

BUBBLE BATH CAR WASH - SITE PLAN

STATION 60 FILING NO. 2, LOT 4, BLOCK 1

AURORA, COLORADO 80011

SIGNATURE BLOCK:

BUBBLE BATH CAR WASH SITE PLAN *
(OFFICIAL PROJECT NAME)

LEGAL DESCRIPTION: LOT 4, BLOCK 1, STATION 60 SUBDIVISION FILING NO. 2, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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, _____ HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)
PRESENTS TO BE EXECUTED THIS ____ DAY OF ____ AD _____
CORPORATE SEAL

BY: _____
(PRINCIPALS OR OWNERS) SEAL

STATE OF COLORADO)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ AD, BY
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL _____
(NOTARY PUBLIC) SEAL

NOTARY

MY COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____
PLANNING DIRECTOR: _____ DATE: _____
PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)
ATTEST: _____ DATE: _____
(CITY CLERK)

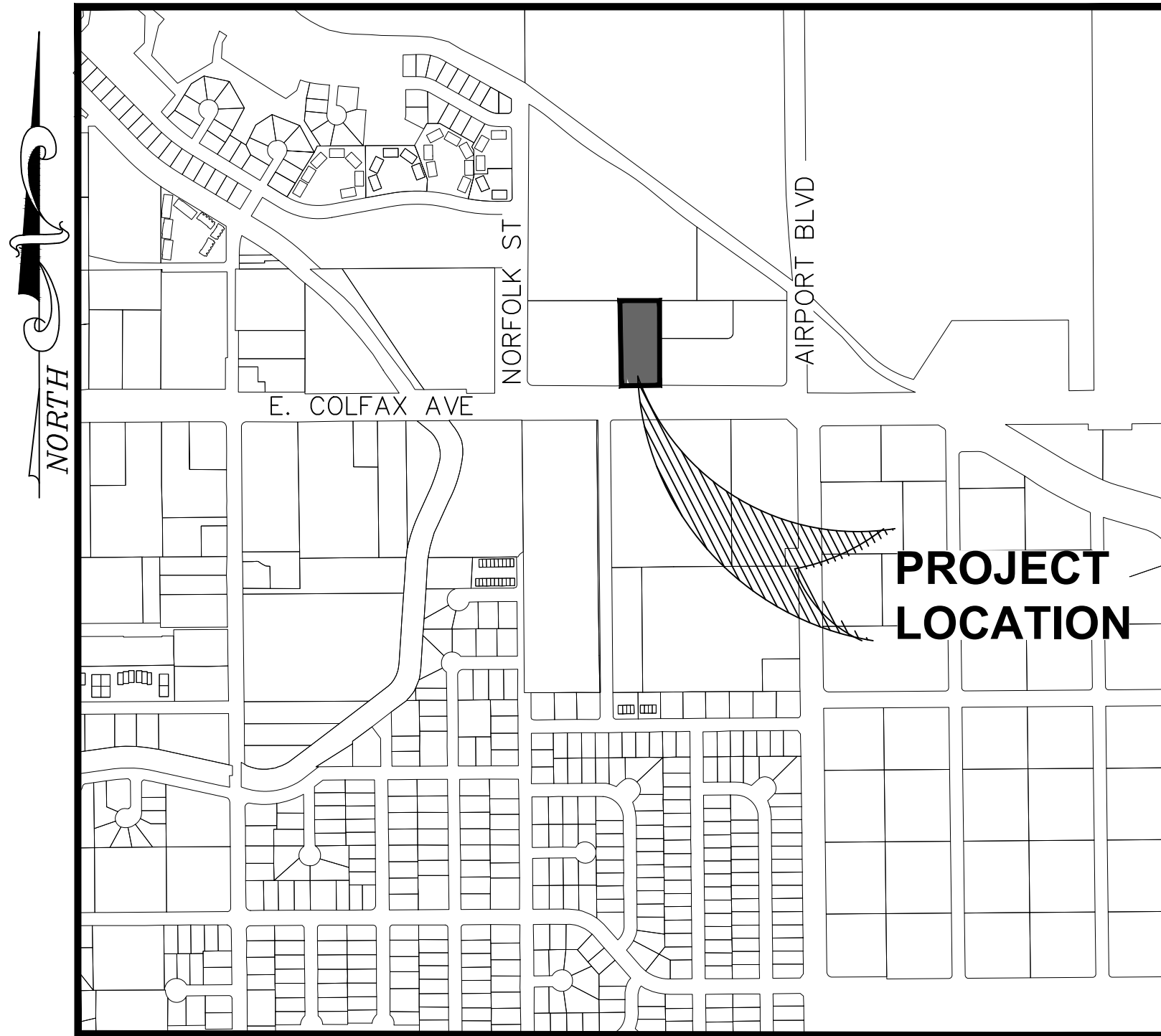
DATABASE APPROVAL DATE _____

RECORDER'S CERTIFICATE:
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____
COLORADO AT ____ O'CLOCK ____ M, THIS ____ DAY OF ____ AD, ____.

CLERK AND RECORDER:

DEPUTY:

AMENDMENTS



LOCATION MAP
NOT TO SCALE

DATA BLOCK

CONSTRUCTION TYPE	COMMERCIAL
BUILDING USE GROUP	MOTOR VEHICLE WASH
LAND AREA WITHIN PROPERTY LINES	1.7 ACRES
NUMBER OF BUILDINGS	1
BUILDING HEIGHT	40'-6"
TOTAL BUILDING COVERAGE AND GFA	4,302 S.F. (5.83%)
HARD SURFACE AREA	49,795 S.F. (67.46%)
LANDSCAPE AREA	24,023 S.F. (32.54%)
SEWAGE AND PATIOS	4,455 S.F. (6.04%)
PRESENT ZONING CLASSIFICATION	MU-C
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	600 SF
PROPOSED TOTAL SIGN AREA	160 SF
PROPOSED NUMBER OF SIGNS	2
PROPOSED MONUMENT SIGN	0
PROPOSED MONUMENT SIGN AREA	0 SF PER SIDE
PARKING SPACES REQUIRED	15
PARKING SPACES PROVIDED	28
ACCESSIBLE SPACES REQUIRED	1
ACCESSIBLE SPACES PROVIDED	2
VAN ACCESSIBLE PARKING SPACES REQUIRED	1
VAN ACCESSIBLE PARKING SPACES PROVIDED	2
LOADING SPACES REQUIRED	1
LOADING SPACES PROVIDED	2
BICYCLE PARKING REQUIRED	2
BICYCLE PARKING PROVIDED	4

SHEET SET

Sheet Number	Sheet Title
01	COVER SHEET
02	OVERALL SITE PLAN
03	GRADING PLAN
04	UTILITY PLAN
05	STORM SEWER PLAN
06	UTILITY DETAILS
07	LANDSCAPE PLAN
08	BUILDING ELEVATION
09	BUILDING ELEVATION 2
10	TRASH ENCLOSURE DETAIL
11	VACUUM ENCLOSURE PLAN & DETAILS
12	SITE DETAILS
13	PHOTOMETRIC PLAN

REQUIRED NOTES:

- THE DEVELOPER, SUCCESSORS OR ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
 - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES EASEMENTS OR FIRE LANE CORRIDORS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. WHERE DEDICATED AS A FIRE LANE EASEMENT OR DESIGNATED AS A FIRE LANE CORRIDOR, THE ROADWAY SHALL BE POSTED "NO PARKING - FIRE LANE".
 - "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH IBC CHAPTER 11, AND ICC A117.1.
 - THE APPLICANT MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
 - THE DEVELOPER, SUCCESSORS OR 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 AND DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
 - ALL CROSSINGS OR ENROACHMENTS 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.
 - ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
 - ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
 - NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR
- APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. 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 AND DEVELOPMENT SERVICES DEPARTMENT. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE OBTAINED 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.
14. 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.
15. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
16. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
17. ATTENTION BUILDING DEPARTMENT: AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT, AND WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING ____ (25/30 - REFER TO SECTION 146-2.6.2.C.) DECIBELS AS CALCULATED IN CHAPTER 22 OF THE AURORA MUNICIPAL CODE UNDER WORSE-CASE NOISE CONDITIONS.
18. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
19. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
20. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.
21. THIS SITE HAS THE FOLLOWING CONDITIONAL USE APPROVAL(S): (LIST ANY/ALL APPLICABLE USES AND THE DATE OF PLANNING COMMISSION APPROVAL - MULTITENANT BUILDINGS SHOULD LEAVE ROOM FOR MODIFICATIONS OR FUTURE ADDITIONS)
22. THE INFRASTRUCTURE SITE PLAN (ISP) AND CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE APPROVED PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON THE CIVIL PLANS FOR THE ISP FOR ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) OR CERTIFICATE OF OCCUPANCY (CO) PER THE APPROVED PUBLIC IMPROVEMENT PLAN.

LIQUE
ENGINEERS
& SURVEYING
TBPELS #: 20405 & 10194727
816 Camaron Ste. 110
San Antonio, TX. 78212
Phone: 210-549-4207

COMMENTS

DATE

NO.

STATION 60 FILING NO. 2, LOT 4
BUBBLE BATH CAR WASH
AURORA, CO. 80011
COVER SHEET

LIQUE
ENGINEERS
& SURVEYING

TBPELS #: 20405 & 10194727
816 Camaron Ste. 110
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REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION

JOB: SCALE:
176-01-04 N.T.S.

SHEET NO.
01

- NOTES:
- PAVEMENT DIMENSIONS AND RADII ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED. SIDEWALK DIMENSIONS ARE FROM BACK OF CURB.
 - WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
 - REFER TO MEP PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
 - REFER TO ARCHITECTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
 - EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBTAINED BY A VEHICLE PARKED IN THE SPACE.
 - CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - CAUTION: DO NOT PLACE THE STAGING AREA IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES.
 - SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
 - THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
 - ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
 - ALL STANDARD PARKING STALLS ARE 9.0' WIDE BY 18.0' DEEP TO FACE OF CURB. ALL VACUUM PARKING STALLS ARE 12.5' WIDE BY 22.0' DEEP TO FACE OF CURB.
 - ALL PARKING DIMENSIONS ARE MEASURED FROM CENTERLINE OF PAVEMENT MARKING TO CENTERLINE OF PAVEMENT MARKING OR CENTERLINE OF PAVEMENT MARKING TO FACE OF CURB.
 - ALL LIGHTING FIXTURES SHALL BE DESIGNED TO COMPLETELY CONCEAL AND FULLY SHIELDS, WITHIN AN OPAQUE HOUSING, THE LIGHT SOURCE FROM VISIBILITY FROM ANY STREET RIGHT-OF-WAY. THE CONE OF LIGHT SHALL NOT CROSS ANY ADJACENT PROPERTY LINE. ONLY INCANDESCENT, FLUORESCENT, COLOR-CORRECTED HIGH-PRESSURE SODIUM OR METAL HALIDE MAY BE USED. ALL VEHICLES OR PEDESTRIAN ACCESS SHALL BE SUFFICIENTLY LIGHTED TO ENSURE SECURITY OF PROPERTY AND PERSONS.
 - ALL ROOF, WALL, AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED. IF ROOF AND WALL MOUNTED EQUIPMENT OF ANY TYPE INCLUDING DUCT WORK AND LARGE VENTS IS PROPOSED IT SHALL BE SHOWN ON THE SITE PLAN AND SCREENING IDENTIFIED. SCREENING OF MECHANICAL EQUIPMENT SHALL RESULT IN THE MECHANICAL EQUIPMENT BLENDING IN WITH THE PRIMARY BUILDING AND NOT APPEARING SEPARATE FROM THE BUILDING AND SHALL BE SCREENED FROM VIEW OF ANY RIGHTS-OF-WAY OR ADJOINING PROPERTIES.
 - THE DUMPSTER ENCLOSURES MUST BE ONE (1) FOOT ABOVE THE HEIGHT OF THE WASTE CONTAINER. USE PROTECTIVE POLES IN CORNERS AND AT IMPACT AREAS. FENCE POSTS OF RUST PROTECTED METAL OR CONCRETE. A MINIMUM 6" SLAB IS REQUIRED AND MUST BE SLOPED TO DRAIN; THE ENCLOSURE MUST HAVE STEEL FRAMED GATES WITH SPRING LOADED HINGES AND FASTENERS TO KEEP CLOSED. SCREENING MUST BE ON ALL FOUR SIDES BY MASONRY WALL OR APPROVED FENCE OR SCREENING WITH OPAQUE GATES.

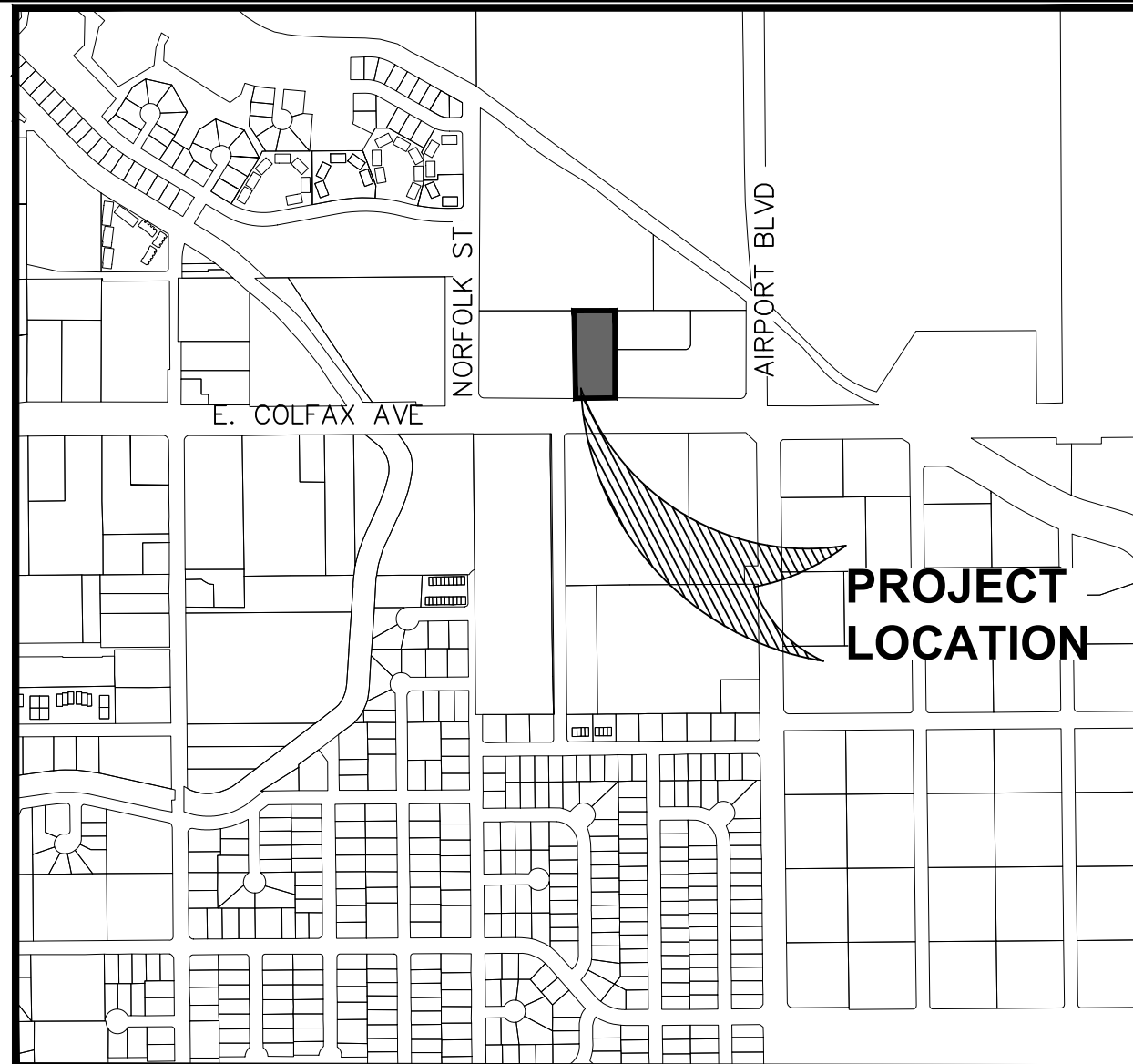
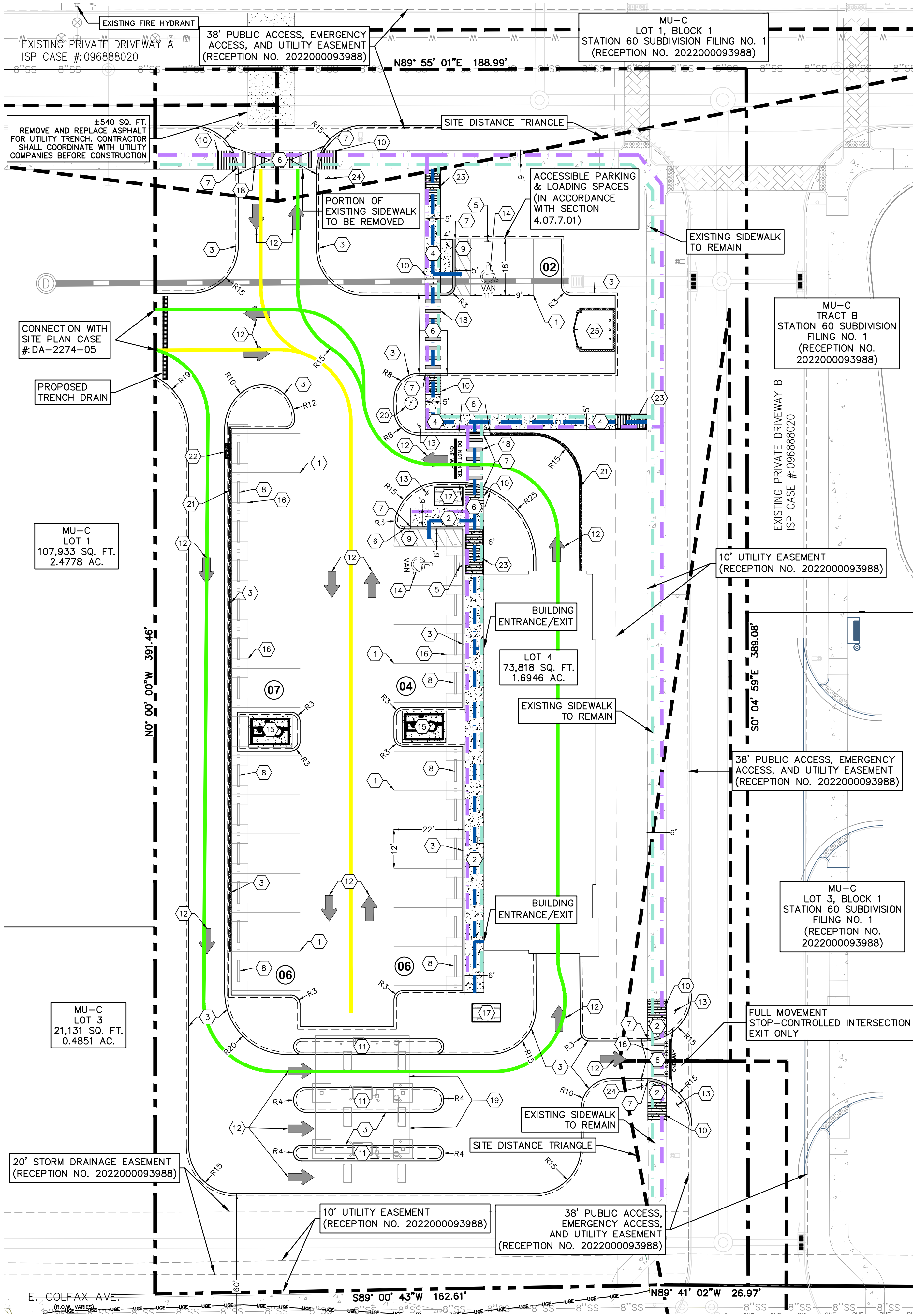
CAUTION!!!: THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

KEY NOTES

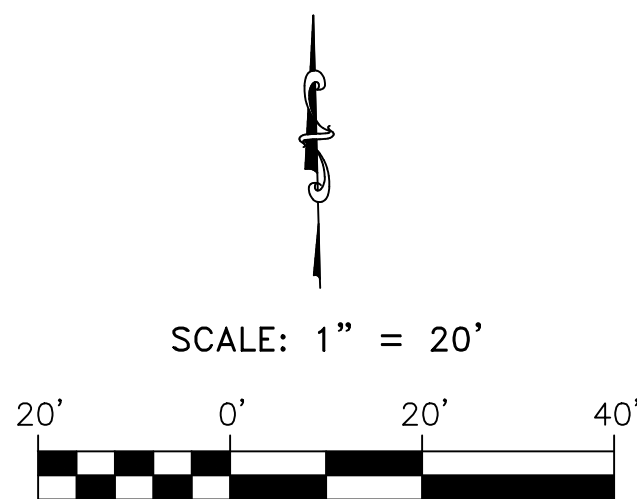
1	TYPICAL PARKING STRIPING	14	HANDICAP PARKING SYMBOL (IN ACCORDANCE WITH SECTION 4.07.7.01)
2	PROPOSED 6" CONCRETE SIDEWALK	15	VACUUM ENCLOSURE (SEE ARCH. PLANS FOR DETAILS)
3	MONOLITHIC CURB	16	VACUUM CANOPIES
4	PROPOSED 5" CONCRETE SIDEWALK	17	BICYCLE RACK
5	HANDICAP SIGN (IN ACCORDANCE WITH SECTION 4.07.7.01)	18	CROSSWALK STRIPING
6	2' CURB TRANSITION	19	XPT CANOPY
7	RIBBON CURB	20	FLAG POLE
8	WHEEL STOP	21	RETAINING WALL (SEE GRADING PLAN FOR DETAIL)
9	CROSS HATCH STRIPING (SEE COA S9.0 FOR DETAILS)	22	CURB FLU
10	6" RAMP (SEE COA S9.0 FOR DETAILS)	23	RAMP WITH HANDRAIL
11	PAY TERMINAL	24	STOP SIGN
12	TRAFFIC ARROWS	25	ENCLOSED DUMPSTER (SEE ARCH. PLANS FOR DETAILS)
13	DO NOT ENTER SIGN	#	PARKING COUNT

- ACCESSIBILITY NOTE FOR COMMERCIAL PROJECTS BUILT UNDER THE 2009 IBC: ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN THE ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.
- ADDRESSING: ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
- AIRCRAFT NOISE REDUCTION (LDN): NEW SITE PLANS FOR RESIDENTIAL AND COMMERCIAL STRUCTURES: LOCATION WITHIN A NOISE IMPACT DISTRICT MUST INCLUDE THE FOLLOWING NOTE: ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
- AMERICANS WITH DISABILITIES ACT: THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
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- EMERGENCY INGRESS AND EGRESS: EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".

THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINISH ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION. IF THE RADIO FREQUENCY LEVELS ARE NOT ADEQUATE, THE GC AND THE AURORA BUILDING DIVISION SHALL PASS OR FAIL THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.



LOCATION MAP NOT TO SCALE



LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
LIMITS OF CONSTRUCTION	---
SITE DISTANCE TRIANGLE	---
BENCH MARK	---
FOUND 1/2" IRON ROD	---
EXISTING OVERHEAD ELECTRIC LINE AND POWER POLE	---
EXISTING GAS LINE	---
EXISTING WATER LINE	---
EXISTING 8" SANITARY SEWER	---
EXISTING 10" SANITARY SEWER	---
EXISTING FENCE	---
8' ZONING BUFFER	---
EXISTING SEWER MANHOLE	---
EXISTING UTILITY POLE	---
CENTERLINE	---
EDGE OF ASPHALT	---
PROPOSED CURB	---
PROPOSED RIBBON CURB	---
SAW CUT & REPLACE ASPHALT	---
SAW CUT & REPLACE W/CONCRETE	---
POSSIBLE VEHICLE PATH 1	---
POSSIBLE VEHICLE PATH 2	---
ACCESSIBLE ROUTE	---
PEDESTRIAN PATHWAYS	---
BICYCLE PATHWAY	---

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.

EVERGREEN DEVCO, INC. 2390 E CAMELBACK RD, SUITE 410, PHOENIX, ARIZONA 85016, (602) 808-8600, SHALL BE RESPONSIBLE FOR PAYMENT OF 50% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF COLFAX AVENUE AND NORFOLK STREET, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.

NO.	DATE	COMMENTS

STATION 60 FILING NO. 2, LOT 4
BUBBLE BATH CAR WASH
AURORA, CO. 80011
OVERALL SITE PLAN

LIQUE
ENGINEERS & SURVEYING

TBPELS #: 20405 & 10194727
816 Camaron Ste. 110
San Antonio, TX. 78212
Phone: 210-549-4207

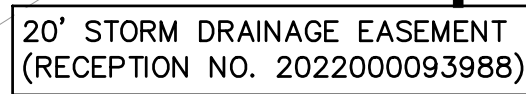
REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION

JOB: 176-01-04
SCALE: 1" = 20'

SHEET NO. 02

1. MINIMUM SLOPE WITHIN UNPAVED AREAS IS 2% MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE 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 TEN 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 FIVE PERCENT.
7. DETAILED LAYOUT DESIGN AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.

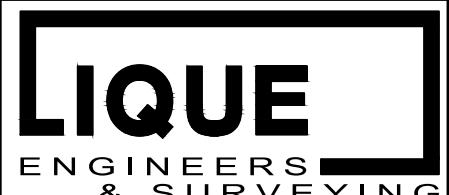
PROPERTY LINE	
ADJACENT PROPERTY LINE	
LIMITS OF CONSTRUCTION	
BENCH MARK	
FOUND 1/2" IRON ROD	
EX. MAJOR CONTOURS	
EX. MINOR CONTOURS	
EXISTING SEWER MANHOLE	
EXISTING UTILITY POLE	
EXISTING ELECTRICAL, GAS, TELE. & CABLE EASEMENT	E.G.T.C.
EXISTING SANITARY SEWER EASEMENT	S.S.U.E.
EXISTING BUILDING SETBACK	B.S.
EXISTING ELECTRICAL, GAS, TELE. & CABLE EASEMENT	
EXISTING SANITARY SEWER UTILITY EASEMENT	
EXISTING BUILDING SETBACK	
EXISTING INGRESS/EGRESS EASEMENT CENTERLINE	
EDGE OF ASPHALT	
EX. MAJOR CONTOURS	
EX. MINOR CONTOURS	
FLOW ARROW	
PROPOSED FINISH FLOOR ELEVATION	
PROPOSED FINISH FLOOR ELEVATION	F.F.E. = XXX.XX
PROPOSED CONTOURS	
PROPOSED DRAINAGE SLOPE	
PROPOSED HIGH POINT	
PROPOSED CURB	
PROPOSED SAWTOOTH CURB	
PROPOSED SPOT GRADE (TOP OF CURB AND GUTTER)	
PROPOSED SPOT GRADE	
PROPOSED FIRELANE	
PROPOSED FIREHOSE LAY	
LIGHT DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	



SCALE: 1" = 20'

[illegible]

STATION 60 FILING NO. 2, LOT 4
BUBBLE BATH CAR WASH
AURORA, CO. 80011
GRADING PLAN



TBPELS #: 20405 & 10194727
 816 Camaron Ste. 110
 San Antonio, TX. 78212
 Phone: 210-549-4207

REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION

JOB:	SCALE:
176-01-04	1" = 20'

SHEET NO.
03

GENERAL CONSTRUCTION AND WATER NOTES:

1.PROJECTS LOCATED IN DISTRIBUTOR CONTRACT AREAS SHALL REQUIRE THE DISTRICT TO CONTACT DENVER WATER'S CONSTRUCTION ENGINEERING PERSONNEL AT 303-628-6671, PRIOR TO THE PRE-CONSTRUCTION MEETING.
2.ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH DENVER WATER'S ENGINEERING STANDARDS, CAPITAL PROJECTS CONSTRUCTION STANDARDS (CPCS), MATERIALS SPECIFICATIONS, AND DRAWINGS. ALL MAIN INSTALLATIONS/SYSTEM MODIFICATIONS WILL BE APPROVED AND INSPECTED BY DENVER WATER. FIELD CHANGE DIRECTIVES MADE BY DISTRIBUTION INSPECTION SHALL BE MADE WITHIN 24 HOURS BY THE CONTRACTOR.
CONTRACTORS SHALL MAINTAIN A COPY OF THE CURRENT ENGINEERING STANDARDS AND CPCS ONSITE AT ALL TIMES DURING CONSTRUCTION. SEE THE CHART BELOW FOR A QUICK REFERENCE TO THE FREQUENTLY USED MATERIAL SPECIFICATIONS.

THE DEPTH OF COVER OVER THE PIPE, MEASURED FROM OFFICIAL STREET GRADE TO THE TOP OF THE PIPE, SHALL BE A MINIMUM OF 4-1/2 FEET AND SHALL BE KNOWN AS THE COVER OVER THE IF DIFFICULTIES ARISE WHEN CROSSING INTERFERENCE, AND WHERE SPECIFICALLY APPROVED BY DENVER WATER, DEVIATIONS FROM 4-1/2 FEET OF COVER WILL BE PERMITTED.
THE COVER OVER THE PIPE SHALL BE A MINIMUM OF 4-1/2 FEET AND A MAXIMUM OF 10 FEET WITH DENVER WATER APPROVAL.
ANY CHANGES IN ALIGNMENT AND GRADE SHALL BE AUTHORIZED BY DENVER WATER AND SHALL BE ACCOMPLISHED BY THE INSTALLATION OF ADDITIONAL FITTINGS.
THE DEFLECTION OF JOINTS IS PERMITTED ONLY WHEN INSTALLING PIPE ON HORIZONTAL OR VERTICAL CURVES.
PRIOR TO THE INSTALLATION OF WATER MAINS, ROAD CONSTRUCTION MUST HAVE PROGRESSED TO AT LEAST THE SUB-GRADE STATE.
SUB-GRADE IS DEFINED AS AN ELEVATION OF NO MORE THAN 7 INCHES BELOW THE FINISHED STREET GRADE.

THE CONTRACTOR SHALL ADJUST ALL VALVE BOXES, MANHOLE LIDS, TRACER WIRE BOXES, FIRE HYDRANTS TO THE FINAL FINISHED GRADE.
BENDS, TEES, FIRE HYDRANTS, BLOW-OFFS, AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST WITH MECHANICAL RESTRAINT AND CONCRETE KICK BLOCKS IN ACCORDANCE WITH DENVER WATER'S ENGINEERING STANDARDS AND CPCS.
VALVES SHALL BE LOCATED ON PROPERTY LINE EXTENSIONS, EXCEPT FOR TAPPING SLEEVE WHERE AN ADDITIONAL VALVE SHALL BE PLACED ON THE TAPPING SLEEVE. ADDITIONAL VALVE LOCATIONS MAY BE REQUIRED PER DENVER WATER'S CONSTRUCTION ENGINEERING PERSONNEL.
UTILITY CROSSINGS SHALL MAINTAIN A MINIMUM CLEARANCE OF 18-INCHES FROM THE OUTSIDE OF THE PIPES.
ONLY ONE POINT OF CONNECTION IS ALLOWED UNTIL THE TESTING OF THE NEW MAIN INSTALLATIONS IS COMPLETE.
NEWLY INSTALLED WATER MAINS AND FIRE SERVICE LINES SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH DENVER WATER ENGINEERING STANDARDS, SECTION 8.22.
THE TRENCH SHALL BE EXCAVATED, AND THE PIPE EXPOSED FOR INSPECTION AT ANY LOCATION ON THE PROJECT, WHEN REQUESTED BY DENVER WATER.
THE STERILIZATION AND FLUSHING OF MAINS SHALL BE INSPECTED AND CERTIFIED BY THE HEALTH DEPARTMENT HAVING JURISDICTION; ONE COPY OF THE CERTIFICATION SHALL BE PROVIDED TO DENVER WATER. THE CERTIFICATION SHALL NOTE THE LOCATION OF THE MAIN AND STATE THE MAIN HAS BEEN INSPECTED BY A REPRESENTATIVE OF THE HEALTH DEPARTMENT HAVING JURISDICTION AND COMPLIES WITH THE PROCEDURES SET FORTH BY THAT DEPARTMENT.

THE CONTRACTOR IS RESPONSIBLE FOR:
NOTIFYING CUSTOMERS VERBALLY OR IN WRITING WHO MAY BE AFFECTED BY A WATER OUTAGE DURING CONSTRUCTION.
OBTAINING, AT THE CONTRACTOR'S EXPENSE, APPLICABLE LICENSES, PERMITS, BONDS, THAT ARE REQUIRED FOR THE MAIN INSTALLATION/SYSTEM MODIFICATION.
CONTACTING DENVER WATER'S CONSTRUCTION ENGINEERING PERSONNEL FOR THE PRE-CONSTRUCTION MEETING AND INSPECTION, AT 303-628-6671, AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
IN THE EVENT OF AN EMERGENCY IN DENVER OR IN A TOTAL SERVICE AREA AFTER WORKING HOURS, CALL DENVER WATER'S WESTSIDE DISPATCHER: 303-628-6801. IN A MASTER METER OR READ & BILL DISTRICT, PLEASE CONTACT THE REPRESENTATIVE OF THE DISTRICT IN WHICH THE PROJECT IS TAKING PLACE.
PAYING ALL ADDITIONAL CHARGES FOR INSPECTION OUTSIDE NORMAL WORK HOURS.

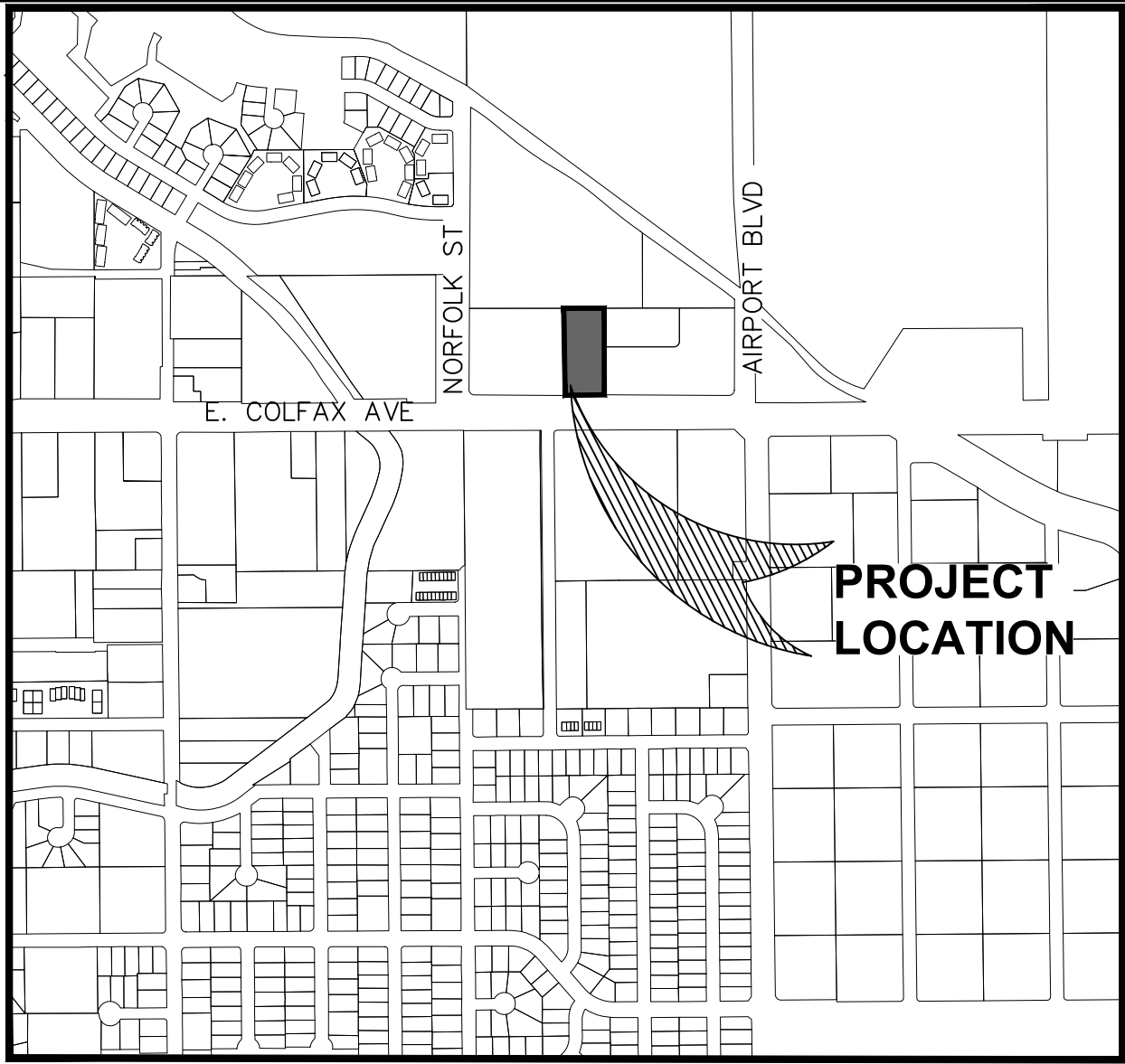
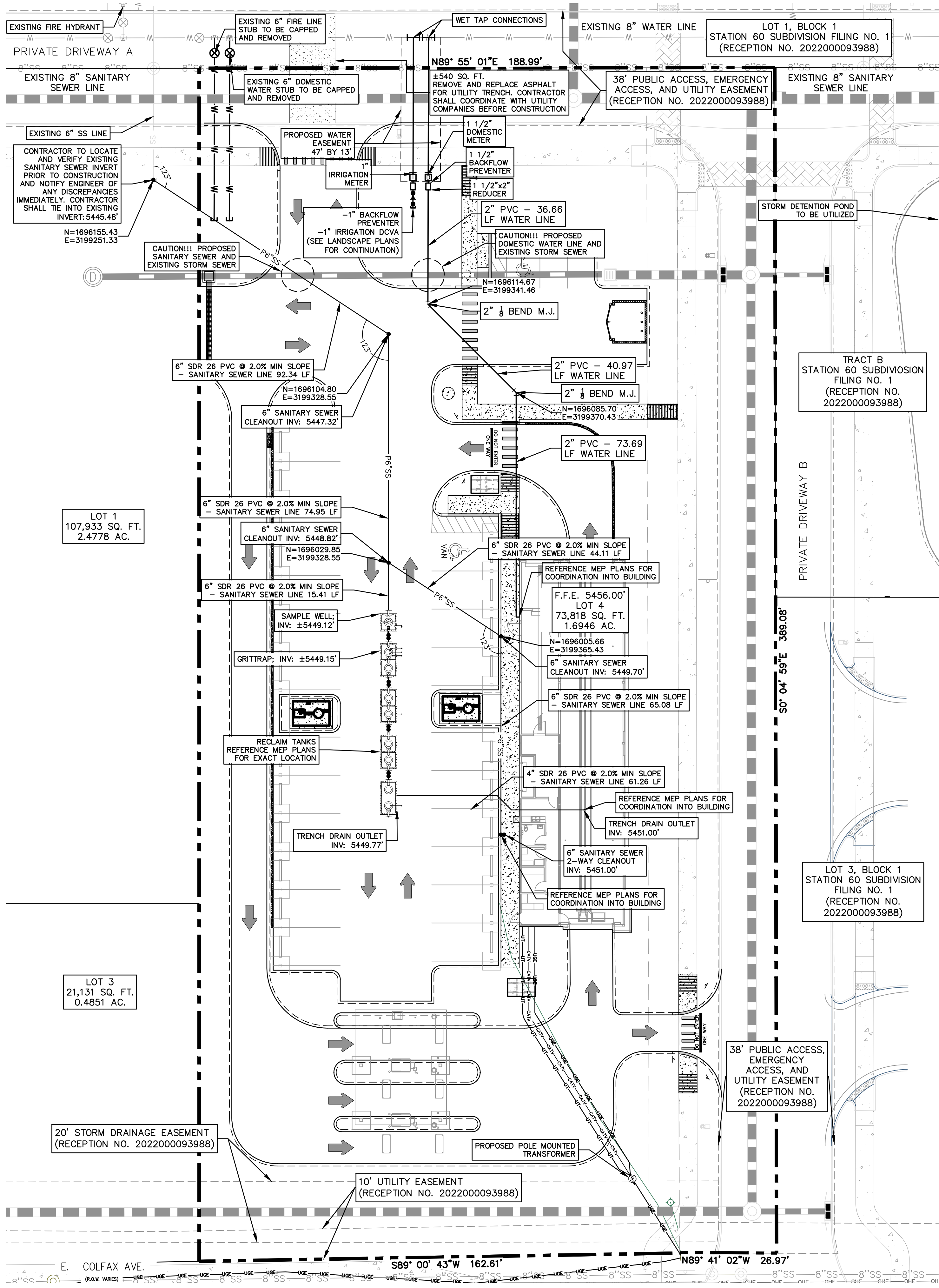
NOTE:

ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.

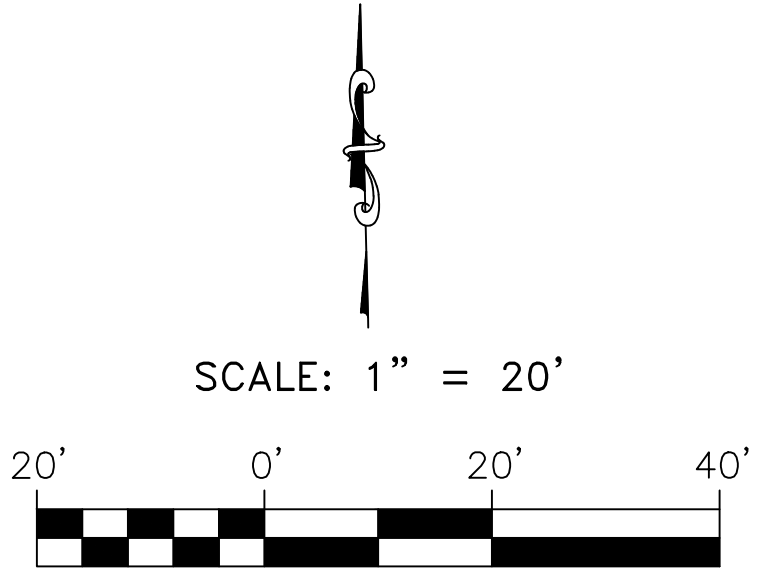
NOTE:

ALL PVC FOR WATER SERVICE LINES ARE ASSUMED TO BE SCH 80 UNLESS OTHERWISE NOTED ON PLANS.

CAUTION!!!: THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION.THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.



LOCATION MAP NOT TO SCALE



LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
LIMITS OF CONSTRUCTION	
BENCH MARK	
FOUND 1/2" IRON ROD	
EXISTING OVERHEAD ELECTRIC LINE AND POWER POLE	
EXISTING GAS LINE	
EXISTING WATER LINE	
EXISTING 8" SANITARY SEWER	
EXISTING 10" SANITARY SEWER	
EXISTING FENCE	
EXISTING SEWER MANHOLE	
EXISTING UTILITY POLE	
EXISTING ELECTRICAL, GAS, TELE. & CABLE EASEMENT	
EXISTING SANITARY SEWER UTILITY EASEMENT	
EXISTING BUILDING SETBACK	
EXISTING ELECTRICAL, GAS, TELE. & CABLE EASEMENT	
EXISTING SANITARY SEWER EASEMENT	
EXISTING BUILDING SETBACK	
EXISTING INGRESS/EGRESS EASEMENT	
CENTERLINE	
EDGE OF ASPHALT	
PROPOSED 2" PVC WATER SERVICE	
PROPOSED 6" SANITARY SEWER SERVICE	
PROPOSED CLEAN OUT	
PROPOSED IRRIGATION/DOMESTIC WATER METER	
PROPOSED BACKFLOW PREVENTER	
PROPOSED WATER SERVICE FIXTURES	

NO.	DATE	COMMENTS

STATION 60 FILING NO. 2, LOT 4
BUBBLE BATH CAR WASH
AURORA, CO. 80011
UTILITY PLAN

LIQUE
ENGINEERS & SURVEYING

TBPELS #: 20405 & 10194727
816 Camaron Ste. 110
San Antonio, TX. 78212
Phone: 210-549-4207

REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION

JOB:	SCALE:
176-01-04	1" = 40'

SHEET NO.
04

GENERAL CONSTRUCTION AND WATER NOTES:

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PRIOR TO THE INSTALLATION OF WATER MAINS, ROAD CONSTRUCTION MUST HAVE PROGRESSED TO AT LEAST THE SUB-GRADE STATE.
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UTILITY CROSSINGS SHALL MAINTAIN A MINIMUM CLEARANCE OF 18-INCHES FROM THE OUTSIDE OF THE PIPES.

