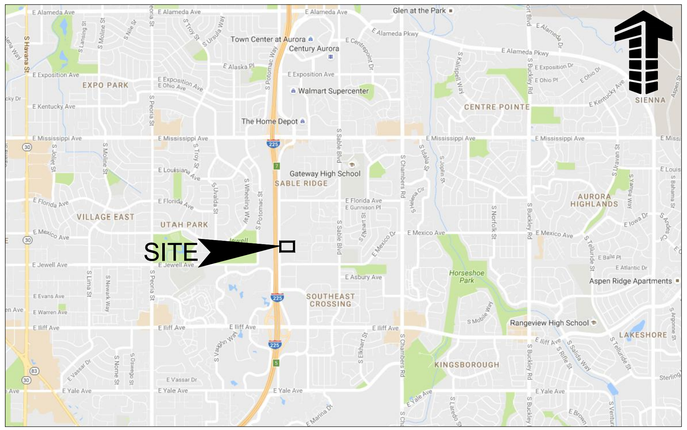
PUBLIC STORAGE
(Formerly Turnmar Storage Planned Building Group)
SITE PLAN MINOR AMENDMENT
LOT 1, BLOCK 1, R&B CORPORATE PARK - AURORA SUBDIVISION FILING NO. 3,
IN THE SOUTHWEST QUARTER OF SECTION 19, T4S, R66W OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 1000'

CITY OF AURORA NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4. "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 ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR 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.
8. 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.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
10. 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 MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12. 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 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.
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 ENCROACH INTO ANY EASEMENT OR FIRE LANE.

LEGAL DESCRIPTION

LOT 1, BLOCK 1, R&B CORPORATE PARK - AURORA SUBDIVISION FILING NO. 3

BENCHMARK

CITY OF AURORA BENCHMARK ID NO. 4S6619SW001 (NAVD 88 DATUM)
ELEVATION US FEET 5,601.76
DESCRIPTION TWO (2) CHISELED SQUARES IN CONCRETE PEDESTAL AT THE SW LEG OF POWER TOWER #148, LOCATED AT THE EAST SIDE OF ABILENE STREET. SAID TOWER IS THE 1ST TOWER SOUTH OF EAST FLORIDA.

BASIS OF BEARING

BEARINGS ARE BASED ON THE WESTERN SECTION LINE OF THE SOUTHWEST 1/4 SECTION 19, T.4.S., R.66 W AND IS ASSUMED TO BEAR N00°40'03"W, MONUMENTED AS SHOWN.

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LIST OF CONTACTS

DEVELOPER/OWNER
PS MOUNTAIN WEST, LLC
701 WESTERN AVENUE
GLENDALE, CA 91201
TEL: (818)244-8080
CONTACT: DAN MATULA

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FAX: (303) 770-3636
CONTACT: ADAM KOESTER, P.E.
EMAIL: AdamKoester@gallowayus.com

LANDSCAPE ARCHITECT
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EMAIL: LyleBissegger@GallowayUS.com

SITE DATA TABLE

LAND AREA WITHIN PROPERTY LINES	201,683 SQ FT / 4.63 AC	
	EXISTING	PROPOSED
HARD SURFACE AREA (PAVEMENT AND BUILDING)	168,249 SQ FT / 3.86 AC	159,388 SQ FT / 3.66 AC
LANDSCAPE SURFACE AREA	33,434 SQ FT / 0.77 AC	42,295 SQ FT / 0.97 AC
TOTAL FLOOR AREA	94,425 SQ FT	130,410 SQ FT
TOTAL BUILDING COVERAGE	85,720 SQ FT	88,410 SQ FT
PARKING REQUIRED	-	1 SPACE PER 1.5 EMPLOYEES 3 EMPLOYEES - (2 SPACES) 3 SPACES PER OFFICE AREA - (3 SPACES) 1 SPACE PER 100 UNITS 1,232 UNITS - (13 SPACES) 1 ADA STALL PER 25 SPACES TOTAL = 18 +1 ADA
PARKING SPACES PROVIDED	28 STALLS PLUS 2 ACCESSIBLE	17 STALLS PLUS 1 VAN ACCESSIBLE
LOADING SPACE PROVIDED	-	1
TOTAL PARKING PROVIDED	30 STALLS	17 STALLS 1 ADA STALL 1 LOADING SPACE 19 SPACES
BICYCLE PARKING	-	1 REQUIRED / 5 PROVIDED
TOTAL NUMBER OF UNITS	633	1,232*
NUMBER OF BUILDINGS	9	8
OCCUPANCY CLASSIFICATION	S	
CONSTRUCTION TYPE	II-B	
MAXIMUM PERMITTED SIGNAGE	348 SQ FT	

* APPROXIMATE UNIT COUNT. UNIT MIX FOR PROPOSED CLIMATE CONTROLLED BUILDING TO BE DETERMINED. MAXIMUM VARIATION 50 UNITS.

NOTES:

1. PROPOSED SIGNAGE TBD BY SEPARATE PERMIT. MAXIMUM 5 SIGNS. NO SIGN SHALL BE GREATER THAN 200 SQ FT.
2. 1984-6032-02 PLANNING COMMISSION APPROVAL WHICH ALLOWED LIMITED RENTAL TRUCK PARKING ON-SITE IS NO LONGER APPLICABLE.
3. BUILDING 1 TO BE CONSTRUCTED WITH AUTOMATIC SPRINKLER SYSTEM.

GENERAL SITE DESCRIPTION

PROJECT DESCRIPTION:
DEMOLITION OF EXISTING DRIVE-UP UNITS, OFFICE, AND THE CONSTRUCTION OF A 3-STORY SELF STORAGE BUILDING WITH A STORMWATER DETENTION POND AND ASSOCIATED DRIVES, UTILITIES, AND LANDSCAPING.

CURRENT ZONING:
ZONING FOR THIS PROPERTY IS M-1.

ACCESS:
THE PRINCIPAL MEANS OF ACCESS ARE FROM SOUTH ABILENE STREET

SIGNATURES

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

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, 2018.

PS MOUNTAIN WEST, LLC
BY: _____
NAME: _____
ITS: _____

STATE OF CALIFORNIA)
COUNTY OF _____) S.S.

ON _____ BEFORE ME, _____, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: _____

(NOTARY SEAL)

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

CITY OF AURORA APPROVAL

PLANNING DIRECTOR: _____ DATE: _____

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, 2018.

CLERK AND RECORDER: _____ DEPUTY: _____

Galloway
Planning. Architecture. Engineering.
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Public Storage
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PUBLIC STORAGE
SITE PLAN MINOR AMENDMENT

1710 S. ABILENE STREET
AURORA, COLORADO

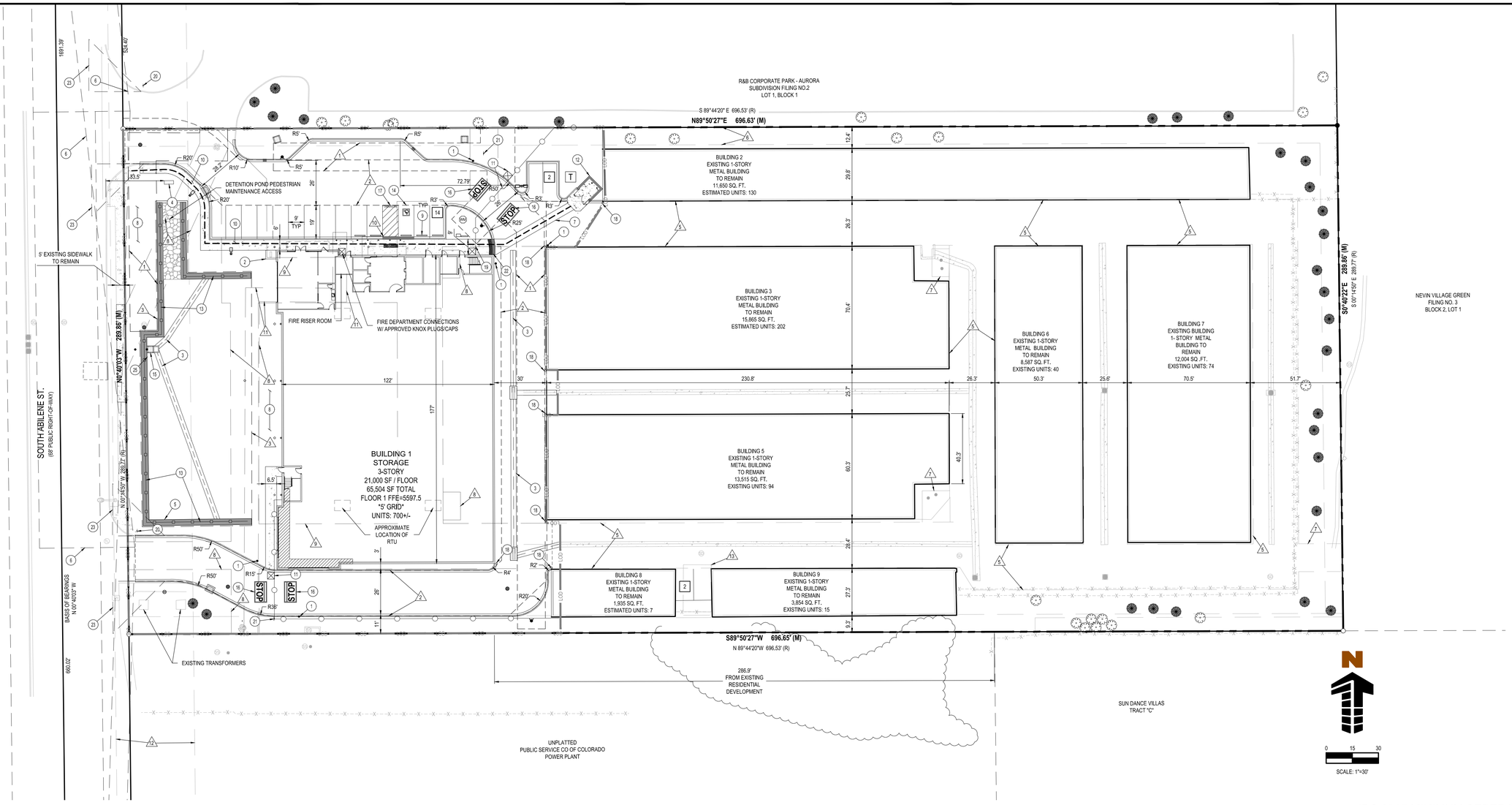
#	Date	Issue / Description	Init.
1	10/16/17	CITY OF AURORA	PMG
2	3/26/18	CITY OF AURORA	PMG
3	5/14/18	CITY OF AURORA	ARK
4	7/13/18	MINOR AMENDMENT	ARK
5	8/7/18	2ND MINOR AMENDMENT	ARK

Project No:	PS000028.01
Drawn By:	DMP
Checked By:	PMG
Date:	3/09/2017

COVER SHEET

01

H:\Public Storage\CO_Aurora_(PS000028_-_1710_S._Abilene_Street)\CAD\3_Minor Amendment\PS028_01a Cover.dwg - David Thomas - 8/8/2018



SITE LEGEND

- PROPERTY BOUNDARY LINE
- EASEMENT BOUNDARY LINE
- EXISTING FEATURES
- LIMITS OF DISTURBANCE (LOD)
- PROPOSED FENCE, SEE DETAIL
- EXISTING WOOD AND BRICK FENCE, ± 12 FT
- CURB AND GUTTER
- DEPRESSED CURB AND GUTTER
- EXISTING LANDSCAPING
- PARKING COUNT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- PROPOSED ELECTRICAL TRANSFORMER
- EXISTING ELECTRIC TRANSFORMER
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXPOSED FOUNDATION
- PROPOSED STORM SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- KNOX BOX
- PROPOSED LIGHT POLE
- PROPOSED AREA INLET
- SAWCUT LINE
- ACCESSIBLE ROUTE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GROUP OF TREES

SCHEDULE

1. KEYPAD BOLLARD
2. BIKE RACK. SEE SITE DETAILS.
3. PROPOSED 3' WIDE CONCRETE CHANNEL
4. MONUMENT SIGN WITH 1710 S. ABILENE STREET ADDRESS NOTED ON SIGN WITH 8" HIGH CHARACTERS, BY SEPARATE PERMIT
5. REDI-ROCK RETAINING WALL WITH GUARDRAIL (SEE SITE DETAILS)
6. SIGHT DISTANCE TRIANGLE (45 MPH DESIGN SPEED)
7. PROPOSED 5' CROSSWALK WITH 4" WHITE LINES
8. PROPOSED LANDSCAPING AREA (SEE LANDSCAPE PLAN)
9. PROPOSED WHEEL STOP
10. PROPOSED CONCRETE SIDEWALK (SIZE AS NOTED ON PLAN)
11. 26' SLIDING ENTRANCE GATE W/ KNOX BOX (SEE SITE DETAILS)
12. PROPOSED TRASH ENCLOSURE (SEE SITE DETAILS)
13. PEDESTRIAN GUARDRAIL
14. PROPOSED ACCESSIBLE PARKING SPACE
15. OUTLET CONTROL STRUCTURE (SEE SITE DETAILS)
16. PROPOSED STOP PAVEMENT MARKING, WHITE
17. 4" WHITE STRIPING, ANGLED 45° AND SPACED 3' APART
18. PROPOSED 6" BOLLARD
19. PEDESTRIAN GATE W/ EXTERIOR WALL MOUNTED ACCESS KEYPAD
20. PROPOSED STOP SIGN
21. PROPOSED "ENTERING THROUGH FIRE LANE ACCESS" SIGN
22. PROPOSED CURB RAMP
23. 30' X 30' SITE TRIANGLE
24. EMERGENCY OVERFLOW WEIR (SEE DETAIL, SHEET C2.0)
25. CITY OF AURORA DETENTION POND SIGN (SEE NOTES)

EASEMENT SCHEDULE

1. PROPOSED 16' UTILITY EASEMENT
2. PROPOSED 26' FIRE LANE EASEMENT
3. PROPOSED DRAINAGE EASEMENT
4. PROPOSED 8' UTILITY EASEMENT
5. EXISTING 26' FIRE LANE EASEMENT
6. EXISTING 10' UTILITY EASEMENT
7. EXISTING 16' UTILITY EASEMENT
8. 16' UTILITY EASEMENT TO BE VACATED
9. 26' FIRE LANE EASEMENT TO BE VACATED
10. 20' UTILITY EASEMENT TO BE VACATED
11. 8' UTILITY EASEMENT TO BE VACATED
12. 45' PUBLIC SERVICE CO. EASEMENT AND ROW
13. EXISTING UTILITY EASEMENT TO BE PARTIALLY RELEASED

IBC 2015 MINIMUM SEPERATION

PER TABLE 602 OF IBC
PROPOSED BUILDING TO BUILDING - 10'
PROPOSED BUILDING TO PROPERTY LINE - 10'
PROPOSED BUILDING TO ROW - 10'

NOTES

1. SEE DEMOLITION PLAN FOR EXISTING ITEMS TO BE REMOVED.
2. ALL DIMENSION ARE TO FLOWLINE OF CURB UNLESS NOTED OTHERWISE.
3. ALL CURB AND GUTTER SHALL BE 6" VERTICAL WITH 12" GUTTER.
4. ALL IMPROVEMENTS SHALL BE PERFORMED IN A SINGLE PHASE OF CONSTRUCTION.
5. ANY LOCKING DEVICE FOR SITE ACCESS SHALL BE INSTALLED AS A KNOX BOX APPROVED LOCKING DEVICE.
6. ROOF-MOUNTED EQUIPMENT SCREENING:
   ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT 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 THE MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
7. SEE EASEMENT PLAN FOR PROPOSED AND TO BE VACATED EASEMENTS.
8. ALL TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO MUTCD OR CITY OF AURORA STANDARDS.
9. LOADING SPACE SHALL BE MINIMUM 50' LONG, 12' WIDE, AND 18' HIGH.
10. EMPLOYEES ARE TO PARK INTERNAL TO FENCE
11. REDI ROCK BLCOK SHALL BE COBBLESTONE FACE WITH STAIN TO MATCH COLOR OF BASE COURSE CMU OF PROPOSED BUILDING.
12. LICENSE AGREEMENT NEEDED FOR WALL, GUARD RAILING, FENCE, AND GATE.

