

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 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF TRACT C, MCC RETAIL SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 202200061196 IN THE OFFICIAL RECORDS OF THE ADAMS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE AND ALL OF LOT 3, BLOCK 1, MCC RETAIL SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO. 2023000070131 IN SAID OFFICIAL RECORDS 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 27, WHENCE THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 BEARS NORTH 89°13'49" EAST, A DISTANCE OF 2,628.75 FEET WITH ALL BEARINGS HEREON REFERENCED TO THIS LINE;

THENCE SOUTH 30°56'08" EAST, A DISTANCE OF 628.58 FEET TO THE NORTHWEST CORNER OF SAID TRACT C AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT C AND THE NORTHERLY, EASTERLY, WESTERLY AND EASTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF SAID LOT 3 THE FOLLOWING FIVE (5) COURSES:

- 1. NORTH 89°40'30" EAST, A DISTANCE OF 174.07 FEET;
- 2. SOUTH 00°19'30" EAST, A DISTANCE OF 4.20 FEET;
- 3. NORTH 89°40'30" EAST, A DISTANCE OF 229.00 FEET;
- 4. NORTH 00°19'30" WEST, A DISTANCE OF 144.30 FEET;
- 5. NORTH 89°40'30" EAST, A DISTANCE OF 31.00 FEET TO THE SOUTHEAST CORNER OF TRACT A SAID MCC RETAIL SUBDIVISION FILING NO. 1;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT A THE FOLLOWING TWO (2) COURSES:

- 1. NORTH 03°29'17" EAST, A DISTANCE OF 150.35 FEET;
- 2. NORTH 00°19'30" WEST, A DISTANCE OF 109.99 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 32ND PARKWAY RECORDED AT RECEPTION NO. 1981020344288 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°40'30" EAST, A DISTANCE OF 911.66 FEET TO THE WESTERLY BOUNDARY OF THE HIGH LINE CANAL ACCORDING TO DENVER WATER DEPARTMENT DRAWING 68 NO. 1916 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 743.61 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 55°30'29" WEST;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES:

- 1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°14'33", AN ARC LENGTH OF 106.98 FEET;
- 2. TANGENT TO SAID CURVE, SOUTH 42°44'03" WEST, A DISTANCE OF 286.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 647.97 FEET;
- 3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°03'00", AN ARC LENGTH OF 419.00 FEET;
- 4. TANGENT TO SAID CURVE, SOUTH 05°41'03" WEST, A DISTANCE OF 453.79 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C;

THENCE ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID TRACT C THE FOLLOWING FIVE (5) COURSES:

- 1. NORTH 66°26'31" WEST, A DISTANCE OF 217.21 FEET;
- 2. NORTH 58°39'35" WEST, A DISTANCE OF 576.51 FEET;
- 3. NORTH 47°40'20" WEST, A DISTANCE OF 188.50 FEET;
- 4. NORTH 25°31'18" WEST, A DISTANCE OF 110.12 FEET;
- 5. NORTH 00°19'30" WEST, A DISTANCE OF 99.91 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 17.097 ACRES, (744,743 SQUARE FEET), MORE OR LESS.

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 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:

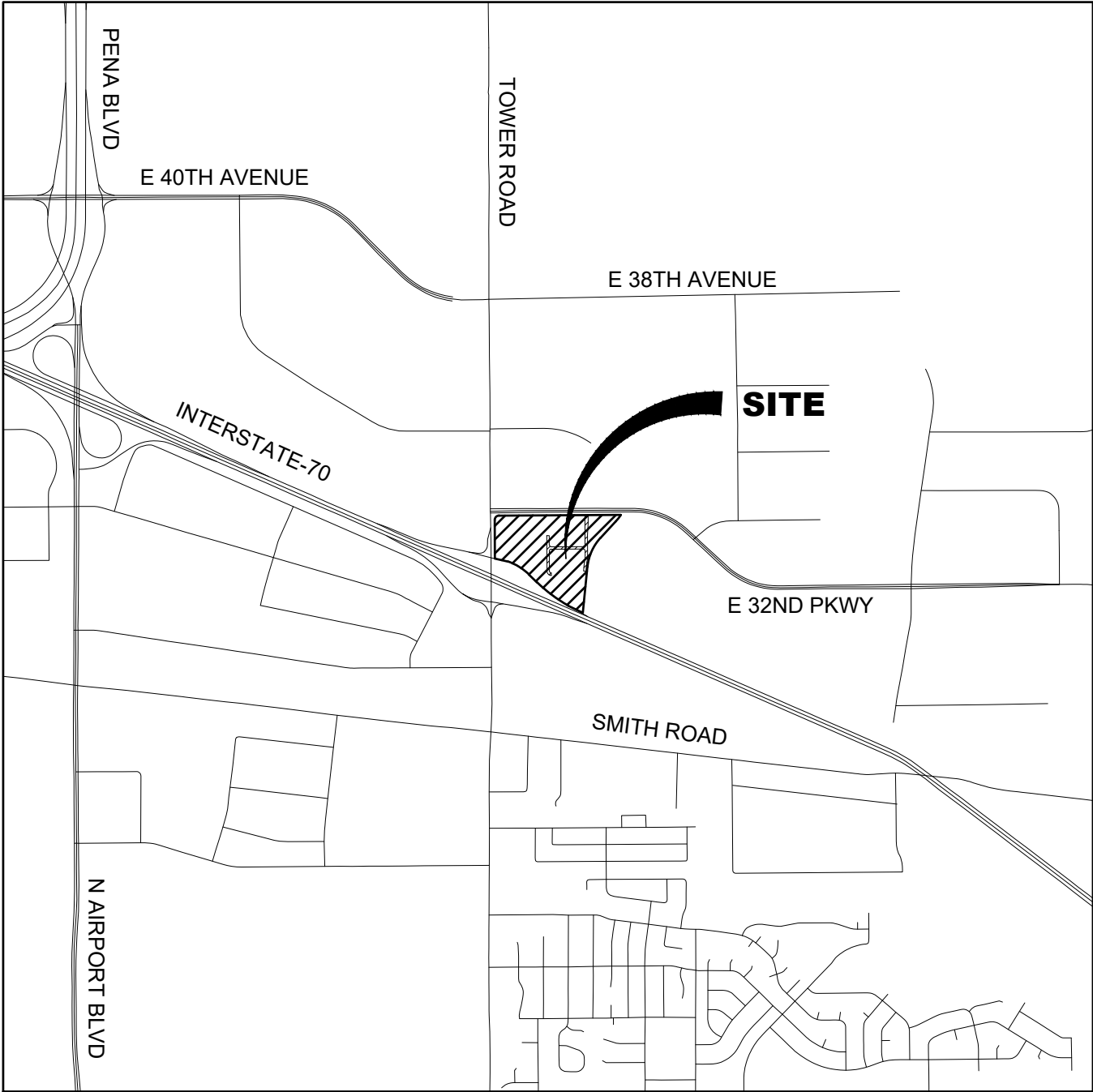
MAJESTY REALTY
MICHAEL KAPOOR
20100 E. 32ND PKWY, SUITE 150
AURORA, CO 80011
PH: 303.574.8902
MKAPOOR@MAJESTYREALTY.COM

ENGINEER CONTACT:

CAGE CIVIL ENGINEERING
DAN KATZ
405 URBAN STREET SUITE 404
LAKEWOOD, CO 80228
PH: 847.826.0522
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



VICINITY MAP
SCALE: 1" = 2,000'

SHEET LIST TABLE

Sheet Number	Sheet Description	Sheet Title
1	C1	COVER
2	C2	TYPICAL SECTIONS & NOTES
3	C3	EXISTING OWNERSHIP MAP
4	C4	ROW & EASEMENT EXHIBIT
5	C5	OVERALL SITE PLAN
6	C6	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 SHEET 2.

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. PERVIOUS AREA	684585 (15.7 AC)
EXISTING ZONING CLASSIFICATION	I-1

OWNERS SIGNATURES:

LEGAL DESCRIPTION: SEE THIS SHEET

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

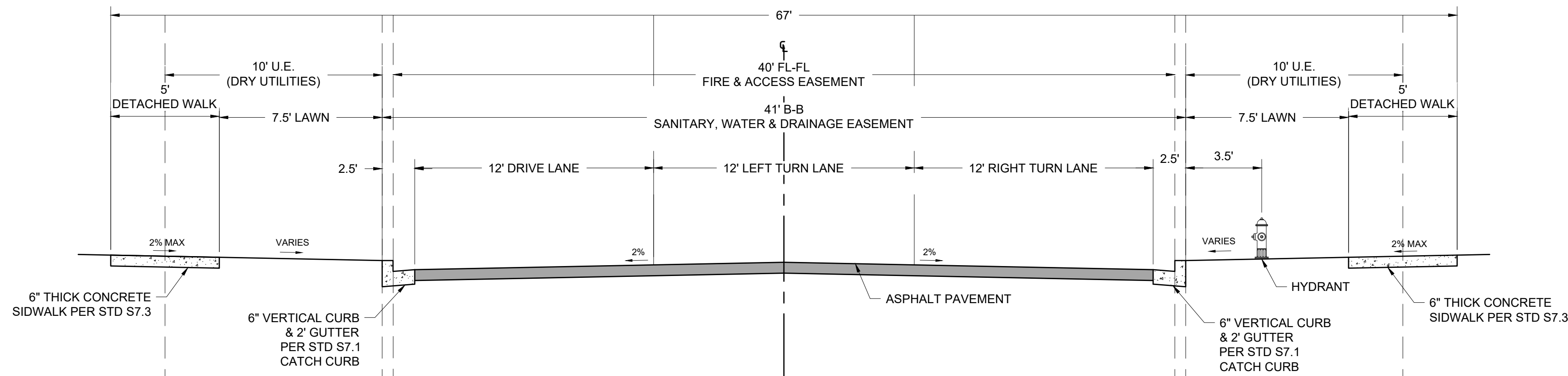
DATE: 01.16.2024



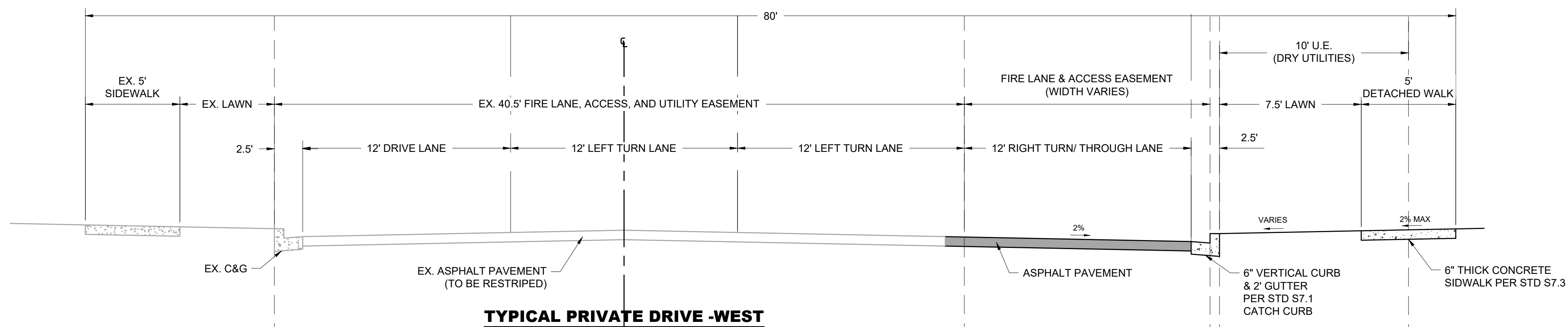
405 URBAN STREET, SUITE 404
LAKEWOOD, CO 80228
PHONE: 630-598-0007
WWW.CAGECIVIL.COM

CITY OF AURORA REQUIRED SITE PLAN NOTES:

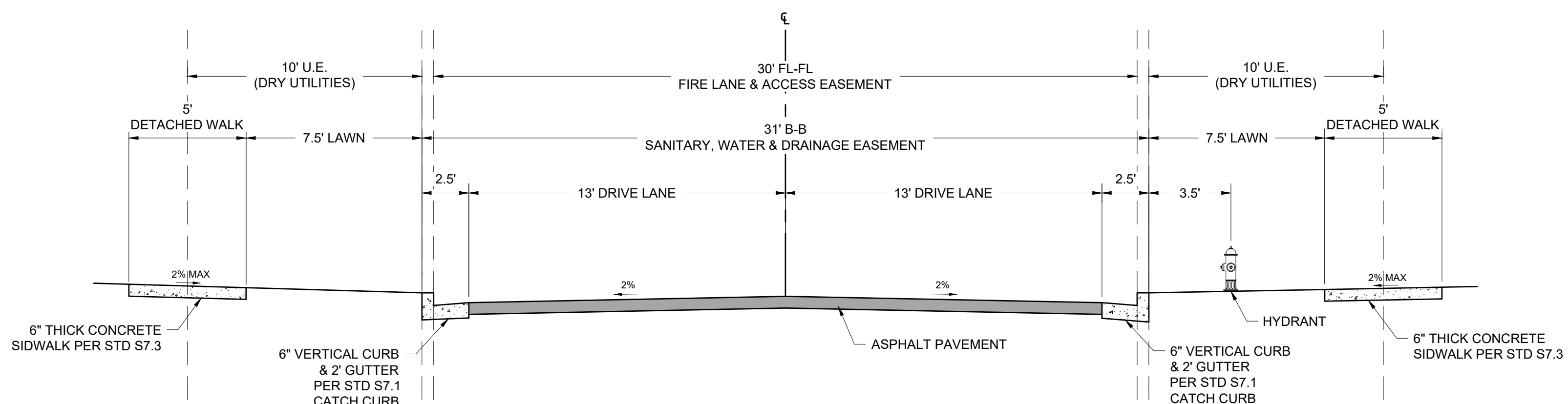
- SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, 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.
- 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.
- 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 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 LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- 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 M^2) 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 60 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.



