

TARAHUMARA TRUCKING - SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 34, T.3S, R.66W. OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Staff recommends submission of elevations for curbs and carport, including building materials and colors

CITY OF AURORA SITE PLAN NOTES:

- 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.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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."
- "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.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING AND PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO OBTAINING A PERMIT OR CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS TO 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 THE AURORA CITY CODE, SECTION 12-27, ARTICLE VII - NUMBERING OF BUILDINGS.
- 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.
- THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. ELECTRONIC GATING SYSTEMS SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANT BACK-UP SYSTEM THAT CONSISTS OF A SIREN OPERATED SYSTEM, AN AUTOMATIC KNOX KEY SWITCH AND A MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST. A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
- 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXISTING WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- 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.
- PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTIONS 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 60 TO 65 LDN UNDER BEST-CASE NOISE CONDITIONS.
- 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.
- 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.
- 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 AMERICAN NATIONAL STANDARDS A117-2009.

GENERAL NOTES:

- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- EXCEPT FOR THE SALE OF GOODS AND SERVICES BY THE FACILITY MANAGEMENT, NO PRIVATE BUSINESSES, COMMERCIAL SALES, MANUFACTURING, FABRICATING, OR ASSEMBLY OF ANY ITEMS SHALL BE CONDUCTED WITHIN ANY STORAGE UNIT ON SITE WITHOUT FIRST OBTAINING THE PROPER BUSINESS LICENSES AND BUILDING PERMITS. PRIOR TO THE OCCUPANCY OF ANY STORAGE UNIT THE SPACE SHALL BE IN CONFORMANCE WITH ALL ADOPTED CODES, STANDARDS AND REQUIREMENTS OF THE CITY OF AURORA. NO HAZARDOUS MATERIALS, FLAMMABLE, CAUSTIC, EXPLOSIVE, POISONOUS, RADIOACTIVE OR OTHERWISE DANGEROUS MATERIALS SHALL BE STORED ON SITE OR WITHIN ANY STORAGE UNIT.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCOACH INTO ANY EASEMENT OR FIRE LANE.

FIRE NOTES:

- THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. MANUALLY OPERATED GATING SYSTEMS SHALL BE EQUIPPED WITH A KNOX PADLOCK OR OTHER APPROVED KNOX LOCKING DEVICE. GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST. A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
- 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. AREAS INSIDE THE GATED AREA OF THE SELF-SERVICE STORAGE FACILITY WILL BE DEDICATED AS "EMERGENCY ACCESS EASEMENTS", AND SHALL BE CONSPICUOUSLY POSTED BY THE OWNER WITH SIGNS STATING "KEEP DRIVE AISLE PASSABLE AT ALL TIMES". AREAS OUTSIDE THE GATED SELF-SERVICE FACILITY (OR CONSTRUCTED FOR SECONDARY EMERGENCY ACCESS ONLY) WILL BE SEPARATELY DEDICATED AS FIRE LANE EASEMENTS AND POSTED "FIRE LANE - NO PARKING". THESE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED TO THE PUBLIC WORKS DEPARTMENT'S STANDARDS AS A DEDICATED FIRE LANE EASEMENT. THE DEVELOPER, OWNER, THEIR SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR MAINTAINING AN UNOBSTRUCTED MEANS FOR EMERGENCY ACCESS THROUGHOUT THE YEAR TO INCLUDE THE REMOVAL OF SNOW/ICE DURING THE COLDER MONTHS. THE MAINTENANCE OF PAVING OR EMERGENCY ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, EXCEPT FOR THE SALE OF GOODS AND SERVICES BY THE FACILITY MANAGEMENT, NO PRIVATE BUSINESSES, COMMERCIAL SALES, MANUFACTURING, FABRICATING OR ASSEMBLY OF ANY ITEMS SHALL BE CONDUCTED WITHIN ANY STORAGE UNIT. PRIOR TO OBTAINING THE PROPER BUSINESS LICENSES AND BUILDING PERMITS. PRIOR TO THE OCCUPANCY OF ANY STORAGE UNIT THE SPACE SHALL BE IN CONFORMANCE WITH ALL ADOPTED CODES, STANDARDS AND REQUIREMENTS OF THE CITY OF AURORA. NO HAZARDOUS MATERIALS, FLAMMABLE, CAUSTIC, EXPLOSIVE, POISONOUS, RADIOACTIVE OR OTHERWISE DANGEROUS MATERIALS SHALL BE STORED ON SITE OR WITHIN ANY STORAGE UNIT.
- 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 FINAL 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 AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE WILL BE REQUIRED TO PASS THIS SURVEILLANCE AGAIN AT A LATER DATE. 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 DEVELOPERS 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.
- 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.

FLOODPLAIN STATEMENT

THE SUBJECT PROPERTIES ARE IN "NO SPECIAL FLOOD HAZARD AREAS IDENTIFIED" PER FEMA FLOOD MAP 08013C0300J REVISED DECEMBER 18, 2012.

POTENTIAL ENCROACHMENTS

THERE WERE NO VISIBLE ENCROACHMENTS FOUND AS OF THE DATE OF THIS SURVEY

Add "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 U.B.C. Chapter 11, Appendix 11, and C.A.B.O./A.N.S.I. 117.1."

Add subdivision Name: Tarahumara Subdivision Filing No. 1, typ. ALL

Add: 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.

Please revise code edition to the 2021

Replace with "Sections 126-271 and 126-278"

Replace note: 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 the City Standards, and shown on the signing and striping plan for development.

Add: "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."

Add note: BENCHMARK CITY OF AURORA BM JS8633NE002 - COA BRASS CAP SET IN NOSE OF MEDIAN IN TOWER. The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

LEGAL DESCRIPTION: LOT 1, BLOCK 1, TARAHUMARA SUBDIVISION FILING NO 1. PLOT NO. 20, SITUATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN A SPECIAL WARRANTY DEED RECORDED ON OCTOBER 4, 2018 AT RECEPTION NUMBER 2018000080955 IN ADAMS COUNTY, COLORADO.

ASSURANCE NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND INSURED IN SCHEDULE A(5) OF TITLE COMMITMENT NUMBER ABC70587474.1 PREPARED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF OCTOBER 28, 2021 AT 5:00P.M.

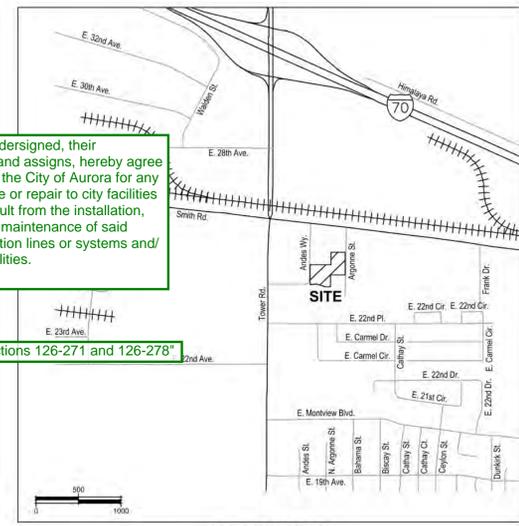
PROPERTY OWNER'S CERTIFICATE

THE UNDERSIGNED MAJOR PROPERTY OWNER(S) DO HEREBY AGREE TO THE SITE SPECIFIC DEVELOPMENT PLAN DEVELOPMENT STANDARDS AS DESCRIBED HEREON THIS ___ DAY OF _____, 20__

SIGNATURE/TITLE _____ SIGNATURE/TITLE _____

LAND AREA:	2.023 ACRES (88,104 SQ. FT.)
GROSS FLOOR AREA:	4,192 SQ. FT.
NUMBER OF BUILDINGS:	0
MAXIMUM HEIGHT OF BUILDING:	16 FT.
TOTAL BUILDING COVERAGE:	5.3%, 4,696 SQ. FT.
HARD SURFACE AREA:	32.7%, 28,816 SQ. FT.
GRAVEL AREA:	18.2%, 16,054 SQ. FT.
LANDSCAPE AREA:	43.7%, 38,536 SQ. FT.
PRESENT ZONING CLASSIFICATION:	I-1
PARKING SPACES PROVIDED:	11
HANDICAP SPACES PROVIDED:	1
BICYCLE SPACES PROVIDED:	2
BUILDING USE CLASSIFICATION:	R-2, S-2
CONSTRUCTION TYPE:	III-A

For every six of fraction of six accessible parking spaces, at least one shall be a van-accessible parking space. Please revise to reflect a van accessible parking stall.



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 WHEREOF, _____ HAS CAUSED THESE (CORPORATION, COMPANY, OR INDIVIDUAL) PRESENTS TO BE EXECUTED THIS ___ DAY OF ___ AD, _____. BY: _____ CORPORATE SEAL (PRINCIPALS OR OWNERS)

STATE OF COLORADO _____)SS COUNTY OF _____) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___ AD, ___ BY _____ (PRINCIPALS OR OWNERS) NOTARY SEAL

MY COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS: _____ (NOTARY PUBLIC) _____ MY HAND AND OFFICIAL SEAL

CITY OF AURORA APPROVALS

City Attorney	Date
Planning Director	Date
Planning Commission (Chairperson)	Date
City Council (Mayor)	Date
Attest (City Clerk)	Date
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: _____

PROJECT TEAM:

OWNER/ DEVELOPER: TARAHUMARA TRUCKING, LLC 14221 E 4TH AVE, SUITE 221 AURORA, CO 80011 JULIO HERRERA 720-638-1114 TARAHUMARA@TRUCKINGLLC.COM

SURVEYOR: POWER SURVEYING COMPANY, INC. 6911 BROADWAY DENVER, CO 80221 CHARLES BECKSTROM 303-702-1617 FRANKZ@POWERSURVEYING.COM

CIVIL ENGINEER / LANDSCAPE ARCHITECT: ROCKY RIDGE CIVIL ENGINEERING, LLC 420 21ST AVE, SUITE #101 LONGMONT, COLORADO 80501 JOEL SEAMONS 303-651-6626 JOEL@ROCKYRIDGECIVIL.COM

