

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
curb and carport, including building materials
and colors

CITY OF AURORA SITE PLAN 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 AMERICAN NATIONAL STANDARDS.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. THE APPLICANT SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING AND PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO OCCUPANCY.
7. 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.
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 THE AURORA CITY CODE, SECTION 22-434, ARTICLE VII – NUMBERING OF BUILDINGS.
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. 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 REMOVAL KEY-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.
12. 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.
13. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXISTING WOOD SIDING ON THE PREMISES.
14. 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.
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. 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 WAST-CASE NOISE CONDITIONS.
17. 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.
18. 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.
19. 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.

GENERAL NOTES:

1. 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.
2. 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, RADIOACTIVE OR OTHERWISE DANGEROUS MATERIALS SHALL BE STORED ON SITE OR WITHIN ANY STORAGE UNIT.
3. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

FIRE NOTES:

1. 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.
2. 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 ON 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 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, RADIOACTIVE OR OTHERWISE DANGEROUS MATERIALS SHALL BE STORED ON SITE OR WITHIN ANY STORAGE UNIT.
3. 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 NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR 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.
4. 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 08013C0300J0 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 City Standards, and shown on the signing and striping plan for the development.

delete

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:
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

SITE

LAND being proposed?

PROPERTY LINES: 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 THEREOF, _____ 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 _____ AD, ____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ AD, ____ BY
(PRINCIPALS OR OWNERS)
NOTARY SEAL
ESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)
MY COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS: _____

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

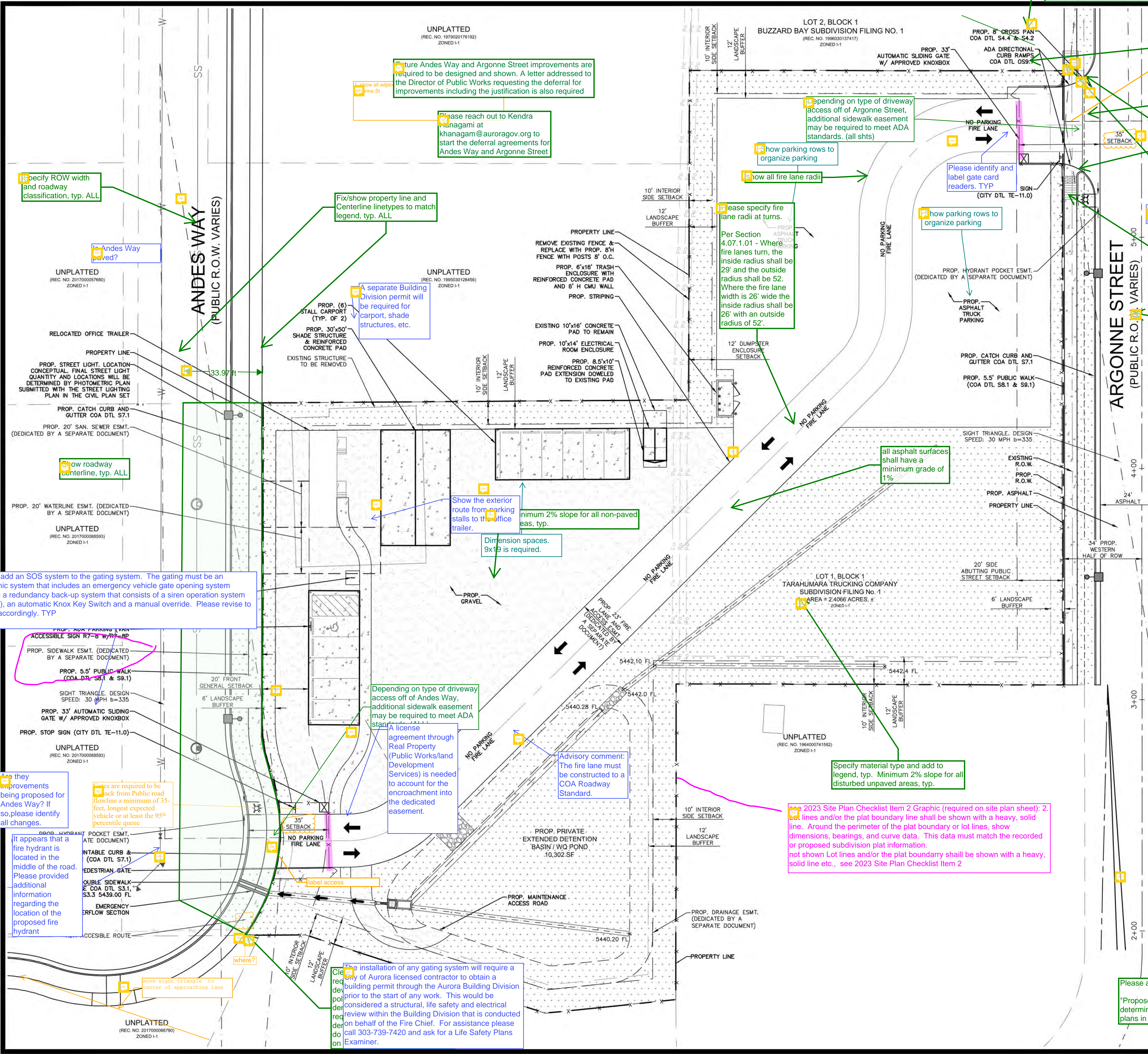
Rocky Ridge
Civil Engineering
420 21st Ave, Suite 101
Longmont, CO 80501
303.651.6626
www.rockyridgecivil.com

TARAHUMARA TRUCKING

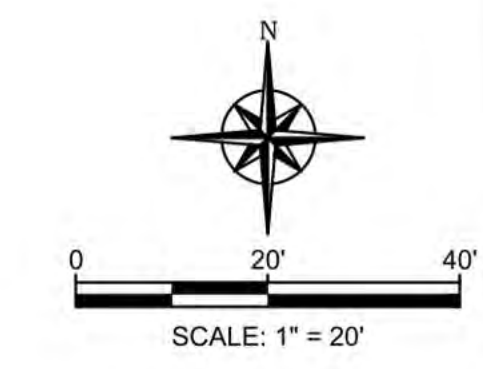
COVER SHEET
2260 ANDES WAY
AURORA, CO 80011

SHEET NO

1 OF 12



EXISTING		LEGEND	PROPOSED
L		FIRE HYDRANT	
		KNOX HARDWARE BOX	
ncrate		INLET	
		CONTOUR MAJOR	
rn		GRAVEL PAVEMENT	
		CONCRETE	
		DRAINAGE FLOW ARROW	
		ADJOINING LOT LINE	
		EASEMENT	X
		PROPERTY LINE	
		ROW CENTERLINE	
ESMT		EASEMENT FOUND	ESMT
FND		TYPICAL	FND
TYP		PROPOSED	TYP
PROP.		RIGHT-OF-WAY	PROP.
R.O.W.		LINEAR FEET	R.O.W.
LF		DETAIL	LF
DTL			DTL



- 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.