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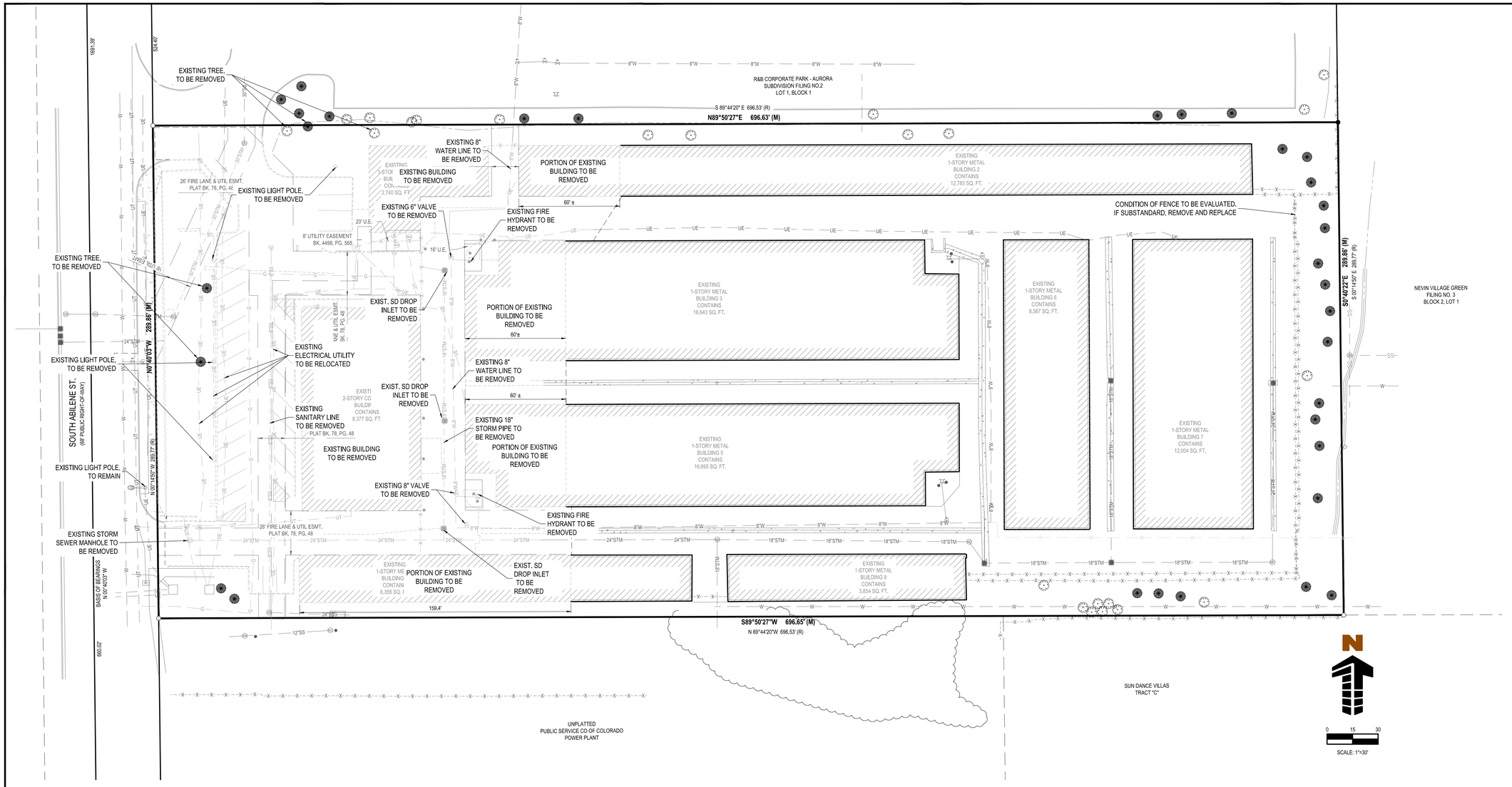
Project No:	PS000028.01
Drawn By:	DMP
Checked By:	PMG
Date:	3/09/2017

SITE PLAN

02

M:\Public Storage\CO_Aurora_PS000028_1710 S. Abilene Street\CAD\3 Latest Amendment\PS28_02Site.dwg | David Ramirez | 8/8/2018



LEGEND

- EXISTING WATER VALVE TO REMAIN
- EXISTING WATER VALVE TO BE REMOVED
- EXISTING WATER LINE TO REMAIN
- EXISTING WATER LINE TO BE REMOVED
- EXISTING SANITARY SEWER TO REMAIN
- EXISTING SANITARY SEWER TO BE REMOVED
- EXISTING STORM SEWER TO REMAIN
- EXISTING STORM SEWER TO BE REMOVED
- EXISTING UNDERGROUND GAS LINE TO BE REMOVED
- EXISTING UNDERGROUND ELECTRICAL TO REMAIN
- EXISTING UNDERGROUND TELEPHONE TO REMAIN
- SAWCUT LINE
- EXISTING WOOD AND BRICK FENCE, ± 12 FT
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- ELECTRICAL VAULT
- ELECTRICAL MANHOLE
- ELECTRICAL BOX
- DECIDUOUS TREE
- CONIFEROUS TREE
- CONCRETE PAVING

DEMOLITION NOTES

1. ALL DEMOLITION TO BE IN ACCORDANCE WITH STATE, LOCAL, AND FEDERAL REQUIREMENTS. THE ABATEMENT OF ALL HAZARDOUS MATERIALS WITHIN THE SITE SHALL BE ABATED IN ACCORDANCE WITH ALL LOCAL STATE AND FEDERAL REGULATIONS PRIOR TO ANY DEMOLITION OR DISTURBANCE ON THE PROJECT SITE.
2. CONTRACTOR TO VERIFY ALL UTILITY MAIN AND LATERAL LOCATIONS AND EXISTING SITE CONDITIONS PRIOR TO PROCEEDING. ANY SITE CONDITIONS THAT ARE NOT AS SHOWN MUST BE REPORTED TO THE CEC AND CONSTRUCTION MANAGER PRIOR TO BID.
3. LIMIT OF DISTURBANCE AND DEMOLITION IS PROPERTY LINE UNLESS OTHERWISE NOTED. REFER TO EROSION CONTROL PLANS (ECP).
4. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
5. DISPOSE OF AND TRANSPORT DEBRIS TO AREA OBTAINED BY CONTRACTOR. DO NOT STORE OR BURN MATERIALS ON SITE. CONTRACTOR TO HANDLE AND DISPOSE OF ALL DEBRIS IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. DISPOSAL SHALL BE TRANSPORTED TO APPROVED LANDFILL OR OTHER APPROVED FACILITY.
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER.
7. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
8. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
10. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
11. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
12. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
13. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CONSTRUCTION MANAGER.
14. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
15. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
16. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
17. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE BOARD OF WATER WORKS TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE UTILITY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
18. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE
19. CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE A LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT HIS/HER COST.
20. THIS PLAN PROVIDES GENERAL DEMOLITION INFORMATION ONLY AND DOES NOT NECESSARILY REPRESENT ALL ITEMS REQUIRED TO BE DEMOLISHED.
21. ALL EXISTING TREES, BRUSH AND LANDSCAPING WITHIN THE PROPERTY BOUNDARY ARE TO BE REMOVED. REMOVAL OUTSIDE THE PROPERTY BOUNDARY, IF NECESSARY, WILL BE SPECIFICALLY NOTED.
22. EXISTING WATER SERVICE SHALL BE SHUT OFF AT THE CORP STOP. AN 18" SECTION OF SERVICE LINE SHALL BE REMOVED AND THE CORP STOP THREADS DAMAGED.

ATTENTION TO CONTRACTOR:
CONTRACTOR SHALL INSPECT SITE PRIOR TO BID AND BE RESPONSIBLE FOR REMOVAL, IN THEIR ENTIRETY, OF ALL PAVING, APPURTENANCES, UTILITIES, ETC. WITHIN THE SAWCUT LIMITS, UNLESS SPECIFICALLY SCHEDULED TO REMAIN. ANY BUILDING, UTILITY OR APPURTENANCE OUTSIDE OF THE SAWCUT LIMITS SHALL BE DISTURBED ONLY IF THIS PLAN (OR OTHER REFERENCED PLAN) LABELS THIS DISTURBANCE. CONTRACTOR TO COORDINATE THE DISCONNECT AND ABANDONMENT OF ANY UTILITY WITH THE APPROPRIATE UTILITY COMPANY. CONTRACTOR RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL UNDERGROUND (NON-ACTIVE) UTILITIES AND DEBRIS ENCOUNTERED IN THE BUILDING PAD PREP AREA, AND/OR OVER EXCAVATED AREAS, OR AS INDICATED BY THE ENGINEER. ANY DISCREPANCY SHALL BE BROUGHT TO ENGINEER'S ATTENTION PRIOR TO BID.

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PUBLIC STORAGE
SITE PLAN MINOR AMENDMENT

1710 S. ABILENE STREET
AURORA, COLORADO

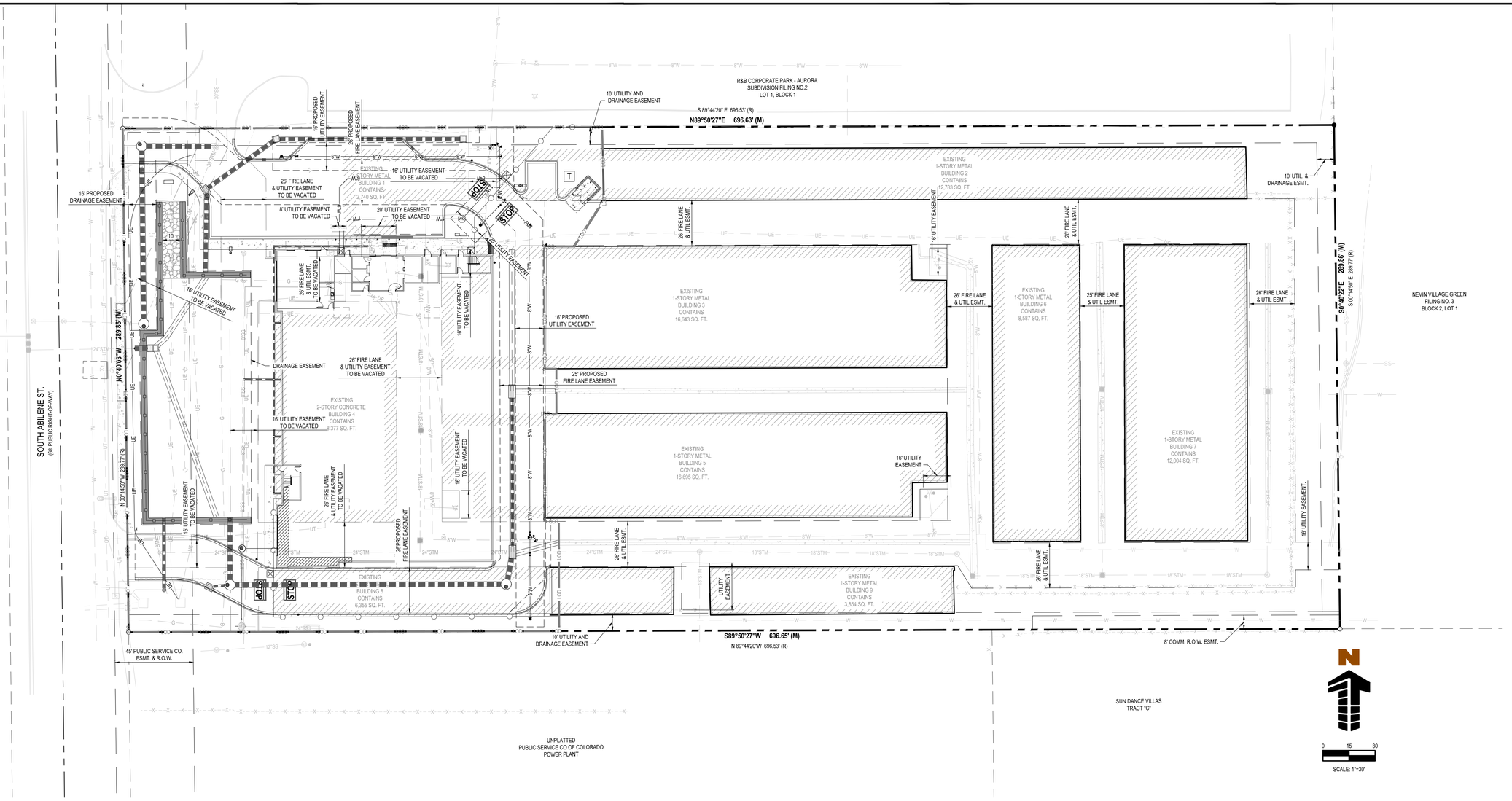
#	Date	Issue / Description	Init.
1	10/16/17	CITY OF AURORA	PMG
2	3/26/18	CITY OF AURORA	PMG
3	5/14/18	CITY OF AURORA	ARK
4	7/13/18	MINOR AMENDMENT	ARK
5	8/7/18	2ND MINOR AMENDMENT	ARK

Project No:	PS000028.01
Drawn By:	DMP
Checked By:	PMG
Date:	3/09/2017

DEMOLITION PLAN

03

M:\Public Storage\CO_Aurora_PS000028_1710 S. Abilene Street\CAD\3.1 Abilene Amendment\PS28_SDDemo.dwg Dated: Monday, 8/6/2018



SITE LEGEND

- PROPERTY BOUNDARY LINE
- EASEMENT BOUNDARY LINE
- EXISTING FEATURES
- LIMITS OF DISTURBANCE
- PROPOSED FENCE
- EXISTING FENCE
- CURB AND GUTTER
- DEPRESSED CURB AND GUTTER
- EXISTING LANDSCAPING
- PARKING COUNT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- PROPOSED ELECTRICAL TRANSFORMER
- EXISTING ELECTRIC TRANSFORMER
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXPOSED FOUNDATION
- PROPOSED STORM SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- KNOX BOX
- PROPOSED LIGHT POLE

NOTES

1. METHOD OF EASEMENT CONVEYANCE AND VACATION TO BE COORDINATED WITH CITY OF AURORA.
2. FIRE LANE VACATION TO BE COORDINATED WITH CITY OF AURORA.

