

CITY OF AURORA REQUIRED SITE PLAN NOTES:

- SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- 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 SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- 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.
- 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.
- NOT WITHSTANDING 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.
- 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.
- 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.
- PRIVATE STREET LIGHTING SHALL BE AT THE OWNER'S EXPENSE. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS. LIGHTS ARE OWNED AND MAINTAINED BY THE CITY OF AURORA.
- THE OWNER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE OWNER 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.
- MULTIPLE INTERSECTIONS ARE ANTICIPATED TO BE SIGNALIZED. THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE APPLIES TO ALL OF THESE TRAFFIC SIGNAL LOCATIONS. TOWER METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR ROADWAY AND TRAFFIC SIGNAL IMPROVEMENTS.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- PRIVATE STREET LIGHTING TO BE GALLEON LEO AREA AND SITE LUMINARIES COPPER LIGHTING BY EATON OR APPROVED EQUAL.
- ARCHITECTURAL FEATURES (I.E.: BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREETLIGHT AND/OR PEDESTRIAN PHOTOMETRIC 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 LINE AND GROUNDING DETAILS SHALL BE SUBMITTED 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 AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- TWO POINTS OF ACCESS ARE REQUIRED IF ANY OF THE FOLLOWING CONDITIONS EXIST:
 - D104.1 BUILDINGS EXCEEDING THREE STORIES OR 30 FEET IN HEIGHT. BUILDING OR FACILITIES EXCEEDING 30 FEET OR THREE STORIES IN HEIGHT SHALL HAVE AT LEAST TWO MEANS OF FIRE APPARATUS ACCESS FOR EACH STRUCTURE.
 - D104.2 BUILDINGS OR FACILITIES HAVING A GROSS BUILDING AREA OF MORE THAN 62,000 SQUARE-FEET (5,720 M²) SHALL BE PROVIDED WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS. EXCEPTION: PROJECTS HAVING A GROSS BUILDING AREA OF UP TO 124,000 SQUARE FEET THAT HAVE A SINGLE APPROVED FIRE APPARATUS ACCESS ROAD WHEN ALL BUILDINGS ARE EQUIPPED THROUGHOUT WITH APPROVED AUTOMATIC SPRINKLER SYSTEMS.
 - IF APPLICABLE, D104.3: REMOTENESS. WHERE TWO ACCESS ROADS ARE REQUIRED, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES.
- UNLINED PRIVATE TEMPORARY SWALES WITH SLOPES LESS THAN 2% (MINIMUM OF 0.5%) ARE PERMITTED FOR UP TO 36 MONTHS OR UNTIL ADJACENT DEVELOPMENT OCCURS. OTHERWISE REVISIONS SHALL BE SUBMITTED FOR CONCRETE LINED SWALES AT A MINIMUM OF 0.5%. IN ADDITION, THE CITY RESERVES THE RIGHT AT ANY POINT TO REQUIRE THE CONSTRUCTION OF THE CONCRETE LINING SHOULD THERE BE AN ISSUE WITH REDUCED CAPACITY, SEDIMENTATION, PONDING, OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER. DUE TO THE PROXIMITY OF THE AIRPORT STANDING WATER IS NOT PERMITTED. THE OWNER SHALL TAKE IMMEDIATE ACTION IF SUCH ISSUES ARE IDENTIFIED.

TOWER CROSSING RETAIL - PHASE II

MCC RETAIL SUBDIVISION FILING NO. 3

A PORTION OF THE SOUTHWEST 1/4 SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION IS NOW SHOWN TO MATCH PLAT

OWNERS SIGNATURES:

Match Filing No. 3
Property description
LEGAL DESCRIPTION: A PARCEL OF LAND BEING ALL OF TRACT 6 AND LOT 2, MCC RETAIL SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2022000061196 IN THE OFFICIAL RECORDS OF THE ADAMS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE.

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL, OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, MAJESTY REALTY CO., A CALIFORNIA CORPORATION

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ____, A.D. ____.

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____ A.D., ____

BY: _____

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

IN WITNESS THEREOF, ZADAMS PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ____, A.D. ____.

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____ A.D., ____

BY: _____

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

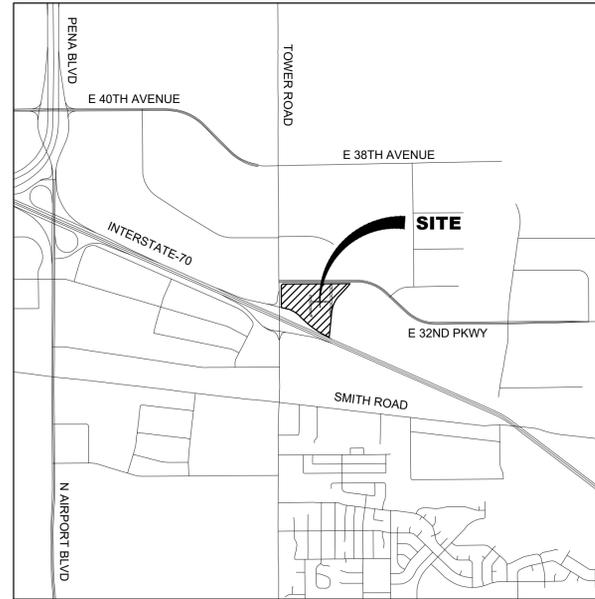
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

TITLE: COVER

DATE: 11.17.2023



VICINITY MAP
SCALE: 1" = 2,000'

SHEET LIST TABLE		
Sheet Number	Sheet Description	Sheet Title
1	ISP1	COVER
2	ISP2	TYPICAL SECTIONS
3	ISP3	EXISTING OWNERSHIP MAP
4	ISP4	ROW & EASEMENT EXHIBIT
5	ISP5	OVERALL SITE PLAN
6	ISP6	INFRASTRUCTURE SITE PLAN
7	L-1	LANDSCAPE PLAN
8	L-2	LANDSCAPE PLAN
9	L-3	LANDSCAPE PLAN
10	L-4	LANDSCAPE NOTES & DETAILS
11	L-5	LANDSCAPE NOTES & DETAILS
12	E0.0	ELECTRICAL COVER SHEET
13	E1.0	ELECTRICAL STREET LIGHTING PLAN
14	E1.1	ELECTRICAL STREET LIGHTING PLAN
15	E2.0	ELECTRICAL STREET LIGHTING SCHEDULES

VARIANCES:

TEMPORARY GRASS LINED SWALES ARE SLOPES PER THIS PRELIMINARY PLAT AT THE MINIMUM 0.5%. SEE NOTE 17 THIS SHEET.

BENCHMARK:

CITY OF AURORA BENCHMARK #3S6628SE002 BEING A 3" DIAM. BRASS CAP (STAMPED COLO. DEPT. OF HIGHWAYS, STATE HWY, 1.0 XX 185, MILE POST, CONTROL MONUMENT) BEING AT THE N.W. CORNER OF TOWER RD. & I-70, BEING THE WEST BOUND RAMP. SAID MON. BEING 10.5 FT S.E. OF THE N.W. FLOWLINE OF THE CONC. COVERED ISLAND SD. CAP INSCRIBED COLO. DEPT. HIGHWAYS MILE POST CONTROL MON. ELEVATION = 5439.72 FT (NAVD 88 DATUM)

SITE DATA	
TOTAL PROPERTY AREA	744753.9 SF (17.1 AC)
DEDICATED RIGHT OF WAY AREA	5045 SF (0.1 AC)
PROP. IMPERVIOUS AREA (DRIVES)	43207.2 SF (1.0 AC)
PROP. IMPERVIOUS AREA (SIDEWALKS)	11916.7 SF (0.27 AC)
PROP. IMPERVIOUS AREA (GRAVEL)	11839.0 SF (0.27 AC)
EXISTING ZONING CLASSIFICATION	I-1

Please revise this note #9 to the original version. The City of Aurora will not own or maintain private street lights. Additional public streetlights may be required per the comment on sheet 6 with the photometric evaluation on the civil plans.

NOTE IS REVISED

PLEASE NOTE: The Letter of Introduction for this project was not the correct letter but for a different project within Majestic The Food Bank of the Rockies. Please upload the correct letter with the next submission and include an explanation as to why the ISP does not include a fully paved street with a continuation of sidewalks along the southern portion of the street through the site.

