

TOWER CROSSING RETAIL - PHASE II
MCC RETAIL SUBDIVISION FILING NO. 3
A PORTION OF THE SOUTHWEST 1/4 SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF
THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF TRACT C, MCC RETAIL SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2022000061196 IN THE OFFICIAL RECORDS OF THE ADAMS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE AND ALL OF LOT 3, BLOCK 1, MCC RETAIL SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO. 2023000070131 IN SAID OFFICIAL RECORDS AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

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

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

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

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

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

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

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

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

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

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

CITY OF AURORA APPROVALS

CITY ATTORNEY: DATE:
PLANNING DIRECTOR: DATE:
PLANNING COMMISSION: DATE:
CITY COUNCIL: DATE:
ATTEST: DATE:

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER
OF COLORADO AT O'CLOCK M.
THIS DAY OF 20 A.D.
CLERK AND RECORDER:
DEPUTY:

PROJECT BENCHMARK:

CITY OF AURORA BENCHMARK #3S6628SE002 BEING A 3" DIAM. BRASS CAP (STAMPED COLO DEPT. OF HIGHWAYS, STATE HWY, 1.0 XX 185, MILE POST, CONTROL MONUMENT) BEING AT THE N.W. CORNER OF TOWER RD. & I-70, BEING THE WEST BOUND RAMP; SAID MON. BEING 10.5 FT S.E. OF FLOWLINE OF THE CONC. COVERED ISLAND SD. CAP INSCRIBED COLO. DEPT. HIGHWAYS MILE POST CONTROL MON. ELEVATION = 5439.72 FT (NAVD 88 DATUM)

PROJECT OWNER:

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

ENGINEER CONTACT:

CAGE CIVIL ENGINEERING
DAN KATZ
405 URBAN STREET SUITE 404
LAKEWOOD, CO 80228
PH: 847.826.0522
DKATZ@CAGECIVIL.COM

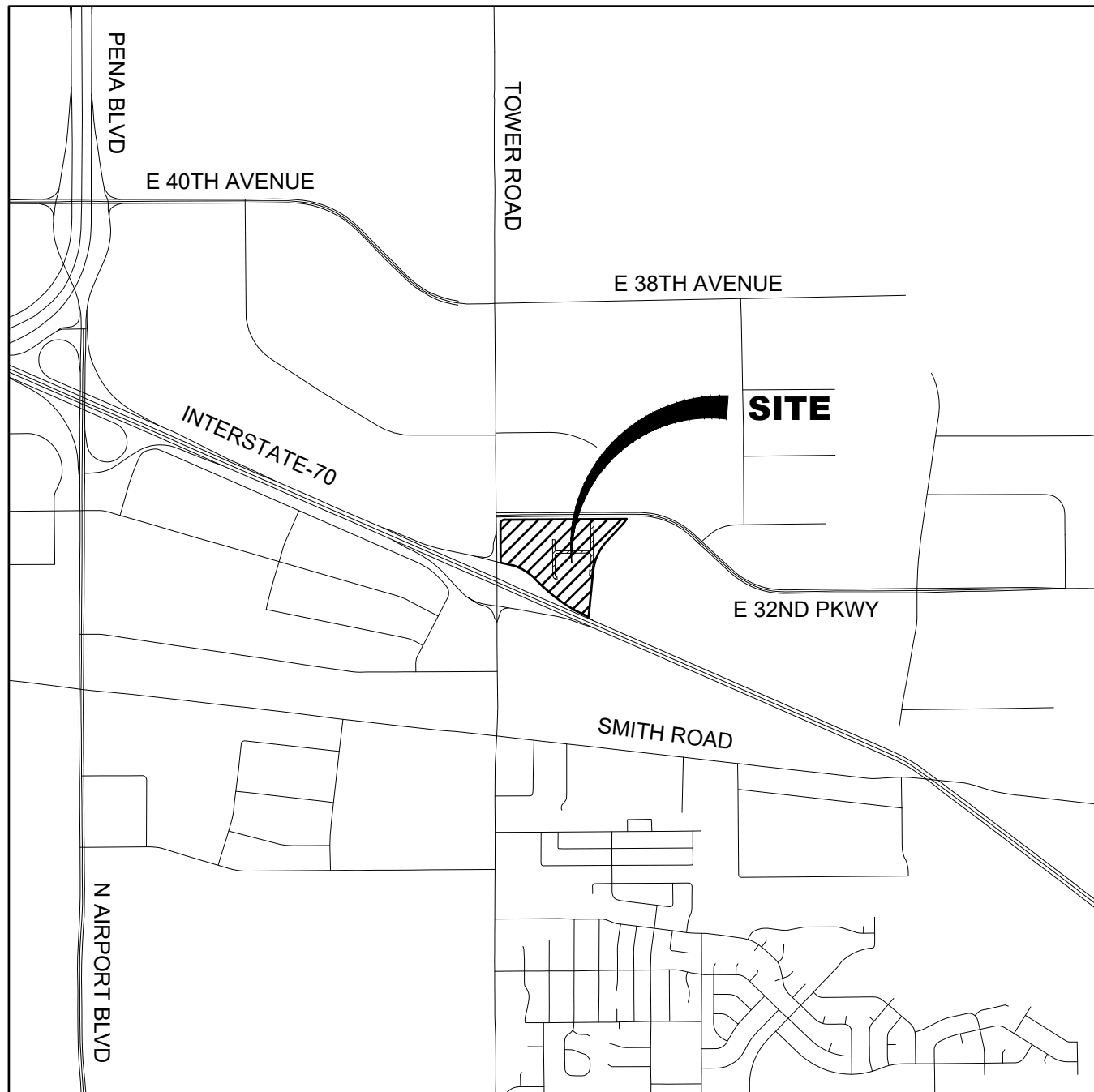
LANDSCAPE ARCHITECT:

THK ASSOCIATES
JULIE GAMEK
2953 S. PEORIA ST, SUITE 101
AURORA, CO 80014
PH: 303.770.7201
JGAMEK@THKASSOC.COM

Dial 811 or 1-800-892-0123



WITH THE FOLLOWING:
COUNTY ADAMS
CITY-TOWNSHIP AURORA-T3S R66W
SEC. & 1/4 SEC. NO.# SOUTHWEST QUARTER OF SECTION 27.
Two (2) working days before you dig (Excluding Sat., Sun. & Holidays)



VICINITY MAP
SCALE: 1" = 2,000'

SHEET LIST TABLE

Sheet Number	Sheet Description	Sheet Title
1	C1	COVER
2	C2	TYPICAL SECTIONS & NOTES
3	C3	EXISTING OWNERSHIP MAP
4	C4	ROW & EASEMENT EXHIBIT
5	C5	OVERALL SITE PLAN
6	C6	INFRASTRUCTURE SITE PLAN
7	L-1	LANDSCAPE PLAN
8	L-2	LANDSCAPE PLAN
9	L-3	LANDSCAPE PLAN
10	L-4	LANDSCAPE NOTES & DETAILS
11	L-5	LANDSCAPE NOTES & DETAILS
12	E0.0	ELECTRICAL COVER SHEET
13	E1.0	ELECTRICAL STREET LIGHTING PLAN
14	E1.1	ELECTRICAL STREET LIGHTING PLAN
15	E2.0	ELECTRICAL STREET LIGHTING SCHEDULES

VARIANCES:

TEMPORARY GRASS LINED SWALES ARE SLOPES PER THIS PRELIMINARY PLAT AT THE MINIMUM 0.5%. SEE NOTE 17 THIS SHEET.