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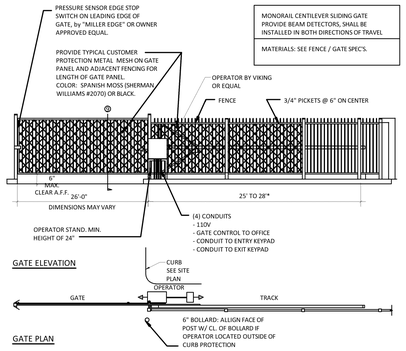
Project No:	PS000028.01
Drawn By:	DMP
Checked By:	PMG
Date:	3/09/2017

EASEMENT PLAN

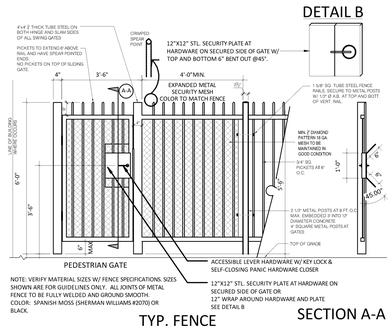
04

M:\Public Storage\CO_Aurora_PS000028_1710 S. Abilene Street\CAD\13_Minor Amendment\PS028_AltLines.dwg | David Peterson | 8/8/2018



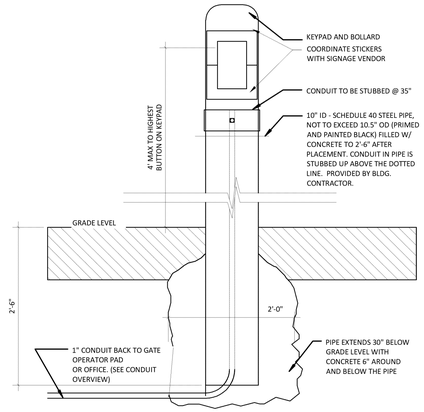
VEHICLE CANTILEVER SLIDING GATE AND TUBE STEEL FENCE

NOT TO SCALE



TUBE STEEL FENCE AND MAN GATE

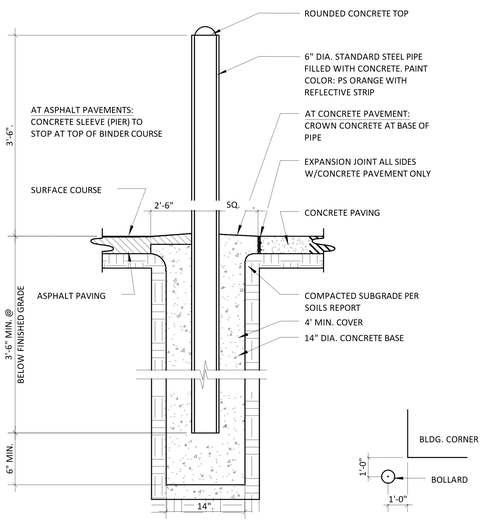
NOT TO SCALE



VEHICLE GATE KEYPAD BOLLARD

NOT TO SCALE

NOTE: SURFACE MOUNTED BOLLARDS NOT ALLOWED

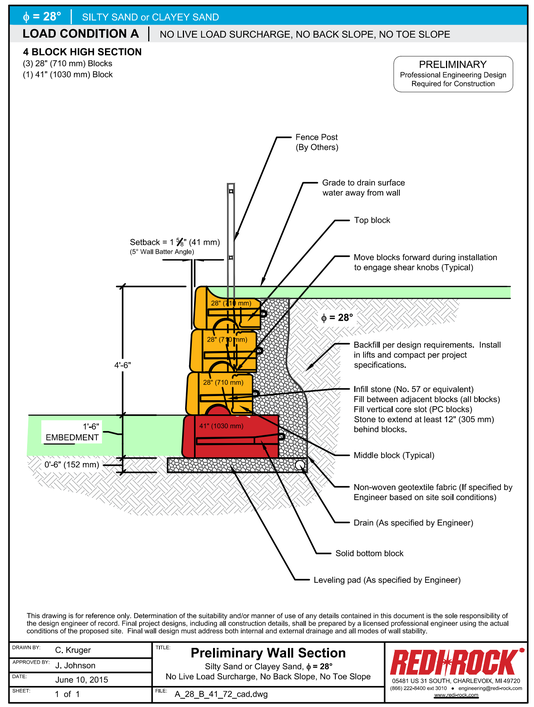


STEEL BOLLARD

NOT TO SCALE

REDI-ROCK COBBLESTONE TEXTURE

NOT TO SCALE



TYPICAL REDI-ROCK RETAINING WALL

NOT TO SCALE

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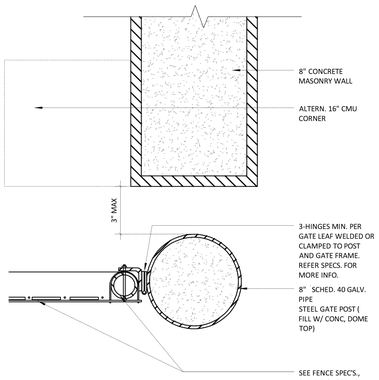
Project No:	PS000028.01
Drawn By:	DMP
Checked By:	PMG
Date:	3/09/2017

SITE DETAILS 1

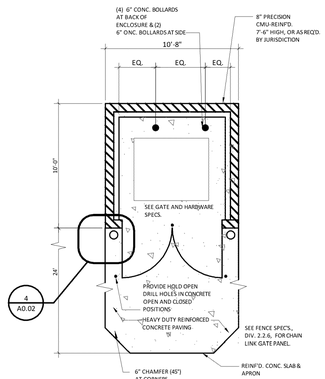
05

x:\Public Storage\PS000028_1710 S. Abilene Street\CADD\1-Minor Amendment\PS000_Blocks Details.dwg - Detail Planset - 8/9/2018



TRASH ENCLOSURE GATE POST

NOT TO SCALE

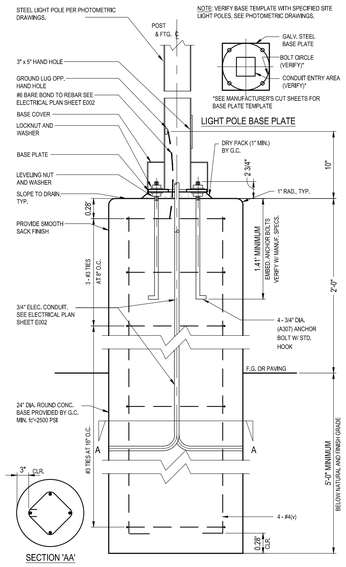


SINGLE TRASH ENCLOSURE

(AS REQ'D. BY SITE CONDITIONS)

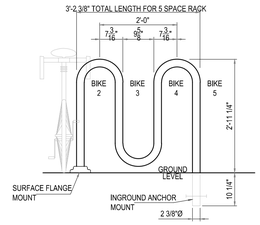
TRASH ENCLOSURE SINGLE

NOT TO SCALE



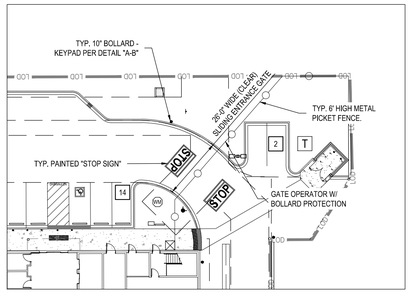
LIGHT POLE FOOTING & BASE

SCALE: 1 1/2" = 1'-0"



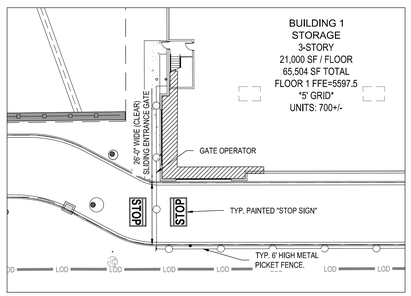
BIKE RACK DETAIL

NOT TO SCALE



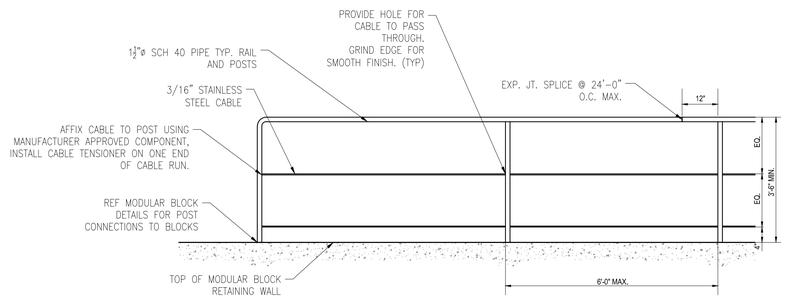
NORTH GATE VIEW

NOT TO SCALE



SOUTH GATE VIEW

NOT TO SCALE



RAILING DETAIL

NOT TO SCALE

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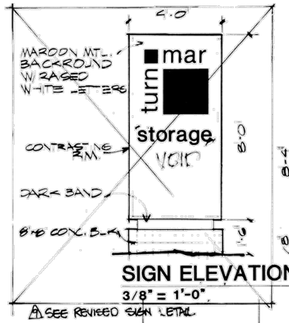
Project No:	PS000028.01
Drawn By:	DMP
Checked By:	PMG
Date:	3/09/2017

SITE DETAILS 2

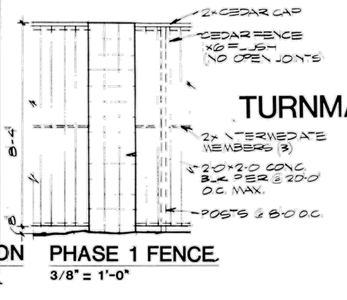
06

K:\Public Storage\CO, Aurora, P\PS000028_1710 S. Abilene Street\CAD\03-Minor Amendment\PS028_SD-Site Details.dwg, Chad Reimer, 8/7/2018

TURNMAR STORAGE PLANNED BUILDING GROUP

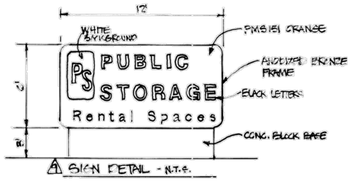


SIGN ELEVATION
3/8" = 1'-0"



PHASE 1 FENCE
3/8" = 1'-0"

SEE REVISED SIGN DETAIL



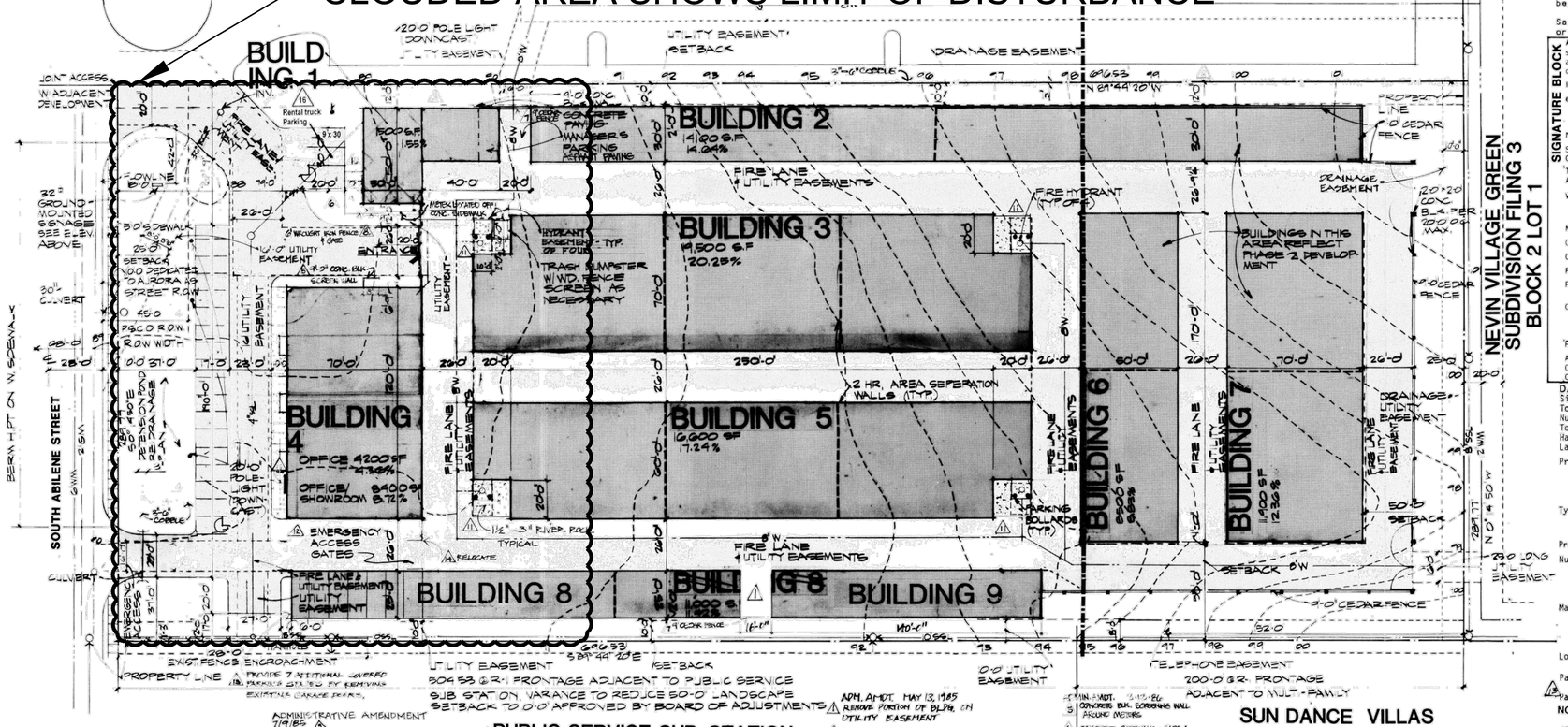
SIGN DETAIL - N.T.S.

PHASE 1 | PHASE 2

CEDAR FENCE ENDS @ PHASE LINE OF PHASE 1.
BUILDING 7 & 8 PART OF BUILDING 2 NOT TO BE BUILT IN PHASE 1.
ALL PHASE 2 LANDSCAPING & SCREEN FENCING TO BE COMPLETED IN PHASE 1
PROPOSED BUILDING AREAS IN PHASE 2 TO BE PAVED W/ DEVELOPMENT OF PHASE 1 & USED FOR BOAT & CAMPER STORAGE UNTIL COMPLETION OF PHASE 2 FIRE LANES TO REMAIN OPEN

BUYERS CLUB
SUBDIVISION FILING 1
BLOCK 1 LOT 2

CLOUDED AREA SHOWS LIMIT OF DISTURBANCE



SITE DATA

LEGAL DESCRIPTION

R & B Corporate Park Aurora Subdivision Filing No. 3 Lot 1 Block 1.

A parcel of land located in the southwest quarter (SW 1/4) of Section 19, Township 4 south, range 66 west of the sixth principal meridian, also being a part of Lot 2, Block 1, R & B Corporate Park-Aurora Subdivision Filing No. 1, City of Aurora, County of Arapahoe, State of Colorado, more particularly described as follows:

Beginning at the northwest corner of the southwest quarter SW 1/4 of said Section 19; thence S 00° 14'50" E, along the west line of said southwest quarter (SW 1/4), a distance of 1980.84 feet to the north line of the south half (S 1/2) of the south half (S 1/2) of said southwest quarter (SW 1/4); thence S 89° 44' 20" E, along said north line a distance of 38.00 feet to a point on the east right-of-way line of South Abilene Street, said point being the true point of beginning;

Thence continuing S 89° 44' 20" E, along said north line, also being the south line of said Lot 2, a distance of 696.53 feet to the southeast corner of said Lot 2; thence N 00° 14' 50" W, along the east line of said Lot 2, and parallel to the west line of said southwest quarter (SW 1/4), a distance of 289.77 feet; thence N 89° 44' 20" W, parallel to the south line of said Lot 2, a distance of 696.53 feet to the east right-of-way line of South Abilene Street; thence S 00° 14'50" E, along said east right-of-way line and parallel with the west line of said southwest quarter (SW 1/4), a distance of 289.77 feet to the true point of beginning.

Said parcel containing 201825.55 square feet (4.633 acres) more or less.

SIGNATURE BLOCK

All Special Plans registered and recorded hereunder shall be binding upon the applicants therefor, their successors and assigns, shall limit and control the issuance and validity of all building permits and shall restrict and limit the construction, location, use and operation of all land and structures included within such Plans to all conditions and limitations set forth in such Plans.

In witness thereof _____ (Corp. Company or Individual) has caused these presents to be executed this _____ day of _____ AD 19__

By: _____ (Principals or Owners) Corporate Seal

NOTARIAL

State of Colorado)
County of _____) ss

The foregoing instrument was acknowledged before me this _____ day of _____ AD 19__ by _____ (Principals or Owners)

Witness my hand and official seal

NOTARY PUBLIC Notary Seal

My commission expires _____ Business Address: _____

CITY OF AURORA APPROVALS

City Attorney: _____ Date: 4-6-84
Planning Director: _____ Date: 4/27/84
Planning Commission: _____ (Chairman) Date: 5/23/84
City Council _____ Mayor Date: 5-6-84
Attest: _____ City Clerk Acting Deputy Date: 5-6-84

RECORDER'S CERTIFICATE

Accepted for filing in the office of the Clerk and Recorder of _____ County, Colorado at _____ o'clock _____ M. This _____ Day of _____ AD. 19 _____
Clerk and Recorder: _____ Deputy

DATA

Site Area:	201, 825.55 Sq. Ft.	
Total Floor Area:	94,125 Sq. Ft.	4
Number of Buildings:	9	4
Total Building Coverage:	90225 Sq. Ft.	
Hard Surface Area:	70,764	35.06% 4
Landscape Area:	39,134	19.39 4
Proposed Use:	1. Office 2. Office/Showroom 3. Caretakers Residence 4. Mini Warehouse	
Type of Signs:	1. Freestanding - 32 Sq. Ft. each face 64 Sq. Ft. total 2. WALL - office tenant I.D. signage	
Present zoning classification	M-1	
Number of Stories:	1. Office - 2nd level 2. Office/Showroom - 1st level 3. Caretakers Residence - 1st level 4. Mini Warehouse - 1st level	
Maximum Height:	1. Office - 30' 2. Office Showroom - 11'8" 3. Caretakers Residence - 15' 4. Mini Warehouse - 11'8"	
Loading Spaces: - 0	Compact: - 0	
Parking Spaces Required:	25 26	
13 Parking Spaces Provided:	31 27 (includes 2 handicapped spaces) Includes two 9 x 30 rental trucks spaces 16	

NOTES:

All signs must conform to the City of Aurora sign code but in no case shall any free-standing sign exceed the specifications described herein.

Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as fire lanes and emergency and service vehicle roads, and shall be posted "No Parking - Fire Lane."

The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department.

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 departments prior to the issuance of building permits.

All landscaping will be installed prior to issuance of certificate of occupancy.

The developer, his successors and assigns, including the homeowner's association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora. Such signs shall conform to Section 16-29 of the Aurora City Code.

ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTION 34-122 AND 34-127 OF THE AURORA CITY CODE.

ADMIN. AMDT. 3-13-86
3 CONCRETE BLK. SCREENING WALL AROUND METERS
6 CONCRETE SIDEWALK - BLDG 1
7 1' CEDAR FENCE BTWN BLDGS 1 & 2 NW SW
8 6' WROUGHT IRON FENCE & GATE AT BLDG 1
9 REMOVE "TURNMAR" SIGN - REPLACE WITH "PUBLIC" STRAIGHT SIGN
10 REVISED FIRE RACK
ADMIN. AMDT. JUNE 19 86
EXPAND AREA OF 12"-3" RIVER ROCK
ADM. AMDT July 23, 1986
ELIMINATE PLANTER & RELOCATE TREE
1984-6032-02 PLANNING COMMISSION APPROVAL
Planning Commission approved an expansion of a conditional use to allow two local rental trucks on-site, restricted to the locations shown on the site plan (Approved 08-24-05)
ADM. AMDT. MAY 13, 1985
REMOVE PORTION OF BLDG. ON UTILITY EASEMENT
DATA CHANGE
ADMIN. AMDT. 8-12-86
REVISED PARKING CALCS
OFFICE/SHOWROOM (MAIN) 8400 SF
LARGE FURNITURE FLOOR STORAGE 1400 SF
OTHER TENANTS 1400 SF
NUMEROUS STORAGE UNITS (TOTAL SQUARE FEET FOR BLDG 12) MINI-STORAGE
CARETAKER UNIT
TOTAL REQUIRED
TOTAL PROVIDED
11 EA.
6 EA.
5 EA.
1 EA.
1 EA.
25 EA.
27 EA.
RELOCATED GATE & FENCE

ADMINISTRATIVE AMENDMENT 7/9/86

NOTE: MECHANICAL UNITS WILL BE LOCATED ON BLDG #4 ON ONE-STORY PORTION AND WILL BE SCREENED ON 3 SIDES BY BLDG. PARAPET. MECHANICAL UNITS ON BLDG. #1 WILL BE SCREENED ON ALL SIDES BY BLDG. PARAPET.

SITE PLAN
1" = 30'-0"
0 15 35 60

NORTH

NOTES:

Refer to landscaping plan for additional information.

Refer to grading plan for finish grades.

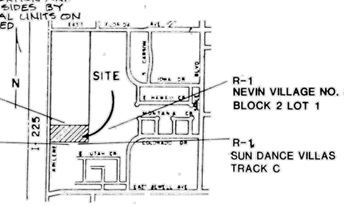
All buildings will be subdivided into not more than 8000 square foot spaces with area seperation walls.

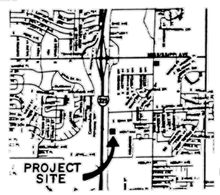
The water loop will be complete prior to the issuance of the certificate of occupancy.

Exterior lighting to consist of (2) 20' downcast pole lights for the parking area, and downcast building mounted drive lane lighting. No lighting will be directed into residential areas.

A REVOCABLE LICENCE WILL BE GRANTED FOR EMERGENCY ACCESS GATES.

PUBLIC SERVICE SUB-STATION UNPLATTED





ADJACENT USE MAP
1" = 1000'-0"
0 500 1500 3500

NORTH

VICINITY MAP
1 1/2" = 1MILE
0 ½ 1

NORTH

TURNMAR STORAGE
AURORA, COLORADO

TURNMAR DEVELOPMENT COMPANY

Klipp Associates
Professional Corporation
Architects / Interiors / Planners
Member American Institute of Architects
3003 East Third Avenue Suite 204
Denver, Colorado 80206
303 355 4409

APRIL 10, 1984 R MAY 10, 1984 R JULY 31, 1984
R MAY 4, 1984 R MAY 22, 1984 R AUG 21, 1984

84-6032

TURNMAR STORAGE

Galloway
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PUBLIC STORAGE
SITE PLAN MINOR AMENDMENT

1710 S. ABILENE STREET
AURORA, COLORADO

#	Date	Issue / Description	Init.
1	10/16/17	CITY OF AURORA	PMG
2	3/26/18	CITY OF AURORA	PMG
3	5/14/18	CITY OF AURORA	ARK
4	7/13/18	MINOR AMENDMENT	ARK
5	8/7/18	2ND MINOR AMENDMENT	ARK

Project No:	PS000028.01
Drawn By:	DMP
Checked By:	PMG
Date:	3/09/2017

APPROVED TURNMAR STORAGE PBG

07

ADM. AMDTS:
3-13-85 7-23-86
7-6-85 8-5-87
8-27-86 11-2-87
9-13-86
1-19-86

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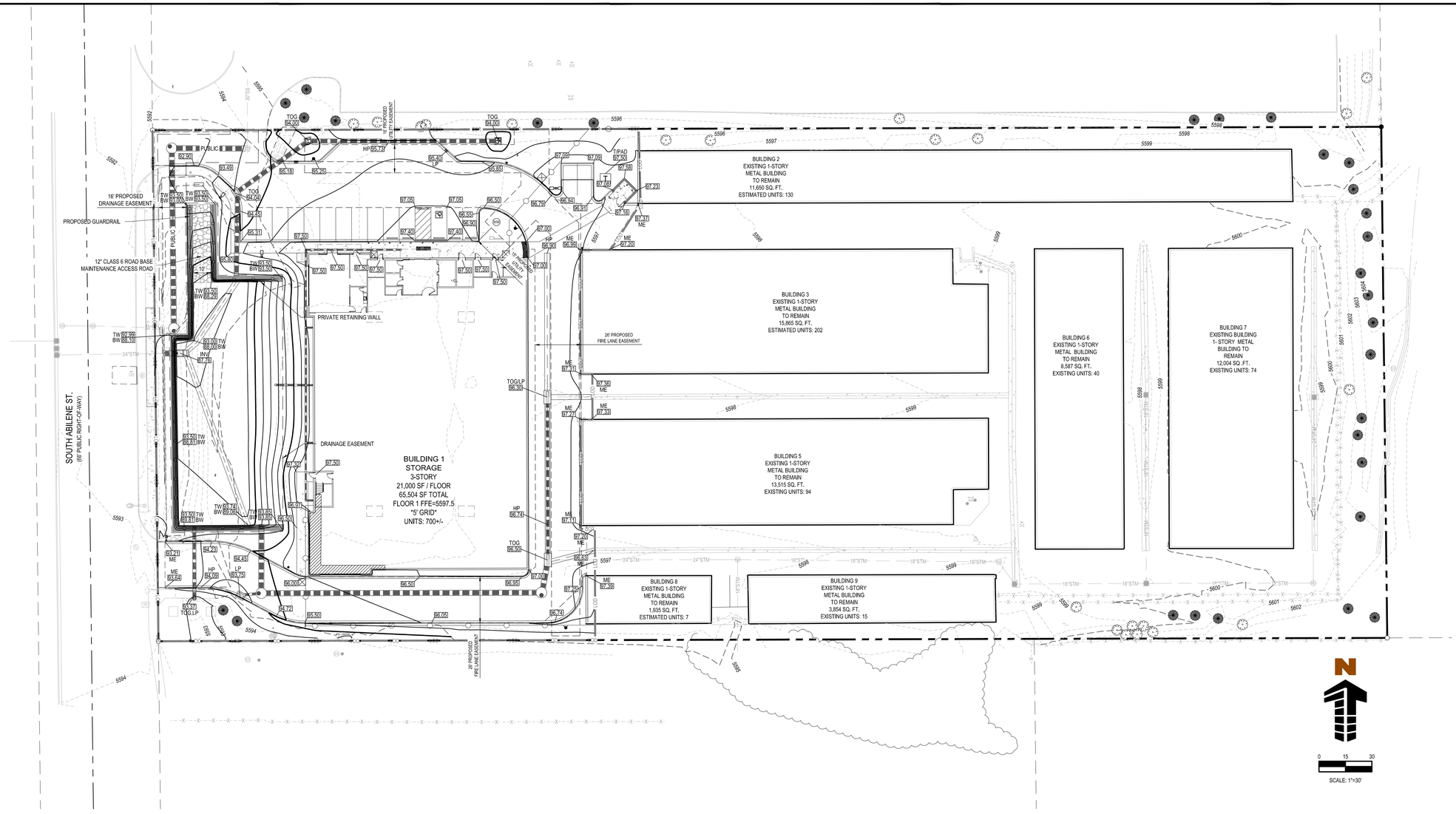

SITE LEGEND

- PROPERTY BOUNDARY LINE
- EASEMENT BOUNDARY LINE
- EXISTING FEATURES
- LIMITS OF DISTURBANCE
- PROPOSED FENCE
- EXISTING FENCE
- CURB AND GUTTER
- DEPRESSED CURB AND GUTTER
- EXISTING LANDSCAPING
- PARKING COUNT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- PROPOSED ELECTRICAL TRANSFORMER
- EXISTING ELECTRIC TRANSFORMER
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXPOSED FOUNDATION
- PROPOSED STORM SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE

GRADING LEGEND

6440	EXISTING MAJOR CONTOUR
6440	PROPOSED MAJOR CONTOUR
38	PROPOSED MINOR CONTOUR
15.0	PROPOSED SPOT ELEVATION
15.0 TC 15.0 FL	PROPOSED TOP OF CURB ELEVATION PROPOSED FLOWLINE ELEVATION
FFE	FINISHED FLOOR
TOG	TOP OF GRATE
HP	HIGH POINT
LP	LOW POINT
TW	FINISHED GRADE AT TOP OF WALL
BW	FINISHED GRADE AT BOTTOM OF WALL
ME	MATCH EXISTING
T/PAD	TOP OF PAD

GRADING NOTES

1. ADD 5500 TO ALL SPOT ELEVATIONS.
2. ALL SPOT GRADES ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
3. ALL LANDSCAPING AREAS SHALL BE GRADED TO WITHIN 0.10' WITH COMPANY APPROVED TOP SOIL TO A MINIMUM 6" DEPTH.
4. RIM ELEVATIONS FOR INLETS ARE FLOWLINE GRADES AND DO NOT TAKE INTO ACCOUNT LOCALIZED LOWERINGS PER INLET DETAILS.
5. DETENTION POND WILL BE PRIVATELY OWNED AND MAINTAINED.
6. ENSURE THAT THE PROVISIONS OF CRS 37-92-602, AS AMENDED BY SENATE BILL 15-212, REGARDING NOTIFICATION OF DOWNSTREAM WATER RIGHTS HOLDERS ARE UPHELD.
7. RETAINING WALL STRUCTURAL CALCULATIONS AND BUILDING PERMIT SUBMITTAL SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR IF REQUIRED.

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Checked By:	PMG
Date:	3/09/2017

GRADING PLAN

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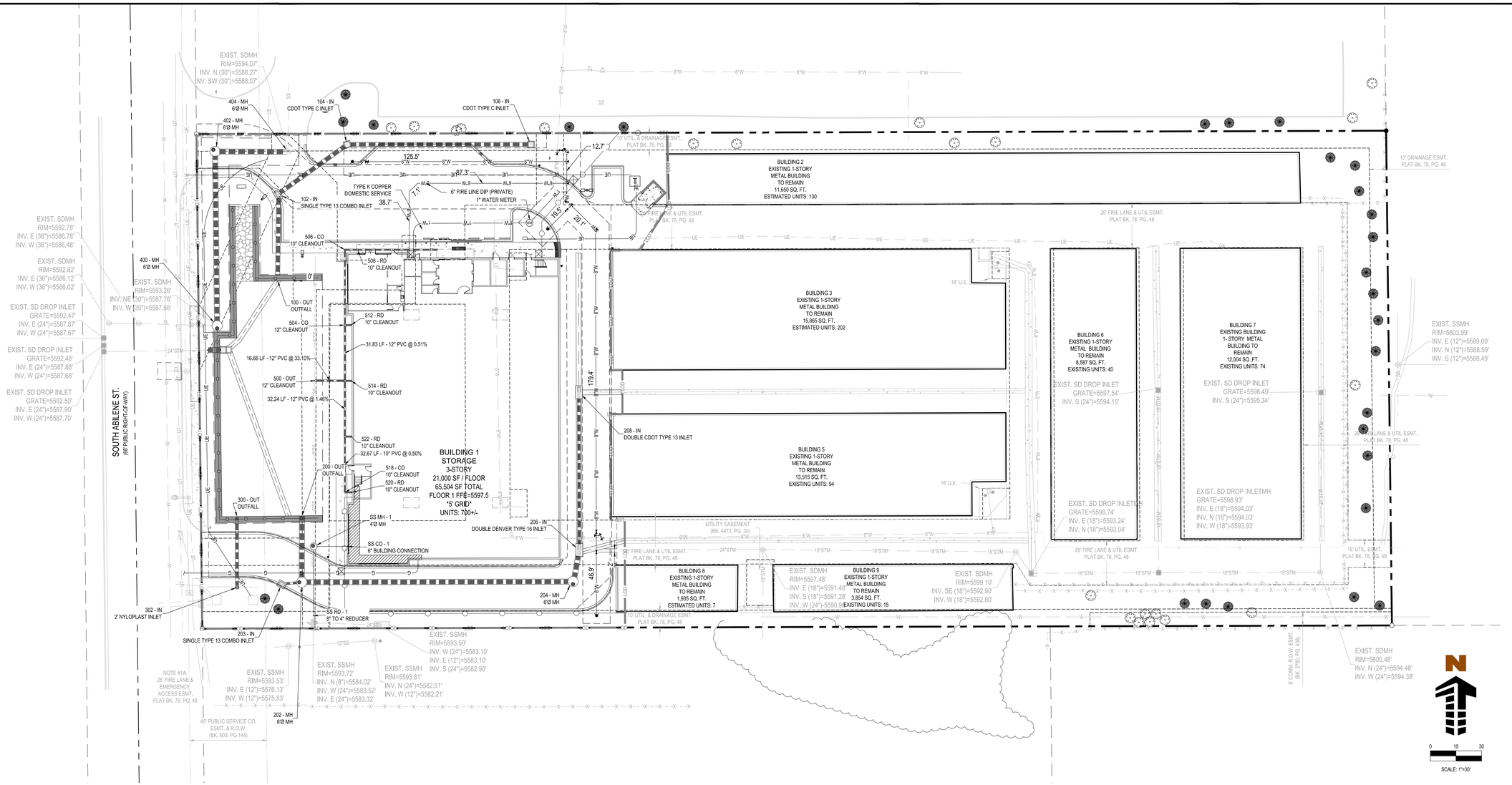

SITE LEGEND

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- EXISTING ELECTRIC TRANSFORMER
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXPOSED FOUNDATION
- PROPOSED STORM SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- KNOX BOX
- PROPOSED LIGHT POLE
- EXISTING GATE VALVE
- PROPOSED GATE VALVE

UTILITY LEGEND

- EXISTING WATER LINE TO REMAIN
- EXISTING WATER LINE TO BE REMOVED
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER TO REMAIN
- EXISTING SANITARY SEWER TO BE REMOVED
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER TO REMAIN
- EXISTING STORM SEWER TO BE REMOVED
- PROPOSED STORM SEWER
- EXISTING UNDERGROUND GAS LINE TO BE REMOVED
- EXISTING UNDERGROUND ELECTRICAL TO REMAIN
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND TELEPHONE TO REMAIN
- PROPOSED UNDERGROUND TELEPHONE

UTILITY LINE NOTES

1. LOCATION OF FIRE DEPARTMENT CONNECTION AND DOMESTIC AND FIRE SERVICES TO BE LOCATED IN FUTURE SUBMITTALS.
2. FIRE HYDRANTS SHALL BE SUITABLY PROTECTED BY A CURBLINE OR THE USE OF BOLLARDS. THE AURORA FIRE DEPARTMENT HAS ACCEPTED THE FOLLOWING SPECIFICATIONS FOUND IN THE PUBLIC UTILITY IMPROVEMENTS RULES AND REGULATIONS REGARDING STANDARDS AND SPECIFICATIONS MANUAL, SECTION 23.05.6, STANDARD DETAIL 208 IN PROTECTING FIRE HYDRANTS EXPOSED TO POTENTIAL VEHICLE DAMAGE. SHOW AND LABEL THE BOLLARD PROTECTION FOR EACH FIRE HYDRANT EXPOSED TO ANY VEHICULAR CONFLICT.
3. ALL STORM SEWERS ARE PRIVATELY OWNED AND MAINTAINED.

