

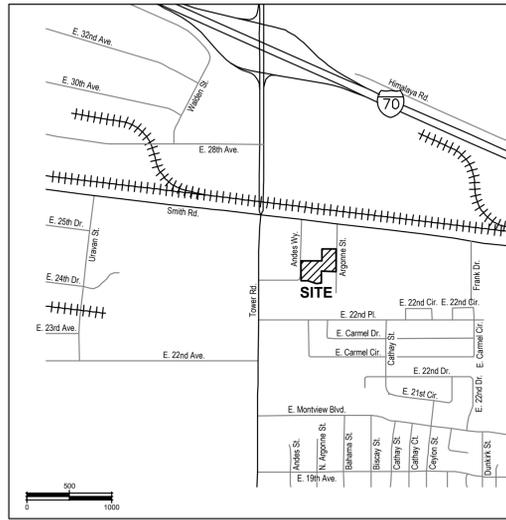
**TARAHUMARA SUBDIVISION FILING NO. 1 – SITE PLAN, PLAT & DEFERRAL OF PUBLIC IMPROVEMENTS PLAN**  
 A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 34, T.3S., R.66W. OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Title the site plan "Tarahumara Trucking-Site Plan".

Please delete crossed out portion

**CITY OF AURORA SITE PLAN NOTES:**

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. 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 1, AND C.A.B.Q./A.N.S.I. 117.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES 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 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.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY/PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTIONS 126-271 AND 126-278.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. ELECTRONIC GATING SYSTEMS SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF A SIREN OPERATED SYSTEM, AN AUTOMATIC KNOX KEY SWITCH AND A MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST. A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, INCLUDING THE CURRENT UTILITY LINE, SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT EDITION OF THE UTILITY LINE EASEMENT 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. 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.
- 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.



**VICINITY MAP**  
Scale: 1"=1000'

This sentence is a repeat of the previous sentence. Remove but keep the other one.

**SHEET INDEX**

- COVER SHEET
- SITE PLAN
- PHASING PLAN
- UTILITY PLAN
- INTERIM GRADING PLAN
- FINAL GRADING PLAN
- SITE DETAILS I
- SITE DETAILS II
- LANDSCAPE PLAN
- LANDSCAPE DETAILS
- PHOTOMETRIC PLAN
- PHOTOMETRIC DETAILS
- PHOTOMETRIC DETAILS

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

**GENERAL NOTES:**

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

**FIRE NOTES:**

- THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. MANUALLY OPERATED GATING SYSTEMS SHALL BE EQUIPPED WITH A KNOX PADLOCK OR OTHER APPROVED KNOX LOCKING DEVICE. GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST. A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. AREAS INSIDE THE GATED AREA OF THE SELF-SERVICE STORAGE FACILITY WILL BE DEDICATED AS "EMERGENCY ACCESS EASEMENTS", AND SHALL BE CONSPICUOUSLY POSTED BY THE OWNER WITH SIGNS STATING "KEEP DRIVE AISLE PASSABLE AT ALL TIMES". AREAS OUTSIDE THE GATED SELF-SERVICE FACILITY (OR CONSTRUCTED FOR SECONDARY EMERGENCY ACCESS ONLY) WILL BE SEPARATELY DEDICATED AS FIRE LANE EASEMENTS AND POSTED "FIRE LANE - NO PARKING". THESE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED TO THE PUBLIC WORKS DEPARTMENT'S STANDARDS AS A DEDICATED FIRE LANE EASEMENT. THE DEVELOPER, OWNER, THEIR SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR MAINTAINING AN UNOBTSTRUCTED 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 ON SITE WITHOUT FIRST OBTAINING THE PROPER BUSINESS LICENSES AND BUILDING PERMITS. PRIOR TO THE OCCUPANCY OF ANY STORAGE UNIT THE SPACE SHALL BE IN CONFORMANCE WITH ALL ADOPTED CODES, STANDARDS AND REQUIREMENTS OF THE CITY OF AURORA. NO HAZARDOUS MATERIALS, FLAMMABLE, CAUSTIC, EXPLOSIVE, POISONOUS, RADIOACTIVE OR OTHERWISE DANGEROUS MATERIALS SHALL BE STORED ON SITE OR WITHIN ANY STORAGE UNIT.
- THE 2021 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 REQUIRES 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.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.

**FLOODPLAIN STATEMENT**

THE SUBJECT PROPERTIES ARE IN "NO SPECIAL FLOOD HAZARD AREAS IDENTIFIED"  
 PER FEMA FLOOD MAP 08013C0300J DATED 04/18/2023

**POTENTIAL ENCROACHMENTS**

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

**BENCHMARK**

CITY OF AURORA BM 356633NE002 - COA BRASS CAP SET IN NOSE OF MEDIAN IN TOWER ROAD NORTH OF EAST ENTRY TO TOWER CENTER FOR INDUSTRY.

ELEVATION: 5438.06 FEET (NAVD 1988 DATUM).

**TOTAL ACREAGE**

2.023 ACRES

**ZONING**

ORIGINAL ZONING: I-1  
 PROPOSED ZONING: I-1

**LEGAL DESCRIPTION**

LOT 1, BLOCK 1, TARAHUMARA SUBDIVISION FILING NO. 1.

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN A SPECIAL WARRANTY DEED RECORDED ON OCTOBER 4, 2018 AT RECEPTION NUMBER 201800080955 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 FEBRUARY 06, 2023 AT 5:00PM.

**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 DATA BLOCK**

LAND AREA WITHIN 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%, 38,538 SQ FT  
 PRESENT ZONING CLASSIFICATION: I-1  
 PARKING SPACES PROVIDED: 11  
 ADA (VAN ACCESSIBLE) SPACES PROVIDED: 1  
 BICYCLE SPACES PROVIDED: 2  
 BUILDING USE CLASSIFICATION: R-2, S-2  
 CONSTRUCTION TYPE: III-A

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

IN WITNESS WHEREOF, \_\_\_\_\_ HAS CAUSED THESE  
 \_\_\_\_\_ (CORPORATION, COMPANY, OR INDIVIDUAL)  
 PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_ AD, \_\_\_\_  
 BY: \_\_\_\_\_ CORPORATE SEAL  
 \_\_\_\_\_ (PRINCIPALS OR OWNERS)

STATE OF COLORADO )SS  
 COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_ AD, \_\_\_\_ BY  
 \_\_\_\_\_ NOTARY SEAL  
 \_\_\_\_\_ (PRINCIPALS OR OWNERS)

WITNESS 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  
 TARAHUMARATRUCKINGLLC@GMAIL.COM

SURVEYOR:  
 POWERS 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  
 303-651-6826  
 JOEL@ROCKYRIDGEIVL.COM

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

**AMENDMENTS**

NO.	DATE	DESCRIPTION	BY

**Rocky Ridge Civil Engineering**  
 420 21st Ave, Suite 101  
 Longmont, CO 80501  
 303.651.6826  
 www.rockyridgecivil.com

**TARAHUMARA SUBDIVISION FILING NO. 1**

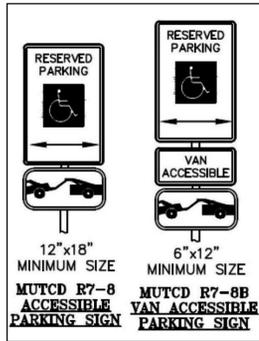
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CAD NO	954-1
DATE	10/30/23
COVER SHEET	2260 ANDES WAY AURORA, CO 80011



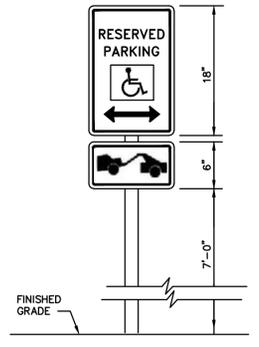
R1-1

1

30" X 30" (UNLESS OTHERWISE NOTED.)



3



3 ADA PARKING SIGN DETAIL N.T.S.



FIRE LANE SIGNS

2

2 FIRE LANE PARKING SIGN DETAIL N.T.S.

FIRE LANE SIGN NOTES

- 1. SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
2. SIGNS SHALL BE SPACED 50-FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2015-FC
3. SIGNS SHALL BE INSTALLED 2 FEET BEHIND CURB OR SIDEWALK.
4. FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS.
5. LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.

LEGEND table with columns for EXISTING, LEGEND, and PROPOSED. Includes symbols for Fire Hydrant, Electric Pole/Light, Knox Hardware Box, Traffic Sign, Inlet, Contour Major, Contour Minor, Gravel Pavement, Asphalt Pavement, Concrete, Riprap, Seed Mix, Drainage Flow Arrow, Record Easement Line, Adjoining Lot Line, Cedar Fence, ADA Handrail, Easement, Property Line, Row Centerline, Easement Found, Found, Typical, Proposed, Right-of-Way, Linear Feet, Detail, and Prop. Pedestrian ADA Access.