TYPICAL PRIVATE DRIVE - EAST
@ 32ND PARKWAY



TYPICAL PRIVATE DRIVE - WEST
@ 32ND PARKWAY



TYPICAL PRIVATE DRIVE
31' B-B

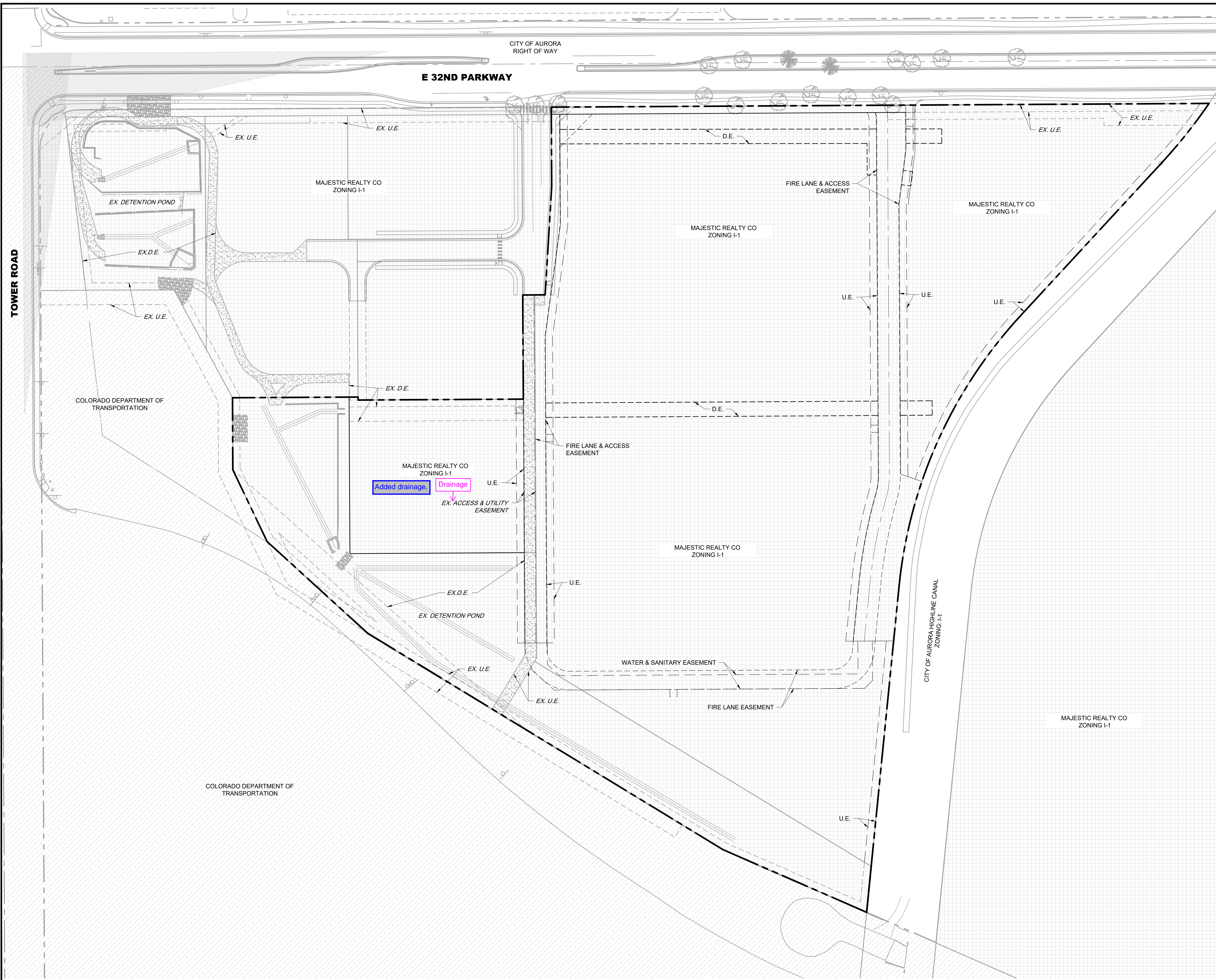
TITLE: TYPICAL SECTIONS &
NOTES

DATE: 01.16.2024



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PHONE: 630-598-0007
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FILE DATE: 04/07/2022 AT 4:19 PM
FILE PATH: E:\PROJECTS\2022\11 - TOWER CROSSINGS RETAIL - AURORA CO\3 - DRAWINGS\11 - ISP\2022 - 11 - EXISTING OWNERSHIP MAP



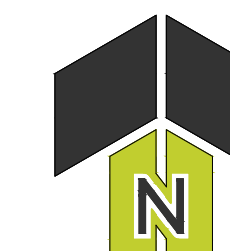
LEGEND:

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

0 60' 120'
1" = 60' (HORIZONTAL)



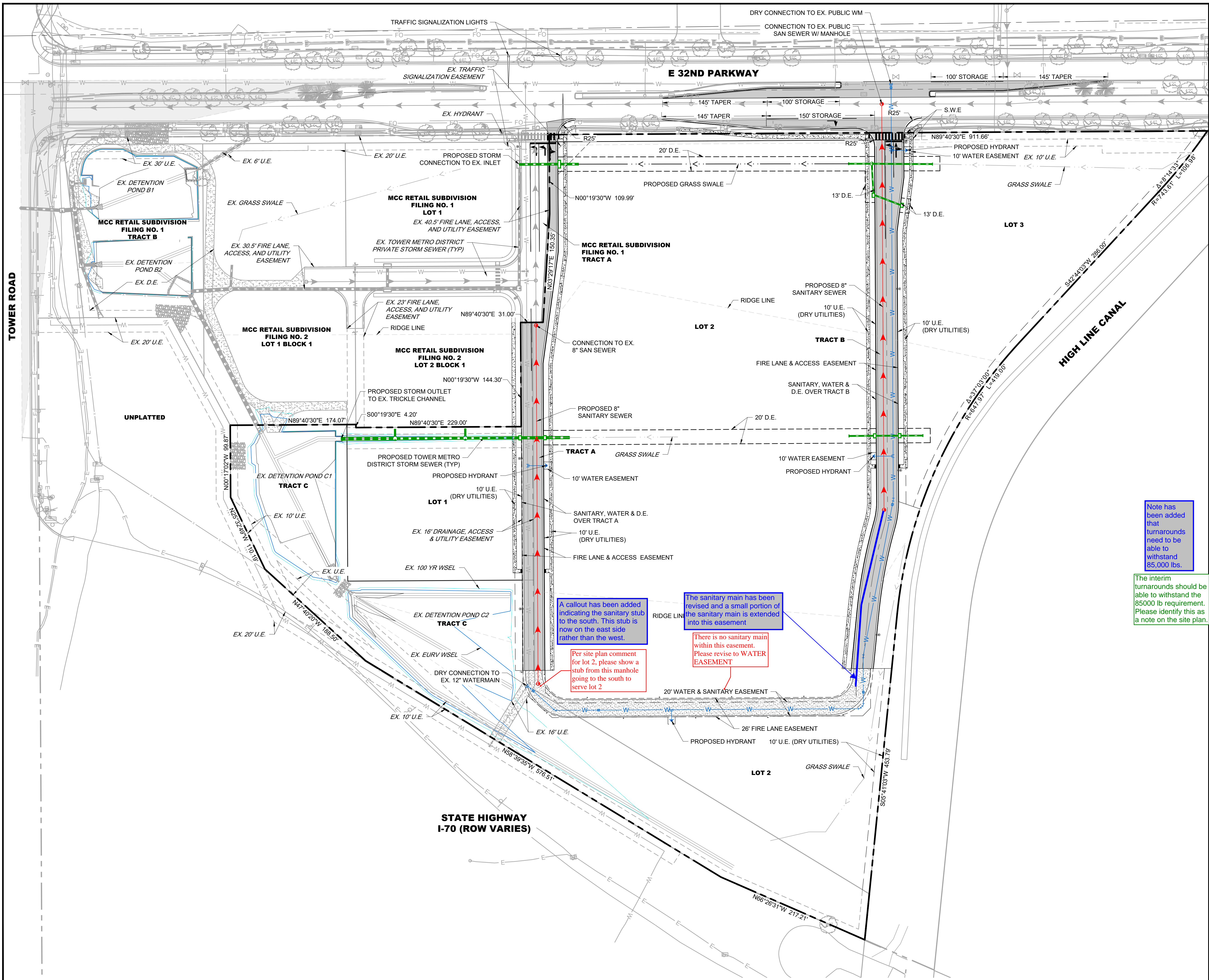
TITLE: EXISTING OWNERSHIP
MAP

DATE: 01.16.2024



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DRAWING: 11 - OVERALL UTILITY PLAN



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

NOTES:

- UNLINED PRIVATE TEMPORARY SWALES WITH SLOPES LESS THAN 2% (MINIMUM OF 0.5%) ARE PERMITTED FOR UP TO 60 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.
- FUTURE DEVELOPMENT OF PRIVATE DRIVES SHOULD USE THE DRIVE SECTIONS SHOWN ON THIS SHEET AS A REFERENCE TOOL TO ENSURE SITE CONSISTENCY AND SIDEWALK CONNECTIVITY THROUGHOUT THE DEVELOPMENT.
- THE MAXIMUM SLOPE WITHIN ROW IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
- 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.
- 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.
- DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.
- 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.
- PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY.
- ALL STORM SEWER INFRASTRUCTURE IS PRIVATE AND SHALL BE MAINTAINED BY OWNER.
- INTERIM TURNAROUNDS, SHOWN ON THESE PLANS AS A TEMPORARY GRAVEL ROAD, THAT MEETS CITY OF AURORA CRITERIA ARE REQUIRED IF THE MCC RETAIL PROJECT RCN: 1770665 IS NOT UNDER CONSTRUCTION BY THE COMPLETION OF THESE PRIVATE STREETS. IF THE MCC RETAIL PROJECT IS DELAYED OR POSTPONED FOR A PERIOD GREATER THAN 6 MONTHS FROM THE TIME THIS SITE PLAN IS APPROVED, CONSTRUCTION OF A PERMANENT FIRE LANE, PER AURORA PUBLIC WORKS STANDARDS, WILL BE REQUIRED.

Note has been added that turnarounds need to be able to withstand 85,000 lbs.

The interim turnarounds should be able to withstand the 85000 lb requirement. Please identify this as a note on the site plan.

A callout has been added indicating the sanitary stub to the south. This stub is now on the east side rather than the west.

The sanitary main has been revised and a small portion of the sanitary main is extended into this easement.

There is no sanitary main within this easement. Please revise to WATER EASEMENT

Per site plan comment for lot 2, please show a stub from this manhole going to the south to serve lot 2

0 60' 120'
1" = 60' (HORIZONTAL)



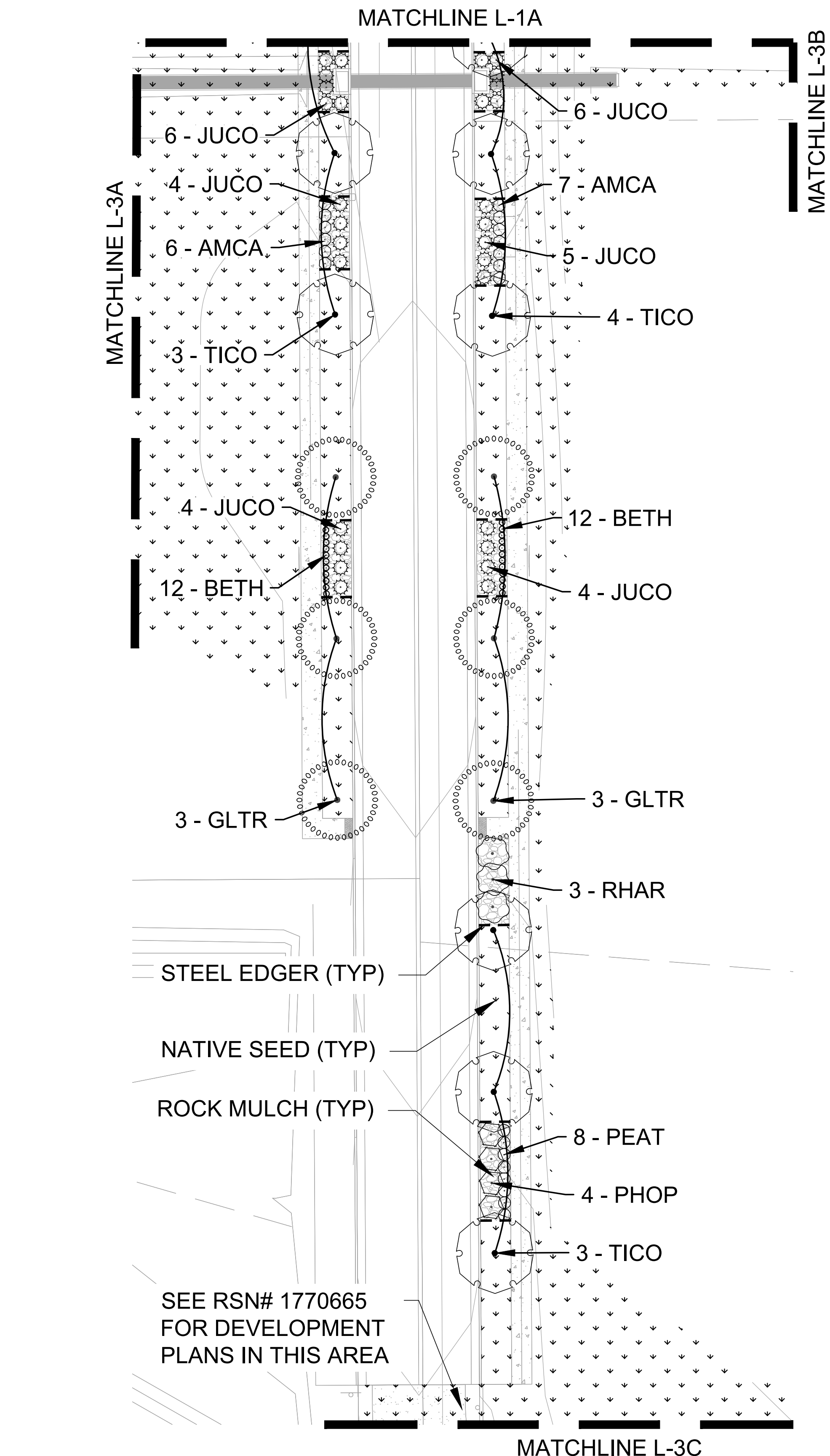
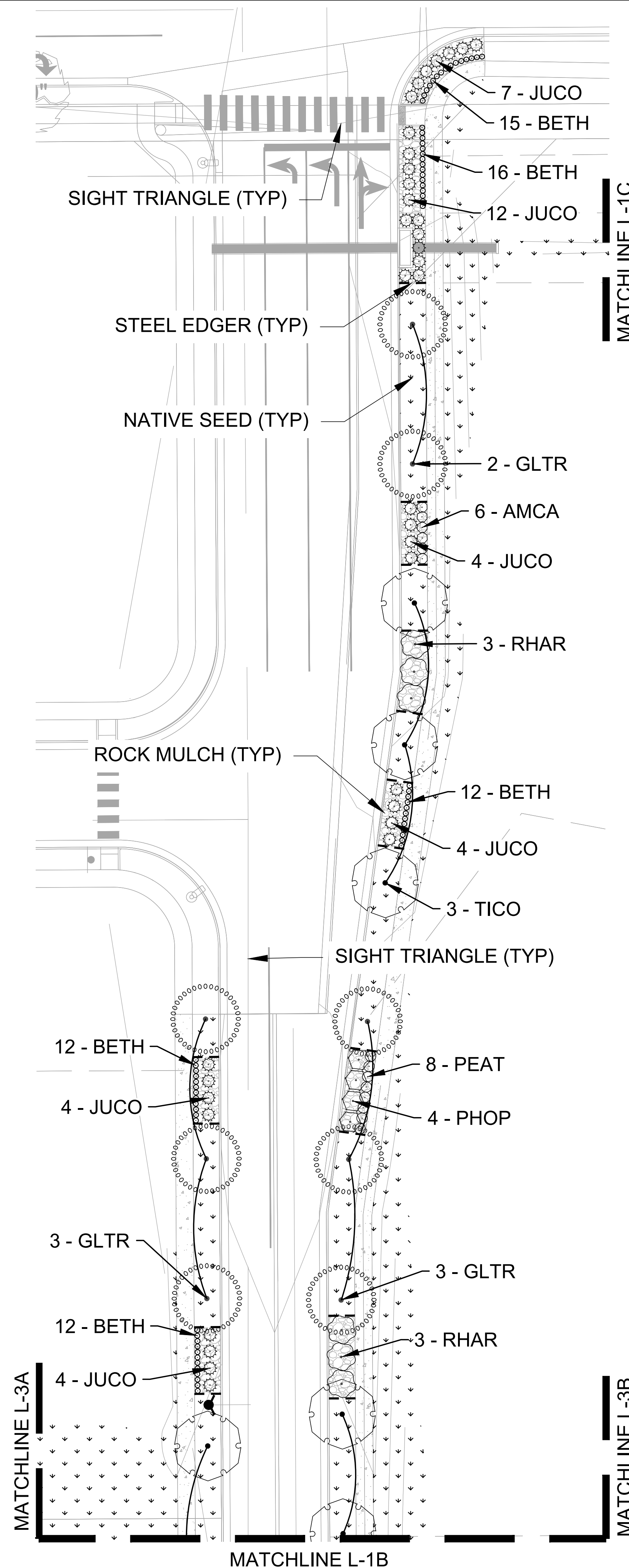
TITLE: INFRASTRUCTURE SITE PLAN