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Date:	3/09/2017

UTILITY PLAN

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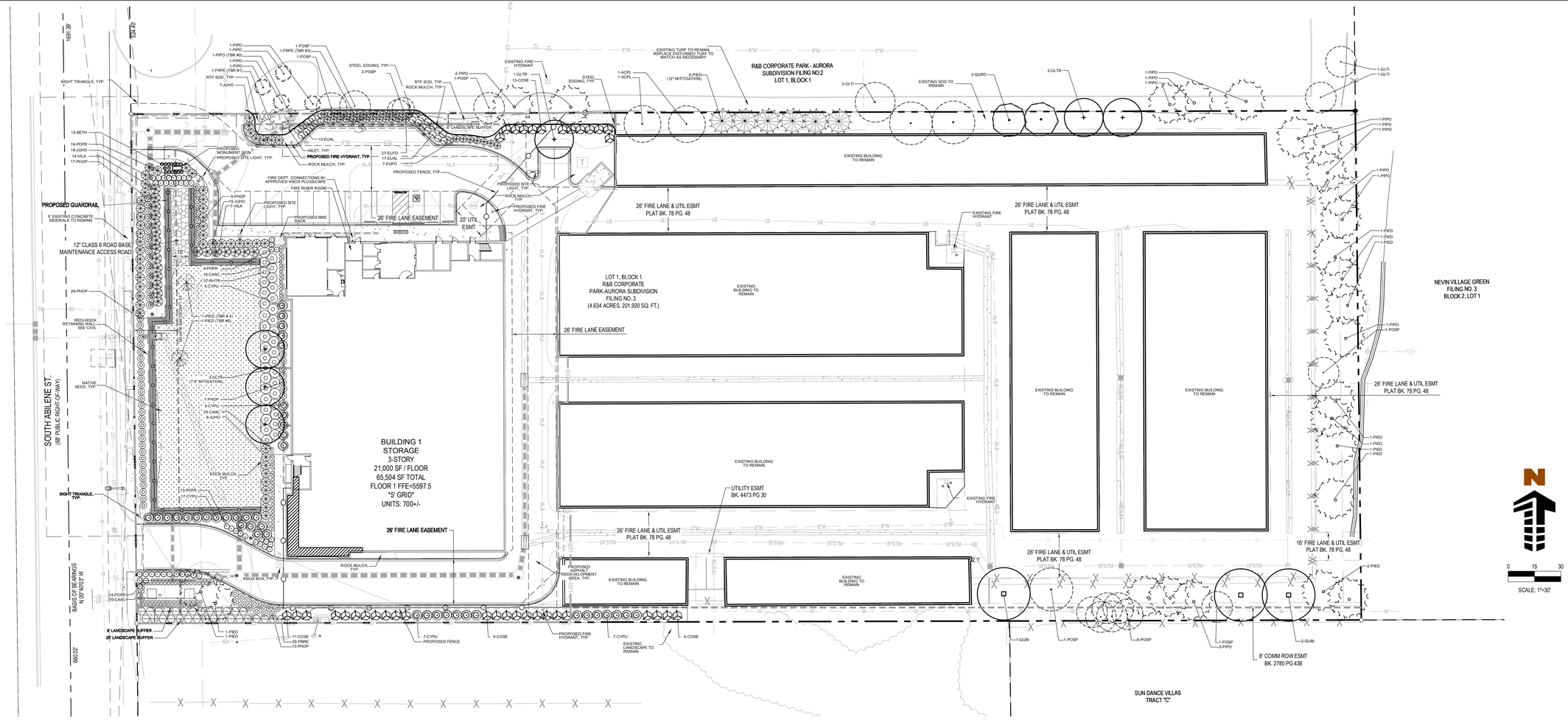

EXISTING TREE LEGEND

TO REMAIN

EXISTING DECIDUOUS TREES TO REMAIN
=21

EXISTING EVERGREEN TREES TO REMAIN
=29

TO REMOVE

EXISTING DECIDUOUS TREES TO BE REMOVED
=2

EXISTING EVERGREEN TREES TO BE REMOVED
=3

EXISTING TREE LIST

LEGEND ABBREV	BOTANIC NAME	COMMON NAME	QTY EXISTING	TO REMAIN	TO BE REMOVED
DECIDUOUS TREES					
ACPL	ACER PLATANOIDES 'SCHWEDLER'	SCHWEDLER MAPLE	2	2	0
FRPE	FRAXINUS PENNSYLVANICA 'MARSHALL'	MARSHALL'S SEEDLESS ASH	2	0	2
GLTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	5	5	0
POSP	POPULUS SP.	COTTONWOOD SPECIES	14	14	0
		TOTALS:	23	21	2
EVERGREEN TREES					
PIED	PINUS EDULIS	PINYON PINE	13	11	2
PIPO	PINUS PONDEROSA	PONDEROSA PINE	19	18	1
		TOTALS:	32	29	3

PLANT DATA COMPARISON

	TURNMAR STORAGE PBG*	EXISTING	EXISTING TO BE REMOVED	CODE REQUIRED	PROPOSED (ADDITIONAL)	PROVIDED TOTAL (ETR+PROPOSED)
DECIDUOUS TREES	16	23	2	33	12	33
EVERGREEN TREES	46	32	3	0	6	35
DECID. ORNAMENTAL TREES	0	0	0	0	0	0
DECIDUOUS SHRUBS	46	9	9	177	325	325
EVERGREEN SHRUBS	0	2	2	0	101	101
ORNAMENTAL GRASSES	0	0	0	0	167	167
PERENNIALS	0	0	0	0	0	0
GROUNDCOVER	482	3	3	0	0	0

*TURNMAR STORAGE PBG DATED LAST REVISED 7/23/1986

PROPOSED PLANT LIST

QTY	LEGEND ABBREV	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE (HEIGHT X SPREAD)	XERISCAPE RATING (X,XX,XXX)	WATER USE
DECIDUOUS TREES							
6	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	2.5" CAL. B&B	35'X25'	X	WATER CONSERVING
4	QUBI	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL. B&B	50'X40'	XX	WATER CONSERVING
2	QURO	QUERCUS ROBUR 'FASTIGIATA'	COLUMNAR ENGLISH OAK	2.5" CAL. B&B	40'X20'	XX	WATER CONSERVING
EVERGREEN TREES							
6	PIED	PINUS EDULIS	PINYON PINE	8' HEIGHT B&B	25'X15'	XXX	WATER CONSERVING
DECIDUOUS SHURBS							
9	BETH	BERBERIS THUNBERGII 'ADMIRATION'	ADMIRATION BARBERRY	#5 CONT. 18-24"	2'X2'	X	WATER CONSERVING
37	COSE	CORNUS SERICEA 'ISANTI'	ISANTI DOGWOOD	#5 CONT. 18-24"	6'X4'	X	WATER CONSERVING
25	EUAL	EUONYMUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	#5 CONT. 18-24"	5'X4'	XX	WATER CONSERVING
34	EUFO	EUONYMUS FORTUNEI 'CANADALE GOLD'	CANADALE GOLD EUONYMUS	#5 CONT. 18-24"	3'X4'	XX	WATER CONSERVING
30	PRBE	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5 CONT. 18-24"	18"X6'	X	WATER CONSERVING
75	PHOP	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	LITTLE DEVIL NINEBARK	#5 CONT. 18-24"	4'X4'	XX	WATER CONSERVING
47	POFR	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	MCKAY'S WHITE POTENTILLA	#5 CONT. 15-18"	2'X3'	XX	WATER CONSERVING
37	RHTR	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	#5 CONT. 18-24"	18"X6'	XXX	WATER CONSERVING
21	VILA	VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	#5 CONT. 18-24"	6'X6'	X	WATER CONSERVING
EVERGREEN SHRUBS							
41	CYPU	CYTISUS PURGAN 'SPANISH GOLD'	SPANISH GOLD BROOM	#5 CONT. 18-24"	4'X6'	XX	WATER CONSERVING
51	JUHO	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	#5 CONT. 18-24"	18"X6'	XX	WATER CONSERVING
ORNAMENTAL GRASSES							
117	CAAC	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 CONT.	5'X2'	X	WATER CONSERVING
MISCELLANEOUS							
227 LF	STEEL EDGING	STEEL EDGING, SEE NOTES	BLACK STEEL EDGING	--	--	--	NON-IRRIGATED
14,026 SF	ROCK MULCH	ROCK COBBLE TO MATCH EXISTING	2-4" MULTI COLOR ROCK COBBLE MULCH WITH WOOD RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES AND DETAILS	--	--	--	NON-IRRIGATED
7,867 SF	SEED	GRASS SEED	IRRIGATED FOOTHILLS SEED MIX, SEE SEED NOTES	--	--	XX	WATER CONSERVING
1,095 SF	SOD	FESCUE SOD TO MATCH EXISTING SOD OUTSIDE LIMITS OF DEVELOPMENT	RTF (RHIZOMATOUS TALL FESCUE)	--	--	--	NON-WATER CONSERVING
3	SIGHT LIGHT	FREE STANDING LIGHT	18' DARK BRONZE ALUMINUM POLE ON 2' CONCRETE BASE	--	--	--	--
--	HYDRANT	PROPOSED FIRE HYDRANT	--	--	--	--	--
--	HYDRANT	EXISTING FIRE HYDRANT	--	--	--	--	--

SITE DATA

	AREA IN SF	%
TOTAL SITE AREA	201,683 SF	100%
BUILDING COVERAGE	130,410 SF	65%
HARD SURFACE AREA (PAVEMENT AND BUILDING)	159,388 SF	79%
LANDSCAPE AREA	42,295 SF	21%
MAXIMUM % OF COOL SEASON GRASSES ALLOWED:	13,957 SF	33%
% OF COOL SEASON GRASSES PROPOSED:	8,951 SF	21%
% OF COOL SEASON GRASSES TO REMAIN (OUTSIDE LIMITS OF DEVELOPMENT):	4,436 SF	10%

RIGHT-OF-WAY BUFFER TABLE

STREET	LENGTH	TREES REQ. (1/40 LF)	TREES PROPOSED (10 SHRUB EQ.)
SOUTH ABILENE ST	240 LF	6	60 SHRUBS

STREET AND NON-STREET BUFFER TABLE

AREA	ADJACENT LAND USE	LENGTH	WIDTH REQ.	BUFFER REDUCTION FEATURES	WIDTH PROVIDED	TREES REQ. 1/40 LF	TREES PROPOSED	EXISTING TREES TO REMAIN	TOTAL TREES PROVIDED	SHRUBS REQ. STREET: 10/40 LF NON-STREET:5/40 LF	SHRUBS PROPOSED
WESTERN BUFFER	STREET (S. ABILENE ST)	240 LF	25 LF	XERISCAPE	25 LF	6	0	0	0	120 (60+60 SHRUB EQ.)	120
NORTHERN BUFFER	NON-STREET	210 LF	10 LF	XERISCAPE	6 LF	8	4	24	34	26	39
SOUTHERN BUFFER	NON-STREET	250 LF	10 LF	XERISCAPE	9 LF	6	3	15	18	31	62
					TOTALS:	20	7	39	52	177	221

BUILDING PERIMETER LANDSCAPE REQUIREMENTS

ELEVATION (DIRECTION FACING)	ELEVATION LENGTH	TREES REQUIRED (1/40 LF)	TREES PROVIDED	SHRUBS PROPOSED (10 SHRUB EQU.)
NORTH	125 LF	3	0	35
WEST	180 LF	4	0	121
	TOTALS:	7	0	156

TREE MITIGATION TABLE

TREE #	SPECIES	DIAMETER INCHES	BASIC VALUE	MITIGATION VALUE	MITIGATION INCHES
1	GREEN ASH	13	$5,299.30	$476.94	4
2	AUSTRIAN PINE	13	$5,299.30	$715.41	4
3	GREEN ASH	9	$2,534.70	$228.12	3
4	PINYON PINE	9.5	$2,825.29	$444.98	3
5	PINYON PINE	11.5	$4,144.77	$839.32	5
TOTAL		56	$6,970.06	$2,704.76	19

*PINYON PINE AND HONEYLOCUST TREES ARE PROPOSED TO REPLACE TREES TO BE REMOVED. THE PROPOSED TREES HAVE BEEN LABELED ON THE PLAN AND TOTAL 19.5 CALIPER INCHES REPLACEMENT. REPLACEMENT TREES HAVE NOT BEEN COUNTED TOWARDS MEETING LANDSCAPE REQUIREMENTS.

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Project No:	PS000028.01
Drawn By:	ACP
Checked By:	PMG
Date:	3/09/2017

LANDSCAPE PLAN

10

PLANTING NOTES

GENERAL

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
4. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
5. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

6. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

PLANTING

7. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.

MULCHING

8. MULCH SHALL BE A MINIMUM DEPTH OF 3". INSTALL A THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES.
9. INSTALL WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
10. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

CITY OF AURORA, FIRE LIFE SAFETY NOTES

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

CITY OF AURORA, SIGHT TRIANGLE COMPLIANCE NOTE

NO PERSON SHALL PLACE OR MAINTAIN ANY STRUCTURES, FENCES, LANDSCAPING, OR ANY OTHER OBJECTS WITHIN ANY SIGHT TRIANGLE AREA DESCRIBED IN SECTION 4.04.2.10.2 THAT OBSTRUCT OR OBSCURE SIGHT VISIBILITY THROUGH SUCH STRUCTURES, FENCING, LANDSCAPING, OR OTHER OBJECTS IN THE VERTICAL PLANE ABOVE THE SIGHT TRIANGLE AREA BETWEEN A HEIGHT OF 42 INCHES AND 96 INCHES ABOVE THE ROADWAY SURFACE. TYPICAL OF ALL SIGHT TRIANGLES.

CITY OF AURORA LANDSCAPE NOTES

1. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
2. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
3. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 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.

CITY OF AURORA TREE PROTECTION NOTES

1. PRIOR TO THE BEGINNING OF CONSTRUCT/ON, INSTALL BARRICADE FENCING AROUND ALL EXISTING TREES TO LOCATE FENCING AT OR OUTSIDE OF THE DRIP LINE OF THE TREES. BARRICADE FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO 'T' POSTS.
2. TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.

SEED NOTES

1. DRYLAND SEED MIXES ARE AVAILABLE AS FOLLOWS: "HIGHLANDS PLAINS/FOOTHILLS GRASS MIX"
2. ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROSLURRY APPLIED OVER THE SEED BED AFTER SEEDING. THE SLURRY MIX SHALL CONTAIN THE FOLLOWING:

	LBS./1,000 SF
WOOD FIBER MULCH	46
15-15-15 ORGANIC FERTILIZER	9
ORGANIC BINDER	4

'HIGH PLAINS / FOOTHILLS GRASS MIX'

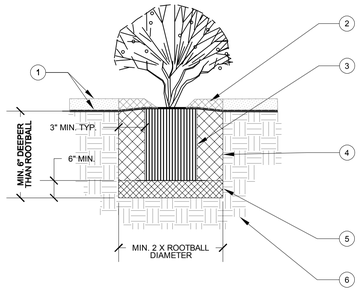
FOR ELEVATIONS BETWEEN 4,500' - 7,000'

SEEDING RATE: 2 LBS/1000 SQ.FT.