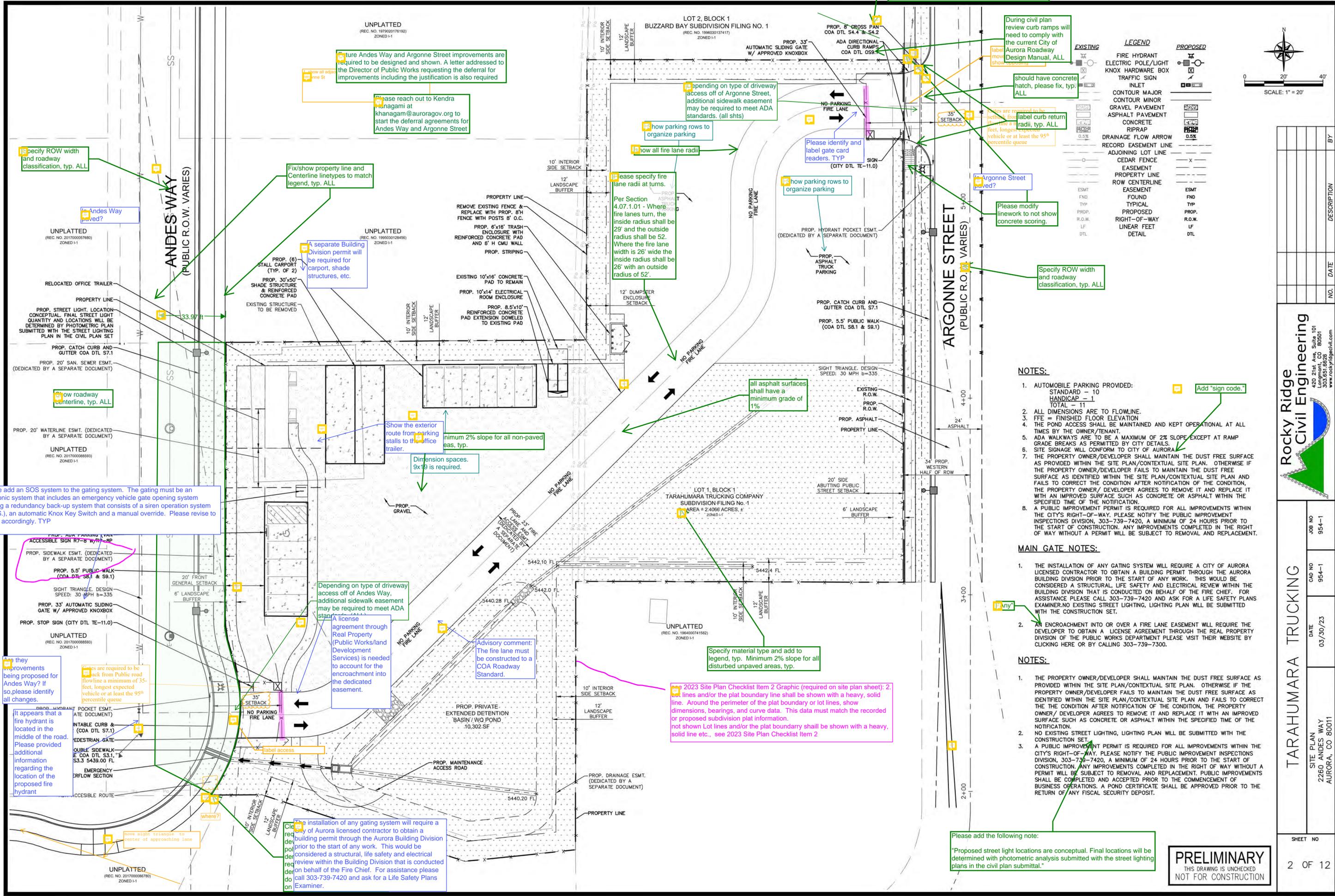
TRAFFIC: SM ROCHA, LLC 8700 TURNPIKE DR., SUITE 240 WESTMINSTER, CO 80031 STEPHEN SIMON 303-458-9798 STEPHEN@SMROCHA.COM

AMENDMENTS

PRELIMINARY THIS DRAWING IS UNCHECKED NOT FOR CONSTRUCTION

Rocky Ridge Civil Engineering 420 21st Ave, Suite 101 Longmont, CO 80501 303.651.6626 www.rockyridgecivil.com

TARAHUMARA TRUCKING COVER SHEET 2260 ANDES WAY AURORA, CO 80011



UNPLATTED
(REC. NO. 1979202176192)
ZONED I-1

LOT 2, BLOCK 1
BUZZARD BAY SUBDIVISION FILING NO. 1
(REC. NO. 199630137417)
ZONED I-1

PROP. 8' CROSS PAV
COA DTL 54.4 & 54.2

PROP. 33' AUTOMATIC SLIDING GATE W/ APPROVED KNOXBOX

ADA DIRECTIONAL CURB RAMPS
COA DTL 059

During civil plan review curb ramps will need to comply with the current City of Aurora Roadway Design Manual, ALL

should have concrete hatch, please fix, typ. ALL

Notes are required to be shown from label curb return dimension at radii, typ. ALL

Argonne Street moved?

Please modify linework to not show concrete scoring.

Specify ROW width and roadway classification, typ. ALL

NOTES:

1. AUTOMOBILE PARKING PROVIDED: STANDARD - 10 HANDICAP - 1 TOTAL - 11
2. ALL DIMENSIONS ARE TO FLOWLINE.
3. FFE = FINISHED FLOOR ELEVATION
4. THE POND ACCESS SHALL BE MAINTAINED AND KEPT OPERATIONAL AT ALL TIMES BY THE OWNER/TENANT.
5. ADA WALKWAYS ARE TO BE A MAXIMUM OF 2% SLOPE EXCEPT AT RAMP GRADE BREAKS AS PERMITTED BY CITY DETAILS.
6. SITE SIGNAGE WILL CONFORM TO CITY OF AURORA
7. THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION.
8. A PUBLIC IMPROVEMENT PERMIT IS REQUIRED FOR ALL IMPROVEMENTS WITHIN THE CITY'S RIGHT-OF-WAY. PLEASE NOTIFY THE PUBLIC IMPROVEMENT INSPECTIONS DIVISION, 303-739-7420, A MINIMUM OF 24 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY IMPROVEMENTS COMPLETED IN THE RIGHT OF WAY WITHOUT A PERMIT WILL BE SUBJECT TO REMOVAL AND REPLACEMENT.

MAIN GATE NOTES:

1. THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY AND ELECTRICAL REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF THE FIRE CHIEF. FOR ASSISTANCE PLEASE CALL 303-739-7420 AND ASK FOR A LIFE SAFETY PLANS EXAMINER. NO EXISTING STREET LIGHTING, LIGHTING PLAN WILL BE SUBMITTED WITH THE CONSTRUCTION SET.
2. AN ENCROACHMENT INTO OR OVER A FIRE LANE EASEMENT WILL REQUIRE THE DEVELOPER TO OBTAIN A LICENSE AGREEMENT THROUGH THE REAL PROPERTY DIVISION OF THE PUBLIC WORKS DEPARTMENT PLEASE VISIT THEIR WEBSITE BY CLICKING HERE OR BY CALLING 303-739-7300.

NOTES:

1. THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION.
2. NO EXISTING STREET LIGHTING, LIGHTING PLAN WILL BE SUBMITTED WITH THE CONSTRUCTION SET.
3. A PUBLIC IMPROVEMENT PERMIT IS REQUIRED FOR ALL IMPROVEMENTS WITHIN THE CITY'S RIGHT-OF-WAY. PLEASE NOTIFY THE PUBLIC IMPROVEMENT INSPECTIONS DIVISION, 303-739-7420, A MINIMUM OF 24 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY IMPROVEMENTS COMPLETED IN THE RIGHT OF WAY WITHOUT A PERMIT WILL BE SUBJECT TO REMOVAL AND REPLACEMENT. PUBLIC IMPROVEMENTS SHALL BE COMPLETED AND ACCEPTED PRIOR TO THE COMMENCEMENT OF BUSINESS OPERATIONS. A POND CERTIFICATE SHALL BE APPROVED PRIOR TO THE RETURN OF ANY FISCAL SECURITY DEPOSIT.

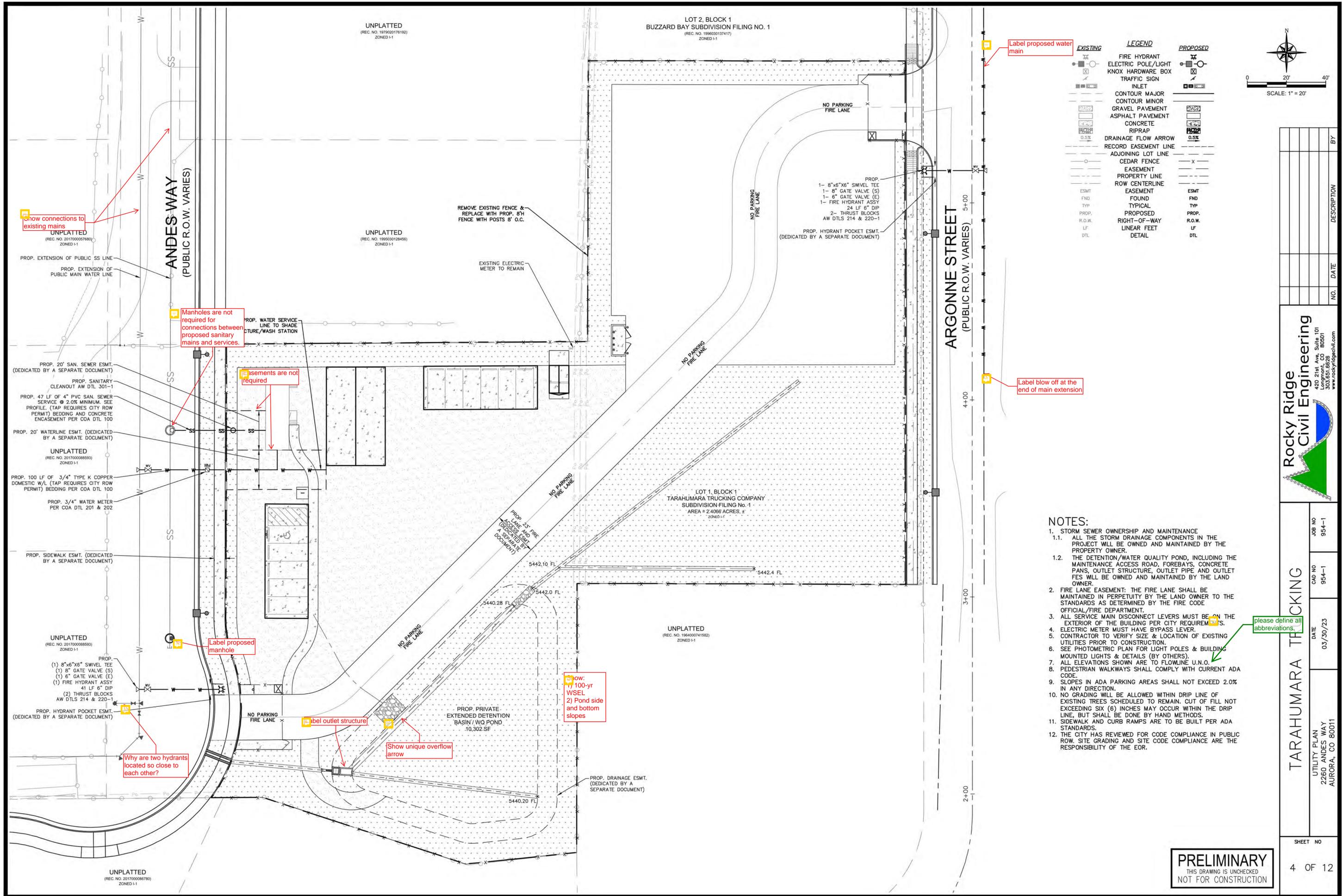
Please add the following note:
"Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."