DATE: 01.16.2024



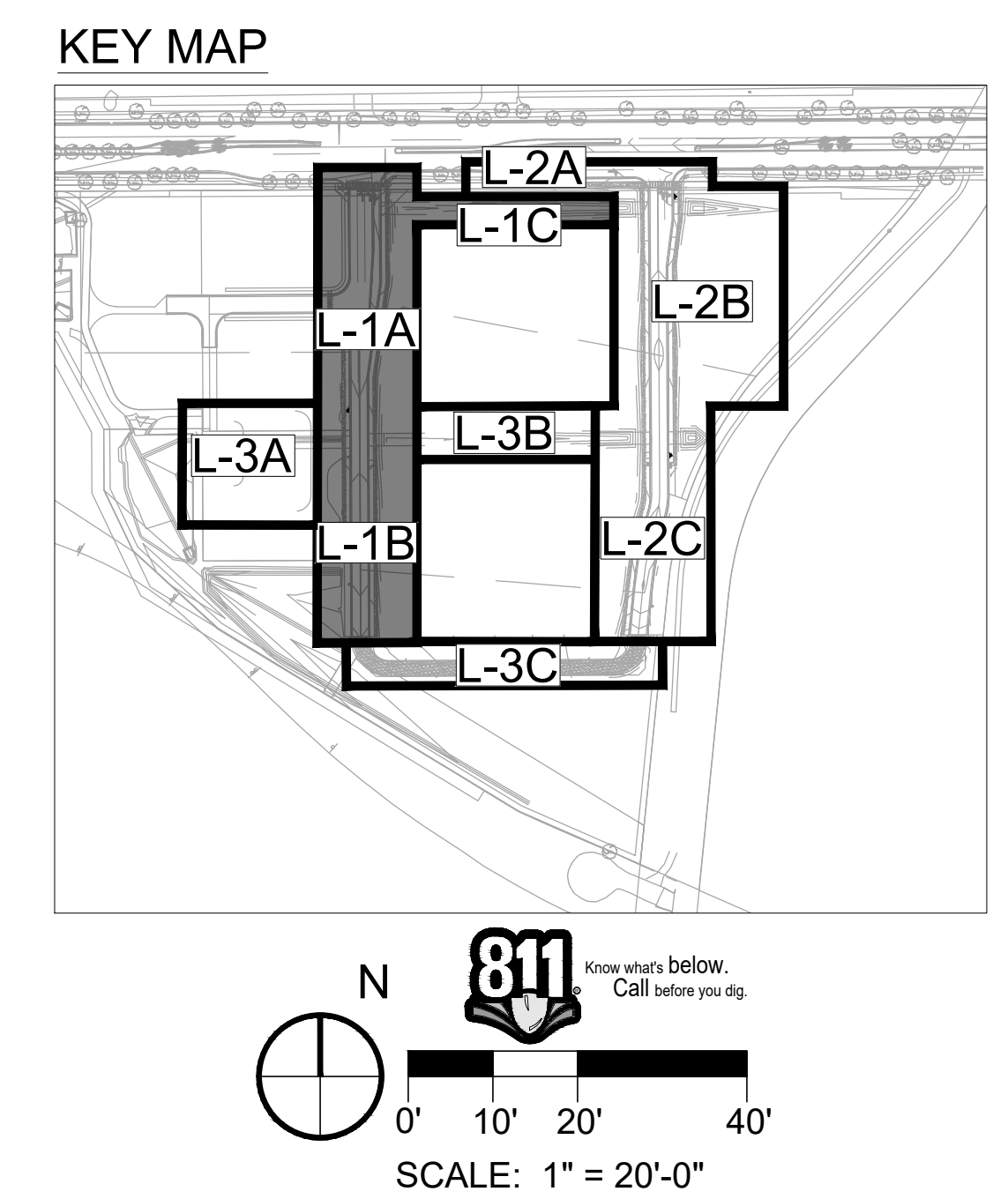
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SHEET 6 OF 15



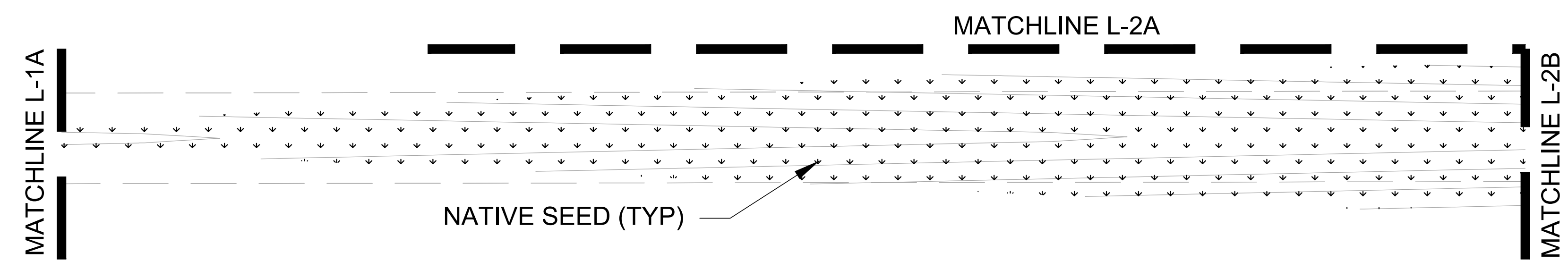
Show waterline, hydrants and easements on landscape plans. ensure there are no trees within the water easements

Revised



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

SEE RSN# 1770665 FOR DEVELOPMENT PLANS IN THIS AREA



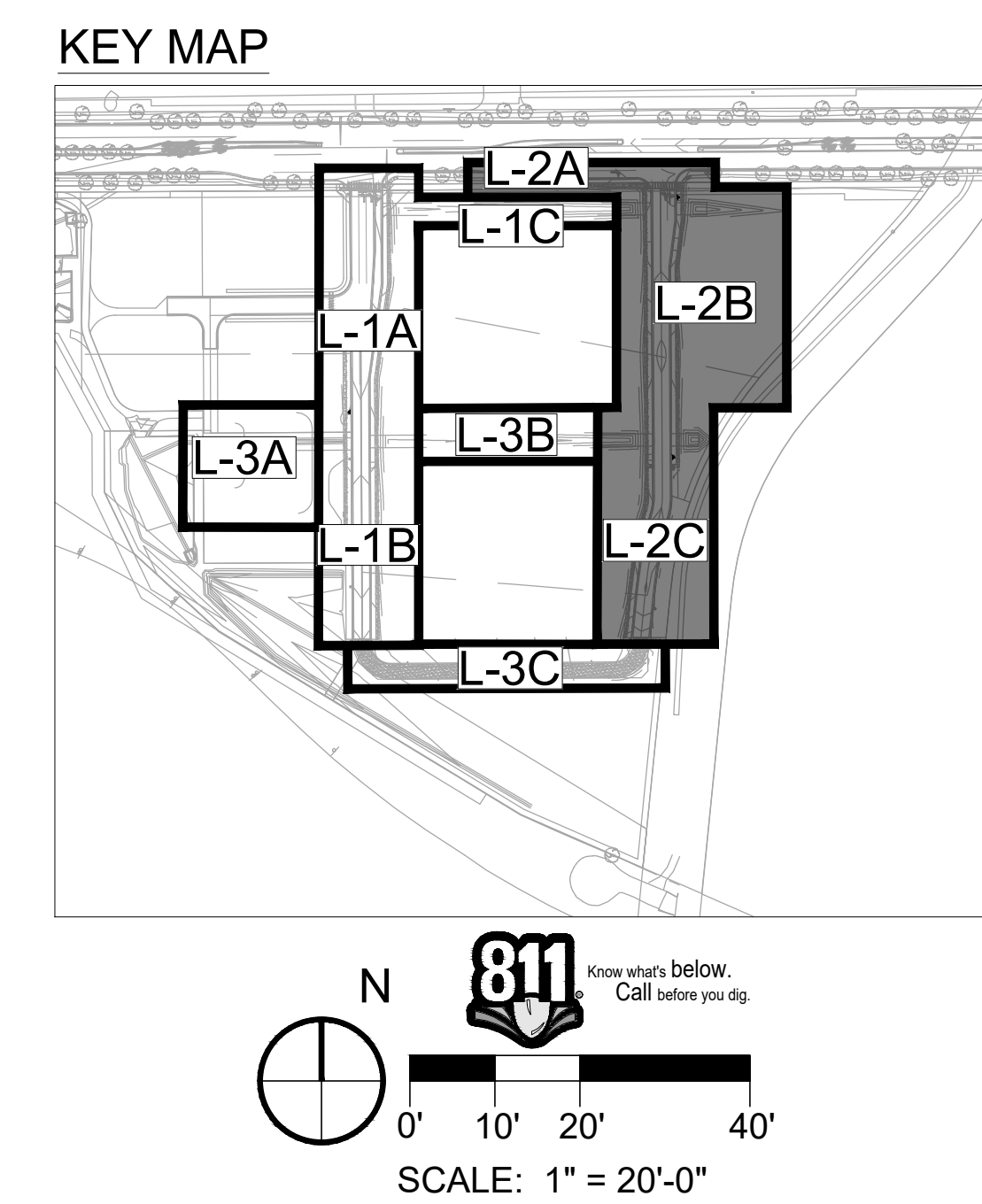
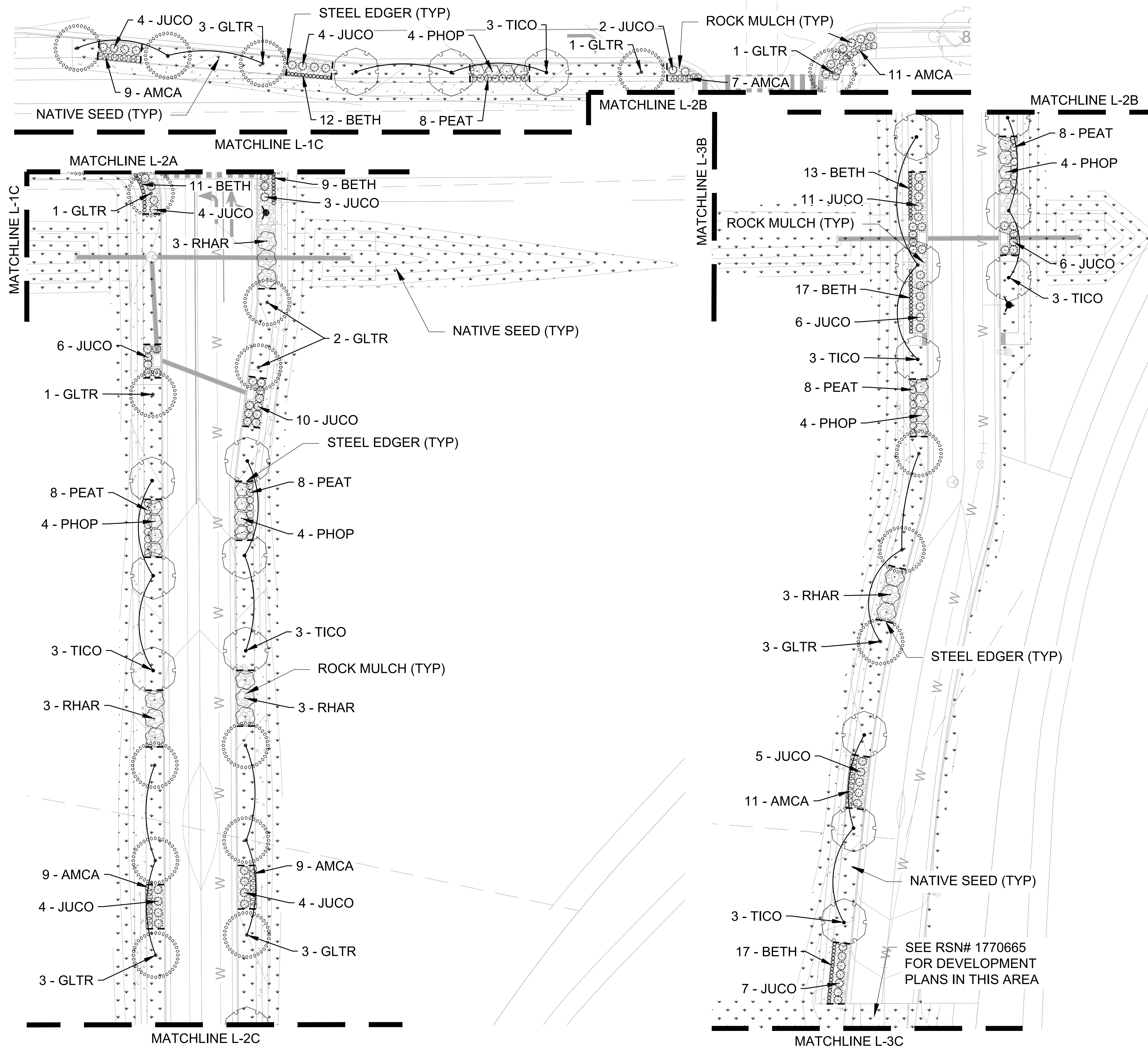
thk associates, inc.