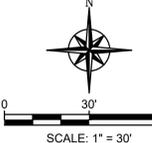
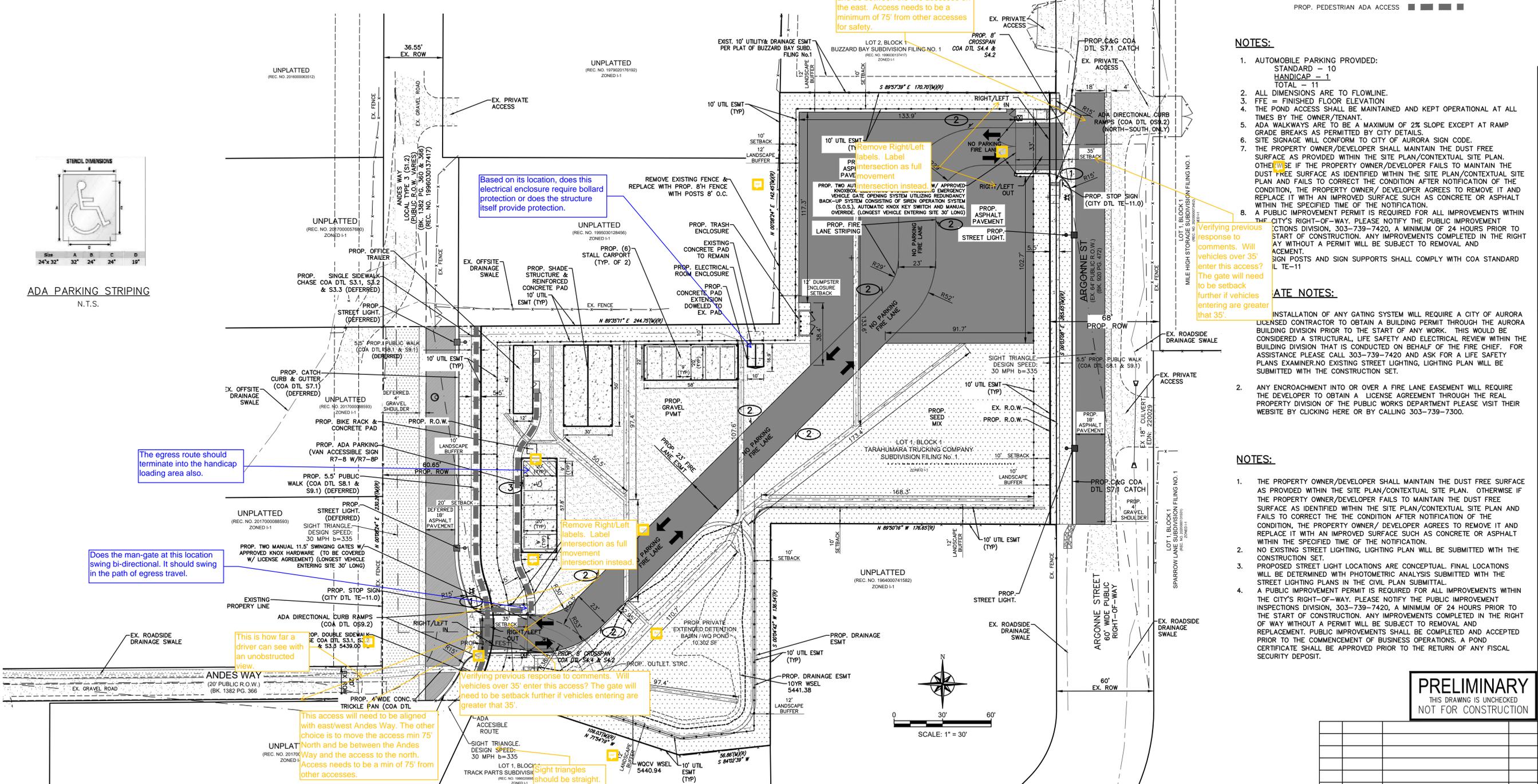
NOTES:

- 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 SIGN CODE.
7. 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.
8. A PUBLIC IMPROVEMENT PERMIT IS REQUIRED FOR ALL IMPROVEMENTS WITHIN THE CITY'S RIGHT-OF-WAY. PLEASE NOTIFY THE PUBLIC IMPROVEMENT ACTIONS DIVISION, 303-739-7420, A MINIMUM OF 24 HOURS PRIOR TO START OF CONSTRUCTION. ANY IMPROVEMENTS COMPLETED IN THE RIGHT OF WAY WITHOUT A PERMIT WILL BE SUBJECT TO REMOVAL AND ACEMENT. SIGN POSTS AND SIGN SUPPORTS SHALL COMPLY WITH COA STANDARD L TE-11
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.

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 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. LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
4. 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.

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 SUBDIVISION FILING NO. 1 DATE 10/30/23 SHEET NO 2 OF 13

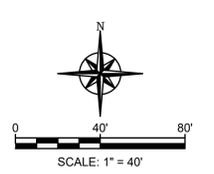
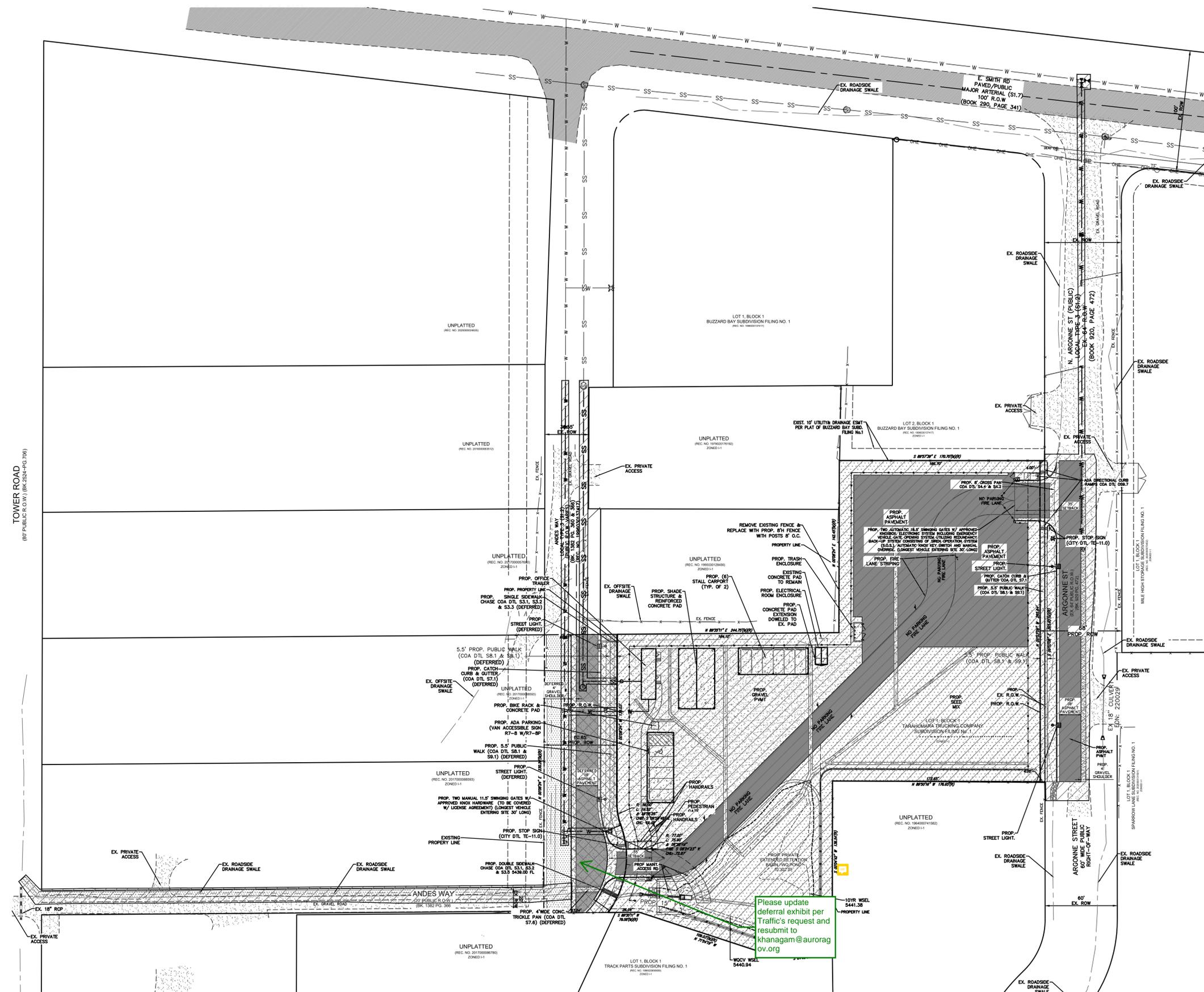
Table with columns: NO., DATE, DESCRIPTION, BY

**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.

- 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.
  - DETENTION POND AND STORM STRUCTURES
  - DRIVEWAYS WITH CURB RAMPS AND CONCRETE CROSSPANS
  - PAVED SITE ACCESS
  - R.O.W. LANDSCAPING
  - DETENTION POND AND STORM STRUCTURES
  - LOT GRADING AND ASPHALT PAVEMENT SURFACE
  - NON-STREET FRONTAGE LANDSCAPING
- THE FOLLOWING ANDES 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)
  - CURB AND GUTTER AND WALK
  - ROAD PAVE
  - STREET TREES



TOWER ROAD  
 (60' PUBLIC R.O.W.) (BK 259-PG 795)