PRELIMINARY
THIS DRAWING IS UNCHECKED
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY

Rocky Ridge Civil Engineering
420 21st Ave, Suite 101
303.651.8626
www.rockyridgecivil.com

TARAHUMARA TRUCKING
JOB NO 954-1
CAD NO 954-1
DATE 03/30/23
SITE PLAN 2260 ANDES WAY
AURORA, CO 80011



Label proposed water main

Label blow off at the end of main extension

Show connections to existing mains

Manholes are not required for connections between proposed sanitary mains and services.

Easements are not required

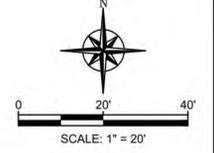
Label proposed manhole

Label outlet structure

Show unique overflow arrow

Show: 1) 100-yr WSEL 2) Pond side and bottom slopes

Why are two hydrants located so close to each other?



LEGEND	
EXISTING	PROPOSED

- NOTES:**
- STORM SEWER OWNERSHIP AND MAINTENANCE
 - ALL THE STORM DRAINAGE COMPONENTS IN THE PROJECT WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
 - THE DETENTION/WATER QUALITY POND, INCLUDING THE MAINTENANCE ACCESS ROAD, FOREBAYS, CONCRETE PANS, OUTLET STRUCTURE, OUTLET PIPE AND OUTLET FES WILL BE OWNED AND MAINTAINED BY THE LAND OWNER.
 - FIRE LANE EASEMENT: THE FIRE LANE SHALL BE MAINTAINED IN PERPETUITY BY THE LAND OWNER TO THE STANDARDS AS DETERMINED BY THE FIRE CODE OFFICIAL/FIRE DEPARTMENT.
 - ALL SERVICE MAIN DISCONNECT LEVERS MUST BE ON THE EXTERIOR OF THE BUILDING PER CITY REQUIREMENTS.
 - ELECTRIC METER MUST HAVE BYPASS LEVER.
 - CONTRACTOR TO VERIFY SIZE & LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - SEE PHOTOMETRIC PLAN FOR LIGHT POLES & BUILDING MOUNTED LIGHTS & DETAILS (BY OTHERS).
 - ALL ELEVATIONS SHOWN ARE TO FLOWLINE U.N.O.
 - PEDESTRIAN WALKWAYS SHALL COMPLY WITH CURRENT ADA CODE.
 - SLOPES IN ADA PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
 - NO GRADING WILL BE ALLOWED WITHIN DRIP LINE OF EXISTING TREES SCHEDULED TO REMAIN. CUT OF FILL NOT EXCEEDING SIX (6) INCHES MAY OCCUR WITHIN THE DRIP LINE, BUT SHALL BE DONE BY HAND METHODS.
 - SIDEWALK AND CURB RAMPS ARE TO BE BUILT PER ADA STANDARDS.
 - THE CITY HAS REVIEWED FOR CODE COMPLIANCE IN PUBLIC ROW. SITE GRADING AND SITE CODE COMPLIANCE ARE THE RESPONSIBILITY OF THE EOR.

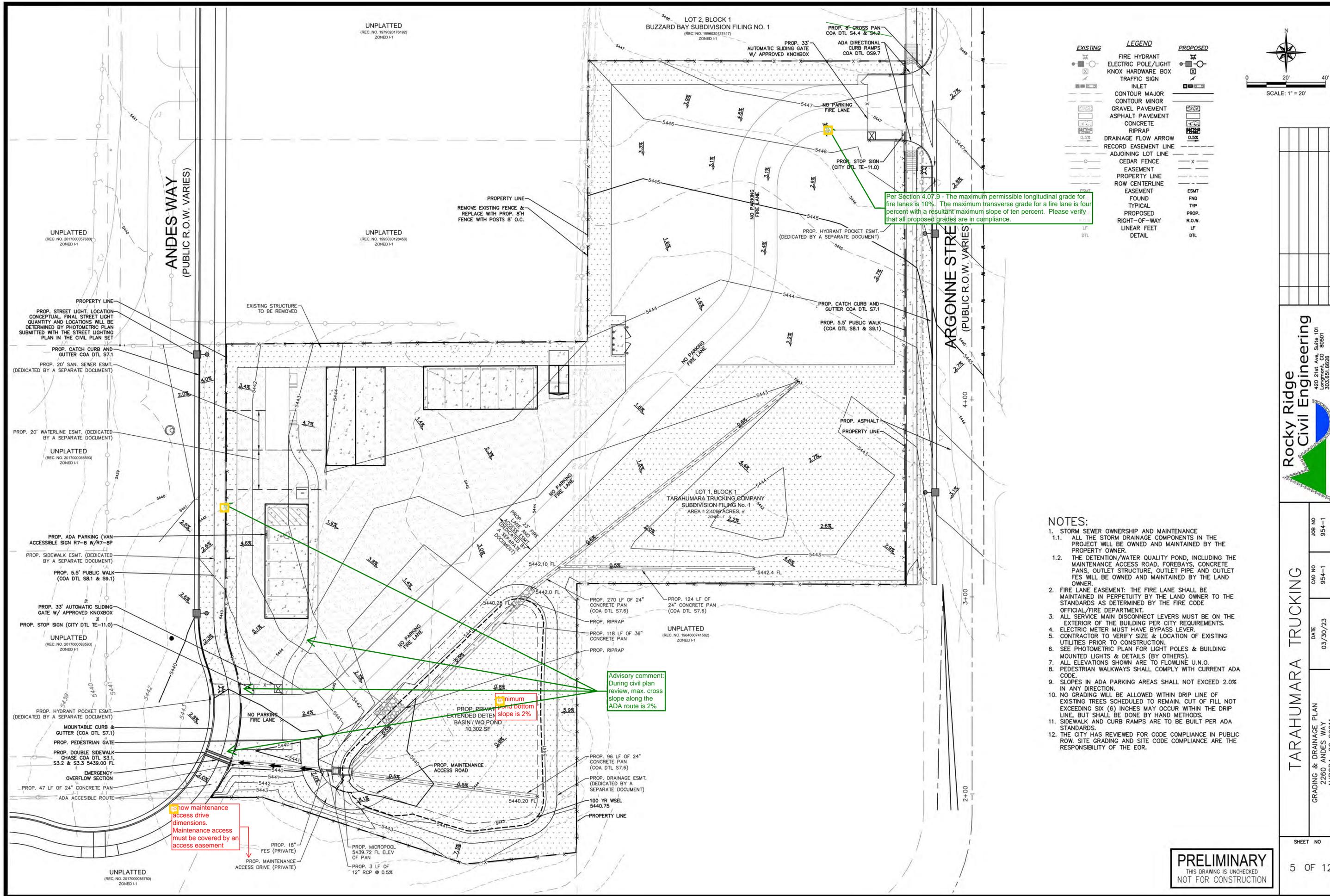
please define all abbreviations.

NO.	DATE	DESCRIPTION	BY

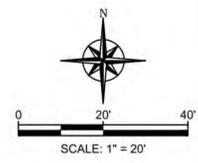
Rocky Ridge Civil Engineering
 420 21st Ave Suite 101
 Aurora, CO 80011
 303.651.8828
 www.rockyridgecivil.com

JOB NO	954-1
CAD NO	954-1
DATE	03/30/23
TARAHUMARA TRUCKING	UTILITY PLAN
2260 ANDES WAY	AURORA, CO 80011

PRELIMINARY
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 NOT FOR CONSTRUCTION



EXISTING	LEGEND	PROPOSED
[Symbol]	FIRE HYDRANT	[Symbol]
[Symbol]	ELECTRIC POLE/LIGHT	[Symbol]
[Symbol]	KNOX HARDWARE BOX	[Symbol]
[Symbol]	TRAFFIC SIGN	[Symbol]
[Symbol]	INLET	[Symbol]
[Symbol]	CONTOUR MAJOR	[Symbol]
[Symbol]	CONTOUR MINOR	[Symbol]
[Symbol]	GRAVEL PAVEMENT	[Symbol]
[Symbol]	ASPHALT PAVEMENT	[Symbol]
[Symbol]	CONCRETE	[Symbol]
[Symbol]	RIPRAP	[Symbol]
[Symbol]	DRAINAGE FLOW ARROW	[Symbol]
[Symbol]	RECORD EASEMENT LINE	[Symbol]
[Symbol]	ADJOINING LOT LINE	[Symbol]
[Symbol]	CEDAR FENCE	[Symbol]
[Symbol]	EASEMENT	[Symbol]
[Symbol]	PROPERTY LINE	[Symbol]
[Symbol]	ROW CENTERLINE	[Symbol]
[Symbol]	EASEMENT	[Symbol]
[Symbol]	FOUND	[Symbol]
[Symbol]	TYPICAL	[Symbol]
[Symbol]	PROPOSED	[Symbol]
[Symbol]	RIGHT-OF-WAY	[Symbol]
[Symbol]	LINEAR FEET	[Symbol]
[Symbol]	DETAIL	[Symbol]



Per Section 4.07.9 - The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent. Please verify that all proposed grades are in compliance.

Advisory comment: During civil plan review, max. cross slope along the ADA route is 2%

How maintenance access drive dimensions. Maintenance access must be covered by an access easement

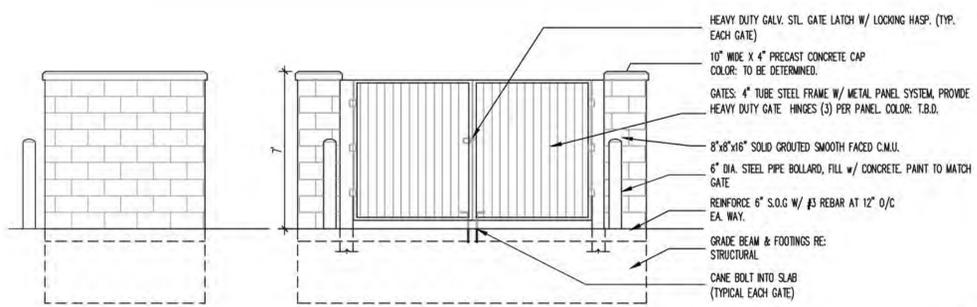
- NOTES:**
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NO.	DATE	DESCRIPTION	BY

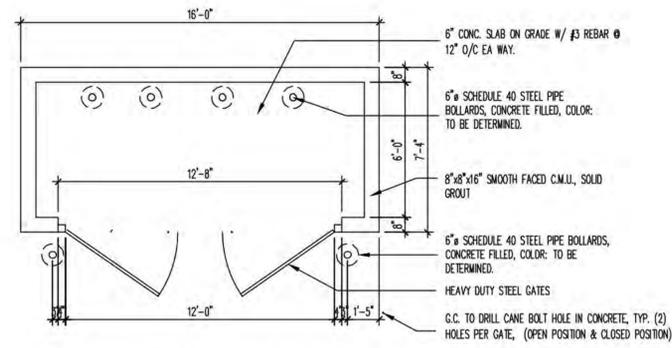
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 420 21st Ave Suite 101
 Aurora, CO 80001
 303.651.8828
 www.rockyridgecivil.com