THE CORRECT LETTER OF INTRODUCTION IS INCLUDED IN THIS SUBMITTAL WITH ADDITIONAL EXPLANATION OF THE SOUTHERN PORTION OF THE ROAD

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____
 PLANNING DIRECTOR: _____ DATE: _____
 PLANNING COMMISSION: _____ DATE: _____
 CITY COUNCIL: _____ DATE: _____
 ATTEST: _____ DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER
 OF _____ COLORADO AT _____ O'CLOCK M.
 THIS ____ DAY OF _____ 20 ____ A.D.
 CLERK AND RECORDER: _____
 DEPUTY: _____

PROJECT BENCHMARK:

CITY OF AURORA BENCHMARK #3S6628SE002 BEING A 3" DIAM. BRASS CAP (STAMPED COLO. DEPT. OF HIGHWAYS, STATE HWY, 1.0 XX 185, MILE POST, CONTROL MONUMENT) BEING AT THE N.W. CORNER OF TOWER RD. & I-70, BEING THE WEST BOUND RAMP. SAID MON. BEING 10.5 FT S.E. OF THE N.W. FLOWLINE OF THE CONC. COVERED ISLAND SD. CAP INSCRIBED COLO. DEPT. HIGHWAYS MILE POST CONTROL MON. ELEVATION = 5439.72 FT (NAVD 88 DATUM)

PROJECT OWNER:

MAJESTY REALTY
 MICHAEL KAPOOR
 20100 E. 32ND PKWY, SUITE 150
 AURORA, CO 80011
 PH: 303.574.8902
 MKAPOOR@MAJESTICREALTY.COM

ENGINEER CONTACT:

CAGE CIVIL ENGINEERING
 DAN KATZ
 405 URBAN STREET SUITE 404
 LAKEWOOD, CO 80228
 PH: 847.828.0522
 DKATZ@CAGECIVIL.COM

LANDSCAPE ARCHITECT:

THK ASSOCIATES
 JULIE GAMEK
 2953 S. PEORIA ST, SUITE 101
 AURORA, CO 80014
 PH: 303.770.7201
 JGAMEK@THKASSOC.COM

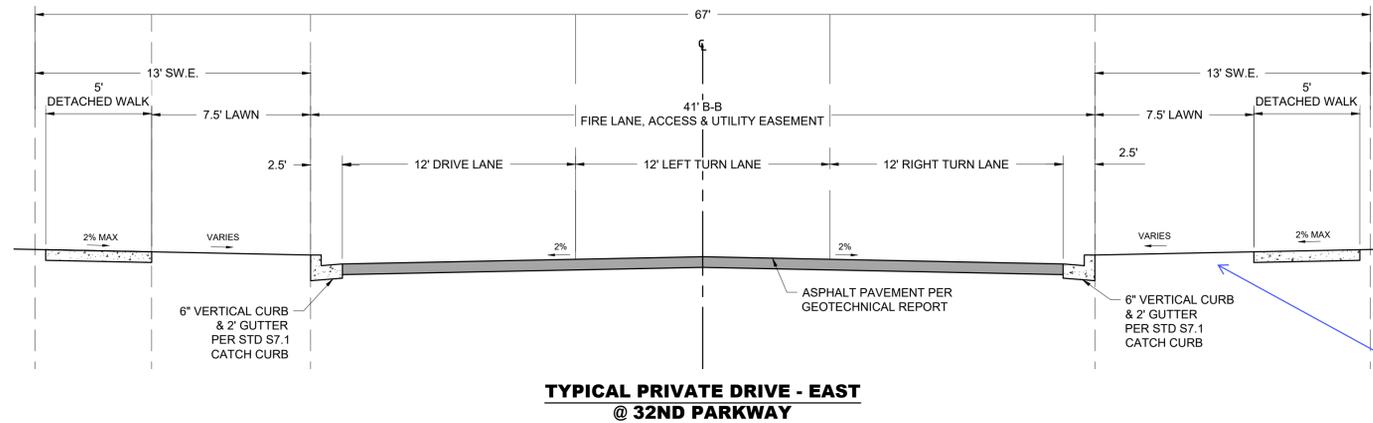
Dial 811 or 1-800-892-0123



WITH THE FOLLOWING:
 COUNTY: ADAMS
 CITY/TOWNSHIP: AURORA-T3S R66W
 SEC. & 1/4 SEC. NO. # SOUTHWEST QUARTER OF SECTION 27.
 Two (2) working days before you dig (Excluding Sat., Sun. & Holidays)



405 URBAN STREET, SUITE 404
 LAKEWOOD, CO 80228
 PHONE: 630-598-0007
 WWW.CAGECIVIL.COM

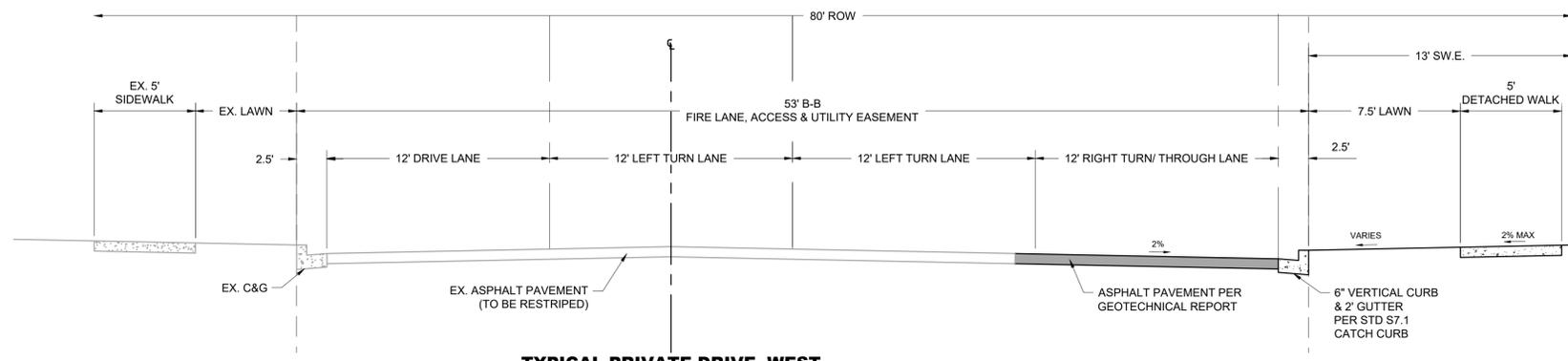


ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3'- 6") AND NOT MORE THAN EIGHT FEET (8') FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5'). FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD. FIRE HYDRANTS ARE NOT ALLOWED IN SIDEWALKS.

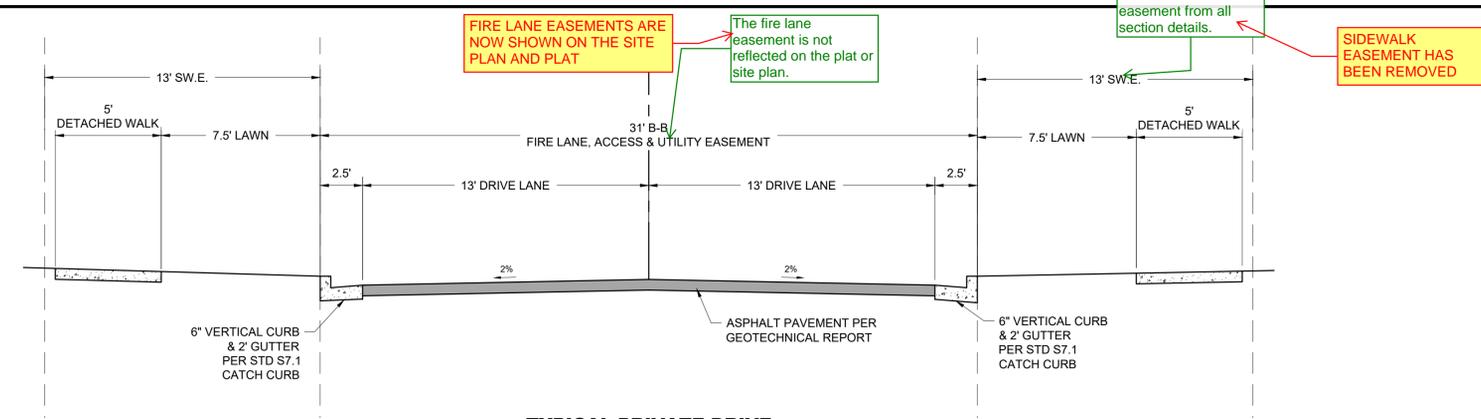
Please show the Fire Hydrants in the Roadway Sections.

FIRE HYDRANTS HAVE BEEN ADDED TO THE SECTIONS, SHOWN 3.5' FROM BACK OF CURB TO CENTER OF HYDRANT

**TYPICAL PRIVATE DRIVE - EAST
@ 32ND PARKWAY**



**TYPICAL PRIVATE DRIVE - WEST
@ 32ND PARKWAY**



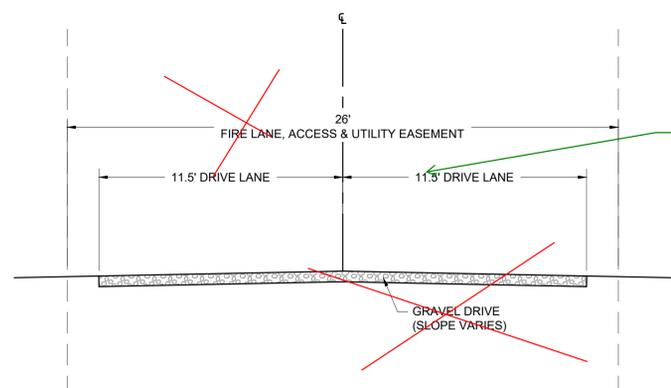
**TYPICAL PRIVATE DRIVE
31' B-B**

FIRE LANE EASEMENTS ARE NOW SHOWN ON THE SITE PLAN AND PLAT

The fire lane easement is not reflected on the plat or site plan.

Remove the sidewalk easement from all section details.

SIDEWALK EASEMENT HAS BEEN REMOVED



**TYPICAL GRAVEL DRIVE
26' EDGE-EDGE**

The full width of the fire lane easement is required to be paved.

THE FIRE LANE ON THE SOUTHERN PORTION OF THE PROPERTY HAS BEEN REMOVED. THE ASSOCIATED SECTION DETAIL HAS BEEN REMOVED FROM THIS SHEET.