%	SCIENTIFIC NAME	COMMON NAME
35	BOUTELOUA CURTIPENDULA	SIDE-OATS GRAMA
15	PASCOPYRUM SMITHII	WESTERN WHEATGRASS
10	ELYMUS ELYMOIDES	BOTTLEBRUSH SQUIRRELTAIL
10	ELYMUS TRACHYCAULUS	SLENDER WHEATGRASS
5	ANDROPOGON GERARDII	BIG BLUESTEM
5	BOUTELOUA GRACILIS	BLUE GRAMA
5	ORYZOPSIS HYMENOIDES	INDIAN RICEGRASS
5	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
5	SPOROBOLUS CRYPTANDRUS	SAND DROPSEED
5	STIPA VIRIDULA	GREEN NEEDLEGRASS

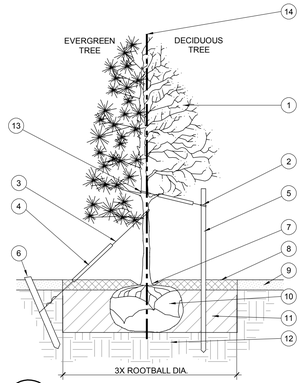
SEED ESTABLISHMENT NOTES

1. THE LANDSCAPE CONTRACTOR SHALL SEED ALL NATIVE SEED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS. SOIL PREPARATION MEASURES IN AREAS TO BE SEEDED SHALL BE COMPLETED PRIOR TO SEEDING.
2. FOR PROPER ESTABLISHMENT, SEED SHALL BE INSTALLED WHEN AT LEAST THREE MONTHS REMAIN IN THE GROWING SEASON. THE IRRIGATION SYSTEM FOR SEEDED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING.



1. FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
2. SHREDDED BARK MULCH, 3" MIN. DEPTH, ROUGHLY THE EXTENTS OF ROOTBALL
3. PLANT ROOT BALL. SET TOP ROOTBALL 2" ABOVE ADJECENT GRADE. IN BERMED AREAS SET ROOTBALL 2" ABOVE LOWER ADJECENT GRADE - INSTALL WATER RING (2 - 3" HT.)
4. BACKFILL MIX (PER PLANTING SPECIFICATIONS). AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. JET BACKFILL WITH WATER TO ELIMINATE VOIDS.
5. COMPACTED BACKFILL MIX (75%).
6. UNDISTURBED NATIVE SOIL.

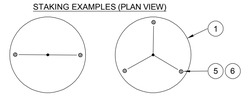
1 SHRUB AND PERENNIAL DETAIL
SCALE: NOT TO SCALE



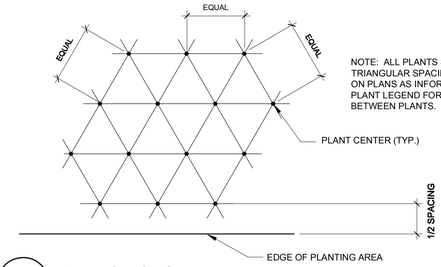
1. TREE CANOPY.
2. NYLON TREE STRAPS AT ENDS OF WIRES - SECURE TO STAKE OR DEADMEN WITH NAILS.
3. 12 GAUGE GALVANIZED WIRE. SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
4. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
5. PRESSURE-TREATED WOOD STAKE, 2" DIA. EXTEND STAKES 12" MIN. INTO UNDISTURBED SOIL.
6. PRESSURE-TREATED WOOD DEADMEN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
7. TRUNK FLARE.
8. WOOD MULCH TREE RING 3' DIA MIN. TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
9. FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
10. ROOT BALL-SEE NOTE 3, THIS DETAIL
11. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
12. UNDISTURBED NATIVE SOIL
13. SOFT VELCRO, OR OTHER FABRIC WRAP
14. CENTRAL LEADER, SEE PLANTING NOTES

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE.
3. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL.
4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH.
5. REMOVE ALL NURSERY STAKES AFTER PLANTING.
6. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
7. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

STAKING EXAMPLES (PLAN VIEW)

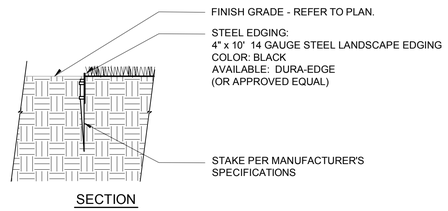


2 TREE PLANTING DETAIL
SCALE: NOT TO SCALE

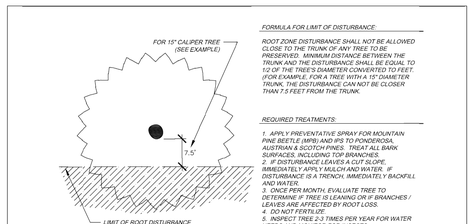


NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

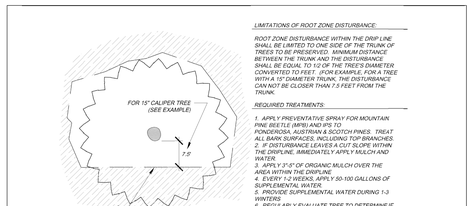
3 PLANT SPACING
SCALE: NOT TO SCALE



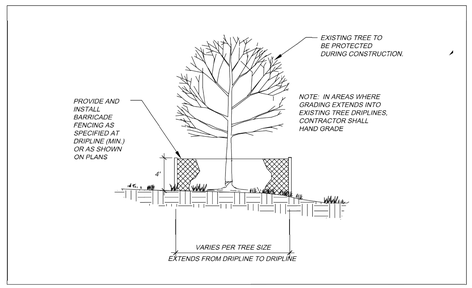
4 STEEL EDGER
SCALE: NOT TO SCALE



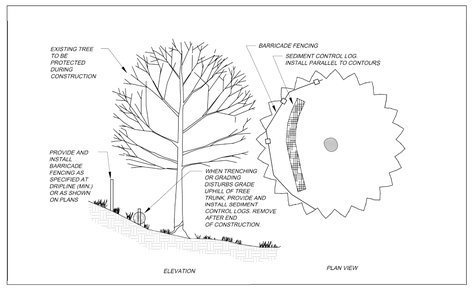
	City of Aurora PARKS & OPEN SPACE DEPARTMENT Date: August 1, 2006	TREE PRESERVATION MEASURES -- 1 SIDE	P&OS TP-2.0



	City of Aurora PARKS & OPEN SPACE DEPARTMENT Date: August 1, 2006	TREE PROTECTION MEASURES -- 2+ SIDES	P&OS TP-2.1



	City of Aurora PARKS & OPEN SPACE DEPARTMENT Date: August 1, 2006	TREE PROTECTION FENCING	P&OS TP-3.0



	City of Aurora PARKS & OPEN SPACE DEPARTMENT Date: August 1, 2006	TREE PROTECTION ON A SLOPE	P&OS TP-3.1

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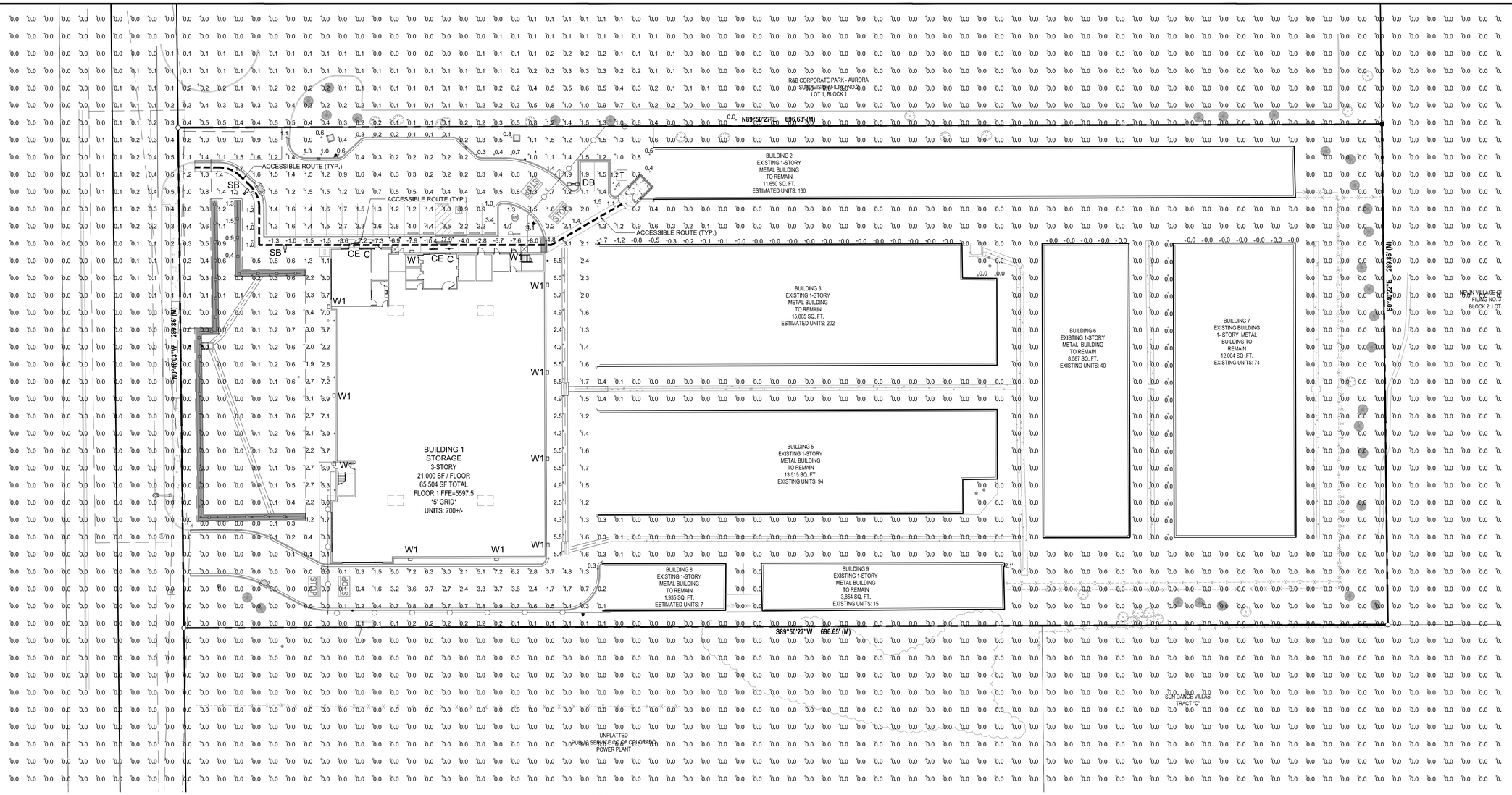
PUBLIC STORAGE
SITE PLAN MINOR AMENDMENT

1710 S. ABILENE STREET
AURORA, COLORADO

#	Date	Issue / Description	Init.
1	10/16/17	CITY OF AURORA	PMG
2	3/26/18	CITY OF AURORA	PMG
3	5/14/18	CITY OF AURORA	ARK
4	7/13/18	MINOR AMENDMENT	ARK
5	8/7/18	2ND MINOR AMENDMENT	ARK

Project No:	PS000028.01
Drawn By:	ACP
Checked By:	PMG
Date:	3/09/2017

LANDSCAPE NOTES



1 PHOTOMETRIC SITE PLAN

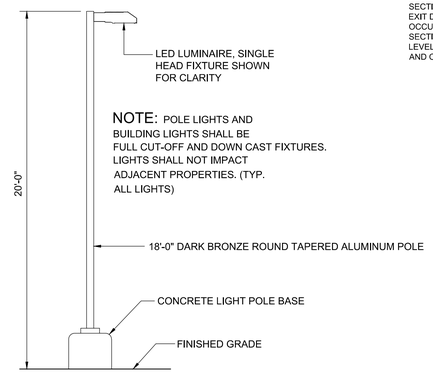
SCALE: 1"=30'-0"

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MOUNTING	ARRANGEMENT	LLF	MODEL	DESCRIPTION	WATTS	LUMENS
	2	SB	20'	SINGLE	1.0	1A-AR3-P35-80L-4K-UV-DB	KIM LIGHTING, ARCHETYPE LED AREA FXITURE, TYPE III DISTRIBUTION, SINGLE, 4K COLOR TEMPERATURE, MOUNTED ON 18' ROUND TAPERED ALUMINUM POLE VALMONT #R1708400605T4-DBL, DARK BRONZE	101	8574
	1	DB	20'	DOUBLE	1.0	2B-AR3-P35-80L-4K-UV-DB	KIM LIGHTING, ARCHETYPE LED AREA FXITURE, TYPE III DISTRIBUTION, DOUBLE, 4K COLOR TEMPERATURE, MOUNTED ON 18' ROUND TAPERED ALUMINUM POLE VALMONT #R1708400605T4-DBL, DARK BRONZE	202	17148
	11	W1	9'-8"	SINGLE	1.0	ARWX09D3-4K35-UV-DB	KIM LIGHTING, LED WALL PACK FULLY SHIELDED, TYPE 3 DISTRIBUTION, 4K COLOR TEMPERATURE, INTERNALLY PAINTED DARK BRONZE	61	5956
	2	C	9'-8"	SINGLE	1.0	RM4D0D-1L40K-4-M-C-L41-S-2	TEXAS FLUORESCENTS, 4' LINEAR LED STRIP WITH (2) 18 WATT, MOUNTED UNDER CANOPY DECK OUTDOOR, 4K COLOR TEMPERATURE, LED TUBES	40	4786
	2	CE	9'-8"	SINGLE	1.0	RM4D0D-1L40K-4-M-C-L41-S-2	TEXAS FLUORESCENTS, 4' LINEAR LED STRIP WITH (2) 18 WATT, MOUNTED UNDER CANOPY DECK, 4K COLOR TEMPERATURE, LED TUBES WITH EMERGENCY INVERTER	40	4786

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN	UNIFORMITY AVG/MIN
ACCESSIBLE ROUTE	FC	3.70	10.4	1.0	3.70 to 1



2 AREA LIGHT DETAIL

SCALE: NOT TO SCALE

GENERAL NOTE:

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006-MEANS OF EGRESS ILLUMINATION.
SECTION 1006, ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED.
SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

N

0 15 30

SCALE: 1"=30'

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PUBLIC STORAGE
SITE PLAN MINOR AMENDMENT

1710 S. ABILENE STREET
AURORA, COLORADO

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5	8/7/18	2ND MINOR AMENDMENT	ARK

Project No:	PS000028.01
Drawn By:	JMG
Checked By:	PMG
Date:	3/09/2017

PHOTOMETRIC PLAN

12

M:\Pdfs Storage\Co_Aurora_PS000028_1710 S. Abilene Street\CAD\03 Minor Amendment\PS028_1710 S Abilene Street Minor Amendment 8-8-2018

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PUBLIC STORAGE
SITE PLAN MINOR AMENDMENT

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Project No:	PS000028.01
Drawn By:	JMG
Checked By:	PMG
Date:	3/09/2017

PHOTOMETRIC DETAILS

13

SPC17563 06/13 submittals@kimlighting.com camera file model (current spec sheet) will be converted to .pdf for submittal

KIM LIGHTING

AR
The Archetype® Large PicoPrism LED
kl_arpled_spec.pdf

JOB _____ TYPE _____

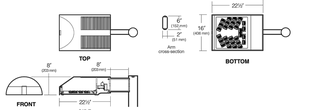
NOTES _____ APPROVALS _____

FEATURES
- PicoPrism® technology¹
- Full uplight cutoff
- Available in 580mm 3000K, 4000K and 5000K standard CCT
- Type 1, 2, 3, 4, 5, R, L standard distributions
- 0-10V dimming drivers standard
- IP66 certified

Certifications
cULus LISTED; DLC 3000K and warmer CCTs only

SPECIFICATIONS

Approx. Weight = 50 lbs. EPA 1.20 for 1A.
See Configuration for Additional EPAs.