JOB NO	954-1
CAD NO	954-1
DATE	03/30/23
GRADING & DRAINAGE PLAN	2260 ANDES WAY AURORA, CO 80011

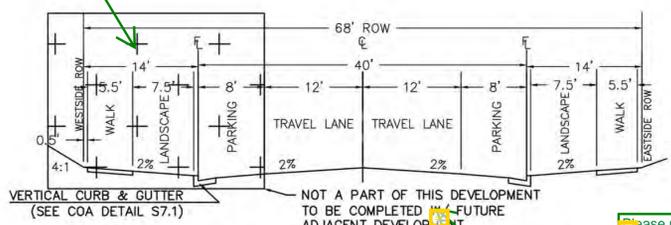
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TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"



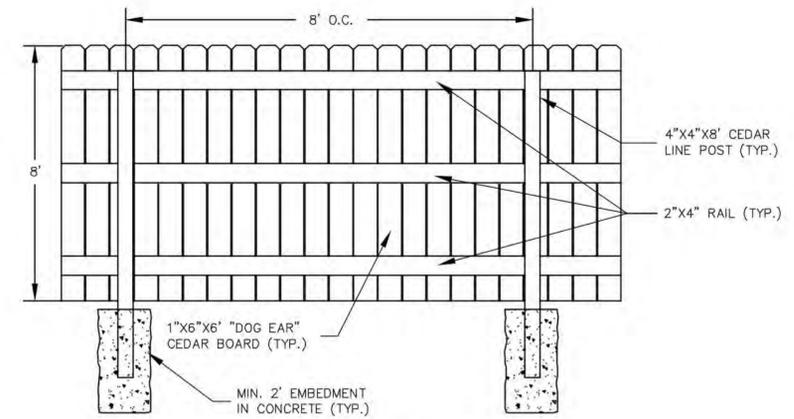
TRASH ENCLOSURE PLAN
1/4" = 1'-0"



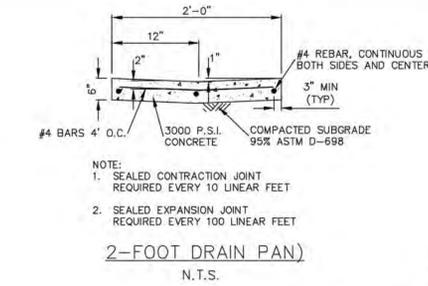
ARGONNE STREET & ANDES WAY SECTION
LOCAL TYPE 3 (S1.2)
(TYPICAL)
N.T.S.



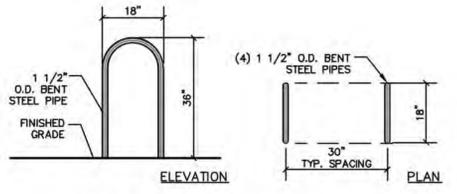
HANDICAPPED PARKING SIGN DETAIL
N.T.S.



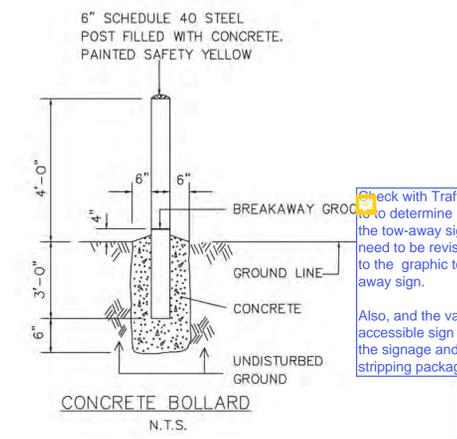
PRIVACY FENCE - INTERIOR VIEW
N.T.S.



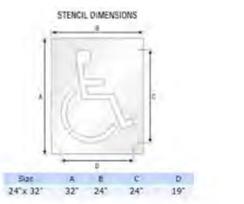
2-FOOT DRAIN PAN
N.T.S.



"INVERTED U" BICYCLE RACK
N.T.S.



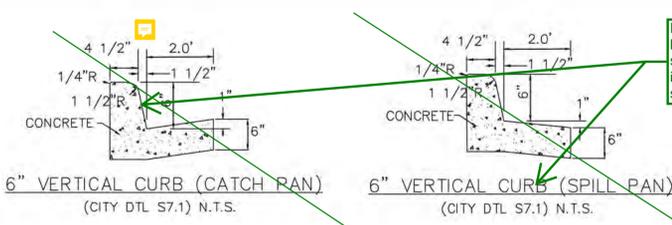
CONCRETE BOLLARD
N.T.S.



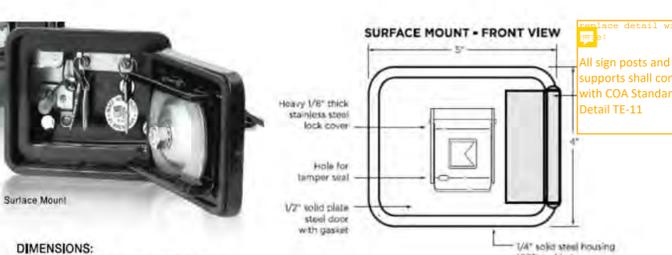
HANDICAPPED PARKING STRIPING
N.T.S.



HANDICAPPED PARKING SIGN DETAIL
N.T.S.



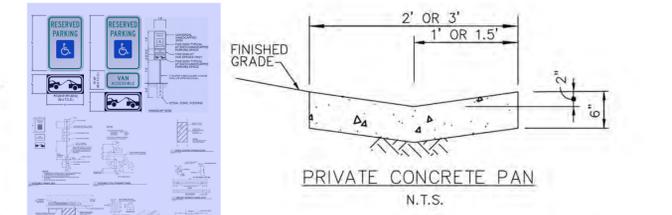
6" VERTICAL CURB (CATCH PAN)
(CITY DTL S7.1) N.T.S.



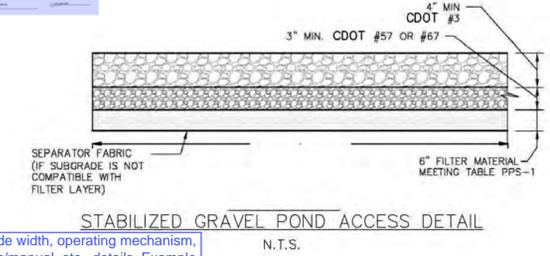
KNOX BOX DETAILS & NOTES
N.T.S.

PROVIDE AND IDENTIFY A KNOX BOX AT THE FRONT MAIN GATE BY USING AN "X" INSIDE A BOX AND LABEL IT AS "KNOX BOX".

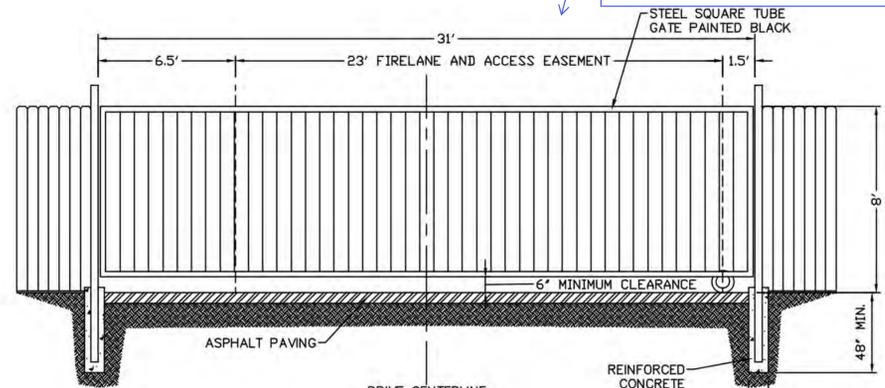
- SHALL CONFORM TO 2015 IFC, SECTION 506.1. WHERE ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS RESTRICTED BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE-SAVING OF FIRE-FIGHTING PURPOSES, THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE A KEY BOX TO BE INSTALLED IN AN ACCESSIBLE LOCATION. THE KEY BOX SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL 1037, AND SHALL CONTAIN KEYS TO GAIN ACCESS AS REQUIRED BY THE CODE OFFICIAL.
- INSTALLATION REQUIREMENT. KNOX BOXES MUST:
 - BE INSTALLED WITHIN 6 FEET OF SIDE OR MAIN ENTRANCE DOOR. KNOX BOXES MUST BE VISIBLE AND ACCESSIBLE.
 - BE INSTALLED WHERE IT CANNOT BE LOWER THAN 4 FEET, OR HIGHER THAN 6 FEET ABOVE THE GROUND.
 - BE INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY THROUGH THE AURORA BUILDING DEPARTMENT.
- HAVE CITY APPROVED SITE PLANS FOR NEW CONSTRUCTION & MUST SHOW LOCATION OF PRE-APPROVED LOCATION FOR ANY KNOX BOX WITHIN THE SITE.
- THE SITE PLAN SHALL SHOW A KNOX BOX LABEL WITH A BOXED SHAPED SYMBOL WITH AN "X" INSIDE INDICATING APPROVED LOCATION OF A KNOX BOX.



PRIVATE CONCRETE PAN
N.T.S.



STABILIZED GRAVEL POND ACCESS DETAIL
N.T.S.



AUTOMATIC GATE DETAIL
N.T.S.



Please remove this level of detail from the site plan - please include in civil submittal.

Please detail with All sign posts and sign supports shall comply with COA Standard Detail TE-11

move hatch

check with Traffic to determine if the tow-away sign need to be revised to the graphic tow-away sign. Also, and the van accessible sign to the signage and stripping package.

Please provide two different typical sections for Andes Way and Argonne Street (to make it clear which street is requesting a deferral)

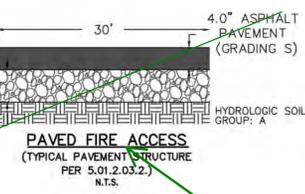
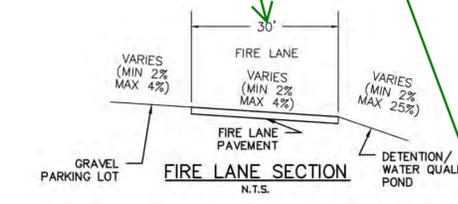
A deferral is not guaranteed, please refer to previous notes

3? Please be consistent with previous sheets

The gate label must include width, operating mechanism, Knox hardware, automatic/manual, etc., details. Example 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release.

PAVING SUMMARY

PAVEMENT SURFACE	AREA (SF)	SECTION SPECIFICATIONS
ANDES WAY/ ARGONNE ST.	17,102	AC + AGGREGATE BASE: 5.0" + 8.0" PCC: 6.0"
FIRELANE AND ADA PARKING ASPHALT	26,887	FULL DEPTH ASPHALT: 7.0" AC + AGGREGATE BASE: 5.0" + 8.0" PCC: 6.0"
CONCRETE PADS	4,477	REINFORCED PCC: 10"
SIDEWALK	2,717	PCC: 6"



PAVED FIRE ACCESS
(TYPICAL PAVEMENT STRUCTURE PER 5.01.03.2.2) N.T.S.