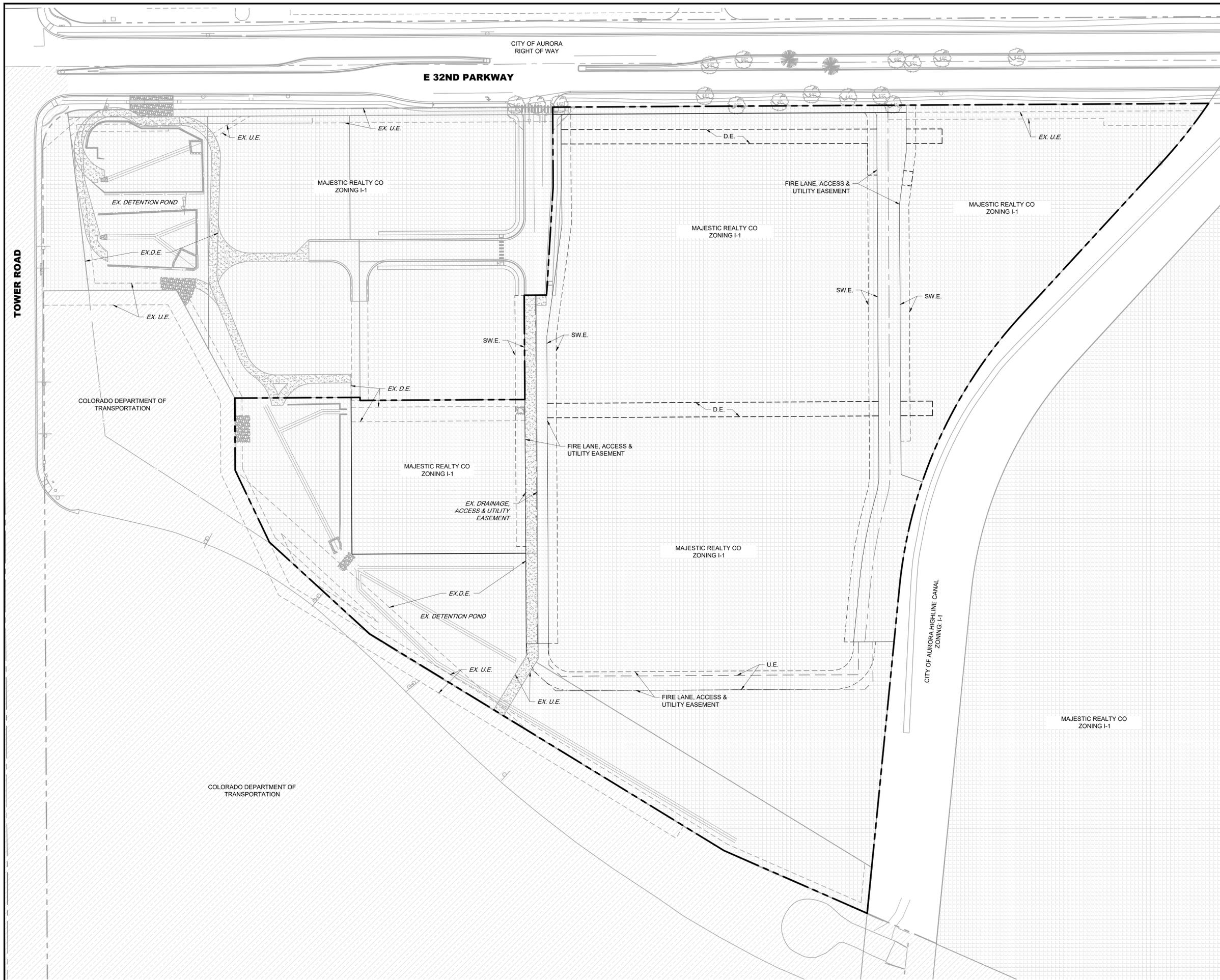
TITLE: TYPICAL SECTIONS
DATE: 11.17.2023



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PHONE: 630-598-0007
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PLOT DATE: 04/07/2022 AT 4:19 PM
FILE PATH: E:\PROJECTS\230722 - TOWER CROSSINGS RETAIL - AURORA, CO\03 - DRAWINGS\11 - ISP\230722 - 11_TYPICAL ROADWAY SECTIONS

FILE DATE: 04/07/2022 AT 4:19 PM
FILE PATH: E:\PROJECTS\2022 - TOWER CROSSINGS RETAIL - AURORA, CO\03 - DRAWINGS\11 - ISP\2022 - 11 - EXISTING OWNERSHIP MAP



LEGEND:

- ROW 
- PP BOUNDARY 
- MAJESTIC REALTY CO 
- CDOT RIGHT OF WAY 
- AURORA RIGHT OF WAY 

ABBREVIATIONS

- U.E. = UTILITY EASEMENT
- SW.E. = SIDEWALK EASEMENT
- D.E. = DRAINAGE EASEMENT



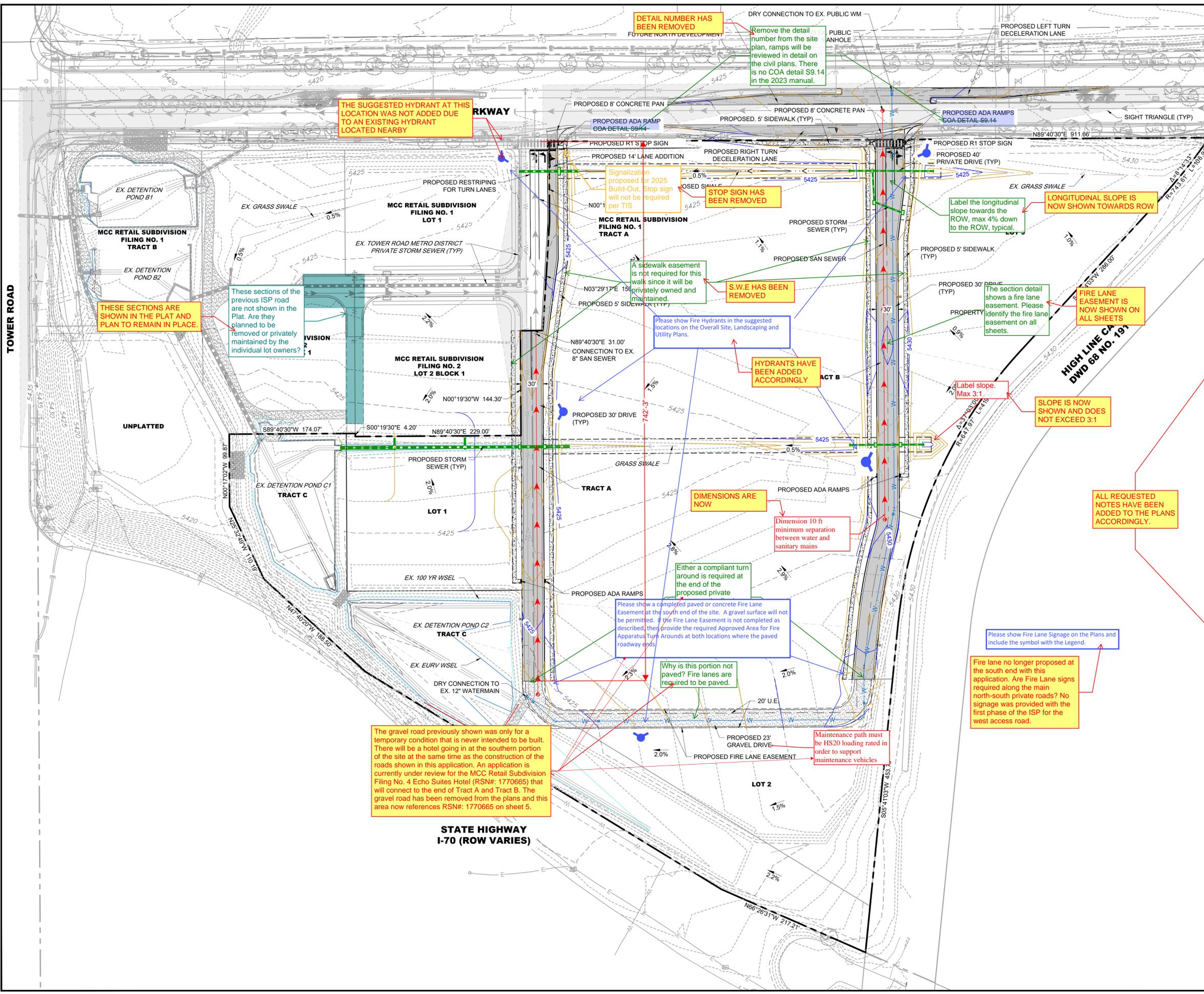
TITLE: EXISTING OWNERSHIP MAP

DATE: 11.17.2023



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LAKEWOOD, CO 80228
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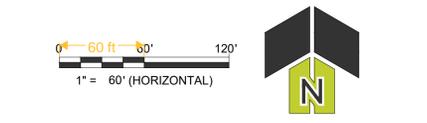
PLOT DATE: 04/07/2022 AT 4:19 PM
 FILE PATH: E:\PROJECTS\20172 - TOWER CROSSINGS RETAIL - AURORA, CO\3 - DRAWINGS\11 - ISP\20172 - 11 - OVERALL SITE PLAN



LEGEND:

	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	CENTERLINE
	RIGHT-OF-WAY
	BOUNDARY
	EASEMENT
	WATER
	SANITARY SEWER
	STORM SEWER
	OVERHEAD ELECTRIC
	EDGE OF PAVEMENT
	GAS
	PROPOSED GRASS SWALE
	EXISTING GRASS SWALE
	PEDESTRIAN CROSSWALK
	STORM SEWER MANHOLE
	STORM SEWER INLET
	SANITARY SEWER MANHOLE
	STREET LIGHT
	FIRE HYDRANT
	GATE VALVE
	TURN ARROW PAVEMENT MARKING
	DRAINAGE ARROW

- Please add the following note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1."
- Please add the following note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1."
- Please add the following note: "The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent."
- Please add the following note: "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."
- Please add the following note: "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."
- Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
- Add a note indicating the storm sewer is public or private and who will maintain it.