TITLE: LANDSCAPE SHEET

DATE: 02.29.2024

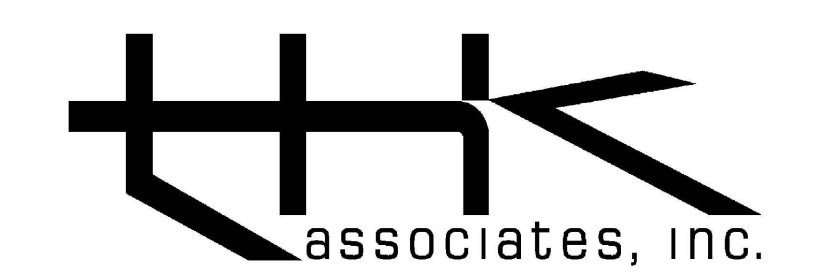
CAGE CIVIL ENGINEERING

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LEGEND

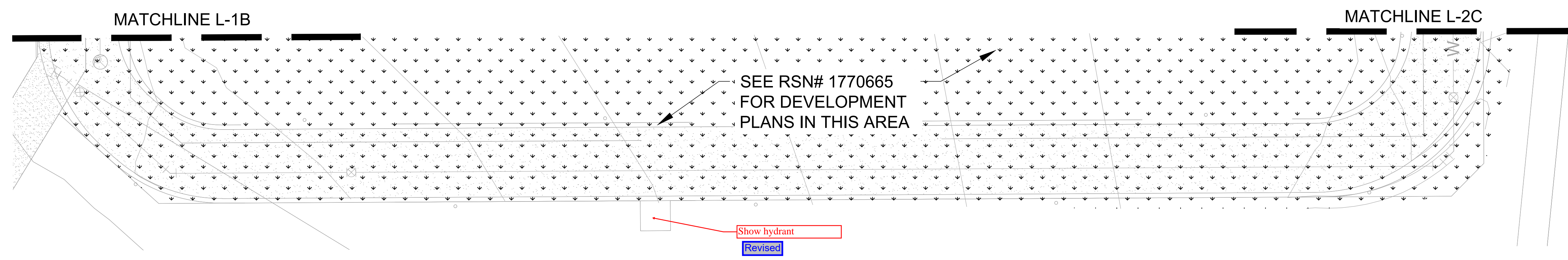
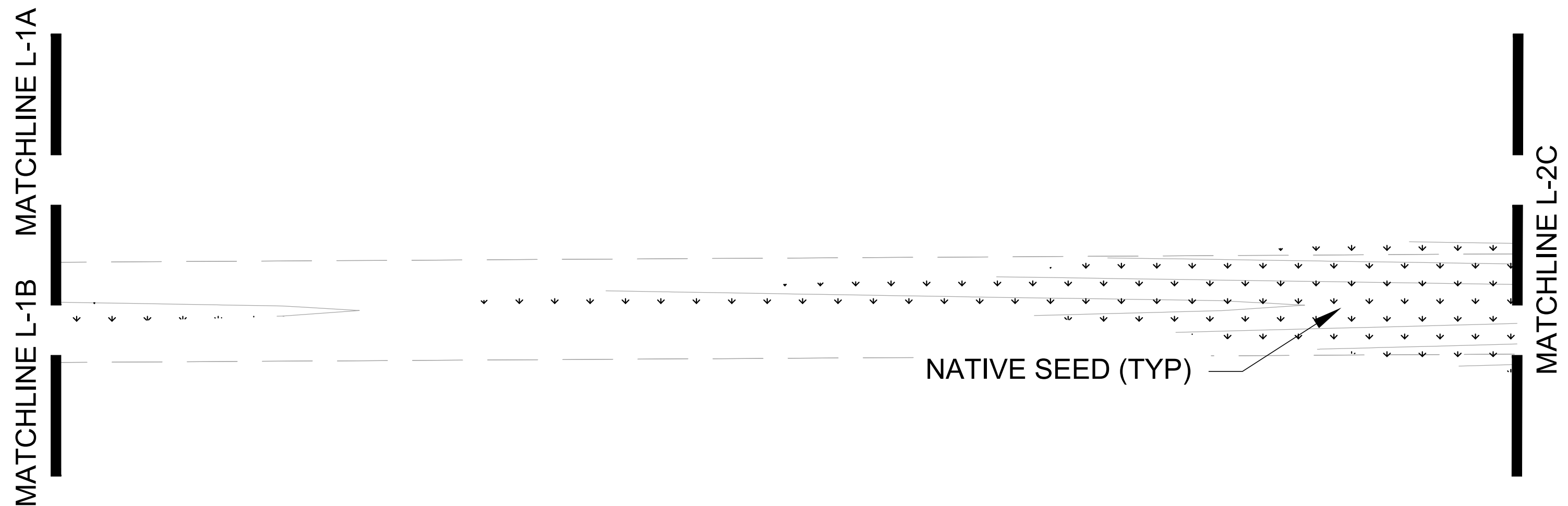
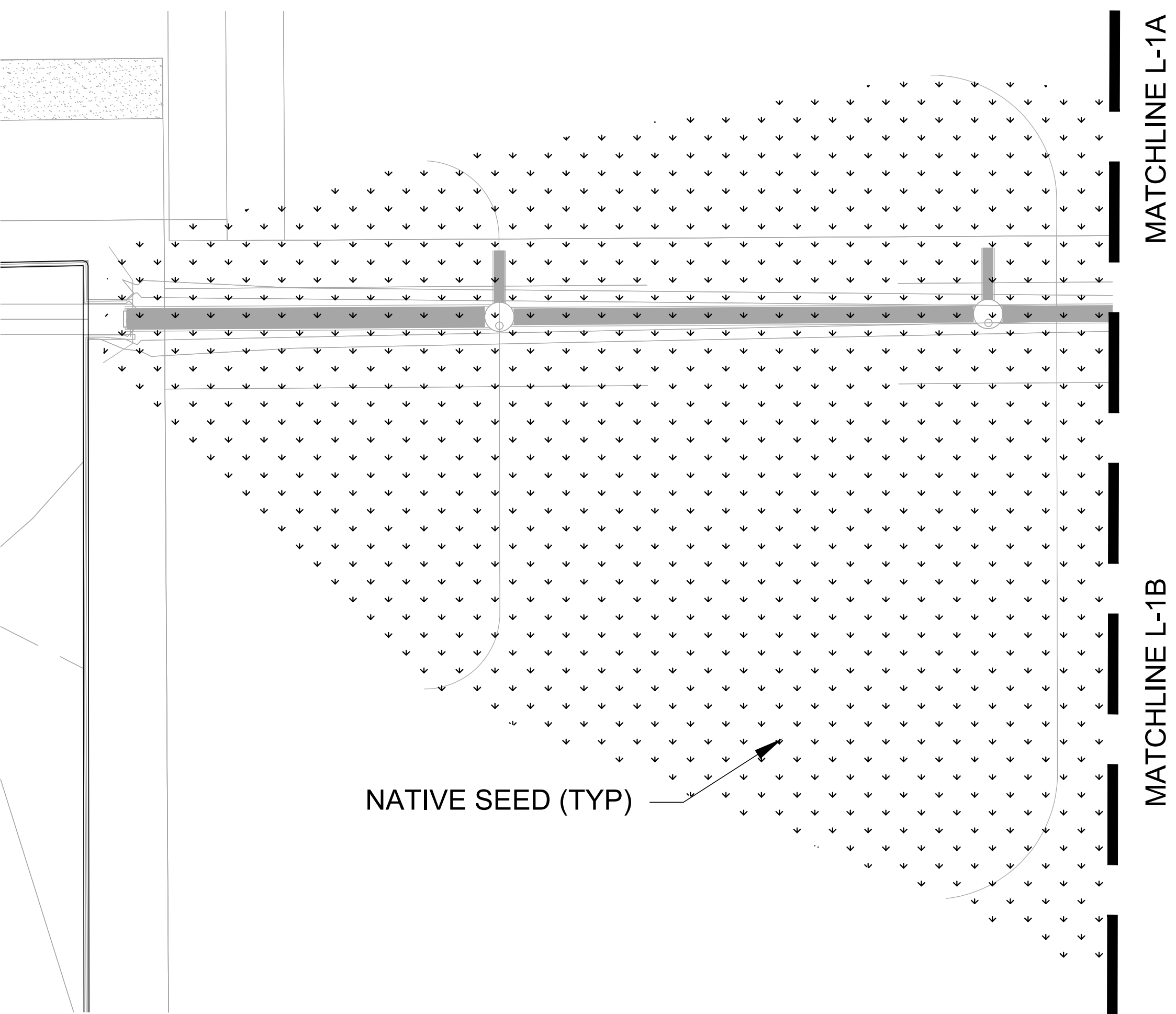
- ROW / PROPERTY LINE
- PARCEL LINE
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- NATIVE SEED LOW-GROW MIX
- ROCK MULCH
- CRUSHED AGGREGATE MAINTENANCE PATH
- W WATER
- STEEL EDGER



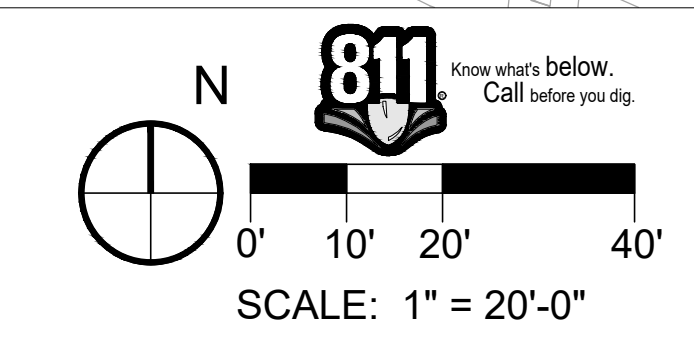
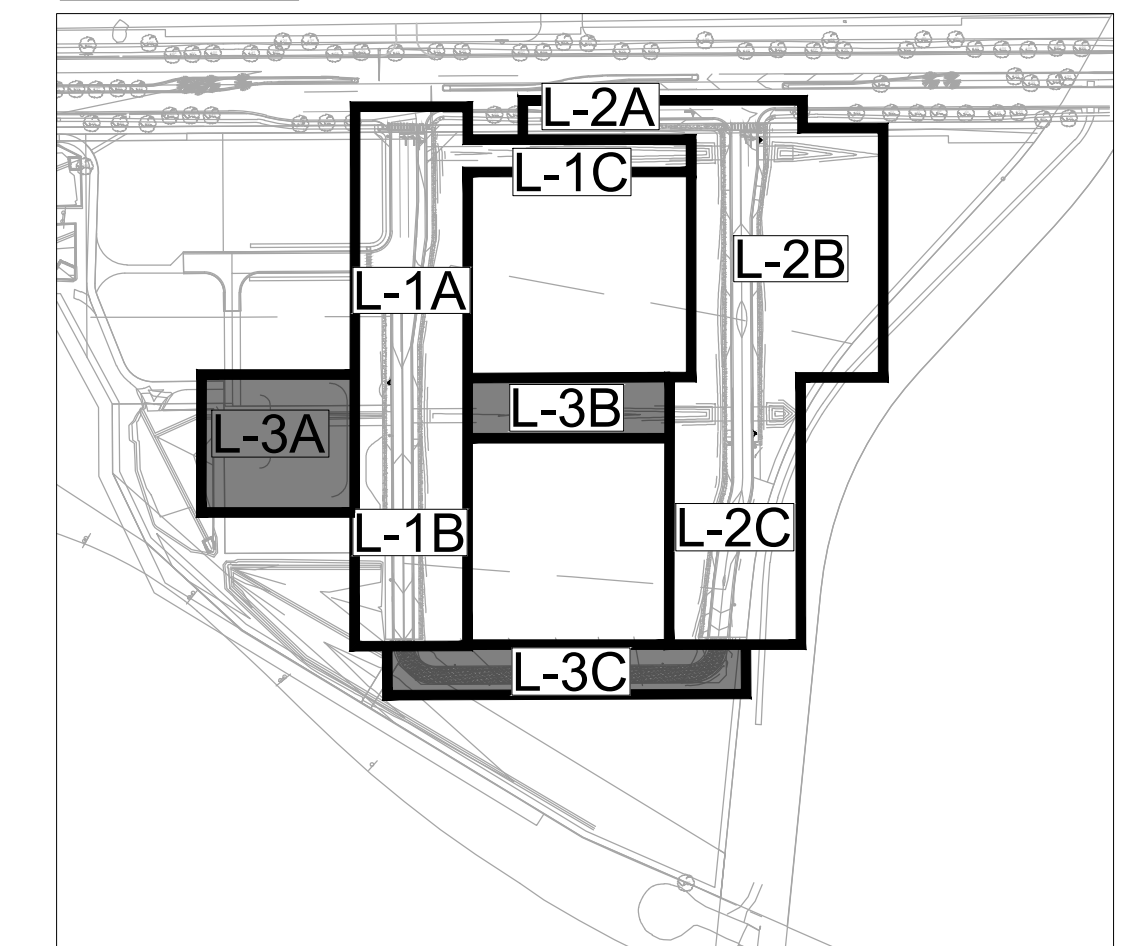
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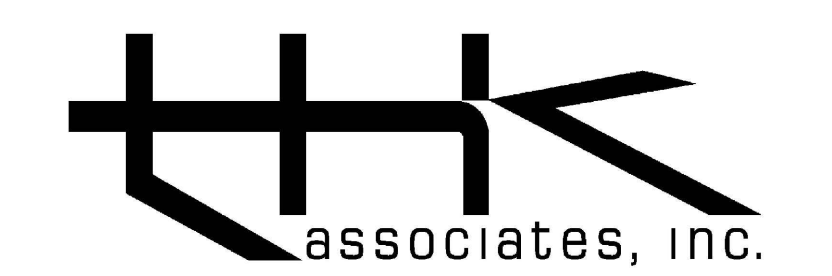


KEY MAP



LEGEND

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



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DATE: 02.29.2024



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GENERAL NOTES:

1. THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS.
2. ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER LINE OR IRRIGATION MAINLINE.
3. DEVELOPER SHALL ENSURE THAT THE PRELIMINARY LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
4. NO SLOPES TO EXCEED 3:1
5. ANY PROPOSED PLANTING MATERIAL PLANTED IN THE SIGHT TRIANGLES MUST COMPLY WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

CITY OF AURORA STANDARD NOTES:

1. SOIL PREPARATION SHALL BE (4) CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 S.F. OF AREA MINIMUM.
2. SURFACE MATERIAL OF VEHICULAR DRIVES SHALL BE ASPHALT OR GRAVEL.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
4. THE MAJESTIC COMMERCE CENTER METRO DISTRICT, ITS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR PRELIMINARY LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, UPON COMPLETION OF PUBLIC INFRASTRUCTURE IMPROVEMENTS.
5. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR 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.
6. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR PROPOSED FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR PROPOSED 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.
7. A 5' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF PROPOSED FIRE HYDRANTS.
8. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
9. MULCHING FOR TREES TO BE RED CEDAR MULCH OR EQUAL AT MIN. 3" DEEP.