EXISTING		LEGEND		PROPOSED	
	FIRE HYDRANT		ELECTRIC POLE/LIGHT		KNOX HARDWARE BOX
	TRAFFIC SIGN		INLET		CONTOUR MAJOR
	CONTOUR MINOR		GRAVEL PAVEMENT		ASPHALT PAVEMENT
	CONCRETE		RIPRAP		SEED MIX (PER LS PLANS)
	DRAINAGE FLOW ARROW		RECORD EASEMENT LINE		ADJOINING LOT LINE
	CEDAR FENCE		ADA HANDRAIL		EASEMENT
	PROPERTY LINE		ROW CENTERLINE		EASEMENT
	FOUND		TYPICAL		PROPOSED
	RIGHT-OF-WAY		LINEAR FEET		DETAIL
	ESMT		ESMT		
	FND		FND		
	TYP		TYP		
	PROP.		PROP.		
	R.O.W.		R.O.W.		
	LF		LF		
	DTL		DTL		

Please update deferral exhibit per Traffic's request and resubmit to [khanagam@auroragov.org](mailto:khanagam@auroragov.org)

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**TARAHUMARA SUBDIVISION FILING NO. 1**

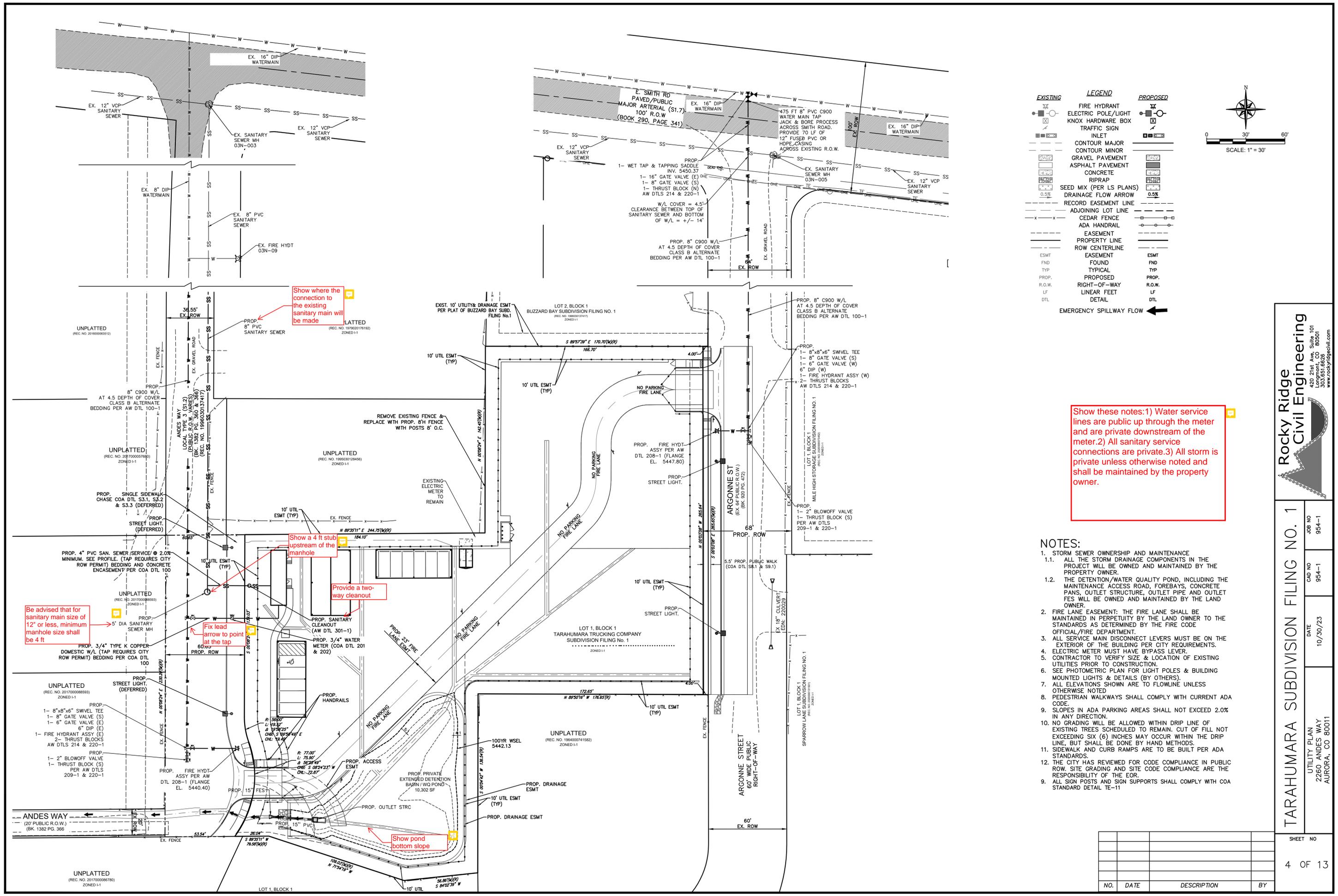
PHASING PLAN  
 2260 ANDES WAY  
 AURORA, CO 80011

CAD NO 954-1  
 JOB NO 954-1  
 DATE 10/30/23

PHASING PLAN  
 2260 ANDES WAY  
 AURORA, CO 80011

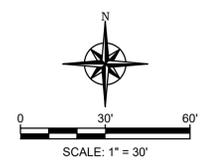
NO.	DATE	DESCRIPTION	BY

SHEET NO  
 3 OF 13



**LEGEND**

EXISTING	PROPOSED



Show these notes: 1) Water service lines are public up through the meter and are private downstream of the meter. 2) All sanitary service connections are private. 3) All storm is private unless otherwise noted and shall be maintained by the property owner.

- NOTES:**
- STORM SEWER OWNERSHIP AND MAINTENANCE
    - ALL THE STORM DRAINAGE COMPONENTS IN THE PROJECT WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
    - THE DETENTION/WATER QUALITY POND, INCLUDING THE MAINTENANCE ACCESS ROAD, FOREBAYS, CONCRETE PANS, OUTLET STRUCTURE, OUTLET PIPE AND OUTLET FES WILL BE OWNED AND MAINTAINED BY THE LAND OWNER.
  - FIRE LANE EASEMENT: THE FIRE LANE SHALL BE MAINTAINED IN PERPETUITY BY THE LAND OWNER TO THE STANDARDS AS DETERMINED BY THE FIRE CODE OFFICIAL/FIRE DEPARTMENT.
  - ALL SERVICE MAIN DISCONNECT LEVERS MUST BE ON THE EXTERIOR OF THE BUILDING PER CITY REQUIREMENTS.
  - ELECTRIC METER MUST HAVE BYPASS LEVER.
  - CONTRACTOR TO VERIFY SIZE & LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - SEE PHOTOMETRIC PLAN FOR LIGHT POLES & BUILDING MOUNTED LIGHTS & DETAILS (BY OTHERS).
  - ALL ELEVATIONS SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
  - PEDESTRIAN WALKWAYS SHALL COMPLY WITH CURRENT ADA CODE.
  - SLOPES IN ADA PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
  - NO GRADING WILL BE ALLOWED WITHIN DRIP LINE OF EXISTING TREES SCHEDULED TO REMAIN. CUT OF FILL NOT EXCEEDING SIX (6) INCHES MAY OCCUR WITHIN THE DRIP LINE, BUT SHALL BE DONE BY HAND METHODS.
  - SIDEWALK AND CURB RAMPS ARE TO BE BUILT PER ADA STANDARDS.
  - THE CITY HAS REVIEWED FOR CODE COMPLIANCE IN PUBLIC ROW. SITE GRADING AND SITE CODE COMPLIANCE ARE THE RESPONSIBILITY OF THE EOR.
  - ALL SIGN POSTS AND SIGN SUPPORTS SHALL COMPLY WITH COA STANDARD DETAIL TE-11.

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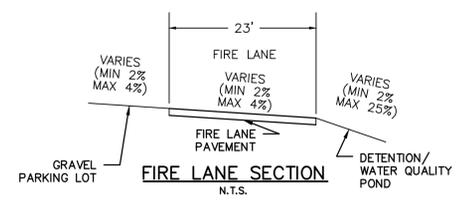
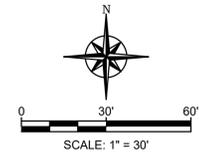
**TARAHUMARA SUBDIVISION FILING NO. 1**