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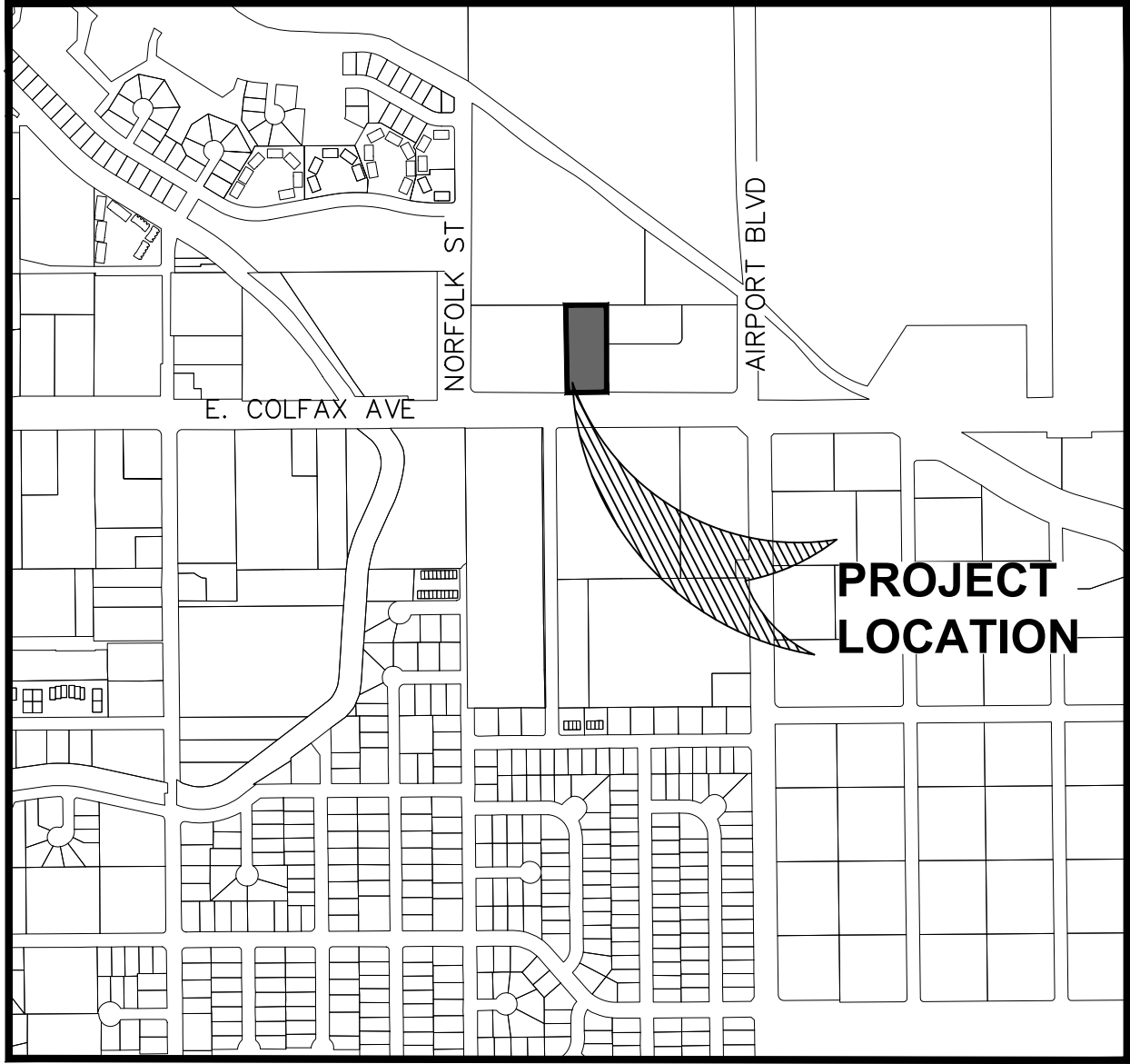
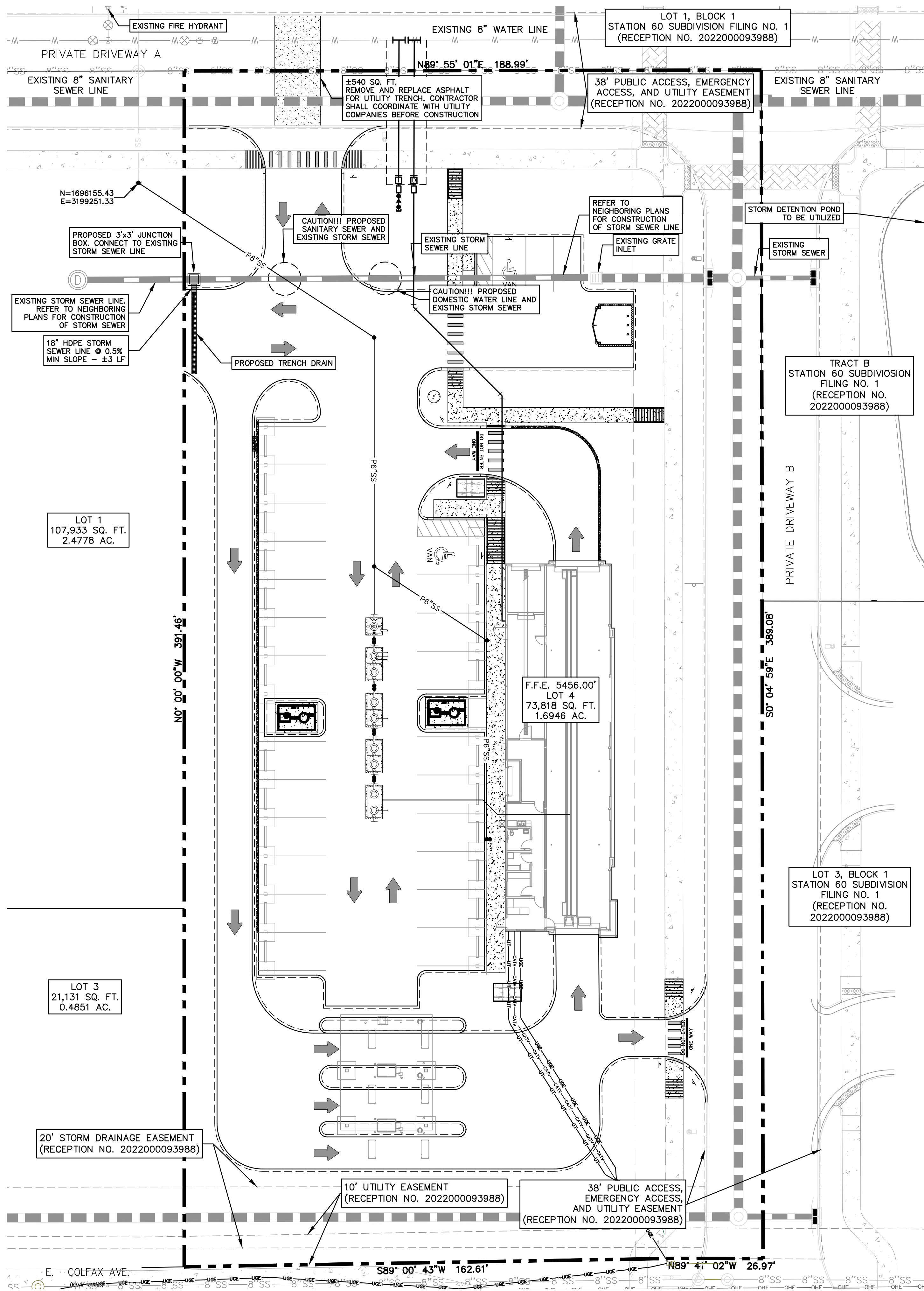
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PAYING ALL ADDITIONAL CHARGES FOR INSPECTION OUTSIDE NORMAL WORK HOURS.

NOTE:

ALL PVC FOR WATER SERVICE LINES ARE ASSUMED TO BE SCH 80 UNLESS OTHERWISE NOTED ON PLANS.

CAUTION!!! THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.



LOCATION MAP
NOT TO SCALE

SCALE: 1" = 20'



LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
LIMITS OF CONSTRUCTION	---
BENCH MARK	△
FOUND 1/2" IRON ROD	•
EXISTING OVERHEAD ELECTRIC LINE AND POWER POLE	—OHE—OHE—OHE—OHE—
EXISTING GAS LINE	—GAS—GAS—GAS—
EXISTING WATER LINE	—W—W—W—
EXISTING 8" SANITARY SEWER	—8"SS—8"SS—
EXISTING 10" SANITARY SEWER	—SS—
EXISTING FENCE	—□—□—□—
EXISTING SEWER MANHOLE	⊙
EXISTING UTILITY POLE	⊙
EXISTING ELECTRICAL, GAS, TELE. & CABLE EASEMENT	E.G.T.C.
EXISTING SANITARY SEWER UTILITY EASEMENT	S.S.U.E.
EXISTING BUILDING SETBACK	B.S.
EXISTING ELECTRICAL, GAS, TELE. & CABLE EASEMENT	---
EXISTING SANITARY SEWER EASEMENT	---
EXISTING BUILDING SETBACK	---
EXISTING INGRESS/EGRESS EASEMENT	---
CENTERLINE	—C—
EDGE OF ASPHALT	—
PROPOSED FIRE HYDRANT	⊕
PROPOSED 2" PVC WATER SERVICE	—2" PVC—
PROPOSED 6" SANITARY SEWER SERVICE	—P6"SS—
PROPOSED CLEAN OUT	•
PROPOSED IRRIGATION/DOMESTIC WATER METER	⊕
PROPOSED BACKFLOW PREVENTER	⊕
PROPOSED WATER SERVICE FIXTURES	⊕

NOTE:
ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT COLORADO ACCESSIBILITY STANDARDS AND CITY OF AURORA DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.

NO.	DATE	COMMENTS

STATION 60 FILING NO. 2, LOT 4
BUBBLE BATH CAR WASH
AURORA, CO. 80011
STORM SEWER PLAN

LIQUE
ENGINEERS & SURVEYING

TBPELS #: 20405 & 10194727
816 Camaron Ste. 110
San Antonio, TX. 78212
Phone: 210-549-4207

REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION

JOB:	SCALE:
176-01-04	1" = 20'

SHEET NO.
05

GENERAL CONSTRUCTION NOTES (SEWER SECTION):

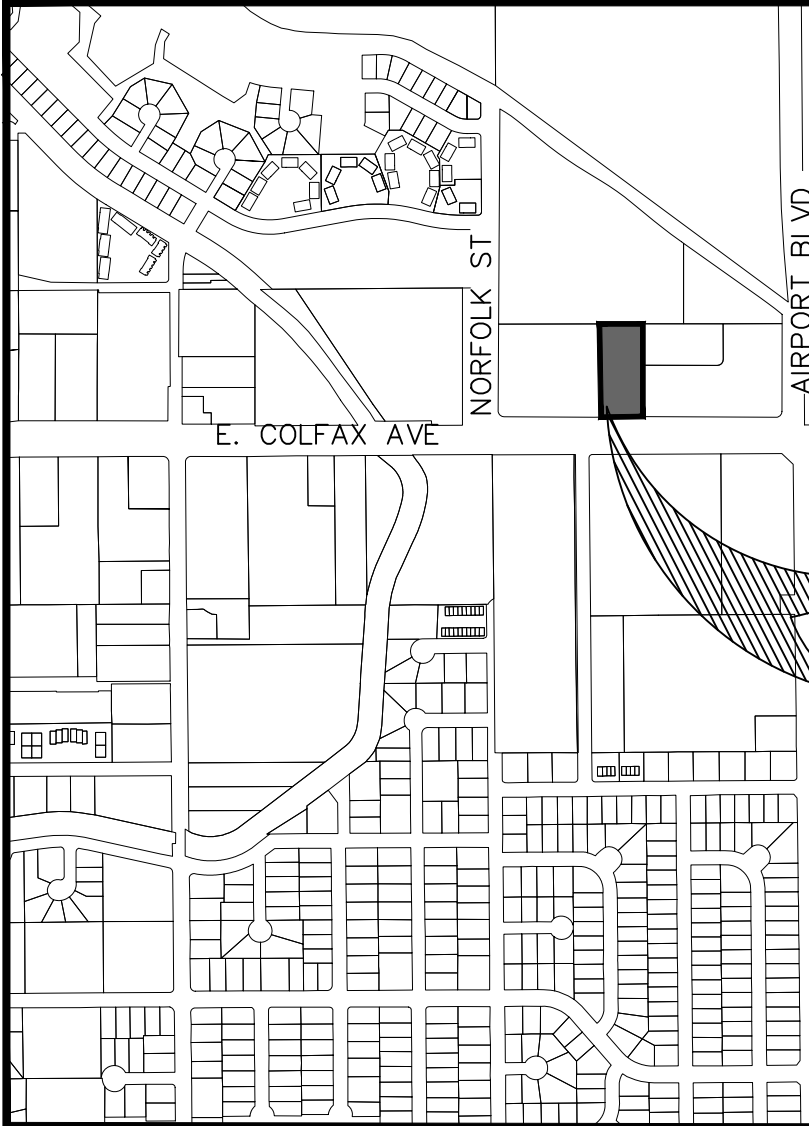
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO SANITARY SEWER OVERFLOW (SSO) OCCURS AS A RESULT OF THEIR WORK. ALL CONTRACTOR PERSONNEL RESPONSIBLE FOR SSO PREVENTION AND CONTROL SHALL BE TRAINED ON PROPER RESPONSE. SHOULD AN SSO OCCUR, THE CONTRACTOR SHALL:
 - IDENTIFY THE SOURCE OF THE SSO AND NOTIFY SAWS EMERGENCY OPERATIONS CENTER (EOC) IMMEDIATELY AT (210) 233-2014. PROVIDE THE ADDRESS OF THE SPILL AND AN ESTIMATED VOLUME OR FLOW.
 - ATTEMPT TO ELIMINATE THE SOURCE OF THE SSO.
 - CONTAIN SEWAGE FROM THE SSO TO THE EXTENT OF PREVENTING A POSSIBLE CONTAMINATION OF WATERWAYS.
 - CLEAN UP SPILL SITE (RETURN CONTAINED SEWAGE TO THE COLLECTION SYSTEM IF POSSIBLE) AND PROPERLY DISPOSE OF CONTAMINATED SOIL/MATERIALS.
 - CLEAN THE AFFECTED SEWER MAINS AND REMOVE ANY DEBRIS.
 - MEET ALL POST-SSO REQUIREMENTS AS PER THE EPA CONSENT DECREE, INCLUDING LINE CLEANING AND TELEVISIONING THE AFFECTED SEWER MAINS (AT SAWS DIRECTION) WITHIN 24 HOURS

SHOULD THE CONTRACTOR FAIL TO ADDRESS AN SSO IMMEDIATELY AND TO SAWS SATISFACTION, THEY WILL BE RESPONSIBLE FOR ALL COSTS INCURRED BY SAWS, INCLUDING ANY FINES FROM EPA, TCEQ AND/OR ANY OTHER FEDERAL, STATE OR LOCAL AGENCIES. NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE FOR THIS WORK. ALL WORK SHALL BE DONE ACCORDING TO GUIDELINES SET BY THE TCEQ AND SAWS.

- IF BYPASS PUMPING IS REQUIRED, THE CONTRACTOR SHALL PERFORM SUCH WORK IN ACCORDANCE WITH SAWS STANDARD SPECIFICATION FOR WATER AND SANITARY SEWER CONSTRUCTION, ITEM NO. 864, "BYPASS PUMPING"
- PRIOR TO TIE-INS, ANY SHUTDOWNS OF EXISTING FORCE MAINS OF ANY SIZE MUST BE COORDINATED WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT (210) 233-2973 AT LEAST ONE WEEK IN ADVANCE OF THE SHUTDOWN. THE CONTRACTOR MUST ALSO PROVIDE A SEQUENCE OF WORK AS RELATED TO THE TIE-INS; THIS IS AT NO ADDITIONAL COST TO SAWS OR THE PROJECT AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEQUENCE THE WORK ACCORDINGLY.
- SEWER PIPE WHERE WATER LINE CROSSES SHALL BE 160 PSI AND MEET THE REQUIREMENTS OF ASTM D2241, TAC 217.53 AND TCEQ 290.44(E)(4)(B). CONTRACTOR SHALL CENTER A 20' JOINT OF 160 PSI PRESSURE RATED PVC AT THE PROPOSED WATER CROSSING.
- ELEVATIONS POSTED FOR TOP OF MANHOLES ARE FOR REFERENCE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ALLOWANCES AND ADJUSTMENTS FOR TOP OF MANHOLES TO MATCH THE FINISHED GRADE OF THE PROJECT'S IMPROVEMENTS. (NSPI).
- SPILLS, OVERFLOWS, OR DISCHARGES OF WASTEWATER: ALL SPILLS, OVERFLOWS, OR DISCHARGES OF WASTEWATER, RECYCLED WATER, PETROLEUM PRODUCTS, OR CHEMICALS MUST BE REPORTED IMMEDIATELY TO THE SAWS INSPECTOR ASSIGNED TO THE COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP). THIS REQUIREMENT APPLIES TO EVERY SPILL, OVERFLOW, OR DISCHARGE REGARDLESS OF SIZE.
- MANHOLE AND ALL PIPE TESTING (INCLUDING THE TV INSPECTION) MUST BE PERFORMED AND PASSED PRIOR TO FINAL FIELD ACCEPTANCE BY SAWS CONSTRUCTION INSPECTION DIVISION, AS PER THE SAWS SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION.
- ALL PVC PIPE OVER 14 FEET OF COVER SHALL BE EXTRA STRENGTH WITH MINIMUM PIPE STIFFNESS OF 115 PSI.

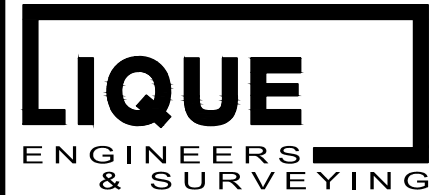
GENERAL CONSTRUCTION NOTES (WATER SECTION):

- PRIOR TO TIE-INS, ANY SHUTDOWNS OF EXISTING MAINS OF ANY SIZE MUST BE COORDINATED WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT LEAST ONE WEEK IN ADVANCE OF THE SHUTDOWN. THE CONTRACTOR MUST ALSO PROVIDE A SEQUENCE OF WORK AS RELATED TO THE TIE-INS; THIS IS AT NO ADDITIONAL COST TO SAWS OR THE PROJECT AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEQUENCE THE WORK ACCORDINGLY.
 - FOR WATER MAINS 12"OR HIGHER: SAWS EMERGENCY OPERATIONS CENTER (210) 233-2014
- ASBESTOS CEMENT (AC) PIPE, ALSO KNOWN AS TRANSITE PIPE WHICH IS KNOWN TO CONTAIN ASBESTOS CONTAINING MATERIAL (ACM), MAY BE LOCATED WITHIN THE PROJECT LIMITS. SPECIAL WASTE MANAGEMENT PROCEDURES AND HEALTH AND SAFETY REQUIREMENTS WILL BE APPLICABLE WHEN REMOVAL AND/OR DISTURBANCE OF THIS PIPE OCCURS.SUCH WORK IS TO BE MADE UNDER SPECIAL SPECIFICATION ITEM NO. 3000, "SPECIAL SPECIFICATION FOR HANDLING ASBESTOS CEMENT PIPE".
- VALVE REMOVAL: WHERE THE CONTRACTOR IS TO ABANDON A WATER MAIN, THE CONTROL VALVE LOCATED ON THE ABANDONING BRANCH WILL BE REMOVED AND REPLACED WITH A CAP/PLUG. (NSPI)
- SUITABLE ANCHORAGE/THRUST BLOCKING OR JOINT RESTRAINT SHALL BE PROVIDED AT ALL OF THE FOLLOWING MAIN LOCATIONS: DEAD ENDS, PLUGS, CAPS, TEES, CROSSES, VALVES, AND BENDS, IN ACCORDANCE WITH THE STANDARD DRAWINGS DD-839 SERIES AND ITEM NO. 839, IN THE SAWS STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- ALL VALVES SHALL READ "OPEN RIGHT".
- PRVS REQUIRED: CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW FEET, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF
 - PRV IS/ARE REQUIRED FOR SUCH LOT(S), ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED.
 - *NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).
- PIPE DISINFECTION WITH DRY HTH FOR PROJECTS LESS THAN 800 LINEAR FEET. (ITEM NO. 847.3): MAINS SHALL BE DISINFECTED WITH DRY HTH WHERE SHOWN IN THE CONTRACT DOCUMENTS OR AS DIRECTED BY THE INSPECTOR, AND SHALL NOT EXCEED A TOTAL LENGTH OF 800 FEET. THIS METHOD OF DISINFECTION WILL ALSO BE FOLLOWED FOR MAIN REPAIRS. THE CONTRACTOR SHALL UTILIZE ALL APPROPRIATE SAFETY MEASURE TO PROTECT HIS PERSONNEL DURING DISINFECTION OPERATIONS.
- BACKFLOW PREVENTION DEVICES:
 - ALL IRRIGATION SERVICES WITHIN RESIDENTIAL AREAS ARE REQUIRED TO HAVE BACKFLOW PREVENTION DEVICES.
 - ALL COMMERCIAL BACKFLOW PREVENTION DEVICES MUST BE APPROVED BY SAWS PRIOR TO INSTALLATION.
- FINAL CONNECTION TO THE EXISTING WATER MAIN SHALL NOT BE MADE UNTIL THE WATER MAIN HAS BEEN PRESSURE TESTED, CHLORINATED, AND SAWS HAS RELEASED THE MAIN FOR TIE-IN AND USE.
- DIVISION VALVES: DIVISION VALVES SHOWN ON PLANS OR NOT SHOWN ON PLANS BUT FOUND IN THE FIELD SHALL ONLY BE OPERATED BY SAWS DISTRIBUTION AND COLLECTION STAFF AND ONLY WITH PRIOR WRITTEN APPROVAL OF THE SAWS DIRECTOR OF PRODUCTION AND OPERATIONS AND PROPER COORDINATION WITH ALL SAWS DEPARTMENTS. CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO THE INSPECTOR A MINIMUM OF TWO WEEKS IN ADVANCE TO START THE COORDINATION PROCESS AND WILL BE INFORMED BY THE INSPECTOR WHEN THE DIVISION VALVE WILL BE OPERATED BY THE SAWS DISTRIBUTION AND COLLECTION STAFF. THE DIVISION VALVE CAN ONLY BE OPERATED BY SAWS DISTRIBUTION AND COLLECTION STAFF MEMBER NOT THE INSPECTOR OR THE CONTRACTOR. OPERATION OF A DIVISION VALVE WITHOUT THE EXPRESS PRIOR WRITTEN APPROVAL OF THE SAWS DISTRIBUTION AND COLLECTION STAFF WILL CONSTITUTE A MATERIAL BREACH OF ANY WRITTEN SAWS CONTRACT OR PERMIT IN ADDITION TO SUBJECTING THE CONTRACTOR TO LIABILITY FOR ANY AND ALL FINES, FEES, OR OTHER DAMAGES, DIRECT OR CONSEQUENTIAL, THAT MAY ARISE FROM OR BE CAUSED BY THE OPERATION OF THE VALVE WITHOUT PRIOR WRITTEN PERMISSION. PLEASE BE INFORMED THAT THE APPROVAL OF THE OPERATION OR OPENING OR CLOSING OF A DIVISION VALVE CAN TAKE SEVERAL WEEKS FOR APPROVAL. DIVISION VALVES WILL ALSO HAVE A VALVE LID LABELED DIVISION VALVE AND A LOCKING MECHANISM INSTALLED WITH A KEY. THE LOCK AND KEY MECHANISM WILL BE PAID FOR BY THE CONTRACTOR BUT WILL BE INSTALLED BY SAWS DISTRIBUTION AND COLLECTION STAFF.



