

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



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

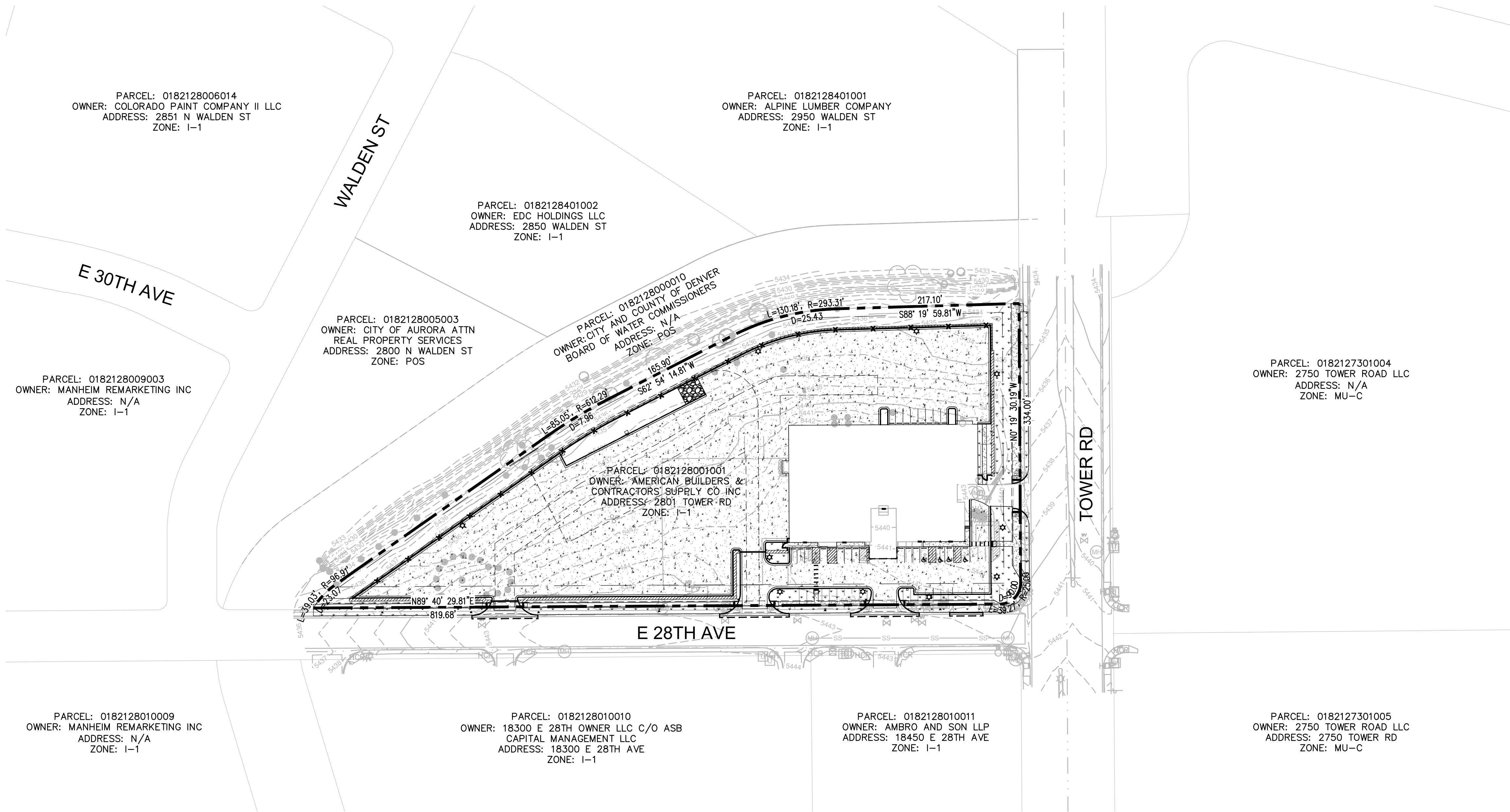
## LEGAL DESCRIPTION

- ## SITE PLAN NOTES



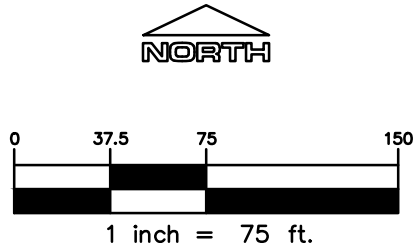
# AURORA ABC SUPPLY COMPANY - SITE PLAN AMENDMENT

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



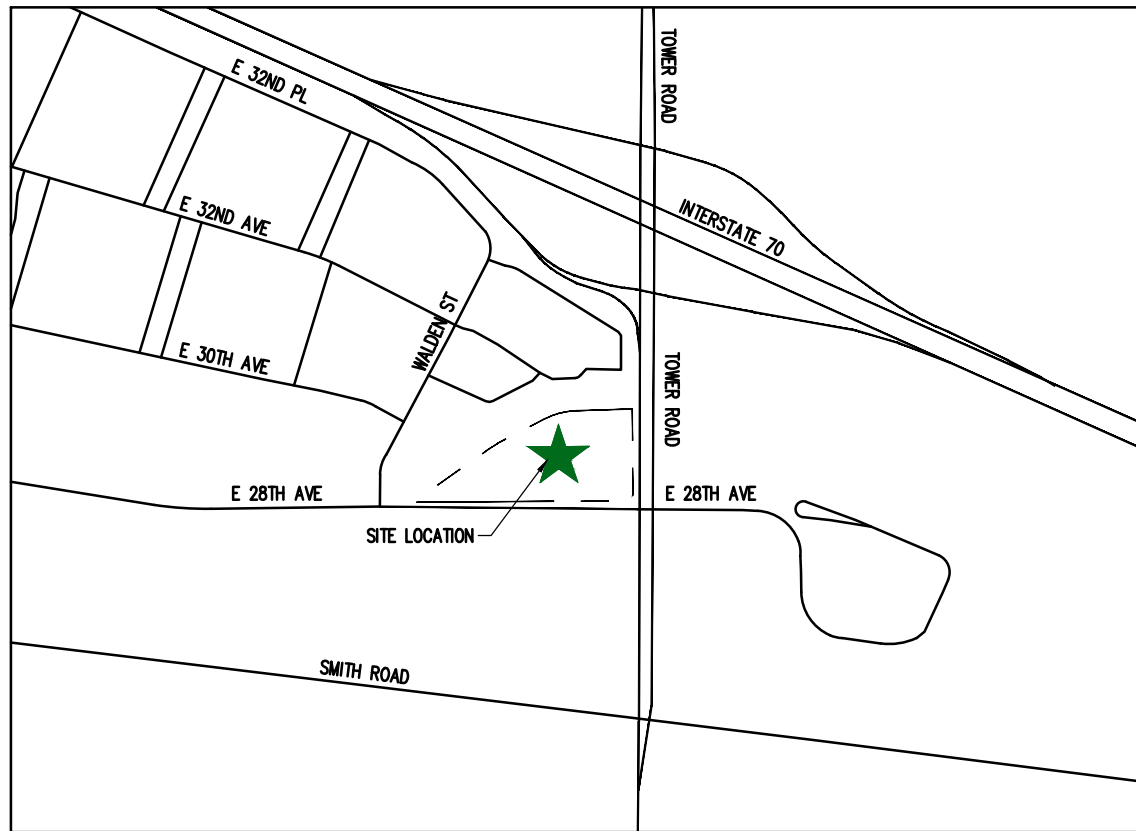
## LEGEND

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



## GENERAL NOTES

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



1" = 750'



Know what's below.  
Call before you dig.

LOGO	
SEAL	
PROJECT TITLE	AURORA ABC SUPPLY CO. SITE PLAN AMENDMENT
2801 TOWER ROAD AURORA, CO 80011	
PREPARED FOR	ABC SUPPLY CO. INC.
2151 E. BROADWAY RD STE 115, TEMPE AZ 85282	
SUBMITTAL	
SITE PLAN	
DRAWN BY:	AJS
CHECKED BY:	MRB
PROJECT NO.:	24-270-002
REVISIONS	
RESUBMITTAL	06.24.25
DATE	09/04/2024
SHEET TITLE	CONTEXT MAP
SHEET INFORMATION	
2	



# AURORA ABC SUPPLY COMPANY - SITE PLAN AMENDMENT

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

SEAL

PROJECT TITLE

AURORA ABC  
SUPPLY CO. SITE  
PLAN AMENDMENT

PREPARED FOR

ABC SUPPLY CO. INC.

2151 E. BROADWAY RD  
STE 115, TEMPE AZ  
85282

SUBMITTAL

SITE PLAN

DRAWN BY:

AJS

CHECKED BY:

MRB

PROJECT NO.:

24-270-002

REVISIONS

RESUBMITTAL

06.24.25

DATE

09/04/2024

SHEET TITLE

SITE PLAN

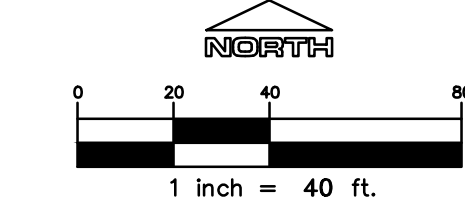
SHEET INFORMATION

## LEGEND

	PORTLAND CEMENT CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	LANDSCAPE
	PROPERTY LINE
	SETBACK
	EASEMENT
	EDGE OF PAVEMENT
	CURB AND GUTTER
	SAWCUT
	BUILDING
	FENCE
	WALL
	ROW ADA ACCESS PATH
	SIGHT TRIANGLE
	EXISTING LIGHT POLE
	PROPOSED LIGHT POLE

## NOTES

- SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
- TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT. WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
- THE SIGNS SHALL BE SET AT ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
- FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
- THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR POST.
- PLACEMENT IF THESE SIGNS CANNOT ENCR OACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCR OACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.
- SIGNS TO BE MOUNTED ON A 2" DIAM ROUND STEEL POLE.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMP WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.
- A PHOTOMETRIC ANALYSIS OF THE EXISTING PUBLIC STREET LIGHTS ALONG E 28TH AVE AND TOWER ROAD SHALL BE SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL. DURING THE CIVIL PLAN SUBMITTAL THE EXISTING STREET LIGHT PHOTOMETRICS WILL BE CHECKED FOR COMPLIANCE WITH THE 2025 ROADWAY MANUAL, AND ADDITIONAL LIGHTS WILL BE ADDED AS REQUIRED.
- PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY.
- THE CURB RAMP AT THE NORTHWEST, SOUTHWEST AND NORTHEAST CORNERS OF THE INTERSECTION OF E 28TH AVE/TOWER RD WILL BE EVALUATED FOR ADA COMPLIANCE DURING THE CIVIL PLAN SUBMITTAL PROCESS. DETAILED LAYOUT AND DESIGN FOR THOSE RAMP WILL BE COMPLETED AS NECESSARY WITH THE CIVIL PLANS.
- THE OWNER WILL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF ALL RETAINING WALLS ON THE SITE.

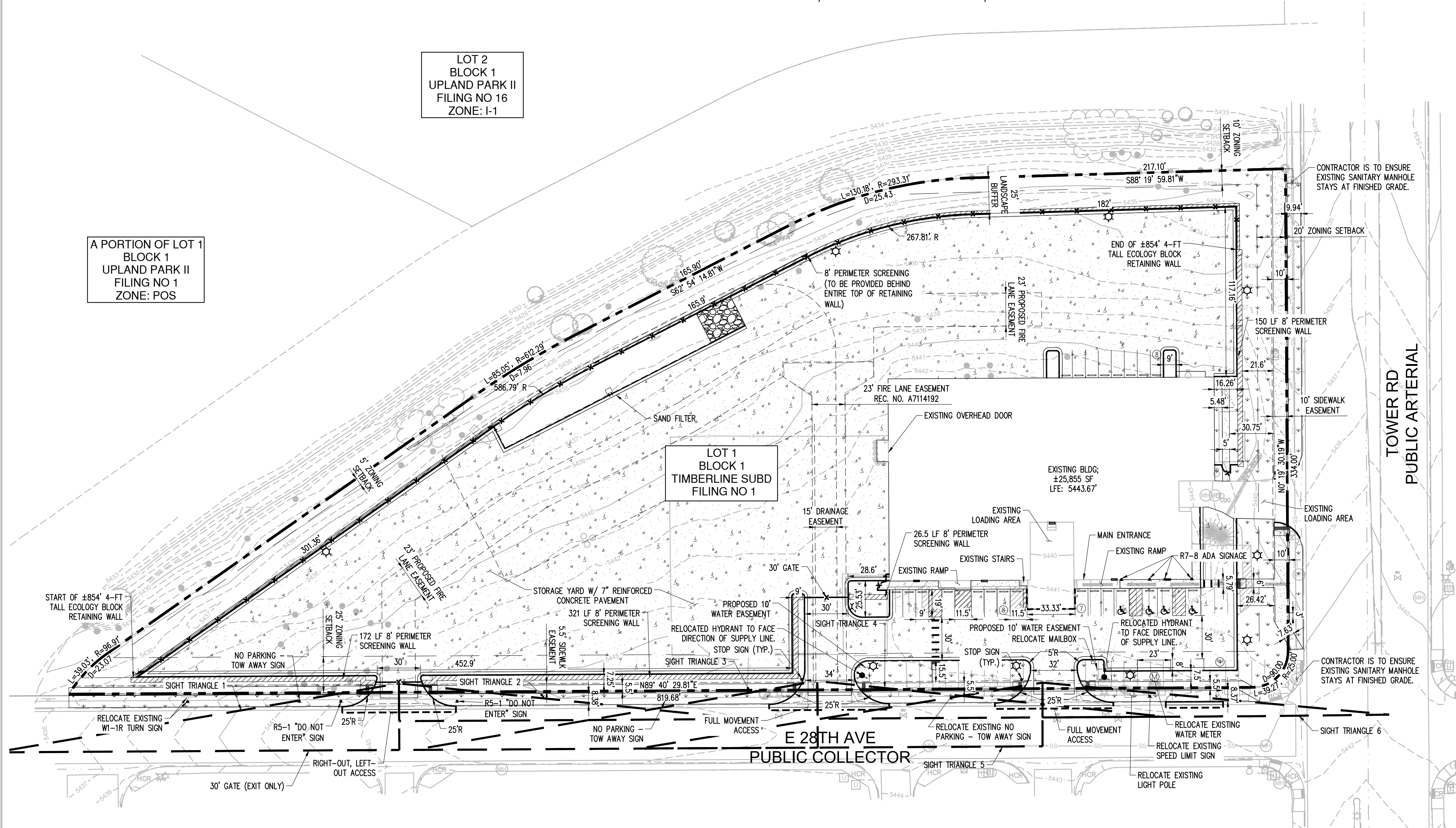


NOTE:  
SIGHT TRIANGLES DESIGNED USING  
CITY OF AURORA ROADWAY DESIGN  
& CONSTRUCTION SPECIFICATIONS  
STANDARD DETAIL TE-13.1.