UTILITY PLAN	JOB NO	954-1
2260 ANDES WAY	CAD NO	954-1
AURORA, CO 80011	DATE	10/30/23

SHEET NO  
4 OF 13

NO.	DATE	DESCRIPTION	BY

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

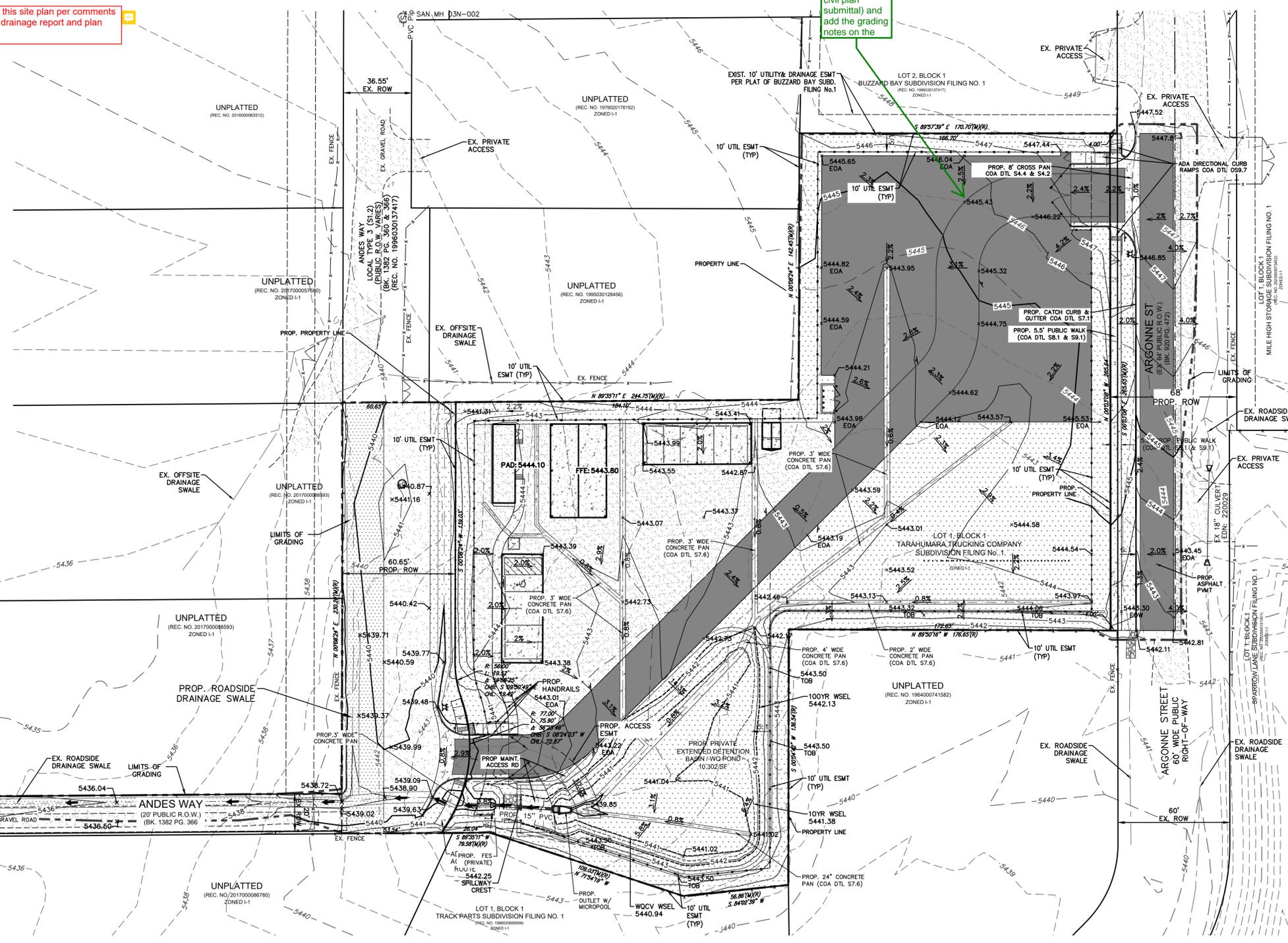


Show revisions on this site plan per comments on the preliminary drainage report and plan (TYP)

Please remove spot elevations, typ. (include this level of detail on the civil plan submittal) and add the grading notes on the

- NOTES:**
- STORM SEWER OWNERSHIP AND MAINTENANCE
    - ALL THE STORM DRAINAGE COMPONENTS IN THE PROJECT WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
  - THE DETENTION/WATER QUALITY POND, INCLUDING THE MAINTENANCE ACCESS ROAD, FOREBAYS, CONCRETE PANS, OUTLET STRUCTURE, OUTLET PIPE AND OUTLET FES WILL BE OWNED AND MAINTAINED BY THE LAND OWNER.
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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).
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  - THE CITY HAS REVIEWED FOR CODE COMPLIANCE IN PUBLIC ROW. SITE GRADING AND SITE CODE COMPLIANCE ARE THE RESPONSIBILITY OF THE EOR.

- Please add the following notes:
- Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%.
  - The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1.
  - The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building.
  - 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 resultant grade in any direction within accessible parking areas shall not exceed two percent.
  - The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope along an accessible path shall not exceed five percent.



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**TARAHUMARA SUBDIVISION FILING NO. 1**

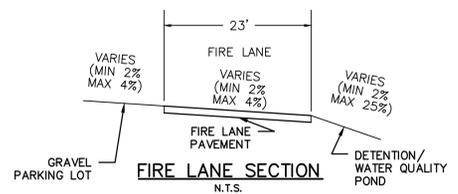
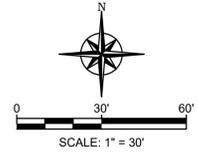
JOB NO	954-1
CAD NO	954-1
DATE	10/30/23