LOCATION MAP
NOT TO SCALE

STATION 60 FILING NO. 2, LOT 4
BUBBLE BATH CAR WASH
AURORA, CO. 80011
UTILITY DETAILS



TBPELS #: 20405 & 10194727
816 Camaron Ste. 110
San Antonio, TX. 78212
Phone: 210-549-4207

REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION

JOB:	SCALE:
176-01-04	N.T.S.

SHEET NO.
06

LANDSCAPE ORDINANCE COMPLIANCE

1. **CURBSIDE LANDSCAPE**
PROVIDED VIA ULTIMATE DEVELOPER -REF. CN#2021-6057-00, STATION 60 INFRASTRUCTURE SITE PLAN
2. **STREET FRONTAGE LANDSCAPE BUFFERS**
(NORTH) 1 TREE PER 40 LF = 147 LF /40 LF = 4 TREES REQUIRED
TREES PROVIDED : 4
10 SHRUBS PER 40 LF = 147 LF/ 40 LF X 10 = 37 SHRUBS REQUIRED
SHRUBS PROVIDED: 58
(EAST) 1 TREE PER 40 LF = 358 LF /40 LF = 9 TREES REQUIRED
TREES PROVIDED : 9
10 SHRUBS PER 40 LF = 358 LF/ 40 LF X 10 = 90 SHRUBS
REQUIRED SHRUBS PROVIDED: 95
(SOUTH) 1 TREE PER 40 LF = 171 LF /40 LF = 5 TREES REQUIRED
TREES PROVIDED : 5
10 SHRUBS PER 40 LF = 171 LF/ 40 LF X 10 = 43 SHRUBS REQUIRED
SHRUBS PROVIDED: 66

GENERAL NOTES:

- REFER TO SPECIFICATIONS FOR ALL CONTRACT PLANTING.
- INSTALL APPROVED IMPORTED PLANTING MIX TO MIN. DEPTH OF 6" IN ALL AREAS SCHEDULED AS LANDSCAPE PLANTING AREAS.
- INSTALL APPROVED IMPORTED TOPSOIL TO 4" DEPTH IN ALL TURFGRASS AREAS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN THE FIELD PRIOR TO INSTALLATION AND MUST REPORT ANY DEVIATION IN SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.
- WHERE SHOWN ON THESE PLANS, UTILITY INFORMATION IS PROVIDED FOR REFERENCE ONLY. REF. CIVIL AND MEP PLANS FOR ALL UTILITY INFORMATION.
- VERIFY LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTILITIES PRIOR TO ANY EXCAVATION. IN THE EVENT POTENTIAL CONFLICT(S) OCCUR BETWEEN UTILITIES AND LANDSCAPE IMPROVEMENTS, IMMEDIATELY CEASE WORK IN THE AFFECTED AREA, REPORT THE CONFLICT(S) TO THE OWNER'S REPRESENTATIVE, AND DO NOT PROCEED UNTIL RECEIPT OF SPECIFIC WRITTEN DIRECTION.

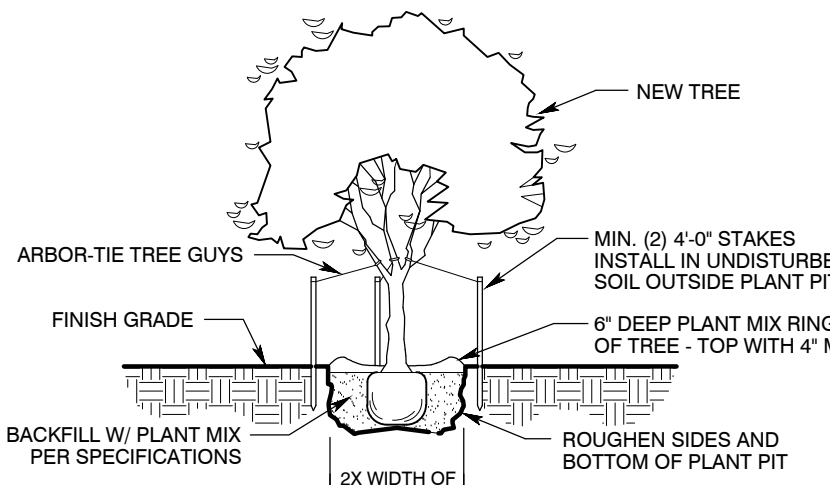
OVERHEAD ELECTRIC NOTES:

- ALL PROPOSED LARGE SPECIES TREES (AS DEFINED BY THE UNIFIED DEVELOPMENT CODE IN EFFECT HEREOF) SHALL BE PLANTED NO CLOSER THAN 20' TO ALL OVERHEAD ELECTRIC UTILITY LINES.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD LOCATING ALL OVERHEAD ELECTRIC UTILITY LINES AND ENSURING THAT NO LARGE SPECIES TREES ARE PLANTED WITHIN 20' OF ANY OVERHEAD ELECTRIC UTILITY LINES.
- WHERE CITY INSPECTORS FIND ANY PROPOSED LARGE SPECIES TREES TO BE IN VIOLATION OF PROXIMITY TO OVERHEAD ELECTRIC UTILITY LINES, THE CONTRACTOR SHALL RELOCATE TREES AT NO ADDITIONAL COST TO THE OWNER.

CITY OF AURORA NOTES:

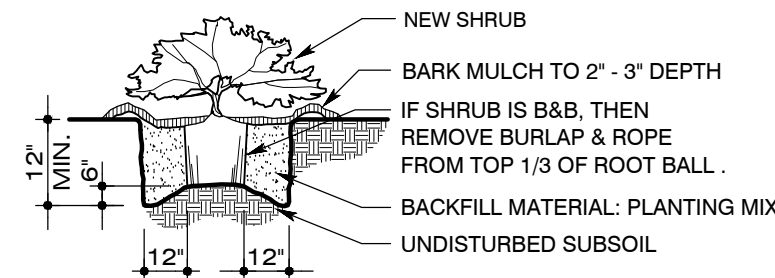
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yds/1,000sf.
- ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
- THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE EXCEPT WHERE NOTED IN PLAN. VEHICULAR DRIVES, PARKING LOTS AND PLAZAS ARE INCLUDED ON CIVIL SHEETS.
- 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 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 CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUT IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- 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.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCR OACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
- SHRUB BEDS ARE TO BE CONTAINED BY 4" X 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE STEEL EDGER. IT IS NOT REQUIRED WHEN BED IS ADJACENT TO CURBS, WALLS, FENCES, OR WALKS.
- SHRUB BEDS SHALL BE MULCHED WITH MIN. 3" DEPTH, 3/4"-1 1/2" TAN RIVER ROCK LANDSCAPE MULCH. FOR AREAS SPECIFIED AS COBBLE, USE 4-8" TAN RIVER ROCK COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH. COBBLE AND RIVER ROCK IS AVAILABLE AT PIONEER SAND WWW.PIONEERSAND.COM OR APPROVED EQUAL. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
- LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN SIGHT TRIANGLES AND ADHERE TO THE REQUIREMENTS LISTED IN SECTION 4.04.2.10.

PLANT SCHEDULE							
SIZE = CALIPER OR SPREAD							
QTY.	SYM.	SCIENTIFIC NAME	COMMON NAME	HGT.	SIZE	CONDITION	REMARKS
TREES							
7	AP	Pinus arista	COLORADO BRISTLECONE PINE	6' HT.	-	B and B	EVERGREEN / SINGLE STEM
8	AF	Axer x freemanii 'Jeffersed'	AUTUMN BLAZE RED MAPLE	-	3" CAL.	B and B	DECIDUOUS / SINGLE STEM
7	GD	Gymnocladus dioica	KENTUCKY COFFEETREE	-	3" CAL.	B and B	DECIDUOUS / SINGLE STEM
6	QMu	Quercus muhlenbergia	CHINKAPIN OAK	-	3" CAL.	B and B	DECIDUOUS / SINGLE STEM
SHRUBS - EVERGREEN & ACCENTS							
28	PM	Pinus mugo 'mops'	MOPS MUGO PINE	-	3 GAL.		EVERGREEN / PLANT AT 3'-0" O.C.
14	YF	Yucca filamentosa	ADAM'S NEEDLE	-	5 GAL.		ACCENT / PLANT AS SHOWN
44	RR	Rosa rugosa	RUGOSA ROSE	-	5 GAL.		EVERGREEN / PLANT AT 4'-0" O.C.
SHRUBS - PERENNIALS							
27	SS	Sedum spectabile	SHOWY STONECAP	-	1 GAL.		PERENNIAL / PLANT AT 30" O.C.
26	CP	Ceratostigma plumbaginoides	LEADWORT	-	1 GAL.		PERENNIAL / PLANT AS SHOWN
113	PA	Perovskia atriplicifolia	RUSSIAN SAGE	-	3 GAL.		PERENNIAL / PLANT @ 3'-0" O.C.
40	PR	Potentilla reptans	CREEPING CINQUEFOIL	-	3 GAL.		PERENNIAL / PLANT @ 3'-0" O.C.
GRASSES							
25	MR	Muhlenbergia reverchonia 'undaunted'	UNDAUNTED MUHLY	-	3 GAL.		ACCENT / PLANT AS SHOWN
15,720 SF		Cynodon dactylon x c. transvaalensis	TAHOMA 31 BERMU DAGRASS	-		SOLID SOD	SEE SPECIFICATIONS
GROUNDCOVERS							
909			3" - 4" RIVER ROCK	-			APPLY TO 4" DEPTH OVER COMPACTED SUBGRADE W/ GEO-TEXTILE WEED BARRIER AND PRE-EMERGENT HERBICIDE. FILL UNDER ADJACENT SHRUBS.



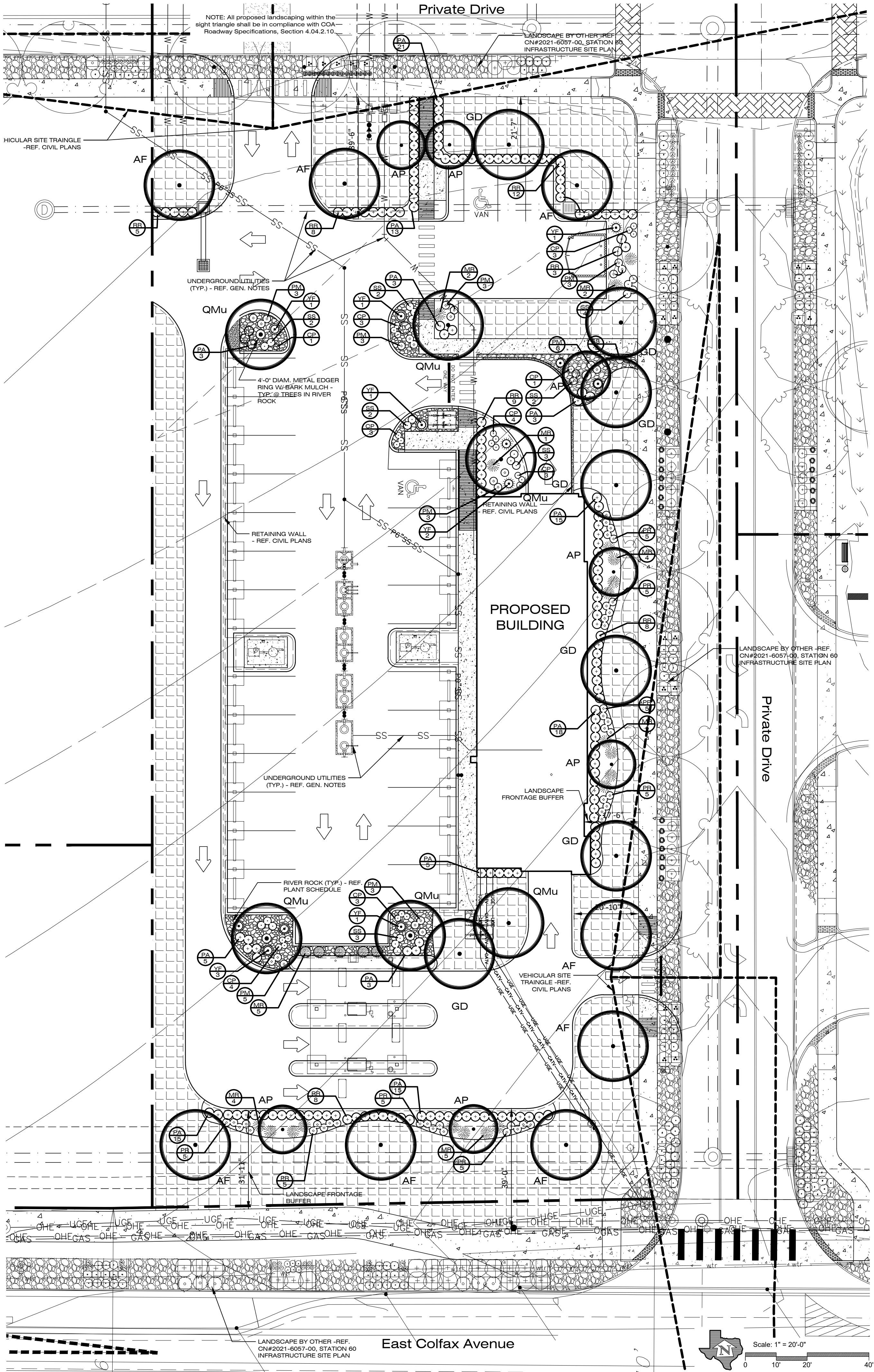
TREE PLANTING DETAIL

NEW TREES
1/8" = 1'-0"



SHRUB PLANTING DETAIL

NEW SHRUBS
1/8" = 1'-0"



LIQUE
DESIGN STUDIO
WWW.LIQUE.US

816 CAMARON ST., SUITE #110
SAN ANTONIO, TX 78212
(210) 373-9383

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BUBBLE CAR
WASH AURORA

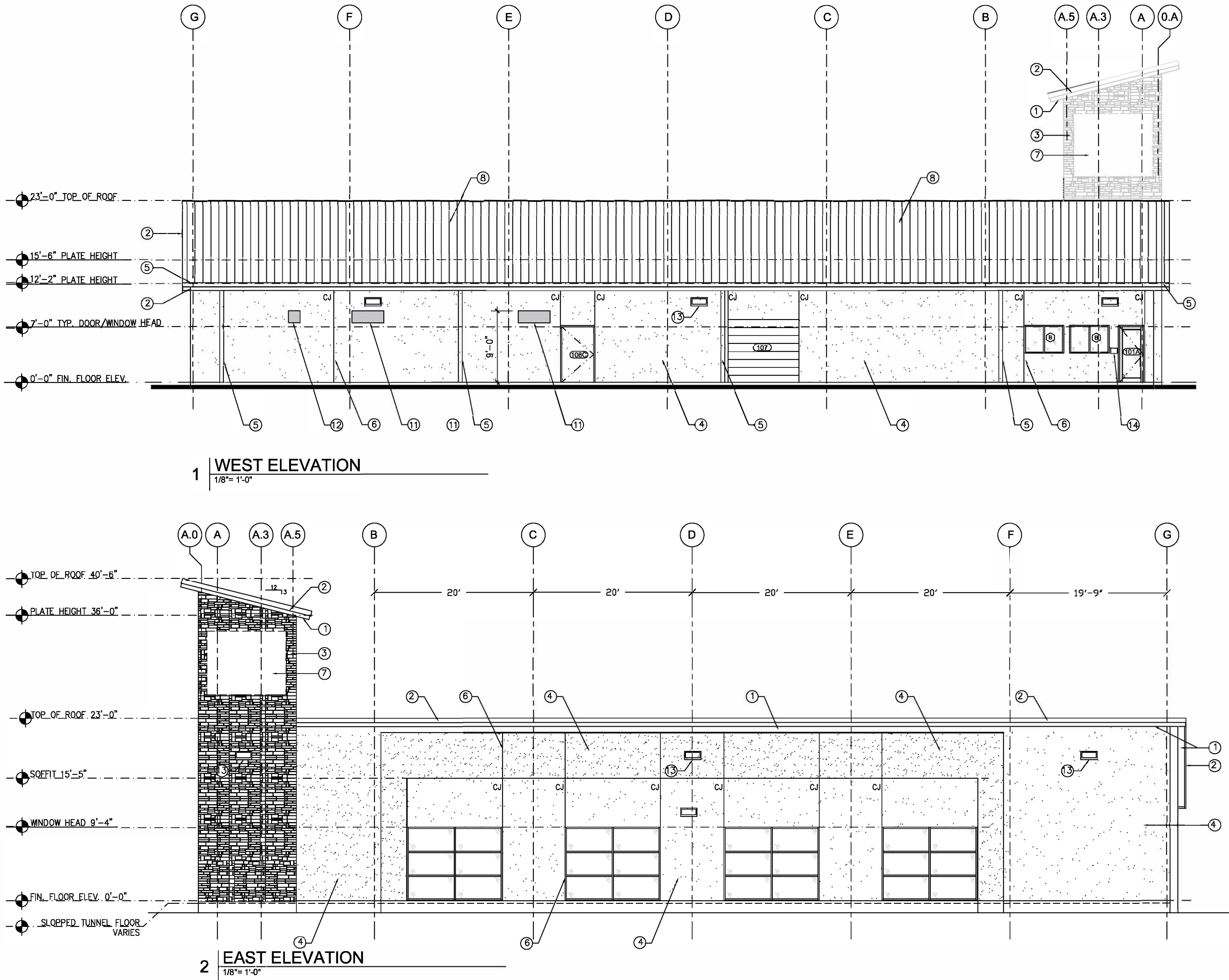
LANDSCAPE
PLANTING
PLAN
L1.0

KEYED NOTES

- 1 PRE-FINISHED METAL SOFFIT AS SPECIFIED
- 2 PRE-FINISHED METAL FASCIA MATCH ROOF COLOR
- 3 STONE VENEER, SEE FINISH SCHEDULE
- 4 PAINTED STUCCO REFERENCE FINISH SCHEDULE
- 5 PRE-FINISHED METAL GUTTER & DOWNSPOUT, PAINTED
- 6 TYPICAL STUCCO CONTROL JOINTS
- 7 SIGNAGE, BY OWNER
- 8 PRE-FINISHED METAL 'R' PANEL ROOF, SEE FINISH SCHEDULE
- 9 STEEL CAGED LADDER, REF. SHOP DRAWINGS, PAINTED COLOR BLACK
- 10 TOWER ACCESS METAL PLATFORM, COLOR TO MATCH UNDERSIDE OF ROOF.
- 11 MOTORIZED LOUVERS, REF. MECHANICAL
- 12 MECHANICAL VENT, REF. MECHANICAL
- 13 WALL MOUNTED LIGHTING FIXTURE
- 14 KNOX BOX LOCATION

GENERAL NOTES

- A. CJ DENOTES STUCCO CONTROL JOINT LOCATION
- B. EXTERIOR FASCIA AND GUTTER PROFILES TO BE AS "SCULPTURED GUTTER AND EAVE" PROFILES BY MBCI
- C. THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREIN SHALL DEMONSTRATE HOW ALL MECHANICAL EQUIPMENT SHALL BE SCREENED. IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE THAT SCREENING OCCURS IN THE FIELD AS DEMONSTRATED BY THESE PLANS, REGARDLESS OF CURB REQUIREMENTS, MECHANICAL PLAN CHANGES, OR OTHER CIRCUMSTANCES. FAILURE TO PROVIDE SCREENING MAY RESULT IN DELAY OF FINAL INSPECTION AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



