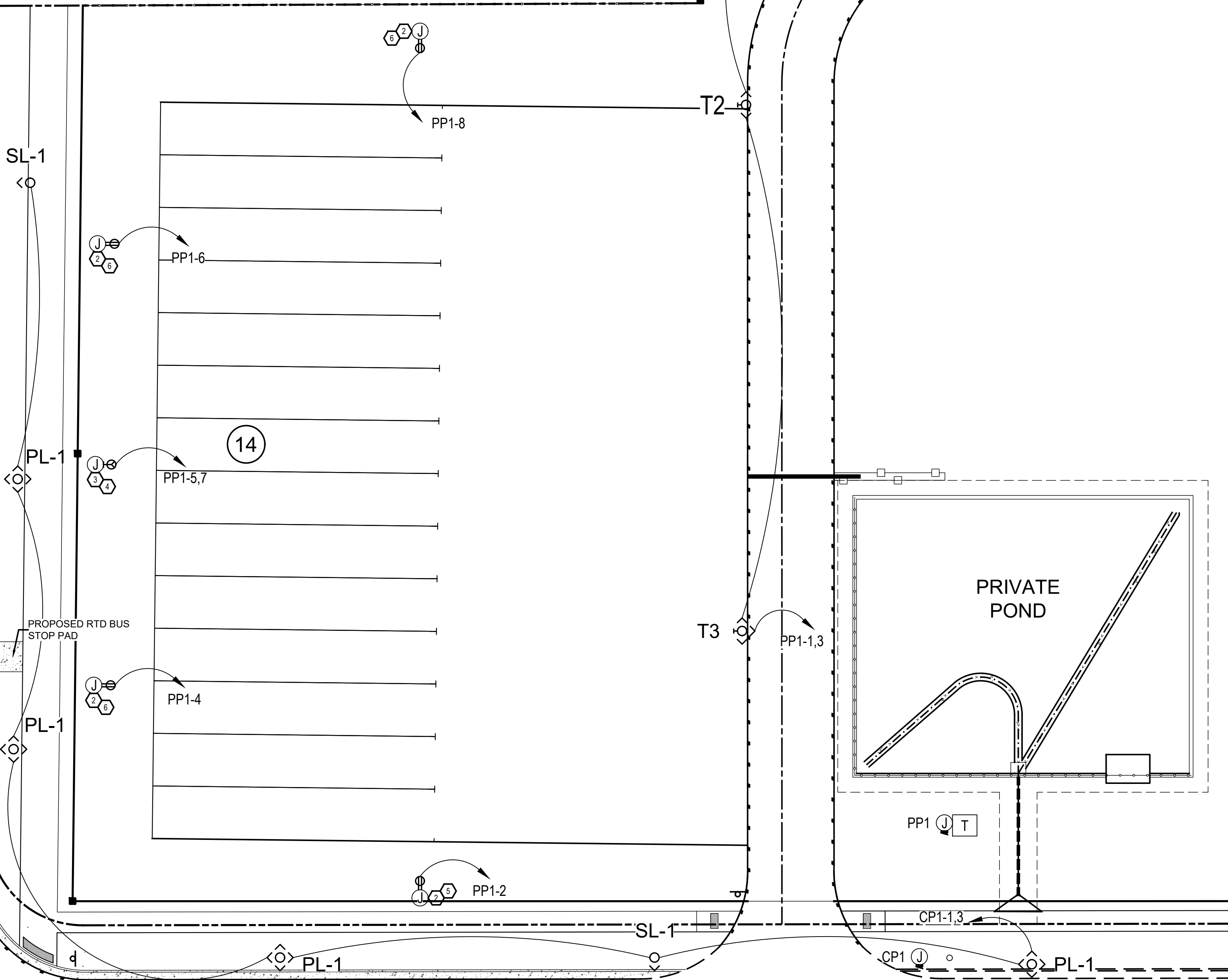
## GENERAL NOTES:

- A. ALL CONDUCTORS SIZING IS BASED ON COPPER ONLY.
- B. EC TO COORDINATE WITH XCEL TO VERIFY SIZE AND AVAILABLE FAULT CURRENT FOR THE UTILITY TRANSFORMER. IF ANY VALUES EXCEED THE ONES LISTED ON THE SHORT CIRCUIT TABLE, CONTACT ENGINEER IMMEDIATELY TO REVISE DESIGN AND CALCULATIONS.
- C. CIRCUITS MAY NOT EXCEED 300' WITHOUT SOME SORT OF PULLBOX MEANS.
- D. SEE E003 FOR PEDESTAL AND GROUNDING DETAILS.
- E. PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY PER SECTION 2.13.3.
- F. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

## KEYED NOTES:

1. EXISTING LIGHT, POWERED BY OTHERS.
2. DEDICATED GFCI 120V 20A OUTLET IN OUTDOOR RATED PEDESTAL.
3. DEDICATED GFCI 240V 20A OUTLET IN OUTDOOR RATED PEDESTAL.
4. CIRCUIT TO BE RUN WITH (2)#10; (1)#10 GND IN 1" C.
5. CIRCUIT TO BE RUN WITH (2)#8; (1)#8 GND IN 1" C.
6. CIRCUIT TO BE RUN WITH (2)#6; (1)#6 GND IN 1" C.
7. CIRCUIT TO BE RUN WITH (2)#3; (1)#3 GND IN 1" C.