INTERIM GRADING PLAN  
 2260 ANDES WAY  
 AURORA, CO 80011

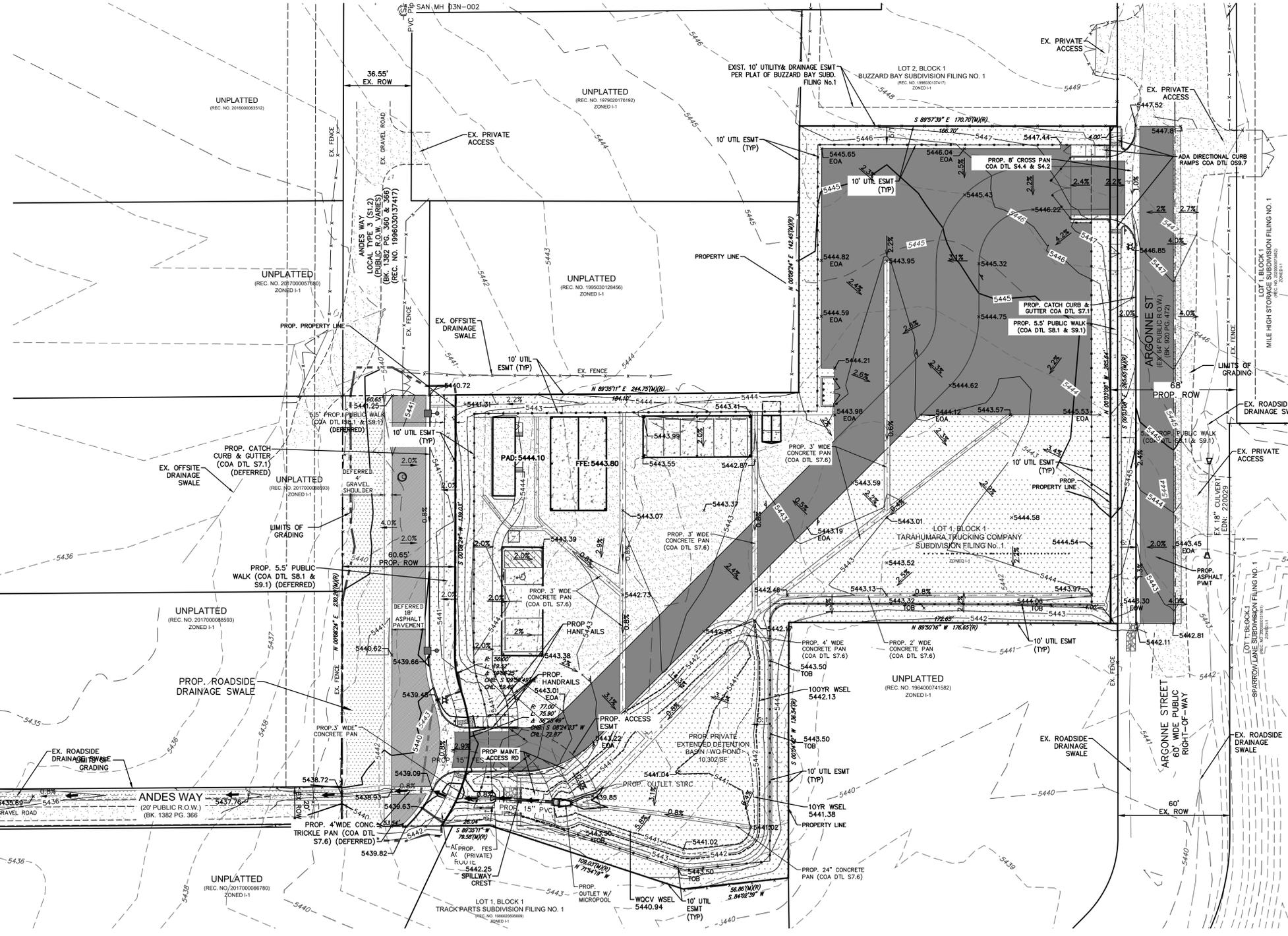
SHEET NO  
 5 OF 13

NO.	DATE	DESCRIPTION	BY

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



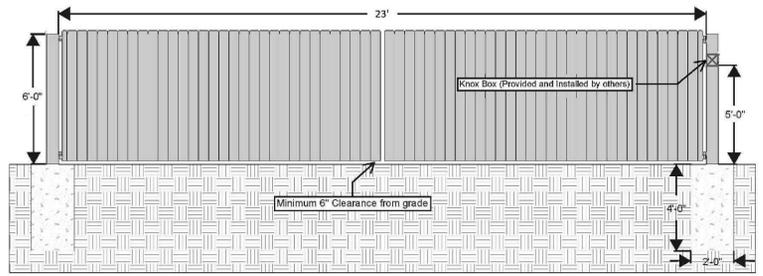
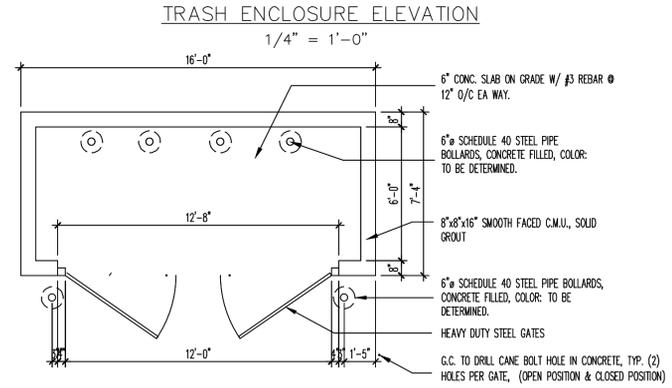
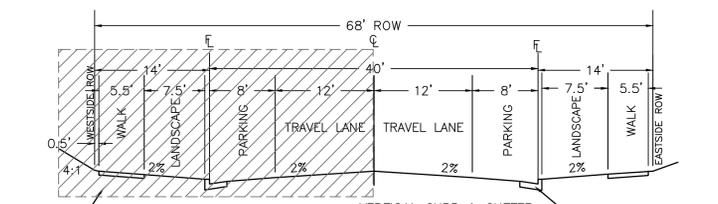
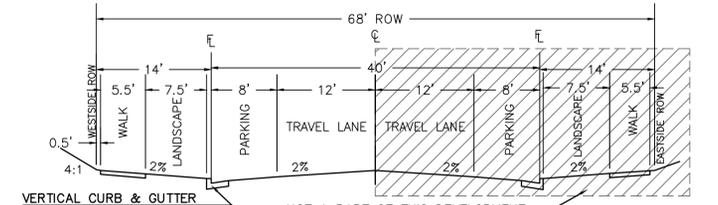
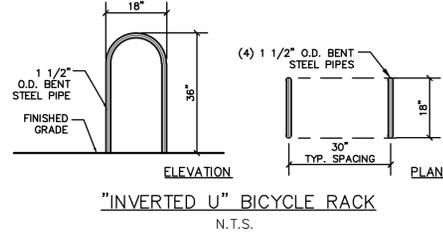
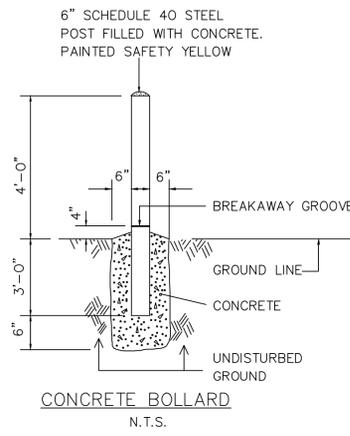
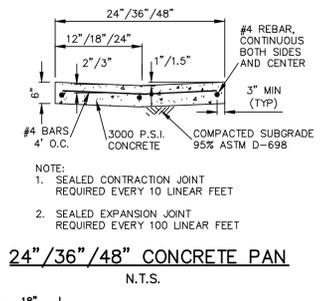
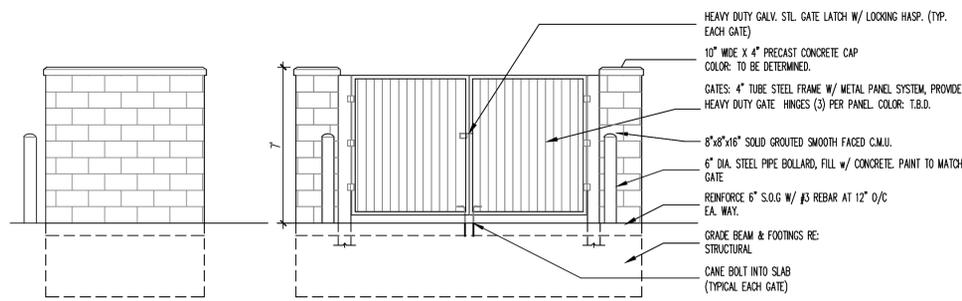
- NOTES:**
- STORM SEWER OWNERSHIP AND MAINTENANCE
    - ALL THE STORM DRAINAGE COMPONENTS IN THE PROJECT WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
  - THE DETENTION/WATER QUALITY POND, INCLUDING THE MAINTENANCE ACCESS ROAD, FOREBAYS, CONCRETE PANS, OUTLET STRUCTURE, OUTLET PIPE AND OUTLET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



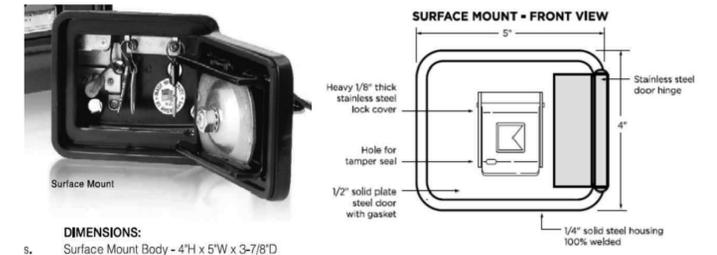
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 303.551.6626  
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<b>TARAHUMARA SUBDIVISION FILING NO. 1</b>	
FINAL GRADING PLAN	CAD NO. 954-1
2260 ANDES WAY	JOB NO. 954-1
AURORA, CO 80011	DATE 10/30/23

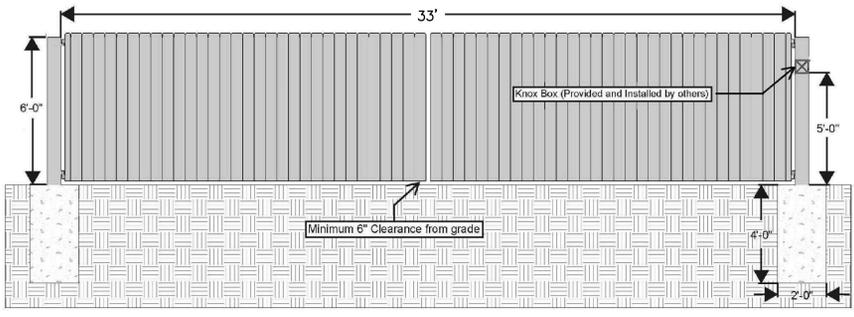
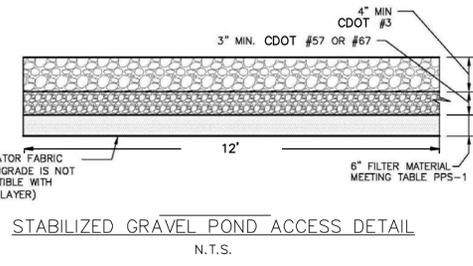
SHEET NO.			
6 OF 13			
NO.	DATE	DESCRIPTION	BY



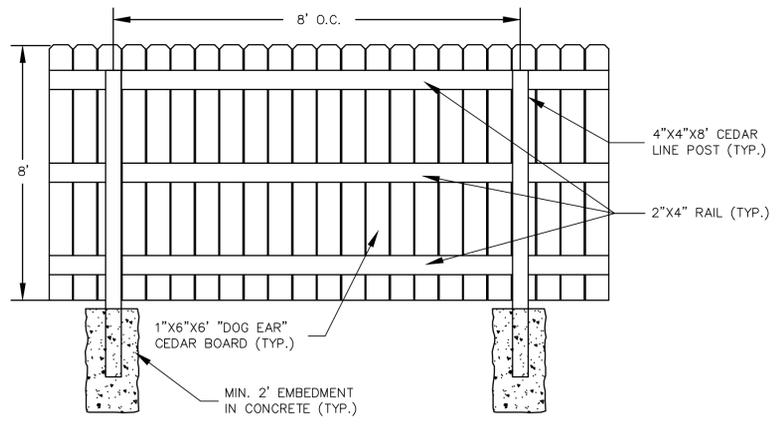
- Notes:**
- 1) 6 5/8" Posts set in concrete footings (24" x 48" Deep)
  - 2) Gate frame to be 2" Square tubing Coated Black
  - 3) 1x5x6' Western Red Cedar Pickets screwed to the face of the gate frame
  - 4) Knox Box to be provided and installed by others
  - 5) Gate to have standard pad lockable hardware including cane rod and pioneer latch
  - 6) Standard barrel hinges welded to posts