BENCHMARK:

CITY OF AURORA BENCHMARK #3S6628SE002 BEING A 3" DIAM. BRASS CAP (STAMPED COLO DEPT. OF HIGHWAYS, STATE HWY, 1.0 XX 185, MILE POST, CONTROL MONUMENT) BEING AT THE N.W. CORNER OF TOWER RD. & I-70, BEING THE WEST BOUND RAMP; SAID MON. BEING 10.5 FT S.E. OF THE N.W. FLOWLINE OF THE CONC. COVERED ISLAND SD. CAP INSCRIBED COLO. DEPT. HIGHWAYS MILE POST CONTROL MON. ELEVATION = 5439.72 FT (NAVD 88 DATUM)

SITE DATA

TOTAL PROPERTY AREA	744753.9 SF (17.1 AC)
DEDICATED RIGHT OF WAY AREA	5045 SF (0.1 AC)
PROP. IMPERVIOUS AREA (DRIVES)	43207.2 SF (1.0 AC)
PROP. IMPERVIOUS AREA (SIDEWALKS)	11916.7 SF (0.27 AC)
EXISTING ZONING CLASSIFICATION	I-1

Include landscape area in the site data table as well.

LANDSCAPE AREA IS NOW INCLUDED IN THE DATA TABLE

OWNERS SIGNATURES:

LEGAL DESCRIPTION: SEE THIS SHEET

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THIER SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL, OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, MAJESTY REALTY CO., A CALIFORNIA CORPORATION

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS DAY OF A.D.

BY:

NAME:

TITLE:

STATE OF COLORADO

COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS DAY OF A.D.,

BY:

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES

NOTARY BUSINESS ADDRESS:

IN WITNESS THEREOF, ZADAMS PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS DAY OF A.D.

BY:

NAME:

TITLE:

STATE OF COLORADO

COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS DAY OF A.D.,

BY:

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES

NOTARY BUSINESS ADDRESS:

TITLE: COVER

DATE: 01.16.2024



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LAKEWOOD, CO 80228
PHONE: 630-598-0007
WWW.CAGECIVIL.COM



SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

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, AND SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."

3. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.

4. 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.

5. 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.

6. 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 UNOBTSTRUCTED 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.

7. ALL INTERESTED PARTIES ARE HEREBY **Revised note 8 to the full version: "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 see that all plan computations are correct."** DOWN 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.

8. THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD FOR THE DESIGN, CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL STREET LIGHTS AND/OR 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 CITY CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

9. THE OWNER IS RESPONSIBLE FOR SIGNING AND INSTALLING TRAFFIC SIGNALS AT ALL INTERSECTIONS WITHIN THE CITY OF AURORA. THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE APPLIES TO ALL OF THESE TRAFFIC SIGNAL LOCATIONS. TOWER METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR ROADWAY AND TRAFFIC SIGNAL IMPROVEMENTS.

10. THE OWNER IS RESPONSIBLE FOR SIGNING AND INSTALLING TRAFFIC SIGNALS AT ALL INTERSECTIONS WITHIN THE CITY OF AURORA. THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE APPLIES TO ALL OF THESE TRAFFIC SIGNAL LOCATIONS. TOWER METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR ROADWAY AND TRAFFIC SIGNAL IMPROVEMENTS.

11. MULTIPLE INTERSECTIONS ARE ANTICIPATED. THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE APPLIES TO ALL OF THESE TRAFFIC SIGNAL LOCATIONS. TOWER METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR ROADWAY AND TRAFFIC SIGNAL IMPROVEMENTS.

12. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.

13. PRIVATE STREET LIGHTING TO BE GALLEON LEO AREA AND SITE LUMINARIES COPPER LIGHTING BY EATON OR APPROVED EQUAL.

14. ARCHITECTURAL FEATURES (I.E.: BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

15. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREETLIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CITY CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

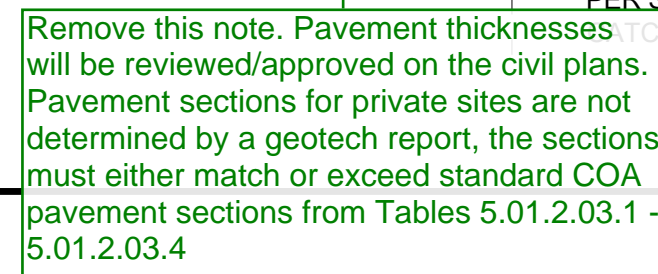
16. TWO POINTS OF ACCESS ARE REQUIRED IF ANY OF THE FOLLOWING CONDITIONS EXIST:

A. D104.1 BUILDINGS EXCEEDING THREE STORIES OR 30 FEET IN HEIGHT. BUILDING OR FACILITIES EXCEEDING 30 FEET OR THREE STORIES IN HEIGHT SHALL HAVE AT LEAST TWO MEANS OF FIRE APPARATUS ACCESS FOR EACH STRUCTURE.

B. D104.2 BUILDINGS OR FACILITIES HAVING A GROSS BUILDING AREA OF MORE THAN 62,000 SQUARE-FEET (5,720 M<sup>2</sup>) SHALL BE PROVIDED WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS. EXCEPTION: PROJECTS HAVING A GROSS BUILDING AREA OF UP TO 124,000 SQUARE FEET THAT HAVE A SINGLE APPROVED FIRE APPARATUS ACCESS ROAD WHEN ALL BUILDINGS ARE EQUIPPED THROUGHOUT WITH APPROVED AUTOMATIC SPRINKLER SYSTEMS.

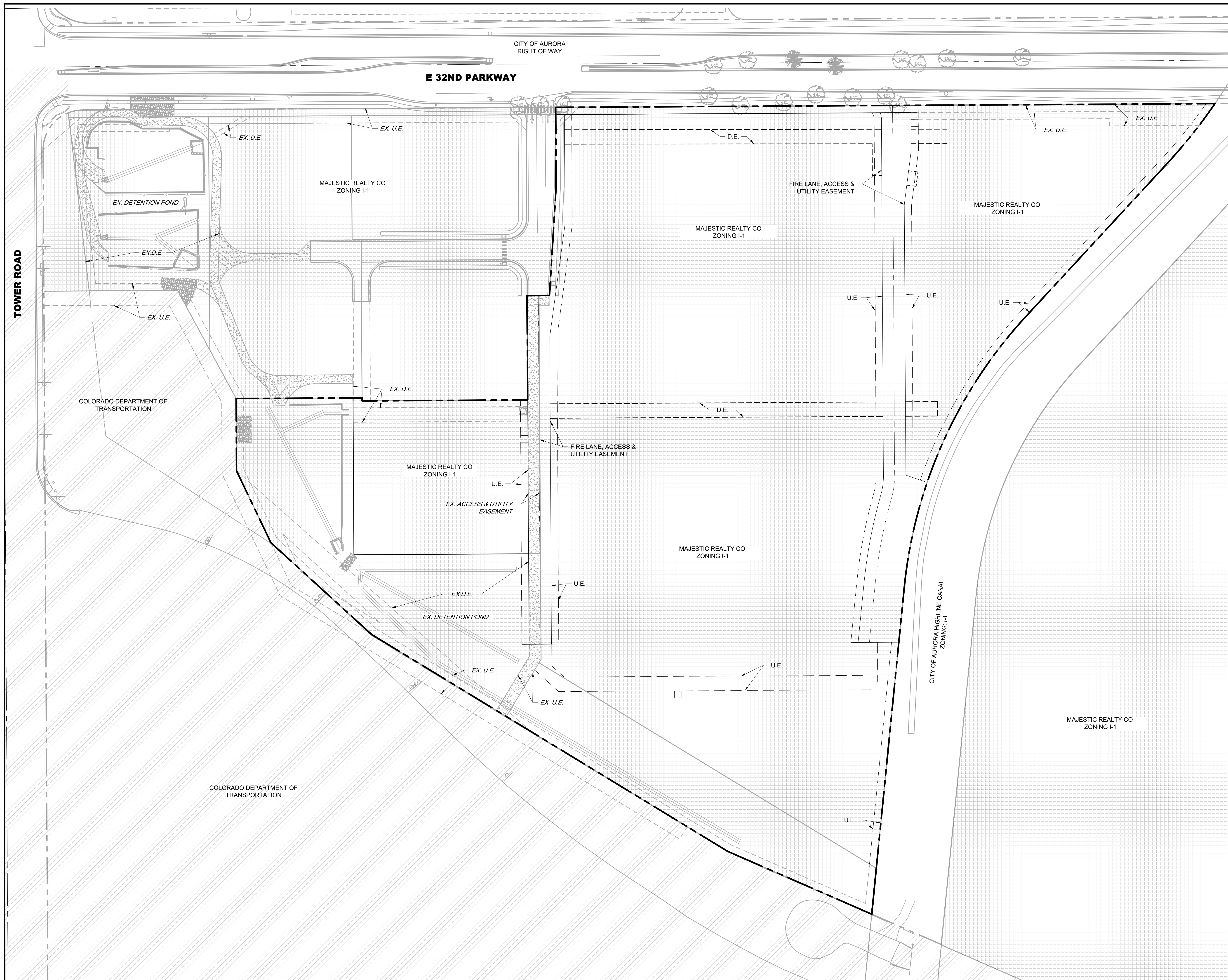
C. IF APPLICABLE; D104.3: REMOTENESS. WHERE TWO ACCESS ROADS ARE REQUIRED, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES.