SCHEDULE								
SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	NUMBER LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR
<Q>	T2	2	COOPER LIGHTING	GALN-SA5C-740-U-T2-HSS	TYPE 2 POLE MOUNTED AREA LIGHT ON 25' POLE	1	26320	1
<Q>	T3	2	COOPER LIGHTING	GALN-SA5C-740-U-T3-HSS	TYPE 3 POLE MOUNTED AREA LIGHT ON 25' POLE	1	25849	1
<Q>	PL-1	4	-	-	-	-	-	-
<O>	SL-1	2	-	-	-	-	-	-



PANEL 'CP1'											
VOLTAGE L-L: 240				LOCATION: BUS RATING: 60 AMPS COPPER BUS							
VOLTAGE L-N: 120				TYPE: 1PH/3W							
MOUNTING: SURFACE				FED FROM: AIC RATING: FULLY RATED AT LEAST EQUAL TO: 10K AIC							
NOTES: NEMA 3R											
CIR. NO	CCT TYPE	LOAD VA	LOAD DESCRIPTION (NOTE N#)	CIRCUIT BREAKER POLE	TRIP	BUS TYPE	CIRCUIT BREAKER TYPE	TRIP	LOAD DESCRIPTION (NOTE N#)	LOAD VA	CCT TYPE
1	L	165	DRIVE AISLE LIGHTING	2	20	A			SPACE		2
3	L	165		/	/	B			SPACE		4
5			SPACE	1	20	A			SPACE		6
CCT TYPE: L=LIGHTING, R=RECEPTACLE, M=MOTOR, LM=LARGEST MOTOR, E=EQUIPMENT, KE=KITCHEN EQUIPMENT, S=SUBFEED PANEL, EV=EV CHARGER											
CB TYPE: GFCI=5mA GROUND FAULT CIRCUIT INTERRUPTER, GFEP=30mA GROUND FAULT PROTECTION FOR EQUIPMENT, AFCI=ARC FAULT CIRCUIT INTERRUPTER											
CAFCI=COMBINATION ARC FAULT & 5mA GROUND FAULT CIRCUIT INTERRUPTER, ST=SHUNT TRIP, HTW=HANDLE TIE WITH GROUPING #											
HACR = HEATING AIR CONDITIONING REFRIGERATION, ITrip=INSTANTANEOUS TRIP, ITIME=INVERSE TIME TRIP											
HC=HANDLE CLAMP FOR LOCKING IN ON/OFF POSITION, LOCK=PERMANENTLY LOCKABLE BREAKER											
CCT TYPE: LOAD MULT DEMAND LOAD										TOTAL CONNECTED LOADS	
LIGHTING: 330 1.25 413 VA										VA A B	
RECEPTACLE: 0 1.0 0 VA										165 165	
OVER 10K: 0 0.5 0 VA										TOTAL DEMANDED LOADS	
MOTOR: 0 1.0 0 VA										VA A B	
LGST MOTOR: 0 1.25 0 VA										206 206	
EQUIPMENT: 0 1.0 0 VA										AMPS 2 2	
KITCH EQUIP: 0 0 0 VA										TOTAL ON	
SUBFEED PNL: 0 1.0 0 VA										PANEL: 0 KVA	
EV CHARGERS: 0 1.25 0 VA										2 AMPS	