NO.	DATE	DESCRIPTION	BY

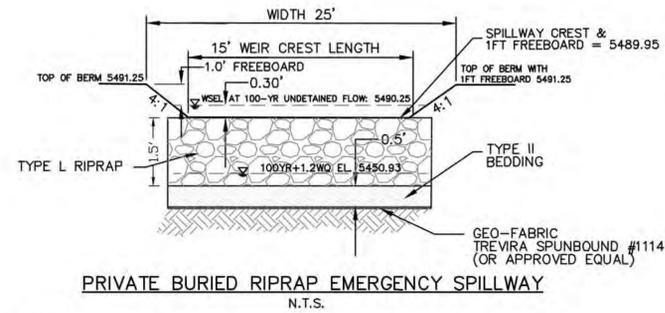
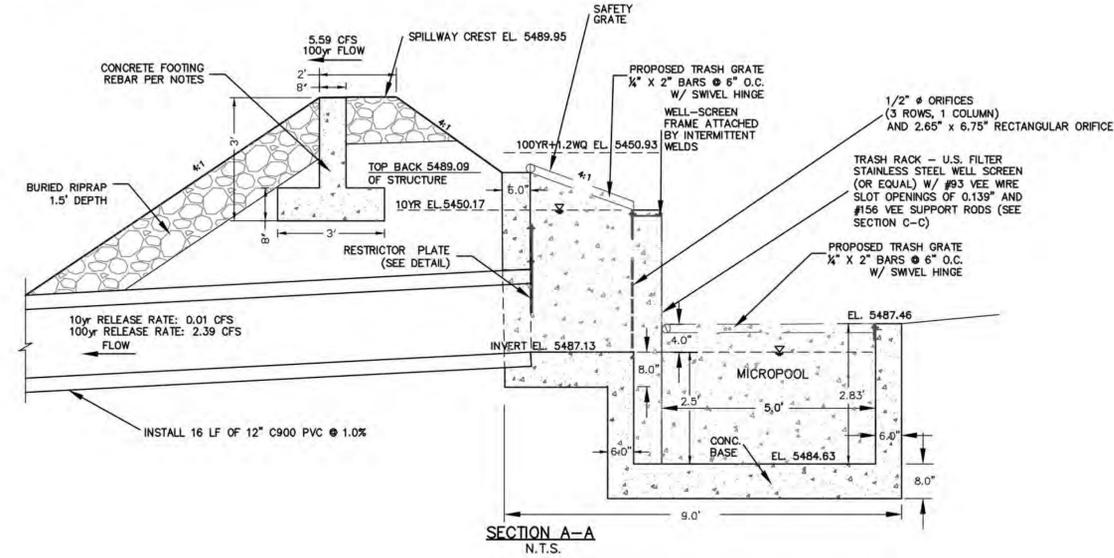
Rocky Ridge Civil Engineering
420 21st Ave. Suite 101
Aurora, IL 60001
303.651.8626
www.rockyridgecivil.com

RAJAMARA TRUCKING

JOB NO 954-1
CAD NO 954-1
DATE 03/30/23

AILES 1
AILES WAY 80011

PRELIMINARY
THIS DRAWING IS UNCHECKED
NOT FOR CONSTRUCTION



GENERAL NOTE:

1. ALL STORM SEWER WITHIN THE PROPERTY LIMITS IS PRIVATE.
2. ALL STORM SEWER IS SIZED FOR THE 100YR EVENT

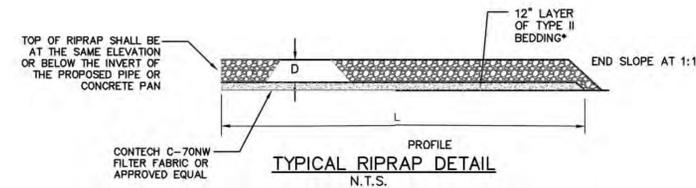
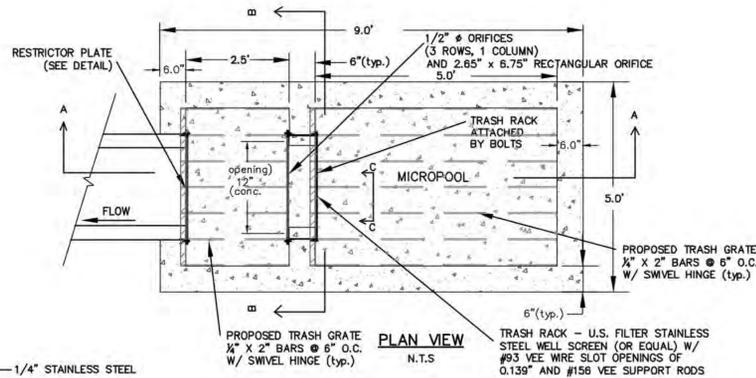
GENERAL REBAR NOTES:

- 1) 6" THICK REINFORCED CONCRETE WALLS AND 8" FLOOR.
- 2) #4 REBAR @ MAX. 12" O.C. ALL DIRECTIONS, 2" MIN. CLEARANCE
- 3) #4 REBAR 'L' BARS AT MAX. 12" O.C. AT ALL WALL-TO-FLOOR INTERSECTIONS
- 4) STEEL COMPONENTS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER PAINTED AFTER GALVANIZING.

TRASH RACK NOTES:

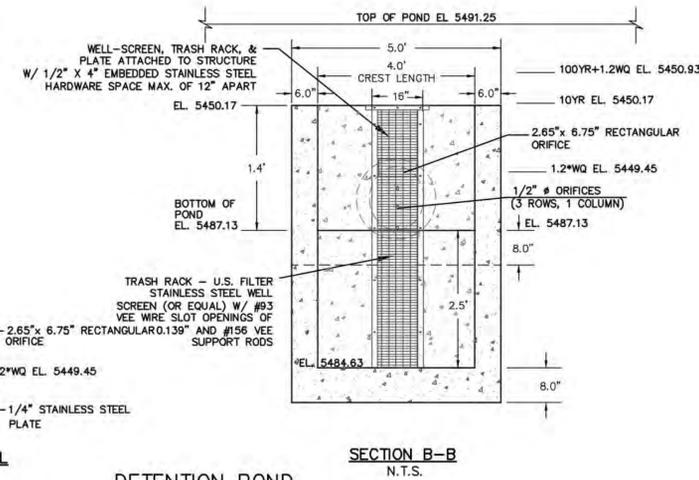
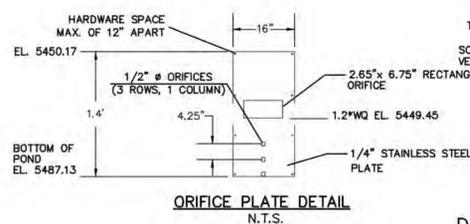
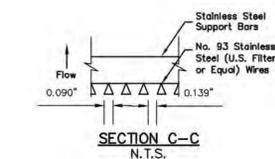
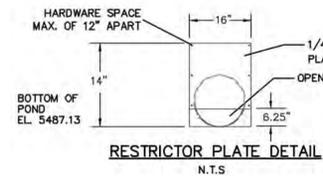
- WQCY TRASH RACKS
- 1) WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED WITH STAINLESS STEEL HARDWARE.
 - 2) BAR GRATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH BOLTED ACCESS PANELS.

- OVERFLOW TRASH RACKS
- 1) ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH BOLTED ACCESS PANELS.
 - 2) TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL
 - 3) STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER PAINTED AFTER GALVANIZING.
 - 4) THE DIAGONAL DIMENSION OF THE TRASH RACK OPENINGS SHALL BE SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.

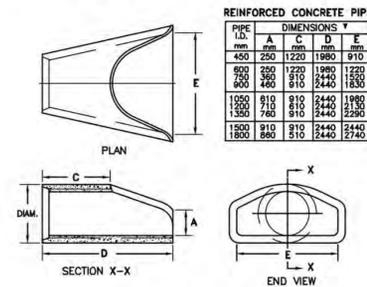


RIPRAP TYPE	GRADATION	RIPRAP THICKNESS (D)	BEDDING TYPE
L*	9"	18"	12" TYPE II *
M*	12"	24"	12" TYPE II *
H*	18"	36"	12" TYPE II *

* GRADATIONS PER URBAN DRAINAGE AND FLOOD CONTROL DISTRICT STANDARDS.



END SECTION AND CONNECTION DETAILS FOR ROUND AND ARCH CORRUGATED METAL PIPE CULVERTS



PIPE I.D. mm	DIMENSIONS			
	A	C	D	E
450	250	1220	1980	910
600	300	1220	1980	1220
750	360	910	2440	1220
900	460	910	2440	1830
1050	510	910	2440	1980
1200	570	910	2440	2390
1350	630	910	2440	2440
1500	690	910	2440	2440
1800	880	510	2440	2720

END SECTION FOR REINFORCED CONCRETE CIRCULAR PIPE

NO.	DATE	DESCRIPTION	BY

Rocky Ridge Civil Engineering
 420 21st Ave. Suite 101
 Aurora, CO 80011
 303.651.8626
 www.rockyridgecivil.com