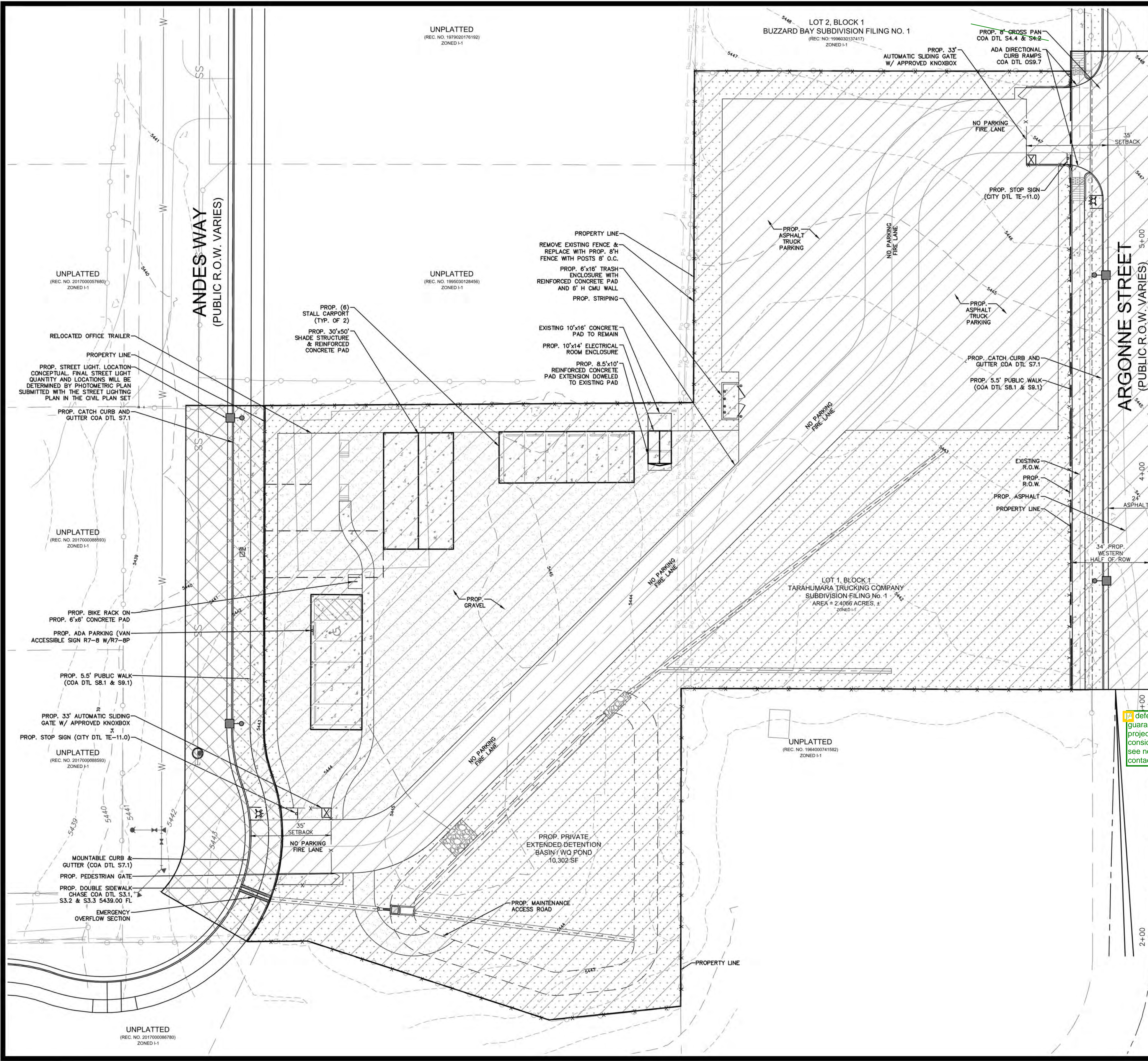
- MAIN GATE NOTES:**
1. THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY AND ELECTRICAL REVIEW WITHIN THE BUILDING 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.

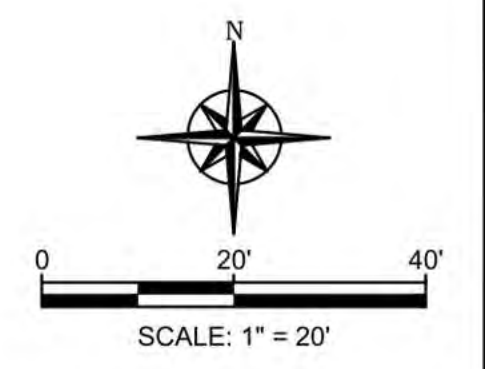
Please add the following note:
"Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."

PRELIMINARY
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BY		DATE		NO.	
DESCRIPTION		DATE		NO.	
Rocky Ridge Civil Engineering 420 21st Ave Suite 101 Aurora, CO 80011 303.651.6626 www.rockyridgecivil.com					
JOB NO		CAD NO		DATE	
954-1		954-1		03/30/23	
SHEET NO		SHEET NO		SHEET NO	
2		OF		12	



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



PHASING
THIS PLAN IS ONLY INFORMATIONAL AND DOES NOT REFLECT THE ORDER IN WHICH SPECIFIC IMPROVEMENTS WILL BE MADE. THE CONTRACTOR WILL IMPROVE FACILITIES IN THE ORDER THAT IS CONSIDERED MOST REASONABLE AT THE TIME OF DEVELOPMENT. THERE WILL BE NO GENERAL PUBLIC ACCESS DURING CONSTRUCTION AS THERE IS NO RETAIL PARKING OR AN OFFICE ON SITE.

1. ARGONNE STREET IMPROVEMENTS WILL BE CONSTRUCTED FIRST AS WELL AS THE SITE AND ROW LANDSCAPING AND TREE LAWNS. THE FOLLOWING IMPROVEMENTS WILL BE PERFORMED IN THE ORDER THE CONTRACTOR DEEMS BEST SUITED. THE WEST SIDE OF ARGONNE WILL BE IMPROVED WITH THIS DEVELOPMENT. THE EAST SIDE IMPROVEMENTS WILL BE CONSTRUCTED WHEN THE EASTERN ADJACENT LOT DEVELOPS. SITE IMPROVEMENTS WILL BE CONSTRUCTED WITH THIS PHASE AND THE CONSTRUCTION ORDER WILL BE DETERMINED BY THE CONTRACTOR BASED ON MOBILIZATION AND MATERIAL AVAILABILITY.
 - A. DETENTION POND AND STORM STRUCTURES
 - B. INTERIM CULVERT AT ACCESS
 - C. DRIVEWAY
 - D. PAVED SITE ACCESS
 - E. R.O.W. LANDSCAPING
 - F. DETENTION POND AND STORM STRUCTURES
 - G. LOT GRADING AND ASPHALT PAVEMENT SURFACE
 - H. NON-STREET FRONTAGE LANDSCAPING
2. THE FOLLOWING ARGONNE WAY IMPROVEMENTS FOR THE WEST SIDE WILL BE DESIGNED WITH THIS DEVELOPMENT AND ARE BEING DEFERRED TO BE CONSTRUCTED WHEN REQUESTED BY THE CITY'S PUBLIC WORKS DEPARTMENT. (0.19 ACRES DISTURBED)
 - A. CURB AND GUTTER AND WALK
 - B. ROAD PAVE
 - C. PAVE TAPER
 - D. STREET TREES

deferral is not guaranteed for this project, but will be considered. Please see notes below for contact information.