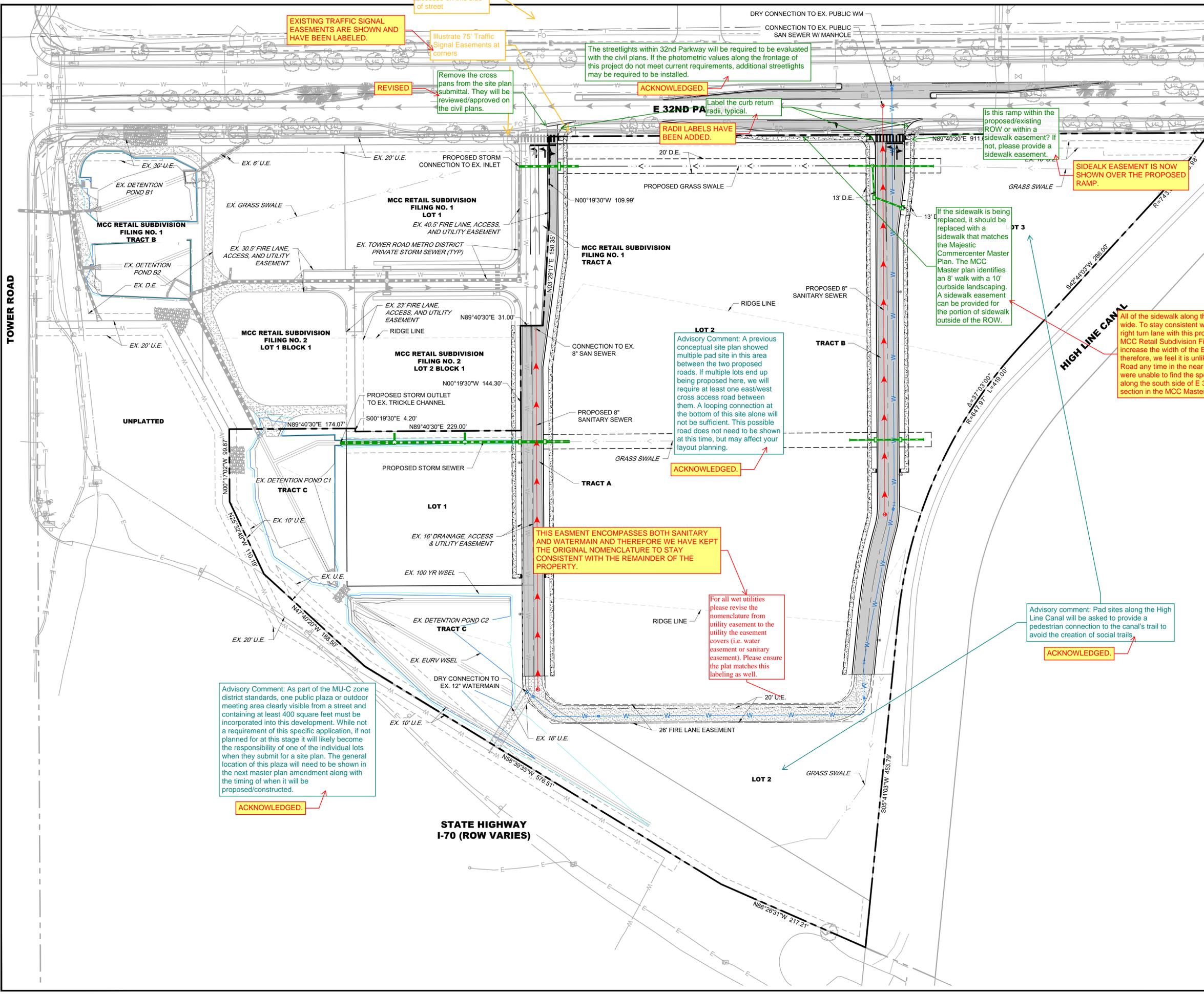
TITLE: OVERALL SITE PLAN
 DATE: 11.17.2023

CAGE
 CIVIL ENGINEERING

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PLOT DATE: 04/07/2022 AT 4:19 PM
 FILE PATH: E:\PROJECTS\2022\11 - TOWER CROSSINGS RETAIL - AURORA, CO\03 - DRAWINGS\11 - ISP\2022-11 - OVERALL UTILITY PLAN

TOWER ROAD



LEGEND:

- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER LINE
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- CENTERLINE
- RIGHT OF WAY
- EASEMENT
- PROPOSED GRASS SWALE
- EXISTING GRASS SWALE

EXISTING TRAFFIC SIGNAL EASEMENTS ARE SHOWN AND HAVE BEEN LABELED.

Illustrate 75' Traffic Signal Easements at corners

The streetlights within 32nd Parkway will be required to be evaluated with the civil plans. If the photometric values along the frontage of this project do not meet current requirements, additional streetlights may be required to be installed.

ACKNOWLEDGED.

RADI LABELS HAVE BEEN ADDED.

Label the curb return radii, typical.

Is this ramp within the proposed/existing ROW or within a sidewalk easement? If not, please provide a sidewalk easement.

SIDEALK EASEMENT IS NOW SHOWN OVER THE PROPOSED RAMP.

If the sidewalk is being replaced, it should be replaced with a sidewalk that matches the Majestic Center Master Plan. The MCC Master plan identifies an 8' walk with a 10' curbside landscaping. A sidewalk easement can be provided for the portion of sidewalk outside of the ROW.

All of the sidewalk along the south side of East 32nd Parkway currently is 5' wide. To stay consistent with this, the small portion being reconstructed for the right turn lane with this project has been left at 5'. The final engineering for MCC Retail Subdivision Filing No. 1, Lot 1 (Freddy's) was not required to increase the width of the E 32nd Parkway sidewalk along it's frontage to 8', therefore, we feel it is unlikely that the 8' walk will be continued out to Tower Road any time in the near future. In addition, we may have missed it but we were unable to find the specific requirement for a 10' tree lawn and 8' walk along the south side of E 32nd Parkway - can you point us to the relevant section in the MCC Master Plan?

Advisory Comment: A previous conceptual site plan showed multiple pad site in this area between the two proposed roads. If multiple lots end up being proposed here, we will require at least one east/west cross access road between them. A looping connection at the bottom of this site alone will not be sufficient. This possible road does not need to be shown at this time, but may affect your layout planning.

ACKNOWLEDGED.

THIS EASMENT ENCOMPASSES BOTH SANITARY AND WATERMAIN AND THEREFORE WE HAVE KEPT THE ORIGINAL NOMENCLATURE TO STAY CONSISTENT WITH THE REMAINDER OF THE PROPERTY.

For all wet utilities please revise the nomenclature from utility easement to the utility the easement covers (i.e. water easement or sanitary easement). Please ensure the plat matches this labeling as well.

Advisory comment: Pad sites along the High Line Canal will be asked to provide a pedestrian connection to the canal's trail to avoid the creation of social trails.

ACKNOWLEDGED.

Advisory Comment: As part of the MU-C zone district standards, one public plaza or outdoor meeting area clearly visible from a street and containing at least 400 square feet must be incorporated into this development. While not a requirement of this specific application, if not planned for at this stage it will likely become the responsibility of one of the individual lots when they submit for a site plan. The general location of this plaza will need to be shown in the next master plan amendment along with the timing of when it will be proposed/constructed.

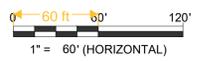
ACKNOWLEDGED.

Private streetlights are required. Private streetlights should meet photometric standards from the 2023 Roadway Manual in section 4.10.

Please add the following note: "Private street lights will remain privately owned and maintained in perpetuity."