17. UNLINED PRIVATE TEMPORARY SWALES WITH SLOPES LESS THAN 2% (MINIMUM OF 0.5%) ARE PERMITTED FOR UP TO 36 MONTHS OR UNTIL ADJACENT DEVELOPMENT OCCURS. OTHERWISE REVISIONS SHALL BE SUBMITTED FOR CONCRETE LINED SWALES AT A MINIMUM OF 0.5%. IN ADDITION, THE CITY RESERVES THE RIGHT AT ANY POINT TO REQUIRE THE CONSTRUCTION OF THE CONCRETE LINING SHOULD THERE BE AN ISSUE WITH REDUCED CAPACITY, SEDIMENTATION, PONDING, OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER. DUE TO THE PROXIMITY OF THE AIRPORT STANDING WATER IS NOT PERMITTED. THE OWNER SHALL TAKE IMMEDIATE ACTION IF SUCH ISSUES ARE IDENTIFIED.





PLOT DATE: 04/07/2022 AT 4:19 PM  
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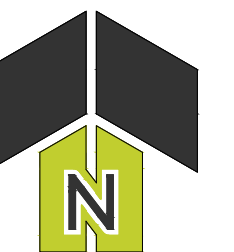
**LEGEND:**

ROW	
PP BOUNDARY	
MAJESTIC REALTY CO	
CDOT RIGHT OF WAY	
AURORA RIGHT OF WAY	

**ABBREVIATIONS**

U.E.	= UTILITY EASEMENT
SW.E.	= SIDEWALK EASEMENT
D.E.	= DRAINAGE EASEMENT

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



TITLE: EXISTING OWNERSHIP  
MAP

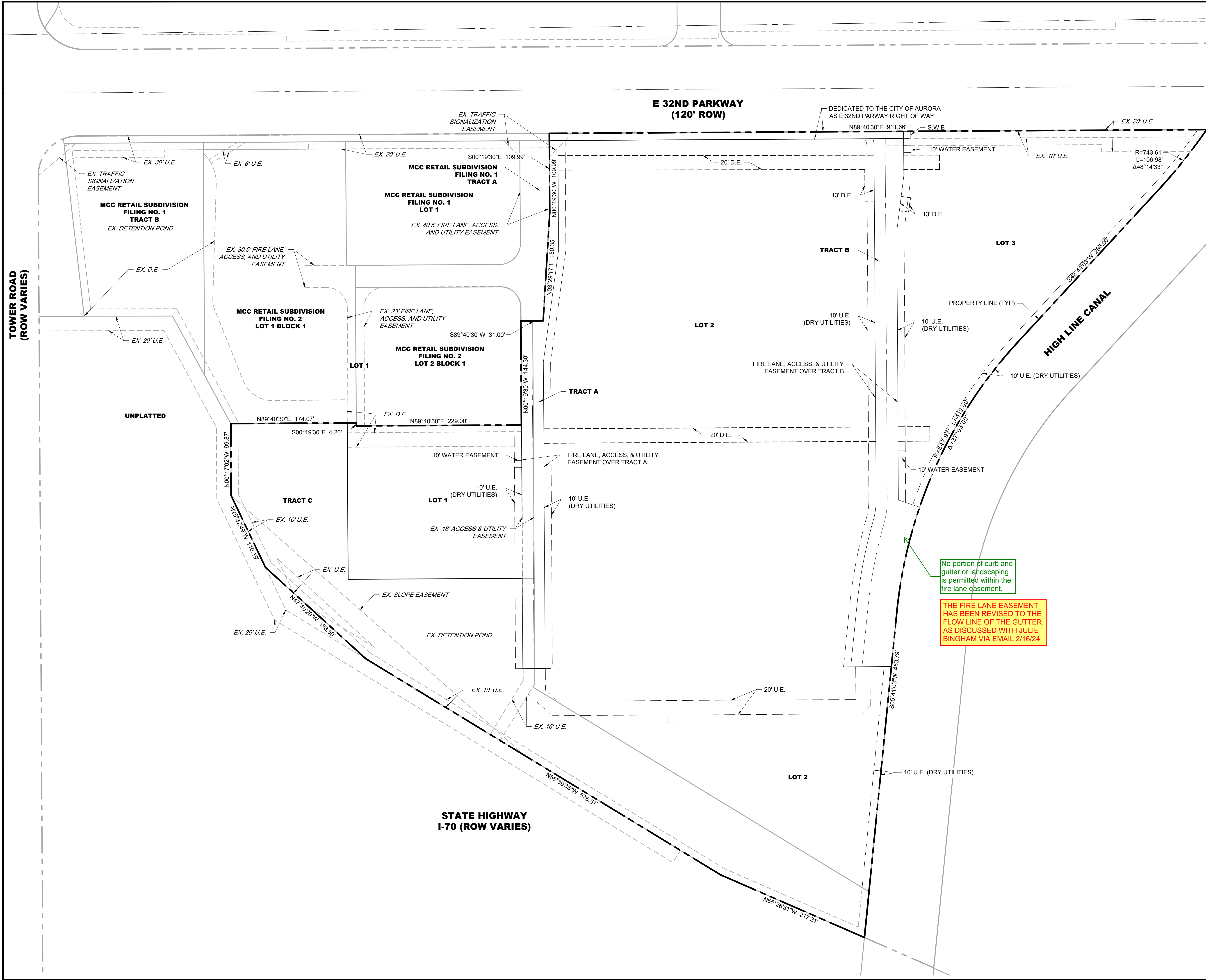
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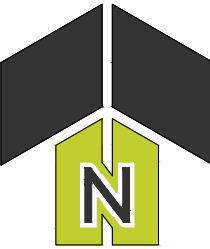
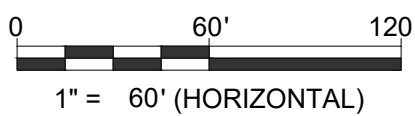
- ROW/PROPERTY LINE
- PROPERTY BOUNDARY
- EASEMENT
- LOT / TRACT LINE
- EX. ROW LINE
- EX. LOT / TRACT LINE
- EX. EASEMENT

ABBREVIATIONS

- U.E. = UTILITY EASEMENT
- SW.E. = SIDEWALK EASEMENT
- D.E. = DRAINAGE EASEMENT

No portion of curb and gutter or landscaping is permitted within the fire lane easement.

