

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. 202200061196 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. 202300070131 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 88 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 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)

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: 847.828.0522
 DKATZ@CAGECIVIL.COM

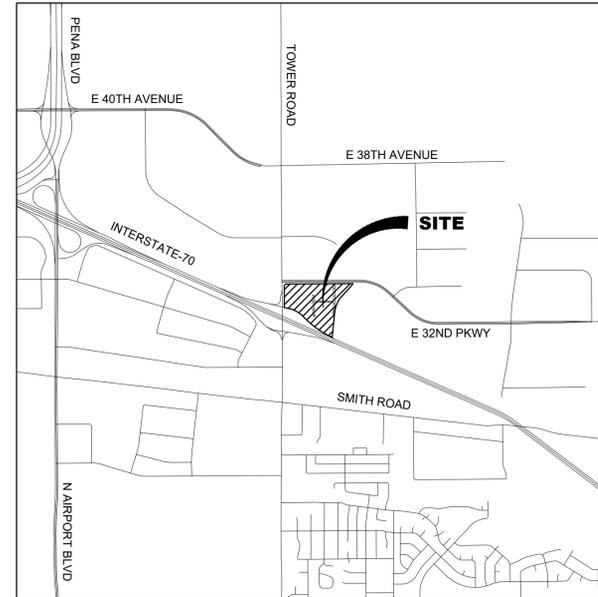
LANDSCAPE ARCHITECT:

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

The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

ACKNOWLEDGED

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, 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, 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

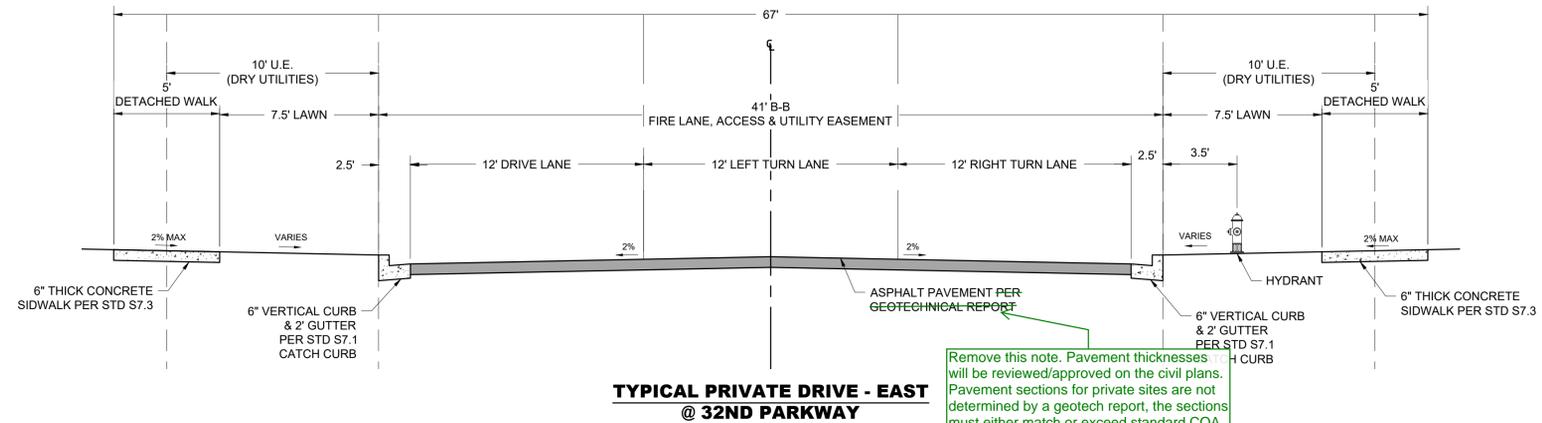


405 URBAN STREET, SUITE 404
 LAKEWOOD, CO 80228
 PHONE: 630-598-0007
 WWW.CAGECIVIL.COM

PLOT DATE: 06/01/2024 AT 2:39 PM FILE PATH: E:\PROJECTS\230722 - TOWER CROSSINGS RETAIL - AURORA, CO\03 - DRAWINGS\11 - ISP\230722 - 11_COVER

CITY OF AURORA REQUIRED SITE PLAN NOTES:

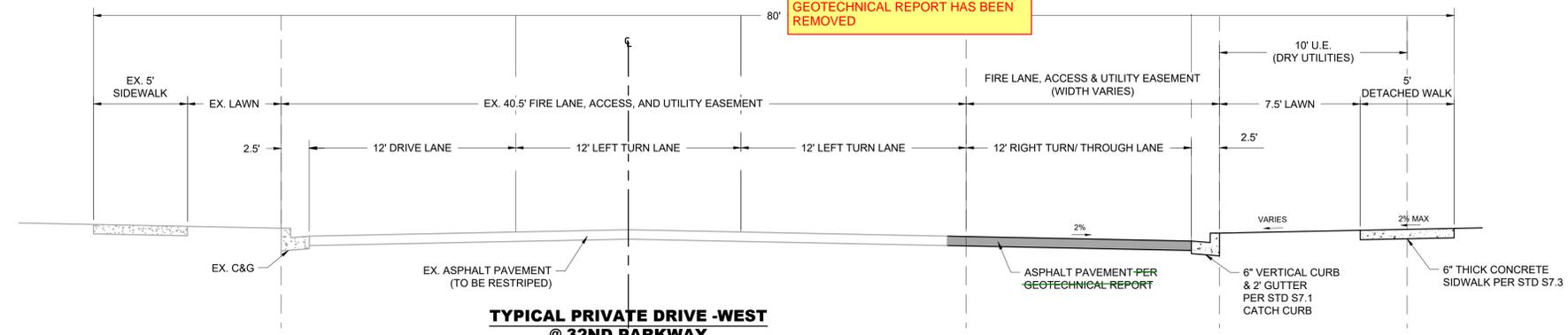
- SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, 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."
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- 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.
- 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.
- NOT WITHSTANDING 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.
- ALL INTERESTED PARTIES ARE HEREBY ADVISED THAT THE CITY OF AURORA RESERVES THE RIGHT TO REVIEW AND APPROVE ALL SITE PLANS 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.
- THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD, WHERE FOUND, THE CURRENT MINIMUM WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- THE STREETLIGHT OR PEDESTRIAN LIGHTING REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL 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.
- THE OWNER IS RESPONSIBLE FOR SIGNING AND STRIPING PLAN FOR PUBLIC STREETS. THE OWNER 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 PUBLIC STREETS. THE OWNER 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 PUBLIC STREETS. THE OWNER 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 PUBLIC STREETS.
- 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.
- 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.
- PRIVATE STREET LIGHTING TO BE GALILEO LEO AREA AND SITE LUMINARIES COPPER LIGHTING BY EATON OR APPROVED EQUAL.
- ARCHITECTURAL FEATURES (I.E.: BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
- 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 CIVIL 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.
- TWO POINTS OF ACCESS ARE REQUIRED IF ANY OF THE FOLLOWING CONDITIONS EXIST:
 - 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.
 - D104.2 BUILDINGS OR FACILITIES HAVING A GROSS BUILDING AREA OF MORE THAN 62,000 SQUARE-FEET (5,720 M²) 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.
- 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.
- 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.



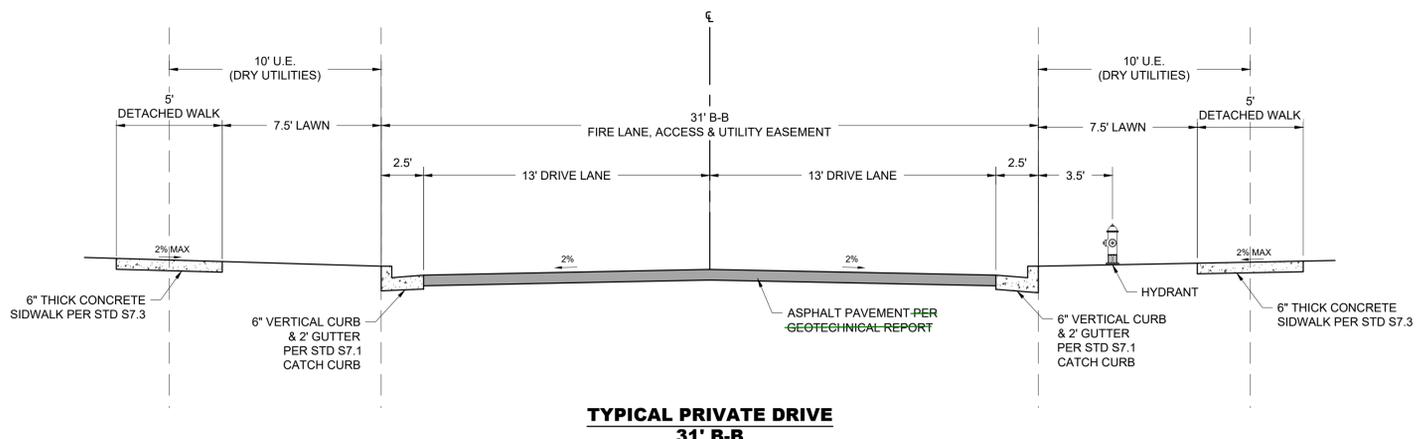
**TYPICAL PRIVATE DRIVE - EAST
@ 32ND PARKWAY**

Remove this note. Pavement thicknesses will be reviewed/approved on the civil plans. Pavement sections for private sites are not determined by a geotech report, the sections must either match or exceed standard COA pavement sections from Tables 5.01.2.03.1 - 5.01.2.03.4