NOTE HAS BEEN ADDED

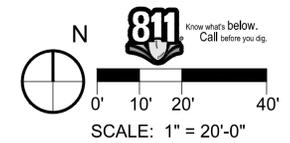
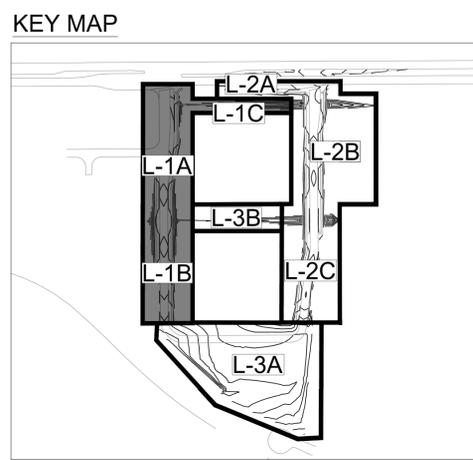
- NOTES:**
- UNLINED PRIVATE TEMPORARY SWALES WITH SLOPES LESS THAN 2% (MINIMUM OF 0.5%) ARE PERMITTED FOR UP TO 36 MONTHS OR UNTIL ADJACENT DEVELOPMENT OCCURS. OTHERWISE REVISIONS SHALL BE SUBMITTED FOR CONCRETE LINED SWALES AT A MINIMUM OF 0.5%. IN ADDITION, THE CITY RESERVES THE RIGHT AT ANY POINT TO REQUIRE THE CONSTRUCTION OF CONCRETE LINING SHOULD THERE BE AN ISSUE WITH REDUCED CAPACITY, SEDIMENTATION, PONDING OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER. DUE TO THE PROXIMITY OF THE AIRPORT STANDING WATER IS NOT PERMITTED. THE OWNER SHALL TAKE IMMEDIATE ACTION IF SUCH ISSUES ARE IDENTIFIED.
 - STORM SEWER INFRASTRUCTURE IS PRIVATE AND WILL BE MAINTAINED BY OWNER.
 - APPLICANT SHALL PROVIDE 3" CONDUIT FOR FUTURE FIBER WITH PULL BOXES @ MAX 750' SPACING ALONG ALL ARTERIAL STREETS. LOCATE PULL BOXES AT MINIMUM AT PROPOSED CONDUIT ENDS, AND AT ONE CORNER OF EACH INTERSECTION.



TITLE: INFRASTRUCTURE SITE PLAN
 DATE: 11.17.2023

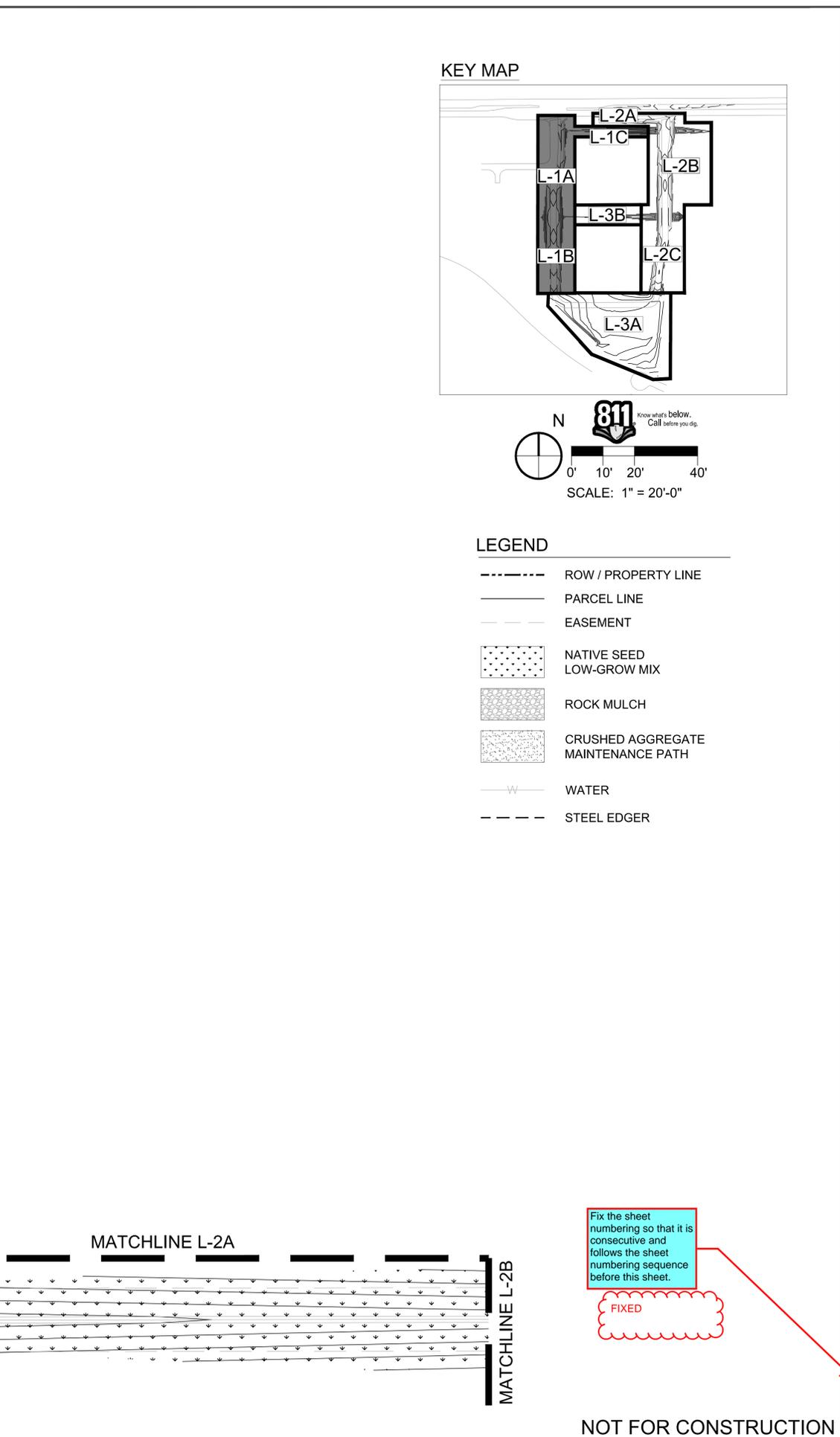
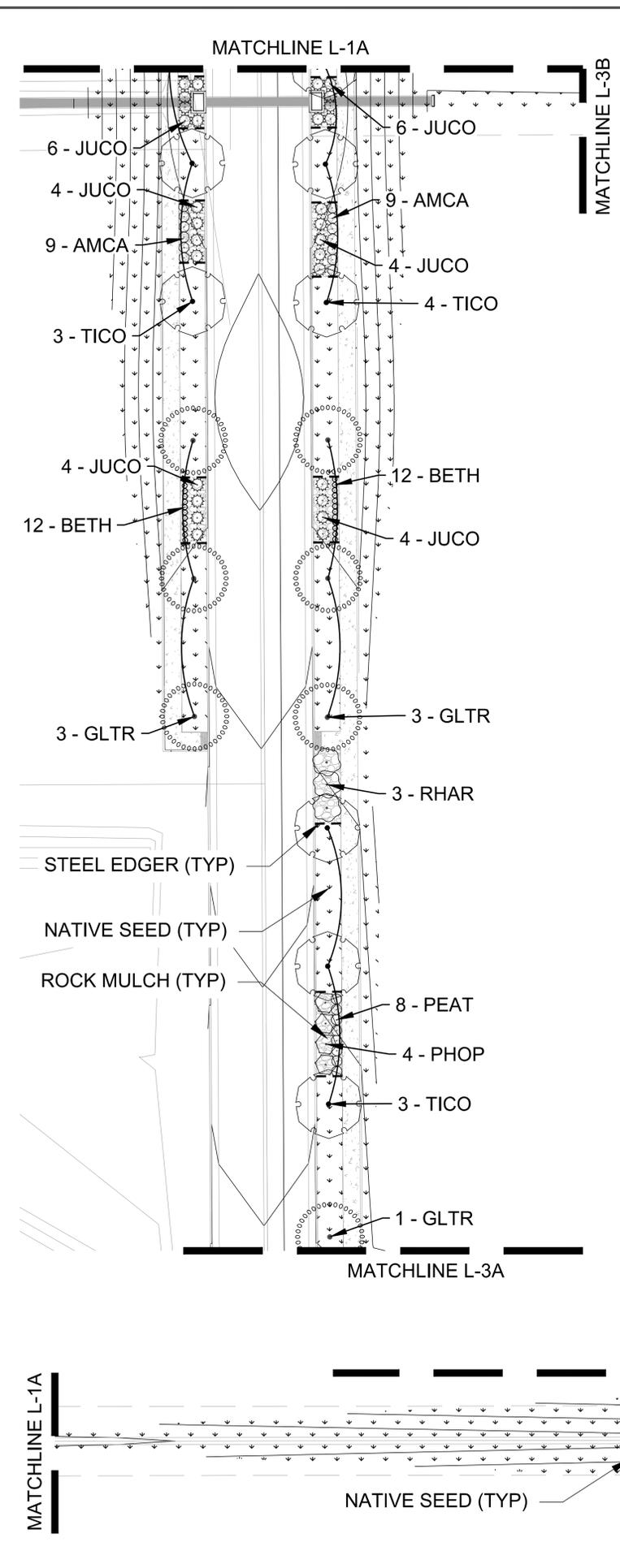
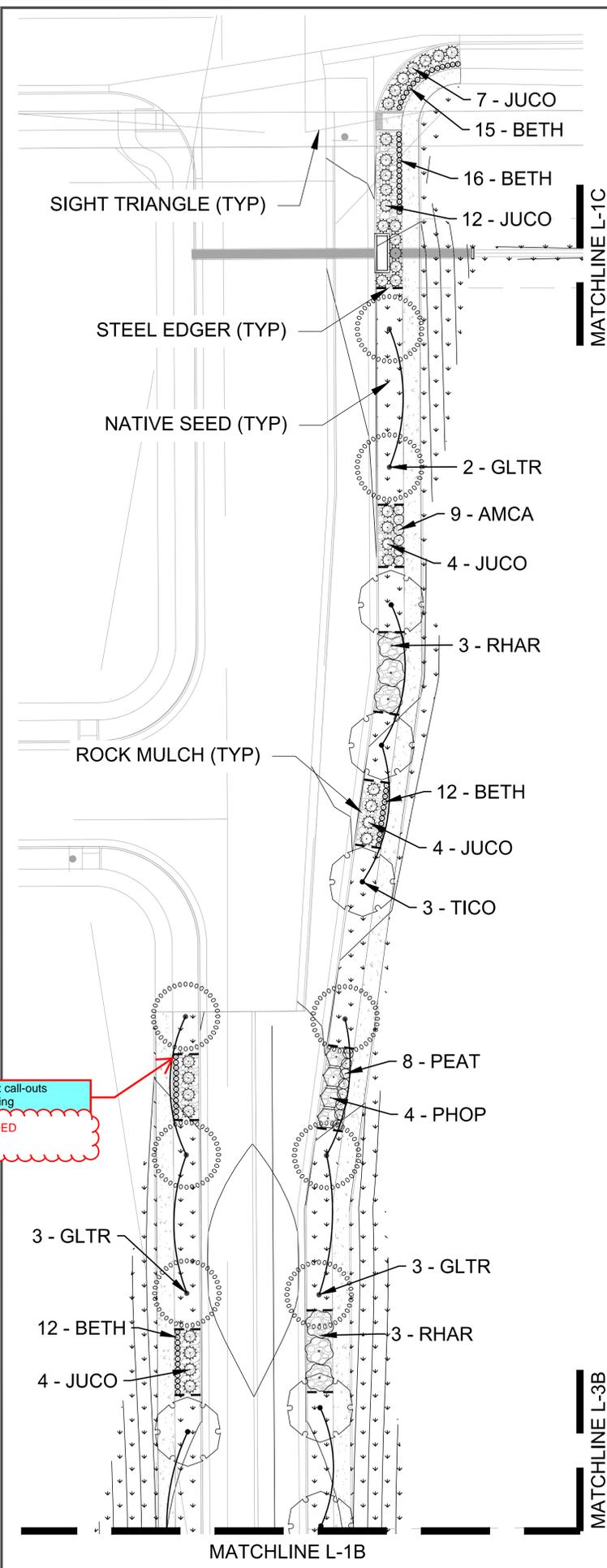