THE FIRE LANE EASEMENT HAS BEEN REVISED TO THE FLOW LINE OF THE GUTTER, AS DISCUSSED WITH JULIE BINGHAM VIA EMAIL 2/16/24



TITLE: ROW & EASEMENT EXHIBIT  
DATE: 01.16.2024



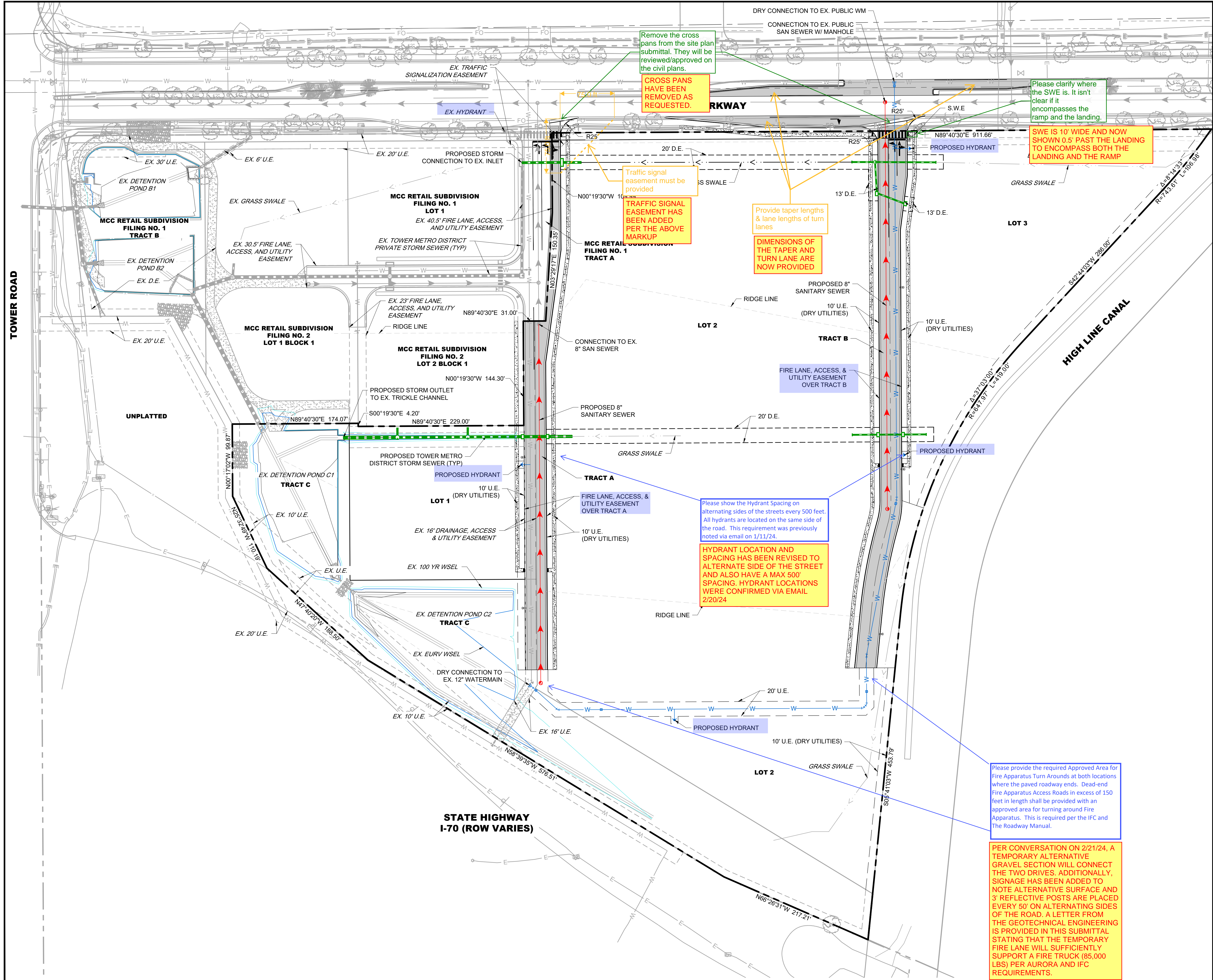
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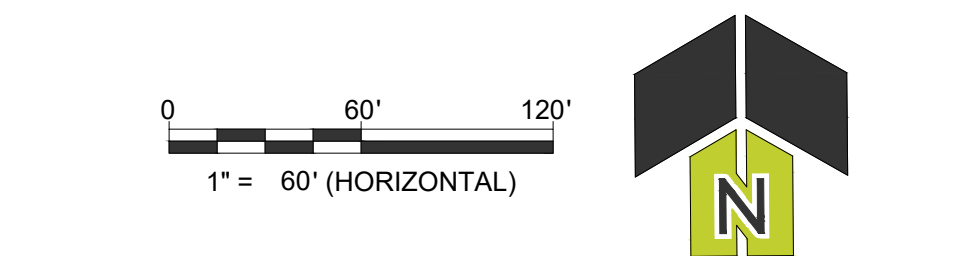


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FILE PATH: E:\PROJECTS\2022\11 - OVERALL UTILITY PLAN  
DRAWING NO.: 11 - OVERALL UTILITY PLAN



LEGEND:	
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED WATER LINE
	PROPOSED STORM PIPE
	PROPOSED STORM MANHOLE
	PROPOSED STORM INLET
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	CENTERLINE
	RIGHT OF WAY
	EASEMENT
	PROPOSED GRASS SWALE
	EXISTING GRASS SWALE

- NOTES:
- UNLINED PRIVATE TEMPORARY SWALES WITH SLOPES LESS THAN 2% (MINIMUM OF 0.5%) ARE PERMITTED FOR UP TO 36 MONTHS OR UNTIL ADJACENT DEVELOPMENT OCCURS. OTHERWISE REVISIONS SHALL BE SUBMITTED FOR CONCRETE LINED SWALES AT A MINIMUM OF 0.5%. IN ADDITION, THE CITY RESERVES THE RIGHT AT ANY POINT TO REQUIRE THE CONSTRUCTION OF CONCRETE LINING SHOULD THERE BE AN ISSUE WITH REDUCED CAPACITY, SEDIMENTATION, PONDING OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER. DUE TO THE PROXIMITY OF THE AIRPORT STANDING WATER IS NOT PERMITTED. THE OWNER SHALL TAKE IMMEDIATE ACTION IF SUCH ISSUES ARE IDENTIFIED.
  - FUTURE DEVELOPMENT OF PRIVATE DRIVES SHOULD USE THE DRIVE SECTIONS SHOWN ON THIS SHEET AS A REFERENCE TOOL TO ENSURE SITE CONSISTENCY AND SIDEWALK CONNECTIVITY THROUGHOUT THE DEVELOPMENT.
  - THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
  - THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
  - THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
  - DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.
  - PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
  - PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY.
  - ALL STORM SEWER INFRASTRUCTURE IS PRIVATE AND SHALL BE MAINTAINED BY OWNER.