THE NOTE POINTING TO THE GEOTECHNICAL REPORT HAS BEEN REMOVED



**TYPICAL PRIVATE DRIVE - WEST
@ 32ND PARKWAY**



**TYPICAL PRIVATE DRIVE
31' B-B**

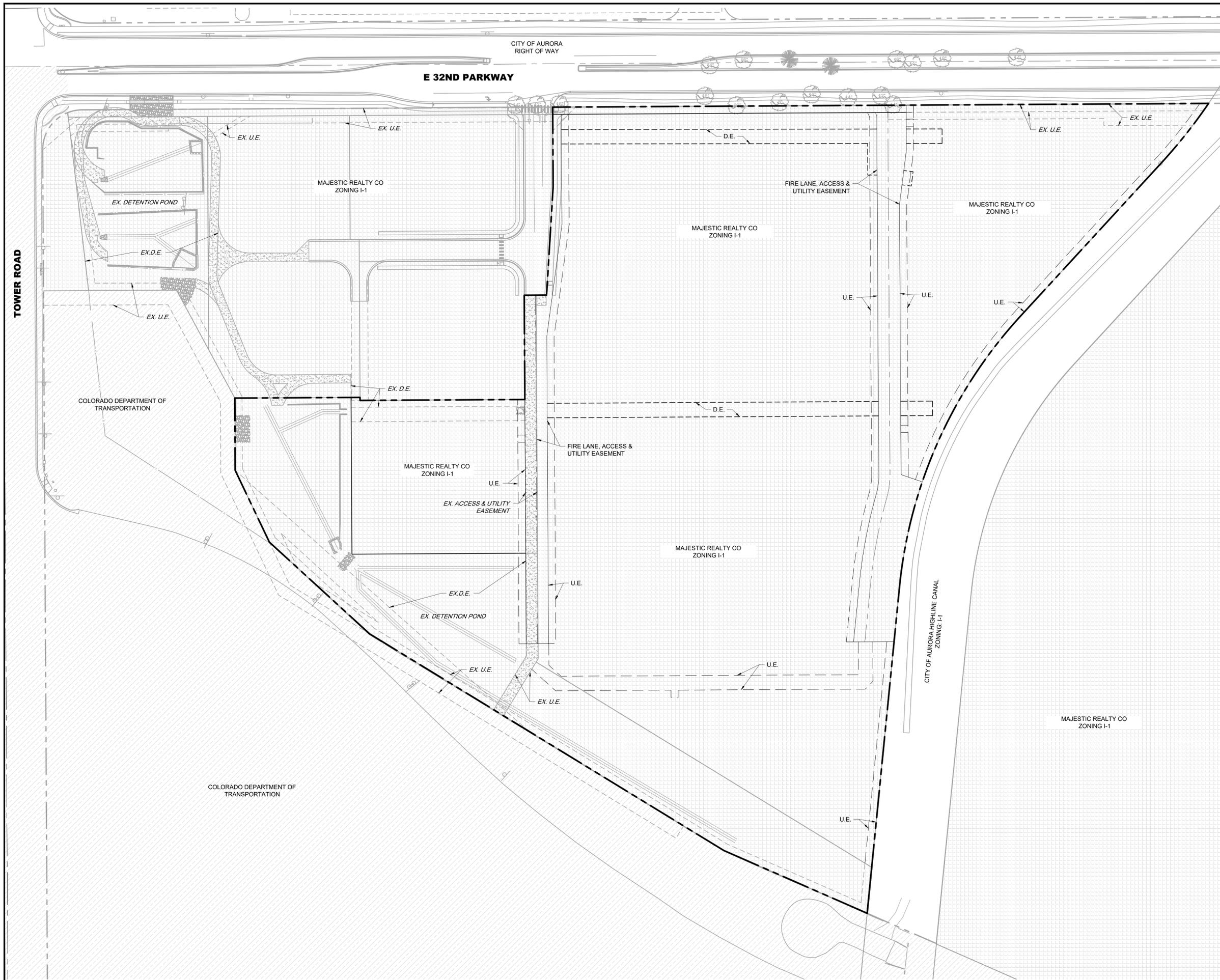
TITLE: TYPICAL SECTIONS & NOTES
DATE: 01.16.2024



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

FILE DATE: 04/07/2022 AT 4:19 PM
 FILE PATH: E:\PROJECTS\2022 - TOWER CROSSINGS RETAIL - AURORA, CO\3 - DRAWINGS\11 - ISP\2022 - 11_TYPICAL ROADWAY SECTIONS

FILE DATE: 04/07/2022 AT 4:19 PM
FILE PATH: E:\PROJECTS\2022 - TOWER CROSSINGS RETAIL - AURORA, CO\03 - DRAWINGS\11 - I\SP2022 - 11_EXISTING OWNERSHIP MAP



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' 180'
1" = 60' (HORIZONTAL)



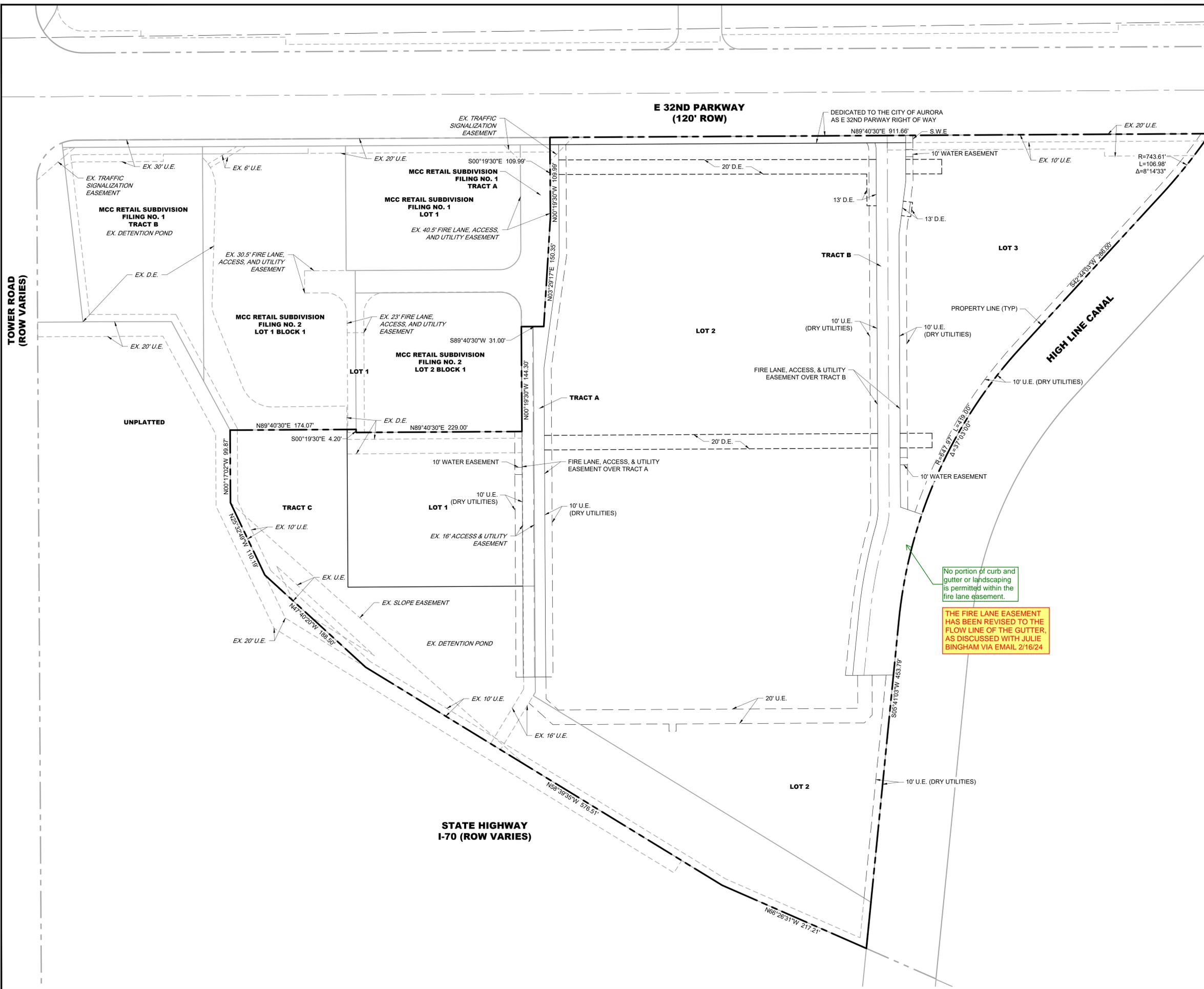
TITLE: EXISTING OWNERSHIP MAP

DATE: 01.16.2024



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

PLOT DATE: 04/07/2022 AT 4:19 PM
 FILE PATH: E:\PROJECTS\2022 - TOWER CROSSINGS RETAIL - AURORA, CO\03 - DRAWINGS\11 - ROW AND EASEMENT EXHIBIT

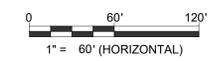


LEGEND:

- 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

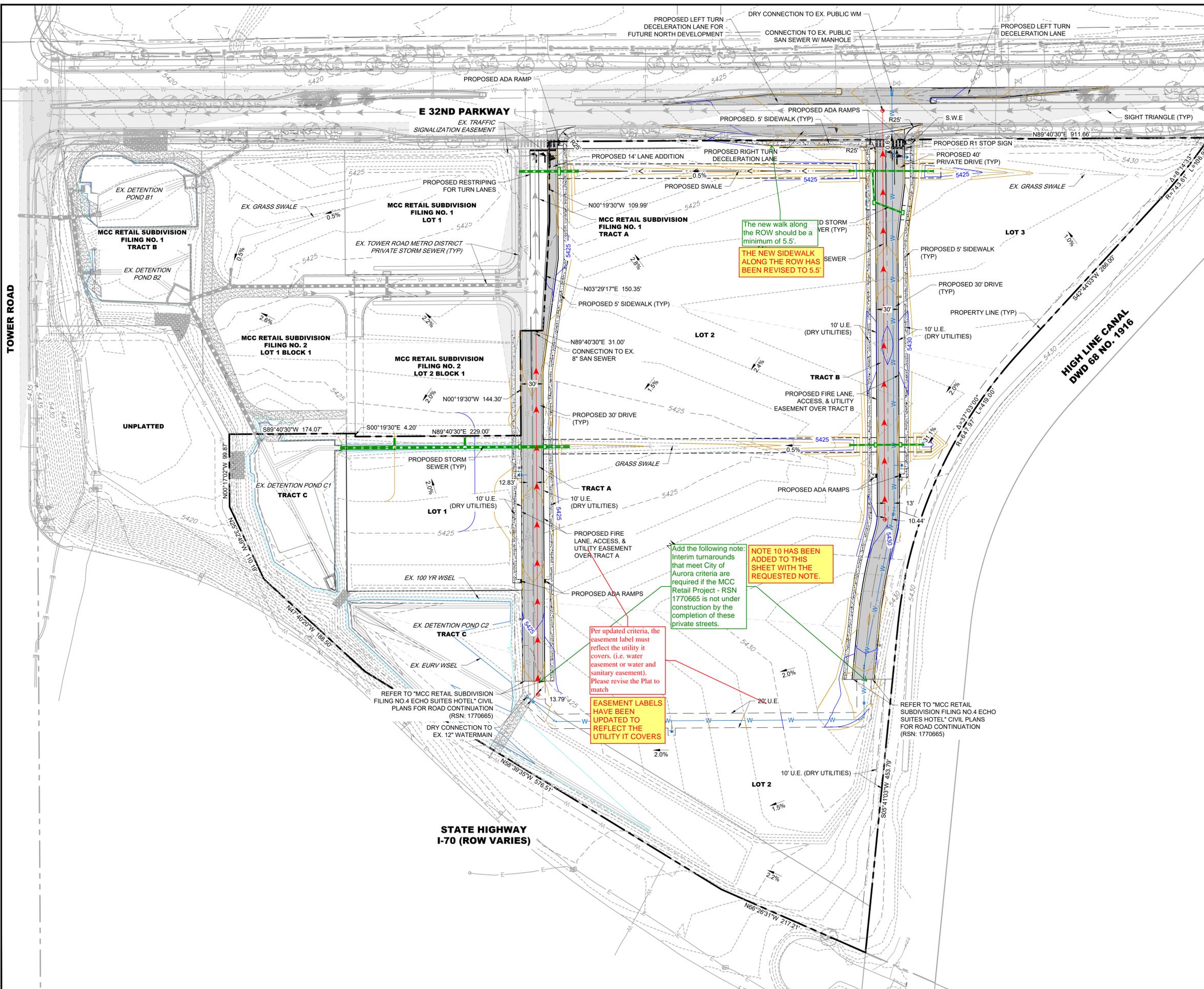


TITLE: ROW & EASEMENT EXHIBIT
 DATE: 01.16.2024



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

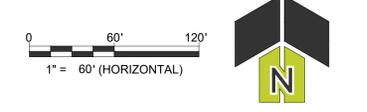
PLOT DATE: 04/07/2022 AT 4:19 PM
 FILE PATH: E:\PROJECTS\23072 - TOWER CROSSINGS RETAIL - AURORA, CO\3 - DRAWINGS\11 - ISP\23072 - 11 - OVERALL SITE PLAN



LEGEND:

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- CENTERLINE
- RIGHT-OF-WAY
- BOUNDARY
- EASEMENT
- WATER
- SANITARY SEWER
- STORM SEWER
- OVERHEAD ELECTRIC
- EDGE OF PAVEMENT
- GAS
- PROPOSED GRASS SWALE
- EXISTING GRASS SWALE
- PEDESTRIAN CROSSWALK
- STORM SEWER MANHOLE
- STORM SEWER INLET
- SANITARY SEWER MANHOLE
- STREET LIGHT
- FIRE HYDRANT
- GATE VALVE
- TURN ARROW PAVEMENT MARKING
- DRAINAGE ARROW

- NOTES:**
1. 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.
 2. 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.
 3. THE MAXIMUM SLOPE WITHIN ROW IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
 4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
 5. THE 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.
 6. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.
 7. 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.
 8. PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY.
 9. ALL STORM SEWER INFRASTRUCTURE IS PRIVATE AND SHALL BE MAINTAINED BY OWNER.



TITLE: OVERALL SITE PLAN
 DATE: 01.16.2024



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

The new walk along the ROW should be a minimum of 5.5'.
 THE NEW SIDEWALK ALONG THE ROW HAS BEEN REVISED TO 5.5'

Add the following note: Interim turnarounds that meet City of Aurora criteria are required if the MCC Retail Project - RSN 1770665 is not under construction by the completion of these private streets.

NOTE 10 HAS BEEN ADDED TO THIS SHEET WITH THE REQUESTED NOTE.

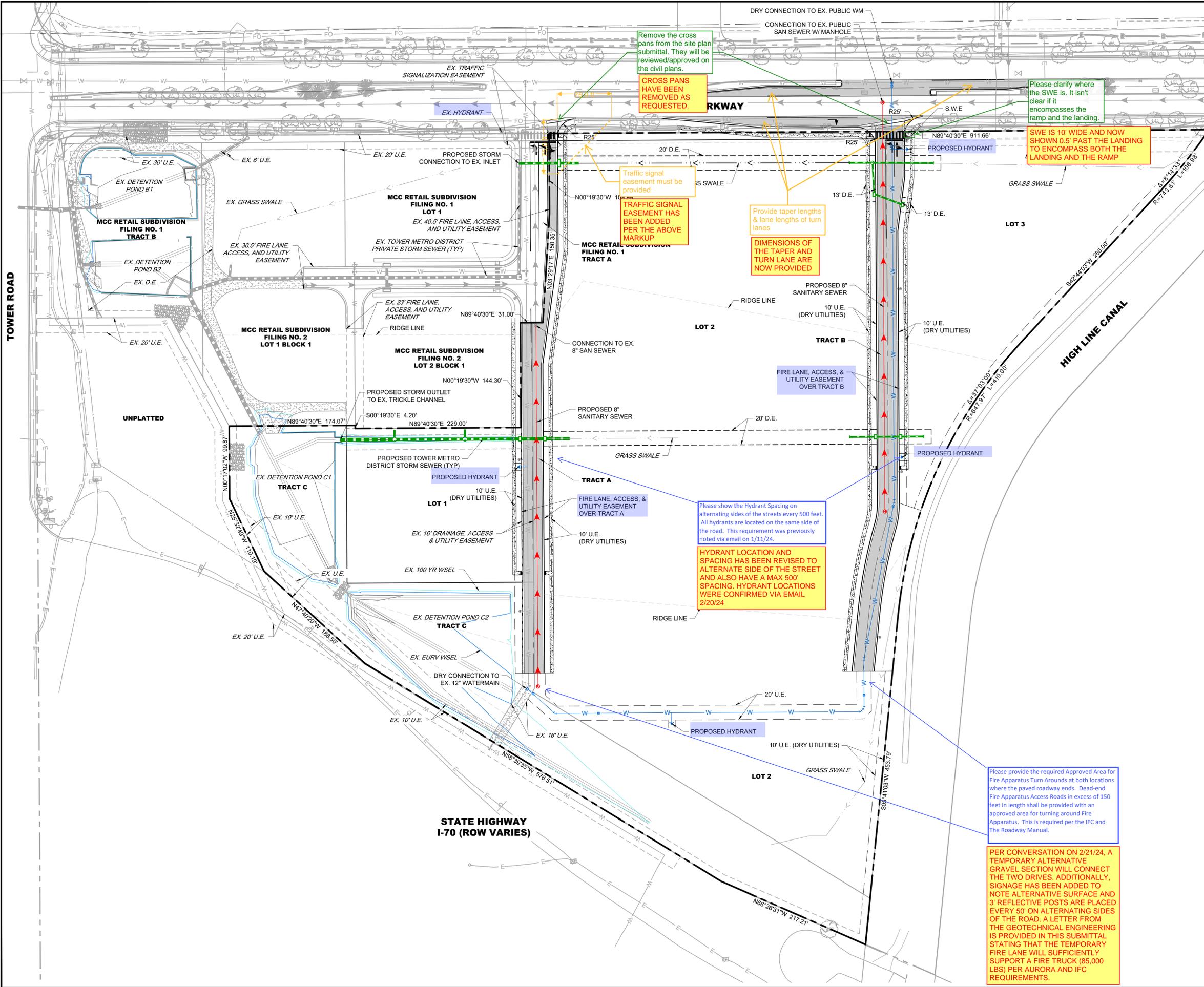
Per updated criteria, the easement label must reflect the utility it covers. (i.e. water easement or water and sanitary easement). Please revise the Plat to match

EASEMENT LABELS HAVE BEEN UPDATED TO REFLECT THE UTILITY IT COVERS

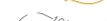
REFER TO "MCC RETAIL SUBDIVISION FILING NO 4 ECHO SUITES HOTEL" CIVIL PLANS FOR ROAD CONTINUATION (RSN: 1770665)

REFER TO "MCC RETAIL SUBDIVISION FILING NO 4 ECHO SUITES HOTEL" CIVIL PLANS FOR ROAD CONTINUATION (RSN: 1770665)

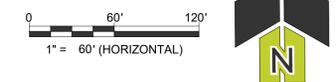
PLOT DATE: 04/07/2022 AT 4:19 PM
 FILE PATH: E:\PROJECTS\230122 - TOWER CROSSINGS RETAIL - AURORA CO03 - DRAWINGS\11 - ISP\230122 - 11_OVERALL UTILITY PLAN



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:**
1. 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.
 2. 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.
 3. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
 4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
 5. THE 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.
 6. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.
 7. 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.
 8. PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY.
 9. ALL STORM SEWER INFRASTRUCTURE IS PRIVATE AND SHALL BE MAINTAINED BY OWNER.



TITLE: INFRASTRUCTURE SITE PLAN
DATE: 01.16.2024



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

Remove the cross pans from the site plan submittal. They will be reviewed/approved on the civil plans.
CROSS PANS HAVE BEEN REMOVED AS REQUESTED.