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THE BUBBLE BATH CARWASH

BUBBLE BATH

STATION 60 FILLING NO. 2, LOT 4
AURORA, CO



PROJECT DATE: AUGUST 21, 2024
PROJECT MANAGER: JR
PROJECT TEAM: LIQUE DESIGN STUDIO

BUILDING
ELEVATIONS

8.0

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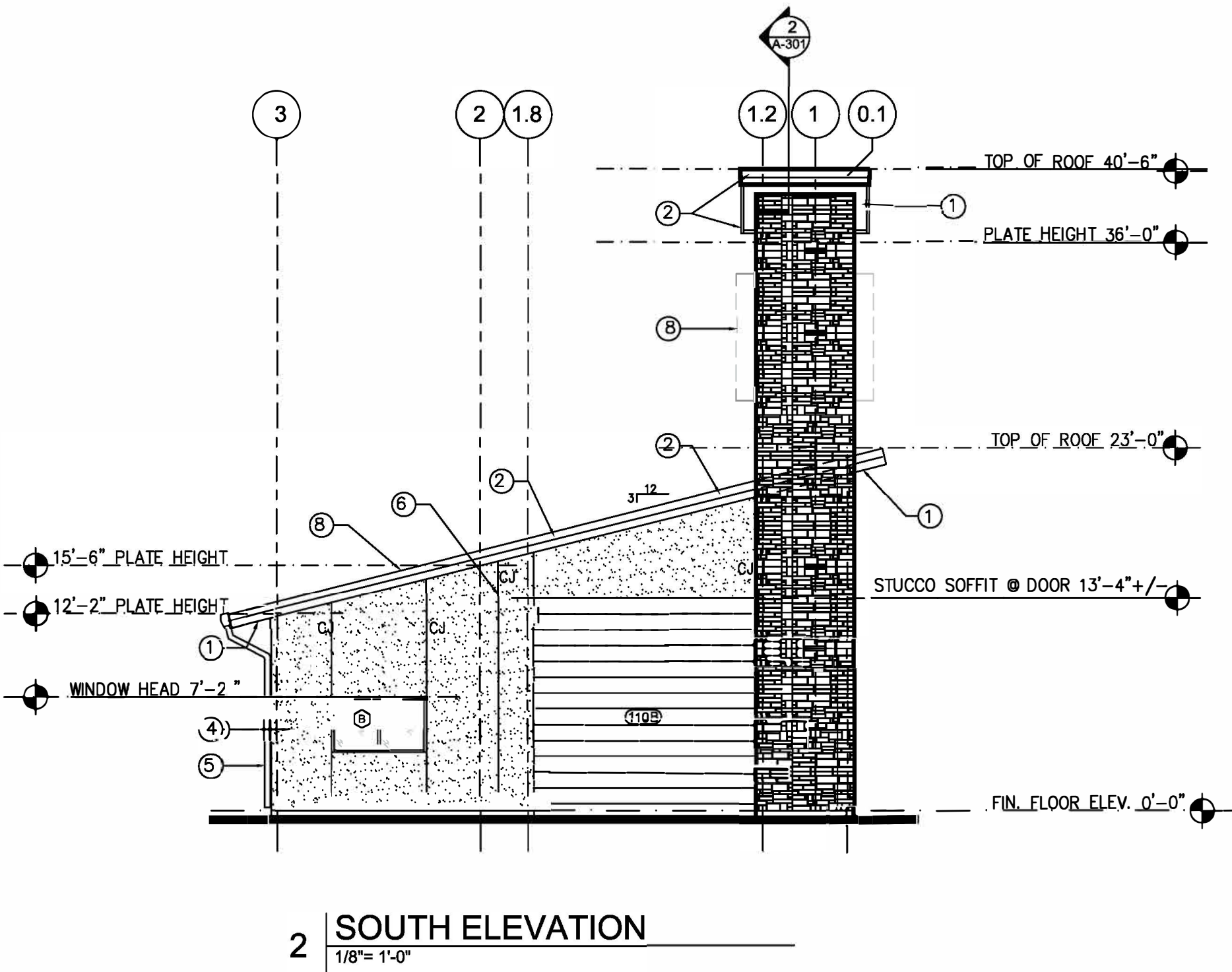
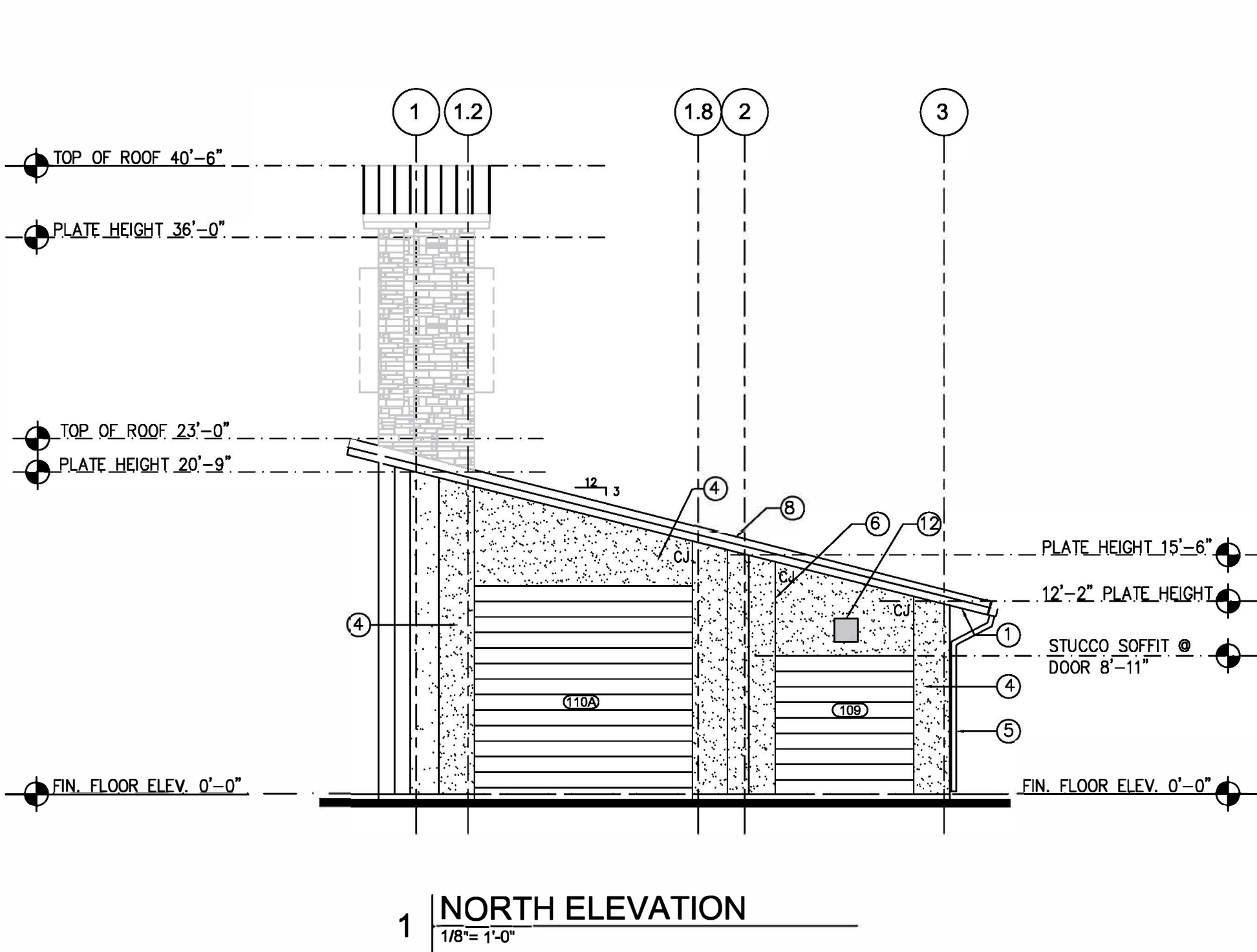
NOTICE:
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BUILDING RENDER FOR MATERIAL REFERENCE



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816 CAMARON ST., SUITE #110, SAN ANTONIO, TX 78212

THE BUBBLE BATH CARWASH

BUBBLE BATH

STATION 60 FILLING NO. 2, LOT 4
AURORA, CO



PROJECT DATE: AUGUST 21, 2024

PROJECT MANAGER: JR

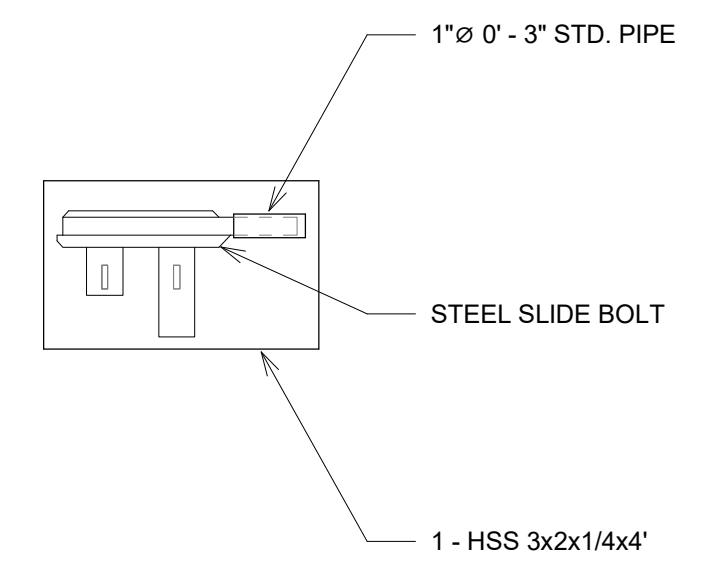
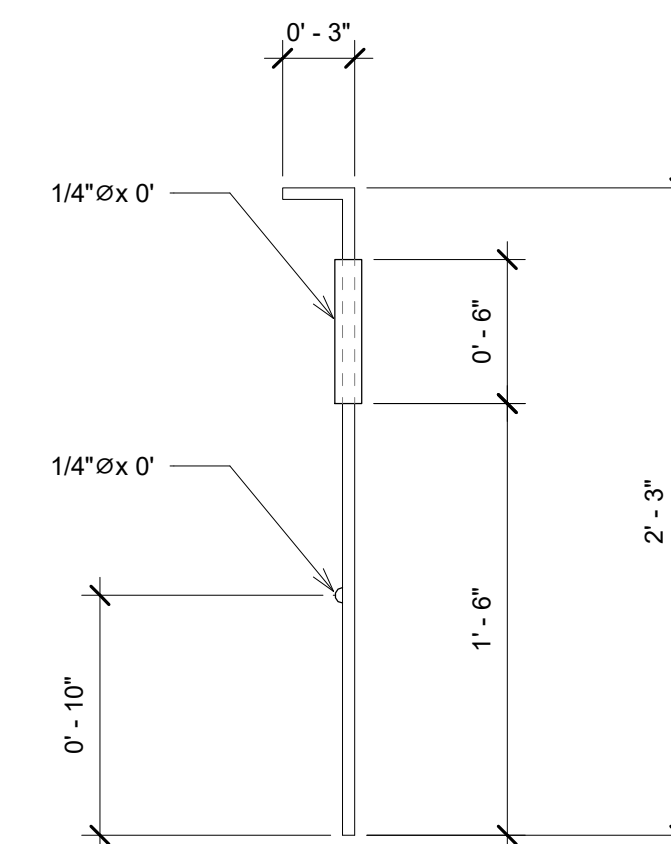
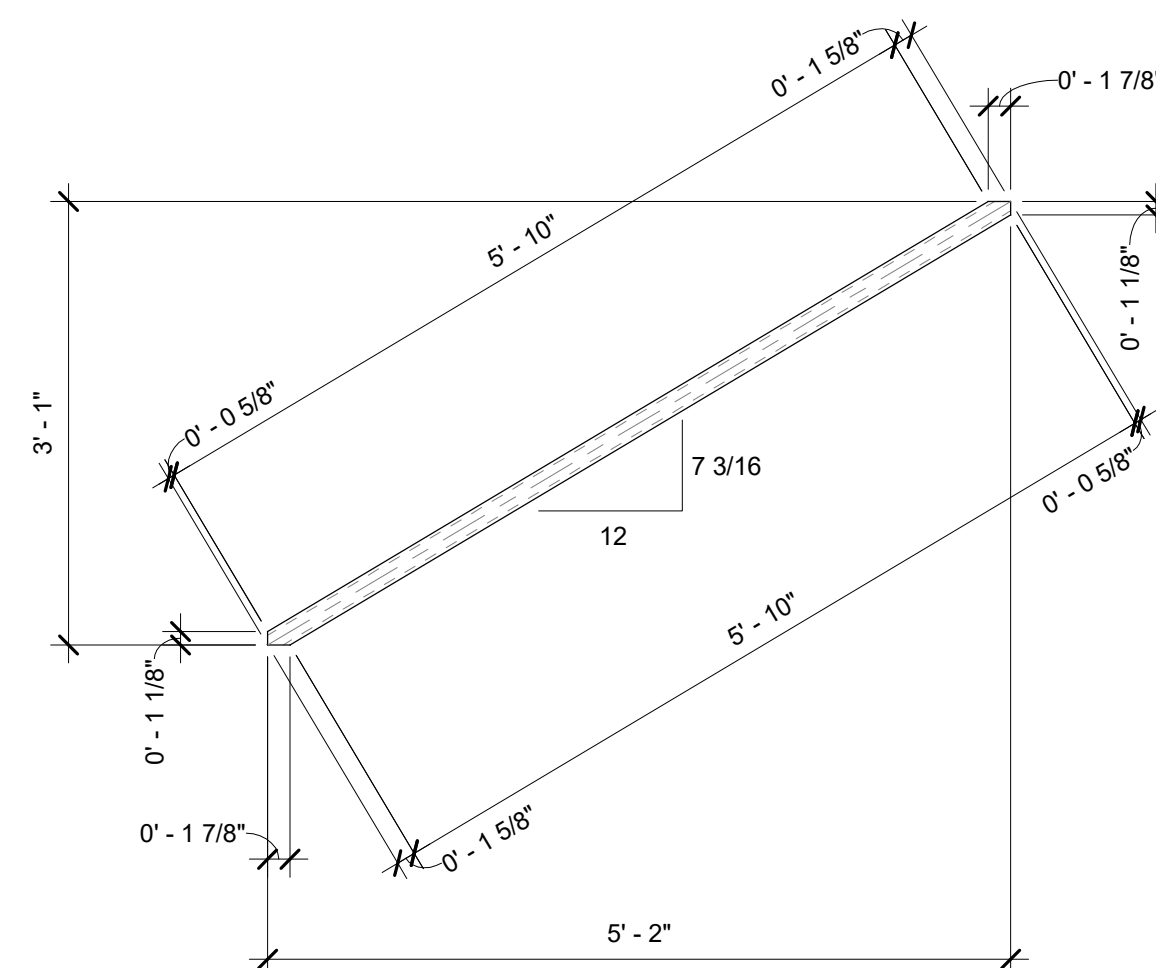
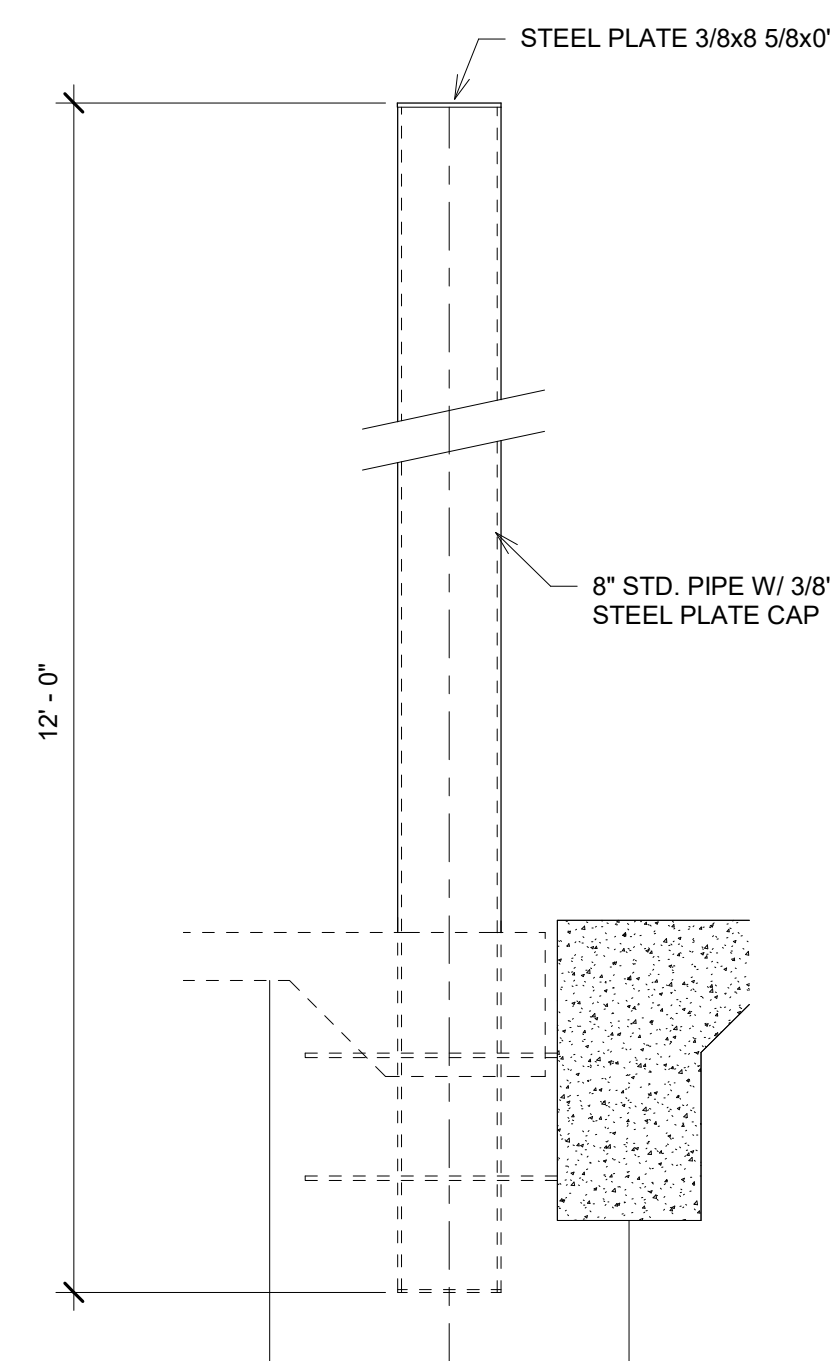
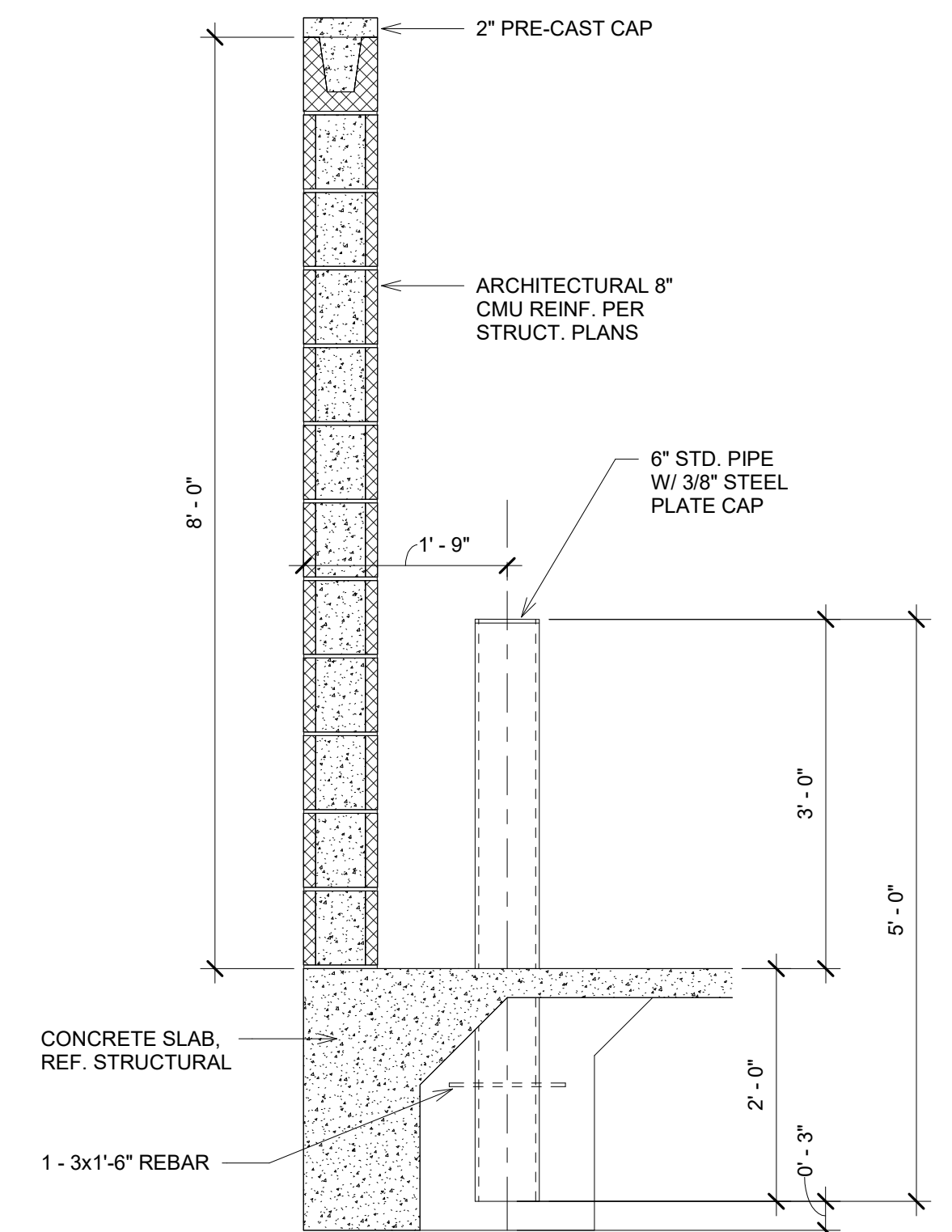
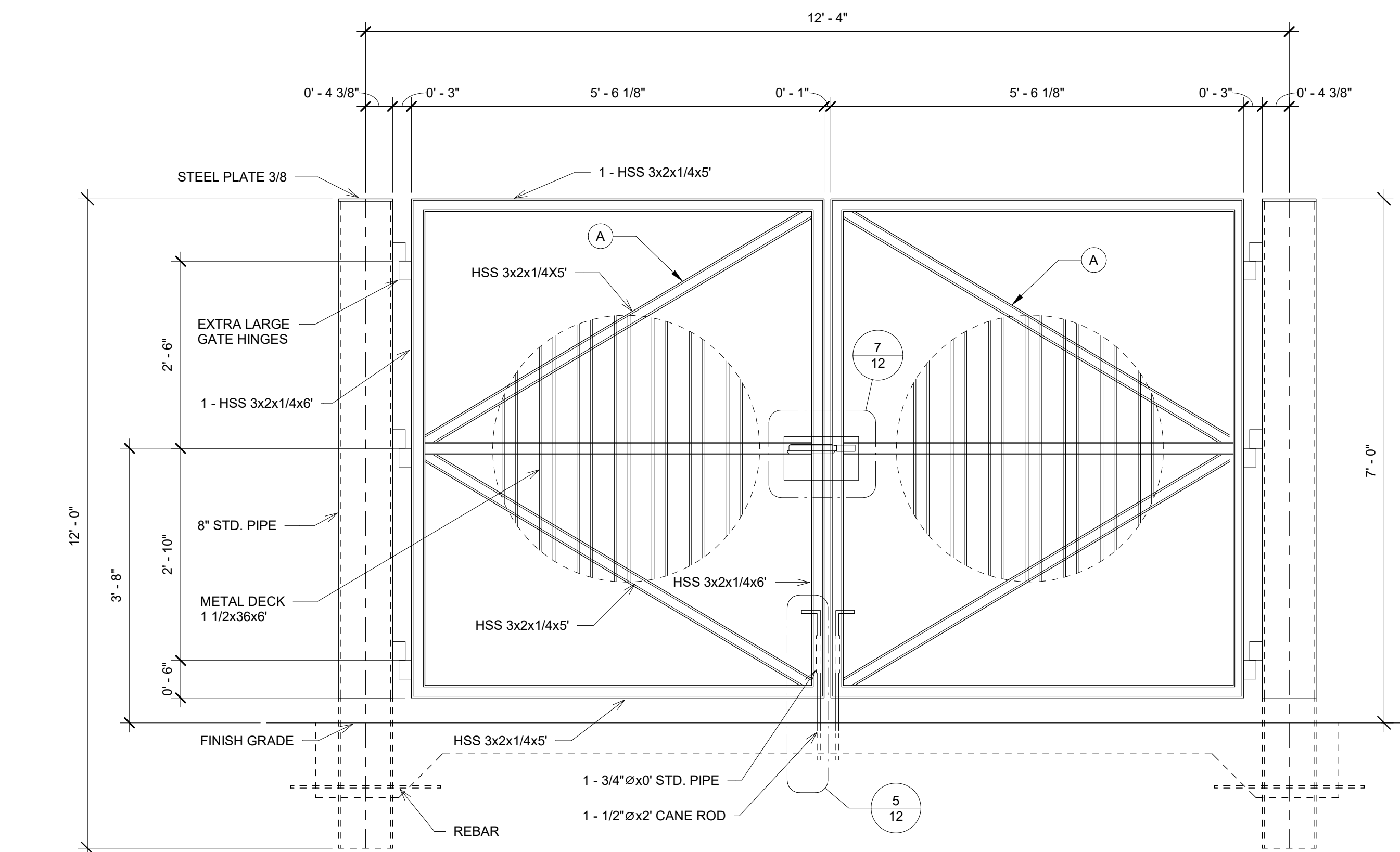
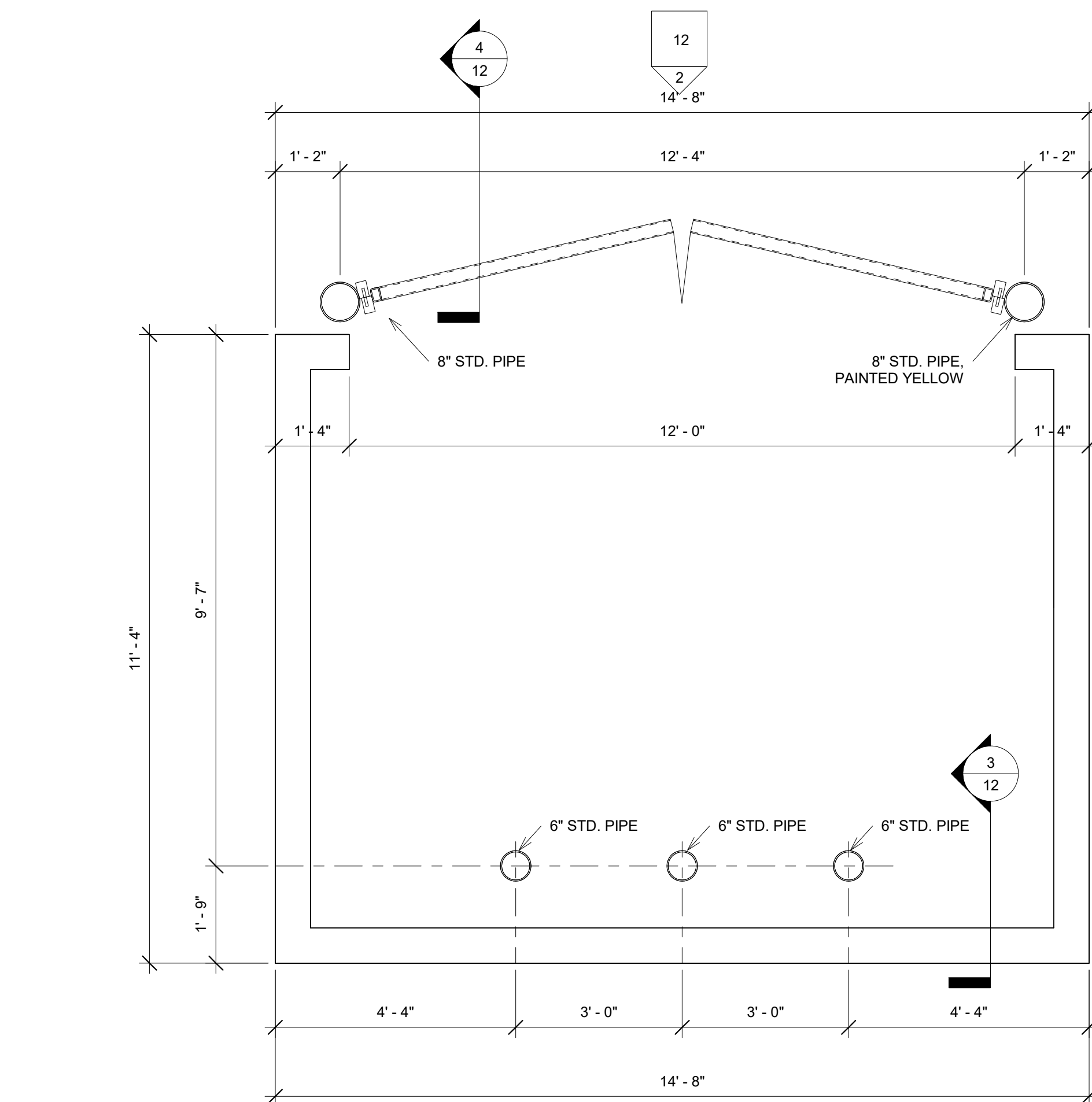
PROJECT TEAM: LIQUE DESIGN STUDIO