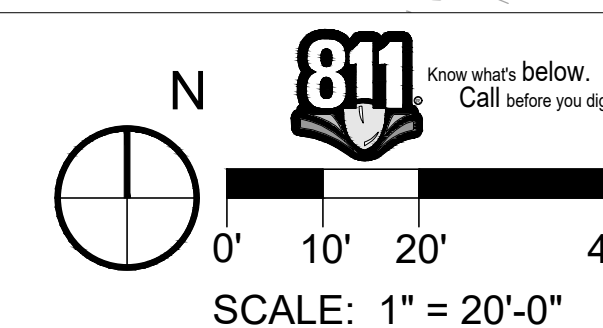
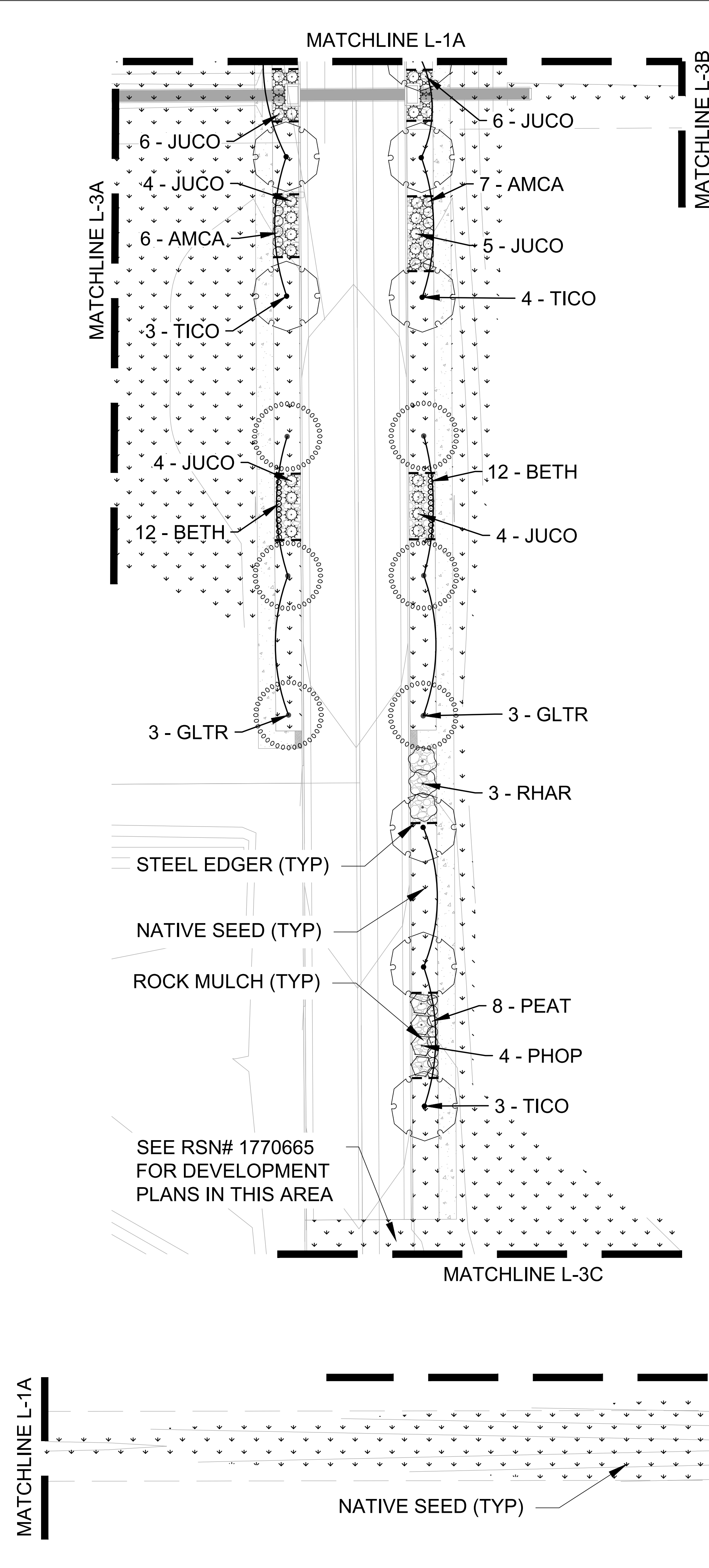


TITLE: INFRASTRUCTURE SITE PLAN  
DATE: 01.16.2024


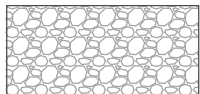
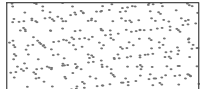
**CAGE**  
CIVIL ENGINEERING


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





# LEGEND

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



K&L  
associates, inc.

[illegible]

## TOWER CROSSING - PHASE 2


PROJ NO: 8933-000

ENG : K.HASKINS

DATE : 01/12/2024

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[illegible]

SHEET NUMBER

1-1

7 OF 15

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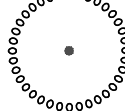
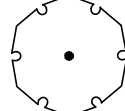












1. THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS.
2. ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER LINE OR IRRIGATION MAINLINE.
3. DEVELOPER SHALL ENSURE THAT THE PRELIMINARY LANDSCAPE PLAN IS COORDINATED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

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

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

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

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

**SEEDING RATE:**  
 DRYLAND - 20-25 LBS/AC

**AVAILABLE THROUGH:** ARKANSAS VALLEY  
 SEED, INC.  
 4300 MONACO STREET  
 DENVER, CO 80216  
 P: 303.320.7500  
 WEB: [WWW.AVSEEDS.COM](http://WWW.AVSEEDS.COM)

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

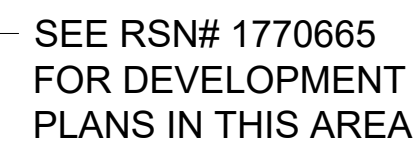
RYERSON 4" ROLL TOP EDGING  
AVAILABLE THROUGH: RYERSON  
P: 855.793.7766  
P: [WWW.RYERSON.COM](http://WWW.RYERSON.COM)

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

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

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

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

[illegible]

## TOWER CROSSING - PHASE 2

PROJ NO: 8933-000

ENG : K.HASKINS

DATE : 01/12/2024

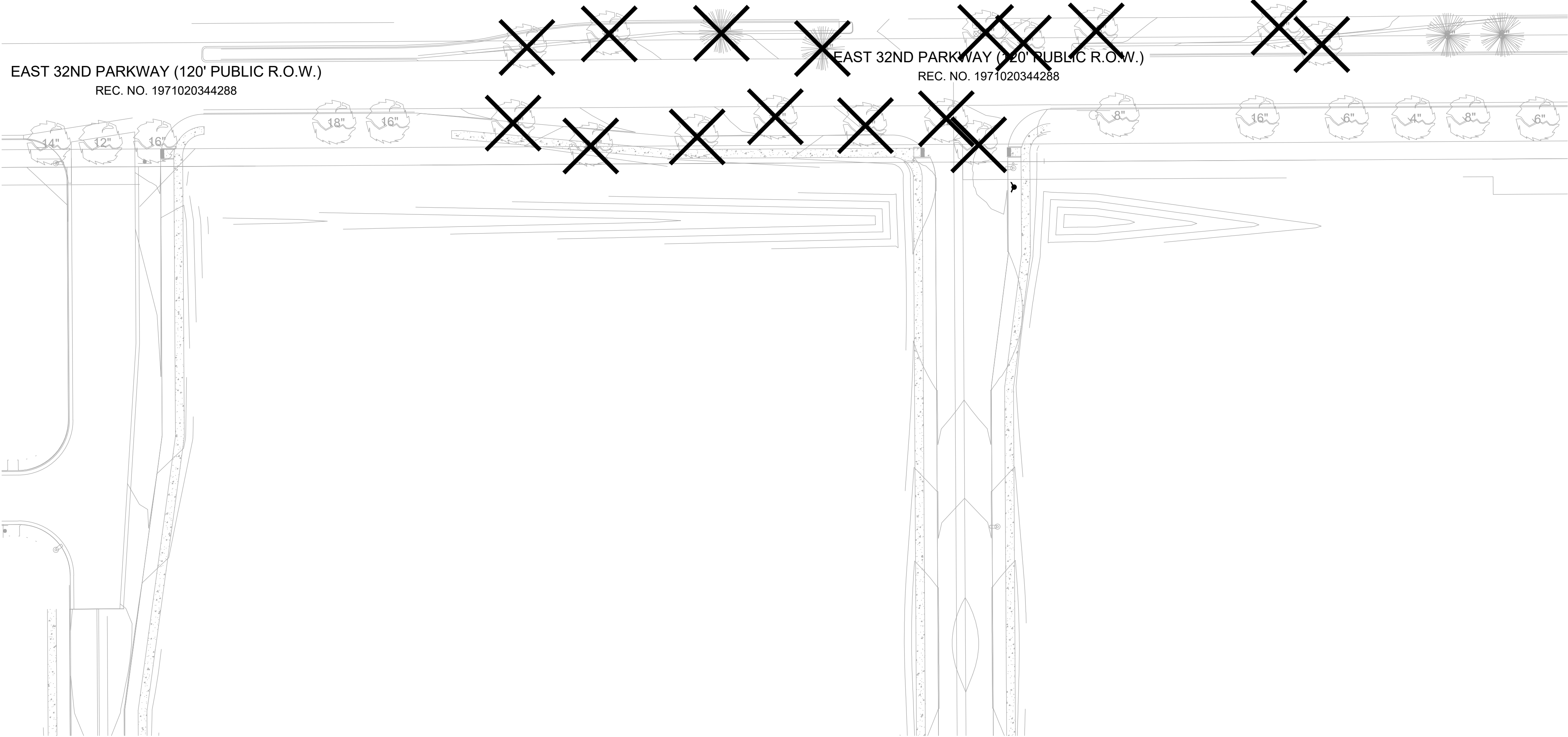
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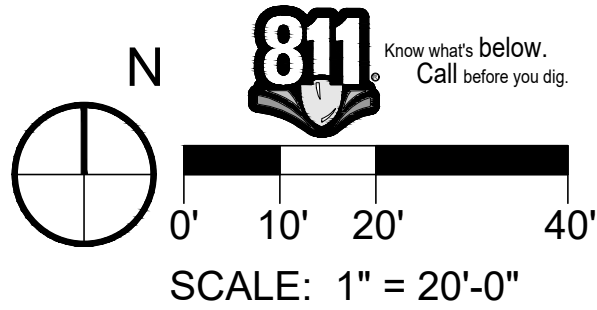
**L-4**