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



Know what's below.  
Call before you dig.



## PARKING DATA

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

ADMINISTRATIVE ADJUSTMENT: 10% DECREASE TO MINIMUM REQUIRED  
OFF-STREET PARKING (=3 STALLS)

	REQUIRED	
STANDARD SPACES	25 STALLS	23 STALLS
ACCESSIBLE SPACES	2 STALLS	4 STALLS
TOTAL VEHICLE SPACES	27 STALLS	27 STALLS

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

DRIVE AISLE WIDTH: = 30'

## SITE DATA

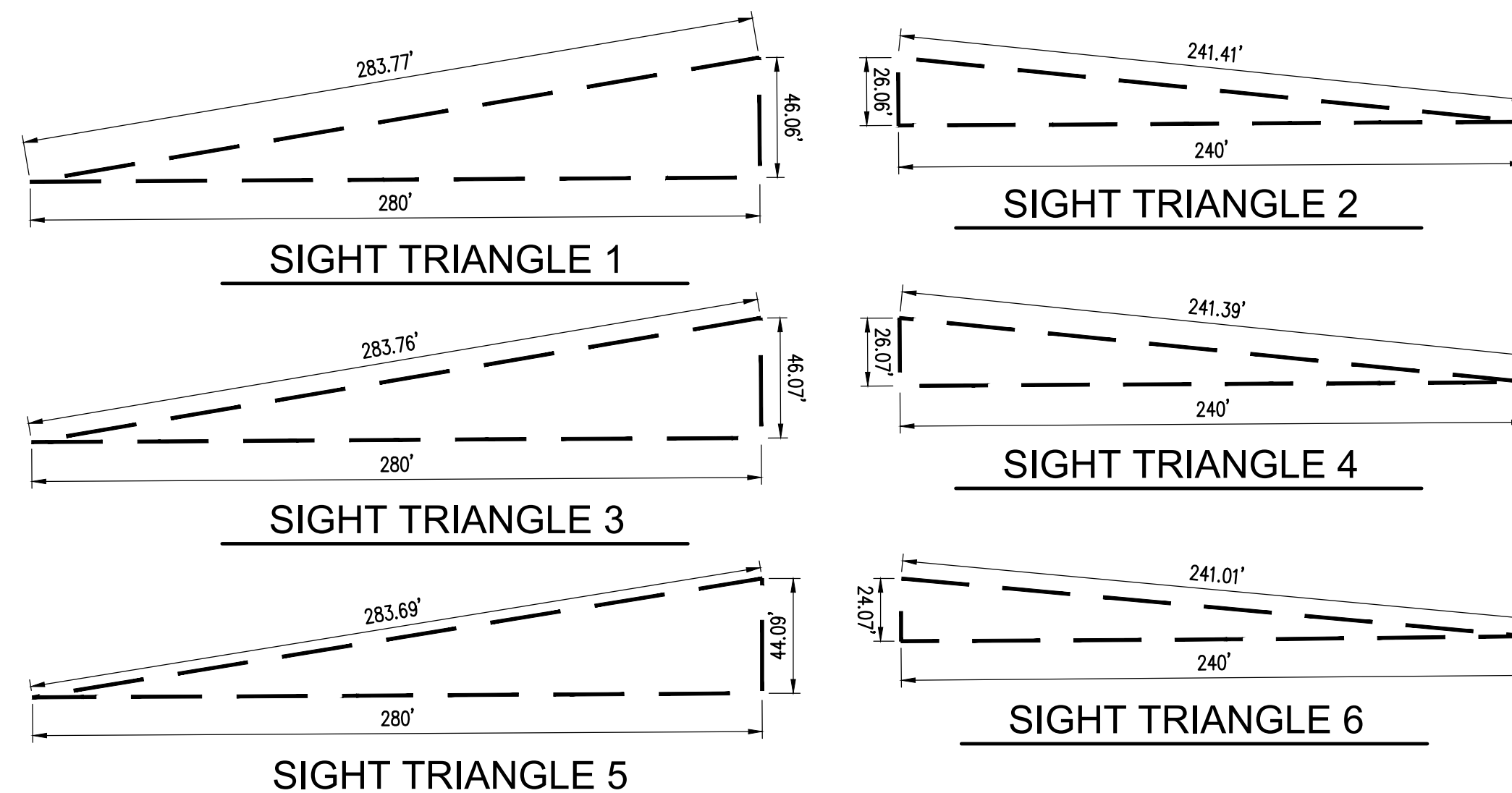
SITE AREA: 4.80± AC (209,051 SF)  
OWNER: AMERICAN BUILDERS & CONTRACTORS  
SUPPLY CO INC  
LAND USE CLASSIFICATION: OFFICE SPACE, HOME BUILDING SUPPLIES  
ZONING CLASSIFICATION: I-1 - BUSINESS/TECH DISTRICT  
LOCAL JURISDICTION: AURORA, CO  
APN: 0182128001001  
ADDRESS: 2801 TOWER RD

## FIRE LANE NOTES

- SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
- TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT. WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
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- SIGNS TO BE MOUNTED ON A 2" DIAM ROUND STEEL POLE.

## BUILDING DATA

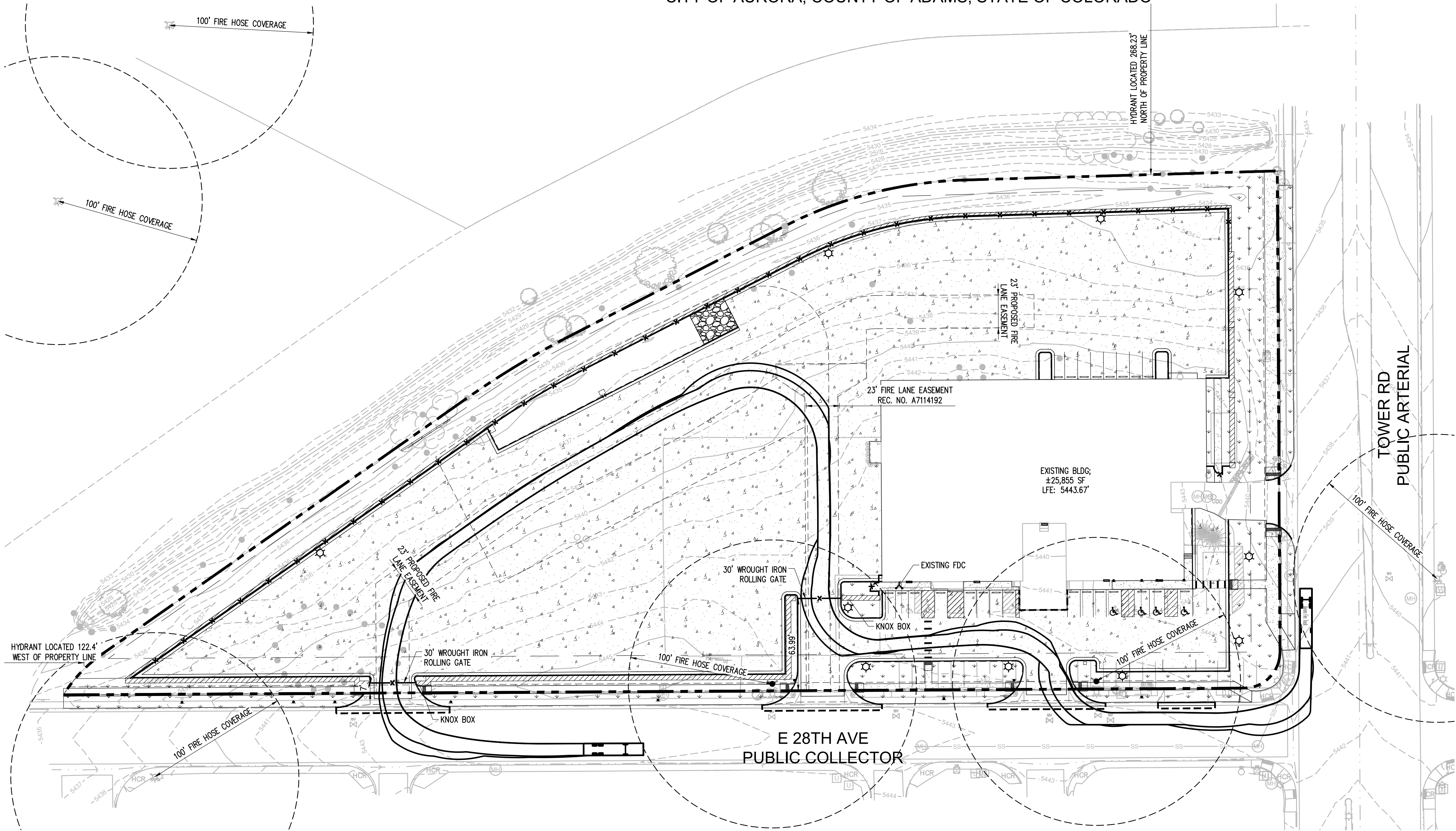
OFFICE SPACE	± 2,795 SF
HOME BUILDING SUPPLIES	± 23,100 SF
TOTAL	± 25,855 SF





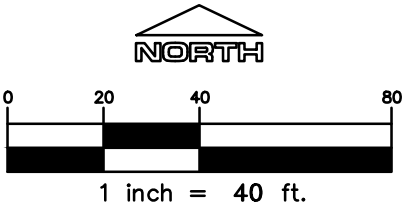
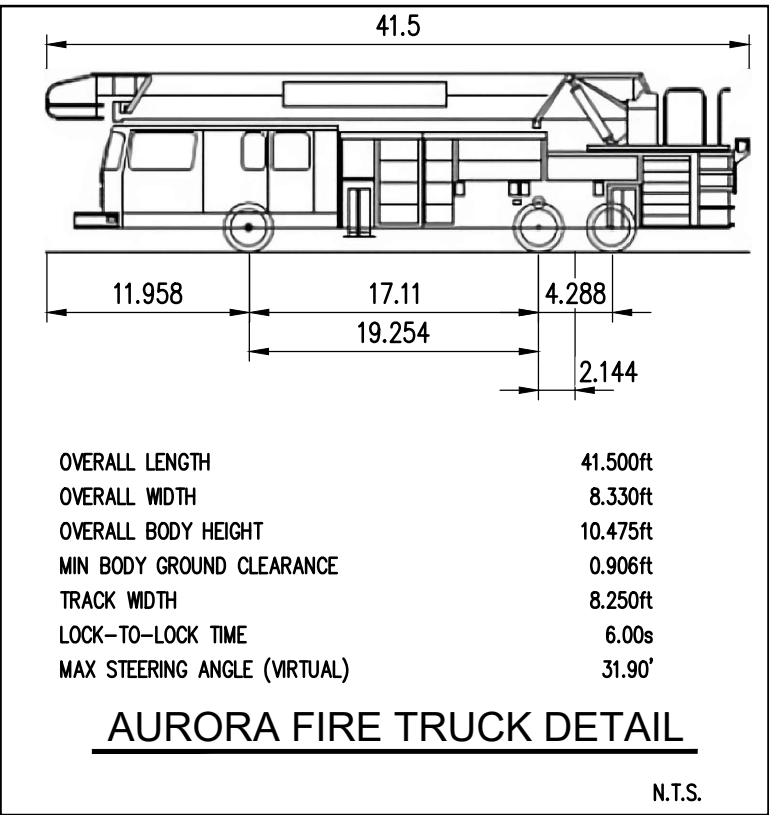
AURORA ABC SUPPLY COMPANY - SITE PLAN AMENDMENT

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



LEGEND

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



LOGO

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

SEAL

PROJECT TITLE

AURORA ABC  
SUPPLY CO. SITE  
PLAN AMENDMENT

2801 TOWER ROAD  
AURORA, CO 80011

PREPARED FOR

ABC SUPPLY CO. INC.