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



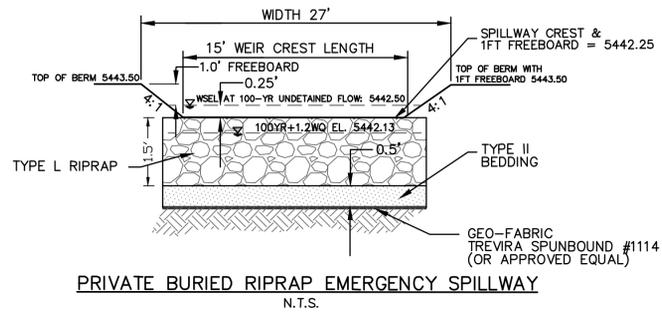
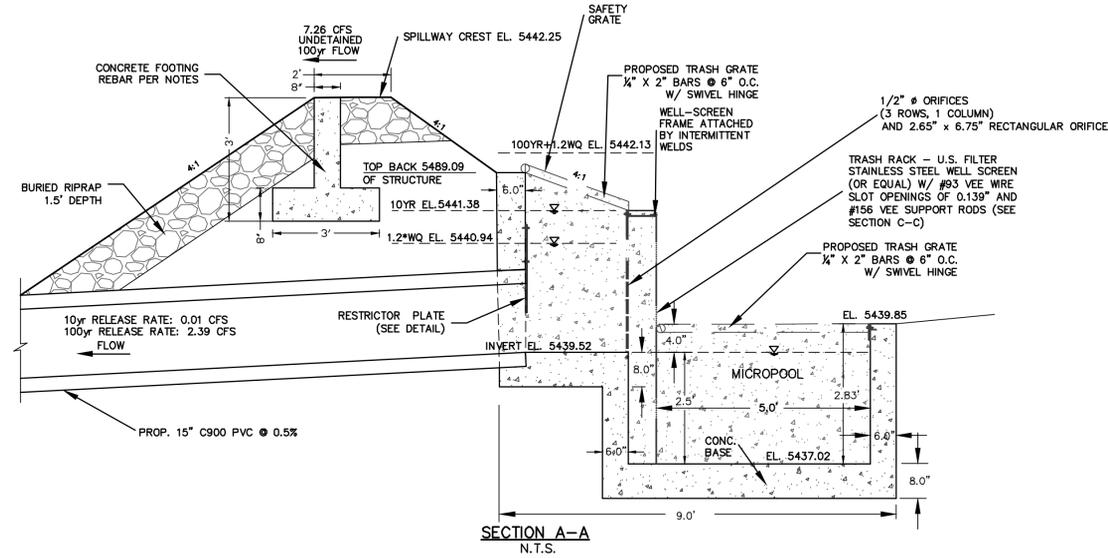
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  - 4) Knox Box to be provided and installed by others
  - 5) Gate to have standard pad lockable hardware including cane rod and pioneer latch
  - 6) Standard barrel hinges welded to posts



- Provide details for the man gates on the east and west side.
- Provide basic details for the proposed shade structure.
- Provide basic details for the proposed electrical enclosure.

- 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.

NO.	DATE	DESCRIPTION	BY



**GENERAL NOTE:**

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

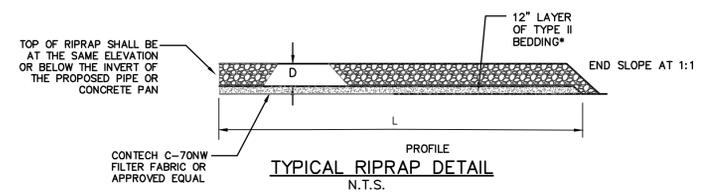
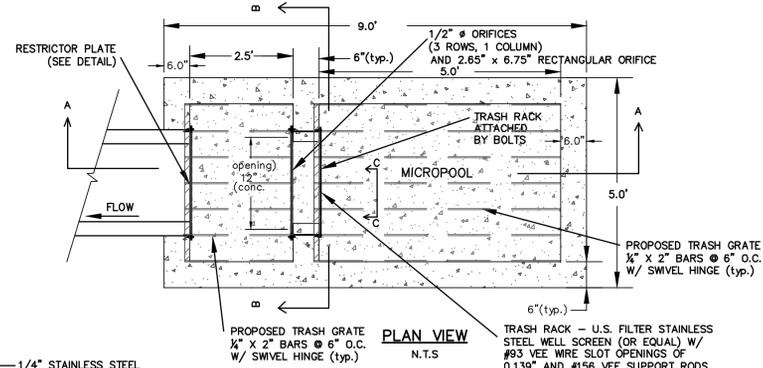
**GENERAL REBAR NOTES:**

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

**TRASH RACK NOTES:**

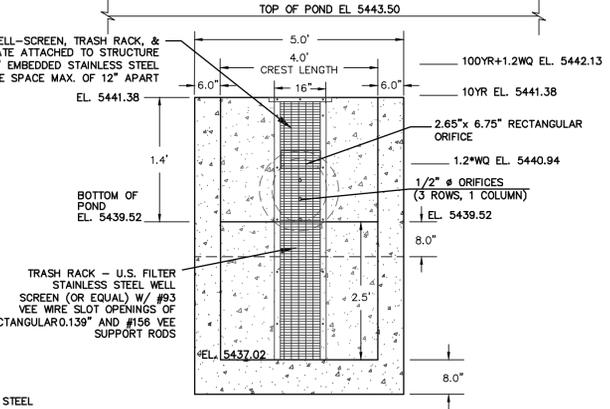
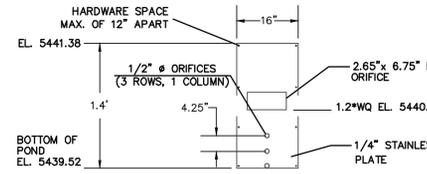
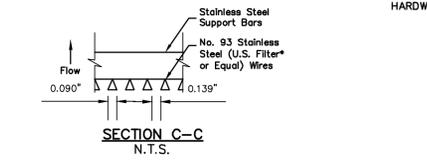
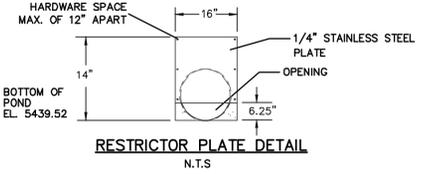
- WQV TRASH RACKS
- 1) WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED WITH STAINLESS STEEL HARDWARE.
  - 2) BAR GRATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH BOLTED ACCESS PANELS.

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

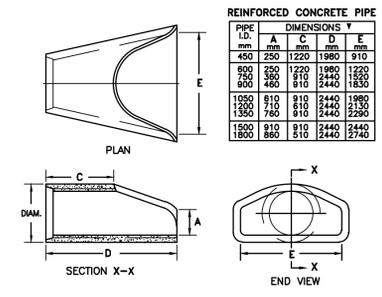


RIPRAP TYPE	GRADATION d50	RIPRAP THICKNESS (D)	BEDDING TYPE
L*	9"	18"	12" TYPE II *
M*	12"	24"	12" TYPE II *
H*	18"	36"	12" TYPE II *

\* GRADATIONS PER URBAN DRAINAGE AND FLOOD CONTROL DISTRICT STANDARDS.



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

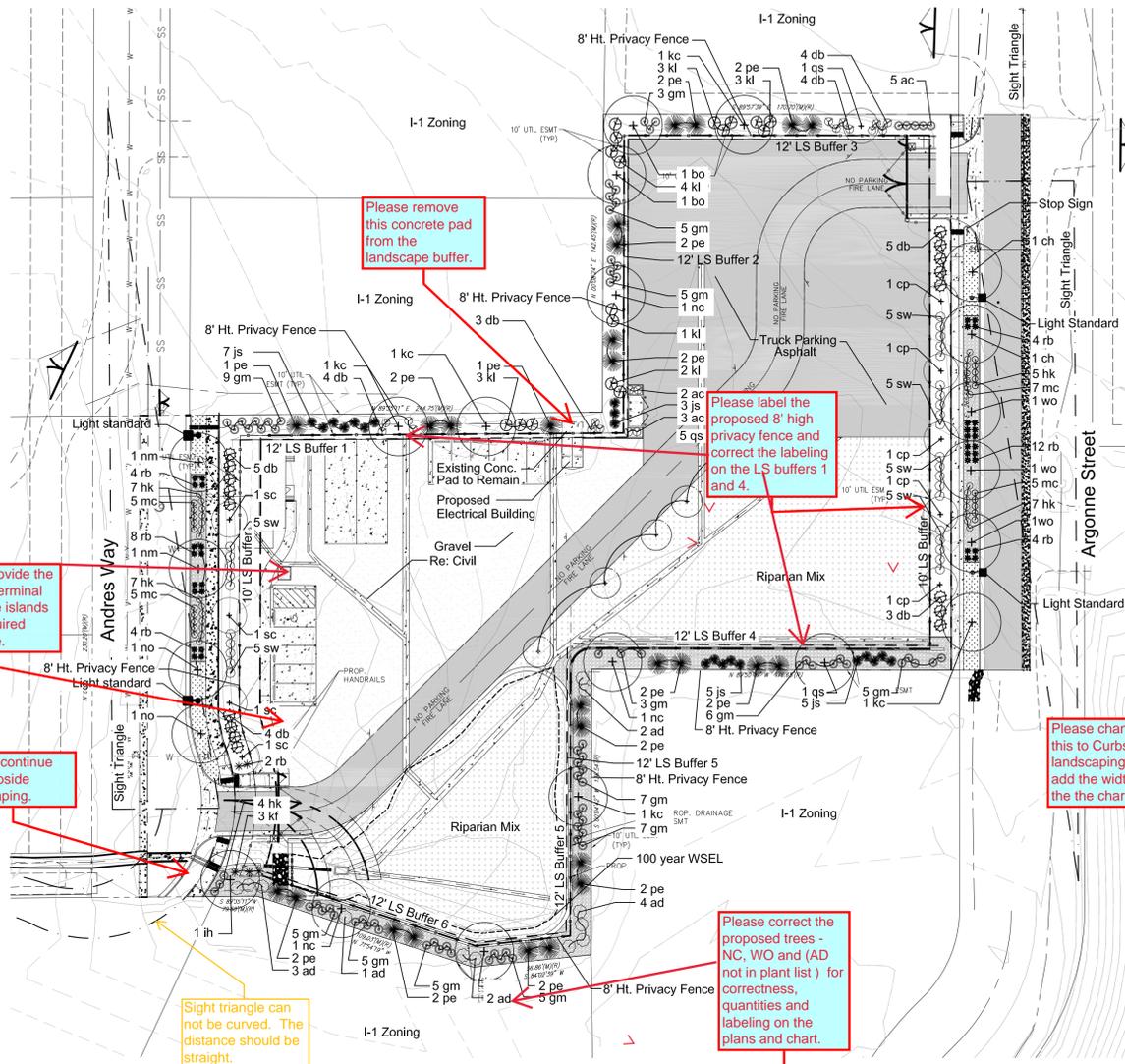


PIPE I.D.	DIMENSIONS				
	A	C	D	E	F
600	250	1220	1980	1220	1220
750	350	1710	2440	1500	1500
900	450	2100	2900	1830	1830
1050	550	2500	3360	2160	2160
1200	650	2900	3820	2500	2500
1350	750	3300	4280	2840	2840
1500	850	3700	4740	3180	3180
1650	950	4100	5200	3520	3520