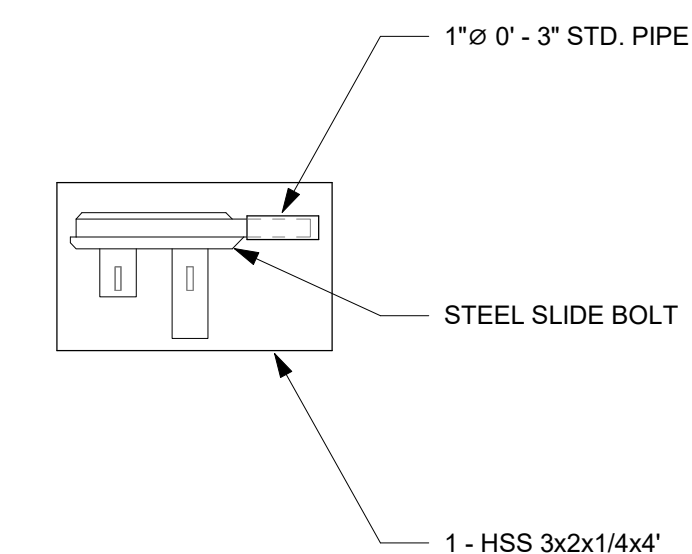
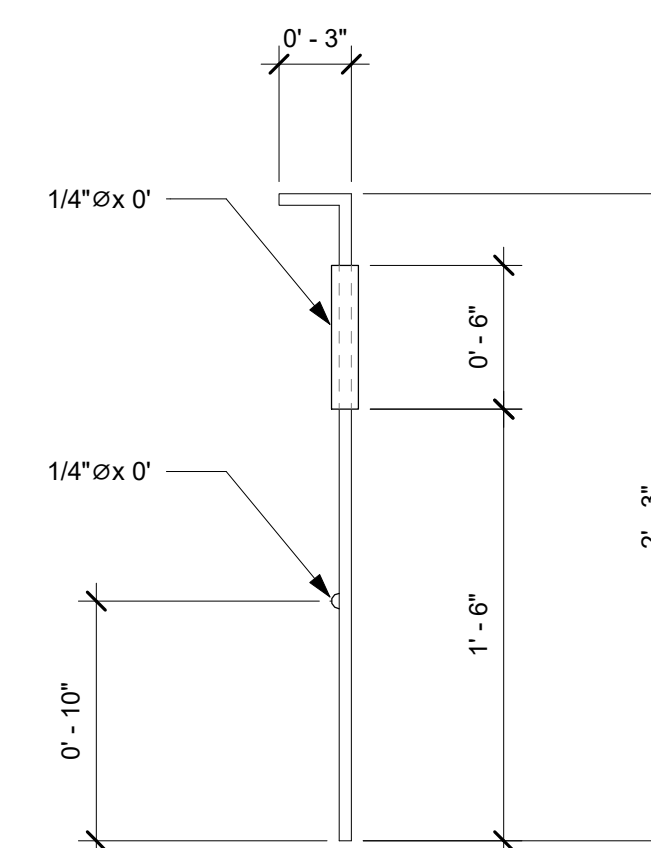
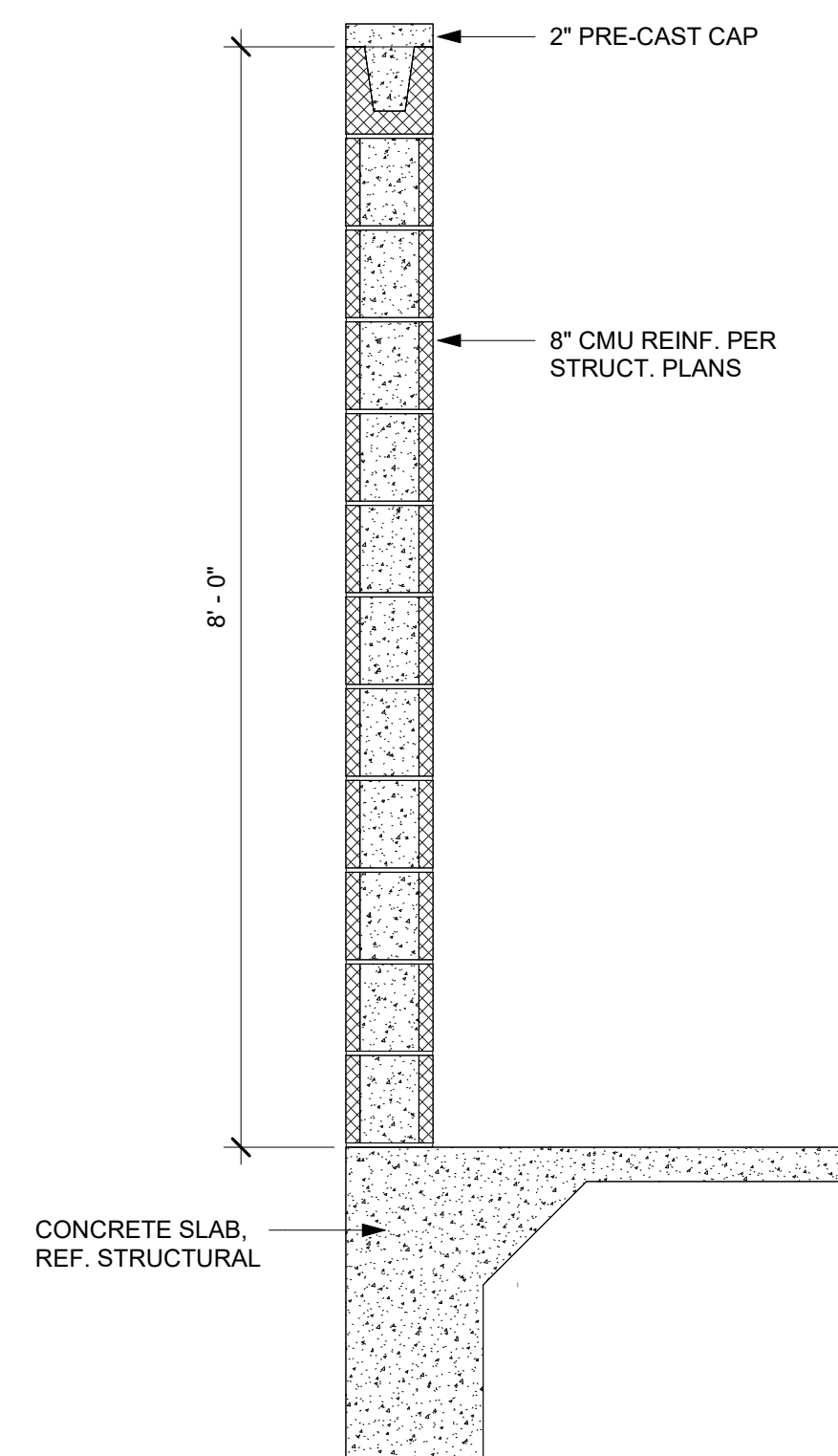
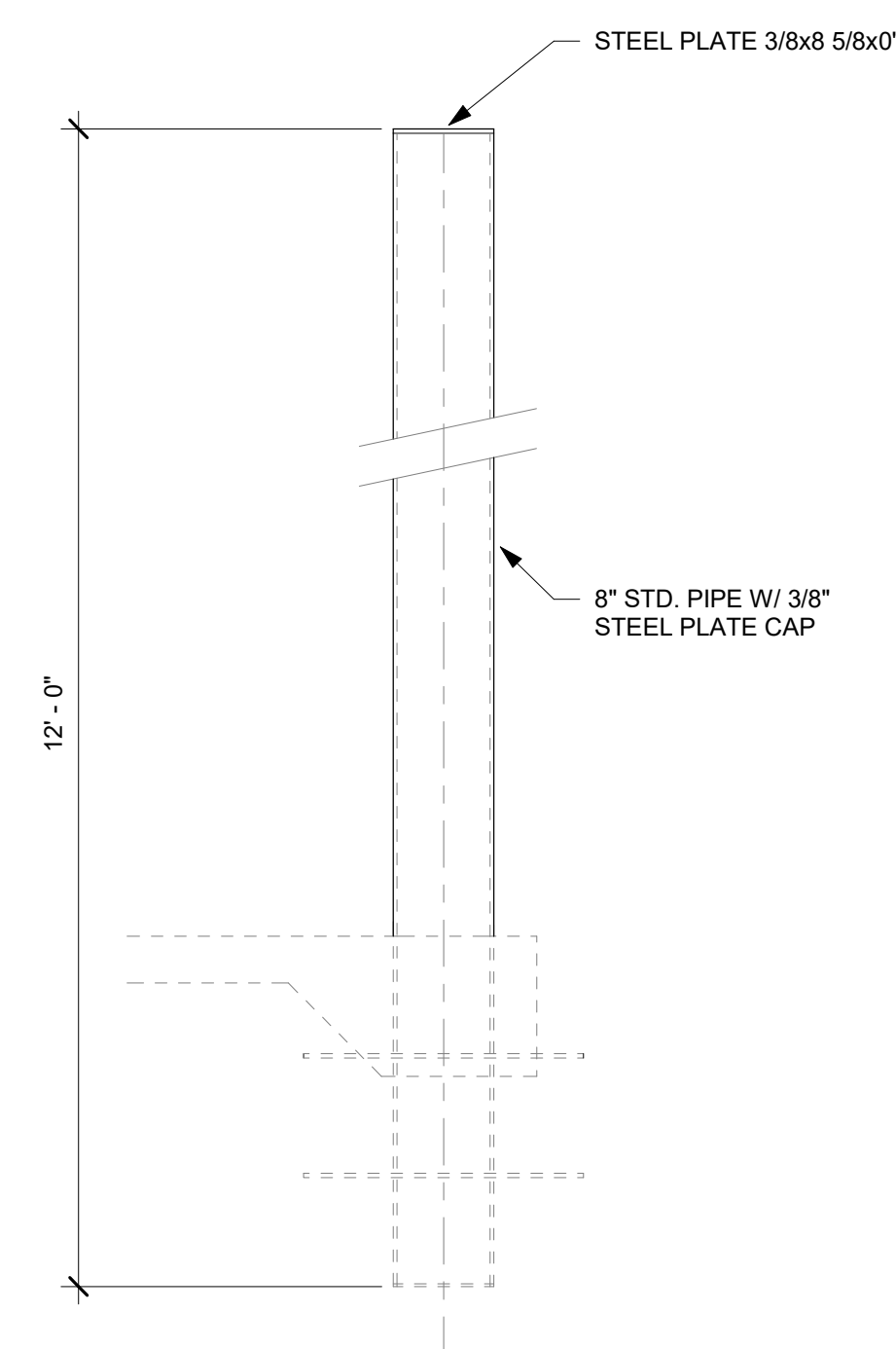
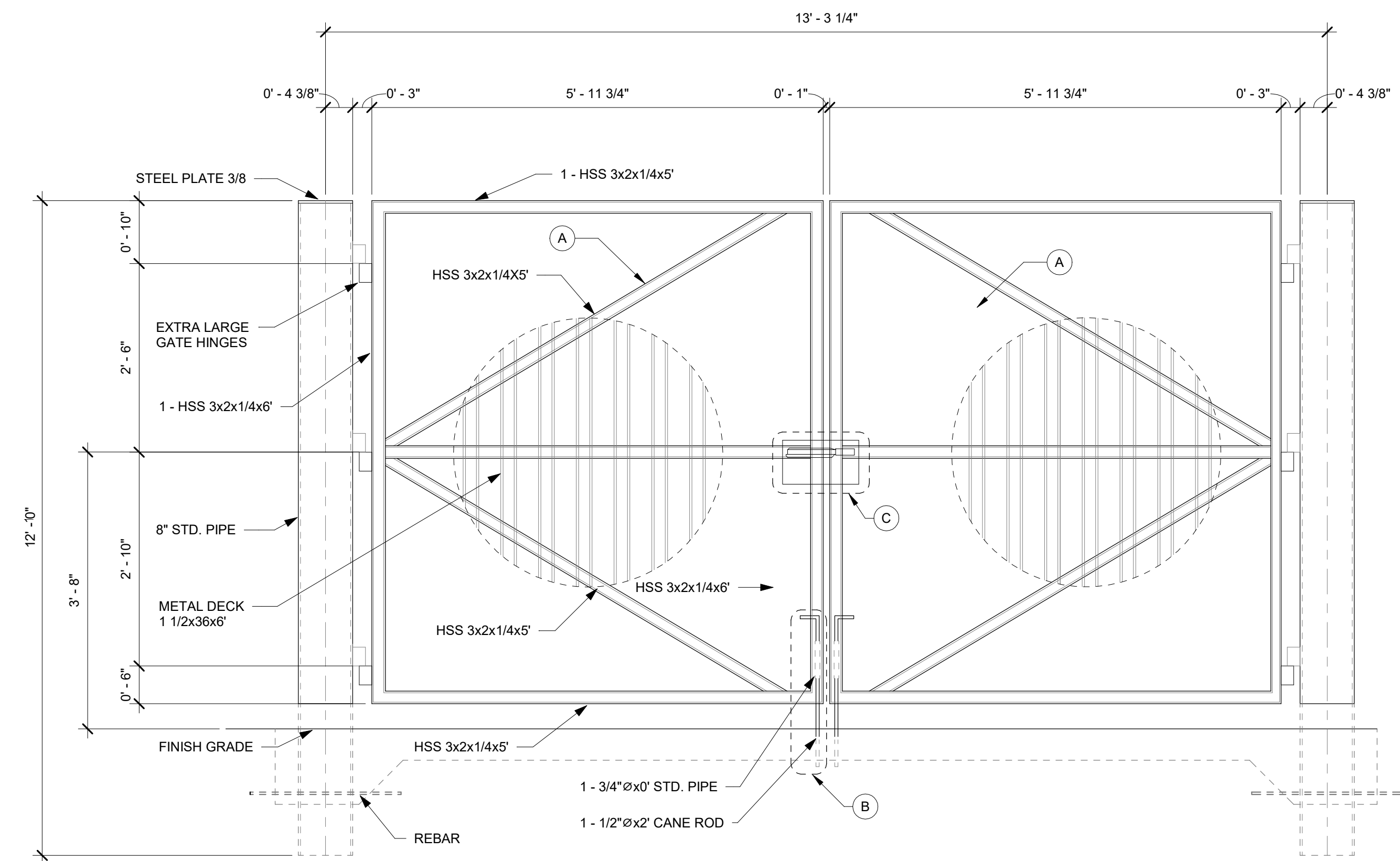
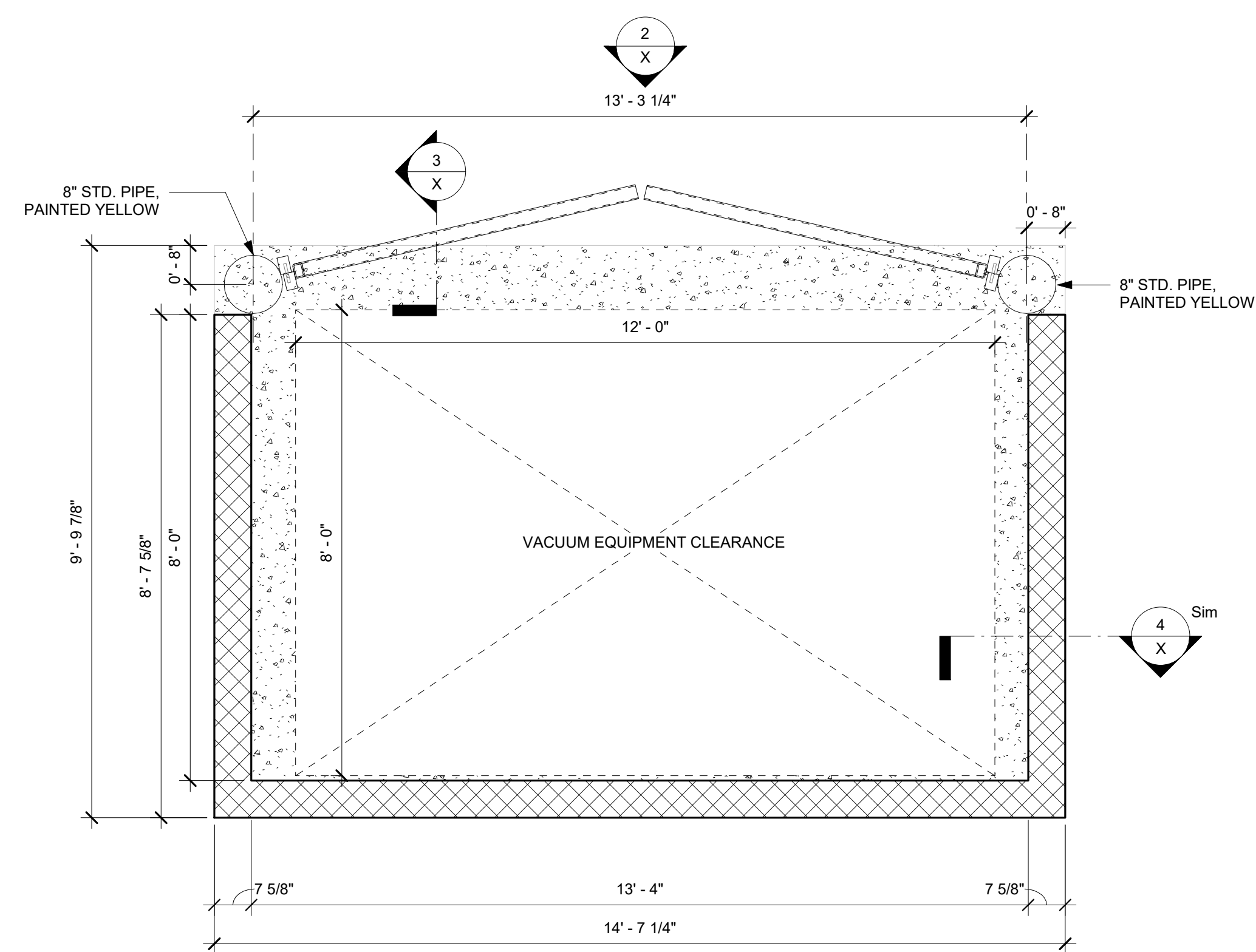
BUILDING
ELEVATIONS