405 URBAN STREET, SUITE 404
 LAKEWOOD, CO 80228
 PHONE: 630-598-0007
 WWW.CAGECIVIL.COM



LEGEND

- ROW / PROPERTY LINE
- PARCEL LINE
- - - EASEMENT
- [Pattern] NATIVE SEED
- [Pattern] LOW-GROW MIX
- [Pattern] ROCK MULCH
- [Pattern] CRUSHED AGGREGATE
- [Pattern] MAINTENANCE PATH
- W WATER
- - - STEEL EDGER



Plant call-outs missing
ADDED

Fix the sheet numbering so that it is consecutive and follows the sheet numbering sequence before this sheet.
FIXED

REV. NO.	DESCRIPTION	DATE

TOWER CROSSING - PHASE 2

PROJ NO: 8933-000
ENG: K.HASKINS
DATE: 10/27/2023

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SHEET NUMBER
L-1
1 OF 5

NOT FOR CONSTRUCTION

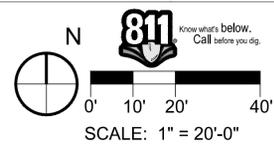
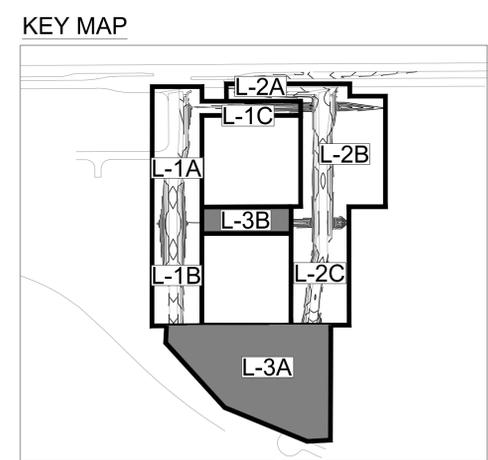
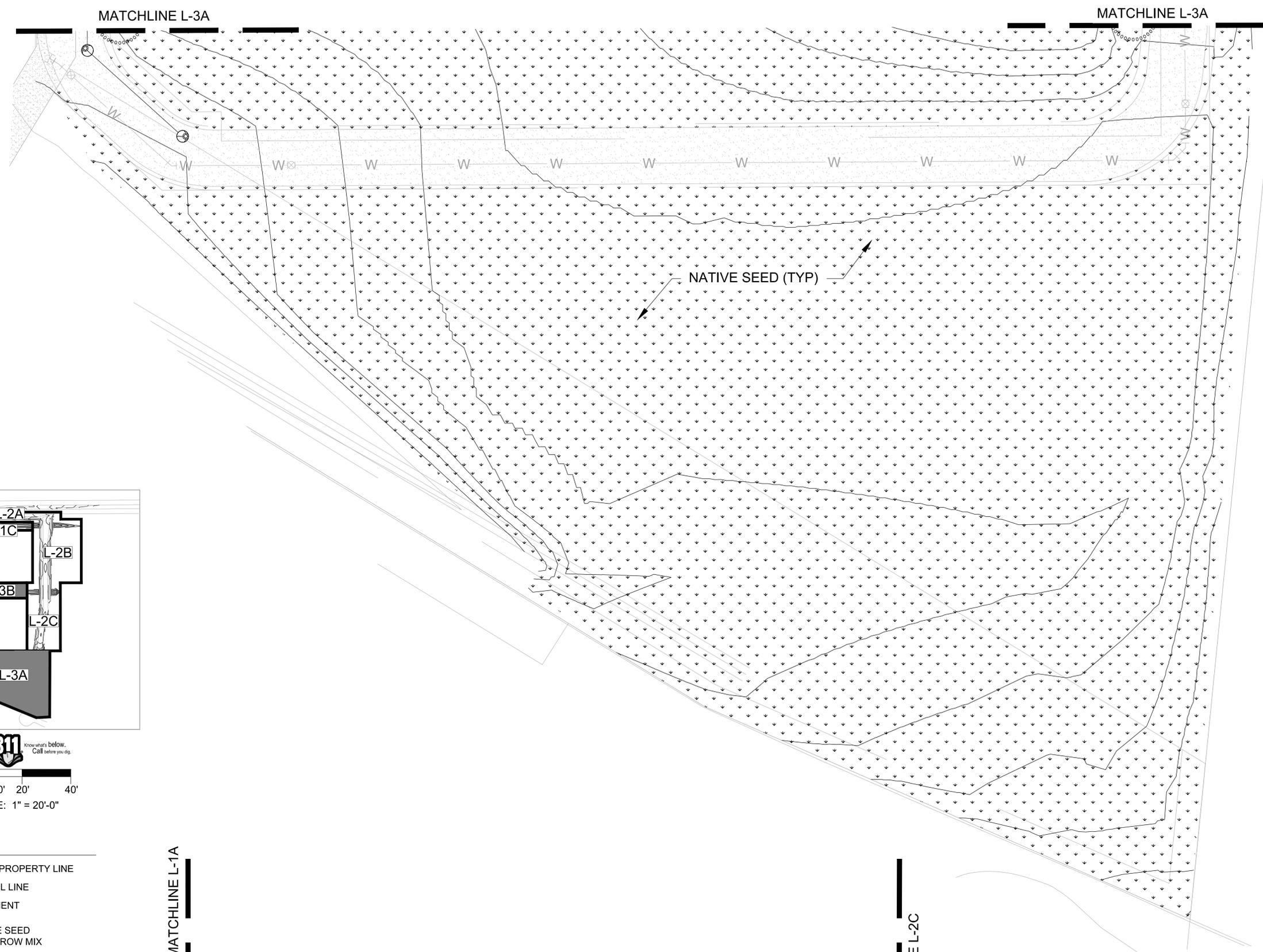
REV. NO.	DESCRIPTION	DATE

TOWER CROSSING - PHASE 2

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PROJ NO: 8933-000
 ENG : K.HASKINS
 DATE : 10/27/2023
THIS DESIGN AND THESE SPECIFICATIONS ARE THE PROPERTY OF KASK ASSOCIATES, INC. AND SHALL BE KEPT IN CONFIDENCE BY THE CONTRACTOR AND SUBCONTRACTORS.