TREE MITIGATION INFORMATION

ALL TREES SHOWN ON THIS PLAN HAVE BEEN UPSIZED TO MITIGATE FOR TREE REMOVALS. SEE TREE MITIGATION TABLE FOR ADDITIONAL INFORMATION.

NATIVE SEED INFORMATION

LOW GROW MIX:
30% EPHRAIM CRESTED WHEATGRASS
25% SHEEP FESCUE
20% PERENNIAL RYE
15% CHEWINGS FESCUE
10% CANADA BLUE GRASS

SEEDING RATE:
DRYLAND - 20-25 LBS/AC
AVAILABLE THROUGH: ARKANSAS VALLEY SEED, INC.
4300 MONACO STREET
DENVER, CO 80216
P: 303.320.7500
WEB: WWW.AVSEEDS.COM

ROCK MULCH INFORMATION

SHRUB BED MULCH
2"-4" PUEBLO GRAY COBBLESTONE @ 4" DEPTH MINIMUM
AVAILABLE THROUGH: COLORADO MATERIALS, INC.
1541 Boston Ave,
Longmont, CO 80501
P: 303.682.2314
<https://www.coloradomaterialsinc.com/>

EDGER INFORMATION

RYERSON 4" ROLL TOP EDGING
AVAILABLE THROUGH: RYERSON
P: 855.793.7766
P: WWW.RYERSON.COM

CURBSIDE TREE REQUIREMENTS

REQUIRED/PROVIDED		
AREA	LENGTH	TREES (1 EVERY 40 FT.)
A	342'	9/9
B	734'	18/18
C	997'	25/24*
D	494'	12/12

* TREE REMOVED DUE TO CONFLICT WITH MANDDATORY 50' STOP SIGN CLEARANCE. SHRUB EQUIVALENT OF 10 SHRUBS PER 1 TREE USED.

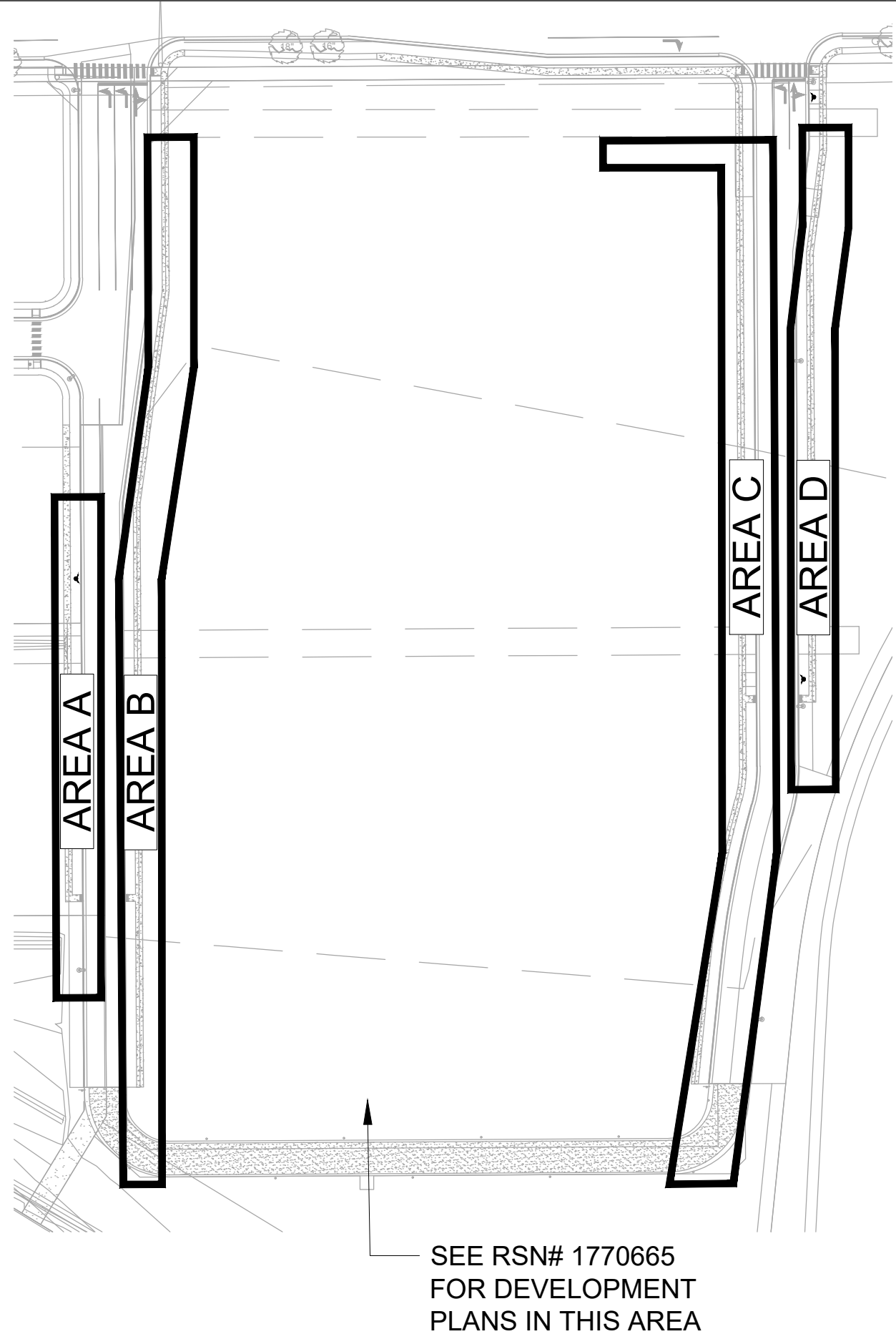
CURBSIDE SHRUB REQUIREMENTS

REQUIRED/PROVIDED		
AREA	AREA (SF)	SHRUBS (1 EVERY 40 SF)
A	2,541	64/64
B	5,642	143/143
C	7,457	186/201*
D	3,577	89/89

* TREE REMOVED DUE TO CONFLICT WITH MANDDATORY 50' STOP SIGN CLEARANCE. SHRUB EQUIVALENT OF 10 SHRUBS PER 1 TREE USED.

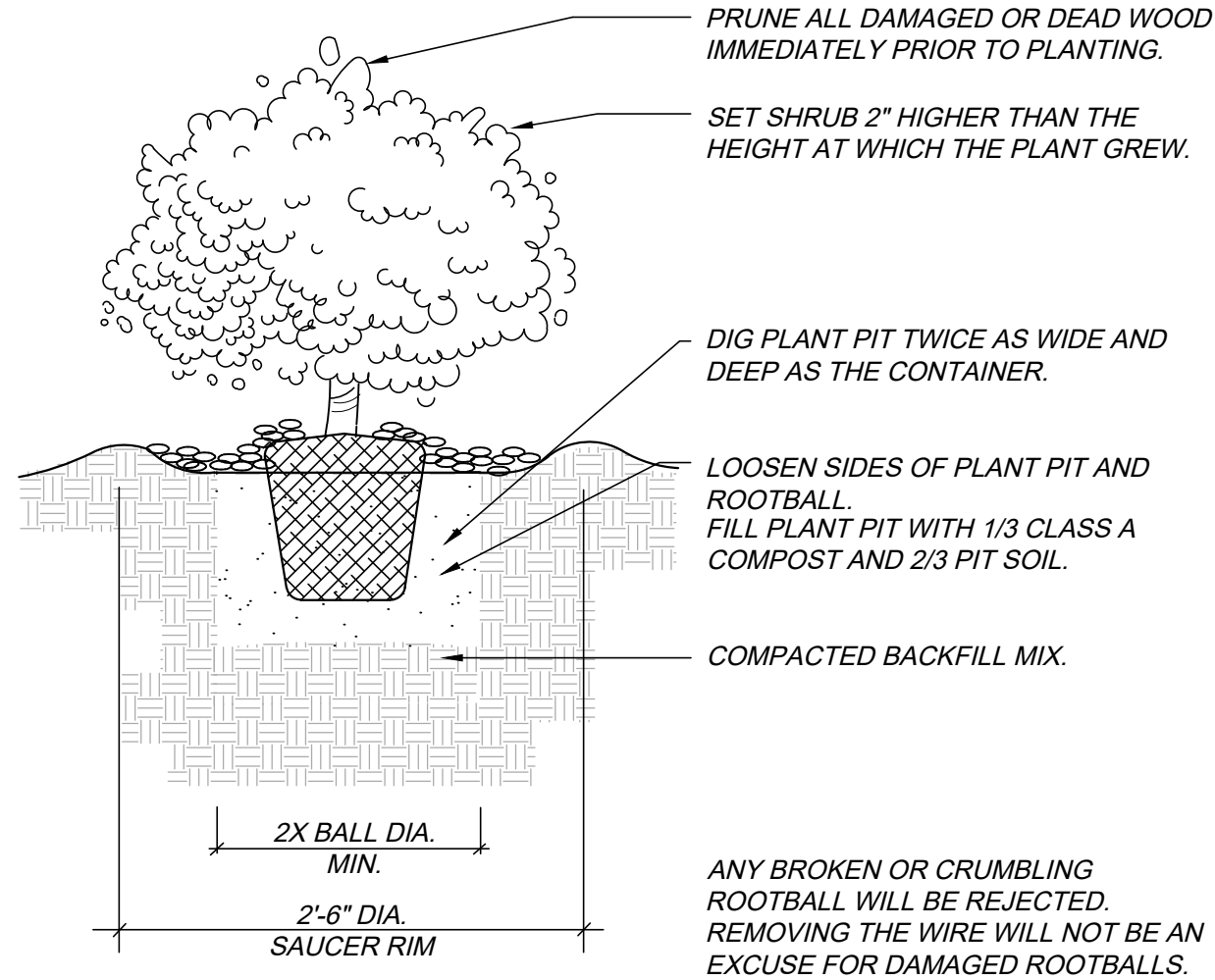
LANDSCAPE MATERIALS

MATERIAL	AMOUNT
NATIVE SEED	109,623 SQ FT.
ROCK MULCH	6,754 SQ FT.
STEEL EDGER	497 LINEAR FT.

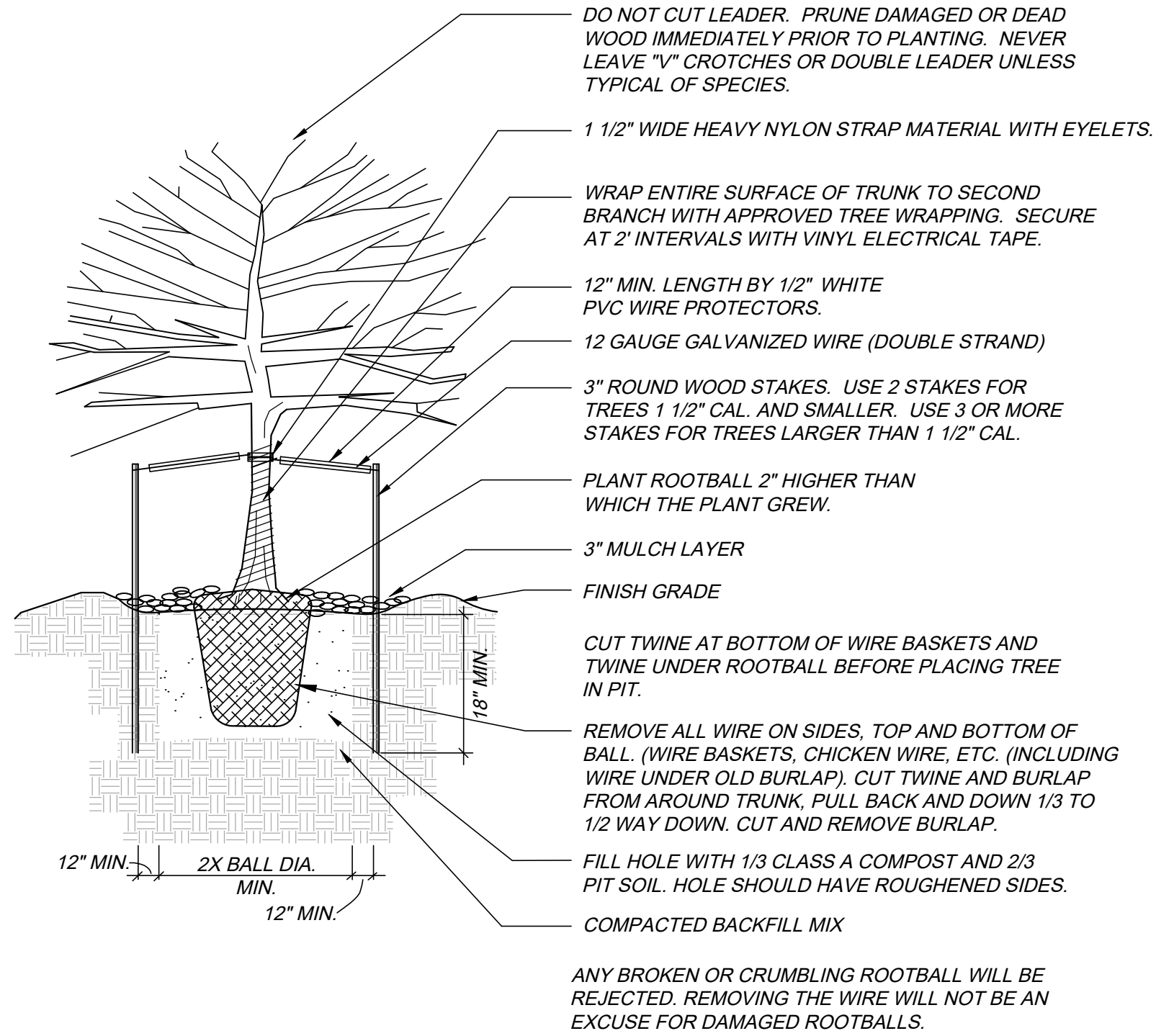


PLANT SCHEDULE OVERALL

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
	GLTR	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	3.5" Cal.	32
	TICO	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	3.5" Cal.	31
SHRUBS				
	AMCA	Amorpha canescens / Leadplant	5 gal.	75
	BETH	Berberis thunbergii 'Monlers' / Golden Nugget™ Japanese Barberry	5 gal.	170
	JUCO	Juniperus communis 'Mondap' / Alpine Carpet® Common Juniper	5 gal.	147
	PEAT	Perovskia atriplicifolia / Russian Sage	5 gal.	56
	PHOP	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5 gal.	28
	RHAR	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal.	21



SHRUB PLANTING DETAIL
N.T.S.