ORDERING CODE

Fixture	Mount Direction	Distribution	Electrical Module	Fixture Finish	Photocell Options
AR	D Down U Up	1 Type 1 2 Type 2 3 Type 3 4 Type 4 G Grazer W Wall Wash X Type X*	Color Temperature: 3K 3000K, 4K 4000K, 5K 5000K Drive Current: 35 350mA, 40 400mA, 45 450mA, 50 500mA, 55 550mA, 60 600mA, 65 650mA, 70 700mA Source: MRL 60 LEDs; 80W for 350mA, 180W for 700mA Voltages: UV 120-277V, 347 347V, 480 480V Type X IES File Name	BL Black, DB Dark Bronze, GT Graphite, LG Light Gray, PS Platinum Silver, TT Titanium, WH White, CC Custom Color*	A25-7 7-pin Photocell Receptacle, A30 120V Button Photocell, A31 208V Button Photocell, A32 240V Button Photocell, A33 277V Button Photocell, A34 480V Button Photocell, A35 347V Button Photocell

*Available round poles only. EPA is for Fixture only.

Fuse Options	NFO Option	Controls	Mounting Options
SF 120, 277, 347 Line Volts DF 208, 240, 480 Line Volts	NFO Neighbor Friendly Optic*	Wireless WIR-RMI-IO 120-347V, 1000' range, WiScape RF mesh control system with diffuser, motion, photo, GPS location, alert, monitoring and metering capabilities. Motion/Occupancy Sensor SCL¹ Fixture Mounted Occupancy Sensor up to 16' SCH² Fixture Mounted Occupancy Sensor from 16' to 30' Motion SCL-R Round Pole Mounted Occupancy Sensor up to 16' SCL-S Square Pole Mounted Occupancy Sensor up to 16' SCH-R Round Pole Mounted Occupancy Sensor from 16' to 30' SCH-S Square Pole Mounted Occupancy Sensor from 16' to 30'	VSF Vertical Slipfitter Mount for 2" pipe tenon, (2-3/8" O.D.) SVSF Vertical Slipfitter Mount square for 2" pipe tenon, (2-3/8" O.D.)

*Photometry available for Type III/IV AB others, consult factory.

Side Arm Mount	Pole Spec
3 3" O.D. Pole	3.5 3.5" O.D. Pole
4 4" O.D. Pole	5 5" O.D. Pole
6 6" O.D. Pole	SQ Square Pole

For Pole Spec Select: http://www.kimlighting.com/products/arms_and_poles/
For Control Spec Select: http://tqsul.com/index.html

¹ US Patent No. D674,965 S. Other patents pending.
² For custom optics and color temperature configurations, contact factory.
³ Turtle friendly. Maximum 580mA drive current for 2K Amber option.
⁴ 347V & 480V currents may be supplied with step-down transformer.
⁵ 350mA only.

Kim Lighting reserves the right to change specifications without notice.

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P 626.968.5666 | F 626.369.2695 | www.kimlighting.com | Rev. May 15, 2017
HUBBELL Lighting

MANUFACTURER SPECIFICATION SHEET FOR AREA FIXTURE 'SB'

KIM LIGHTING

AR
The Archetype® Large PicoPrism LED
kl_arpled_spec.pdf

Lumen Data

Spectroradiometric

	3000K Average	4000K Average	5000K Average
Color Rendering Index (CRI)	≥75	≥70	≥65
Power Factor	>.90	>.90	>.90

Projected Lumen Maintenance

	50,000 hrs	100,000 hrs
mA		
350 mA	96.8%	94.74%
700 mA	92.09%	87.08%

Electrical Drive Current

350mA			700mA		
Volts - AC	Amps - AC	System Watts	Volts - AC	Amps - AC	System Watts
120	0.79	95	120	1.57	188
208	0.46	95	208	0.90	188
240	0.40	95	240	0.78	188
277	0.34	95	277	0.68	188
347	0.27	95	347	0.54	188
480	0.20	95	480	0.39	188

B.U.G. Rating for 350mA (TM15) in Lumens where B = Backlight, U = Uplight, G = Glare

Temperature	Type I	Type II	Type III	Type III NFO	Type IV	Type IV NFO	Type V	Type L/R
3000K	B3 U0 G3	B3 U0 G3	B2 U0 G2	B2 U0 G2	B0 U0 G2	B0 U0 G2	B3 U0 G2	B3 U0 G3
4000K	B3 U0 G3	B3 U0 G3	B2 U0 G2	B2 U0 G2	B1 U0 G2	B0 U0 G2	B3 U0 G2	B3 U0 G3
5000K	B4 U0 G4	B3 U0 G3	B2 U0 G2	B2 U0 G2	B1 U0 G3	B0 U0 G3	B3 U0 G2	B3 U0 G3

Absolute Lumens for 350mA

Temperature	Type I	Type II	Type III	Type III NFO	Type IV	Type IV NFO	Type V	Type L/R
3000K	7231	7175	7029	6205	7083	6398	7275	7091
4000K	9353	9281	9201	8025	9162	8276	9411	9171
5000K	9923	9846	9758	8514	9720	8780	9984	9730

B.U.G. Rating for 700mA (TM15) in Lumens where B = Backlight, U = Uplight, G = Glare

Temperature	Type I	Type II	Type III	Type III NFO	Type IV	Type IV NFO	Type V	Type L/R
3000K	B4 U0 G4	B3 U0 G3	B3 U0 G3	B3 U0 G3	N/A	N/A	B4 U0 G2	B3 U0 G3
4000K	B4 U0 G4	B4 U0 G4	B3 U0 G4	B3 U0 G4	B1 U0 G4	B0 U0 G4	B4 U0 G2	B3 U0 G3
5000K	B4 U0 G4	B4 U0 G4	B3 U0 G4	B3 U0 G4	B1 U0 G4	B0 U0 G4	B4 U0 G2	B3 U0 G3

Absolute Lumens for 700mA

Temperature	Type I	Type II	Type III	Type III NFO	Type IV	Type IV NFO	Type V	Type L/R
3000K	12962	12862	13448	11960	12858	11511	13597	12570
4000K	16908	16777	17542	15601	16773	15015	17737	16397
5000K	17955	16923	17695	15736	16919	15146	17891	16540

LED performance and lumen output continues to improve at a rapid pace. Log onto www.kimlighting.com to download the most current photometric files from Kim Lighting's IES File Library.
For custom optics and color temperature configurations, contact factory.

Kim Lighting reserves the right to change specifications without notice.

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HUBBELL Lighting

MANUFACTURER SPECIFICATION SHEET FOR AREA FIXTURE 'SB'

KIM LIGHTING

ARWX09
ArcheType® X Wall Luminaire
kl_arwx09_spec.pdf

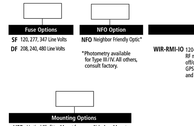
JOB _____ TYPE _____

NOTES _____ APPROVALS _____

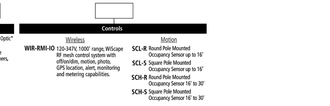
FEATURES
- Independently aimed LEAR™ modules
- 355° rotation and 70° tilt module adjustment and -5° to +25° housing adjustment
- Wide range of drive currents available
- Design software interface for user-defined Type X distribution creation
- Traditional NEMA distributions available
- IP66 sealed optical chamber

Certifications
cULus LISTED; DLC 3000K and warmer CCTs only; IK09

SPECIFICATIONS



Max Weight = 45 lbs.



ORDERING CODE

Fixture	Mount Direction	Distribution	Electrical Module	Fixture Finish	Photocell Options
ARWX09	D Down U Up	1 Type 1 2 Type 2 3 Type 3 4 Type 4 G Grazer W Wall Wash X Type X*	Color Temperature: 3K 3000K, 4K 4000K, 5K 5000K Drive Current: 35 350mA, 40 400mA, 45 450mA, 50 500mA, 55 550mA, 60 600mA, 65 650mA, 70 700mA Voltages: UV 120-277V, 347 347V, 480 480V	LG Light Gray, BL Black, DB Dark Bronze, PS Platinum Silver, TT Titanium, WH White, CC Custom Color*	A30 120V Button Photocell, A31 208V Button Photocell, A32 240V Button Photocell, A33 277V Button Photocell, A34 480V Button Photocell, A35 347V Button Photocell

*Available round poles only. EPA is for Fixture only.

Fuse Options	NFO Option	Controls	Battery Backup
SF 120, 277, 347 Line Volts DF 208, 240, 480 Line Volts	NFO Neighbor Friendly Optic	Wireless WIR-RMI-IO 120 - 347V 1000 Foot Range WiScape RF mesh control system with diffuser, motion, photo, GPS location, alert, monitoring and metering capabilities. Motion/Occupancy Sensor SCL¹ Fixture Mounted Occupancy Sensor up to 16' SCH² Fixture Mounted Occupancy Sensor from 16' to 30'	EM Integral Emergency Battery Backup³

For Pole Spec Select: http://www.kimlighting.com/products/arms_and_poles/
For Control Spec Select: http://tqsul.com/index.html

¹ User-defined distributions must include IES# file where indicated
² Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative.
³ Only applies when mounted in down position.
⁴ Battery backup is rated at -40 to 85°C.

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KIM LIGHTING

ARWX09
ArcheType® X Wall Luminaire
kl_arwx09_spec.pdf

ARWX09

Distribution Type	Photometrics (3000K)															
Field Angle - 10% max	Drive Current															
	350 mA		400 mA		450 mA		500 mA		550 mA		600 mA		650 mA		700 mA	
	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G
Type 1	5645	B2 U0 G2	6309	B2 U0 G2	6965	B3 U0 G3	7619	B3 U0 G3	8195	B3 U0 G3	8767	B3 U0 G3	9297	B3 U0 G3	9850	B3 U0 G3
Type 2	5344	B1 U0 G1	5971	B2 U0 G2	6592	B2 U0 G2	7211	B2 U0 G2	7757	B2 U0 G2	8298	B2 U0 G2	8800	B2 U0 G2	9323	B2 U0 G2
Type 3	5381	B1 U0 G2	6013	B1 U0 G2	6639	B1 U0 G2	7262	B1 U0 G2	7811	B1 U0 G2	8356	B2 U0 G2	8861	B2 U0 G2	9389	B2 U0 G2
Type 4	5147	B1 U0 G1	5974	B1 U0 G2	6596	B1 U0 G2	7215	B1 U0 G2	7760	B1 U0 G2	8302	B1 U0 G2	8804	B1 U0 G2	9328	B1 U0 G2

Distribution Type	Photometrics (4000K)															
Field Angle - 10% max	Drive Current															
	350 mA		400 mA		450 mA		500 mA		550 mA		600 mA		650 mA		700 mA	
	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G
Type 1	6249	B2 U0 G2	6983	B3 U0 G3	7709	B3 U0 G3	8414	B3 U0 G3	9050	B3 U0 G3	9682	B3 U0 G3	10267	B3 U0 G3	10902	B3 U0 G3
Type 2	5915	B2 U0 G2	6610	B2 U0 G2	7297	B2 U0 G2	7964	B2 U0 G2	8566	B2 U0 G2	9164	B2 U0 G2	9718	B2 U0 G2	10319	B2 U0 G2
Type 3	5956	B1 U0 G2	6656	B1 U0 G2	7348	B1 U0 G2	8020	B1 U0 G2	8626	B2 U0 G2	9228	B2 U0 G2	9786	B2 U0 G2	10392	B2 U0 G2
Type 4	5917	B1 U0 G2	6613	B1 U0 G2	7300	B1 U0 G2	7968	B1 U0 G2	8570	B1 U0 G2	9169	B1 U0 G2	9723	B1 U0 G2	10324	B1 U0 G2

Distribution Type	Photometrics (5000K)															
Field Angle - 10% max	Drive Current															
	350 mA		400 mA		450 mA		500 mA		550 mA		600 mA		650 mA		700 mA	
	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G	Lumens	B-U-G
Type 1	6491	B2 U0 G2	7254	B3 U0 G3	8008	B3 U0 G3	8732	B3 U0 G3	9392	B3 U0 G3	10047	B3 U0 G3	10655	B3 U0 G3	11268	B3 U0 G3
Type 2	6144	B2 U0 G2	6866	B2 U0 G2	7580	B2 U0 G2	8265	B2 U0 G2	8890	B2 U0 G2	9510	B2 U0 G2	10085	B2 U0 G2	10666	B2 U0 G2
Type 3	6187	B1 U0 G2	6914	B1 U0 G2	7633	B1 U0 G2	8323	B1 U0 G2	8952	B2 U0 G2	9577	B2 U0 G2	10156	B2 U0 G2	10741	B2 U0 G2
Type 4	6142	B1 U0 G2	6863	B1 U0 G2	7584	B1 U0 G2	8269	B1 U0 G2	8894	B1 U0 G2	9515	B1 U0 G2	10090	B1 U0 G2	10671	B1 U0 G2

ELECTRICAL CHARACTERISTICS

Optical System	Ordering Code	System Watts	Line Voltage			Amps AC					Min. Power Factor	Max THD (%)	Dimming	Dimming: Source current out of 0-10V purple wire		Dimming: Absolute voltage range on 0-10V (+) purple wire	
			VAC	Hz	120	208	240	277	347	480			Range	Min	Max	Min	Max
LEAR™	ARWX09	350 mA 62	120-480	50/60	0.51	0.30	0.26	0.22	0.18	0.13	>0.9	20	10% to 100%	0mA	1mA	0V	10V
		400 mA 70			0.58	0.33	0.29	0.25	0.20	0.15							
		450 mA 78			0.65	0.37	0.32	0.28	0.22	0.16							
		500 mA 86			0.71	0.41	0.36	0.31	0.25	0.18							
		550 mA 94			0.78	0.45	0.39	0.34	0.27	0.20							
		600 mA 101			0.84	0.49	0.42	0.37	0.29	0.21							
		650 mA 110			0.91	0.53	0.46	0.40	0.32	0.23							
		700 mA 118			0.99	0.57	0.49	0.43	0.34	0.25							

TM-21 LIFETIME CALCULATION

Optical System	Ordering Code	Ambient Environment °C	Projected Lumen Maintenance				Reported L70
			16	26	TM-21 60	100	
LEAR™	ARWX09	15°	98	97	95	93	>60Khrs
		25°	96	95	92	89	
		40°	96	95	92	89	

LED COLOR

	Spectroradiometric		
	3K	4K	5K
Designation	3000K	4000K	5000K
CRI Minimum	≥72	≥72	≥72
S/P Ratio	1.33	1.66	1.78

Kim Lighting reserves the right to change specifications without notice. Consult factory for Amber, Turtle Friendly, Gulf Coast and Observatory applications.

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HUBBELL Lighting

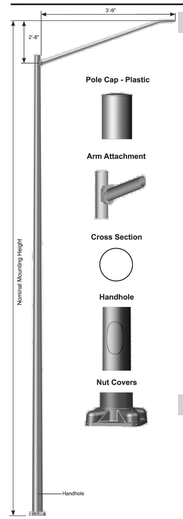
MANUFACTURER SPECIFICATION SHEET FOR BUILDING FIXTURE 'W1'

valmont STRUCTURES

ROUND TAPERED ALUMINUM
Elliptical Mast Arm
4' Single - Double Bolt Mount

Job Name: _____ Client Name: _____
Job Location - City: _____ State: _____ Created By: _____ Date: _____
Product: _____ Quote: _____ Customer Approval: _____ Date: _____

Pole Assembly - Aluminum
RTA - Smooth
MA-S



SPECIFICATIONS

Pole - The pole shaft is extruded from seamless alloy aluminum.

Pole Top - A removable pole cap is provided.

Luminaire Arm - Luminaire arms are conically tapered from seamless alloy aluminum to 2.38" OD at the luminaire end.

Luminaire Arm Attachment - Connection allows arm to be erected and held in place by gravity and secured by two bolts.

Handhole - A covered handhole with hardware and grounding provision are provided.

Base Cover - Optional decorative base covers available as special order.

Anchor Base - The anchor base is cast from 356 alloy aluminum. The completed assembly is heat-treated to a T6 temper. Aluminum nut covers are included with anchor base unless otherwise specified.

Anchor Bolts - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.

Hardware - All structural and non-structural fasteners are stainless steel.

Finish - The standard finish for the pole assembly and components is satin brushed, natural anodize, duranodic or polyester powder applied coating in accordance with Valmont's Specifications. Additional finish options available upon request.

Design Criteria - Please reference Design Criteria Specification for appropriate design conditions.