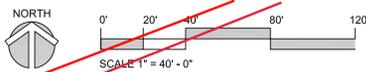
**END SECTION FOR REINFORCED CONCRETE CIRCULAR PIPE**

**DETENTION POND PRIVATE WATER QUALITY CONTROL OUTLET STRUCTURE**

NO.	DATE	DESCRIPTION	BY



LANDSCAPE PLAN



PLANT MATERIAL SCHEDULE:							
SYMBOL	QTY.	I.D.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	WTR
<b>SHADE TREES</b>							
+	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
<b>ORNAMENTAL TREES</b>							
+	7	qs	CRIMSON SPIRE OAK	QUERCUS X BIMUNDORUM 'CRIMSCHMIDT'	2" CAL.	B & B	L
+	5	cp	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL.	B & B	L
+	4	sc	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2" CAL.	B & B	L
<b>EVERGREEN TREES</b>							
+	26	pe	PINON PINE	PINUS EDULIS	6' HT.	B & B	VL
<b>SHRUBS</b>							
+	32	db	DWARF BURNING BUSH	EOUNYMUS ALATA 'DWARF NANA'	5 GAL.	CONT.	L-M
+	12	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
+	30	hk	HYPERICUM KALM'S	HYPERICUM KALMIANUM	5 GAL.	CONT.	M
+	10	ac	ALPINE CURRANT	RIBES ALPIMUM	5 GAL.	CONT.	M
+	30	sw	WESTERN SANDCHERRY	PRUNUS BESSEYI	5 GAL.	CONT.	M
<b>ORNAMENTAL GRASSES</b>							
+	3	kf	KARL REED FORESTER GRASS	CALAMAGROSTIS ACUTI 'KARL FORESTER'	5 GAL.	CONT.	M
+	38	rb	RED BARRON BLOOD GRASS	IMPERATA CYLINDRICA 'RED BARRON'	5 GAL.	CONT.	M

LANDSCAPE LEGEND:

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
<b>ENHANCED NATIVE SEED MIX (IRRIGATED)</b>			
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.
<b>RIPARIAN SEED MIX</b>			
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	20%	4.7 LBS.
WESTERN WHEATGRASS	PASCOPIRYUM SMITHII	10%	5.5 LBS.
GREEN NEEDLEGRASS	NASELLA VIRIDULA	10%	3.3 LBS.
<b>SHREDDED CEDAR MULCH</b>			
<b>3"-6" ROUND COBBLE</b>			
<b>STEEL EDGING</b>			

SITE DATA - BUILDINGS A & B

DESCRIPTION	AREA IN SF	PERCENTAGE
TOTAL SITE AREA	88,104 SF	100.00%
BUILDING COVERAGE	4,192 SF	4.8%
HARD SURFACE & GRAVEL AREAS	57,254 SF	64.9%
LANDSCAPE AREA	26,658 SF	30.3%

WATER USE

DESCRIPTION	AREA IN SF
NON WATER CONSERVING	0 S.F.
WATER CONSERVING	17,721 S.F.
NON WATER (Z)	6,704 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

CURBSIDE LANDSCAPING

AREA	DESCRIPTION	AREA	SHURBS REQ. (1/40SF)	SHURBS PROVIDED
A	Andres Way	1,637 SF.	41	44
B	Argonne Street	1,313 SF.	33	40

STREET FRONTAGE LANDSCAPING

AREA	DESCRIPTION	LENGTH	TREES REQ. (1/40')	TREES PROVIDED	SHRUBS REQ. (5/40')	SHRUBS PROVIDED
A	Andres Way	160 LF.	4	5	20	21
B	Argonne Street	200 LF.	5	5	25	28

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. 23 (5) GAL. PROVIDED
LS Buffer 5	137 LF	20 FT	12 FT	4 REQ. 5 PROVIDED	18 REQ. 21 (5) GAL. PROVIDED
LS Buffer 6	190 LF	20 FT	12 FT	5 REQ. 9 PROVIDED	24 REQ. 27 (5) GAL. PROVIDED

Please indicate with an \* at the bottom of the chart how this is being done with incentives to reduced them from 20' to 12'.

Please clarify and correct if needed that only a max of 40% grasses are being utilized and with correct equivalents for shrubs in the curbside landscaping.

Please add the required and provided landscape buffer widths the landscape buffer chart.

Please add one more three as, only 4 are provided to the Argonne Street buffer.

Please correct as only 6 tree are being provided.

NOT FOR CONSTRUCTION



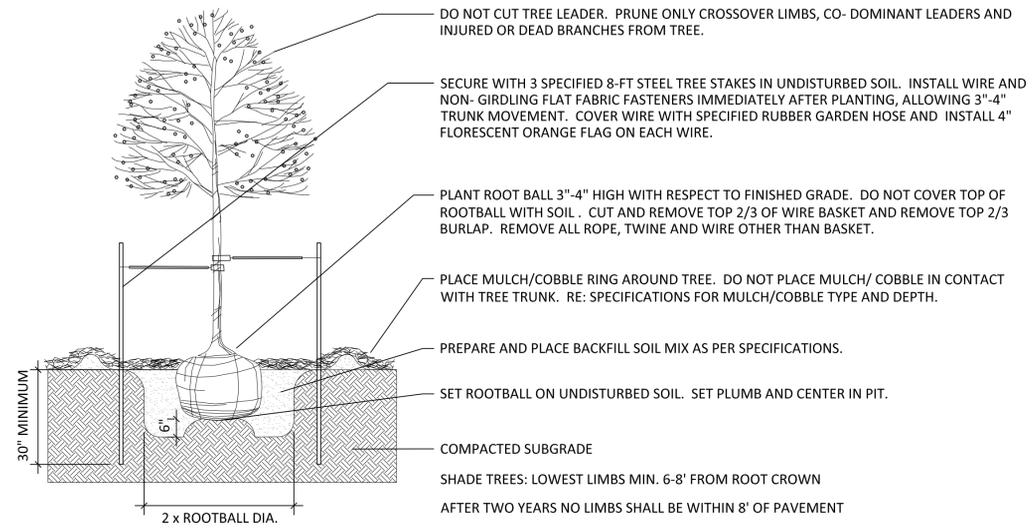
LITTLETON, COLORADO 80120  
303.883.2735

ROCKY RIDGE CIVIL ENGINEERING  
 420 21st Ave, Suite 101  
 AURORA, CO 80001  
 303.651.6626  
 www.rockyridgecivil.com