DECIDUOUS TREE PLANTING DETAIL
N.T.S.

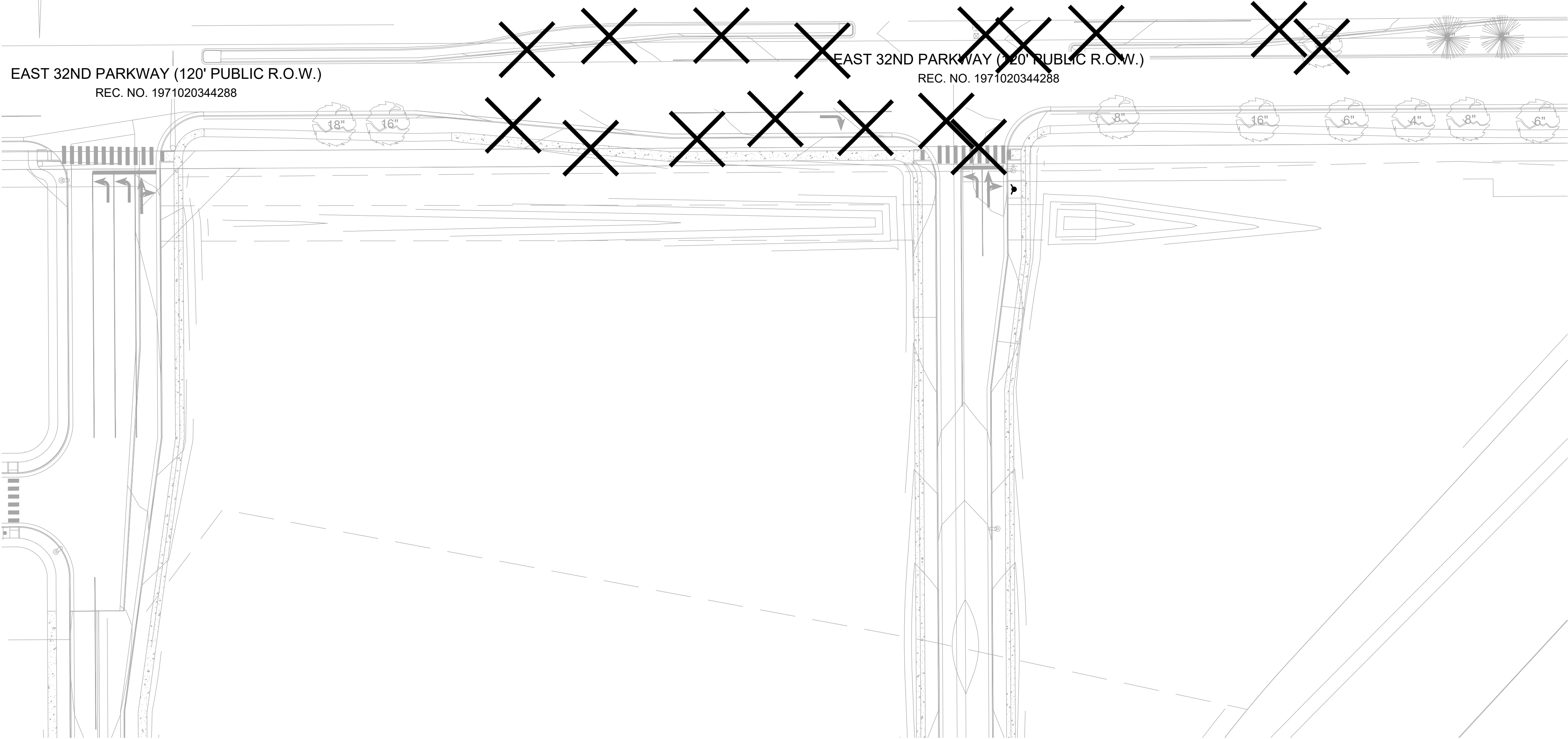


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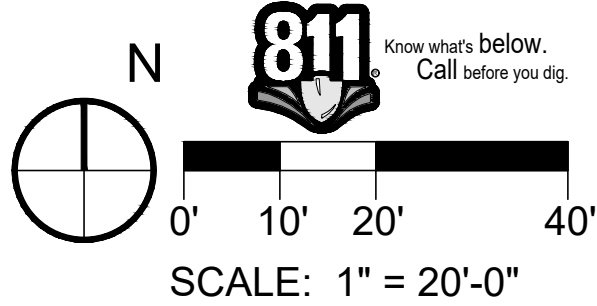
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- LEGEND**
- ROW / PROPERTY LINE
 - EX. DECIDUOUS TREE TO REMAIN
 - EX. EVERGREEN TREE TO REMAIN
 - ⊗ EX. DECIDUOUS TREE TO BE REMOVED
 - ⊗ EX. EVERGREEN TREE TO BE REMOVED



SCALE: 1" = 20'-0"