2151 E. BROADWAY RD  
STE 115, TEMPE AZ  
85282

SUBMITTAL

SITE PLAN

DRAWN BY: AJ5

CHECKED BY: MRB

PROJECT NO.: 24-270-002

REVISIONS

RESUBMITTAL	06.24.25

DATE

09/04/2024

SHEET TITLE

FIRE EXHIBIT

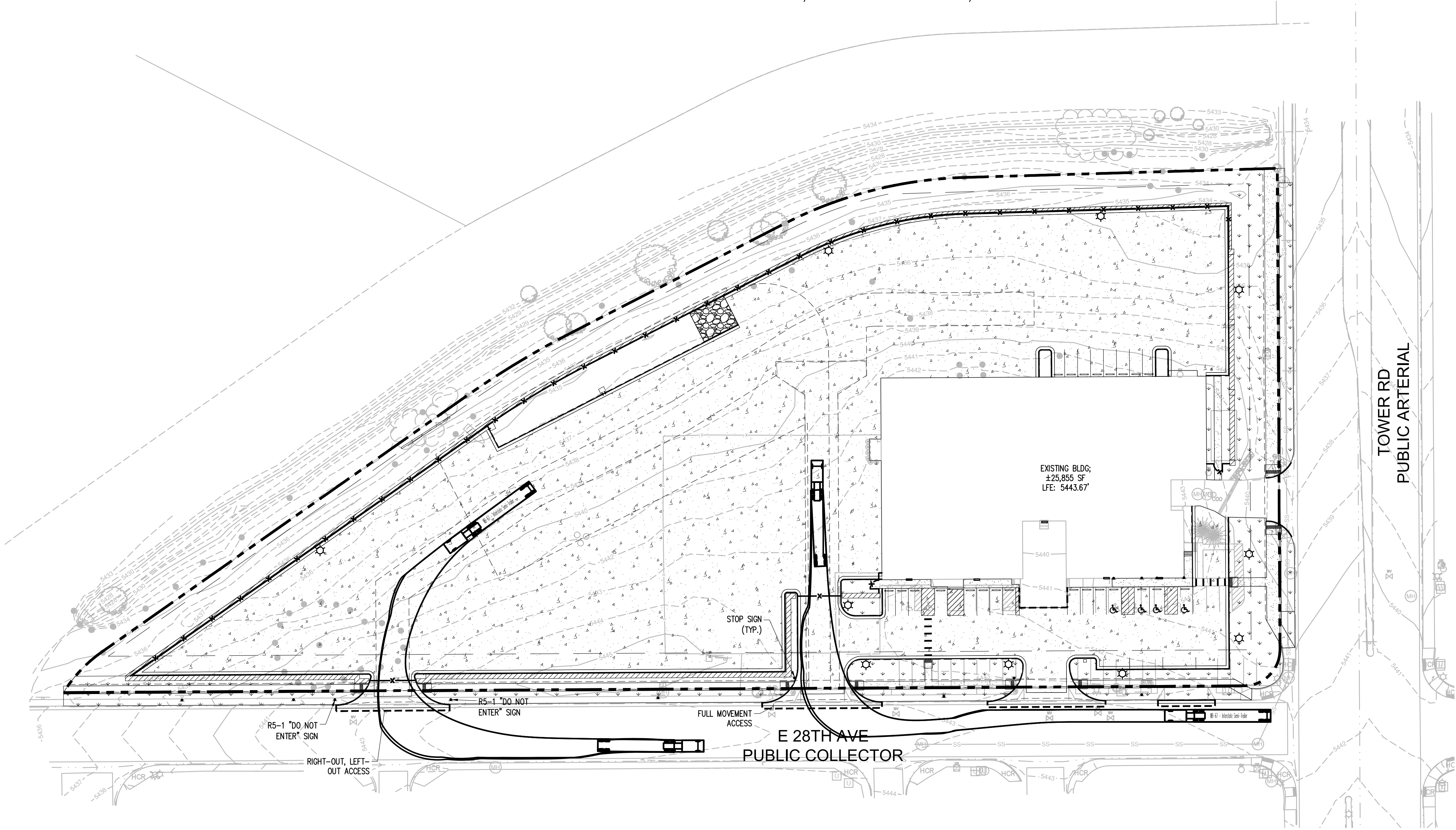
SHEET INFORMATION

4



AURORA ABC SUPPLY COMPANY - SITE PLAN AMENDMENT

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



LEGEND

- PORTLAND CEMENT CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- LANDSCAPE
- PROPERTY LINE
- SETBACK
- EASEMENT
- EDGE OF PAVEMENT
- CURB AND GUTTER
- SAWCUT
- BUILDING
- FENCE
- WALL
- ROW ACCESS PATH
- SIGHT TRIANGLE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE

LOGO	
	
SEAL	
PROJECT TITLE	
AURORA ABC SUPPLY CO. SITE PLAN AMENDMENT	
PREPARED FOR	
ABC SUPPLY CO. INC.	
2801 TOWER ROAD AURORA, CO 80011	
2151 E. BROADWAY RD STE 115, TEMPE AZ 85282	
SUBMITTAL	
SITE PLAN	
DRAWN BY: AUS	
CHECKED BY: MRB	
PROJECT NO.: 24-270-002	
REVISIONS	
RESUBMITTAL 06.24.25	
DATE	
09/04/2024	
SHEET TITLE	
TRUCK TURNING EXHIBIT	
SHEET INFORMATION	
5	





AURORA ABC SUPPLY COMPANY - SITE PLAN AMENDMENT

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

LOGO



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

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SEAL

PROJECT TITLE

AURORA ABC  
SUPPLY CO. SITE  
PLAN AMENDMENT

PREPARED FOR

ABC SUPPLY CO. INC.

2151 E. BROADWAY RD  
STE 115, TEMPE AZ  
85282

SUBMITTAL

SITE PLAN

DRAWN BY: NGA

CHECKED BY: MRB

PROJECT NO.: 24-270-002

REVISIONS

RESUBMITTAL	06.24.25

DATE

09/04/2024

SHEET TITLE

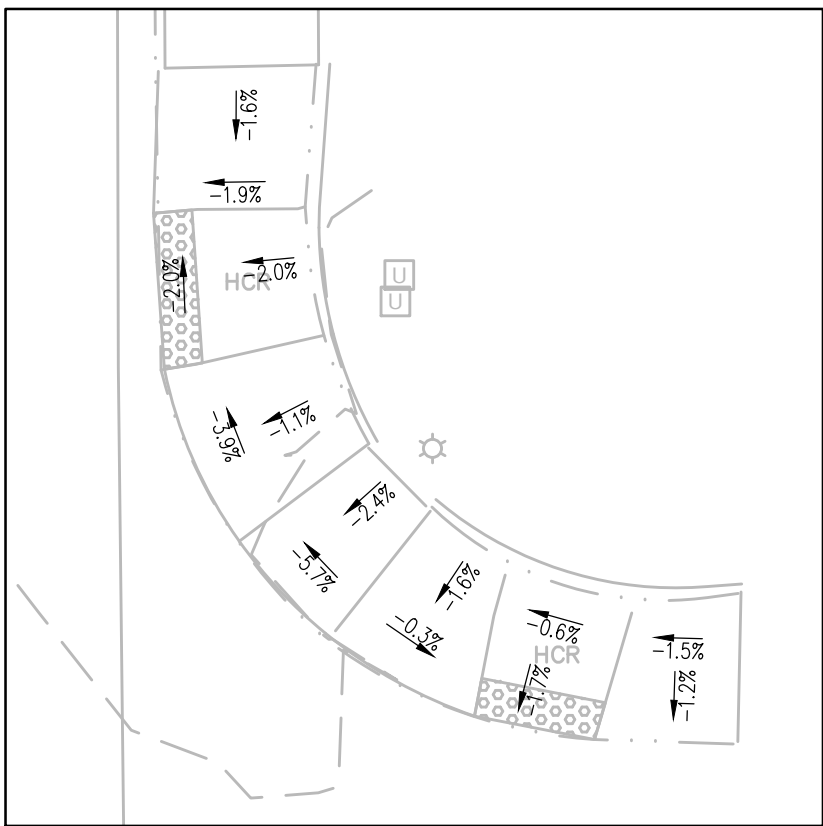
GRADING AND  
DRAINAGE  
PLAN

SHEET INFORMATION

6

LEGEND

- EX. CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- SAW CUT
- ADA ROUTE