Please clarify where the SWE is. It isn't clear if it encompasses the ramp and the landing.
SWE IS 10' WIDE AND NOW SHOWN 0.5' PAST THE LANDING TO ENCOMPASS BOTH THE LANDING AND THE RAMP

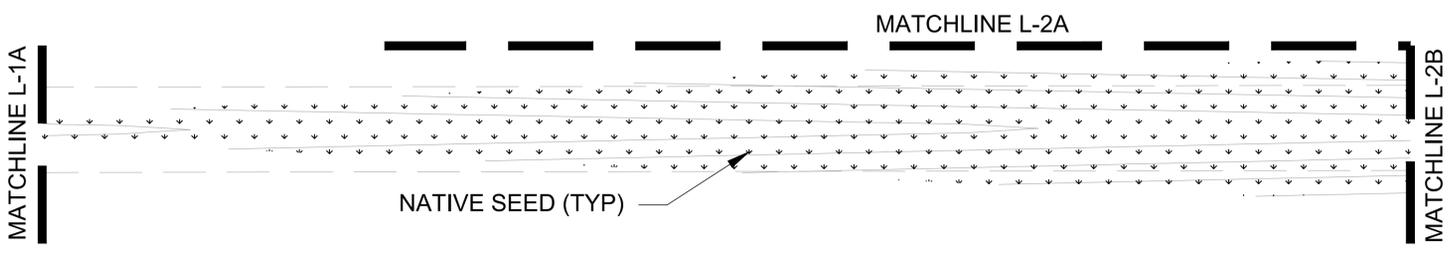
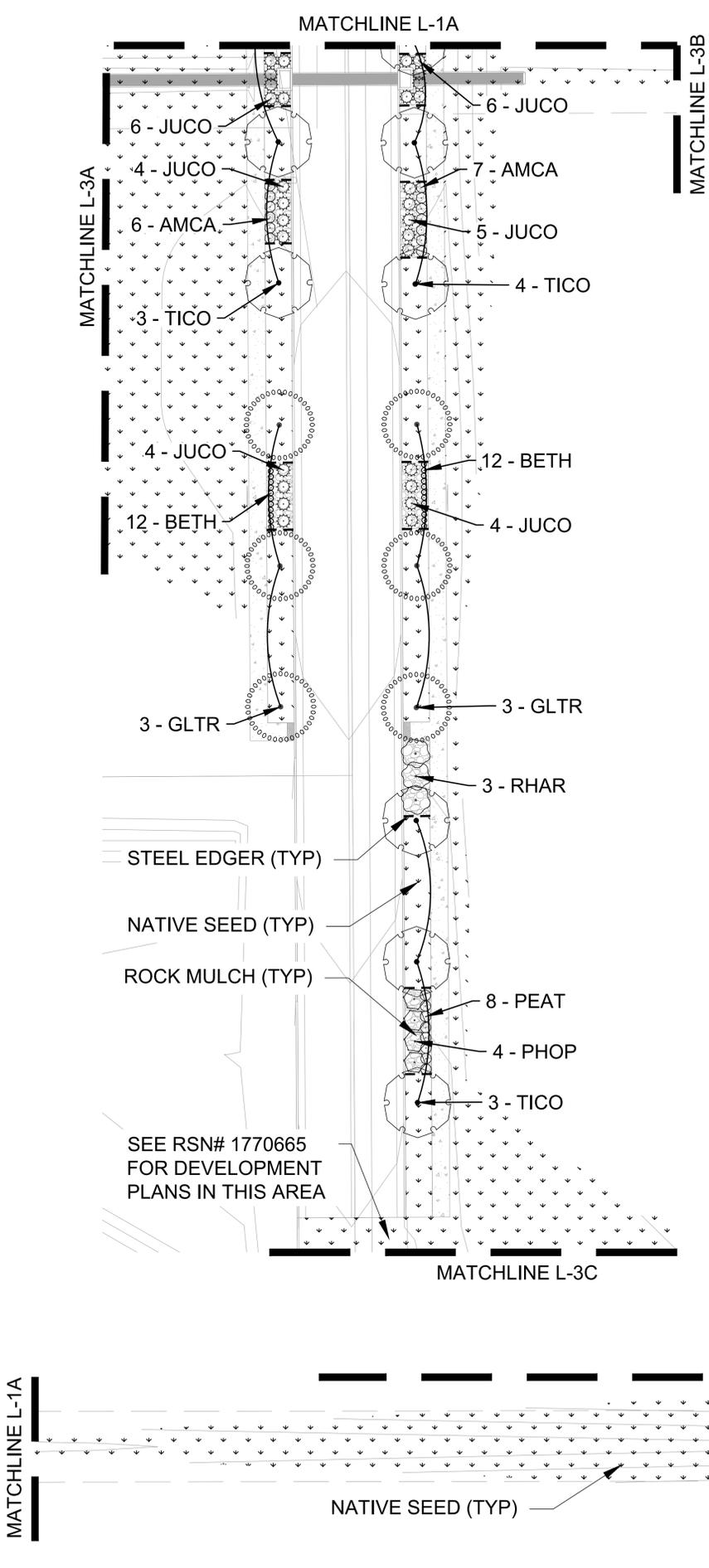
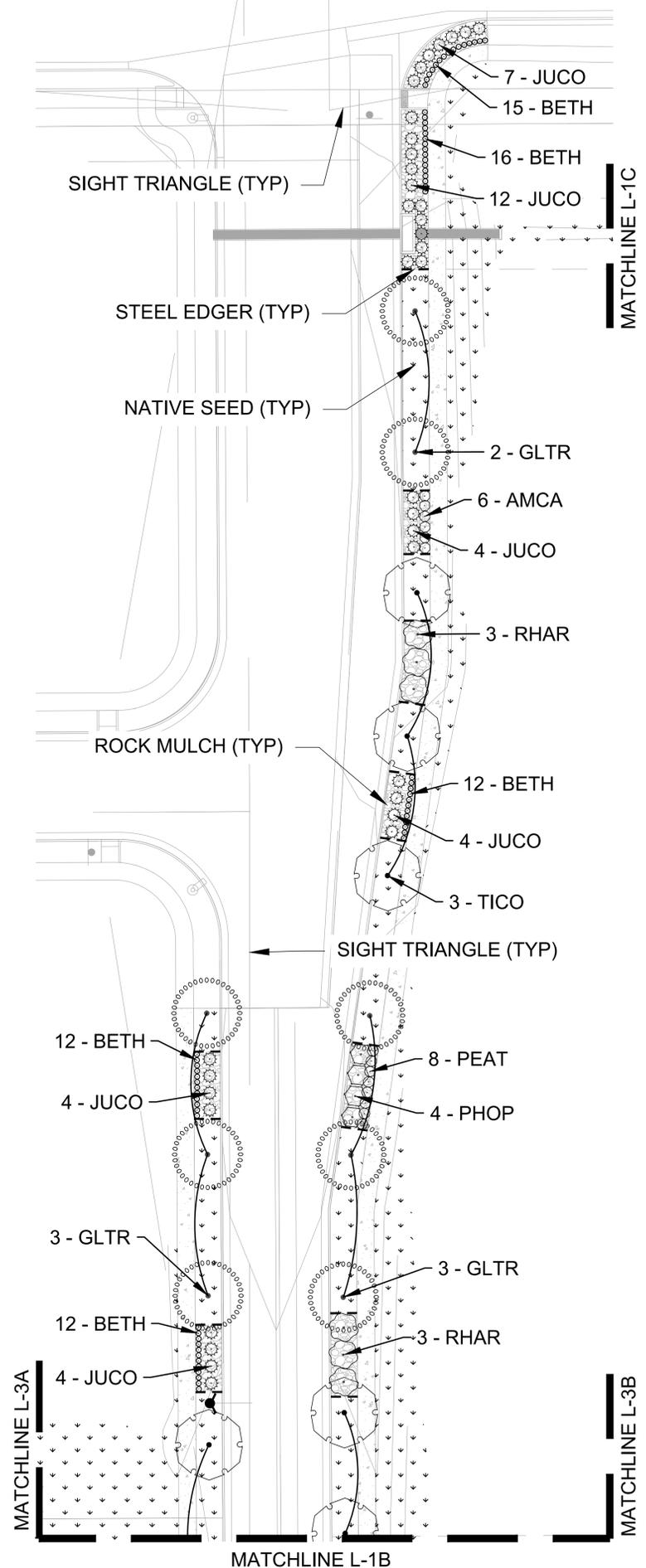
Traffic signal easement must be provided.
TRAFFIC SIGNAL EASEMENT HAS BEEN ADDED PER THE ABOVE MARKUP

Provide taper lengths & lane lengths of turn lanes
DIMENSIONS OF THE TAPER AND TURN LANE ARE NOW PROVIDED

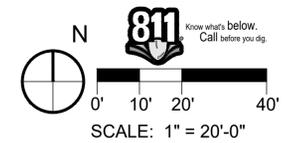
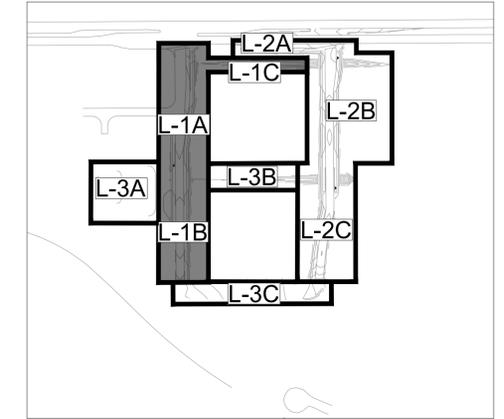
Please show the Hydrant Spacing on alternating sides of the streets every 500 feet. All hydrants are located on the same side of the road. This requirement was previously noted via email on 1/11/24.
HYDRANT LOCATION AND SPACING HAS BEEN REVISED TO ALTERNATE SIDE OF THE STREET AND ALSO HAVE A MAX 500' SPACING. HYDRANT LOCATIONS WERE CONFIRMED VIA EMAIL 2/20/24

Please provide the required Approved Area for Fire Apparatus Turn Arounds at both locations where the paved roadway ends. Dead-end Fire Apparatus Access Roads in excess of 150 feet in length shall be provided with an approved area for turning around Fire Apparatus. This is required per the IFC and The Roadway Manual.