Andes Way was requested in the letter. Please revise if this should be Andes Way

Future Andes Way and Argonne Street improvements are required to be designed and shown. A letter addressed to the Director of Public Works requesting the deferral for improvements including the justification is also required

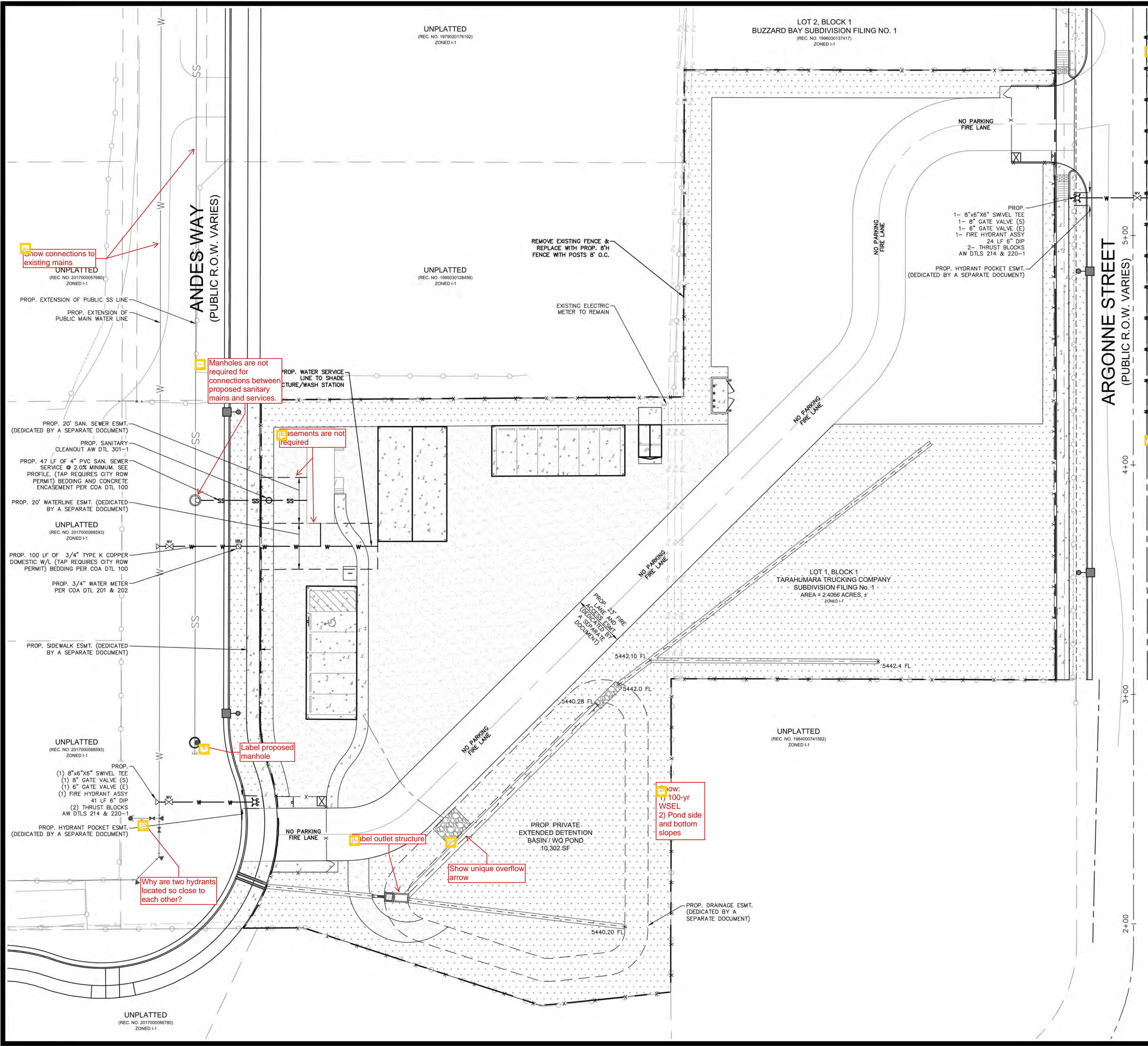
Please reach out to Kendra Khanagami at khanagami@auroragov.org to start the deferral agreements for Andes Way and Argonne Street(?)

Please resubmit deferral letter, with better justification per the UDO and an exhibit.

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TARAHUMARA TRUCKING	DATE	03/30/23	CAD NO	954-1	JOB NO	954-1	BY
	PHASING PLAN	2260 ANDES WAY	AURORA, CO 80011				
SHEET NO							3 OF 12

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Aurora, CO 80011
303.651.6626
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Label proposed water main

Label blow off at the end of main extension

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

Easements are not required

Label proposed manhole

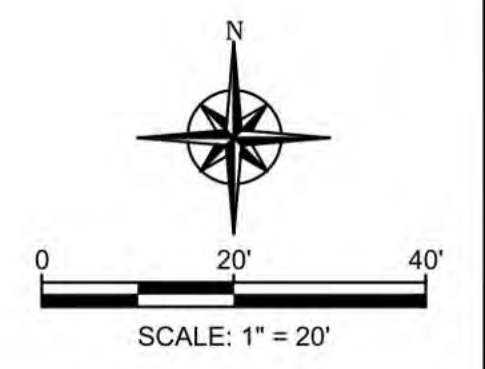
Label outlet structure

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
1.1. 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.
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 - 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.
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please define all abbreviations.

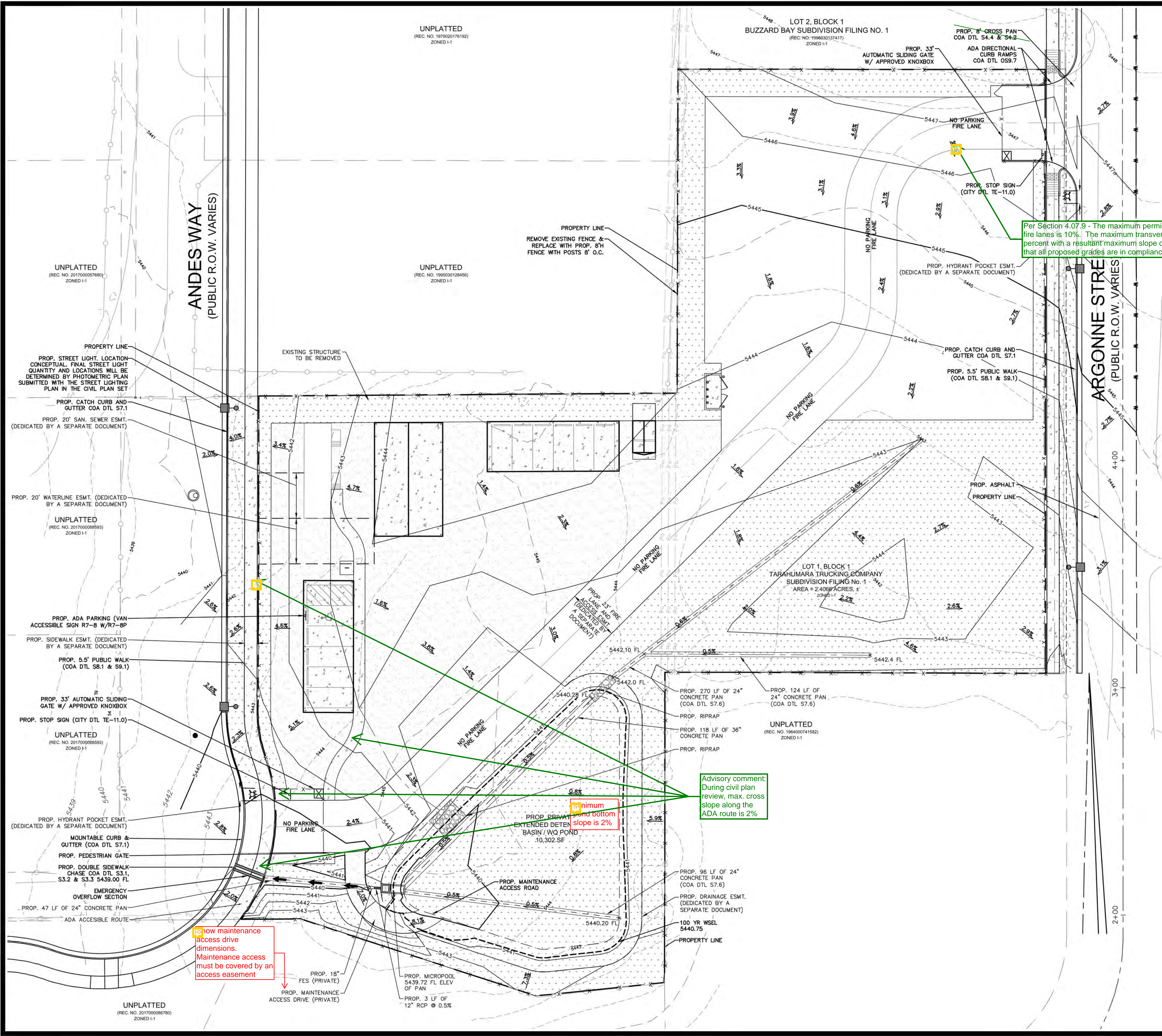
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TARAHUMARA TRUCKING