SHEET NUMBER
L-3
 3 OF 5



LEGEND

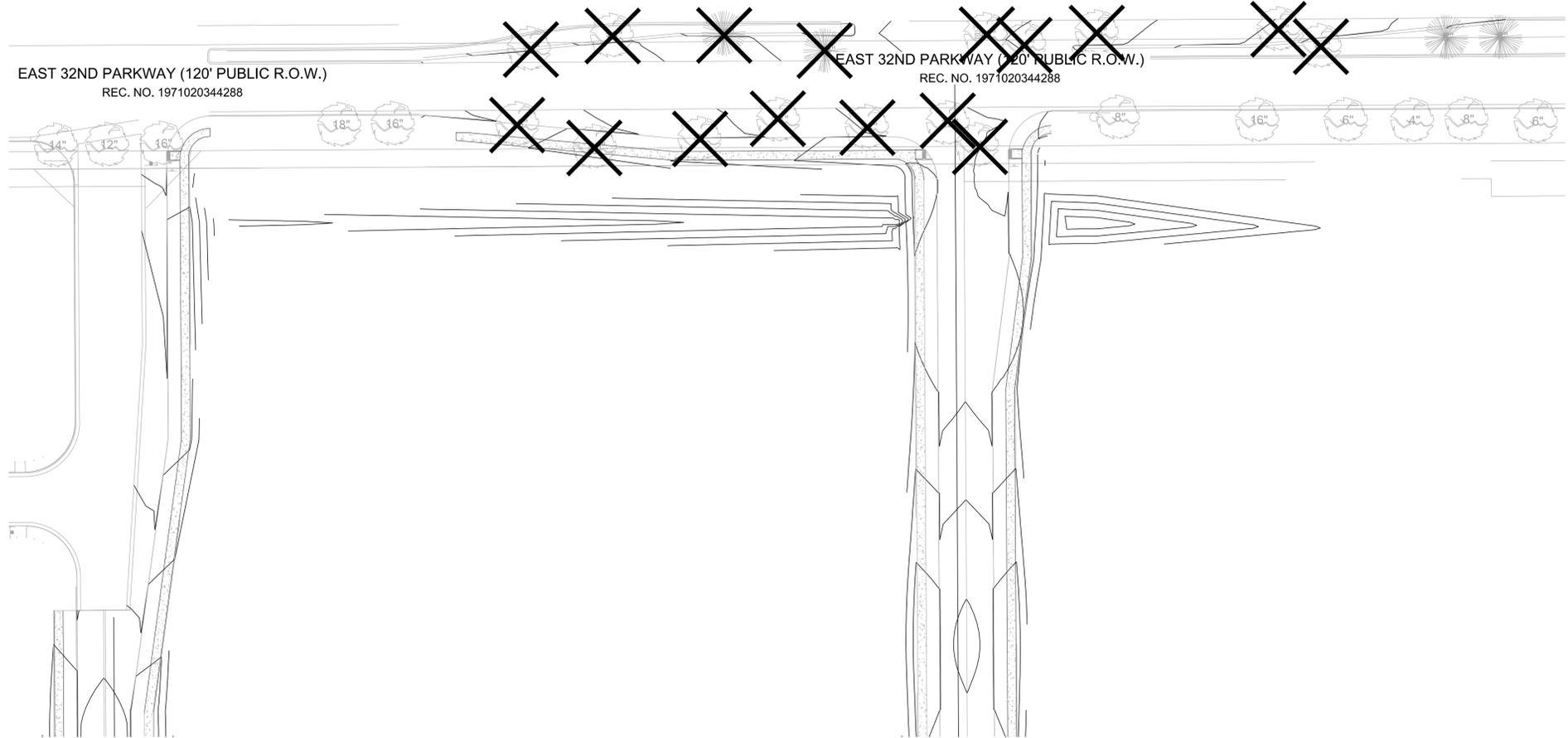
- ROW / PROPERTY LINE
- PARCEL LINE
- EASEMENT
- NATIVE SEED
LOW-GROW MIX
- ROCK MULCH
- CRUSHED AGGREGATE
MAINTENANCE PATH
- WATER
- STEEL EDGER

MATCHLINE L-1B MATCHLINE L-1A

MATCHLINE L-2C

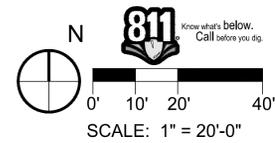
NATIVE SEED (TYP)

NOT FOR CONSTRUCTION



LEGEND

- ROW / PROPERTY LINE
- EX. DECIDUOUS TREE TO REMAIN
- EX. EVERGREEN TREE TO REMAIN
- EX. DECIDUOUS TREE TO BE REMOVED
- EX. EVERGREEN TREE TO BE REMOVED



NOT FOR CONSTRUCTION

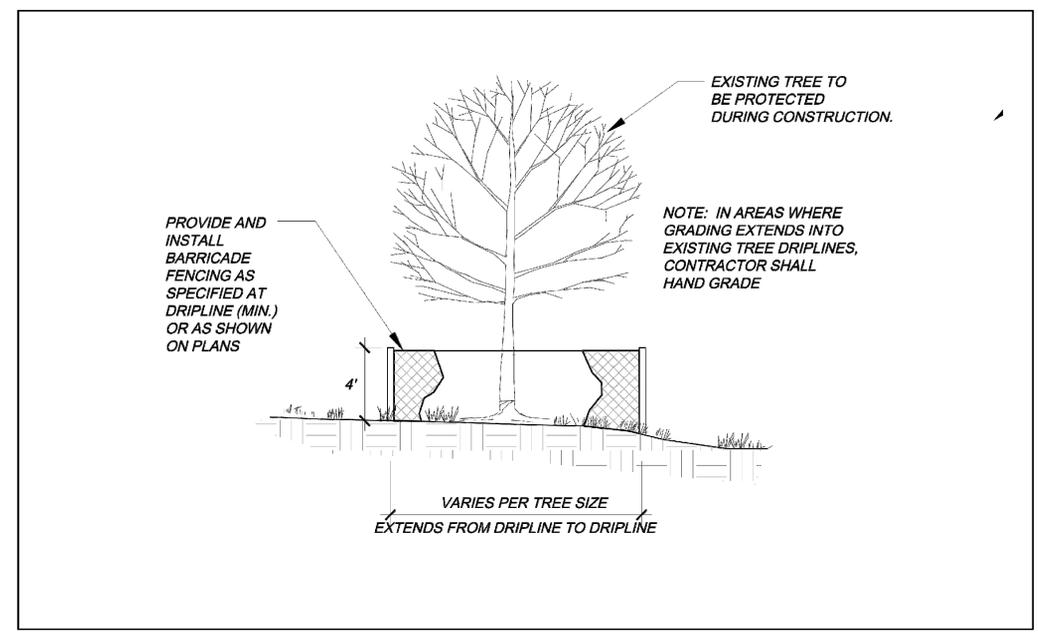
TREE PROTECTION NOTES

1. PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE(1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN THE TREE TRUNK AND THE FENCING SHALL BE ONE(1) FOOT FOR EACH INCH OF TRUNK DIAMETER. FOLLOWING INSTALLATION OF FENCING, REQUEST INSPECTION BY THE CITY OF AURORA PARKS & FORESTRY DIVISION (303-739-7177) OR AUTHORIZED DESIGNEE.
2. TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO 'T' POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
3. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS TP-2.0, 2.1, 3.1 & 3.2:
 - A. EQUIPMENT USE AND STORAGE
 - B. MATERIAL DELIVERY OR STORAGE
 - C. VEHICLE TRAFFIC, PARKING, USE OR STORAGE
 - D. SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
 - E. CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
 - F. FOOT TRAFFIC
 - G. RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR MATERIALS
4. VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF \$500 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES). FOR THE PURPOSE OF THESE REQUIREMENTS, CONSTRUCTION FENCING (LOCATED AT THE LIMITS OF CONSTRUCTION) SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
5. DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.
6. LIMB REMOVAL IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA PARKS & FORESTRY DIVISION. LIMB REMOVAL, IF APPROVED, SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING ANSI A300 STANDARDS. UNAUTHORIZED LIMB DAMAGE OR REMOVAL CAN RESULT IN A FINE OF \$500 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT. LIMB REMOVAL AND ALL OTHER APPROVED PRUNING SHALL BE PERFORMED BY A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION.
7. IF ROOTS GREATER THAN ONE(1) INCH DIAMETER REQUIRE CUTTING/REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO(2) 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR AUTHORIZED DESIGNEE.
8. EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3 OF THE TREE PRESERVATION POLICY. THE MITIGATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

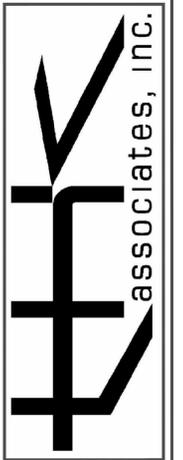
TREE PRESERVATION TABLE

CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION AND/OR AMOUNT PAID TO "TREE PLANTING FUND"
232"	0"	97.5" REPLACED*

* CALIPER INCHES REPLACED PER THE FOLLOWING:
 - DECIDUOUS TREES: 2.0" CALIPER REQUIRED, 3.5" CALIPER CALLED FOR = 1.5" CALIPER PER TREE



	City of Aurora Parks, Recreation & Open Space Dept. Date: October 2020	TREE PROTECTION FENCING	PROS TP-3.0
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DATE	DESCRIPTION

TOWER CROSSING - PHASE 2

PROJ NO: 8933-000
 ENG : K.HASKINS
 DATE : 10/27/2023

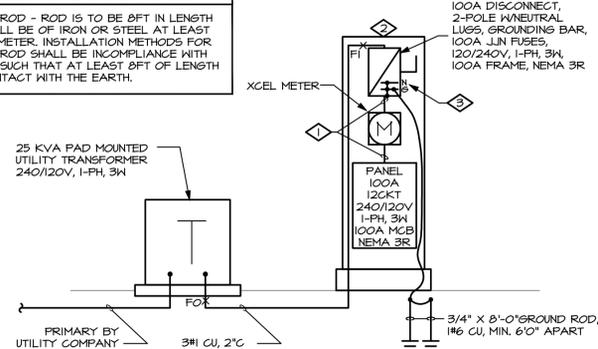
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SHEET NUMBER
L-5
 5 OF 5

NOT FOR CONSTRUCTION

GROUNDING ELECTRODE SYSTEM NOTES

- GROUND ROD - ROD IS TO BE 8FT IN LENGTH AND SHALL BE OF IRON OR STEEL AT LEAST 3/4" DIAMETER. INSTALLATION METHODS FOR GROUND ROD SHALL BE IN COMPLIANCE WITH THE NEC SUCH THAT AT LEAST 8FT OF LENGTH IS IN CONTACT WITH THE EARTH.