JOB NO. 954-1

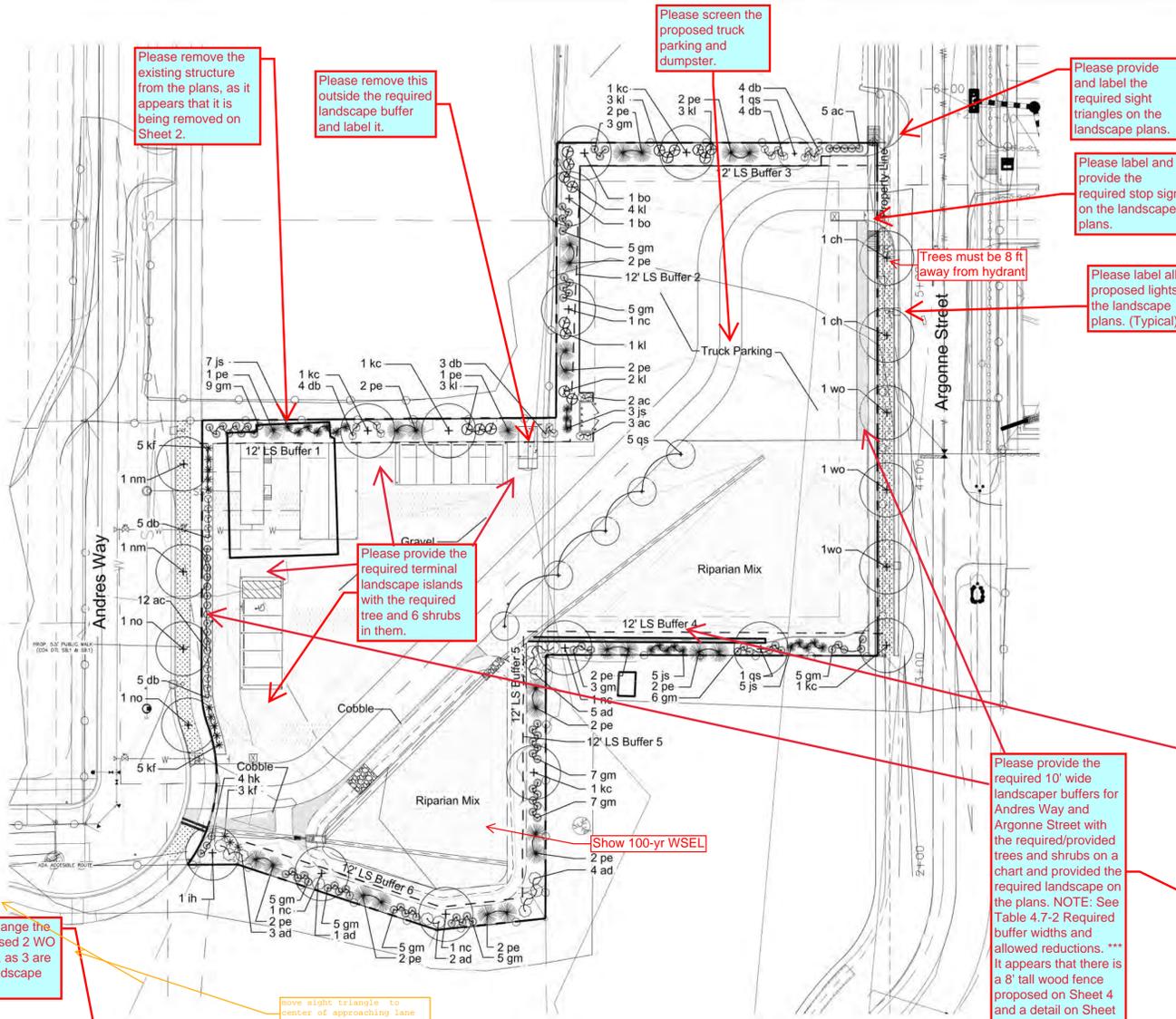
CAD NO. 954-1

DATE 03/30/23

TARAHUMARA TRUCKING
 SITE DETAILS II
 2260 ANDES WAY
 AURORA, CO 80011

SHEET NO.

PRELIMINARY
 THIS DRAWING IS UNCHECKED
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LANDSCAPE LEGEND:

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
ENHANCED NATIVE SEED MIX (IRRIGATED)			
WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10.5 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	10%	3.0 LBS.
SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.
RIPARIAN SEED MIX			
COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	20%	1.5 LBS.
SAND DROPSEED	SPOROBOLUS CYRPTANDRUS	20%	0.20 LBL.
SWITCHGRASS	PANICUM VIRGATUM	20%	3.2 LBS.
SIDEOATS GRAMA	BOUTELOUA CURIPENDULA	15%	4.7 LBS.
WESTERN WHEATGRASS	PASCOPIRUM SMITHII	10%	5.5 LBS.
GREEN NEEDLEGRASS	NASELLA VIRIDULA	10%	3.3 LBS.
SHREDDED CEDAR MULCH			
3"-6" ROUND COBBLE			
STEEL EDGING			

Please have the proposed seed mix add up to 100%.

DESCRIPTION	AREA IN SF	PERCENTAGE
TOTAL SITE AREA	84,104 SF	100.00%
BUILDING COVERAGE	4,696 SF	5.5%
HARD SURFACE & GRAVEL AREAS	44,870 SF	53.3%
LANDSCAPE AREA	35,538 SF	41.2%

DESCRIPTION	AREA IN SF
NON WATER CONSERVING	251,492 S.F.
WATER CONSERVING	82,488 S.F.
NON WATER (Z)	1,893,309 S.F.

Please correct the sf, as the proposed numbers do not add up on the Water Use Table.

AREA	DESCRIPTION	LENGTH	TREES REQ. (1/40')	TREES PROVIDED
A	Andres Way	176 LF.	5	5
B	Argonne Street	228 LF.	6	6

Please add the required and proposed shrubs to the curbside landscaping. Also, please add the width of the proposed curbside landscaping both on the chart and landscape plans.

DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	TREES (1/40')	SHURBS (5/40')
LS Buffer 1	179 LF	20 FT	12 FT	5 REQ. 6 PROVIDED	23 REQ. 26 (5) GAL. PROVIDED
LS Buffer 2	142 LF	20 FT	12 FT	4 REQ. 6 PROVIDED	18 REQ. 21 (5) GAL. PROVIDED
LS Buffer 3	167 LF	20 FT	12 FT	5 REQ. 7 PROVIDED	21 REQ. 24 (5) GAL. PROVIDED
LS Buffer 4	162 LF	20 FT	12 FT	5 REQ. 7 PROVIDED	21 REQ. 25 (5) GAL. PROVIDED
LS Buffer 5	137 LF	20 FT	12 FT	4 REQ. 5 PROVIDED	18 REQ. 21 (5) GAL. PROVIDED
LS Buffer 6	190 LF	20 FT	12 FT	5 REQ. 9 PROVIDED	24 REQ. 27 (5) GAL. PROVIDED

Please provide the required 20' wide landscape buffer or show how this is being reduced to 12' depending upon the landscape incentive feature chosen as specified in Table 4.7-2 Required buffer widths and allowed reductions. (Typical to all buffers) ***It appears that there is a proposed 8' tall wood fence on Sheet 4 and a detail on Sheet 6. However, it is not labeled or indicated on the landscape plans.

COMMON OPEN SPACE PROVIDED	COMMON OPEN SPACE (-) DETENTION	COMMON OPEN SPACE (-) DETENTION	NO. TREES REQUIRED - 1 TREE / 4000 SQ.FT.	NO. TREES PROVIDED
20,911 SF	5,972 SF	14,939 SF	4	5

Please add "Not for Construction" to the plans.

LANDSCAPE PLAN

SYMBOL	QTY.	I.D.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	WTR
SHADE TREES							
+	2	nm	NORWAY MAPLE	ACER PLATANOIDES	2 1/2" CAL.	B & B	M
	2	ch	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL.	B & B	VL
	1	ih	IMPERIAL HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	2 1/2" CAL.	B & B	VL
	5	kc	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS	2 1/2" CAL.	B & B	VL
	2	nc	NARROWLEAF COTTONWOOD	NARROWLEAF COTTONWOOD	2 1/2" CAL.	B & B	L-M
	2	wo	SWAMP WHITE OAK	QUERCUS BICOLOR	2 1/2" CAL.	B & B	VL-M
	2	bo	BUR OAK	QUERCUS MACROCARPA	2 1/2" CAL.	B & B	VL
	2	no	NORTHERN RED OAK	QUERCUS RUBRA	2 1/2" CAL.	B & B	L-M
ORNAMENTAL TREES							
+	7	qs	CRIMSON SPIRE OAK	QUERCUS X BIMUNDORUM 'CRIMSCHMIDT'	2" CAL.	B & B	L
EVERGREEN TREES							
+	26	pe	PINON PINE	PINUS EDULIS	6' HT.	B & B	VL
SHRUBS							
	70	gm	GREEN MOUND CURRANT	RIBES ALPINUM 'GREENMOUND'	5 GAL.	CONT.	L-M
	25	db	DWARF BURNING BUSH	EOUNYMUS ALATA 'DWARF NANA'	5 GAL.	CONT.	L-M
	15	ad	ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA 'FARROW'	5 GAL.	CONT.	M
	16	kl	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	5 GAL.	CONT.	VL
	20	js	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	6' HT.	B & B	VL
	4	hk	HYPERICUM KALM'S	HYPERICUM KALMIANUM	5 GAL.	CONT.	M
	22	ac	ALPINE CURRANT	RIBES ALPINUM	5 GAL.	CONT.	M
ORNAMENTAL GRASSES							
*	13	kf	KARL REED FORESTER GRASS	CALAMAGROSTIS ACUTI 'KARL FORESTER'	5 GAL.	CONT.	M

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Aurora, CO 80011
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TARAHUMARA TRUCKING

COVER SHEET
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AURORA, CO 80011

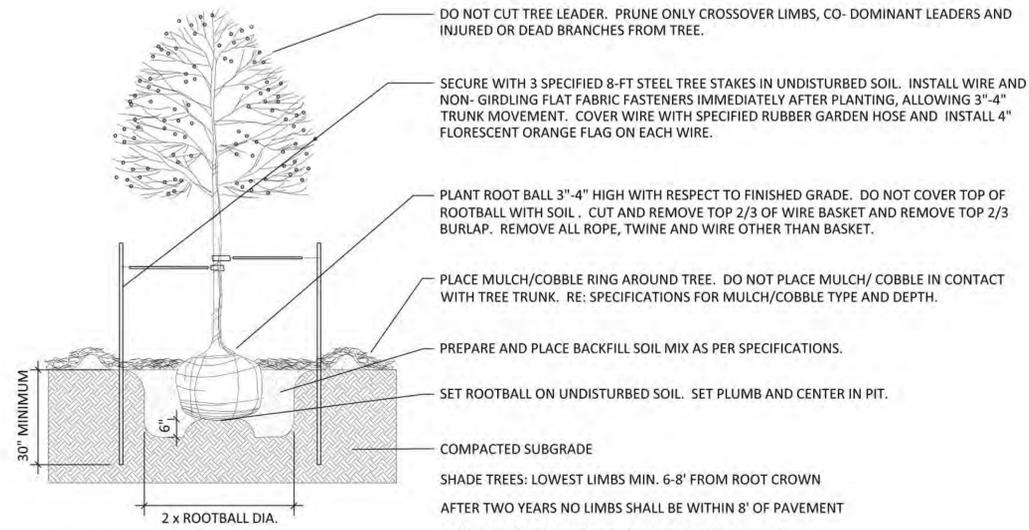
DATE: 03/28/23

NO. DATE DESCRIPTION

954-1 954-1

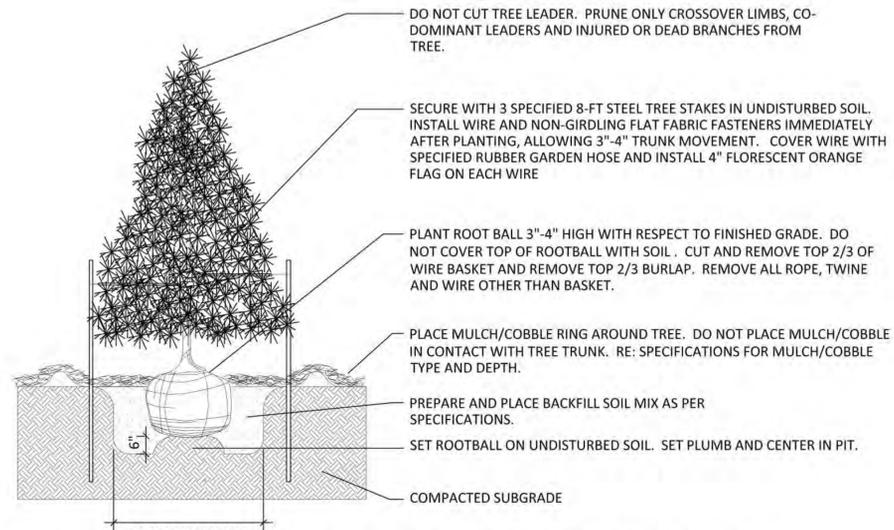
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SHEET NO
8 OF 12