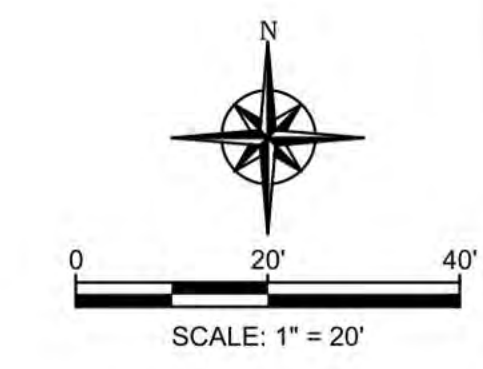
DATE	CAD NO	JOB NO
03/30/23	954-1	954-1

UTILITY PLAN
2260 ANDES WAY
AURORA, CO 80011

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LEGEND	
EXISTING	PROPOSED



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%

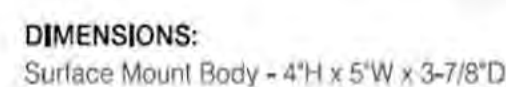
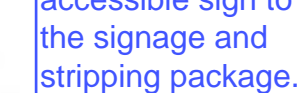
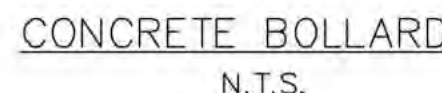
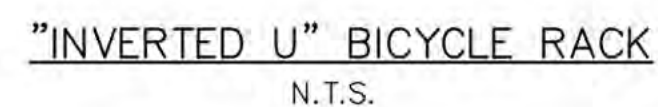
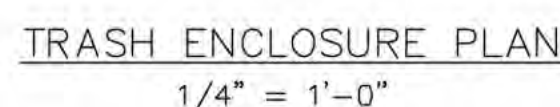
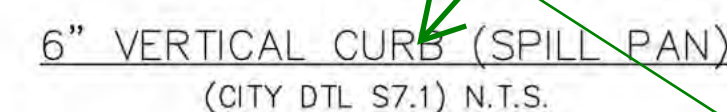
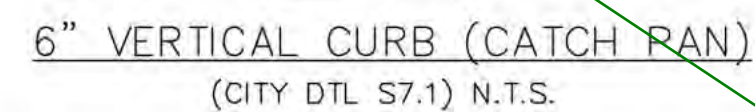
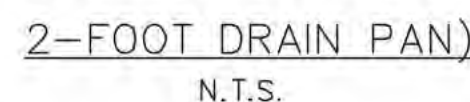
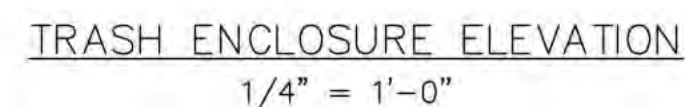
How maintenance access drive dimensions.
Maintenance access must be covered by an access easement

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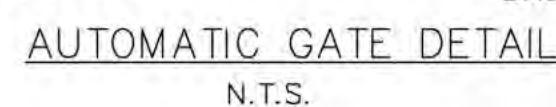
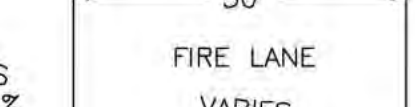
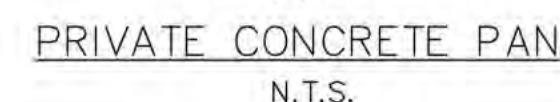
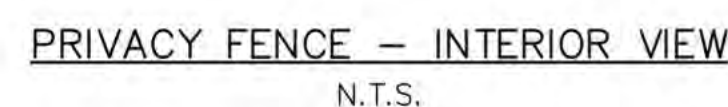
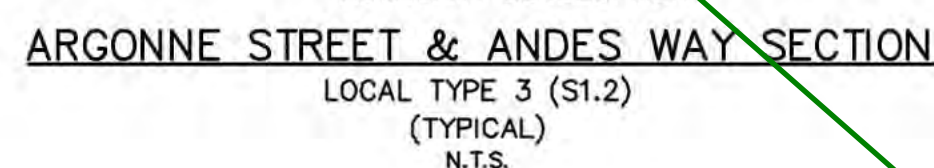
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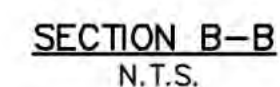
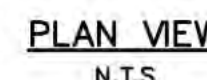
TARAHUMARA TRUCKING	JOB NO	954-1	DATE	03/30/23	GRADING & DRAINAGE PLAN 2260 ANDES WAY AURORA, CO 80011	SHEET NO	5 OF 12
	CAD NO	954-1					
	BY		NO.	DATE	DESCRIPTION		