GENERAL NOTES

- CONDUCTORS SHALL BE THIN INSULATED COPPER, UNLESS OTHERWISE NOTED.
- ALUMINUM (AL) CONDUCTORS SHALL BE COMPACT STRAND XHHW INSULATED, UNLESS OTHERWISE NOTED.
- SERIES RATE THE PEDESTALS WITH CLASS "T" FUSES TO ACHIEVE A FAULT CURRENT RATING UNDER 10,000 AIC.
- ALL-IN-ONE METER PEDESTALS MAY BE USED IN LIEU OF SEPARATE COMPONENTS.
- ALL EXTERIOR LIGHTING CIRCUITS SHALL UTILIZE A MINIMUM WIRE SIZE OF #8AWG COPPER, MINIMUM GROUND WIRE SIZE OF #8AWG, AND MINIMUM 2" PVC UCN.

DETAIL NOTES

- INTERNAL WIRING INTEGRAL TO EQUIPMENT, BY MANUFACTURER.
- METER PEDESTAL / CONTROL CABINET TO HOUSE METER AND PANELBOARD. REFER TO DETAIL #162.0 FOR MORE INFORMATION.
- MAIN BONDING JUMPER AT FIRST OVERCURRENT PROTECTIVE DEVICE PER NEC. CONNECT #6 CU FROM MAIN BONDING JUMPER TO FIRST GROUND ROD THEN CONNECT TO SECOND GROUND ROD, AS DEPICTED.

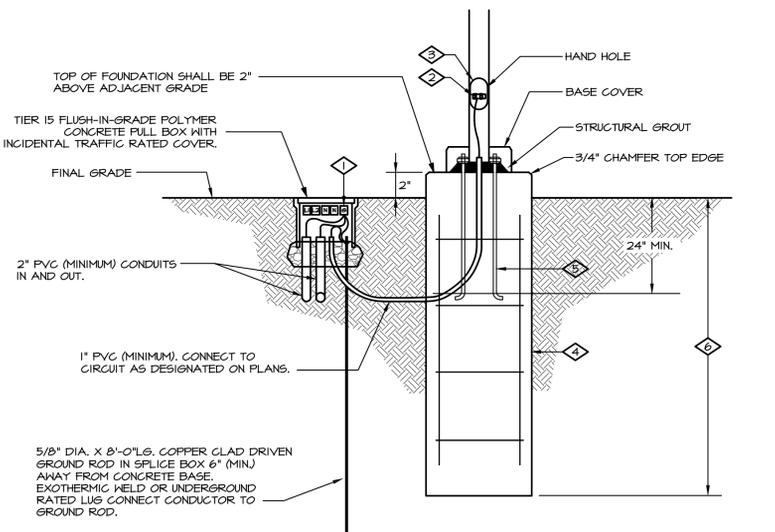
FAULT CURRENT CALCULATION SCHEDULE

POINT	LOCATION DESCRIPTION	LENGTH (L) (ft)	VOLTAGE (EL-L)	VOLTAGE (EL-N)	PHASE	WIRE SIZE	CONDUCTOR MATERIAL	CONDUCTOR TYPE	CONDUIT MATERIAL	VOLTAGE CLASS	C VALUE	# OF PARALLEL RUNS	1% AVAILABLE UPSTREAM	1% AT EQUIP (5% AT EL-L)	POINT
FO	25 KVA XFMR		240	120						600V	7493	1	7400	5243	FO
FI	100A CTRL CAB	50	240	120			COPPER	THREE SINGLE CONDUCTORS	NONMAGNETIC	600V	7493	1	7400	5243	FI

NOTES:
 1. ALL CALCULATIONS HERE DONE USING BUSMAN "POINT-TO-POINT" METHOD.
 2. REFER TO PLANS FOR ASSUMED UTILITY TRANSFORMER SIZE UTILIZED FOR CALCULATIONS.
 3. TRANSFORMER IMPEDANCES USED IN THE CALCULATIONS WERE TAKEN FROM EATON'S PUBLISHED IMPEDANCES FOR DOE 2016 DRY-TYPE TRANSFORMERS.
 4. 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.

CIR. NO.		CCT TYPE	LOAD VA	LOAD DESCRIPTION (NOTE N)	CIRCUIT BREAKER POLE	TRIP	TYPE	BUS TYPE	CIRCUIT BREAKER TRIP	LOAD DESCRIPTION (NOTE N)	LOAD VA	CCT TYPE	CIR. NO.
1	L	230	230	STREET LIGHTING (A1-A3)	2	20	A			BUSSED SPACE			2
3	L	230					B			BUSSED SPACE			4
5				BUSSED SPACE			B			BUSSED SPACE			6
7				BUSSED SPACE			B			BUSSED SPACE			8
9				BUSSED SPACE			A			BUSSED SPACE			10
11				BUSSED SPACE			B	20	1	MAINTENANCE RECPT	180	R	12

Circuit Segment	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Result
A1	20	150	22	N	240	174	1	0.19	0.85	6	1.95	0.08	1	0.01	0.01		Acceptable
A2	200	150	220	N	240	56	1	0.24	0.85	6	1.95	0.08	1	0.06	0.03		Acceptable
A3	250	150	250	N	240	56	1	0.24	0.85	6	1.95	0.08	1	0.12	0.03		Acceptable
A4	200	150	220	N	240	56	1	0.48	0.85	4	1.95	0.09	1	0.18	0.03		Acceptable
A5	400	150	440	N	240	56	1	0.48	0.85	4	1.95	0.09	1	0.35	0.03		Acceptable
A6	640	150	754	N	240	56	1	0.48	0.85	4	1.95	0.09	1	0.53	0.44		Acceptable
A7	480	150	1007	N	240	56	1	0.48	0.85	4	1.95	0.09	1	0.82	0.68		Acceptable
A8	170	150	1387	N	240	56	1	0.48	0.85	4	1.95	0.09	1	1.18	0.91		Acceptable
A9	1570	150	1507	N	240	56	1	0.48	0.85	4	1.95	0.09	1	1.62	1.30		Acceptable



FOUNDATION DETAIL KEYNOTES:

- BOND RACEWAY GROUND TO GROUND ROD IN FILL BOX.
- BOND (1)-#6 SOFT DRAWN BARE CU TO GROUND ROD FILL BOX AND GROUNDING ROD IN POLE BASE HAND HOLE.
- AT EACH POLE BASE HAND HOLE, PROVIDE A BREAKAWAY, WATERPROOF, IN-LINE FUSE HOLDER BY EATON OR APPROVED EQUAL WITH FNG-R-15A FUSE FOR EACH HOT AND A BREAKAWAY, WATERPROOF CONNECTOR ON NEUTRAL (IF REQUIRED).
- LIGHT STANDARD FOUNDATION EMBEDMENT DEPTH, DIMENSIONS AND REINFORCEMENT SHALL BE PER L10.1 OR AS DESIGNATED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO.
- ANCHOR BOLT CIRCLE SHALL BE 12 INCH DIAMETER AND CENTERED ON FOUNDATION.
- DEPTH OF FOUNDATION PER L10.1 OR AS DESIGNATED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO.

GENERAL NOTES:

- FOUNDATION DETAILS ARE INCLUDED ONLY TO SHOW ELECTRICAL COMPONENTS. REFER TO COA STANDARD L10.1 FOR STRUCTURAL REQUIREMENTS.

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	QTY	WATT	SOURCE TYPE	CCT/CRI	MAX HATTS	LUMEN OUTPUT	BUS RATING	FIXTURE FINISH	MOUNTING LOCATION	INFORMATION	NOTES
SL1	FLAT LENS LED ROADWAY LIGHT, HIGH OUTPUT, TYPE II WIDE DISTRIBUTION, GRAY FINISH, TWIST-LOCK ELECTRONIC PHOTOCELL INCLUDED, 30" ROUND TAPERED STEEL POLE, GALVANIZED FINISH, 8'-0" UPSWEEP MAST ARM, BASE COVER	GE EVOLVE	ERL1-0-OT-B5-B0-A-GRAY-LR / 6340LL-BK	120	1	51	LED	3000K 10 CRI	51	6,800	B2-U0-B3	GRAY	POLE	30'-0" OFH	12
		KJM	POLE: RTU7501130-G-18D-BC									HOT DIPPED GALVANIZED			1

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH OFH - OVERALL FIXTURE HEIGHT, AFF(APS) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH
 GENERAL NOTES:
 1. STREET POLE LIGHTS SHALL BE PER CITY OF AURORA SPECIFICATIONS.
 2. LIGHT FIXTURE HEAD IS INCLUDED WITH INTEGRAL PHOTOCELL.

3 TYPE SL1
 E2.0 SCALE: NTS

4 TYPE SL1 PHOTOCELL
 E2.0 SCALE: NTS

5 TYPE SL1 POLE
 E2.0 SCALE: NTS



DATE	DESCRIPTION	REV. NO.

MAJESTIC COMMERCE CENTER
MCC RETAIL FILING NO. 1
 ELECTRICAL STREET LIGHTING SCHEDULES
 AURORA, COLORADO



PROJ NO: 5423.00
 ENG: ANW, ENM
 DATE: 2023-10-27

SHEET NUMBER
E2.0
 4 OF 4