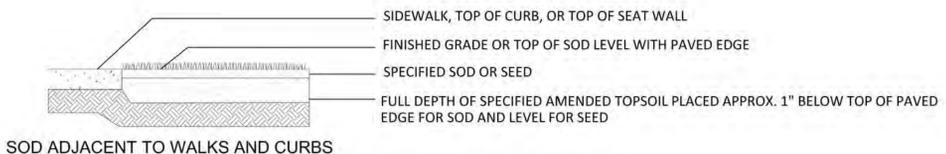
1 DECIDUOUS TREE

NOT TO SCALE

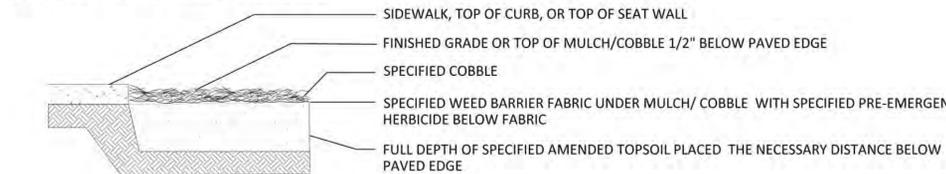


2 EVERGREEN TREE PLANTING

NOT TO SCALE



SOD ADJACENT TO WALKS AND CURBS



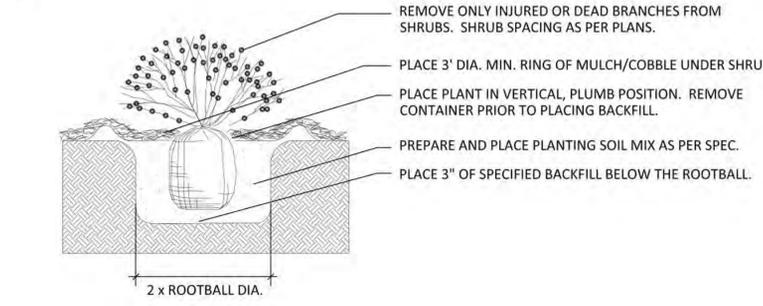
MULCH ADJACENT TO WALKS AND CURBS



EDGER

3 EDGE TREATMENT

NOT TO SCALE



4 SHRUB PLANTING

NOT TO SCALE

STANDARD CITY OF AURORA NOTES:

1. PRIOR TO PLANTING, ALL PLANTING AREAS SHALL INCORPORATE SOIL AMENDMENTS AT A RATE OF 3 CUBIC YARDS PER 1000 SQUARE FEET TO A MINIMUM DEPTH OF 6" INCHES. A LESSER AMOUNT SHALL BE ALLOWED IF A SOILS TEST SHOWS THAT 3 CUBIC YARDS PER 1000 SQUARE FEET IS NOT NECESSARY OR WATER RETENTION AND DEEP ROOTING OF PLANT MATERIALS. IF SPECIFIED PLANT MATERIAL REQUIRES LESS FERTILE SOIL, THOSE AREAS MAY HAVE LESS SOIL AMENDMENTS INSTALLED. EXISTING TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS SOIL AMENDMENTS OR TOPSOIL. ACCEPTABLE SOIL AMENDMENTS INCLUDE COMPOST AND AGED MANURE.
2. PROPOSED SIDEWALKS TO BE STANDARD CONCRETE WITH A BROOM FINISH. ALL PARKING AND VEHICULAR DRIVES WILL BE ASPHALT.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED WITHIN THE PROPERTY DEFINED AS THE AREA WITHIN THE PROPERTY LINE 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.
5. ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE RESTORATION, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
6. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
7. THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
8. STREETLIGHTS MUST BE CONSTRUCTED ALONG ALL PUBLIC STREETS AS REQUIRED BY SECTION 126-236. SIDEWALKS, INTERNAL PEDESTRIAN PATHS, AND BICYCLE PATHS SHALL BE LIT WITH FULL CUTOFF LIGHTING FIXTURES NO MORE THAN 16 FEET TALL, AND PROVIDING CONSISTENT ILLUMINATION OF AT LEAST ONE FOOTCANDLE ON THE WALKING SURFACE. LIGHTING ALONG PUBLIC STREETS AND LANDSCAPED AREAS SHALL BE OF A RECOGNIZABLY UNIFIED DESIGN. LIGHTING SOURCES SHALL BE COLOR-CORRECT TYPES SUCH AS HALOGEN OR METAL HALIDE, AND LIGHT TYPES OF LIMITED SPECTRAL EMISSION, SUCH AS LOW PRESSURE SODIUM OR MERCURY VAPOR LIGHTS, ARE PROHIBITED EVEN IN SERVICE AREAS. PRIVATE AND SECURITY LIGHTING SHALL NOT CAUSE GLARE ABOVE A LEVEL OF 4 FEET ONTO ADJACENT PROPERTIES.

Please add "Not for Construction" to the plans.

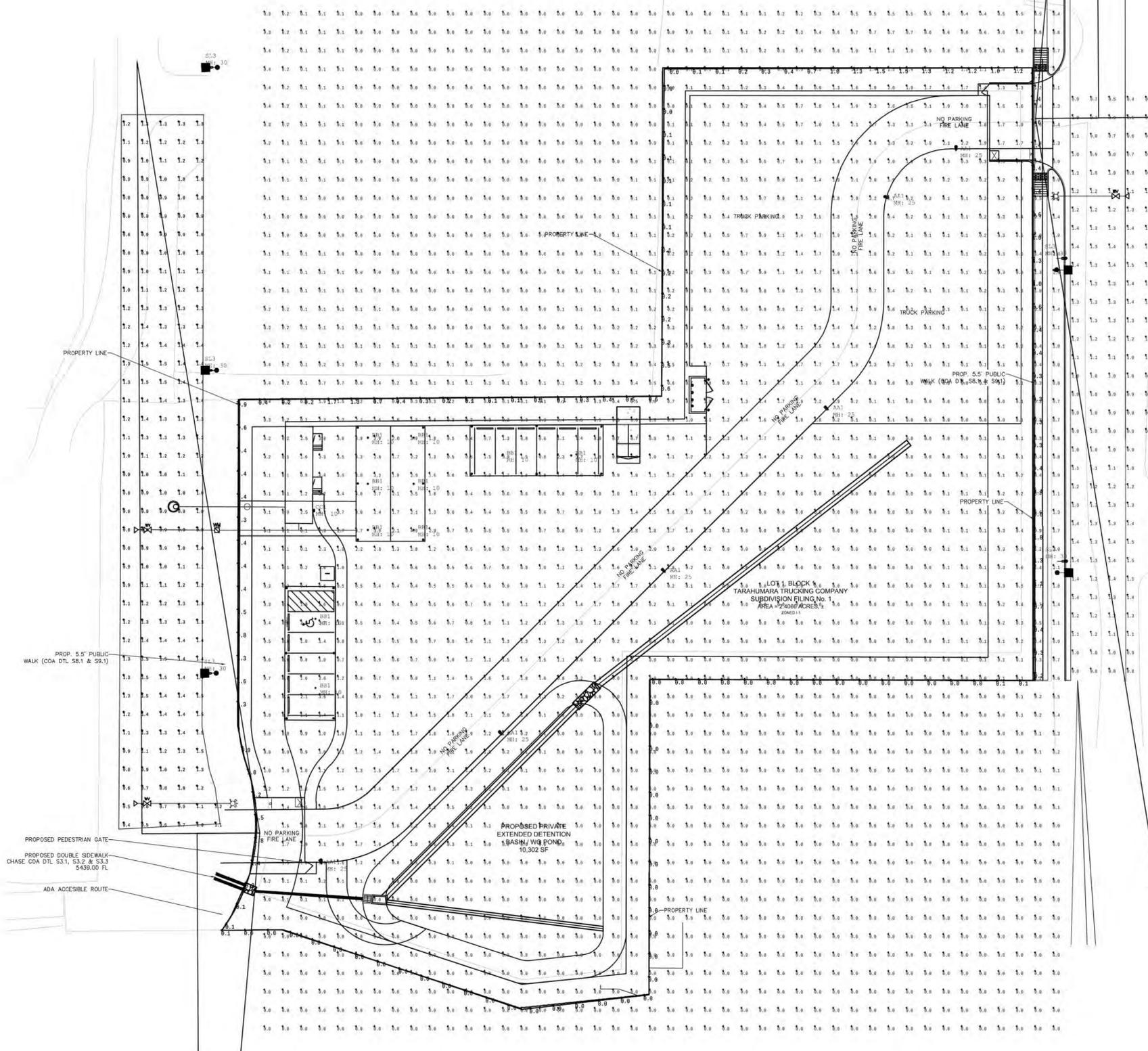
NO.	DATE	DESCRIPTION	BY

Rocky Ridge Civil Engineering
 420 21st Ave Suite 101
 Aurora, CO 80011
 303.651.8626
 www.rockyridgecivil.com

TARAHUMARA TRUCKING	DATE	03/28/23
COVER SHEET	CAD NO	954-1
2260 ANDES WAY	JOB NO	954-1
AURORA, CO 80011		



1/30/2023



LUMINAIRE SCHEDULE						
SYMBOL	QTY	LABEL	WATTS	LUMENS	LLF	CATALOG
	6	AA1	113	9559	0.900	GLEON-AF-02-LED-E1-SL4-7030-HSS
	10	BB1	36.81	1135	0.900	SMD6S12930WHE
	2	CC1	25.4	3127	0.900	IST-SA1B-730-U-T4W
	5	SL3	131	15619	0.900	ARCH-M-AF48-130-D-U-T3-7030-AP

CALCULATION STATISTICS			
REFLECTANCES	CALCULATION SPACING	FC CALCULATION HEIGHT	MOUNTING HEIGHT
DIRECT METHOD ONLY	10'-0" x 10'-0"	FLOOR 0'-0" A.F.G.	NOTED ON PLAN "MH: "

CALCULATION SUMMARY						
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ANDES WAY S_SIDEWALK	Fc	0.88	1.9	0.1	8.80	19.00
ANDES WAY	Cd/Sq.m	1.14	1.5	0.4	2.85	3.75
ARGONNE STREET	Cd/Sq.m	1.10	1.5	0.4	2.75	3.75
OVERALL SITE	Fc	0.44	4.4	0.0	N.A.	N.A.
PROPERTY LINE	Fc	0.41	1.8	0.0	N.A.	N.A.
FIRE LANE	Fc	1.67	3.3	0.6	2.78	5.50
PARKING	Fc	1.31	4.0	0.4	3.28	10.00

Please include all missing criteria required on site plans for lighting per section 2.12.0.1

2.12.0.1 The following criteria and note for each proposed roadway or portion of a roadway with differing criteria within a plat/development shall be identified, reviewed, and approved by the Public Works Department as part of the Planning Review Process (site plan) prior to performing lighting design and submitting the street lighting plan.