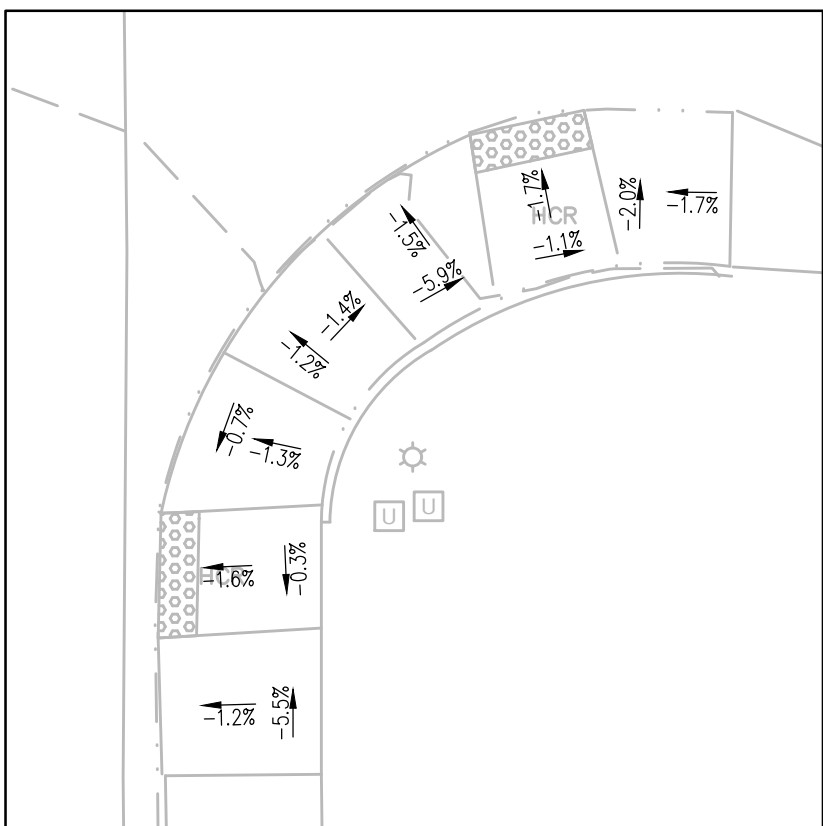
NE CORNER ADA RAMP

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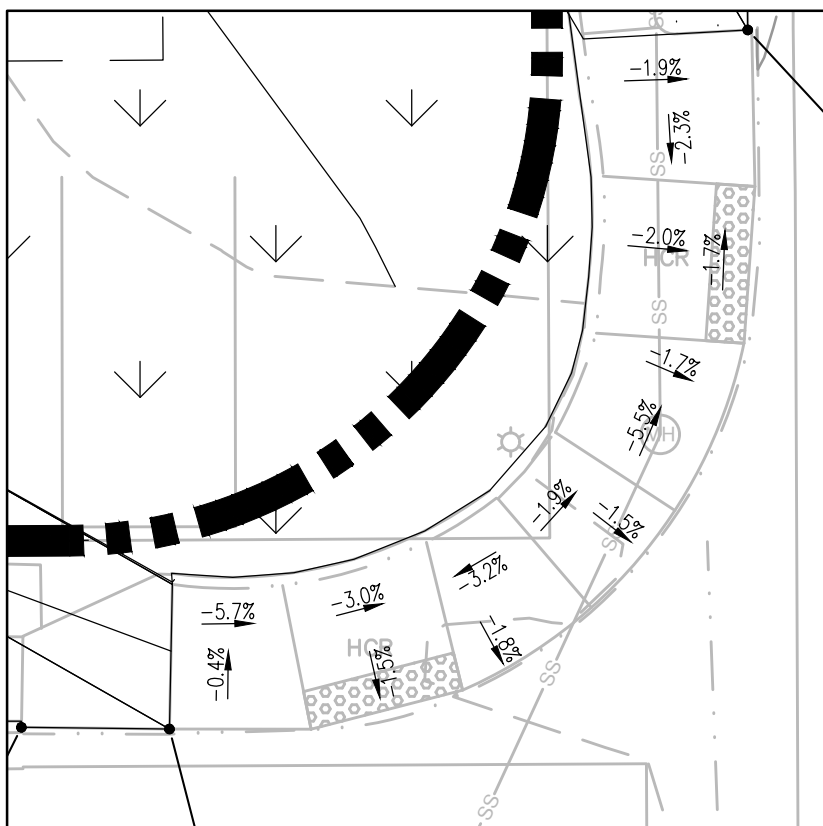
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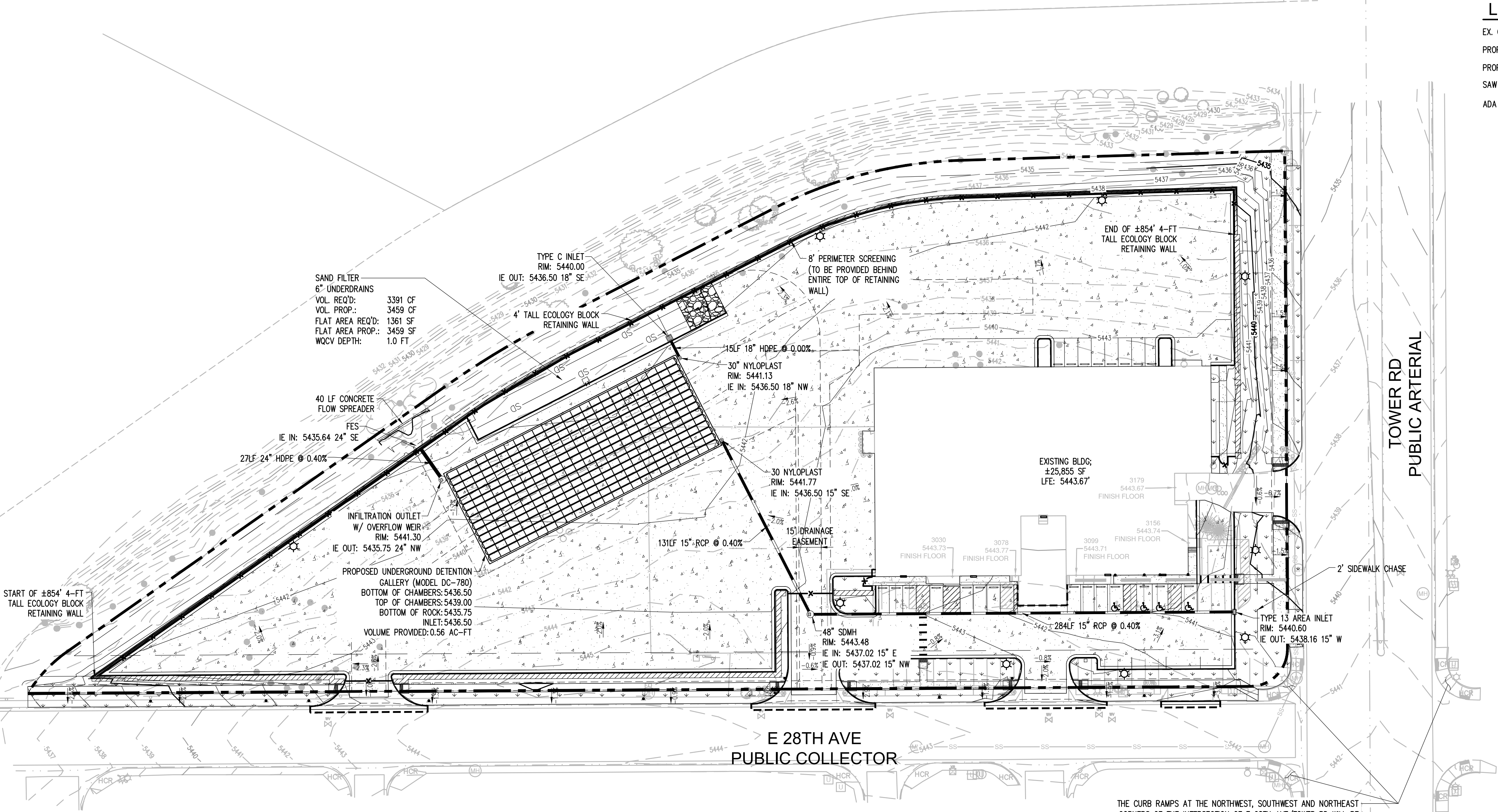
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NW CORNER ADA RAMP

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GENERAL NOTES

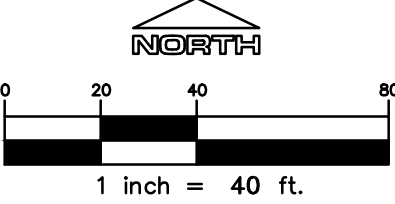
1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%. MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF 10 PERCENT.
5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED 5 PERCENT.
7. STORM SEWER WITHIN PROJECT SITE BOUNDARY IS CONSIDERED PRIVATE. OWNER IS TO MAINTAIN STORM SEWER.
8. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.
9. A PHOTOMETRIC ANALYSIS OF THE EXISTING PUBLIC STREET LIGHTS ALONG E 28TH AVE AND TOWER ROAD SHALL BE SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL. DURING THE CIVIL PLAN SUBMITTAL THE EXISTING STREET LIGHT PHOTOMETRICS WILL BE CHECKED FOR COMPLIANCE WITH THE 2025 ROADWAY MANUAL, AND ADDITIONAL LIGHTS WILL BE ADDED AS REQUIRED.
10. PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY.

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

NOTES

1. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.
2. A PHOTOMETRIC ANALYSIS OF THE EXISTING PUBLIC STREET LIGHTS ALONG E 28TH AVE AND TOWER ROAD SHALL BE SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL. DURING THE CIVIL PLAN SUBMITTAL THE EXISTING STREET LIGHT PHOTOMETRICS WILL BE CHECKED FOR COMPLIANCE WITH THE 2025 ROADWAY MANUAL, AND ADDITIONAL LIGHTS WILL BE ADDED AS REQUIRED.
3. PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY.
4. THE OWNER WILL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF ALL RETAINING WALLS ON THE SITE.

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

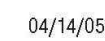




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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



NT:



NTS



NTS



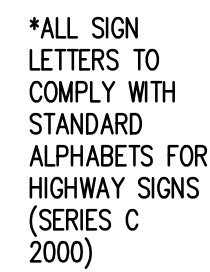
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GALVANIZED SQUARE TUBE

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

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

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

NTS



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

NTS



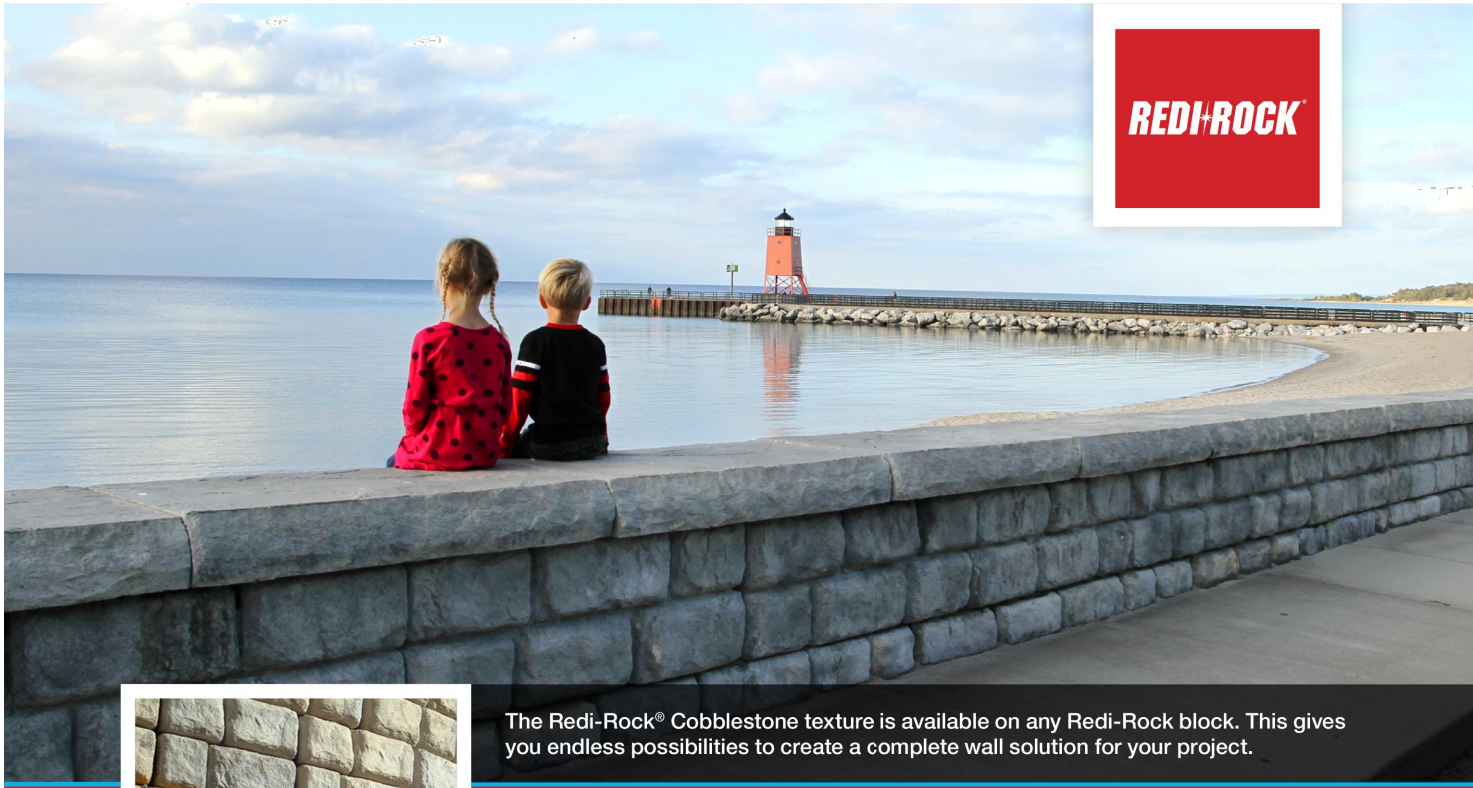
6





AURORA ABC SUPPLY COMPANY - SITE PLAN AMENDMENT

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



The Redi-Rock® Cobblestone texture is available on any Redi-Rock block. This gives you endless possibilities to create a complete wall solution for your project.

REDI-ROCK TEXTURE:  
COBBLESTONE

Calling all blockheads! Redi-Rock Cobblestone blocks feature a double-whammy—engineering ingenuity *and* dashing good looks. The result is the best looking structural walls on the market.

Cobblestone blocks have a great stacked stone aesthetic. Each one-ton block features the appearance of six smaller blocks, making it a great look for projects that need a smaller-scale look.

Cobblestone Block Specifications

- Stacked stone texture
- 5.75 square feet (0.5 square meters) of non-repeating texture available
- Four unique faces to give walls a random aesthetic
- Up to 23 square feet (2 square meters) of non-repeating texture available
- Wet-cast concrete gives a greater level of detail and durability
- MAXIMUM HEIGHT = 8'

COBBLESTONE CASE STUDY



Redi-Rock Gravity Walls Level Lot for Custom Sports Court

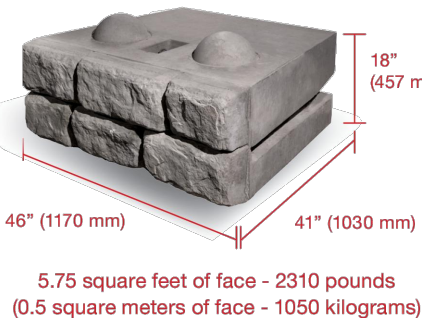
**The Challenge**  
When the owners of this Washington home wanted to install a tennis/basketball court, their hilly property presented some unique challenges. To create enough space for a court, they needed to contend with a 20-foot (6 meter) elevation change on the proposed site.

**The Solution**  
Copper Creek Landscaping considered several options with the owners, including a poured-in-place wall.

"We just thought [a poured-in-place wall] would be too sterile and not aesthetically pleasing," explained Matt Barton, owner of Copper Creek Landscaping.

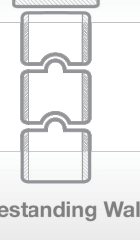
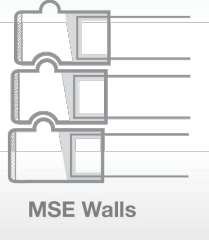
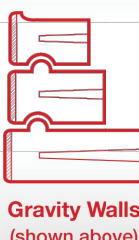
"We wanted really straight, square walls though, so obviously a boulder retaining wall wouldn't have worked. We had a lot of restrictions with what we were trying to do, and Redi-Rock was the perfect product that allowed us to do everything we needed to do," said Barton.

The biggest selling point of the Redi-Rock system was the ability to build retaining walls without requiring geogrid. After re-grading the area, the tallest wall required was still 11 feet (3.4 meters) and was installed as a gravity structure. This saved installers time because they did not have to excavate for geogrid, in turn saving the owners money. Plus, the aesthetic Cobblestone texture complimented the nearby home.



**Project:** Liberty Lake Sports Court **Customer:** Liberty Lake Residence **Block Manufacturer:** Wilbert Precast **Wall Installer:** Copper Creek Landscaping; Wilbert Precast **Location:** Liberty Lake, Washington **Completed:** 2010

**Your Complete Wall Solution**—Each block in the Redi-Rock system is available in any texture and can coordinate in the same wall, giving you the flexibility you need.