PER CONVERSATION ON 2/21/24, A TEMPORARY ALTERNATIVE GRAVEL SECTION WILL CONNECT THE TWO DRIVES. ADDITIONALLY, SIGNAGE HAS BEEN ADDED TO NOTE ALTERNATIVE SURFACE AND 3' REFLECTIVE POSTS ARE PLACED EVERY 50' ON ALTERNATING SIDES OF THE ROAD. A LETTER FROM THE GEOTECHNICAL ENGINEERING IS PROVIDED IN THIS SUBMITTAL STATING THAT THE TEMPORARY FIRE LANE WILL SUFFICIENTLY SUPPORT A FIRE TRUCK (85,000 LBS) PER AURORA AND IFC REQUIREMENTS.



KEY MAP



LEGEND

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

SEE RSN# 1770665 FOR DEVELOPMENT PLANS IN THIS AREA



REV. NO.	DESCRIPTION	DATE

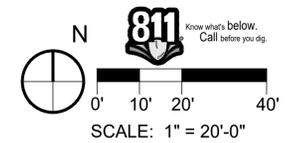
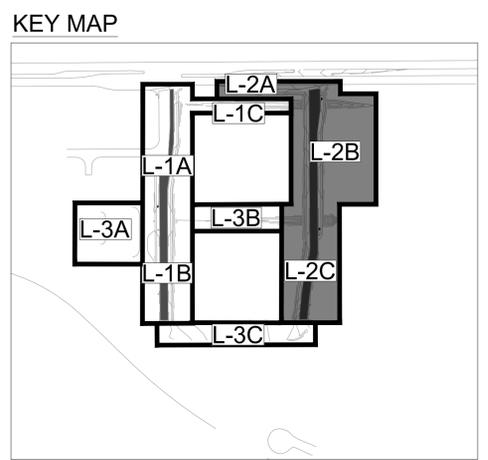
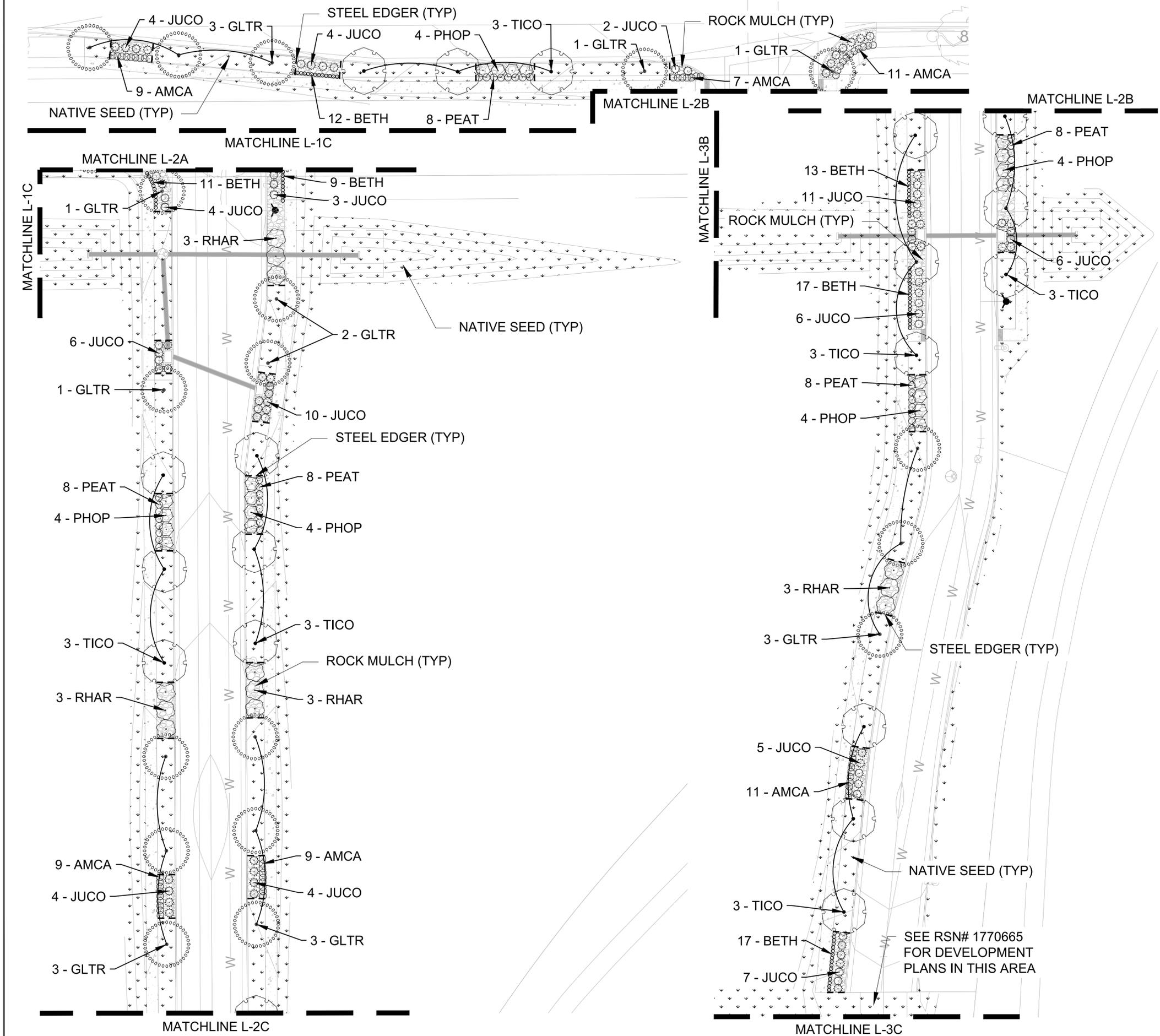
TOWER CROSSING - PHASE 2

PROJ NO: 8933-000
 ENG: K.HASKINS
 DATE: 01/12/2024

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF GAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

SHEET NUMBER
L-1
 7 OF 15

NOT FOR CONSTRUCTION



- LEGEND**
- ROW / PROPERTY LINE
 - PARCEL LINE
 - - - EASEMENT
 - [Pattern] NATIVE SEED
 - [Pattern] LOW-GROW MIX
 - [Pattern] ROCK MULCH
 - [Pattern] CRUSHED AGGREGATE
 - [Pattern] MAINTENANCE PATH
 - W WATER
 - STEEL EDGER

SEE RSN# 1770665 FOR DEVELOPMENT PLANS IN THIS AREA

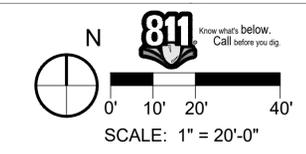
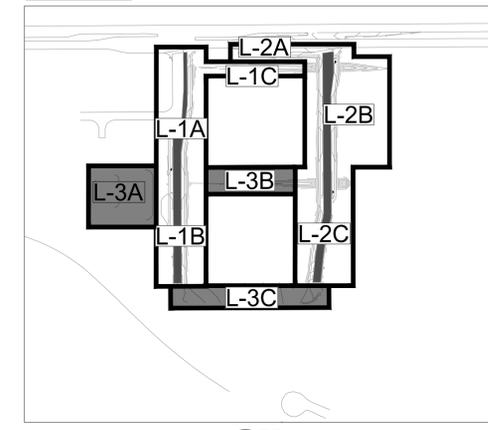
DATE	
REV. NO.	DESCRIPTION

TOWER CROSSING - PHASE 2

PROJ NO: 8933-000
 ENG: K.HASKINS
 DATE: 01/12/2024

NOT FOR CONSTRUCTION

KEY MAP



LEGEND

- ROW / PROPERTY LINE
- PARCEL LINE
- - - EASEMENT
- [Pattern: Dotted] NATIVE SEED LOW-GROW MIX
- [Pattern: Stippled] ROCK MULCH
- [Pattern: Cross-hatched] CRUSHED AGGREGATE MAINTENANCE PATH
- W WATER
- - - STEEL EDGER