- Roadway Classification (typical section name)
- Adjacent Land Use Category (i.e., TOD), as applicable
- Number of lanes
- Back-sloped curb width
- Pedestrian Activity Level
- Pavement Type: R3, for all lighting calculations

*Note: Site Plan criteria may be subject to change during the design process, and if the Site Plan and Civil Plan criteria are different, the civil plan shall be the final street lighting design criteria.

Show the accessible route to the accessible parking by heavy dashed line. Verify minimum 1 foot-candle of illumination along its entire length.

Add the following note to the Photometric Site Plan: 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".

Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."

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 Longmont, CO 80501
 303.651.8826
 www.rockyridgece.com

TARAHUMARA TRUCKING
 PHOTOMETRICS
 2260 ANDES WAY
 AURORA, CO 80011

JOB NO 954-1

CAD NO

DATE 02/24/23

DATE 02/24/23

SHEET NO

10 OF 12

PRELIMINARY
 THIS DRAWING IS UNCHECKED
 NOT FOR CONSTRUCTION

-Add light pole detail, including height

Disy comment: Public street lights will be required to be submitted with a photometric analysis during the civil plan review process and lighting submittal must match one of the current pre-approved public street lighting equipment list. (ALL)

McGraw-Edison

DESCRIPTION
The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL-listed for wet locations.

ORDERING INFORMATION

Part #	GLEON-AP-02-LED-E1-SL4	Type	AA1
Project	TARAHUMARA	Date	
Comments			
Prepared by	ILLUMINATION SYSTEMS	03/28/2023	

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Square for optimal thermal performance. Heavy-wall, die-cast aluminum and epoxy enclosure housing and die-cast aluminum heat sink assembly, patent pending. Involving housing and heat sink provides stability with superior structural rigidity. 30 vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the capability to meet customized application requirements. Offered standard in 4000K (ex. 3500 CCT, 70 CRI), Optional 3000K, 5000K and 6000K CCT.

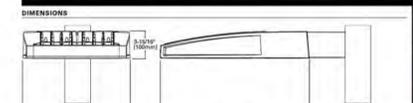
Electrical
LED drivers are mounted to enclosure thermally isolated from Light Square for optimal thermal performance. 480V is compatible for use with 480V systems only. Standard with 0-10V dimming. Shipping standard with Cooper Lighting Solutions proprietary circuit, modular design to withstand 120V of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Square uses IPSE rated. Greater than 90% lumen maintenance expected at 50,000 hours. Available in standard 1A all free current and optional 200mA, 300mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal foot guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 180° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm affixes into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple end patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment.

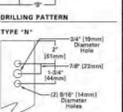
Finish
Housing finished in super durable TIGI polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic.RAL and custom color matches available.

Warranty
Five-year warranty.

Dimensions



DRILLING PATTERN



Dimension Data

Number of Light Squares	W	H	Standard Arm Length	H	Option Arm Length	W	H	W/A with Arm (H)	W/A with Arm (H)
1-4	18-1/2" (468mm)	7" (178mm)	10" (254mm)	12" (305mm)	14" (356mm)	22" (559mm)	24" (610mm)	32" (813mm)	34" (864mm)
5-8	25-5/8" (648mm)	7" (178mm)	10" (254mm)	12" (305mm)	14" (356mm)	34" (864mm)	36" (915mm)	44" (1118mm)	46" (1169mm)
9-16	32-3/4" (833mm)	7" (178mm)	10" (254mm)	12" (305mm)	14" (356mm)	42" (1067mm)	44" (1118mm)	52" (1321mm)	54" (1372mm)

CERTIFICATION DATA
EMC/EMI: FCC Part 15 Class B, CE Mark, IEC 60598-1, IEC 60598-2-22, IEC 60598-2-23, IEC 60598-2-24, IEC 60598-2-25, IEC 60598-2-26, IEC 60598-2-27, IEC 60598-2-28, IEC 60598-2-29, IEC 60598-2-30, IEC 60598-2-31, IEC 60598-2-32, IEC 60598-2-33, IEC 60598-2-34, IEC 60598-2-35, IEC 60598-2-36, IEC 60598-2-37, IEC 60598-2-38, IEC 60598-2-39, IEC 60598-2-40, IEC 60598-2-41, IEC 60598-2-42, IEC 60598-2-43, IEC 60598-2-44, IEC 60598-2-45, IEC 60598-2-46, IEC 60598-2-47, IEC 60598-2-48, IEC 60598-2-49, IEC 60598-2-50, IEC 60598-2-51, IEC 60598-2-52, IEC 60598-2-53, IEC 60598-2-54, IEC 60598-2-55, IEC 60598-2-56, IEC 60598-2-57, IEC 60598-2-58, IEC 60598-2-59, IEC 60598-2-60, IEC 60598-2-61, IEC 60598-2-62, IEC 60598-2-63, IEC 60598-2-64, IEC 60598-2-65, IEC 60598-2-66, IEC 60598-2-67, IEC 60598-2-68, IEC 60598-2-69, IEC 60598-2-70, IEC 60598-2-71, IEC 60598-2-72, IEC 60598-2-73, IEC 60598-2-74, IEC 60598-2-75, IEC 60598-2-76, IEC 60598-2-77, IEC 60598-2-78, IEC 60598-2-79, IEC 60598-2-80, IEC 60598-2-81, IEC 60598-2-82, IEC 60598-2-83, IEC 60598-2-84, IEC 60598-2-85, IEC 60598-2-86, IEC 60598-2-87, IEC 60598-2-88, IEC 60598-2-89, IEC 60598-2-90, IEC 60598-2-91, IEC 60598-2-92, IEC 60598-2-93, IEC 60598-2-94, IEC 60598-2-95, IEC 60598-2-96, IEC 60598-2-97, IEC 60598-2-98, IEC 60598-2-99, IEC 60598-2-100.

GLEON GALLEON LED

ORDERING INFORMATION

Part #	Light Engine	Number of Light Squares	Lamp Type	Voltage	Discharge	Color	Mounting
GLEON-AP-02-LED-E1-SL4	AA1	1-4	LED	120V	1000000	4000K	Standard
GLEON-AP-02-LED-E1-SL4	AA1	5-8	LED	120V	1000000	4000K	Standard
GLEON-AP-02-LED-E1-SL4	AA1	9-16	LED	120V	1000000	4000K	Standard

Options (Add as Suffix)

222-02-0200K	222-02-0300K	222-02-0500K	222-02-0700K	222-02-0900K	222-02-1200K	222-02-1500K	222-02-2000K
222-02-2500K	222-02-3000K	222-02-3500K	222-02-4000K	222-02-4500K	222-02-5000K	222-02-5500K	222-02-6000K

Options (Add as Suffix)

222-02-0200K	222-02-0300K	222-02-0500K	222-02-0700K	222-02-0900K	222-02-1200K	222-02-1500K	222-02-2000K
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Options (Add as Suffix)

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Options (Add as Suffix)

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222-02-2500K	222-02-3000K	222-02-3500K	222-02-4000K	222-02-4500K	222-02-5000K	222-02-5500K	222-02-6000K

Options (Add as Suffix)

222-02-0200K	222-02-0300K	222-02-0500K	222-02-0700K	222-02-0900K	222-02-1200K	222-02-1500K	222-02-2000K
222-02-2500K	222-02-3000K	222-02-3500K	222-02-4000K	222-02-4500K	222-02-5000K	222-02-5500K	222-02-6000K

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Options (Add as Suffix)

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Options (Add as Suffix)

222-02-0200K	222-02-0300K	222-02
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1/30/2023

McGraw-Edison
Impact Elite LED
Wall Mount Luminaire

Interactive Menu

- Ordering Information
- Product Specifications
- Energy and Performance Data
- Control Options

Product Certifications

ISF, IP66, IES, DALI, ENEC

Connected Systems

- WaveLiX
- Enlighted

Quick Facts

- 15 Optical Distributions
- Lumen packages range from 2,459 to 11,480 (20W - 95W)
- Efficiency up to 149 lumens per watt

Dimensional Details

Cylinder, Quarter Sphere, Hook-n-Lock, Wedge, Tapered

COOPER Lighting Solutions

McGraw-Edison
Impact Elite LED
Thruway Back Box

Ordering Information

Sample Number: 80C-BA1F-740-U-13-Z2

Part Number	Description	Quantity	Unit Price	Total Price
80C-BA1F-740-U-13-Z2	Impact Elite LED Thruway Back Box	1	1,200.00	1,200.00

Product Specifications

- Heavy-duty die-cast aluminum housing and removable hinged door frame
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 100V ambient temperature
- IK10 impact rated
- High-impact injection-molded AcouLED optics
- 15 optical distributions
- IDA Certified (3000K CCT and warmer only)

COOPER Lighting Solutions

McGraw-Edison
Impact Elite LED
Energy and Performance Data

Power (Watt)	20W	30W	40W	50W	60W	70W	80W	90W	100W	110W	120W
Current (A) @ 277V	0.07	0.11	0.14	0.18	0.22	0.26	0.30	0.34	0.38	0.42	0.46
Current (A) @ 240V	0.08	0.12	0.16	0.20	0.24	0.28	0.32	0.36	0.40	0.44	0.48

COOPER Lighting Solutions

Streetworks
ARCH-M ARCHEON MEDIUM
Roadway Luminaire

Ordering Information

Sample Number: ARCH-MAF48-130-D-U-T3

Part Number	Description	Quantity	Unit Price	Total Price
ARCH-MAF48-130-D-U-T3	ARCH-M ARCHEON MEDIUM Roadway Luminaire	1	1,500.00	1,500.00

Product Specifications

- Heavy-duty die-cast aluminum housing and door
- Standard with Cooper Lighting Solutions proprietary circuit module
- IK10 impact rated
- High-impact injection-molded AcouLED optics
- 15 optical distributions
- IDA Certified (3000K CCT and warmer only)

COOPER Lighting Solutions

ARCH-M ARCHEON MEDIUM
Power and Lumens

Power (Watt)	20	30	40	50	60	70	80	90	100	110	120
Current (A) @ 277V	0.07	0.11	0.14	0.18	0.22	0.26	0.30	0.34	0.38	0.42	0.46

COOPER Lighting Solutions

ARCH-M ARCHEON MEDIUM
Lumen Maintenance

Power (Watt)	20	30	40	50	60	70	80	90	100	110	120
Current (A) @ 277V	0.07	0.11	0.14	0.18	0.22	0.26	0.30	0.34	0.38	0.42	0.46

COOPER Lighting Solutions

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420 21st Ave, Suite 101
Longmont, CO 80501
303.651.8626
www.rockyridgecivil.com

JOB NO
954-1

CAD NO

DATE
02/24/23

PHOTOMETRICS
2260 ANDES WAY
AURORA, CO 80011

SHEET NO

12 OF 12

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THIS DRAWING IS UNCHECKED
NOT FOR CONSTRUCTION