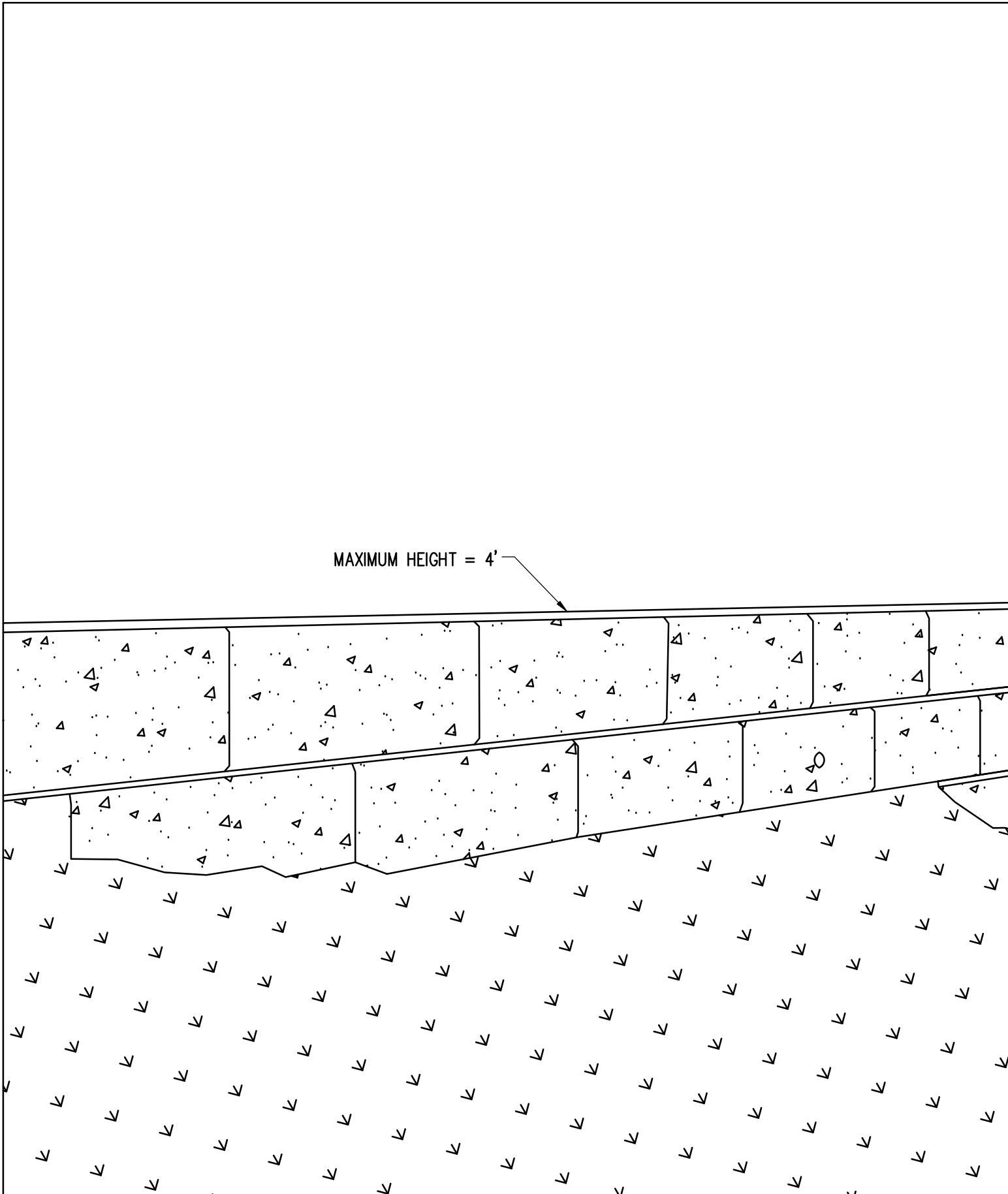
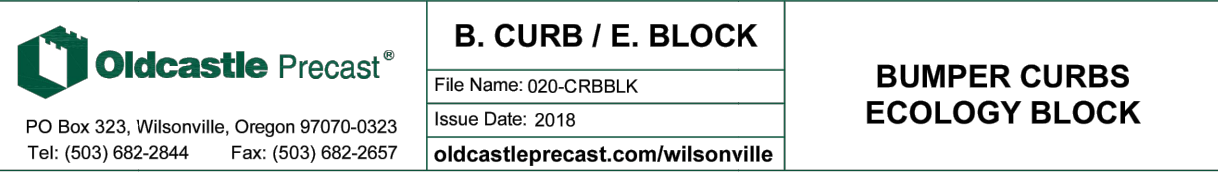
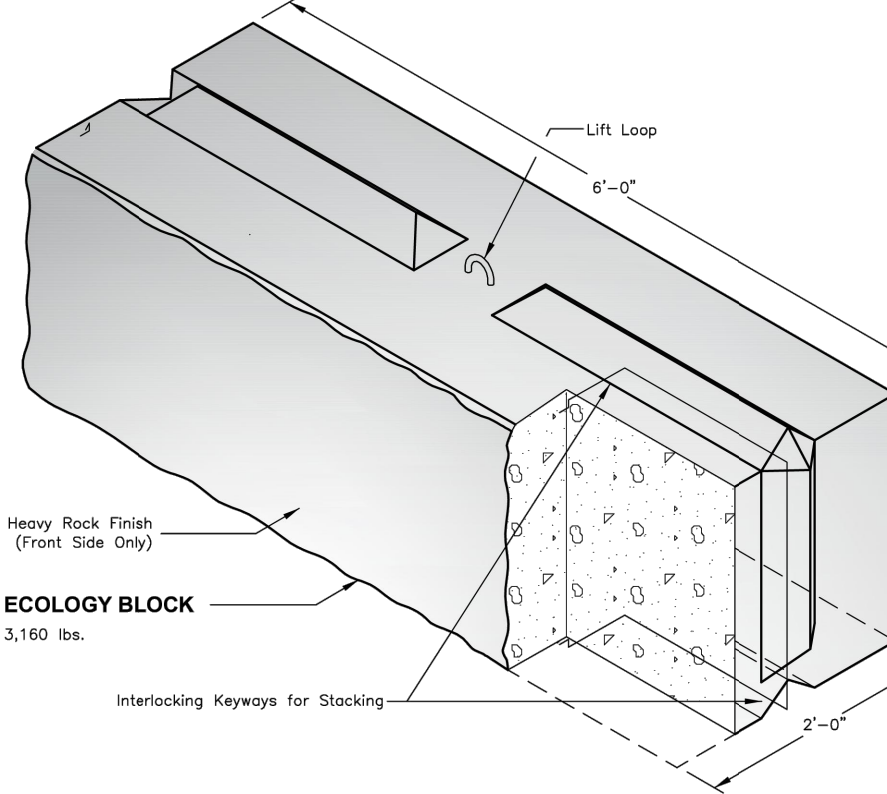
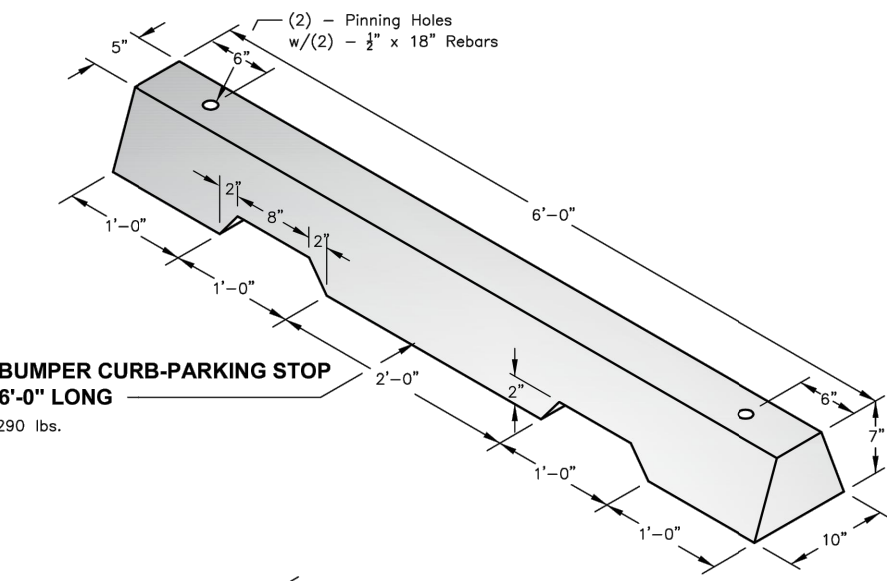
See [redi-rock.com](http://redi-rock.com) for additional products and accessories.



Contact your local Redi-Rock retailer or visit [redi-rock.com](http://redi-rock.com) to learn more about the Redi-Rock Cobblestone face today!

© 2010 Redi-Rock International, LLC  
Form No. RP-005-08/10/15/17/5

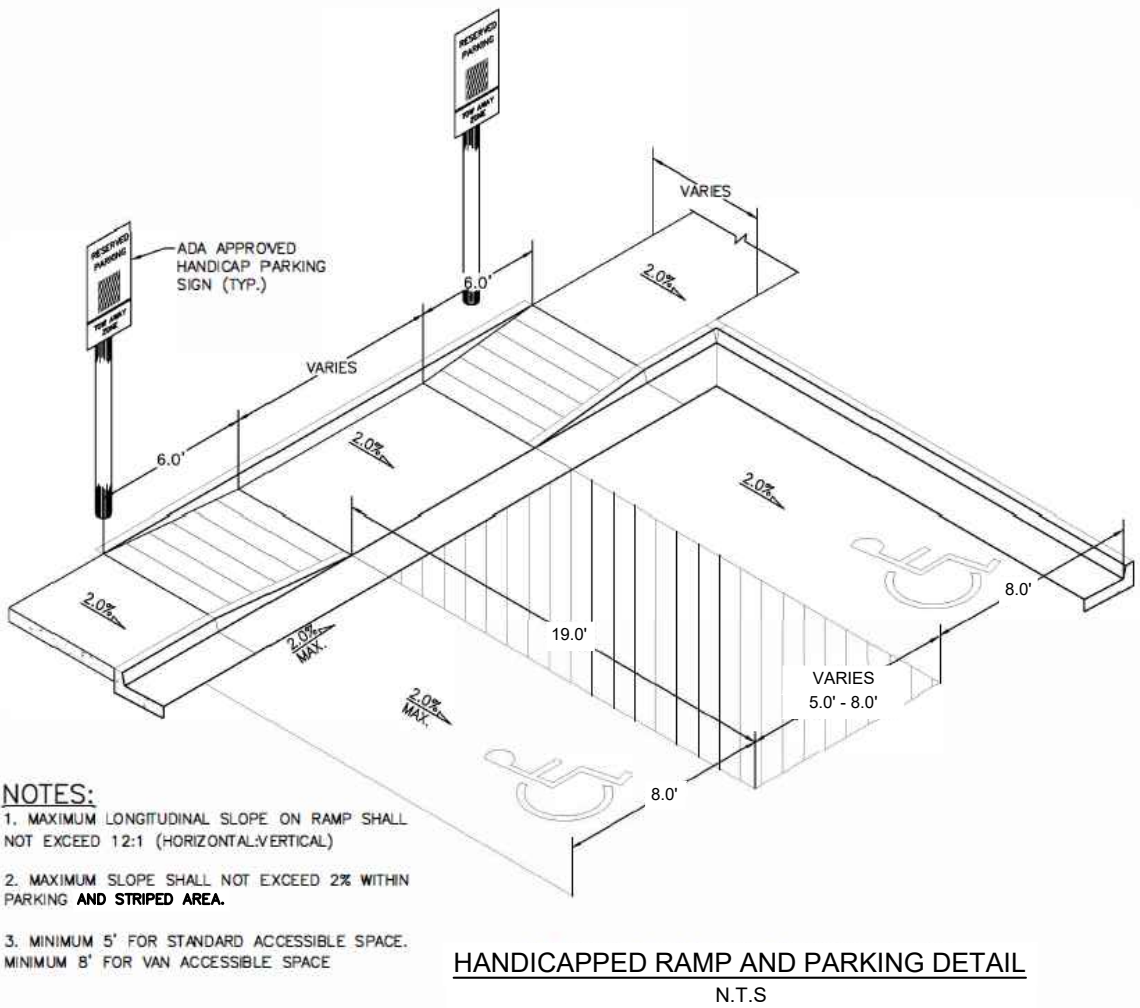
BUMPER CURBS / ECOLOGY BLOCK



ECOLOGY BLOCK RETAINING WALL DETAILS

NTS

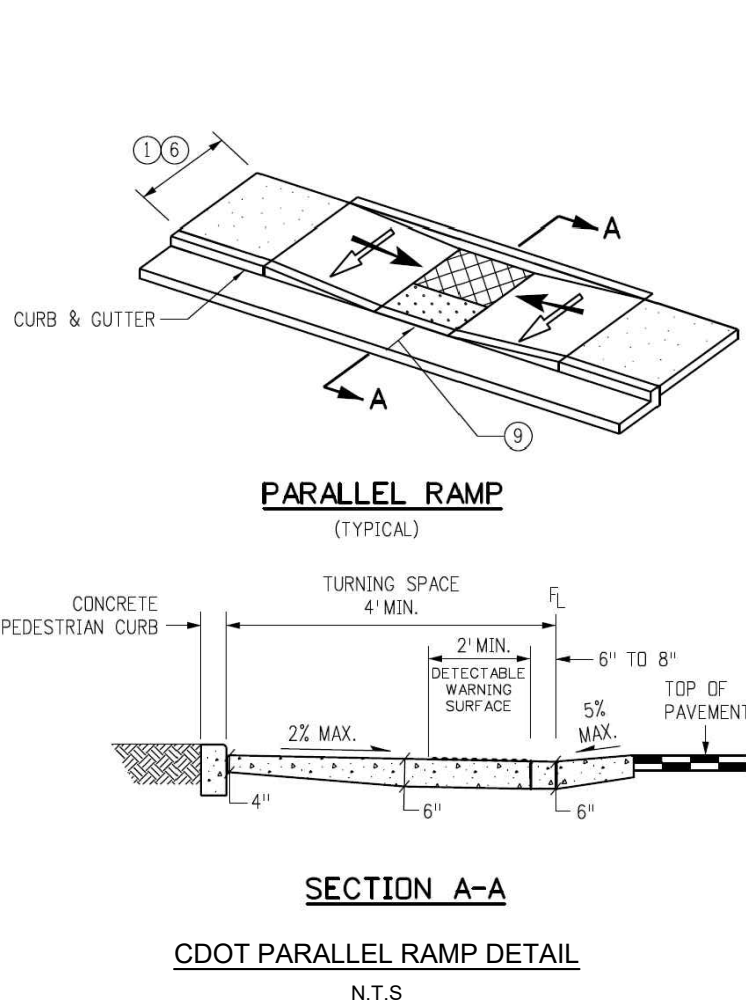
- NOTES:
1. MAXIMUM LONGITUDINAL SLOPE ON RAMP SHALL NOT EXCEED 12:1 (HORIZONTAL:VERTICAL)
  2. MAXIMUM SLOPE SHALL NOT EXCEED 2% WITHIN PARKING AND STRIPED AREA.
  3. ALL SIGNAGE & STRIPING PER MUTCD CRITERIA.
  4. THERE SHALL BE 7' (MIN.) CLEARANCE FROM THE GROUND TO THE BOTTOM OF ALL SIGNS.
  5. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "HORIZONTAL CONTROL PLAN."
  6. ACCESSIBLE SIGNS MUST BE PLACED AT THE BACK OF THE SIDEWALK, ON A WALL OR IN THE GUTTER PAN IN FRONT OF THE SPACE.