ARM DATA

Ovalized Arm Cross Section

VALMONT INDUSTRIES, INC. 28800 IDA STREET, PO BOX 358 - VALLEY, NE 68064 USA 800.825.6668 VALMONTSTRUCTURES.COM

valmont STRUCTURES

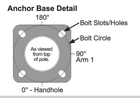
ROUND TAPERED ALUMINUM
Elliptical Mast Arm
4' Single - Double Bolt Mount

Job Name: _____ Client Name: _____
Job Location - City: _____ State: _____ Created By: _____ Date: _____
Product: _____ Quote: _____ Customer Approval: _____ Date: _____

ANCHORAGE DATA

POLE		BASE PLATE			ANCHOR BOLTS		
BASE OD (IN)	WALL THK. (IN)	BOLT CIRCLE DIA (IN)	A (IN)	SQUARE (IN)	THK (IN)	DIA x LENGTH x HOOK (IN)	PROJECTION (IN)	B (IN)
6.00	0.156	9.50	0.75	10.32	0.630	0.75 x 17.00 x 3.00	3.50	N/A
6.00	0.188	9.50	0.75	10.32	0.630	0.75 x 17.00 x 3.00	3.50	N/A
7.50	0.156	10.95	0.43	11.26	0.790	1.00 x 36.00 x 4.00	4.13	N/A
8.00	0.156	11.83	0.37	12.05	0.750	1.00 x 36.00 x 4.00	4.13	N/A
8.00	0.188	11.83	0.37	12.05	0.750	1.00 x 36.00 x 4.00	4.13	N/A
8.00	0.250	11.83	0.37	12.05	0.750	1.00 x 36.00 x 4.00	4.13	N/A
9.00	0.156	13.25	0.75	12.48	1.250	1.00 x 36.00 x 4.00	4.13	N/A
9.00	0.188	13.25	0.75	12.48	1.250	1.00 x 36.00 x 4.00	4.13	N/A

Anchor Base Detail



LOAD AND DIMENSIONAL DATA

DESIGN INFORMATION							POLE DIMENSIONS					
NOMINAL MOUNTING HEIGHT	MAX WEIGHT (LBS)	70 MPH w/1.3 GUST: MAX EPA (SQ.FT)	80 MPH w/1.3 GUST: MAX EPA (SQ.FT)	90 MPH w/1.3 GUST: MAX EPA (SQ.FT)	100 MPH w/1.3 GUST: MAX EPA (SQ.FT)	110 MPH w/1.3 GUST: MAX EPA (SQ.FT)	POLE WEIGHT	BASE OD	TOP OD	WALL THK	STRUCTURE WEIGHT (LBS)	MODEL NUMBER
20'-0"	75	6.0	6.0	5.3	4.2	3.5	17'-4"	6.00	4.00	0.156	65	*1MA04325-170846060T4
	75	6.0	6.0	5.3	4.2	3.5	17'-4"	6.00	4.00	0.188	75	*1MA04325-170946060T4
25'-0"	75	6.0	5.3	3.3	2.1	1.3	22'-4"	6.00	4.00	0.156	79	*1MA04325-220846060T4
	75	6.0	6.0	4.9	3.4	2.4	22'-4"	6.00	4.00	0.188	91	*1MA04325-220946060T4
30'-0"	75	6.0	6.0	5.3	4.2	3.5	22'-8"	7.00	4.00	0.156	87	*1MA04325-220846070T4
	75	6.0	6.0	5.4	4.2	3.5	22'-8"	7.00	4.00	0.188	103	*1MA04325-220946070T4
	75	6.0	6.0	5.3	4.2	3.3	27'-8"	8.00	4.50	0.156	116	*1MA04325-270845080T4
	75	6.0	6.0	5.3	4.2	3.5	27'-8"	8.00	4.50	0.188	135	*1MA04325-270945080T4
	75	6.0	6.0	5.3	4.2	3.5	27'-8"	9.00	4.50	0.156	129	*1MA04325-270845090T4
	75	6.0	5.4	3.5	2.2	1.3	32'-4"	8.00	4.50	0.156	135	+1MA04325-320845080T4
	75	6.0	6.0	5.3	3.8	2.6	32'-8"	8.00	4.50	0.188	159	*1MA04325-320845080T4
35'-0"	75	6.0	6.0	5.3	4.2	3.1	32'-4"	9.00	4.50	0.156	150	+1MA04325-320845090T4
	75	6.0	6.0	5.3	4.2	3.5	32'-4"	9.00	4.50	0.250	204	+1MA04325-320845090T4
	75	6.0	6.0	5.3	4.2	3.5	32'-8"	9.00	4.50	0.188	176	*1MA04325-320945090T4
	75	6.0	5.2	3.3	2.0	1.0	36'-4"	8.00	4.50	0.188	181	+1MA04325-360845080T4
39'-0"	75	6.0	6.0	4.1	2.6	1.4	36'-4"	9.00	4.50	0.156	171	+1MA04325-360845090T4
	75	6.0	6.0	5.3	4.2	2.9	36'-4"	9.00	4.50	0.188	200	+1MA04325-360845090T4
	75	6.0	6.0	5.3	4.2	3.1	36'-8"	8.00	4.50	0.250	232	*1MA04325-360945080T4

1. EPA represents the Effective Projected Area of each luminaire. Designs are limited to one luminaire per arm. Variations from sizes above are available upon inquiry at the factory. Satisfactory performance of poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.
2. Structure weight is a nominal value which includes the pole shaft, base plate and luminaire arm(s).
+ Pole includes factory installed vibration damper.

PRODUCT ORDERING CODES

CROSS SECTION	MODEL NUMBER	COLOR	OPTIONS
R R = Round	1MA04325-170846060T4	DDB **Polyester Powder** WH = White DSS = Sandstone BR = Burgundy HG = Hunter Green DNA = Natural Aluminum DDB = Dark Bronze DMB = Medium Bronze SBN = Sanded Brown DNB = New Dark Bronze DDB = Dark Bronze SBK = Sanded Black DBL = Black DSB = Sanded Blue DTG = Dark Green DBR = Red SC = Special Color (Contact Factory)	- **Anodized** 204 = Clear Natural 311 = Light Bronze* 312 = Medium Bronze* 313 = Dark Bronze* 335 = Black* *Duranodic Anodize **Brushed** SBF = Satin Brushed	See Accessories at iwantmystructure.com (Please Specify with Code)

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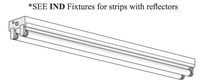
MANUFACTURER SPECIFICATION SHEET FOR POLE 'S'

TEXAS FLUORESCENTS

Series C
Medium Body Strip
*SEE **IND** Fixtures for strips with reflectors



FEATURES & SPECIFICATIONS

INTENDED USE
Medium body strip for interior warehouse, retail, and utility areas requiring general illumination in a commercial quality strip configuration.

SIZE W x L x H in inches (mm)
4.25W x 2.00H (110 x 50)
Fixture length = lamp(s) length

LAMP
1, 2, or 3 Lamp Positions in Cross section.

MATERIALS & FEATURES
Housing is die-formed and embossed code 22 gage steel. Finish is high reflectance baked white enamel. Wiring knockouts are provided on back and end of housing. Ballast covers or reflectors attach without tools to simplify ballast access.
See IND Series for similar fixtures with reflectors.

• Single unit length and tandem fixtures available in most lamp styles.
• End plate doubles as coupler for continuous row mounts.
• See IND Series for similar fixtures with reflectors.

MOUNTING
Surface mount, chain hung, double stem. See end of chapter T02Strip for accessory mount kits.

LISTING
Fixture and Ballast: UL Listed.
Ballast: Thermally protected, class P, HPF, Non PCB; unless specified otherwise.

TYPICAL OPTIONS AND ACCESSORIES
Emergency ballasts, whips, fuses, and wire guards. See options page at the end of the T02Strip section, or contact factory for more details.

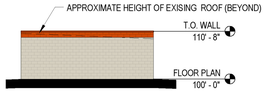
Example: **C 232 8 MV**

ORDERING INFORMATION

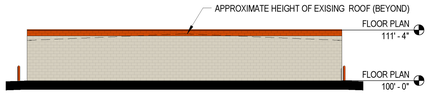
C	2	32	8	MV
Series	Lamp Count	Lamp Type & Tandem Code [2]		Ballast & Voltage [1]
C Medium Body Strip	1 or 2	20	24 in. T12	E120 Electronic,120V
	1 or 2	30	6 36 in. T12 6ft. Tandem (Double Lamp Count)	E277 Electronic, 277V
	1 or 2	40	8 48 in. T12 8ft. Tandem (Double Lamp Count)	MV Electronic, Multivolt (120-277)
	1 or 2	F96T12	96 in. T12 Slimline	HMV Electronic, MV Hi-Lumne [3]
	1 or 2	F48T12HO	8 48 in. T12HO 8ft. Tandem (Double Lamp Count)	LMV Electronic, MV Lo-Lume [3]
	1 or 2	F72T12HO	72 in. T12HO	M120 Magnetic, 120V [5,6,7] Magnetic,
	1 or 2	F96T12HO	96 in. T12HO [7]	M277 277V [5,6,7]
	1,2, or 3	17	24 in. T8	X1 Wired for single ended LED T8 lamps
	1,2, or 3	25	6 36 in. T8 6ft. Tandem (Double Lamp Count)	X2 Wired for double ended LED T8 lamps
	1,2, or 3	32	8 48 in. T8 8ft. Tandem (Double Lamp Count)	XX No sockets, ballasts or wiring
	1 or 2	59	96 in. F96T8 59W Slimline	
	1 or 2	F48T8HO	8 48 in. T8HO 8ft. Tandem (Double Lamp Count)	Options [1]
	1 or 2	F96T8HO	96 in. T8HO	WP 6 ft. 3 wire 18 gauge whip
	2 or 3	14	22 in. T5 [4]	WP10 6 ft. 4 wire 18 gauge whip
	2 or 3	21	34 in. T5 [4]	EM Emergency ballast, 500 lumens
	2 or 3	28	8 46 in. T5 8ft. Tandem (Double Lamp Count) [4]	EM14 Emergency ballast, 1400 lumens
	2 or 3	24	22 in. T5HO [4]	D Ballast Disconnect
	2 or 3	39	34 in. T5HO [4]	LN15W30 Single ended 15W 1800 Lumen 3500OK* Included
	2 or 3	54	8 46 in. T5HO 8ft. Tandem (Double Lamp Count) [4]	LN18W30 Single ended 18W 2100 Lumen 3500OK* Included
	2	18W40	8 18 WATT, 4000K	

* Change 30 to 40 or 50 for 4000K or 5000K

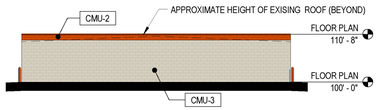
Notes
[1] See end of T02Strip section for many additional lamps, ballasts, finishes, and options.
[2] Tandem doubles length and lamp count. Same lamps in cross section, additional lamps end to end.
[3] HiLume and LoLume ballasts available for T8 lamps only.
[4] T5 & T5HO S body strips are full 24/36/48/96/inch length. See KDS series for shorter strips.
[5] Magnetic ballasts available for T8 & T12 only.
[6] Standard magnetic T12 ballasts for 48in lamp drive a 34W energy saver. Specify electronic to drive 48in T12 34 or 40W lamp.
[7] Elect



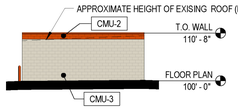
9 EXISTING BUILDING 2 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



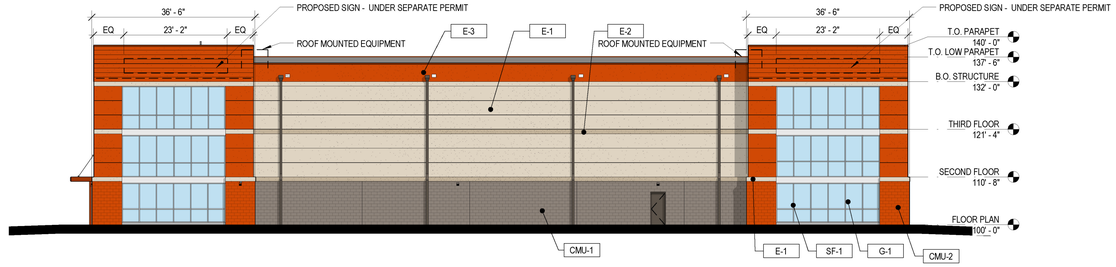
10 EXISTING BUILDING 3 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



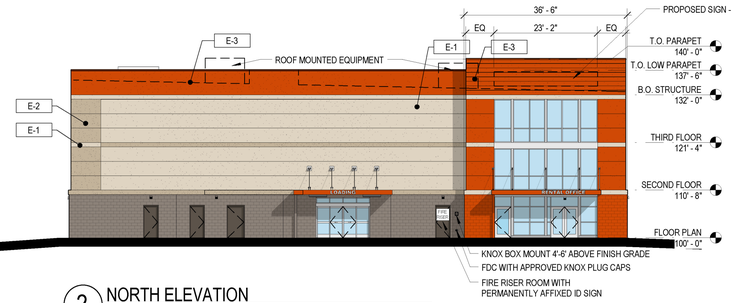
11 EXISTING BUILDING 5 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



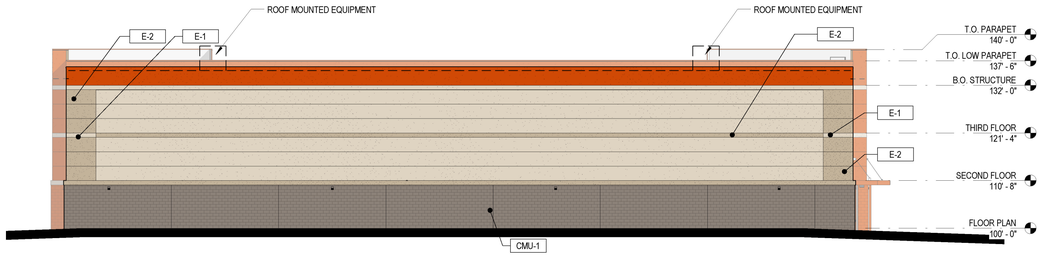
12 EXISTING BUILDING 8 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



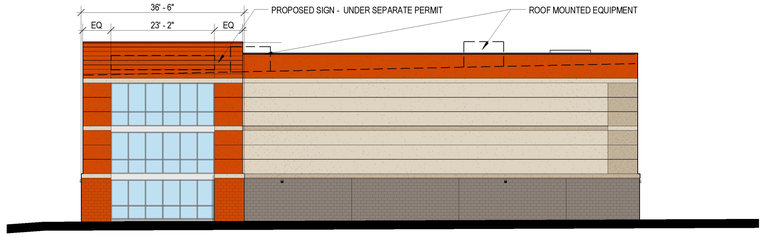
1 WEST ELEVATION
SCALE: 1/16" = 1'-0"



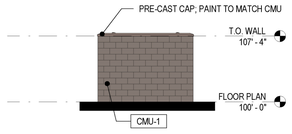
2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



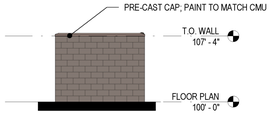
3 EAST ELEVATION
SCALE: 1/16" = 1'-0"



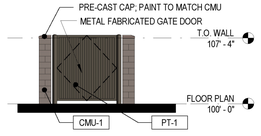
4 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



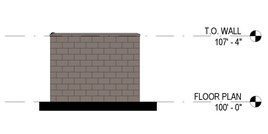
5 TRASH ENCLOSURE BACK ELEVATION
SCALE: 1/8" = 1'-0"



6 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/8" = 1'-0"



7 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/8" = 1'-0"



8 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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PUBLIC STORAGE
SITE PLAN MINOR AMENDMENT

1710 S. ABILENE STREET
AURORA, COLORADO

#	Date	Issue / Description	Init.
1	10/16/17	CITY OF AURORA	PMG
2	3/26/18	CITY OF AURORA	PMG
3	5/14/18	CITY OF AURORA	ARK
4	7/13/18	MINOR AMENDMENT	ARK
5	8/7/18	2ND MINOR AMENDMENT	ARK

Project No:	PS000028.01
Drawn By:	SDM
Checked By:	GAR
Date:	3/09/2017

SHEET TITLE:
ARCHITECTURAL ELEVATIONS