PRELIMINARY
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PAVING SUMMARY

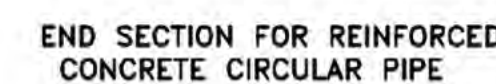


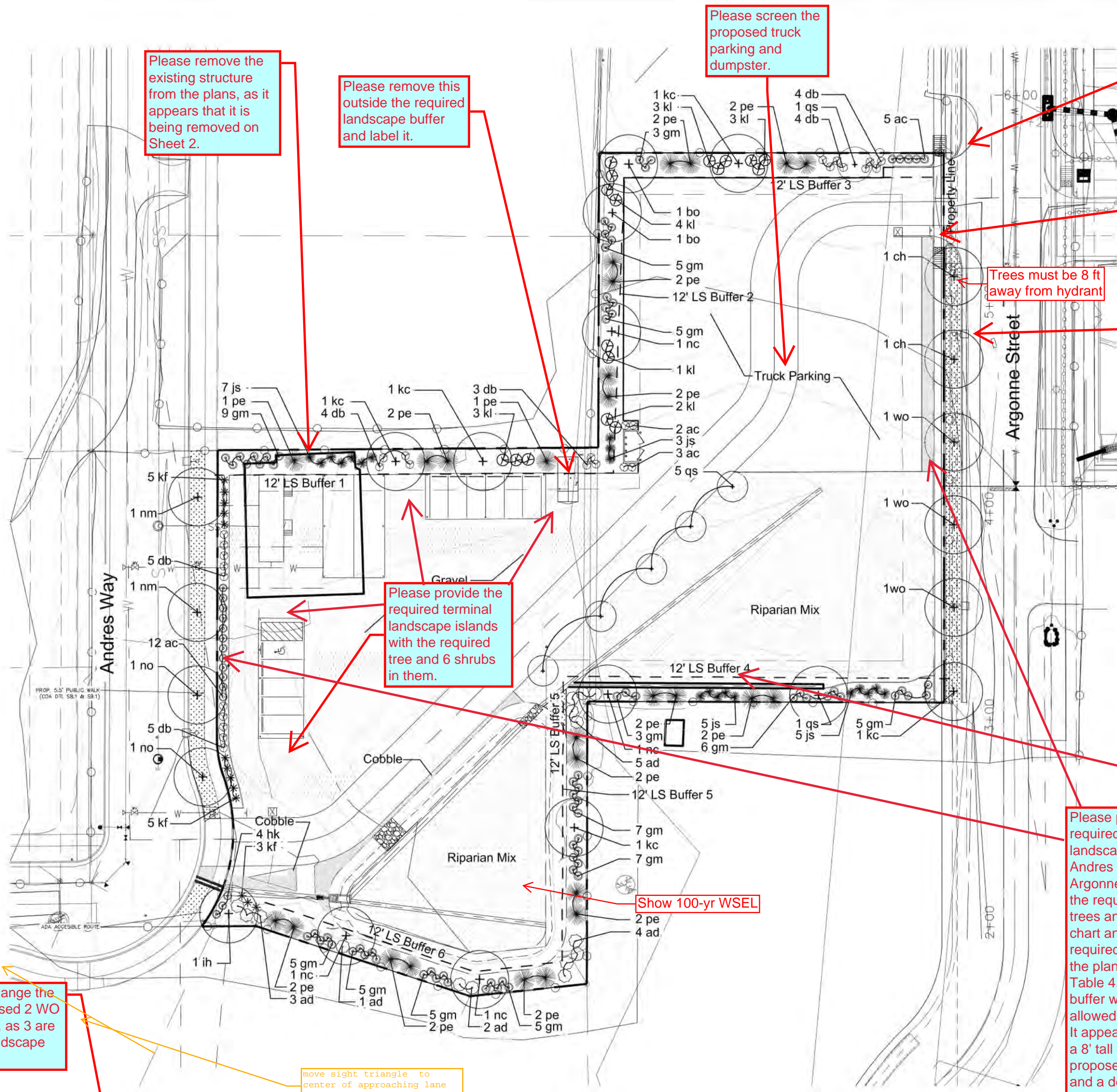


N.T.S.



* GRADATIONS PER URBAN DRAINAGE AND FLOOD CONTROL DISTRICT STANDARDS.





LANDSCAPE PLAN

PLANT MATERIAL SCHEDULE:						
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	EQUINUMUS 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

LANDSCAPE LEGEND:

3,101 sf.	ENHANCED NATIVE SEED MIX (IRRIGATED)		
	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL PLS PER ACRE
	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.
21,101 sf.	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.
11,573 sf.	SHREDDED CEDAR MULCH		
1,400 sf.	3"-6" ROUND COBBLE		
	STEEL EDGING		

SITE DATA - BUILDINGS A & B

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%

WATER USE

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.

STREETSCAPE LANDSCAPING

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

NON-STREET FRONTAGE LANDSCAPE BUFFER

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

DETENTION AREA

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 have the proposed seed mix add up to 100%.

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

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.

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.

Please change the the proposed 2 WO trees to 3, as 3 are on the landscape plans.

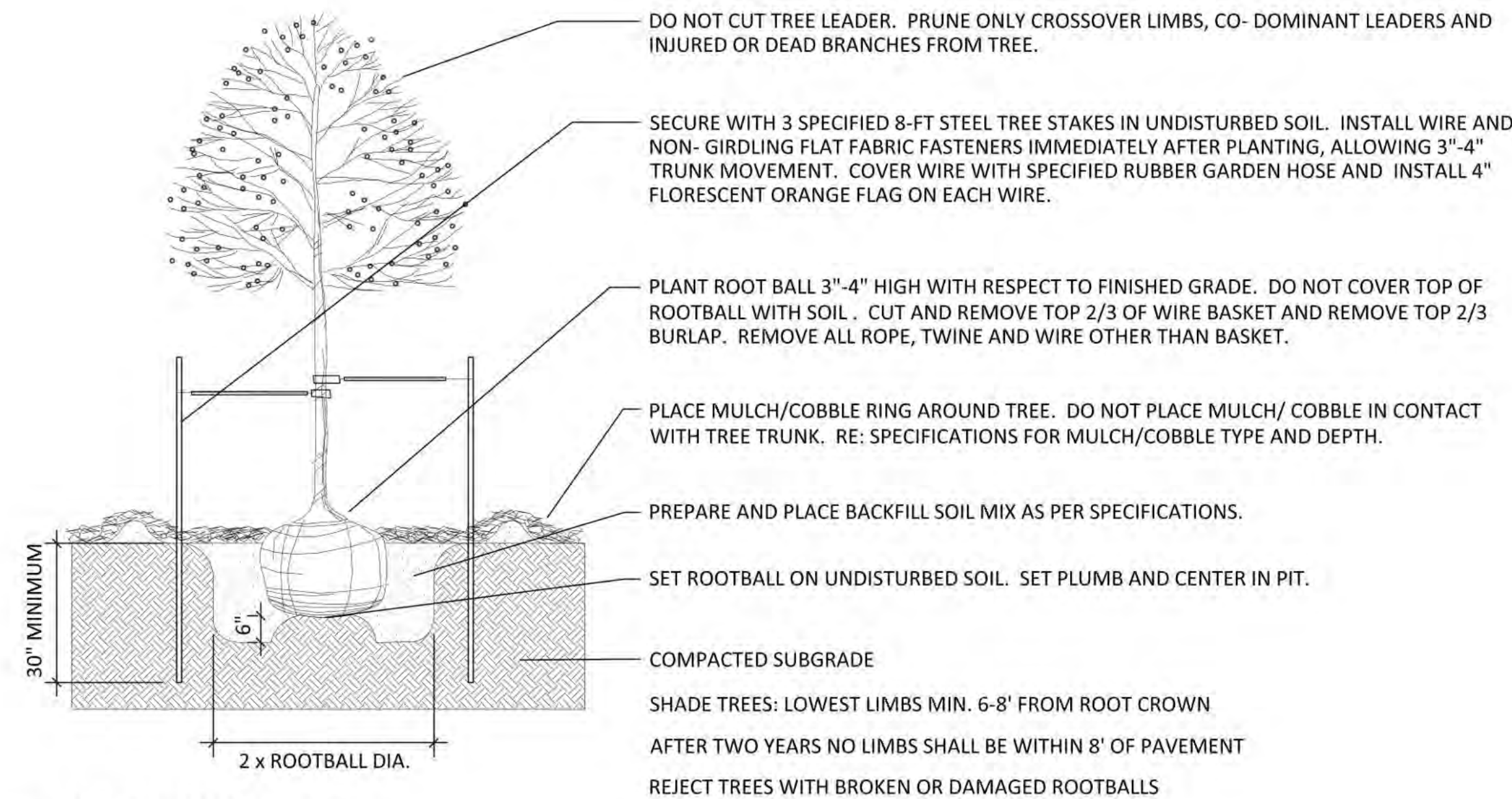
move eight triangle to center of approaching lane

Please provide the required 10' wide landscaper buffers for Andres Way and Argonne Street with the required/provided trees and shrubs on a chart and provided the required landscape on the plans. NOTE: See Table 4.7-2 Required buffer widths and allowed reductions. *** It appears that there is a 8' tall wood fence proposed on Sheet 4 and a detail on Sheet 6. However, it is not indicated or and labeled on the landscape plans.