9.0

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

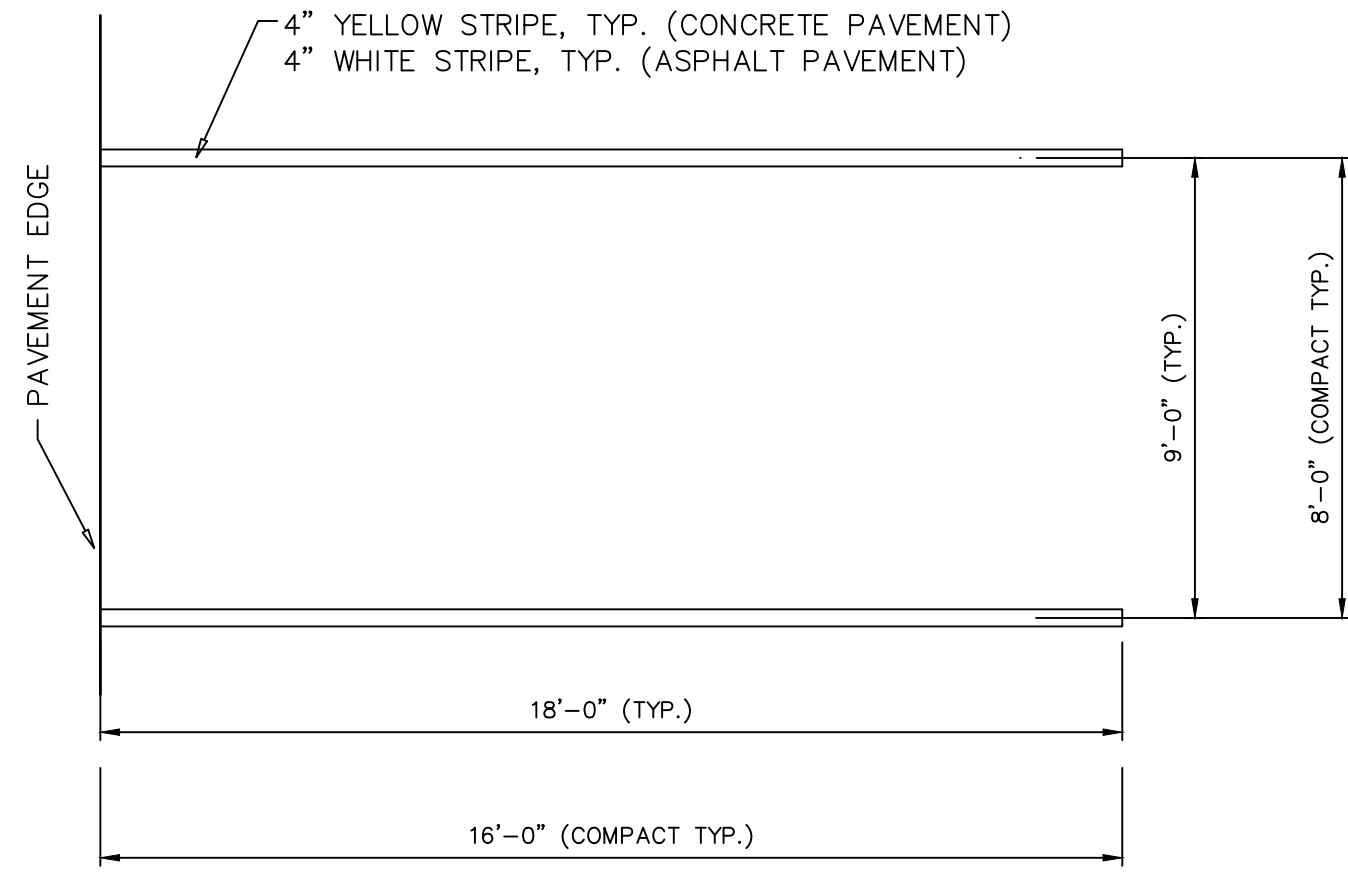
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Date: Aug 29, 2024, 3:27pm User ID: joel.torres
File: \\LIQUE_SERVER\01\p\76\0\04 - Aurora, CO (4265)\Civil\SITE DETAILS.dwg

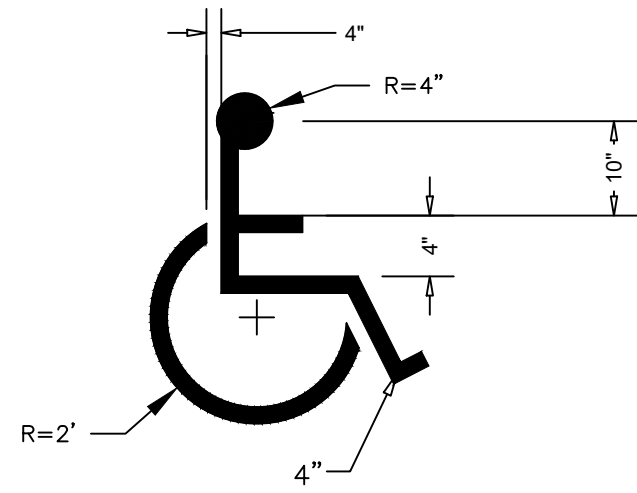
NOTE: REFERENCE DIMENSIONAL
CONTROL PLAN FOR COMPACT
SPACE DIMENSION AND LOCATION.



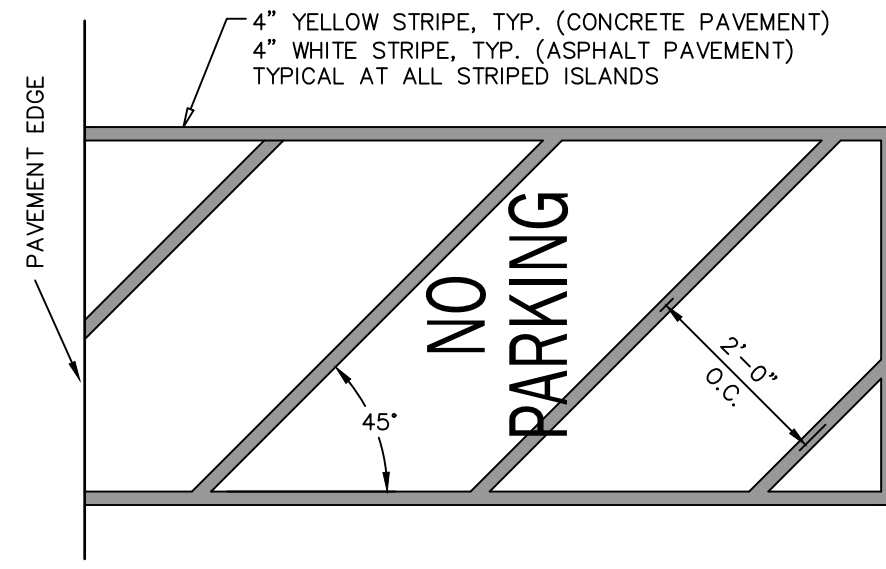
TYPICAL PARKING STRIPING
NOT-TO-SCALE

NOTE:

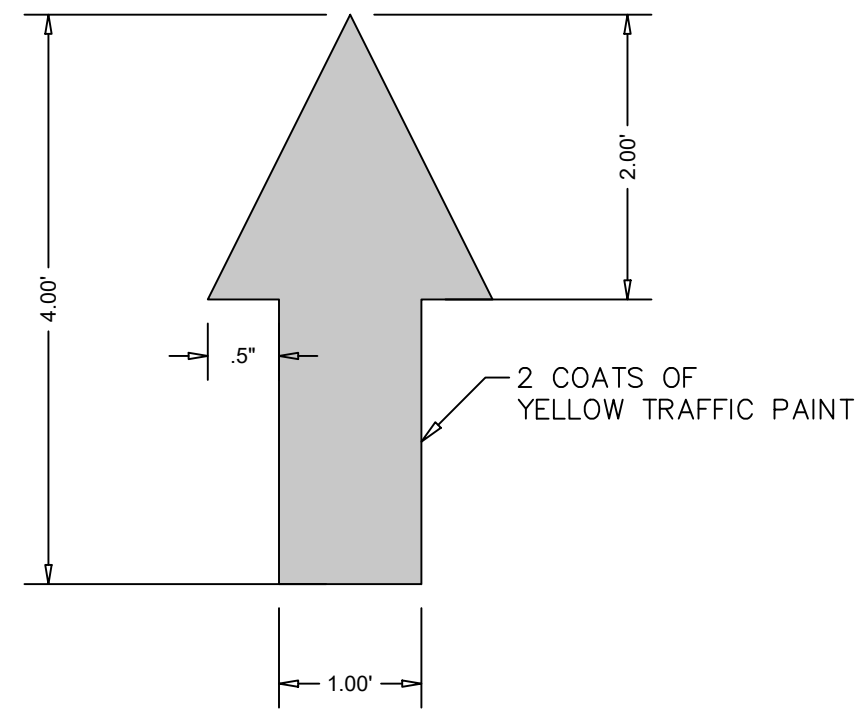
SYMBOL SHALL BE PAINTED IN CENTER OF PARKING STALL
WITH 4" YELLOW STRIPE, TYP. (CONCRETE PAVEMENT)
OR 4" WHITE STRIPE, TYP. (ASPHALT PAVEMENT)



HANDICAP PARKING SYMBOL
NOT-TO-SCALE



CROSS HATCH STRIPING
NOT-TO-SCALE



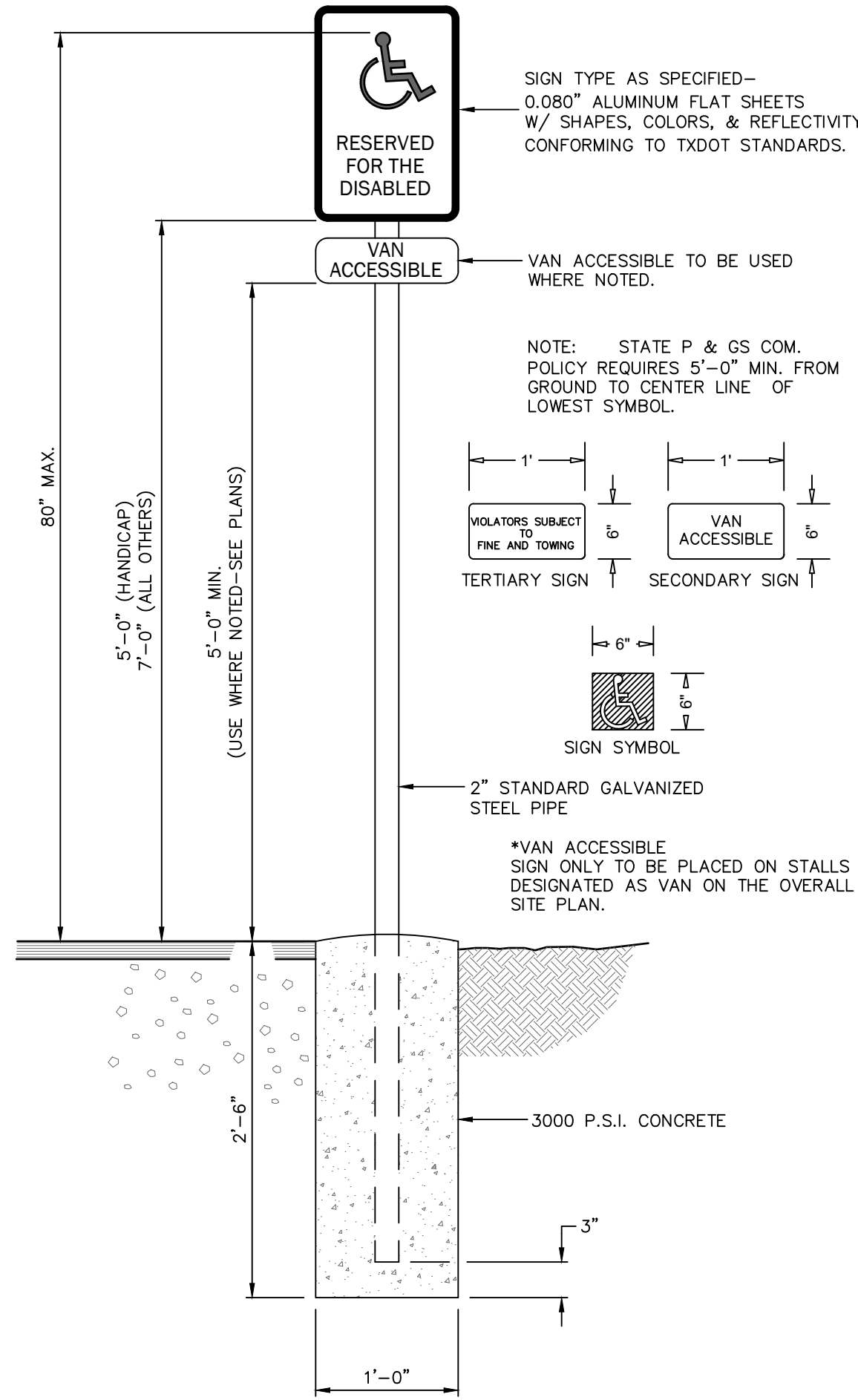
TRAFFIC ARROW
NOT-TO-SCALE

COMMENTS

DATE

NO.

STATION 60 FILING NO. 2, LOT 4
BUBBLE BATH CAR WASH
AURORA, CO. 80011
SITE PLAN DETAILS

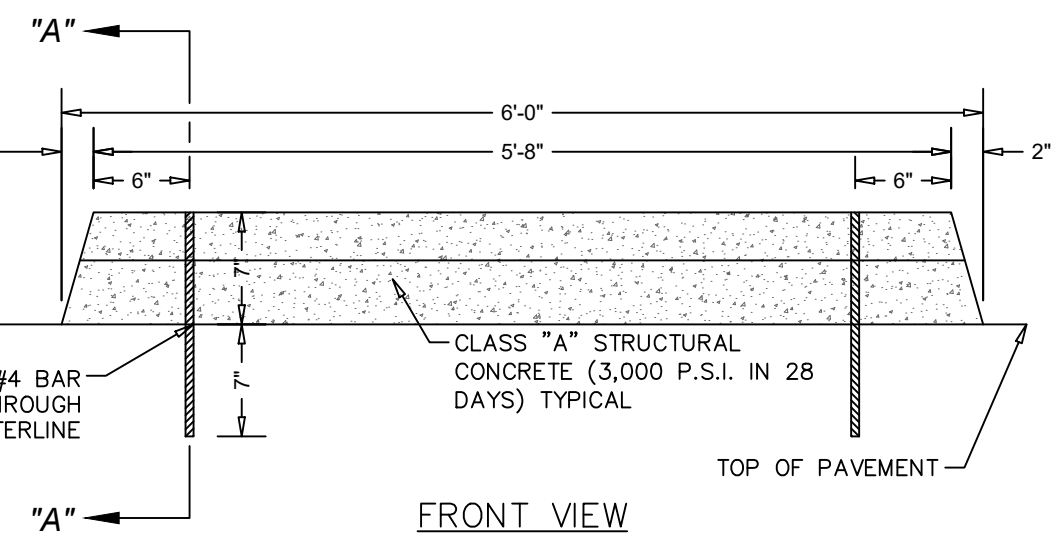
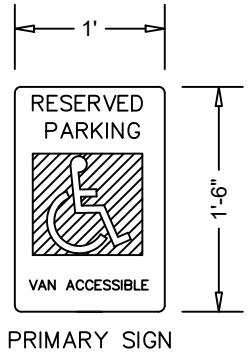


HANDICAP PARKING SYMBOL
NOT-TO-SCALE

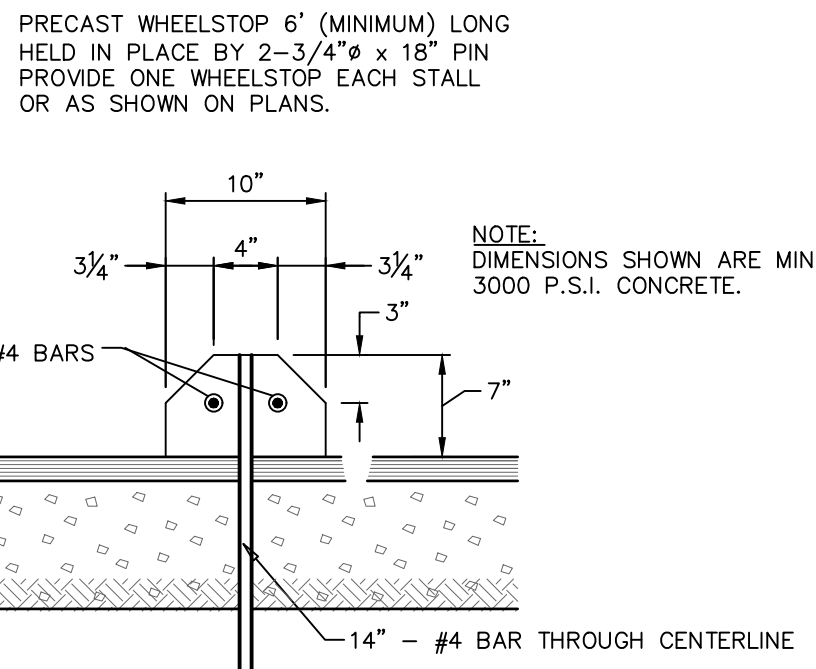
FIRE LANE SIGN NOTES:

- 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 A DOUBLE HEADED ARROWS POINT IN BOTH DIRECTIONS.
- TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). 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 AN 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 NOT OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
- PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCRUCH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE DEPARTMENT CONNECTION OR ENCRUCH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

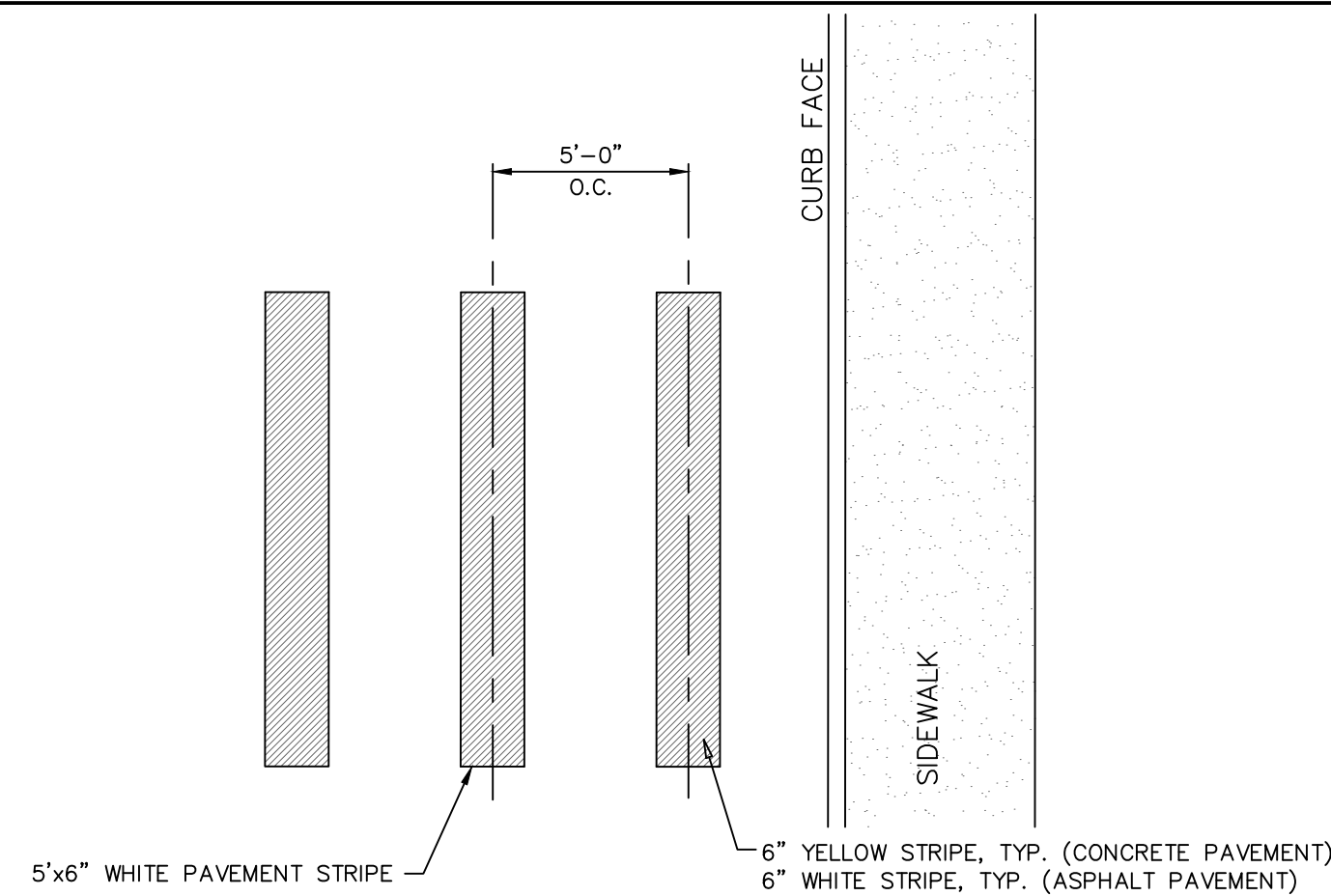
NOTE: STATE P & GS COM. POLICY
REQUIRES 5'-0" MIN. FROM GROUND
TO CENTER LINE OF LOWEST SYMBOL.