NOTES:

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

HANDICAPPED RAMP AND PARKING DETAIL  
N.T.S.



SECTION A-A  
CDOT PARALLEL RAMP DETAIL  
N.T.S.

ADA RAMP AND PARKING DETAILS

3



Know what's below.  
Call before you dig.

NOTE:  
REFERENCE CITY OF AURORA DETAILS FOR PUBLIC SIDEWALK.

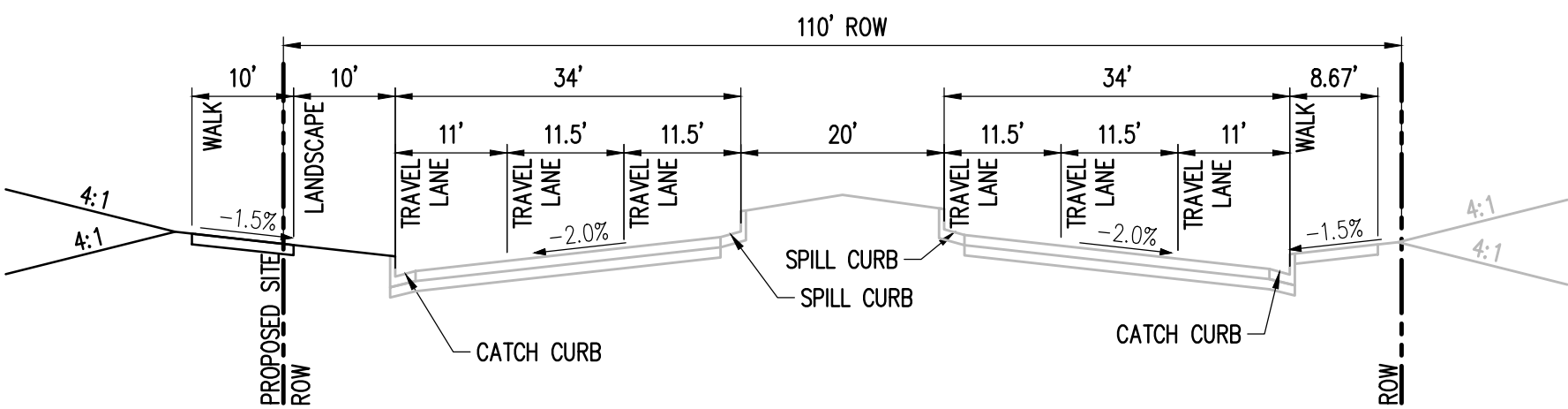
NOTE:  
ALL DETAILS TO MEET CITY OF AURORA STANDARDS AND DETAILS. SEE THE FOLLOWING CITY OF AURORA DETAILS. THIS LIST IS NOT ALL-INCLUSIVE; REFER TO "2024 WATER, SANITARY AND STORM INFRASTRUCTURE STANDARDS AND SPECIFICATIONS\_FINAL", "2024 AURORA WATER DETAILS\_JII", AND "AURORA 2023 ROADWAY DESIGN MANUAL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

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

PERIMETER SCREENING WALL DETAILS

NTS

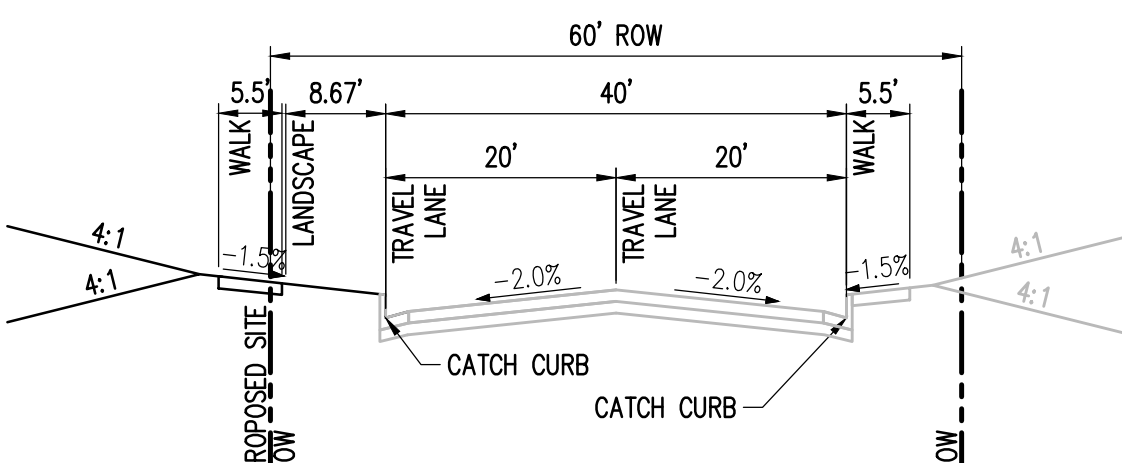
1



TOWER ROAD ULTIMATE ROADWAY SECTION  
(FOR REFERENCE ONLY)

NTS

ADT: TBD



E 28TH AVE ROADWAY SECTION  
(FOR REFERENCE ONLY)

NTS

ADT: TBD

LOGO	
PROJECT TITLE	AURORA ABC SUPPLY CO. SITE PLAN AMENDMENT
PREPARED FOR	ABC SUPPLY CO. INC.
2801 TOWER ROAD AURORA, CO 80011	
2151 E. BROADWAY RD STE 115, TEMPE AZ 85282	
SUBMITTAL	
SITE PLAN	
DRAWN BY:	KNW
CHECKED BY:	MRB
PROJECT NO.:	24-270-002
REVISIONS	
RESUBMITTAL	06.24.25
DATE	09/04/2024
SHEET TITLE	DETAILS
SHEET INFORMATION	
8	



AURORA ABC SUPPLY COMPANY - SITE PLAN AMENDMENT

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

LOGO

**RidgeTop**  
ENGINEERING & SURVEYING  
541 E. Garden Drive,  
Unit N  
Windsor, CO 80550  
T (970) 663-4552  
W ridgetopeng.com

SEAL

**PLANSCAPES**  
DESIGN GROUP  
LAND PLANNING / LANDSCAPE ARCHITECTURE

PROJECT TITLE  
AURORA ABC  
SUPPLY CO. SITE  
PLAN AMENDMENT

2801 TOWER ROAD  
AURORA, CO 80011  
PREPARED FOR  
ABC SUPPLY CO. INC.

2151 E. BROADWAY RD  
STE 115, TEMPE AZ  
85282

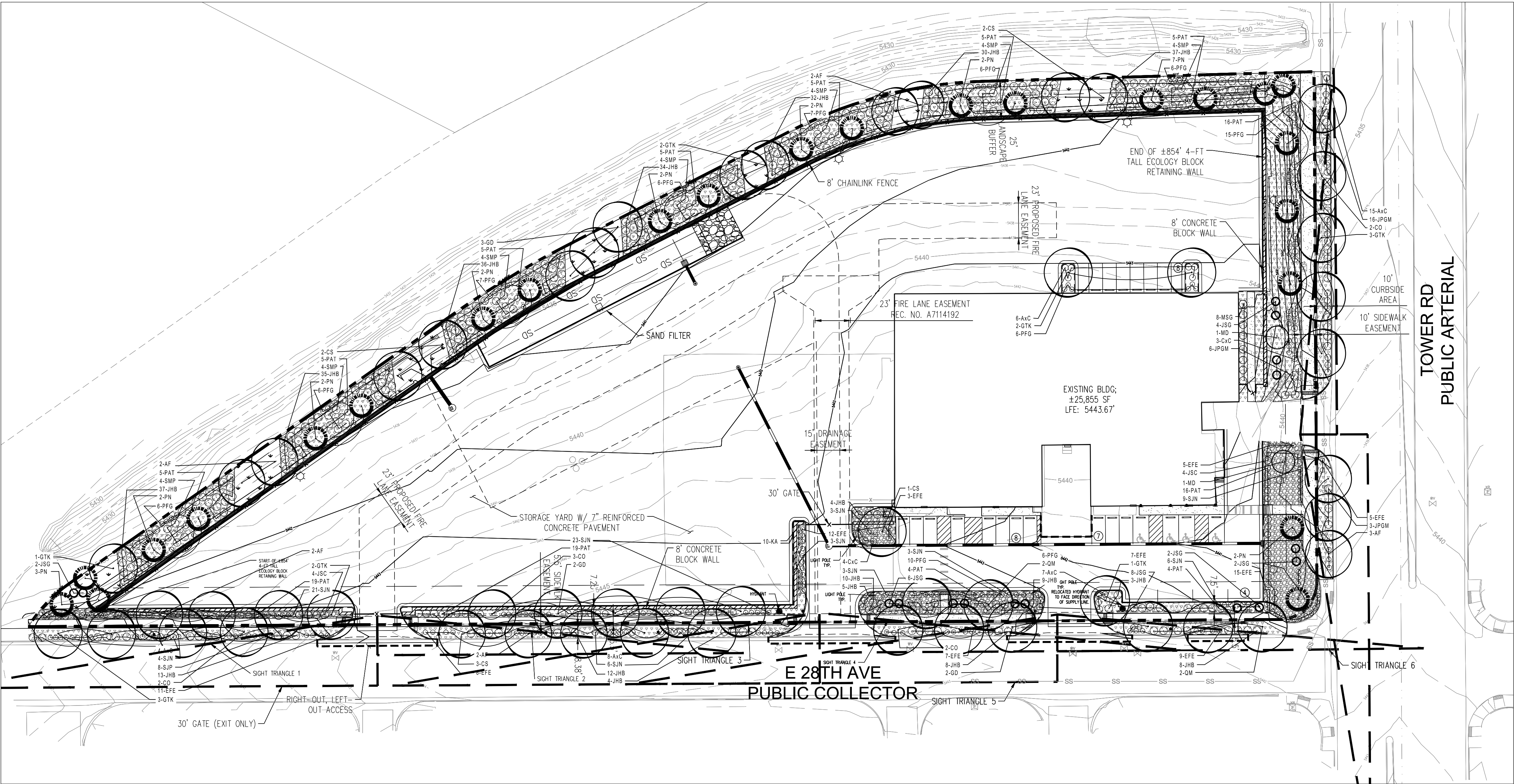
SUBMITTAL  
SITE PLAN

DRAWN BY:	MRB
CHECKED BY:	
PROJECT NO.:	24-270-002
REVISIONS	
RESUBMITTAL	06.04.25

DATE  
09/04/2024

SHEET TITLE  
LANDSCAPE  
PLAN

SHEET INFORMATION



LEGEND

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

PLANT LEGEND

DECIDUOUS SHADE TREES  
ORNAMENTAL TREES  
DECIDUOUS SHRUBS  
PERENNIAL GRASSES  
EVERGREEN SHRUBS  
STEEL EDGER  
EVERGREEN TREES  
6' FENCE  
3/4" RIVER ROCK  
WOOD MULCH  
NATIVE GRASS

LANDSCAPE BUFFER

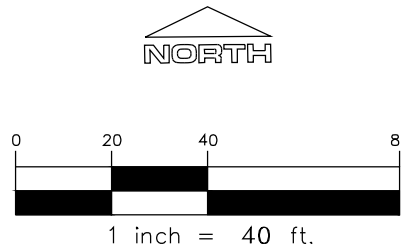
DESCRIPTION	ADJACENT LAND USE	AREA/LENGTH	STANDARD BUFFER WIDTH REQ/BUFFER WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# OF TREES REQUIRED	# OF SHRUBS REQUIRED	# OF TREES PROPOSED	# OF SHRUBS PROPOSED
PUBLIC STREET-TOWER RD Curbside Landscaping	PUBLIC STREET	1,436 SF / 328 LF	10' //10'	N/A	8 TREES 1TREE/40 LF	36 SHRUBS 1 SHRUBS/ 40 SF	8 TREES	39 SHRUBS
PRUBLIC STREET-E. 28TH AVE Curbside Landscaping	PUBLIC STREET	3,272 SF / 742 LF	8/8'	N/A	15 TREES 1TREE/40 LF	82 SHRUBS 1 SHRUBS/ 40 SF	15 TREES	113 SHRUBS
PUBLIC STREET - TOWER RD Street Frontage	PUBLIC STREET	10,251 SF / 328 LF	25' / 25'	N/A	8 TREES 1TREE/40 LF	82 SHRUBS 10 SHRUBS/ 40 LF	13 TREES	84 SHRUBS
PUBLIC STREET - E. 28TH AVE Street Frontage	PUBLIC STREET	9,520 SF / 742 LF	10' / 10'-18'	N/A	19 TREES 1TREE/40 LF	186 SHRUBS 10 SHRUBS/ 40 LF	19 TREES	186 SHRUBS
25' SPECIAL LANDSCAPE BUFFER Rear property boundary	PARKS/OPEN SPACE	22,211 SF / 845 LF	25'/25'	N/A	34 TREES 1TREE/25 LF	336 SHRUBS 10SHRUBS/ 25 LF	34 TREES	343 SHRUBS
TOTAL					75 TREES	724 SHRUBS	104TREES	784 SHRUBS

NATIVE GRASS:

PBSI Native Prairie Mix  
  
Ingredients: Blue Grama , Buffalograss, Sideoats Grama, Western Wheatgrass , Green Needlegrass, Sand Dropseed  
  
Seeding Rate: 10 PLS/Acre to be used between October 15th and March 30th  
  
Pawnee Buttes Seed, Inc.  
605 25th St.  
Greeley, Colorado  
(970) 356-7002

811

Know what's below.  
Call before you dig.