Rocky Ridge Civil Engineering
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Boulder, CO 80501
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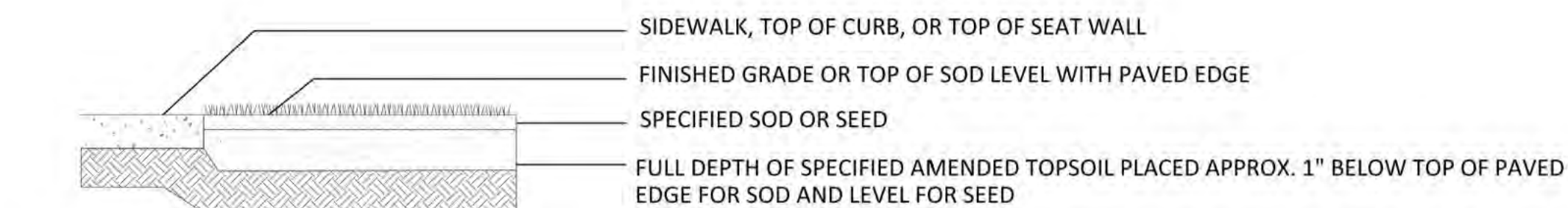
TARAHUMARA TRUCKING
COVER SHEET
2260 ANDRES WAY
AURORA, CO 80011