WHEEL STOP
NOT-TO-SCALE



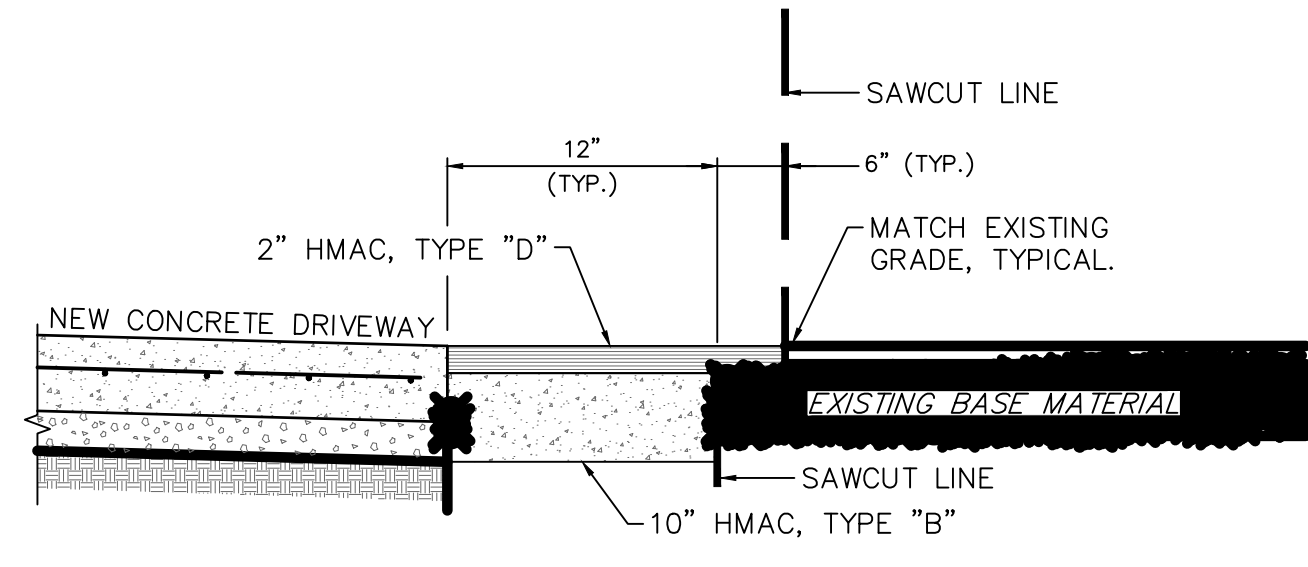
SECTION "A-A"



CROSSWALK MARKING
NOT-TO-SCALE

NOTES:

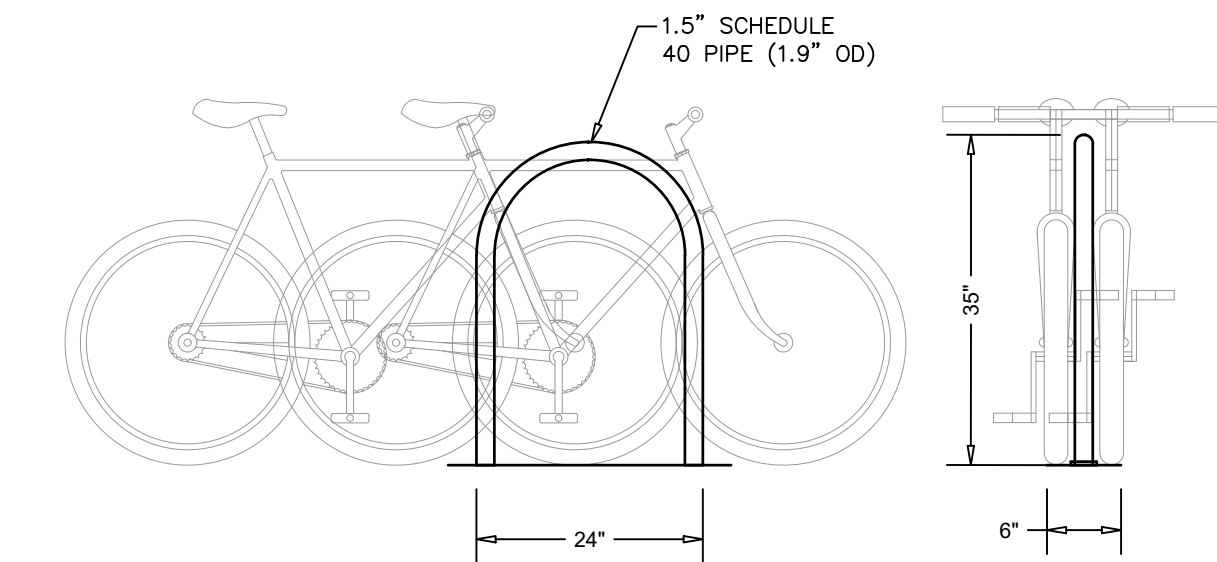
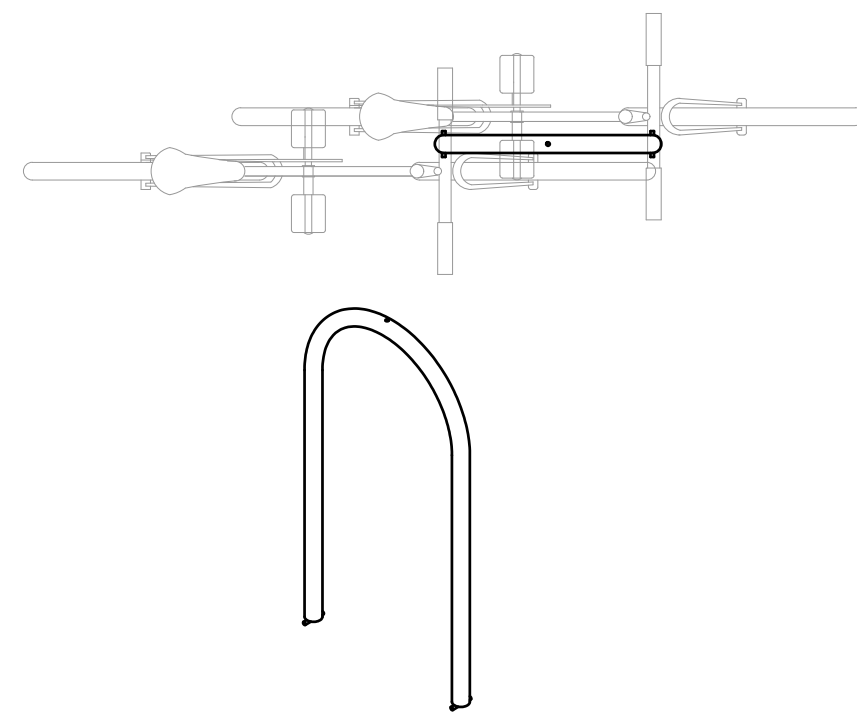
- CONTRACTOR SHALL SAWCUT A STRAIGHT NEAT EDGE AT ALL TIE-INS TO EXISTING PAVEMENTS.
- THE TYPE-D SURFACE COURSE SHALL BE LAID IN A MANNER TO MINIMIZE CONSTRUCTION JOINTS AND ELIMINATE A PATCHWORK APPEARANCE. CONSTRUCTION SEQUENCING SHALL INCORPORATE THESE REQUIREMENTS.



CONCRETE PAVEMENT SECTION
NOT-TO-SCALE

NOTE:

- REFERENCE GUIDE SPECIFICATIONS FOR THE DERO HOOP BIKE RACK FOR DETAILS.



SPACE USE AND SETBACKS NOTE:

- FOR RACKS SET PARALLEL TO A WALL:
MINIMUM: 24" RECOMMENDED: 36"
- FOR RACKS SET PERPENDICULAR TO A WALL:
MINIMUM: 28" RECOMMENDED: 42"

SPACE USE AND SETBACKS NOTE:

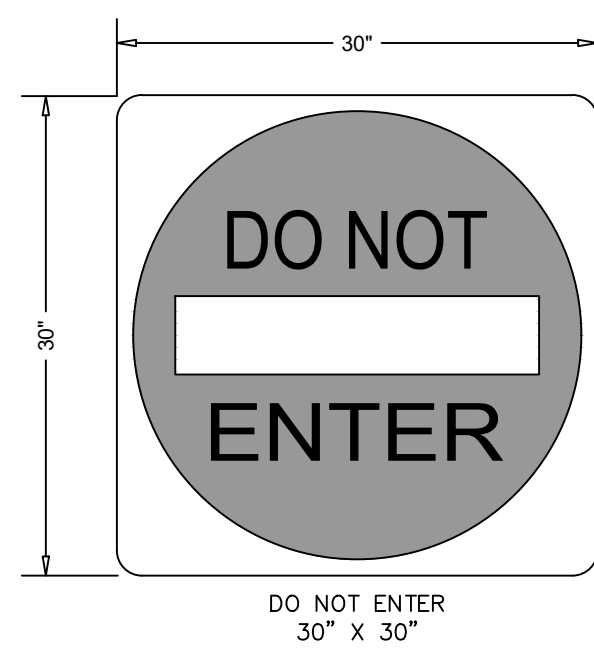
- DISTANCE BETWEEN RACKS:
MINIMUM: 24" RECOMMENDED: 36"
- STREET SETBACKS:
MINIMUM: 24" RECOMMENDED: 36"

BIKE RACK

NOT-TO-SCALE

GENERAL NOTES

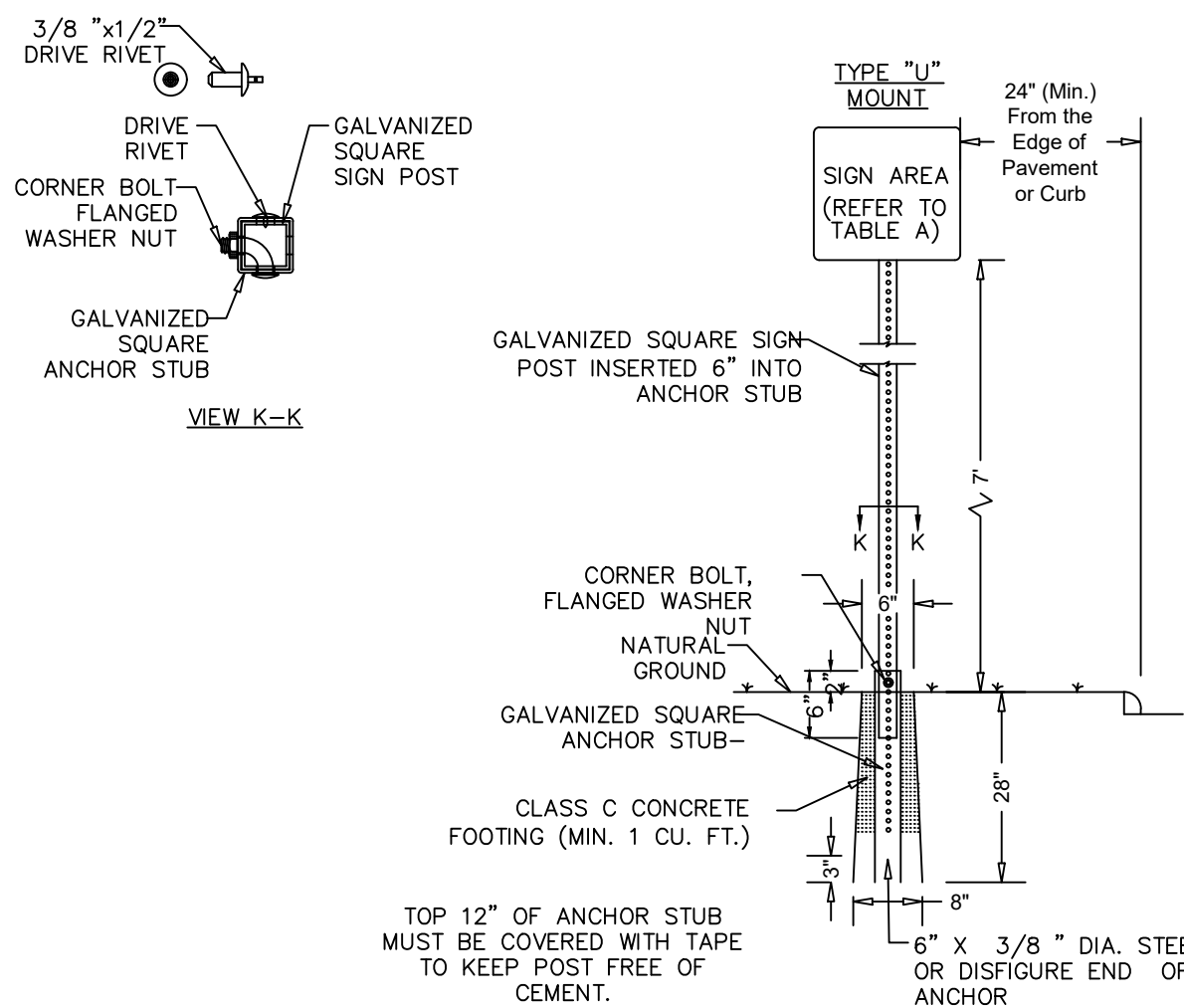
- ALL GROUND MOUNTED SIGNS SHALL USE HIGH INTENSITY REFLECTIVE SHEETING.
- ALL OVERHEAD SIGNS SHALL USE DIAMOND GRADE REFLECTIVE SHEETING.
- ALL BLANKS TO BE ALUMINUM ALLOY NO. 5052-H38.
- "T" DENOTES THICKNESS OF SIGN BLANKS.
- ALL HOLES SHALL BE 3/8" DIAMETER DRILLED OR PUNCHED AS SHOWN ON EACH BLANK DETAIL AND SHALL BE FREE OF BURRS AND/OR ROUGH EDGES.
- SIGN BLANK CORNERS TO BE ROUNDED AS SHOWN ON EACH DETAIL.
- ALL SIGN BLANK TO BE ETCHED, DEGREASED, AND HAVE AN ALODINE FINISH PRIOR TO APPLICATION OF LEGENDS.
- ALL DETAILS ARE NOT TO SCALE.
- ALL DIMENSIONS ARE IN INCHES.
- ALL SIGNS SHALL BE MANUFACTURED AND INSTALLED IN CONFORMANCE TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND STANDARD HIGHWAY SIGNS (FHWA) LATEST EDITION.



METAL TUBING	SIGN AREA
GALVANIZED SQUARE SIGN POST	1-3/4" (14 Gauge)
GALVANIZED SQUARE ANCHOR STUB	2" X 2" (14 Gauge)

TABLE A

DO NOT ENTER SIGN
NOT-TO-SCALE



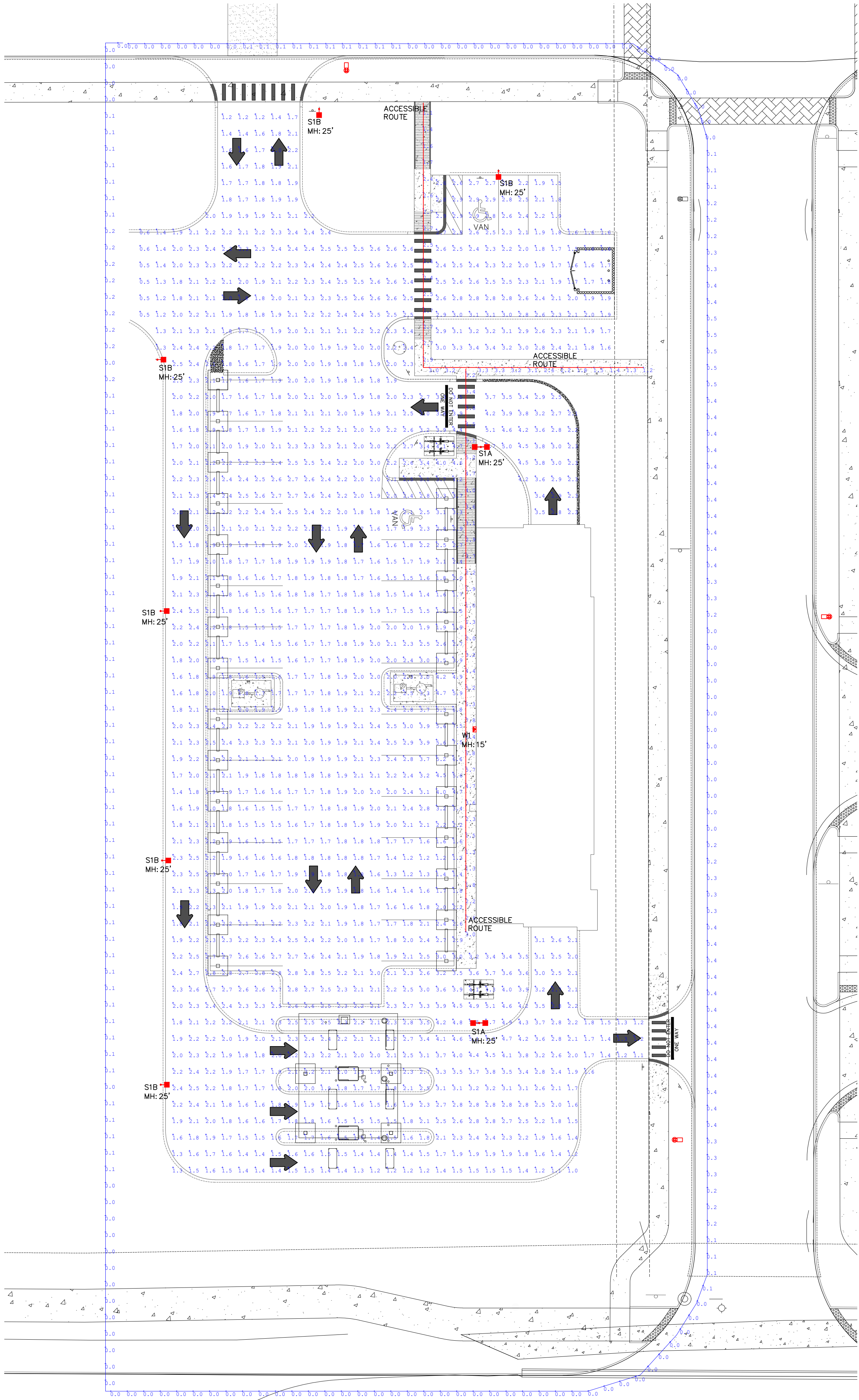
LIQUE
ENGINEERS
& SURVEYING

TBPELS #: 20405 & 10194727
816 Camaron Ste. 110
San Antonio, TX. 78212
Phone: 210-549-4207

REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION

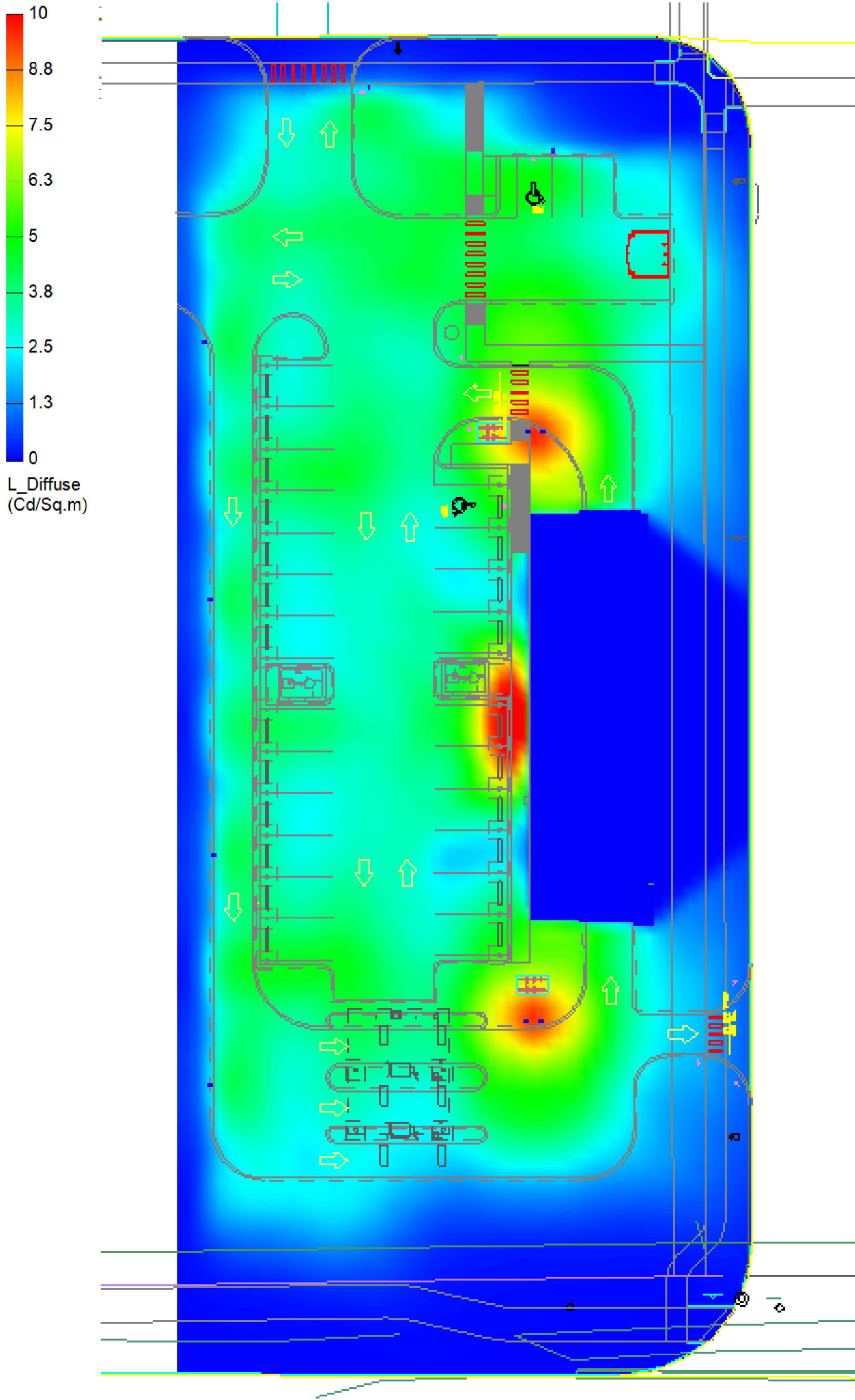
JOB: SCALE:
176-01-04 N.T.S.

SHEET NO.
12



Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Accessible Route	Illuminance	Fc	3.62	8.4	1.0	3.62
Accessible Route 2	Illuminance	Fc	2.35	3.3	1.1	2.14
Site Planar	Illuminance	Fc	2.24	7.5	0.5	4.48
Trespass	Illuminance	Fc	0.12	0.5	0.0	N.A.

Fixture Type	Reference Image	Description	Dimming Interface	Product Registration ID	Lamps, CCT, Lumen, Optics, CRI	Input Voltage	Fixture Wattage	Mounting, Finishes, Remarks & Other Notes
FIXTURE TYPES								
S1A		Double Head Area/Site Luminaire	0-10V	CLI NV1-T4-32L-1-40K	2 - Integrated LED Module, 4000k, 11426lm, Type 4, 70 CRI	UNI	100	Double head @ 180° mounted on 25' pole.
S1B		Area/Site Luminaire w/ HSS	0-10V	CLI NV1-T4-32L-1-40K-HSS	Integrated LED Module, 4000k, 8238lm, Type 4 Forward, w/HSS, 70 CRI	UNI	100	Mounted on 25' pole.
W1		Wall Pack	0-10V	CLI NV-W-T4-32L-1A-40K	Integrated LED Module, 4000k, 11426lm, Type 4, 70 CRI	UNI	100	Mounted at 25'-0" AFG.



1 LIGHTING & PHOTOMETRIC DRAWING
1" = 20'-0"

Blank lines for revision notes.