NOT FOR CONSTRUCTION

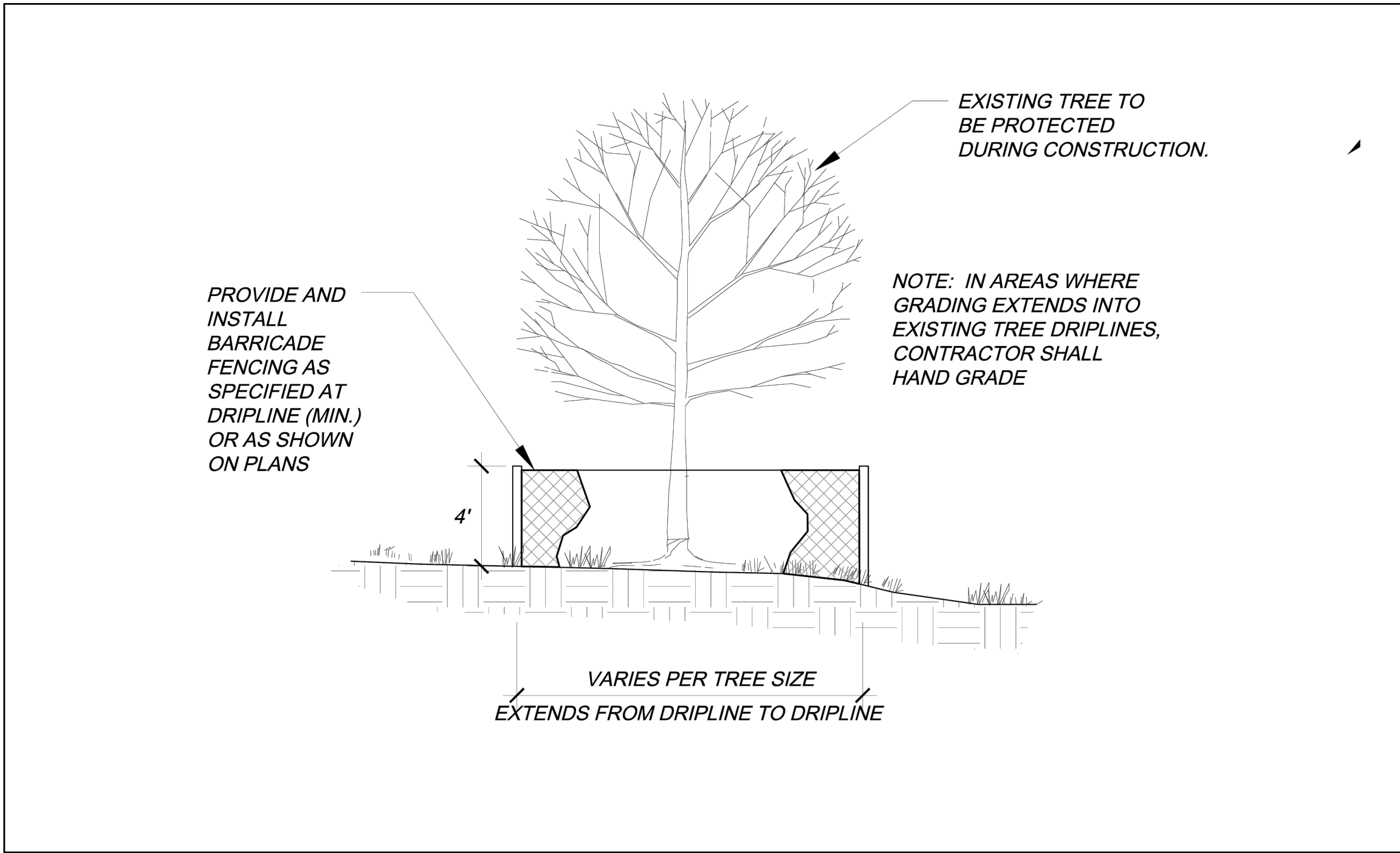
TREE PROTECTION NOTES

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

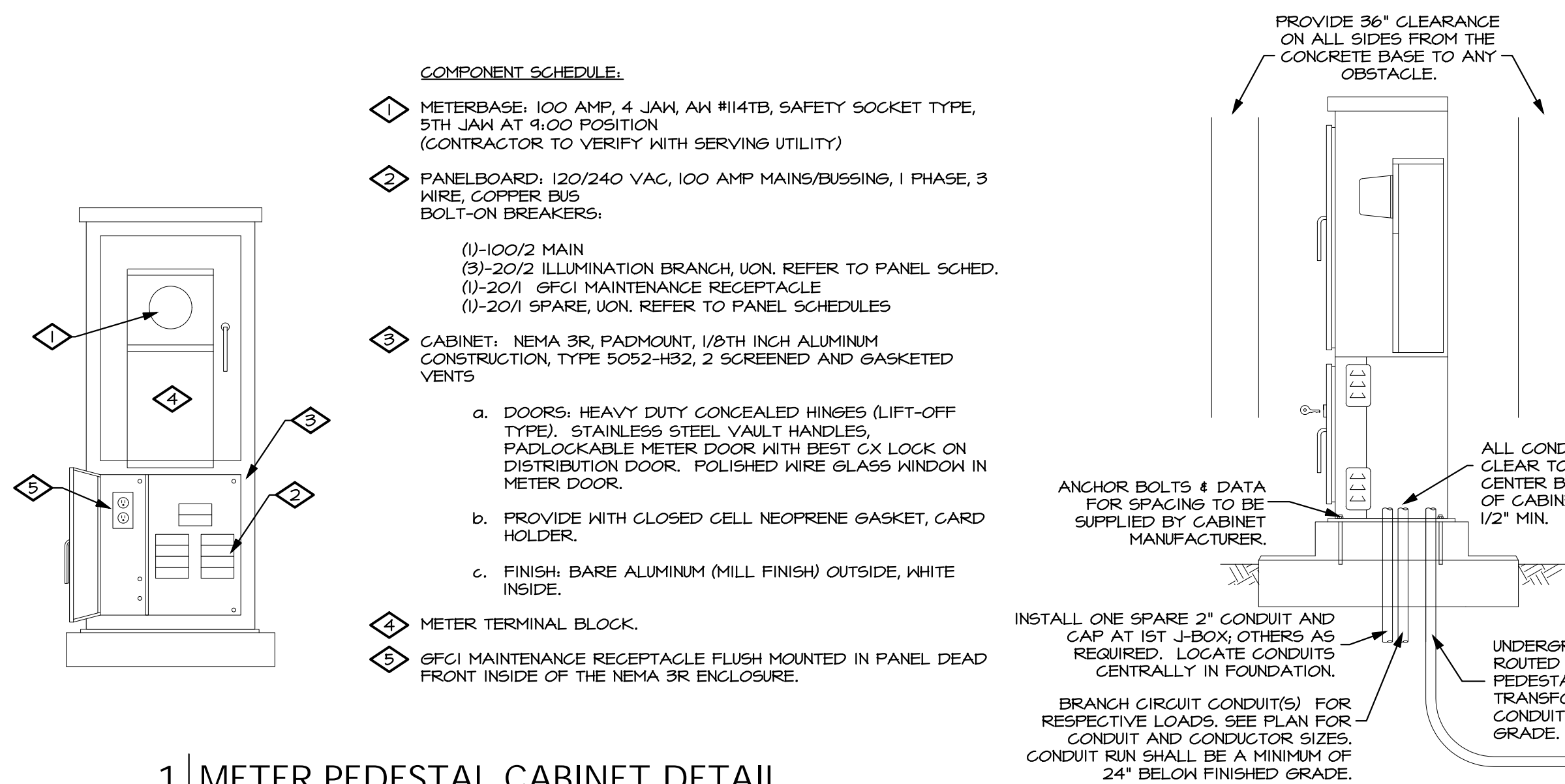


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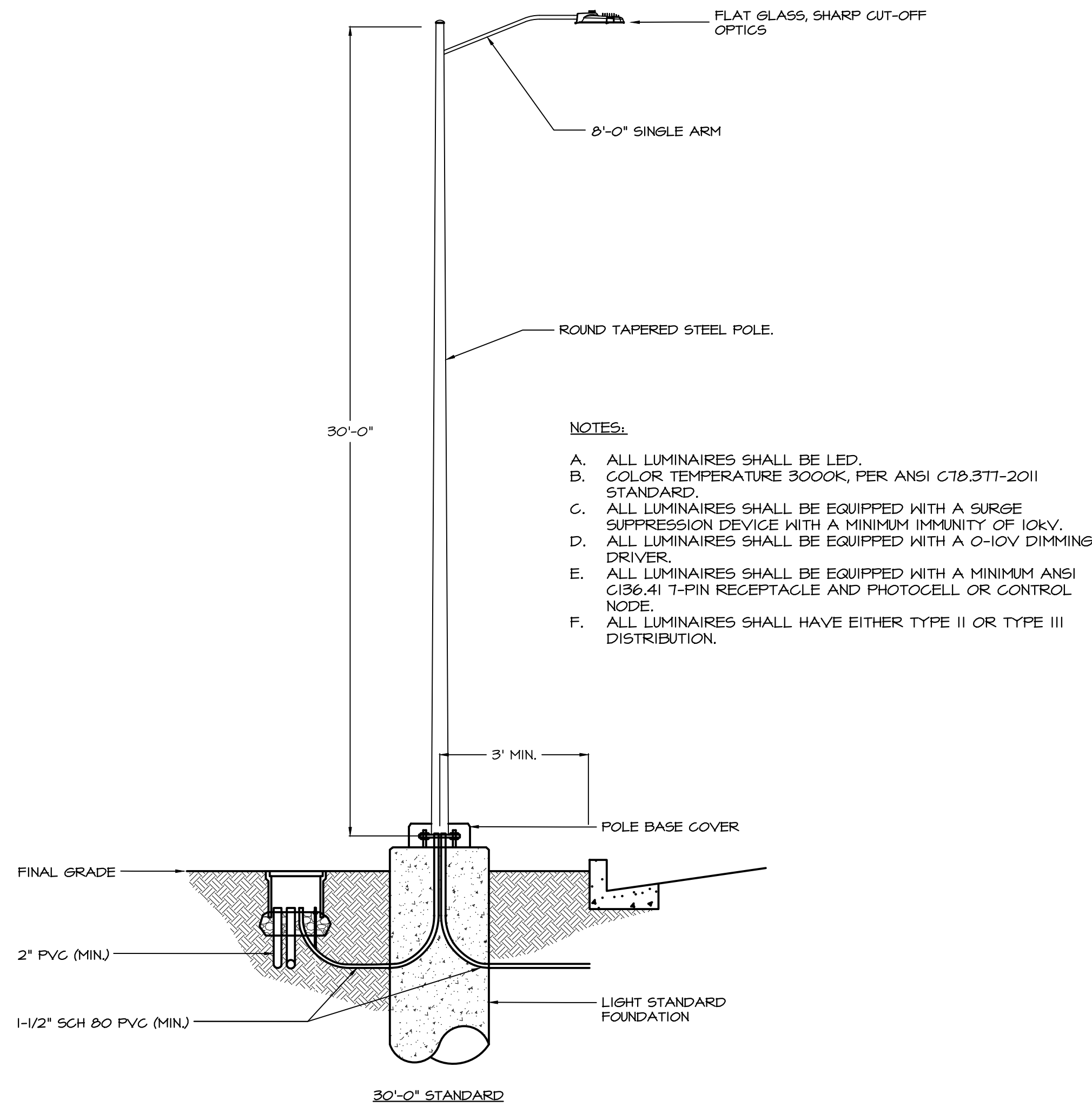
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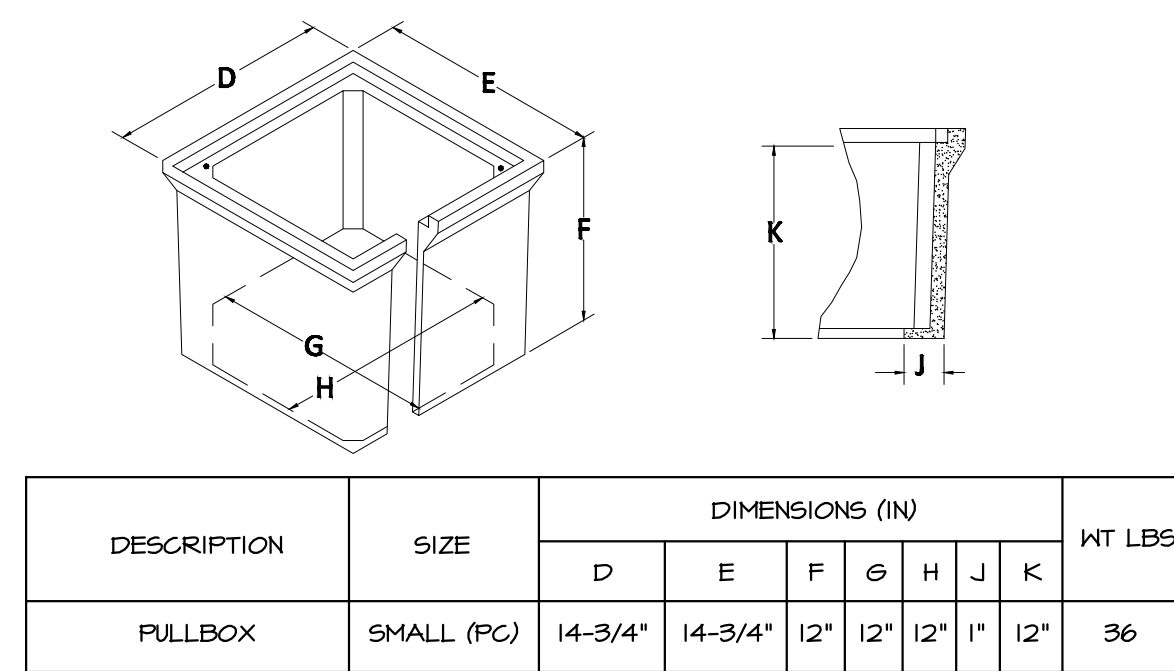
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1 | METER PEDESTAL CABINET DETAIL
EO.0 | SCALE: NTS



2 | LIGHT STANDARD DETAIL
EO.0 | SCALE: NTS



DESCRIPTION	SIZE	DIMENSIONS (IN)			WT LBS
		A	B	C	
COVER	SMALL (PC)	12-7/8"	12-7/8"	3/4"	12

- UNDERGROUND PULLBOX NOTES:**
- UNDERGROUND ENCLOSURES SHALL BE QUIAZITE PC-SERIES AS MANUFACTURED BY HUBBELL OR APPROVED EQUAL.
 - COVERS AND ENCLOSURES SHALL BE CONCRETE GRAY COLOR AND RATED FOR NO LESS THAN 15,000 LBS.

3 | PULLBOX DETAIL
EO.0 | SCALE: NTS

ABBREVIATIONS	
A	AMPERE(S)
AFS	ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
AIC	AMPERES INTERRUPTING CURRENT
C	CONDUIT
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CL	STREET CENTERLINE
CT	CIRCUIT
DISC	DISCONNECT
DIST	DISTRIBUTION
DWG(S)	DRAWING(S)
EC	ELECTRICAL CONTRACTOR OR EMPTY CONDUIT
(E)	EXISTING TO REMAIN
F	FUSE
FLA	FULL LOAD AMPS
G	GROUND
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
ISC	SHORT CIRCUIT CURRENT
KVA	KILOVOLT AMPERE(S)
KW	KILOWATT(S)
LTG	LIGHTING
MCA	MINIMUM CIRCUIT AMPERE(S)
MCB	MAIN CIRCUIT BREAKER
MLO	MAIN LUGS ONLY
OAE	OR APPROVED EQUAL
P	POLE
PART	PARTIAL CIRCUIT
PH	PHASE
PNL	PANEL
RCPT	RECEPTACLE
SW	SWITCH
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
V	VOLT(S)
W	WATT(S) OR WIRE
WP	WEATHERPROOF
XFMR	TRANSFORMER
	DETAIL NOTE
	ELECTRICAL WIRE SIZE

ELECTRICAL SYMBOLS	
	LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES, SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH.
	WALL MOUNTED LUMINAIRE
	FLOOD LIGHT LUMINAIRE
	STEP LIGHT TYPE LUMINAIRE
	BOLLARD OR POST TOP LUMINAIRE
	EXTERIOR AREA LIGHT
	DUPLEX RECEPTACLE
	JUNCTION BOX
	WALL MOUNTED J-BOX
	TRANSFORMER
	METER
	GROUNDING ELECTRODE CONDUCTOR
	STREET LIGHT BRANCH CIRCUITING
	ELECTRICAL SERVICE PEDESTAL
	HUBBELL QUIAZITE 12"x12" ELECTRICAL PULL BOX OR COA APPROVED EQUAL

- ELECTRICAL GENERAL NOTES**
- THE CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY FOR A COMPLETE AND FUNCTIONING ELECTRICAL SYSTEM.
 - MATERIALS AND INSTALLATION SHALL COMPLY WITH CODES, LAWS AND ORDINANCES OF FEDERAL, STATE AND LOCAL GOVERNING BODIES HAVING JURISDICTION.
 - MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY UL, ETL, CSA OR ANOTHER RECOGNIZED TESTING LAB.
 - THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES, TAXES AND LICENSES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE ELECTRICAL WORK.
 - THE CONTRACTOR SHALL PREPARE AND SUBMIT TO GOVERNMENTAL AGENCIES AND UTILITY COMPANIES SHOP DRAWINGS, WHICH ARE REQUIRED BY THESE AGENCIES, FOR THEIR APPROVAL.
 - THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER/OWNER OF ANY MATERIALS OR APPARATUS BELIEVED TO BE INADEQUATE, UNSUITABLE, IN VIOLATION OF LAWS, ORDINANCES, RULES OR REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
 - THE CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS, VISIT THE SITE, AND THOROUGHLY BECOME FAMILIAR WITH THE LOCAL CONDITIONS RELATING TO THE WORK. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATIONS OF THE CONTRACT.
 - ALL MATERIALS, AND EQUIPMENT SHALL BE ERECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, CONDITIONED, AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
 - SHOP DRAWINGS SHALL INCLUDE MANUFACTURER'S NAMES, CATALOG NUMBERS, CUTS, DIAGRAMS AND OTHER SUCH DESCRIPTIVE DATA AS MAY BE REQUIRED TO IDENTIFY AND REVIEW THE EQUIPMENT. SUBMITTALS SHALL BE IN LOGICAL GROUPS, FOR EXAMPLE, ALL LIGHTING FIXTURES, PARTIAL SUBMITTALS WILL NOT BE REVIEWED.
 - SUBMIT (3) COPIES OF THE FOLLOWING SHOP DRAWINGS FOR REVIEW:
 - A. METER-MAIN LOAD-CENTER
 - B. DISCONNECTS
 - C. LIGHT FIXTURES
 - D. PROVIDE "AS-BUILT" DRAWINGS AND SUBMIT TO ARCHITECT/DESIGNER.
 - ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC. SHALL BE NEW.
 - ALL WIRING SHALL BE INSTALLED IN CONDUIT.
 - CONTRACTOR SHALL OBTAIN AND VERIFY EXACT UTILITY COMPANY DRAWINGS AND REQUIREMENTS. ELECTRICAL CONTRACTOR IS TO SUBMIT A COMPLETE CONSTRUCTION DRAWING SET TO THE ELECTRICAL UTILITY COMPANY WITHIN 10 DAYS OF AWARD OF CONTRACT. COORDINATE TIMELINE OF THE REVIEW, APPROVAL, ALL ASSOCIATED DOWN TIME, CONSTRUCTION SCHEDULING, DELIVERY, AND INSTALLATION OF THE UTILITY TRANSFORMER. NOTIFY OWNER OF SCHEDULING CONFLICTS.
 - ELECTRICAL CONTRACTOR SHALL PROVIDE ALL SPECIAL OUTLET BOXES THAT MAY BE REQUIRED.
 - THE POWER AND CONTROL REQUIREMENTS FOR ALL EQUIPMENT CONNECTIONS SHALL BE CONFIRMED WITH APPROVED SHOP DRAWINGS PRIOR TO ELECTRICAL ROUGH-IN. FINAL POWER REQUIREMENTS, DIMENSIONED ROUGH-IN LOCATIONS, LOW VOLTAGE SYSTEM CONNECTIONS, ETC. SHALL BE CONFIRMED AND MODIFIED AS REQUIRED.
 - COORDINATE POLE, BASE AND CONDUIT LOCATIONS WITH ALL OTHER DISCIPLINES, XCEL ENERGY, CITY OF AURORA, AND EXISTING CONDITIONS.
 - ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND STANDARDS, INCLUDING BUT NOT LIMITED TO THE 2017 NATIONAL ELECTRICAL CODE, CITY OF AURORA, AND THE REQUIREMENTS OF XCEL ENERGY.
 - REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY, PRIOR TO INSTALLATION.
 - UTILITY COMPANY SHALL INSTALL PRIMARY CABLING THROUGHOUT SITE TO THE UTILITY TRANSFORMER AS INDICATED ON PLAN DRAWINGS. ELECTRICAL CONTRACTOR SHALL INSTALL SECONDARY SERVICE CONDUCTORS AND ASSOCIATED CONDUIT(S) FROM THE UTILITY TRANSFORMER TO THE METER PEDESTAL AND INTEGRAL SERVICE DISCONNECT. EC SHALL BE RESPONSIBLE FOR ALL WORK FROM THE METER/MAIN PEDESTAL TO ALL LIGHTING STANDARDS AND RECEPTACLES/OUTLETS SPECIFIED ON THESE DRAWINGS.
 - COORDINATE EXACT LOCATIONS OF THE SERVICE TRANSFORMER AND THE POINT OF SERVICE (METER PEDESTAL) WITH THE UTILITY COMPANY PRIOR TO ROUGH-IN.
 - CONTRACTOR SHALL COORDINATE FINAL LOCATIONS, CONDUIT ROUTING, AND PULL BOX LOCATIONS TO STAY WITHIN PROJECT RIGHT-OF-WAY LINES.
 - CONTRACTOR IS RESPONSIBLE FOR MAKING ALL DETERMINATIONS AS TO THE TYPE AND LOCATION OF EXISTING AND PROPOSED UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