10 OF 15





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



NOT FOR CONSTRUCTION

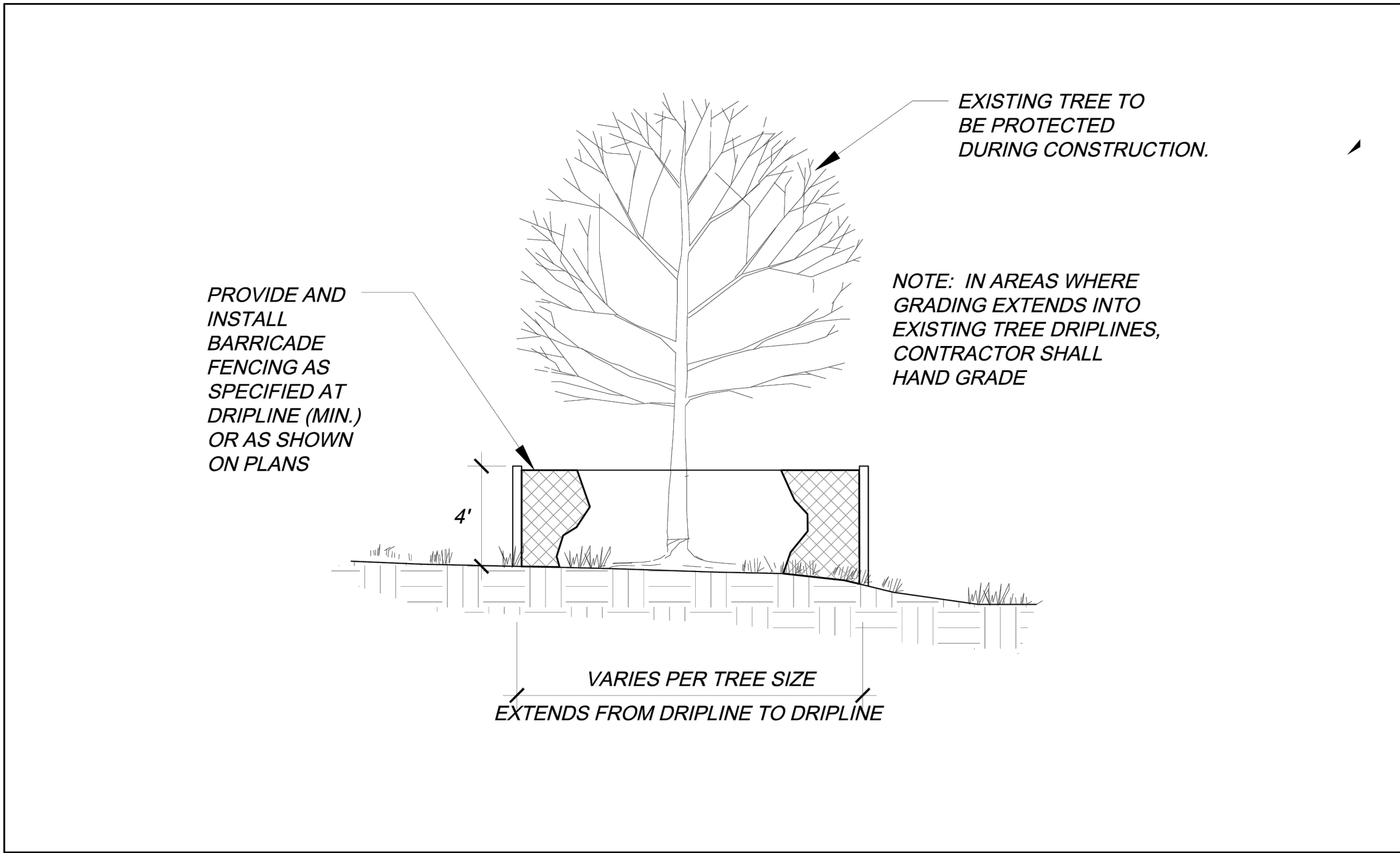
**TREE PROTECTION NOTES**

- PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE(1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN THE TREE TRUNK AND THE FENCING SHALL BE ONE(1) FOOT FOR EACH INCH OF TRUNK DIAMETER. FOLLOWING INSTALLATION OF FENCING, REQUEST INSPECTION BY THE CITY OF AURORA PARKS & FORESTRY DIVISION (303-739-7177) OR AUTHORIZED DESIGNEE.
- TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO "T" POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS TP-2.0, 2.1, 3.1 & 3.2:
  - EQUIPMENT USE AND STORAGE
  - MATERIAL DELIVERY OR STORAGE
  - VEHICLE TRAFFIC, PARKING, USE OR STORAGE
  - SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
  - CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
  - FOOT TRAFFIC
  - RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR MATERIALS
- VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF \$500 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES). FOR THE PURPOSE OF THESE REQUIREMENTS, CONSTRUCTION FENCING (LOCATED AT THE LIMITS OF CONSTRUCTION) SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
- DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.
- LIMB REMOVAL IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA PARKS & FORESTRY DIVISION. LIMB REMOVAL, IF APPROVED, SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING ANSI A300 STANDARDS. UNAUTHORIZED LIMB DAMAGE OR REMOVAL CAN RESULT IN A FINE OF \$500 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT. LIMB REMOVAL AND ALL OTHER APPROVED PRUNING SHALL BE PERFORMED BY A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION.
- IF ROOTS GREATER THAN ONE(1) INCH DIAMETER REQUIRE CUTTING/REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO(2) 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR AUTHORIZED DESIGNEE.
- EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3 OF THE TREE PRESERVATION POLICY. THE MITIGATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

TREE PRESERVATION TABLE

CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION AND/OR AMOUNT PAID TO "TREE PLANTING FUND"
232"	0"	97.5" REPLACED*

\* CALIPER INCHES REPLACED PER THE FOLLOWING:  
- DECIDUOUS TREES: 2.0" CALIPER REQUIRED, 3.5" CALIPER CALLED FOR = 1.5" CALIPER PER TREE