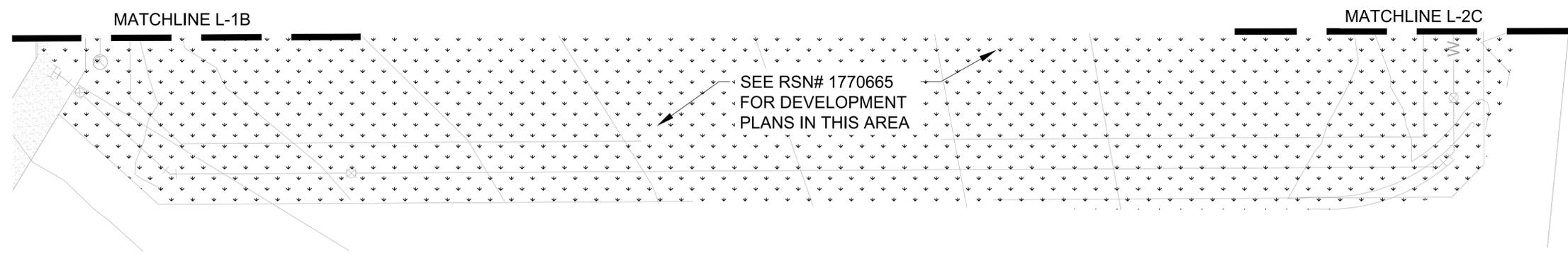
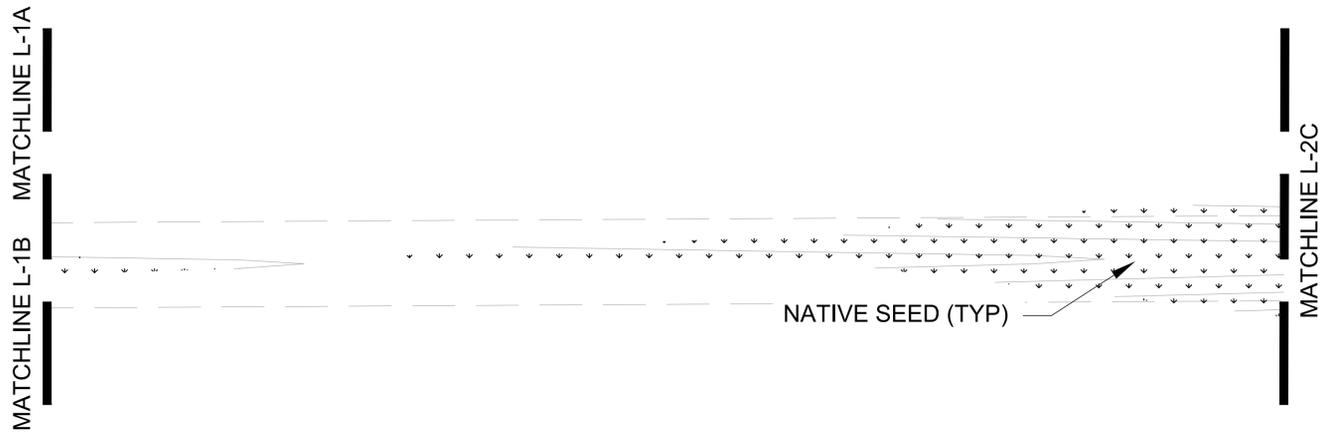
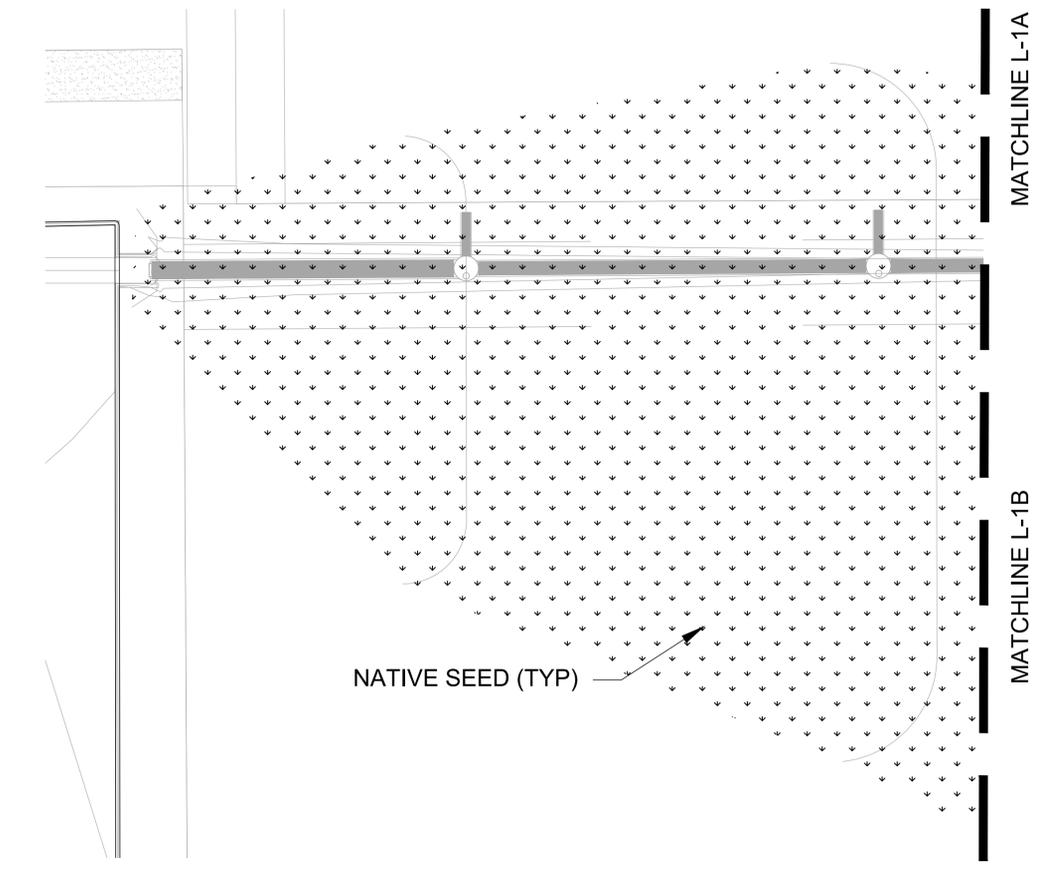
REV. NO.	DESCRIPTION	DATE