DATE: 03/28/23
JOB NO: 954-1
CAD NO: 954-1
SHEET NO: 8 OF 12

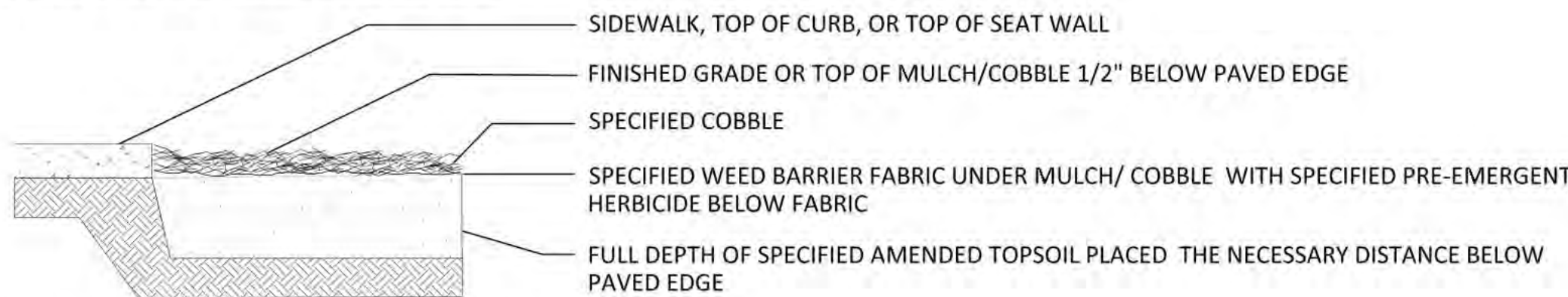


1 DECIDUOUS TREE

NOT TO SCALE



SOD ADJACENT TO WALKS AND CURBS



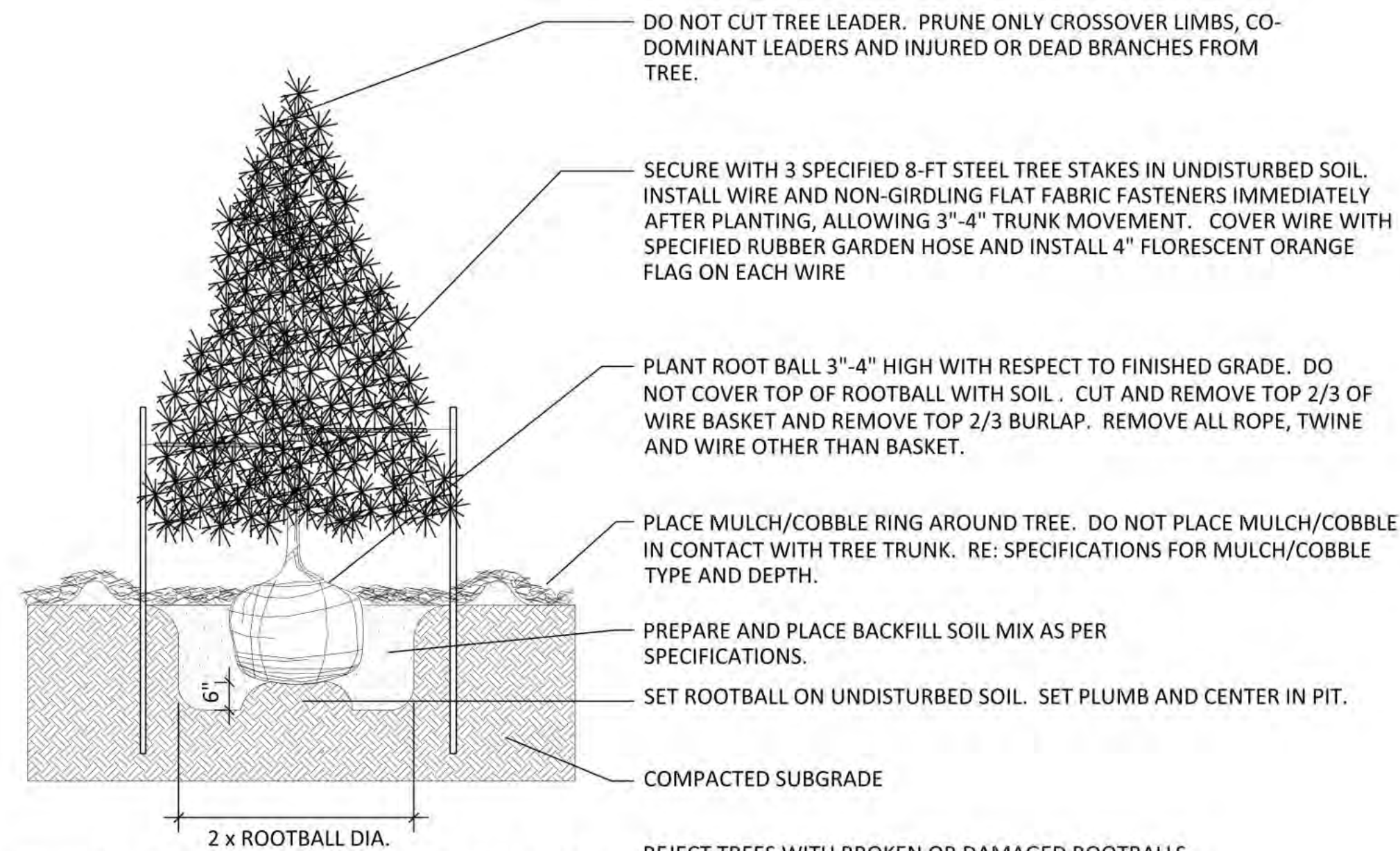
MULCH ADJACENT TO WALKS AND CURBS



EDGER

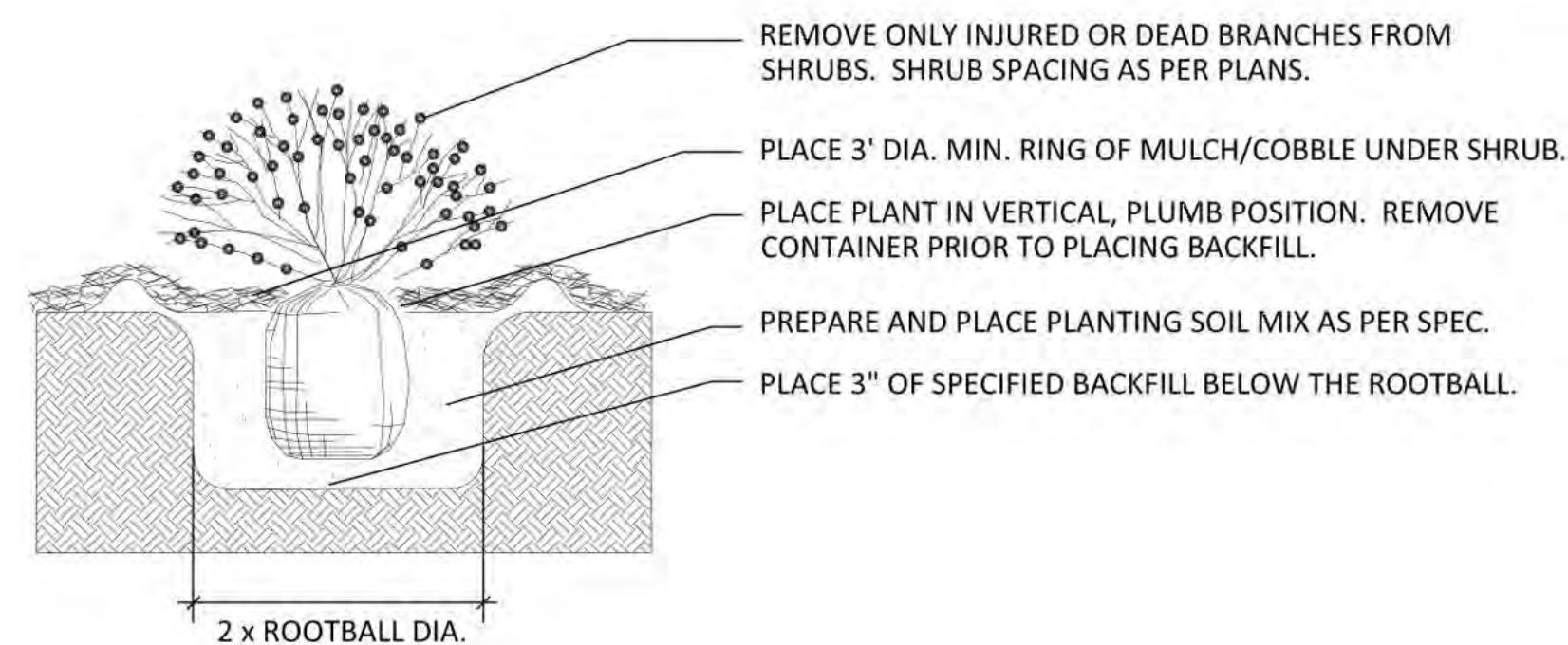
3 EDGE TREATMENT

NOT TO SCALE



2 EVERGREEN TREE PLANTING

NOT TO SCALE



4 SHRUB PLANTING

NOT TO SCALE

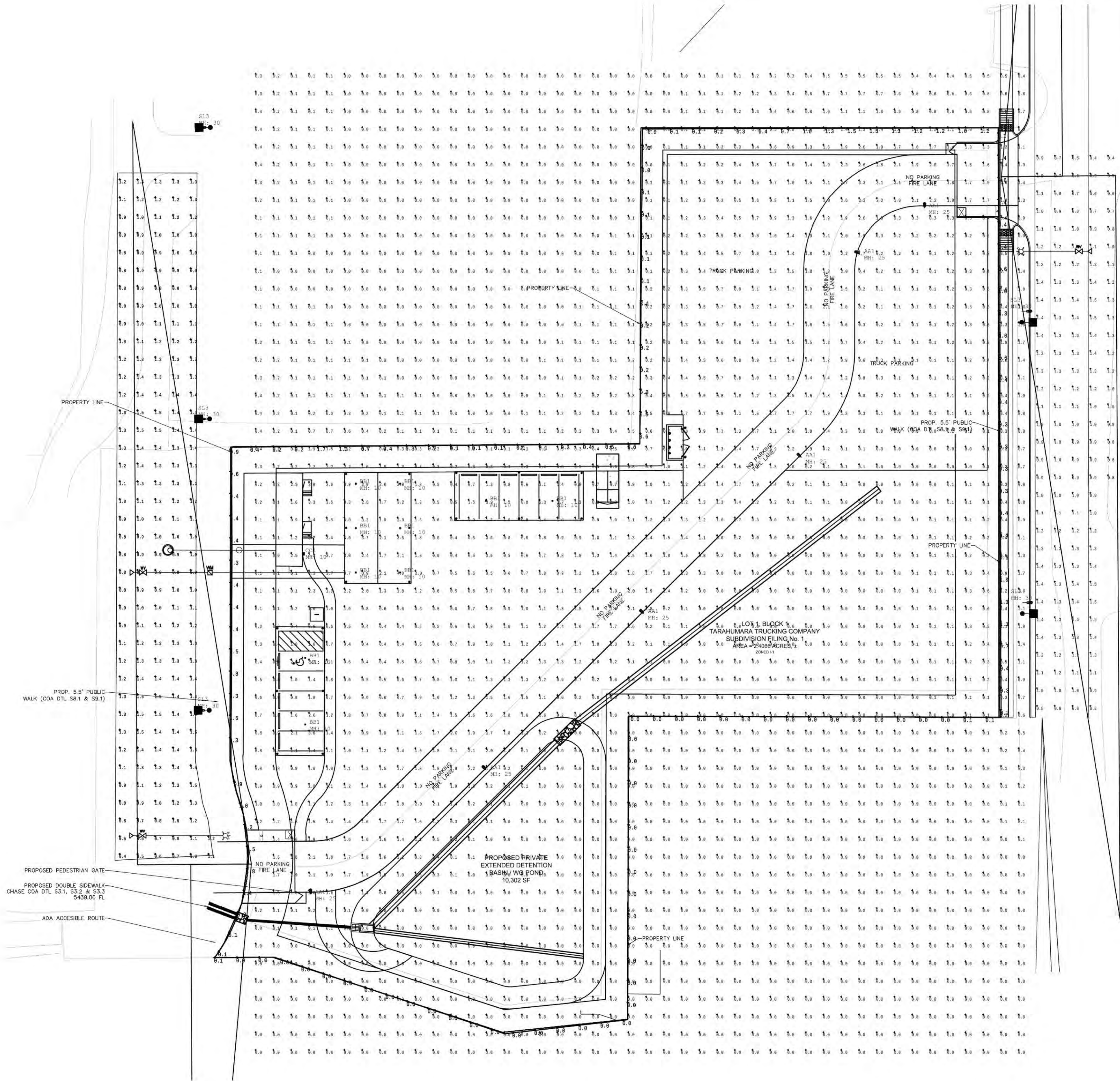
STANDARD CITY OF AURORA NOTES:

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.

STACKlot

LITTLETON, COLORADO 80120
303.985.2735



LUMINAIRE SCHEDULE					
SYMBOL	QTY	LABEL	WATTS	LUMENS	LLF
	6	AA1	113	9559	0.900
	10	BB1	36.81	1135	0.900
	2	CC1	25.4	3127	0.900
	5	SL3	131	15619	0.900
			CATALOG		
			GLEON-AF-02-LED-E1-SL4-7030-HSS		
			SMD6S12930WHE		
			IST-SA1B-730-U-T4W		
			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
ANDES WAY S. SIDEWALK	Fc	0.88	1.9	0.1	8.80
ANDES WAY	Cd/Sq.m	1.14	1.5	0.4	2.85
ARGONNE STREET	Cd/Sq.m	1.10	1.5	0.4	2.75
OVERALL SITE	Fc	0.44	4.4	0.0	N.A.
PROPERTY LINE	Fc	0.41	1.8	0.0	N.A.
FIRE LANE	Fc	1.67	3.3	0.6	2.78
PARKING	Fc	1.31	4.0	0.4	3.28

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-to-back curb width
- Pedestrian Activity Level
- Pavement Type: R3, for all lighting calculations

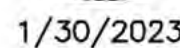
*Note: Site Plan criteria may be subject to change during the design process, and if the Site Plan and Civil Plan criteria are different, the civil plan shall be the final street lighting design criteria.

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."