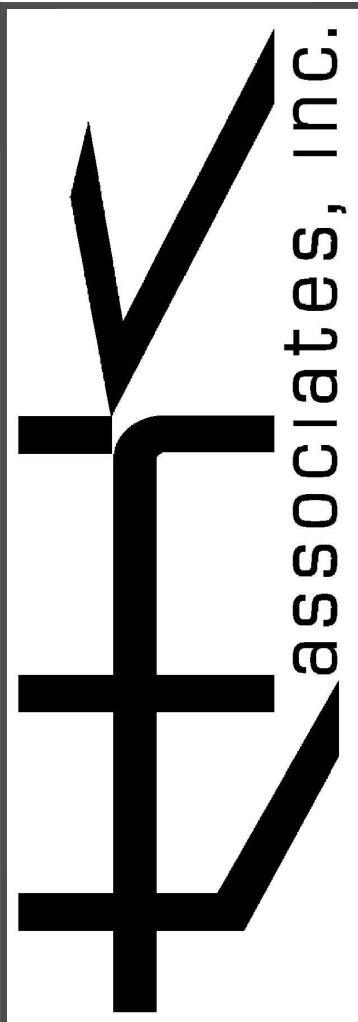
City of Aurora

Parks, Recreation & Open Space Dept.

Date: October 2020

TREE PROTECTION FENCING

PROS TP-3.0



DATE									
REV. NO.	DESCRIPTION								

TOWER CROSSING - PHASE 2

PROJ NO: 8933-000

ENG : K.HASKINS

DATE : 01/12/2024
















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SHEET NUMBER

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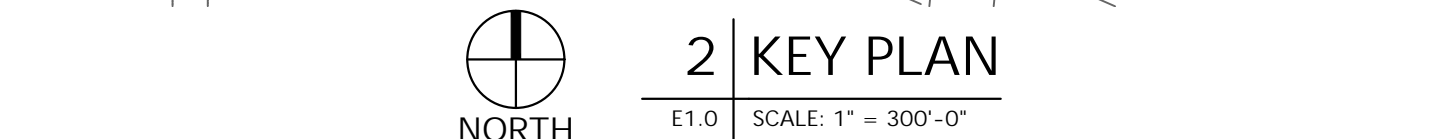
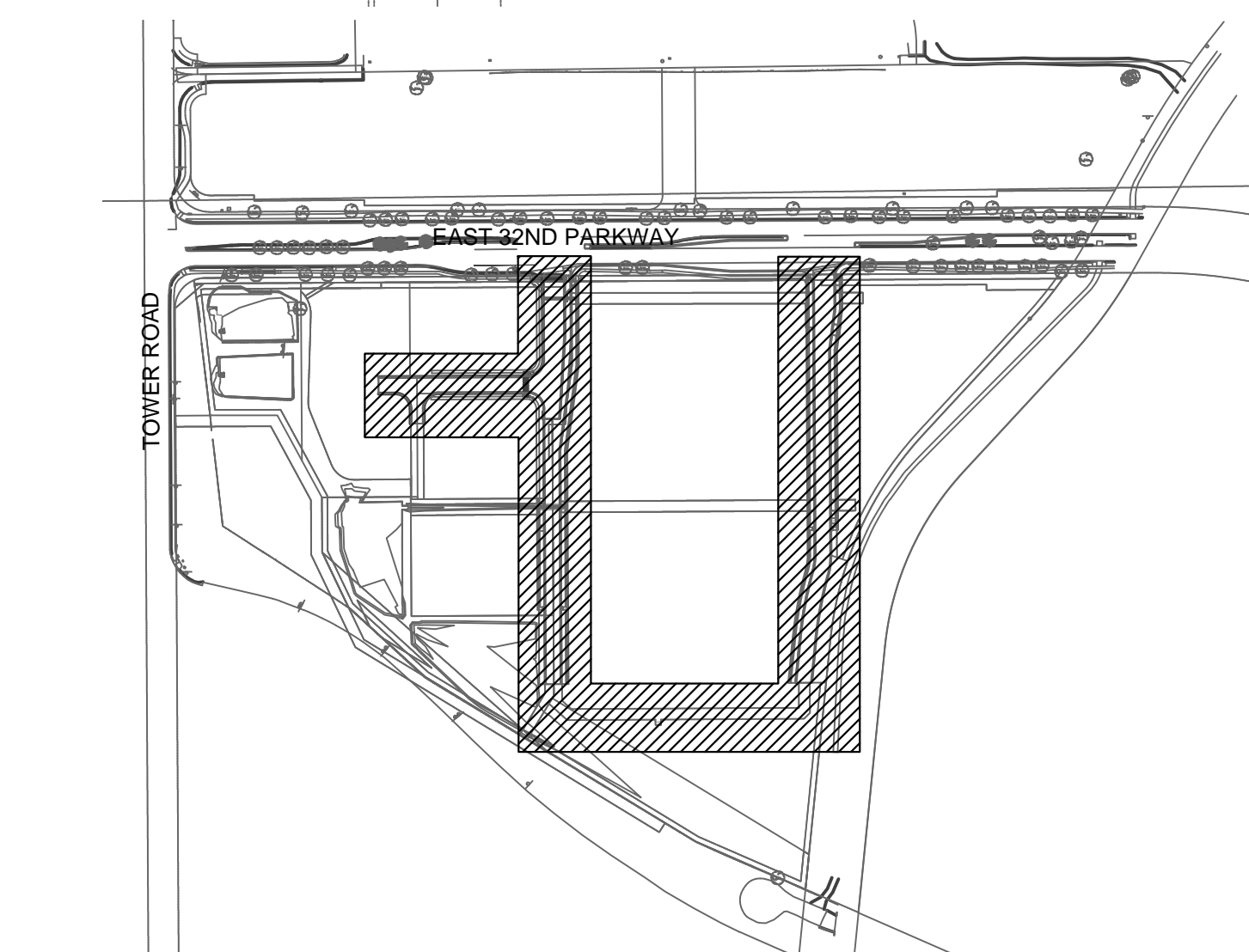


ELECTRICAL SYMBOLS	
	LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES, SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH.
	WALL MOUNTED LUMINAIRE
	FLOOD LIGHT LUMINAIRE
	STEP LIGHT TYPE LUMINAIRE
	BOLLARD OR POST TOP LUMINAIRE
	EXTERIOR AREA LIGHT
	DUPLEX RECEPTACLE
	JUNCTION BOX
	WALL MOUNTED J-BOX
	TRANSFORMER
	METER
	GROUNDING ELECTRODE CONDUCTOR
	STREET LIGHT BRANCH CIRCUITING
	ELECTRICAL SERVICE PEDESTAL
	HUBBELL QUAZITE 12"X12" ELECTRICAL PULL BOX OR COA APPROVED EQUAL




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



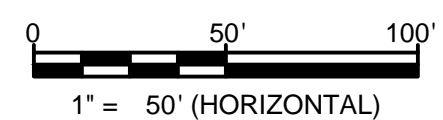
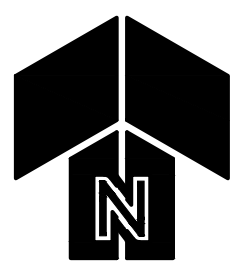