TOWER CROSSING - PHASE 2

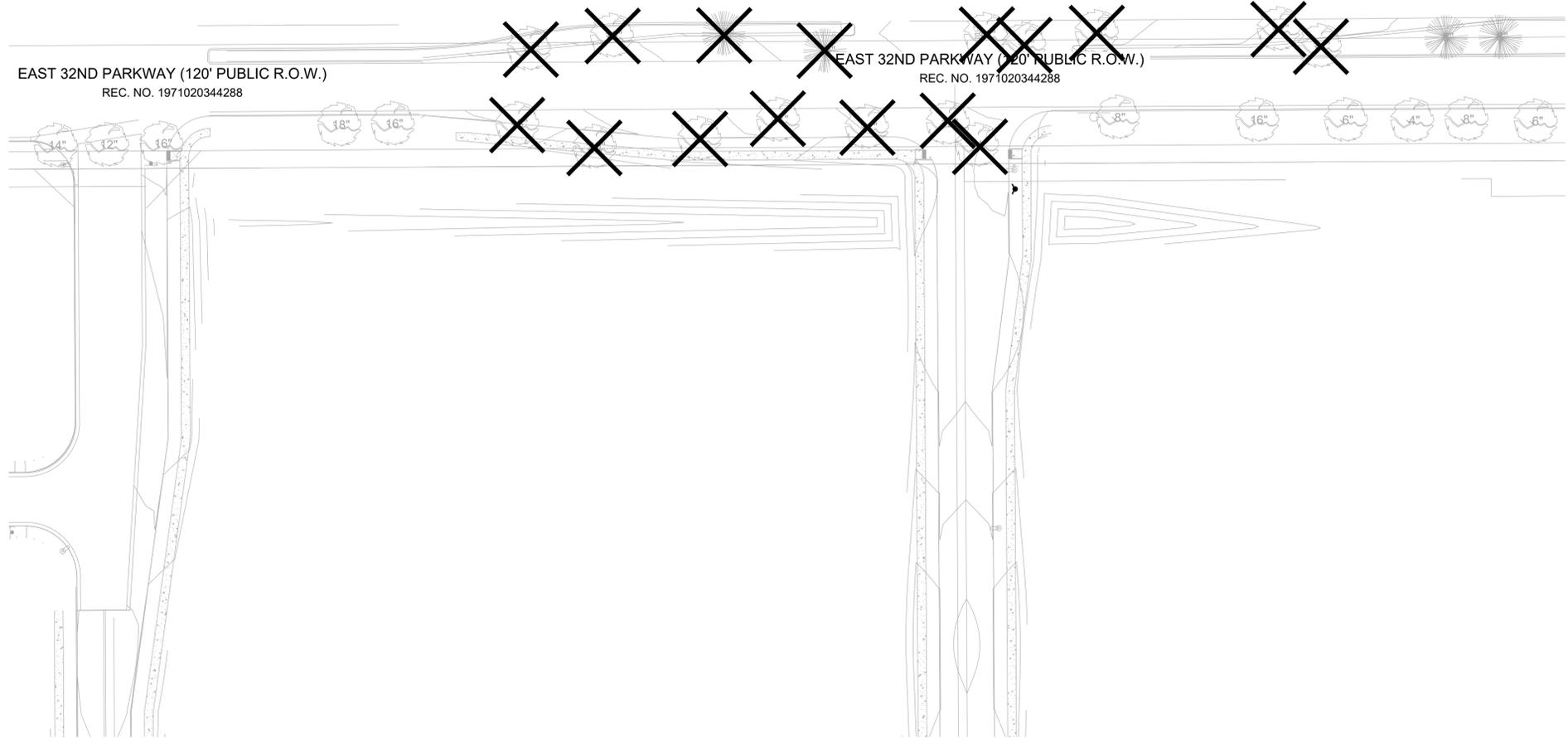


PROJ NO: 8933-000
 ENG : K.HASKINS
 DATE : 01/12/2024

SHEET NUMBER
L-3
 9 OF 15

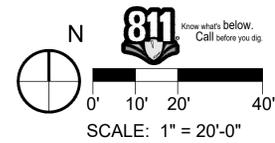


NOT FOR CONSTRUCTION



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



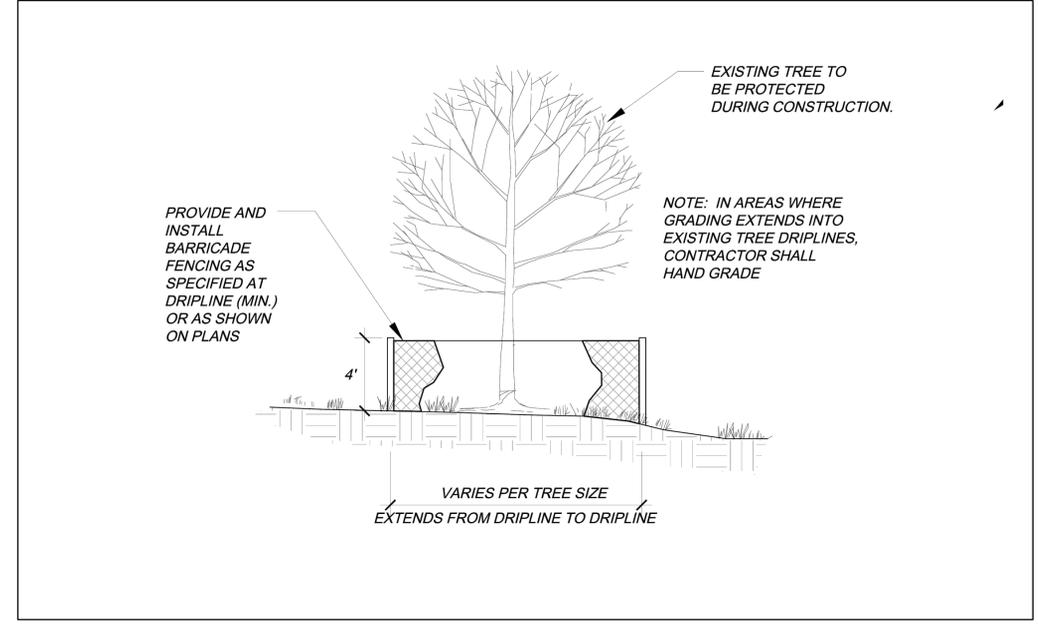
TREE PROTECTION NOTES

- 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	DESCRIPTION

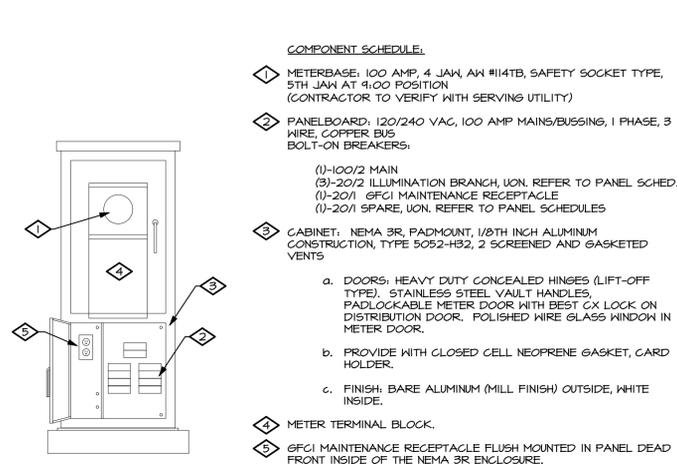
TOWER CROSSING - PHASE 2

PROJ NO: 8933-000
 ENG: K.HASKINS
 DATE: 01/12/2024

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF GOLD ENGINEERING, INC. NO PART OF THIS BOOK MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION FROM GOLD ENGINEERING, INC.

SHEET NUMBER
L-5
 11 OF 15

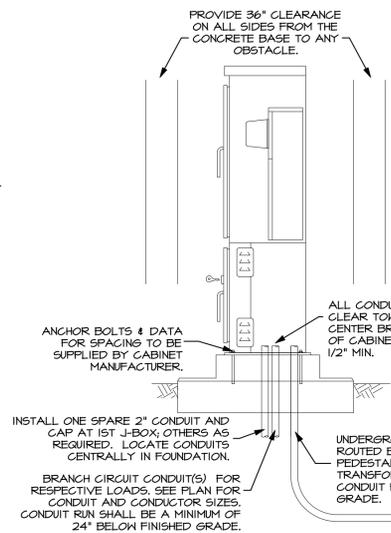
NOT FOR CONSTRUCTION



- COMPONENT SCHEDULE:**
- 1 METERBASE: 100 AMP, 4 JAW, AH #14TB, SAFETY SOCKET TYPE, 5TH JAW AT 9:00 POSITION (CONTRACTOR TO VERIFY WITH SERVING UTILITY)
 - 2 PANELBOARD: 120/240 VAC, 100 AMP MAINS/BUSSING, 1 PHASE, 3 WIRE, COPPER BUS BOLT-ON BREAKERS:
 - (1)-100/2 MAIN
 - (3)-20/2 ILLUMINATION BRANCH, UON. REFER TO PANEL SCHED.
 - (1)-20/1 GFCI MAINTENANCE RECEPTACLE
 - (1)-20/1 SPARE, UON. REFER TO PANEL SCHEDULES
 - 3 CABINET: NEMA 3R, PADMOUNT, 1/8TH INCH ALUMINUM CONSTRUCTION, TYPE 5052-H32, 2 SCREENED AND GASKETED VENTS
 - a. DOORS: HEAVY DUTY CONCEALED HINGES (LIFT-OFF TYPE); STAINLESS STEEL VAULT HANDLES; PADLOCKABLE METER DOOR WITH BEST CX LOCK ON DISTRIBUTION DOOR. POLISHED WIRE GLASS WINDOW IN METER DOOR.
 - b. PROVIDE WITH CLOSED CELL NEOPRENE GASKET, CARD HOLDER.
 - c. FINISH: BARE ALUMINUM (MILL FINISH) OUTSIDE, WHITE INSIDE.
 - 4 METER TERMINAL BLOCK.
 - 5 GFCI MAINTENANCE RECEPTACLE FLUSH MOUNTED IN PANEL DEAD FRONT INSIDE OF THE NEMA 3R ENCLOSURE.

1 | METER PEDESTAL CABINET DETAIL

E0.0 | SCALE: NTS



- CABINET FOUNDATION NOTES:**
1. PAD FOUNDATION SHALL BE CLASS 3000 CONCRETE UNLESS OTHERWISE NOTED ON THE PLANS. EDGE OF CONCRETE TO EXTEND 3" (MINIMUM) OR 6" (MAXIMUM) BEYOND EDGE OF CABINET. PAD SHALL BE INSTALLED TO A DEPTH OF A MINIMUM OF 18" BELOW FINISHED GRADE.
 2. PAD MOUNT DESIGN IS TYPICAL. CONTRACTOR SHALL USE CABINET MANUFACTURER'S REQUIREMENTS TO ASSURE PROPER FIT OF CABINET ON BASE WITH RESPECT TO CONDUIT PLACEMENT.
 3. PLACE SILICONE SEAL BETWEEN THE CABINET FOUNDATION AND THE CABINET.
- MISCELLANEOUS NOTES:**
- A. CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY REGARDING THE SERVICE CONNECTION.
 - B. CONTRACTOR SHALL OBTAIN ELECTRICAL PERMIT FROM THE LOCAL BUILDING DEPARTMENT HAVING JURISDICTION.
 - C. CONTRACTOR SHALL PROVIDE (1) #6ANS GROUNDING ELECTRODE CONDUCTOR FROM THE PEDESTAL GROUNDING BUSS TO THE GROUNDING ELECTRODE(S) PER THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE ARTICLE #250 AND AS INDICATED IN ONE-LINE DIAGRAM.

PROVIDE 36" CLEARANCE ON ALL SIDES FROM THE CONCRETE BASE TO ANY OBSTACLE.

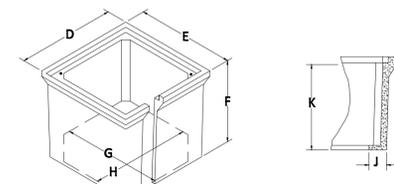
ALL CONDUIT TO CLEAR TOWER CENTER BRACE OF CABINET BY 1/2" MIN.

ANCHOR BOLTS & DATA FOR SPACING TO BE SUPPLIED BY CABINET MANUFACTURER.

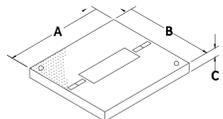
INSTALL ONE SPARE 2" CONDUIT AND CAP AT 1ST J-BOX; OTHERS AS REQUIRED. LOCATE CONDUITS CENTRALLY IN FOUNDATION.

BRANCH CIRCUIT CONDUIT(S) FOR RESPECTIVE LOADS. SEE PLAN FOR CONDUIT AND CONDUCTOR SIZES. CONDUIT RUN SHALL BE A MINIMUM OF 24" BELOW FINISHED GRADE.

UNDERGROUND SERVICE ENTRANCE CONDUIT ROUTED BETWEEN CORNER OF METER PEDESTAL AND BASE OF UTILITY COMPANY TRANSFORMER AS INDICATED ON PLANS. CONDUIT RUN SHALL BE 36" BELOW FINISHED GRADE.



DESCRIPTION	SIZE	DIMENSIONS (IN)							WT LBS
		D	E	F	G	H	J	K	
PULLBOX	SMALL (PC)	14-3/4"	14-3/4"	12"	12"	12"	1"	12"	36

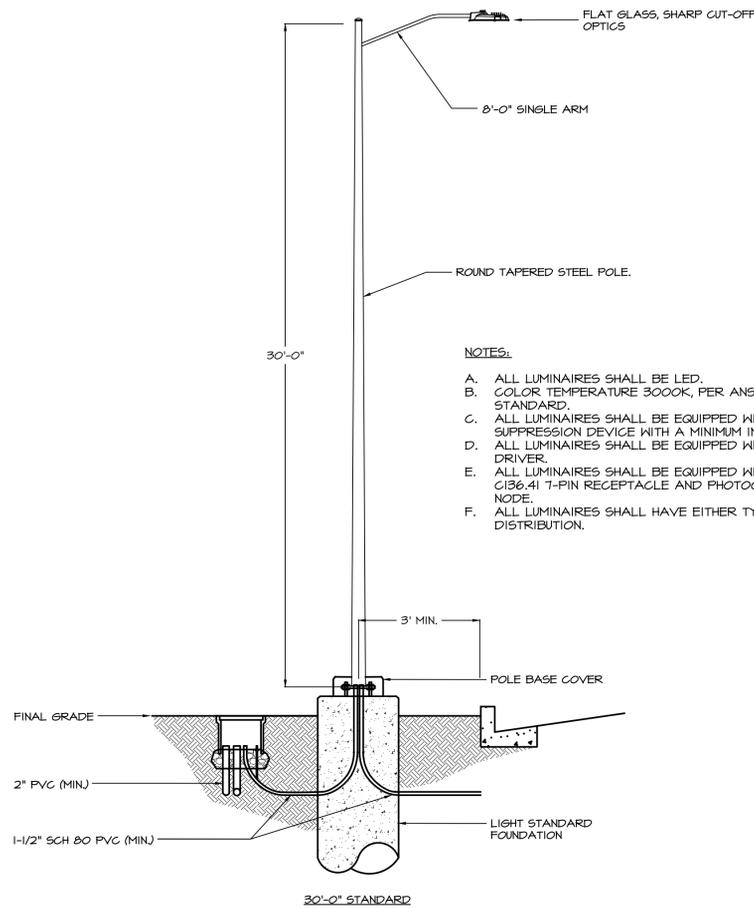


DESCRIPTION	SIZE	DIMENSIONS (IN)			WT LBS
		A	B	C	
COVER	SMALL (PC)	12-7/8"	12-7/8"	3/4"	12

- UNDERGROUND PULLBOX NOTES:**
1. UNDERGROUND ENCLOSURES SHALL BE QUAZITE PC-SERIES AS MANUFACTURED BY HUBBELL OR APPROVED EQUAL.
 2. COVERS AND ENCLOSURES SHALL BE CONCRETE GRAY COLOR AND RATED FOR NO LESS THAN 15,000 LBS.