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

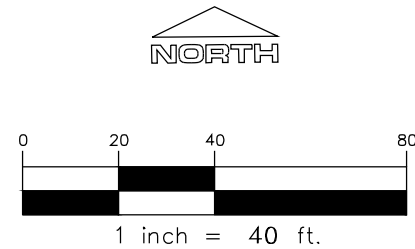
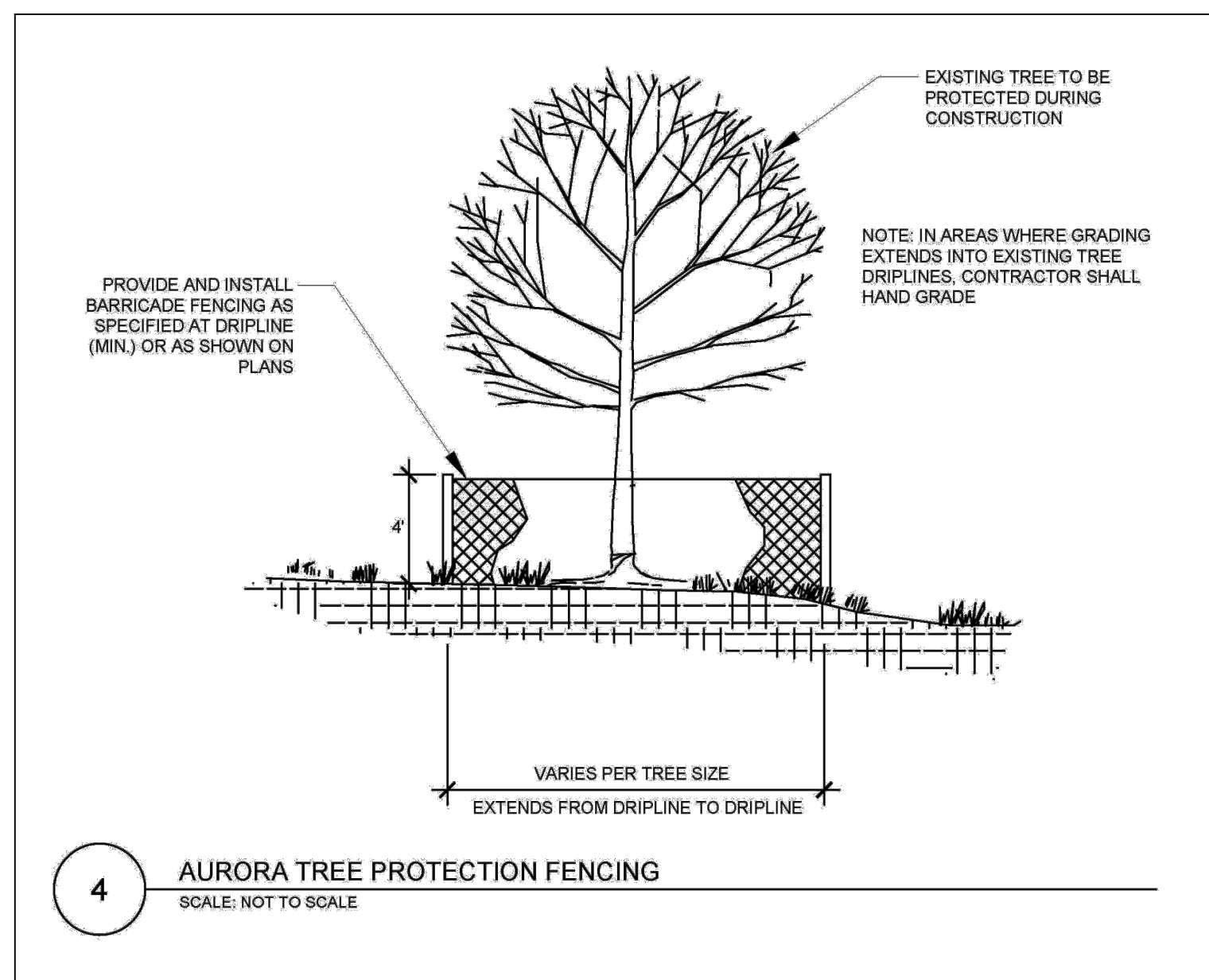
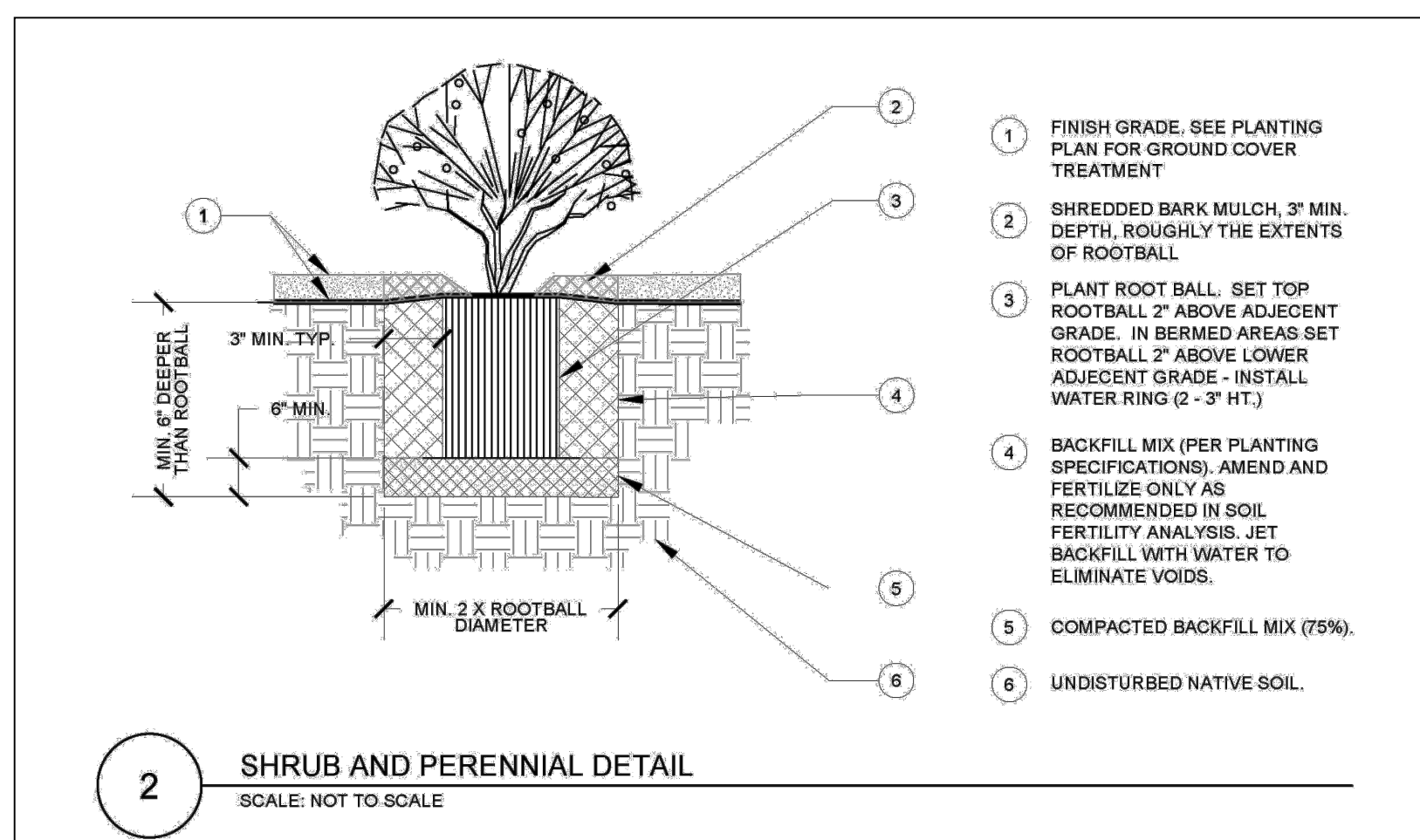
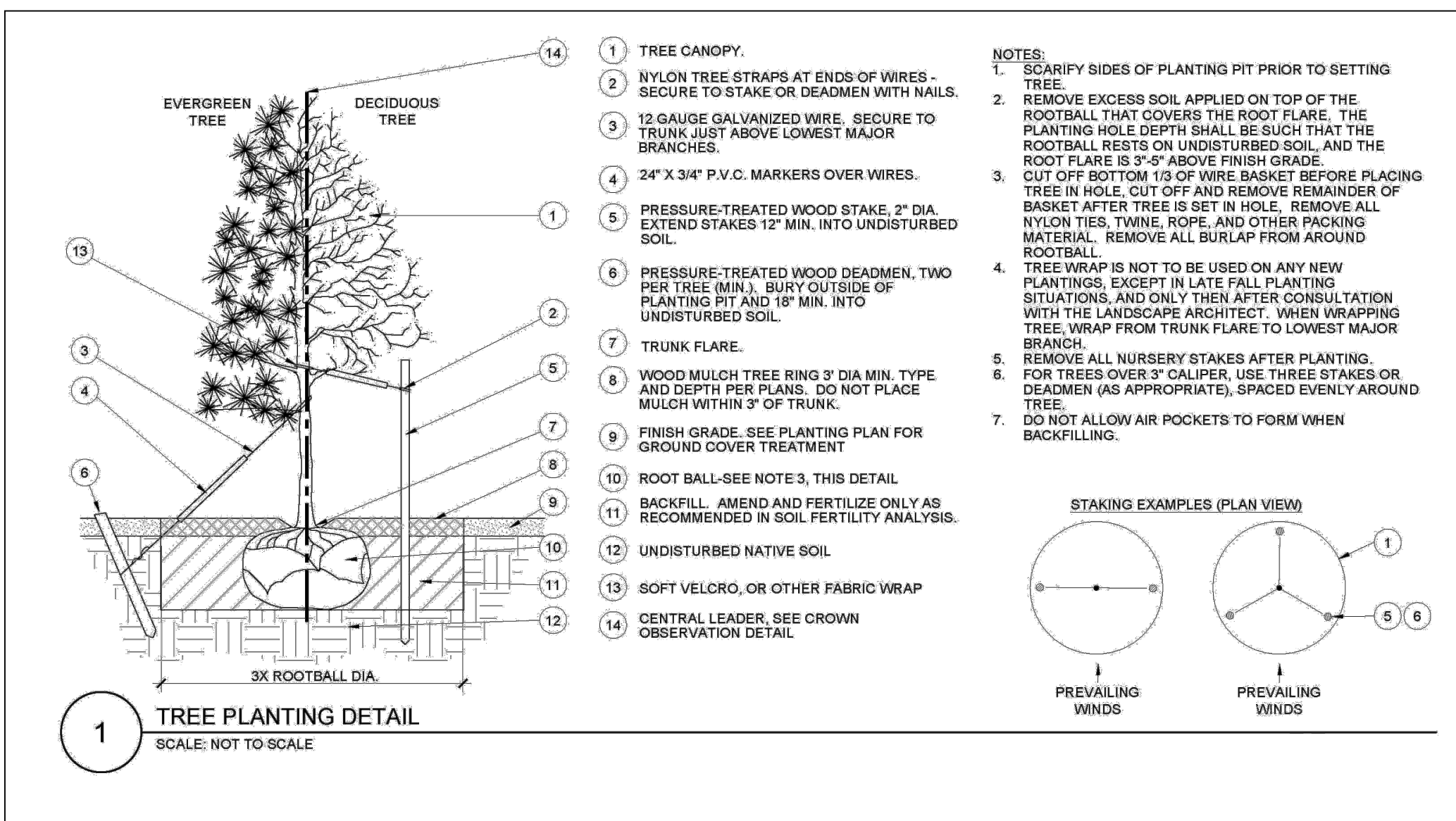
PLANTING SCHEDULE								
TYPE	KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	SIZE AT MATURITY	NOTES	WATER USE
Trees								
Deciduous	AF	11	Acer X Freemannii 'Autumn Blaze'	Autumn Maple Blaze	2.5" Cal	50'	B & B	M
	CO	9	Celtis Occidentalis	Western Hackberry	2.5" Cal	50'	B & B	M
	CS	7	Catalpa Speciosa	Western Catalpa	2.5" Cal	40'	B & B	M
	QM	6	Quercus Macrocarpa	Bur Oak	2.5" Cal	50'	B & B	M
	GD	7	Gumnocladus Dioicus	Kentucky Coffeetree	2.5" Cal	50'	B & B	L
	GTK	14	Gleditsia Triacanthos Inermis Skyline	Skyline Locust	2.5" Cal	50'	B & B	L-M
Ornamental	MD	2	Malus 'David'	David Crabapple	2" Cal	15'-20'	B & B	M
Evergreen	JSG	24	Juniperus Scopulorum 'Gray Gleam'	Gray Gleam Juniper	6' Ht	15'-20'	B & B	L-M
	PN	24	Pinus Nigra 'Arnold's Sentinel'	Austrian Pine	6' Ht	40'-60'	B & B	M
Shrubs								
Deciduous	AxC	40	Arctostaphylos X Coloradoensis	Panchito Manzanita	5 Gal	3'	5' OC	L
	CxC	7	Caryopteris x clandonensis	Blue Mist Spirea	5 Gal	3'-5'	3' OC	L
	PFG	81	Potentilla Fruticosa 'Gold Drop'	Gold Drop Potentilla	5 Gal	3'-6'	3' OC	L
	SMP	28	Syringa Meyer 'Palibin'	Dwarf Korean Lilac	5 Gal	5'	5' OC	L
	PAT	113	Perovskia Atroplicifolia	Russian Sage	5 Gal	5'-6'	6' OC	L
	EFE	80	Euonumus Fortuei 'Emerald Gaiety'	Emerald Gaiety Euonymus	5 Gal	3'	5' OC	L
	SJN	81	Salix Arenaria	Blue Creek Willow	5 Gal	4'	4' OC	L
	SJP	8	Spirea japonica 'Little Princess'	Little Princess Spirea	5 Gal	3'	3' OC	L
Evergreen	JPGM	25	Juniperus Horizontalis 'Blue Chip'	Blue Chip Juniper	5 Gal	14"	5' OC	L
	JSC	8	Juniperus Sabina 'Calgary Carpet'	Calgary Carpet Juniper	5 Gal	3'-6'	5' OC	L
	JHB	313	Juniperus Horizontalis 'Bar Harbor'	Bar Harbor Juniper	5 Gal	12"-15"	5' OC	L
Perennials & Ornamental Grasses								
	MSG	8	Miscanthus Sinensis 'Gracillimus'	Maiden Grass	5 Gal		4' OC	L
	KA	10	Calamagrostis X Acutiflora 'Karl Forester'	Karl Forester Grass	1 Gal		4' OC	L