PANEL 'PP1'											
VOLTAGE L-L: 240				LOCATION: BUS RATING: 100 AMPS COPPER BUS							
VOLTAGE L-N: 120				TYPE: 1PH/3W							
MOUNTING: SURFACE				FED FROM: AIC RATING: FULLY RATED AT LEAST EQUAL TO: 18K AIC							
NOTES: NEMA 3R											
CIR. NO	CCT TYPE	LOAD VA	LOAD DESCRIPTION (NOTE N#)	CIRCUIT BREAKER POLE	TRIP	BUS TYPE	CIRCUIT BREAKER TYPE	TRIP	LOAD DESCRIPTION (NOTE N#)	LOAD VA	CCT TYPE
1	L	673	DRIVE AISLE LIGHTING	2	20	A			120 DEDICATED PEDESTAL	1920	R
3	L	673		/	/	B			120 DEDICATED PEDESTAL	1920	R
5	R	1920	240 DEDICATED PEDESTAL	2	20	A			120 DEDICATED PEDESTAL	1920	R
7	R	1920		/	/	B			120 DEDICATED PEDESTAL	1920	R
9	R	1920	240 DEDICATED PEDESTAL	2	20	A			120 DEDICATED PEDESTAL	1920	R
11	R	1920		/	/	B			120 DEDICATED PEDESTAL	1920	R
13			SPACE	2	20	A			SPACE		14
15				/	/	B			SPACE		16
17			SPACE	1	20	A			SPACE		18
CCT TYPE: L=LIGHTING, R=RECEPTACLE, M=MOTOR, LM=LARGEST MOTOR, E=EQUIPMENT, KE=KITCHEN EQUIPMENT, S=SUBFEED PANEL, EV=EV CHARGER											
CB TYPE: GFCI=5mA GROUND FAULT CIRCUIT INTERRUPTER, GFEP=30mA GROUND FAULT PROTECTION FOR EQUIPMENT, AFCI=ARC FAULT CIRCUIT INTERRUPTER											
CAFCI=COMBINATION ARC FAULT & 5mA GROUND FAULT CIRCUIT INTERRUPTER, ST=SHUNT TRIP, HTW=HANDLE TIE WITH GROUPING #											
HACR = HEATING AIR CONDITIONING REFRIGERATION, ITrip=INSTANTANEOUS TRIP, ITIME=INVERSE TIME TRIP											
HC=HANDLE CLAMP FOR LOCKING IN ON/OFF POSITION, LOCK=PERMANENTLY LOCKABLE BREAKER											
CCT TYPE: LOAD MULT DEMAND LOAD										TOTAL CONNECTED LOADS	
LIGHTING: 1345 1.25 1681 VA										VA A B	
RECEPTACLE: 10000 1.0 10000 VA										10273 10273	
OVER 10K: 9200 0.5 4600 VA										TOTAL DEMANDED LOADS	
MOTOR: 0 1.0 0 VA										VA A B	
LGST MOTOR: 0 1.25 0 VA										8141 8141	
EQUIPMENT: 0 1.0 0 VA										AMPS 68 68	
KITCH EQUIP: 0 0 0 VA										TOTAL ON	
SUBFEED PNL: 0 1.0 0 VA										PANEL: 16 KVA	
EV CHARGERS: 0 1.25 0 VA										68 AMPS	

## FAULT CURRENT AND VOLTAGE DROP CALCULATION TABLE

LOCATION DESCRIPTION	LENGTH (L) (ft)	LOAD (Amps)	POWER VOLTAGE PHASE WIRE CONDUCTOR SIZE MATERIAL	CONDUCTOR TYPE	CONDUIT MATERIAL	VOLTAGE CLASS	# OF PARALLEL RUNS	Isc AVAILABLE UPSTREAM (SEE NOTE 5) (I- ) OR (I+ )	Isc AT EQUIP (I- ) OR (I+ )
PP1	10	100	90% 240 1 1 COPPER	THREE SINGLE CONDUCTORS	NONMAGNETIC	600V	1	14,800	12,708
CP1	55	60	90% 240 1 6 COPPER	THREE SINGLE CONDUCTORS	NONMAGNETIC	600V	1	14,800	3,903

ALL CALCULATIONS WERE DONE USING BUSSMAN "POINT-TO-POINT" METHOD.

REFER TO PLANS FOR ASSUMED UTILITY TRANSFORMER SIZE UTILIZED FOR CALCULATIONS.

TRANSFORMER IMPEDANCES USED IN THE CALCULATIONS WERE TAKEN FROM EATON'S PUBLISHED IMPEDANCES FOR DOE 2016 DRY-TYPE TRANSFORMERS.

CONDUCTOR LENGTHS INDICATED IN THIS SCHEDULE ARE FOR THE PURPOSES OF FAULT CURRENT CALCULATIONS ONLY. THESE LENGTHS ASSUME WORST CASE SHORTEST DISTANCE CONDITIONS AND SHOULD NOT BE UTILIZED BY THE ELECTRICAL CONTRACTOR FOR BIDDING PURPOSES. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ESTIMATING AND MEASURING ACTUAL FIELD CONDITION LENGTHS AS PART OF THE BID PROCESS.



1480 HOYT ST. #200  
LAKEWOOD, CO 80215  
PHONE: (303) 421-3208

DYNAMIC MEP  
CONSULTING ENGINEERS  
1480 HOYT ST. STE. 200  
LAKEWOOD, CO 80215  
(303) 421-3208

NO.	DATE	REVISION

SITE DEVELOPMENT  
2252 TOWER RD.  
AURORA-ADAMS-COLORADO

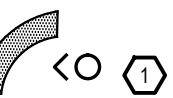
## POWER PEDESTALS



MODERN  
ENGINEERING  
SOLUTIONS

18280 E HAMPDEN PL.  
AURORA, CO 80013  
PHONE: (720) 815-7937

DESIGNED: MAB	DATE: 01-24	PROJECT # 23002	SHEET 20 of 21
DRAWN: AAB			
REVIEWER: MAB			



1

## POWER PLAN

SCALE: 1" = 20'-0"