STREET LIGHT COUNT:
STREET LIGHTS: 9
PEDESTRIAN LIGHTS: 0



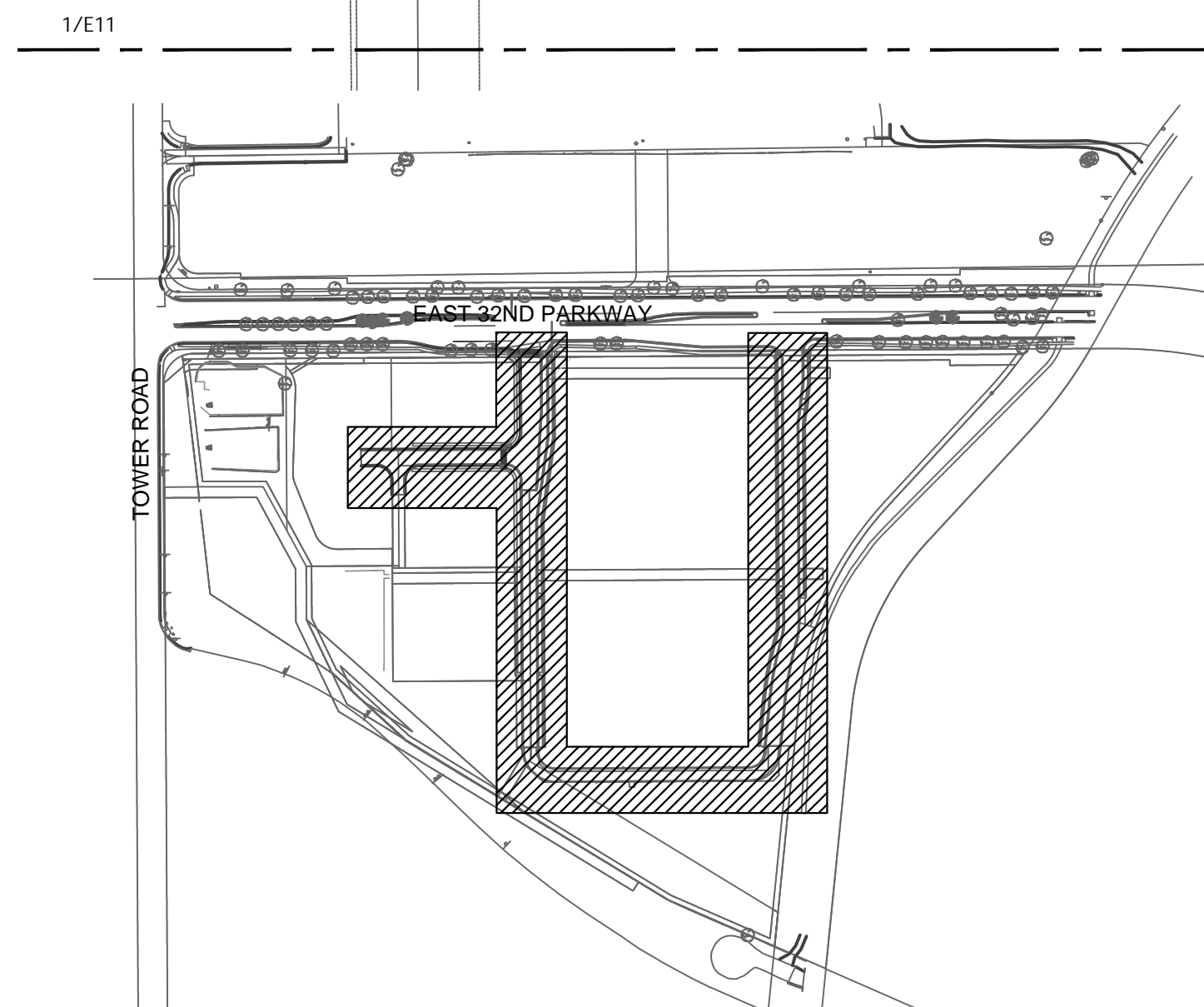
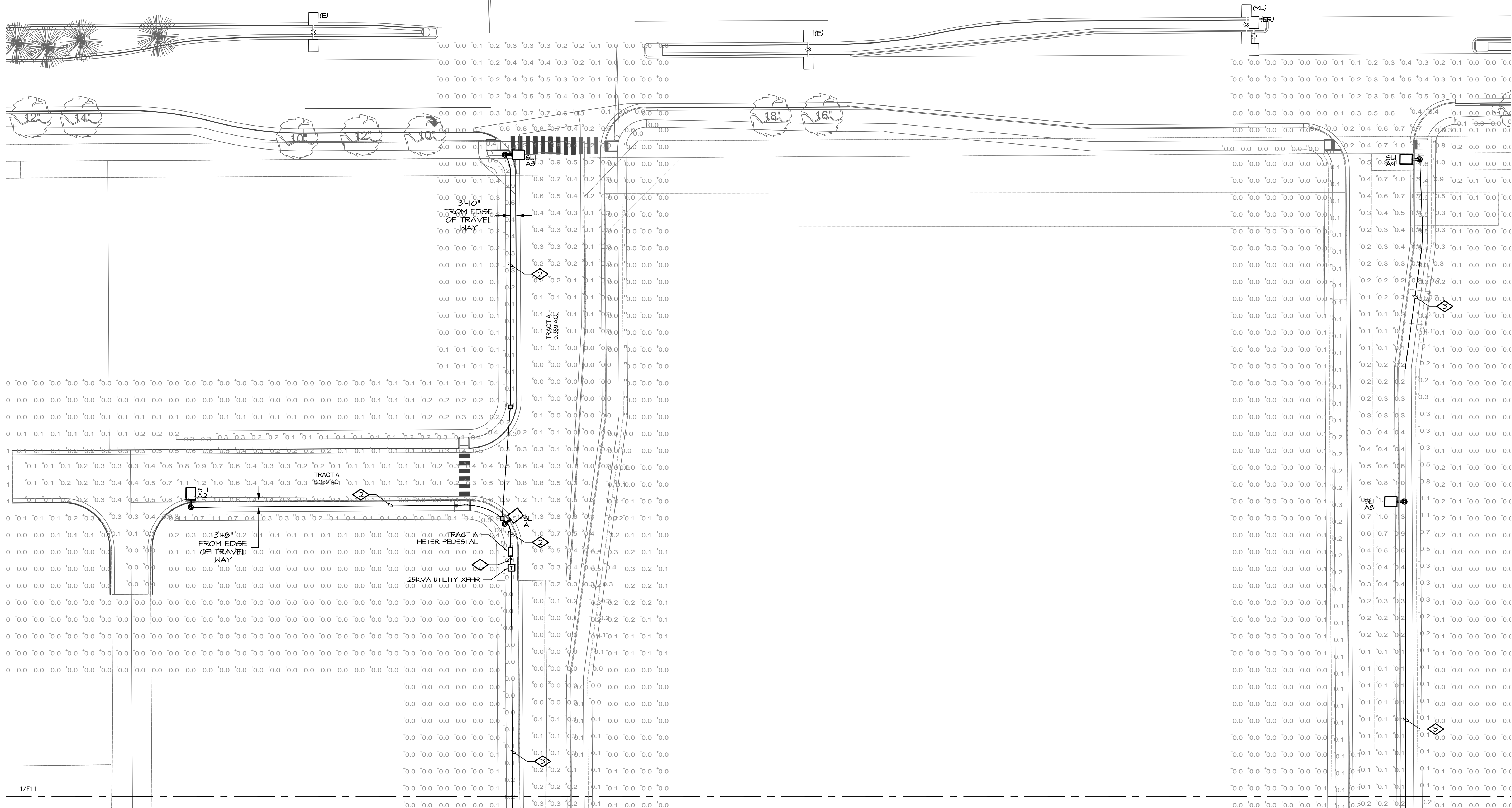
AE DESIGN
Integrated Lighting, Technology, and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com | Project #: 5423.00



TITLE: ELECTRICAL COVER SHEET
DATE: 02.26.2024



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



1 STREET LIGHTING PLAN
E1.0 SCALE: 1" = 30'-0"

- GENERAL NOTES
- ALL SITE LIGHTING RELATED TO WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.
 - SITE ELECTRICAL CONTRACTOR TO COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES AND ROUTING CONDUIT.
 - SUBSTITUTIONS ARE SUBJECT TO CITY AND UTILITY PROVIDER APPROVAL.
 - ALL LIMITS OF ELECTRICAL WORK ARE UNDER THE AUTHORITY OF THE CITY OF AURORA BUILDING DEPARTMENT REVIEW AND PERMITTING.
 - PULL BOXES SHALL BE PLACED AS INDICATED TO ACCOMMODATE LOCATIONS OF DIRECTIONAL CHANGES, CONDUIT SIZE CHANGES, AND ON CONDUIT RUNS EXCEEDING 100'-0" WITHOUT A LIGHT FIXTURE.
 - LIGHT FIXTURE CIRCUITING IS DENOTED BELOW THE LIGHT FIXTURE IDENTIFICATION. FOR EXAMPLE LIGHT FIXTURE 'S2' WITH AN 'A' BELOW INDICATES THAT THE FIXTURE IS CIRCUITED IN THE STREET LIGHTING CIRCUIT CONTAINING 'A'. SEE PANEL SCHEDULES FOR MORE INFORMATION.
 - ALL ELECTRICAL LINES ARE TO BE A MINIMUM OF 2'-FEET ABOVE/BELOW CITY OF AURORA UTILITIES. THIS INCLUDES WATER, SANITARY, AND STORM.

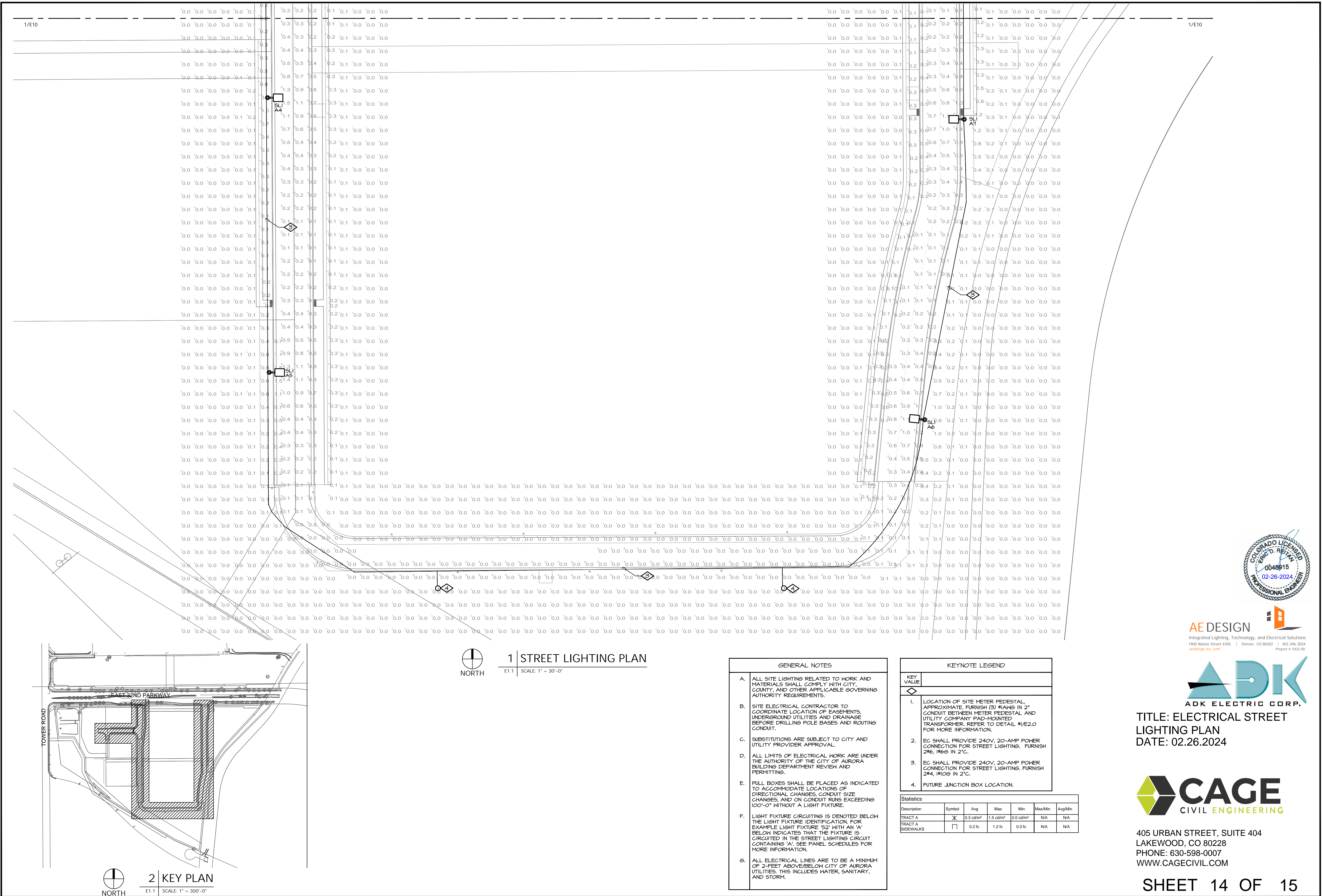
KEYNOTE LEGEND						
KEY	VALUE					
◇	1. LOCATION OF SITE METER PEDESTAL, APPROXIMATE, FURNISH (S) #1466 IN 2" CONDUIT BETWEEN METER PEDESTAL AND UTILITY COMPANY PAD-MOUNTED TRANSFORMER. REFER TO DETAIL #VE2.0 FOR MORE INFORMATION.					
	2. EC SHALL PROVIDE 240V, 20-AMP POWER CONNECTION FOR STREET LIGHTING. FURNISH #246, #166 IN 2".					
	3. EC SHALL PROVIDE 240V, 20-AMP POWER CONNECTION FOR STREET LIGHTING. FURNISH #244, #106 IN 2".					
	4. FUTURE JUNCTION BOX LOCATION.					
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
TRACT A	X	0.3 cdm ²	1.5 cdm ²	0.0 cdm ²	N/A	N/A
TRACT A SIDEWALKS	□	0.2 fc	1.2 fc	0.0 fc	N/A	N/A



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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.

25 KVA PAD MOUNTED UTILITY TRANSFORMER 240/120V, 1-PH, 3W

PRIMARY BY UTILITY COMPANY

3#1 CU, 2" C

100A DISCONNECT, 2-POLE W/NEUTRAL LUGS, GROUNDING BAR, 100A JNN FUSES, 120/240V, 1-PH, 3W, 100A FRAME, NEMA 3R

PANEL 100A 120/240V 1-PH, 3W 100A MCB NEMA 3R

3/4" X 8'-0" GROUND ROD, #6 CU, MIN. 6'-0" APART

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