Advisory 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)

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page 3

GLEON GALLON LED

OPTIC ORIENTATION

Standard

Optics Rotated Left @ 30° (L30)

Optics Rotated Right @ 30° (R30)

OPTIC DISTRIBUTIONS

LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TW-21 Lumen Maintenance (90,000 Hours)	Projected L90 (hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	305,000

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
95°C	1.00
10°C	1.01
25°C	1.03
40°C	0.99
50°C	0.97

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1/30/2023

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**Rocky Ridge
Civil Engineering**

420 21st Ave, Suite 101
Longmont, CO 80501
303.651.6626
www.rockyridgecivil.com

TARAHUMARA TRUCKING

PHOTOMETRICS
2260 ANDES WAY
AURORA, CO 80011

SHEET NO

12 OF 12

PRELIMINARY
THIS DRAWING IS UNCHECKED
NOT FOR CONSTRUCTION

Catalog #	IST-SA1B-T30-U-T4W-AP	Type
Project	TARAHUMARA	CC1
Comments	--	Date
Prepared by	ILLUMINATION SYSTEMS	03/28/2023



McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

Interactive Menu

- Ordering Information [page 3](#)
- Product Specifications [page 2](#)
- Energy and Performance Data [page 3](#)
- Control Options [page 4](#)

Product Certifications

Quick Facts

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

Connected Systems

- WaveLinx
- Enlighted

Dimensional Details

Cylinder



Quarter Sphere



Hook-in-Lock



Trapezoid



Wedge



NOTES:

1. All Earthed to 000V AC and across only.

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McGraw-Edition			Impact Elite LED																	
Energy and Performance Data			View Record (LED) Item																	
Electrical Data			300	400	500	600	700	800	900	1000	300	400	500	600	700	800	900	1000		
Power (Watts)	120/27V		231	25.4	34.2	43.2	58.2	58.2	58.2	101	25.4	34.2	43.2	58.2	58.2	58.2	58.2	100		
Current (A)	120		1.87	0.22	0.29	0.36	0.46	0.46	0.46	0.76	0.22	0.29	0.36	0.46	0.46	0.46	0.46	0.76		
Power (Watts)	277V		0.26	0.10	0.13	0.17	0.21	0.25	0.26	0.40	0.10	0.13	0.17	0.21	0.25	0.26	0.26	0.40		
Current (A)	277V		0.07	0.08	0.11	0.15	0.18	0.21	0.27	0.40	0.07	0.08	0.11	0.15	0.18	0.21	0.21	0.40		
Power (Watts)	347V		0.08	0.06	0.08	0.11	0.13	0.15	0.16	0.26	0.08	0.06	0.08	0.11	0.13	0.15	0.16	0.26		
Current (A)	347V		0.08	0.06	0.08	0.11	0.13	0.15	0.16	0.26	0.08	0.06	0.08	0.11	0.13	0.15	0.16	0.26		
Thermal Data																				
T _{amb}	Lumens		2,850	2,850	4,516	5,778	7,231	7,985	5,772	4,745	4,516	4,516	4,745	7,973	7,175	7,845				
	BID Rating		81-101-01	81-101-01	81-101-01	81-101-02	81-101-02	81-101-02	81-101-01	81-101-01	81-101-01	81-101-01	81-101-01	81-101-02	81-101-02	81-101-02	81-101-02	81-101-02		
	Lumens Per Watt		139	139	135	135	126	124	120	136	137	134	127	123	119					
	Lumens		2,776	2,470	4,578	5,729	7,186	7,837	5,771	4,424	4,568	4,568	4,568	7,068	7,178					
T ₈₅	BID Rating		81-101-01	81-101-01	81-101-01	81-101-02	81-101-02	81-101-02	81-101-01	81-101-01	81-101-01	81-101-01	81-101-01	81-101-02	81-101-02	81-101-02	81-101-02	81-101-02		
	Lumens Per Watt		138	137	134	127	123	119	136	135	132	135	127	123	118					
	Lumens		2,331	4,546	4,534	5,675	7,089	7,231	2,762	4,422	4,594	4,712	5,148	7,068	7,178					
	BID Rating		81-101-02	81-101-01	81-101-01	81-101-02	81-101-02	81-101-02	81-101-01	81-101-01	81-101-01	81-101-01	81-101-01	81-101-02	81-101-02	81-101-02	81-101-02	81-101-02		
T ₈₉	BID Rating		81-101-01	81-101-01	81-101-01	81-101-02	81-101-02	81-101-02	81-101-01	81-101-01	81-101-01	81-101-01	81-101-01	81-101-02	81-101-02	81-101-02	81-101-02	81-101-02		
	Lumens Per Watt		137	137	134	127	123	119	136	135	132	135	127	123	118					
	Lumens		2,760	4,547	4,582	5,793	7,124	7,832	2,759											

Straats

DESCRIPTION

The Archeon™ Medium LED roadway luminaire delivers all the performance benefits of the latest Cooper Lighting Solution LED platform and technologies with a modern, yet familiar overhead form factor. This discrete LED luminaire with the patented, high-efficiency AccuBeam™ optics provides uniform and energy-conscious illumination for municipal streets and highways. Our customer focused designs include single inch bolt hole industry leading surge protection options and superior lumen maintenance and performance, all in an economical design. Available in 15 standard lumen packages per optic.

SPECIFICATION FEATURES

Construction

Heavy-duty die-cast aluminum housing and door. Tool-less entry. Hinged removable door for easy access to terminal block, mounting bolts, and optional surge module. 3G vibration rated.

Optics

Choice of four patented, high-efficiency AccuBeam LED optics. Available in Type IIR, III, IV, V wide beam angles while the optics are precisely designed to shape the distribution maximizing efficiency and even light application. Offered in 15° (1400 lm), 27° (2700 lm) and minimum 70 CR. Optional 270K or 3000K (70 CRI CCT) are available. For the ultimate level of detail, spotlight controls, an optional house side shield accessory is available and can be field or factory installed. The house side shield is designed to seamlessly integrate with the

T2R, T3, and T4W optics.

Optics are IP68 enclosure rated.

Electrical

120-277V 50/60Hz, 3A/7 60Hz or 480V 60Hz operation. Standard 0-10V dimming with 0V/3V+ and 10V/10A common and differential mode surge protection available. Thermal management features live away from the LED source for optimal efficiency, light output and lumen maintenance. Ambient operating temperature from -40°C to +40°C; 30% humidity, high ambient, capability available. Standard with 1500 mm horizontal tube type compression thermal break greater than 90% lumen maintenance expected at 50,000 hours.

Mounting

Standard four-bolt-two-bracket styling with cast-in pipe stop and 2.5" leveling steps, and door

Catalog #	ARCH-MAF-48-130-D-U-T3 AP-7030	Type
Project	TARAHUMARA	SL3
Comments		Date
Prepared by	ILLUMINATION SYSTEMS	03/28/2023

tether. Fixed-in-place bond guard seats around 1.5x1 to 2" (1.68") to 3.3" O.D mounting arms. Optional 1" pole mount arm available with round pole adapter and mounting hardware included.

Finish

Housing and cast parts finished in five star super TIGC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade, impact and corrosion. Your lighting representative at Cooper Lighting Solutions is your complete selection of standard colors.

Warranty

Standard five-year warranty. Optional one-year warranty, please see your Cooper Lighting Solutions Streetworks representative for more information.

ARCH-M
ARCHEON
MEDIUM

ROADWAY LUMINAIRE

DIMENSIONS

OPTIONAL ARM

11' Single-Arm

Adjustable Splitter Offset Arm

TYPE III - Colling Pattern

CERTIFICATION DATA
UL and ENEC (see Location List)
UL Listed Data
IPSA Based Housing
NO Vibration Rated
SG R001
Design-Light Commercial/Qualitest®
See Dry Box Approval (3000K CCT and warmer only)

ENERGY DATA
Electronic LED Driver
E.P. Power Factor
100% User Remains Distortion
120-277V 50/60Hz
ANSI Photometric Rating
-40°C Ambient Temperature Rating

SHIPPING DATA
Shipped Projected Area (Sq. Ft.) 3.71
APPENDIX
Approximate Net Weight:
15 lbs. (5.4 kg)

www.designlighting.org

TOSHIBA ELECTRONIC DEVICES CO., LTD.
September 30, 2023 © 2023

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