3 | PULLBOX DETAIL

E0.0 | SCALE: NTS



- NOTES:**
- A. ALL LUMINAIRES SHALL BE LED.
 - B. COLOR TEMPERATURE 3000K, PER ANSI C78.377-2011 STANDARD.
 - C. ALL LUMINAIRES SHALL BE EQUIPPED WITH A SURGE SUPPRESSION DEVICE WITH A MINIMUM IMMUNITY OF 10KV.
 - D. ALL LUMINAIRES SHALL BE EQUIPPED WITH A 0-10V DIMMING DRIVER.
 - E. ALL LUMINAIRES SHALL BE EQUIPPED WITH A MINIMUM ANSI C136.41 T-PIN RECEPTACLE AND PHOTOCELL OR CONTROL NODE.
 - F. ALL LUMINAIRES SHALL HAVE EITHER TYPE II OR TYPE III DISTRIBUTION.

2 | LIGHT STANDARD DETAIL

E0.0 | SCALE: NTS

ABBREVIATIONS	
A	AMPERE(S)
AFG	ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
AIC	AMPERES INTERRUPTING CURRENT
C	CONDUIT
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CL	STREET CENTERLINE
CT	CIRCUIT
DISC	DISCONNECT
DIST	DISTRIBUTION
DWS(S)	DRAWING(S)
EC	ELECTRICAL CONTRACTOR OR EMPTY CONDUIT
(E)	EXISTING TO REMAIN
F	FUSE
FLA	FULL LOAD AMPS
G	GROUND
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
ISC	SHORT CIRCUIT CURRENT
KVA	KILOVOLT AMPERE(S)
KW	KILOWATT(S)
LTG	LIGHTING
MCA	MINIMUM CIRCUIT AMPERE(S)
MCB	MAIN CIRCUIT BREAKER
MLO	MAIN LUGS ONLY
OAE	OR APPROVED EQUAL
P	POLE
PART	PARTIAL CIRCUIT
PH	PHASE
PNL	PANEL
RCPT	RECEPTACLE
SW	SWITCH
US	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
V	VOLT(S)
W	WATT(S) OR WIRE
WP	WEATHERPROOF
XFMR	TRANSFORMER
◇	DETAIL NOTE
—/—/—	ELECTRICAL WIRE SIZE

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

- ELECTRICAL GENERAL NOTES**
1. THE CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY FOR A COMPLETE AND FUNCTIONING ELECTRICAL SYSTEM.
 2. MATERIALS AND INSTALLATION SHALL COMPLY WITH CODES, LAWS, ORDINANCES OF FEDERAL, STATE AND LOCAL GOVERNING BODIES HAVING JURISDICTION.
 3. MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY UL, ETL, CSA OR ANOTHER RECOGNIZED TESTING LAB.
 4. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES, TAXES AND LICENSES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE ELECTRICAL WORK.
 5. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO GOVERNMENTAL AGENCIES AND UTILITY COMPANIES SHOP DRAWINGS, WHICH ARE REQUIRED BY THESE AGENCIES, FOR THEIR APPROVAL.
 6. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER/OWNER OF ANY MATERIALS OR APPARATUS BELIEVED TO BE INADEQUATE, UNSUITABLE, IN VIOLATION OF LAWS, ORDINANCES, RULES OR REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
 7. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS, VISIT THE SITE, AND THOROUGHLY BECOME FAMILIAR WITH THE LOCAL CONDITIONS RELATING TO THE WORK. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATIONS OF THE CONTRACT.
 8. ALL MATERIALS, AND EQUIPMENT SHALL BE ERECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, CONDITIONED, AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
 9. SHOP DRAWINGS SHALL INCLUDE MANUFACTURER'S NAMES, CATALOG NUMBERS, CUTS, DIAGRAMS AND OTHER SUCH DESCRIPTIVE DATA AS MAY BE REQUIRED TO IDENTIFY AND REVIEW THE EQUIPMENT. SUBMITTALS SHALL BE IN LOGICAL GROUPS, FOR EXAMPLE, ALL LIGHTING FIXTURES, PARTIAL SUBMITTALS WILL NOT BE REVIEWED.
 10. SUBMIT (3) COPIES OF THE FOLLOWING SHOP DRAWINGS FOR REVIEW:
 - A. METER-MAIN LOAD-CENTER
 - B. DISCONNECTS
 - C. LIGHT FIXTURES
 - D. PROVIDE "AS-BUILT" DRAWINGS AND SUBMIT TO ARCHITECT/DESIGNER.
 12. ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC. SHALL BE NEW.
 13. ALL WIRING SHALL BE INSTALLED IN CONDUIT.
 14. CONTRACTOR SHALL OBTAIN AND VERIFY EXACT UTILITY COMPANY DRAWINGS AND REQUIREMENTS. ELECTRICAL CONTRACTOR IS TO SUBMIT A COMPLETE CONSTRUCTION DRAWING SET TO THE ELECTRICAL UTILITY COMPANY WITHIN 10 DAYS OF AWARD OF CONTRACT. COORDINATE TIMELINE OF THE REVIEW, APPROVAL, ALL ASSOCIATED DOWN TIME, CONSTRUCTION SCHEDULING, DELIVERY, AND INSTALLATION OF THE UTILITY TRANSFORMER. NOTIFY OWNER OF SCHEDULING CONFLICTS.
 15. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL SPECIAL OUTLET BOXES THAT MAY BE REQUIRED.
 16. THE POWER AND CONTROL REQUIREMENTS FOR ALL EQUIPMENT CONNECTIONS SHALL BE CONFIRMED WITH APPROVED SHOP DRAWINGS PRIOR TO ELECTRICAL ROUGH-IN. FINAL POWER REQUIREMENTS, DIMENSIONED ROUGH-IN LOCATIONS, LOW VOLTAGE SYSTEM CONNECTIONS, ETC. SHALL BE CONFIRMED AND MODIFIED AS REQUIRED.
 17. COORDINATE POLE, BASE AND CONDUIT LOCATIONS WITH ALL OTHER DISCIPLINES, XCEL ENERGY, CITY OF AURORA, AND EXISTING CONDITIONS.
 18. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND STANDARDS, INCLUDING BUT NOT LIMITED TO THE 2017 NATIONAL ELECTRICAL CODE, CITY OF AURORA, AND THE REQUIREMENTS OF XCEL ENERGY.
 19. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY, PRIOR TO INSTALLATION.
 20. UTILITY COMPANY SHALL INSTALL PRIMARY CABLING THROUGHOUT SITE TO THE UTILITY TRANSFORMER AS INDICATED ON PLAN DRAWINGS. ELECTRICAL CONTRACTOR SHALL INSTALL SECONDARY SERVICE CONDUCTORS AND ASSOCIATED CONDUIT(S) FROM THE UTILITY TRANSFORMER TO THE METER PEDESTAL AND INTEGRAL SERVICE DISCONNECT. EC SHALL BE RESPONSIBLE FOR ALL WORK FROM THE METER/MAIN PEDESTAL TO ALL LIGHTING STANDARDS AND RECEPTACLES/OUTLETS SPECIFIED ON THESE DRAWINGS.
 21. COORDINATE EXACT LOCATIONS OF THE SERVICE TRANSFORMER AND THE POINT OF SERVICE (METER PEDESTAL) WITH THE UTILITY COMPANY PRIOR TO ROUGH-IN.
 22. CONTRACTOR SHALL COORDINATE FINAL LOCATIONS, CONDUIT ROUTING, AND PULL BOX LOCATIONS TO STAY WITHIN PROJECT RIGHT-OF-WAY LINES.
 23. CONTRACTOR IS RESPONSIBLE FOR MAKING ALL DETERMINATIONS AS TO THE TYPE AND LOCATION OF EXISTING AND PROPOSED UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

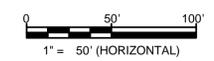
STREET LIGHT COUNT:	
STREET LIGHTS:	9
PEDESTRIAN LIGHTS:	0

AE DESIGN
Integrated Lighting, Technology, and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign.com | Project # 5423.00

ADK ELECTRIC CORP.



PROJ NO: 5423.00
ENG: ANW, ENM
DATE: 2024-01-16
SHEET NUMBER
E0.0
1 OF 4



CAGE CIVIL ENGINEERING

MAJESTIC COMMERCE CENTER
MCC RETAIL FILING NO. 1
ELECTRICAL COVER SHEET
AURORA, COLORADO

DATE: _____
REV. NO. | DESCRIPTION: _____

COLORED LICENSED PROFESSIONAL ENGINEER
0048915
01-16-2024

PROJ NO: 5423.00
ENG: ANW, ENM
DATE: 2024-01-16
SHEET NUMBER
E0.0
1 OF 4