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

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

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

1. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
2. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
3. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-142B AND/OR SEC. 146-143S MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM ON AN SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.





AURORA ABC SUPPLY COMPANY - SITE PLAN AMENDMENT

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

PARKING LOT LIGHTING  
HOURS OF OPERATION:  
5 PM - 6 AM

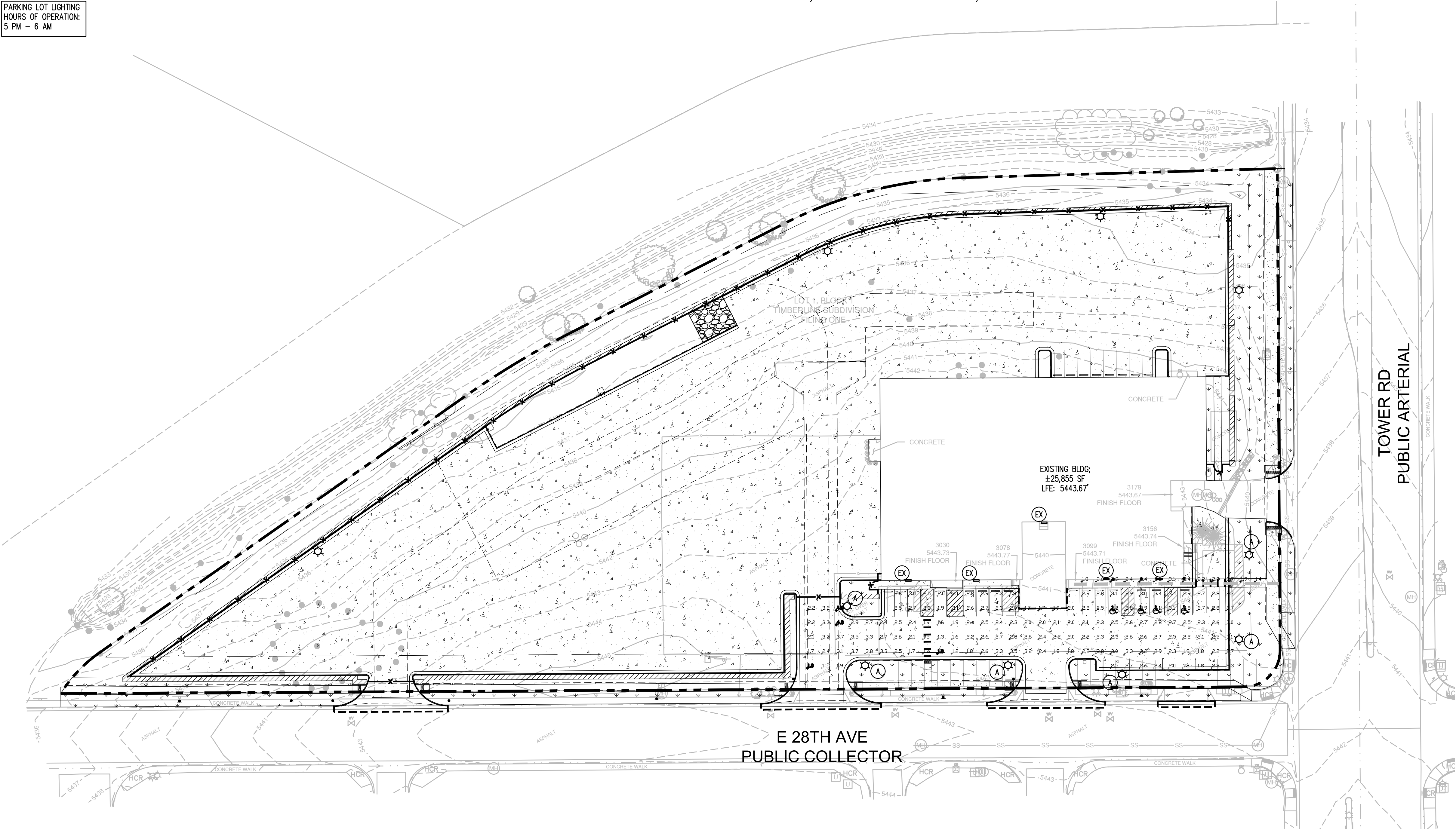
LEGEND

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

NOTE

- A PHOTOMETRIC ANALYSIS OF THE EXISTING PUBLIC STREET LIGHTS ALONG TOWER RD AND E 28TH AVE SHALL BE SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL. DURING THE CIVIL PLAN SUBMITTAL THE EXISTING STREET LIGHT PHOTOMETRICS WILL BE CHECKED FOR COMPLIANCE WITH THE 2025 ROADWAY MANUAL, AND ADDITIONAL LIGHTS WILL BE ADDED AS REQUIRED.
- PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY.
- PER SECTION 146-4.9.2.B, PARKING AREAS SHALL BE LIT WITH FULL CUTOFF SHIELDED LUMINAIRE TYPE LIGHTING FIXTURES NO MORE THAN 25 FEET TALL, AND FIXTURES SHALL BE DOWNCAST TYPES WITH FULL CUTOFF SHIELDING.

OPERATING HOURS	
WEEKDAYS	6AM - 6PM
WEEKENDS	CLOSED



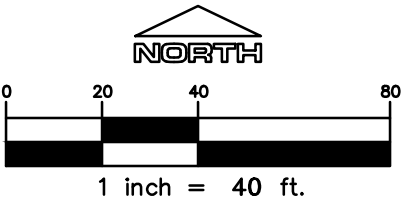
CALCULATION SUMMARY - PARKING LOT					
CALC ZONE - PARKING LOT	AVG. (fc)	MAX (fc)	MIN (fc)	AVG/MIN	MAX/MIN
2.5	2.5	4.0	1.0	2.5:1	4.0:1

LUMINAIRE SCHEDULE - PARKING LOT							
SYMBOL	QTY.	MANUFACTURER	ARRANGEMENT	DESC. - FILE NAME	ARR. WATTS	ARR. LUM. LUMENS	MOUNTING HEIGHT
⊙	6 (NEW)	SIGNIFY GARDCO	SINGLE	S-XP20-P07-B30-G1-4FT	79.0	ABSOLUTE	20'
⊞	5 (EXIST)	LITHONIA LIGHTING	WALLPACK	TWR1_LED_ALO-MED_30K_UVOLT	36.7	ABSOLUTE	25'

SUMMARY - TOWER RD & E. 28TH AVE	
ROADWAY CLASSIFICATION:	PUBLIC ARTERIAL
ADJACENT LAND USE CATEGORY:	I-1 - BUSINESS/TECH DISTRICT
NUMBER OF LANES:	4
BACK TO BACK CURB WIDTH:	88'-90' VARIES
PEDESTRIAN ACTIVITY LEVEL:	MEDIUM
PAVEMENT TYPE:	R3



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LOGO

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

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W. ridgeTOPeng.com

SEAL

PROJECT TITLE

AURORA ABC  
SUPPLY CO. SITE  
PLAN AMENDMENT

2801 TOWER ROAD  
AURORA, CO 80011

PREPARED FOR

ABC SUPPLY CO. INC.

2151 E. BROADWAY RD  
STE 115, TEMPE AZ  
85282

SUBMITTAL

SITE PLAN

DRAWN BY: KNW

CHECKED BY: MRB

PROJECT NO.: 24-270-002

REVISIONS

RESUBMITTAL 06.24.25

DATE

09/04/2024

SHEET TITLE

PHOTOMETRICS  
PLAN

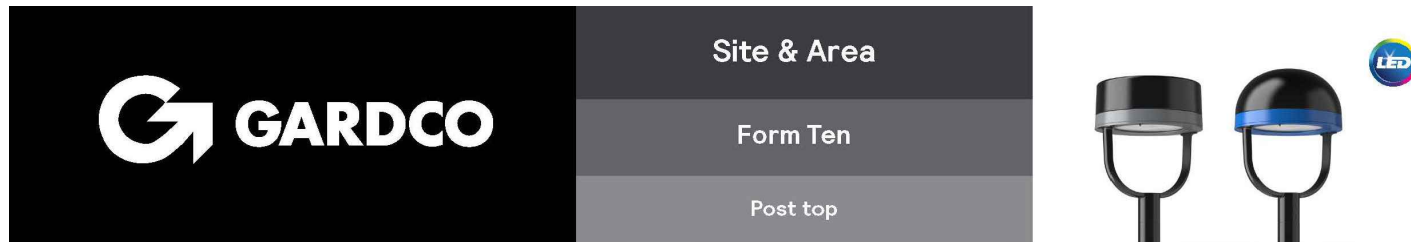
SHEET INFORMATION

11



# AURORA ABC SUPPLY COMPANY - SITE PLAN AMENDMENT

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



The new Gardco Form Ten family of luminaires offers you a choice of optical systems to suit the needs of all your site lighting applications. Gardco designers were careful to maintain the retro-aesthetic that customers have responded to while providing a modern, updated version for today's requirements.

The ComfortEdge™ technology option achieves excellent photometric control and distribution performance, while creating a comfortable, reassuring environment that enhances outdoor spaces. Precision optic options are available for use at higher mounting heights or with applications requiring wider luminaire spacing and distributions for strict lighting control. If you have been searching for a stylish solution for your site and area applications, choose a ten... Form Ten from Gardco

Ordering guide									
Prefix	Optical system	Nominal lumens selection (See table for specific values)	CR/ICCT Combination	Generation code	Optical distribution	Shielding	Mounting	Voltage	
S-CP20	20° cylindrical post top luminaire	P Precision optics P01 2,500 P02 5,000 P03 10,000 P04 15,000 P05 20,000 P06 25,000 P07 30,000 P08 35,000 P09 40,000 P10 45,000 P11 50,000 P12 55,000 P13 60,000 P14 65,000 P15 70,000 P16 75,000 P17 80,000 P18 85,000 P19 90,000 P20 95,000 P21 100,000 P22 105,000 P23 110,000 P24 115,000 P25 120,000 P26 125,000 P27 130,000 P28 135,000 P29 140,000 P30 145,000 P31 150,000 P32 155,000 P33 160,000 P34 165,000 P35 170,000 P36 175,000 P37 180,000 P38 185,000 P39 190,000 P40 195,000 P41 200,000 P42 205,000 P43 210,000 P44 215,000 P45 220,000 P46 225,000 P47 230,000 P48 235,000 P49 240,000 P50 245,000 P51 250,000 P52 255,000 P53 260,000 P54 265,000 P55 270,000 P56 275,000 P57 280,000 P58 285,000 P59 290,000 P60 295,000 P61 300,000 P62 305,000 P63 310,000 P64 315,000 P65 320,000 P66 325,000 P67 330,000 P68 335,000 P69 340,000 P70 345,000 P71 350,000 P72 355,000 P73 360,000 P74 365,000 P75 370,000 P76 375,000 P77 380,000 P78 385,000 P79 390,000 P80 395,000 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