E1.0	SCALE: 1" = 30'-0"
------	--------------------

- | KEYNOTE LEGEND  |   |                      |                      |  |
|---|---|----------------------|----------------------|--|
| KEY   | VALUE   |                      |                      |  |
|  |   |                      |                      |  |
| 1.  | LOCATION OF SITE METER PEDESTAL, APPROXIMATE. FURNISH (S) #1/4"X6 IN 2" CONDUIT BETWEEN METER PEDESTAL AND UTILITY COMPANY PAD-MOUNTED TRANSFORMER. REFER TO DETAIL #1/E2.0 FOR MORE INFORMATION. |                      |                      |  |
| 2.  | EC SHALL PROVIDE 240V, 20-AMP POWER CONNECTION FOR STREET LIGHTING. FURNISH 2#6, 1#66 IN 2".  |                      |                      |  |
| 3.  | EC SHALL PROVIDE 240V, 20-AMP POWER CONNECTION FOR STREET LIGHTING. FURNISH 2#4, 1#106 IN 2".   |                      |                      |  |
| 4.  | FUTURE JUNCTION BOX LOCATION.   |                      |                      |  |
| Statistics  |   |                      |                      |  |
| Description   | Symbol  | Avg                  | Max                  |  |
| TRACT A   |    | 0.3 csm <sup>2</sup> | 1.5 csm <sup>2</sup> |  |
| TRACT A<br>SIDEWALKS  |    | 0.2 ft               | 1.2 ft               |  |

The image contains two logos. The top logo is for 'AE DESIGN', featuring the letters 'AE' in orange and 'DESIGN' in grey, with a stylized orange and grey building icon to the right. Below the name is the tagline 'Integrated Lighting, Technology, and Electrical Solutions' and the address '1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034'. The bottom logo is for 'ADK ELECTRIC CORP.', featuring a large blue 'ADK' with a stylized black and blue graphic to the left, and the text 'ADK ELECTRIC CORP.' below it.



MAJESTIC COMMERCE CENTER

**MCC RETAIL FILING NO. 1**  
**ELECTRICAL STREET LIGHTING PLAN**

AURORA, COLORADO



DATE \_\_\_\_\_

REV. NO.	DESCRIPTION
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PROJ NO: 5423.00

ENG : ANW, ENM

DATE : 2024-01-16

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SHEET NUMBER

## E1.0

2 OF 4







# GROUNDING ELECTRODE SYSTEM NOTES

- GROUND ROD - ROD IS TO BE 8FT IN LENGTH AND SHALL BE OF IRON OR STEEL AT LEAST 3/4" DIAMETER. INSTALLATION METHODS FOR GROUND ROD SHALL BE IN COMPLIANCE WITH THE NEC SUCH THAT AT LEAST 8FT OF LENGTH IS IN CONTACT WITH THE EARTH.

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

PRIMARY BY UTILITY COMPANY

3#1 CU, 2" C

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

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

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

XCCEL METER

# GENERAL NOTES

- CONDUCTORS SHALL BE THIN INSULATED COPPER, UNLESS OTHERWISE NOTED.
- ALUMINUM (AL) CONDUCTORS SHALL BE COMPACT STRAND XHHW INSULATED, UNLESS OTHERWISE NOTED.
- SERIES RATE THE PEDESTALS WITH CLASS "T" FUSES TO ACHIEVE A FAULT CURRENT RATING UNDER 10,000 AIC.
- ALL-IN-ONE METER PEDESTALS MAY BE USED IN LIEU OF SEPARATE COMPONENTS.
- ALL EXTERIOR LIGHTING CIRCUITS SHALL UTILIZE A MINIMUM WIRE SIZE OF #8AWG COPPER, MINIMUM GROUND WIRE SIZE OF #8AWG, AND MINIMUM 2" PVC, UCN.

# DETAIL NOTES

- INTERNAL WIRING INTEGRAL TO EQUIPMENT, BY MANUFACTURER.
- METER PEDESTAL / CONTROL CABINET TO HOUSE METER AND PANELBOARD. REFER TO DETAIL #1602 FOR MORE INFORMATION.
- MAIN BONDING JUMPER AT FIRST OVERCURRENT PROTECTIVE DEVICE PER NEC. CONNECT #6 CU FROM MAIN BONDING JUMPER TO FIRST GROUND ROD THEN CONNECT TO SECOND GROUND ROD, AS DEPICTED.

# FAULT CURRENT CALCULATION SCHEDULE

POINT	LOCATION	LENGTH (L) (ft)	VOLTAGE (EL-L)	VOLTAGE (EL-N)	PHASE	WIRE SIZE	CONDUCTOR MATERIAL	CONDUCTOR TYPE	CONDUIT MATERIAL	VOLTAGE CLASS	C VALUE	# OF PARALLEL RUNS	ISC AVAILABLE UPSTREAM	ISC AT EQUIP (150A) OR (IL-L)	POINT
FO	25 KVA XFMR														FO
FI	100A CTRL CAB	50	240	120	I	I	COPPER	THREE SINGLE CONDUCTORS	NONMAGNETIC	600V	7443	1	7400	5,243	FI

# NOTES:

- ALL CALCULATIONS WERE DONE USING BUSMAN "POINT-TO-POINT" METHOD.
- REFER TO PLANS FOR ASSUMED UTILITY TRANSFORMER SIZE UTILIZED FOR CALCULATIONS.
- TRANSFORMER IMPEDANCES USED IN THE CALCULATIONS WERE TAKEN FROM EATON'S PUBLISHED IMPEDANCES FOR DOE 2016 DRY-TYPE TRANSFORMERS.
- CONDUCTOR LENGTHS INDICATED IN THIS SCHEDULE ARE FOR THE PURPOSES OF FAULT CURRENT CALCULATIONS ONLY. THESE LENGTHS ASSUME WORST CASE SHORTEST DISTANCE CONDITIONS AND SHOULD NOT BE UTILIZED BY THE ELECTRICAL CONTRACTOR FOR BIDDING PURPOSES. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ESTIMATING AND MEASURING ACTUAL FIELD CONDITION LENGTHS AS PART OF THE BID PROCESS.

PANEL 'TRACT A'									
VOLTAGE L-L: 240					LOCATION: BUS RATINGS: 100 AMPS				
VOLTAGE L-N: 120					BUS RATINGS: 100 AMP				
MOUNTING: 1PH/3W					MAIN CBI: UTILITY XFMR				
NOTES: NEW PANEL					AIC RATING: FULLY RATED AT LEAST EQUAL TO 10K AIC				

CIR. NO.	CCT TYPE	LOAD VA	LOAD DESCRIPTION (NOTE N1)	CIRCUIT BREAKER POLE	TRIP	BUS TYPE	CIRCUIT BREAKER TYPE	TRIP	POLE	LOAD DESCRIPTION (NOTE N1)	LOAD VA	CCT TYPE	CIR NO.
1	L	230	STREET LIGHTING (A1-A3)	--	--	A				BUSSED SPACE			2
3	L	230				B				BUSSED SPACE			4
5			BUSSED SPACE			B				BUSSED SPACE			6
7			BUSSED SPACE			B				BUSSED SPACE			8
9			BUSSED SPACE			A				BUSSED SPACE			10
11			BUSSED SPACE			B				MAINTENANCE RECPT	180	R	12

CCT TYPE: L=LIGHTING, R=RECEPTACLE, M=MOTOR, LM=LARGEST MOTOR, E=EQUIPMENT, KE=KITCHEN EQUIPMENT, S=SUBFEED PANEL

CB TYPE: OFCI=5mA GROUND FAULT CIRCUIT INTERRUPTER, OFEP=30mA GROUND FAULT PROTECTION FOR EQUIPMENT, AFCI=ARC FAULT CIRCUIT INTERRUPTER

CARF=COMBINATION ARC FAULT & 5mA GROUND FAULT CIRCUIT INTERRUPTER, ST=SHUNT TRIP, HT=HANDLE TIE WITH GROUPING #

HC=HANDLE CLAMP FOR LOCKING ON/OFF POSITION, LOCK=PERMANENTLY LOCKABLE BREAKER

TOTAL CONNECTED LOADS									
LIGHTING:					RECEPTACLE:				
1	230	1.25	575 VA		1	230	1.0	180 VA	
3	230	1.0	0 VA		3	230	0.5	0 VA	
5		0	0 VA		5		0	0 VA	
7		0	0 VA		7		0	0 VA	
9		0	0 VA		9		0	0 VA	
11		0	0 VA		11		0	0 VA	
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