NO.	DATE	DESCRIPTION	BY

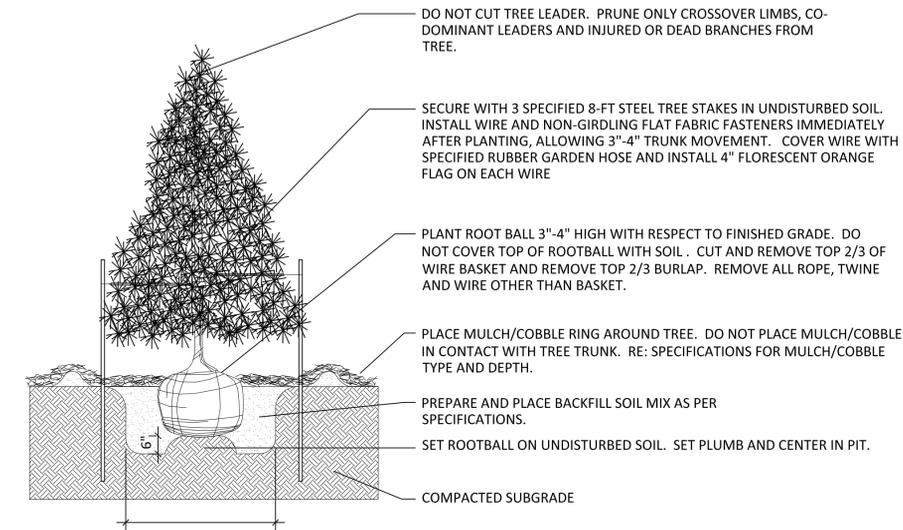
TARAHUMARA TRUCKING  
 COVER SHEET  
 2260 ANDES WAY  
 AURORA, CO 80011

JOB NO. 954-1  
 CAD NO. 954-1  
 DATE 03/28/23  
 SHEET NO. 8 OF 11



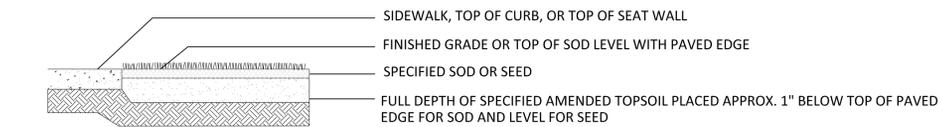
**1 DECIDUOUS TREE**

NOT TO SCALE

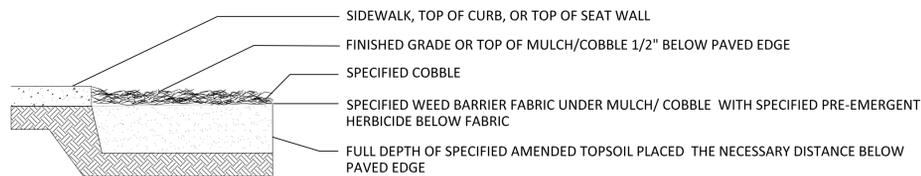


**2 EVERGREEN TREE PLANTING**

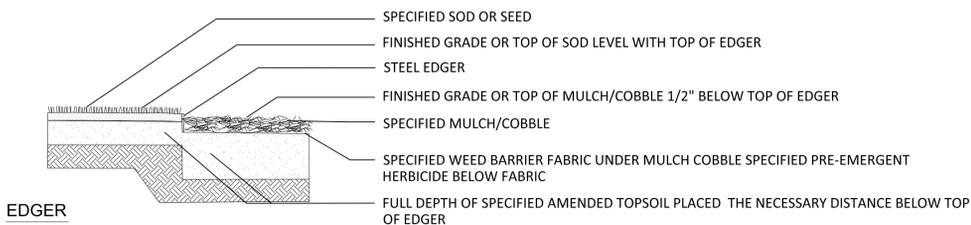
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**SOD ADJACENT TO WALKS AND CURBS**

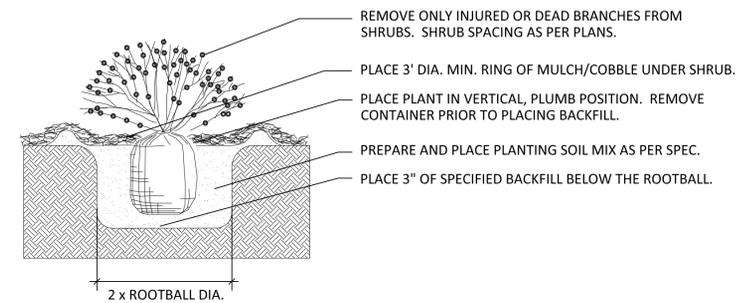


**MULCH ADJACENT TO WALKS AND CURBS**



**3 EDGE TREATMENT**

NOT TO SCALE



**4 SHRUB PLANTING**

NOT TO SCALE

**STANDARD CITY OF AURORA NOTES:**

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

NOT FOR CONSTRUCTION



LITTLETON, COLORADO 80120  
303.883.2735

NO.	DATE	DESCRIPTION	BY

**Rocky Ridge Civil Engineering**  
420 21st Ave, Suite 101  
Broomfield, CO 80001  
303.651.6626  
www.rockyridgecivil.com

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

TARAHUMARA TRUCKING

SHEET NO	9 OF 11
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1/30/2023

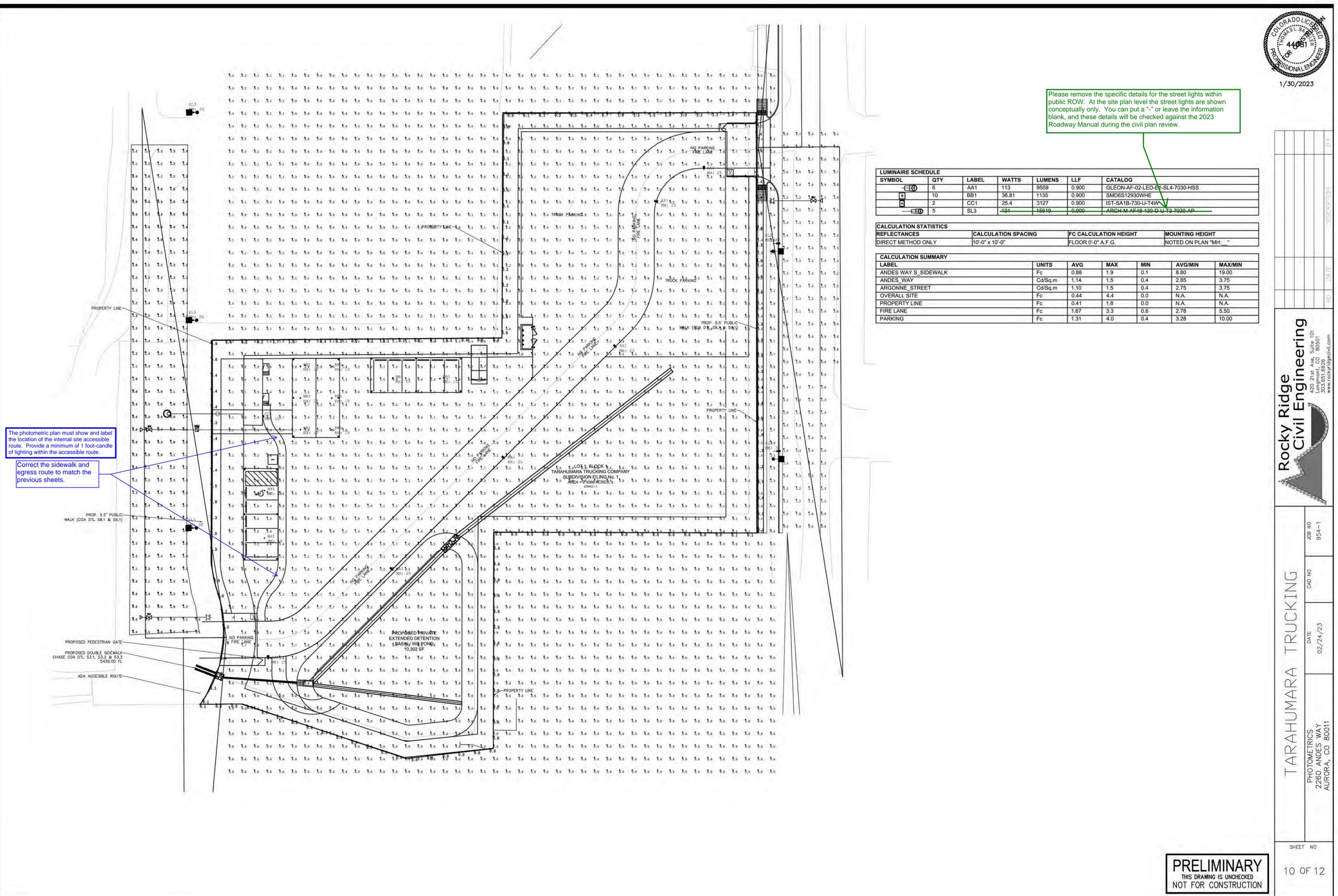
Please remove the specific details for the street lights within public ROW. At the site plan level the street lights are shown conceptually only. You can put a "-" or leave the information blank, and these details will be checked against the 2023 Roadway Manual during the civil plan review.

LUMINAIRE SCHEDULE						
SYMBOL	QTY	LABEL	WATTS	LUMENS	LLF	CATALOG
	6	AA1	113	9559	0.900	GLEON-AF-02-LED-EX-SL4-7030-HSS
	10	BB1	36.81	1135	0.900	SMD6S12930WHE
	2	CC1	25.4	3127	0.900	IST-SA1B-730-U-T4W
	5	SL3	431	16640	0.900	ARCH-M-AF48-130-D-U-T3-7020-AP

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

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

The photometric plan must show and label the location of the internal site accessible route. Provide a minimum of 1 foot-candle of lighting within the accessible route.  
Correct the sidewalk and egress route to match the previous sheets.



**Rocky Ridge Civil Engineering**  
420 21st Ave, Suite 101  
Longmont, CO 80501  
303.651.8826  
www.rockyridgecivil.com

**TARAHUMARA TRUCKING**  
PHOTOMETRICS  
2260 ANDES WAY  
AURORA, CO 80011

JOB NO  
954-1

DATE  
02/24/23

SHEET NO  
10 OF 12

**PRELIMINARY**  
THIS DRAWING IS UNCHECKED  
NOT FOR CONSTRUCTION

### McGraw-Edison

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

Ordering #	GLEON-AP-02-LED-E1-SL4-AP-7030-HSS	Type	AA1
Project	TARAHUMARA	Date	
Comments		Date	
Prepared by	ILLUMINATION SYSTEMS	03/28/2023	

**ORDERING INFORMATION**

Product Family #	Light Engine	Number of Light Sources	Lamp Type	Voltage	Discharge	Color	Mounting
GLEON-AP-02	AP-02-LED-E1-SL4	1	LED-Point Source	120V/277V	AC/DC	White	Standard Mount
GLEON-AP-02	AP-02-LED-E1-SL4	1	LED-Point Source	120V/277V	AC/DC	White	Standard Mount
GLEON-AP-02	AP-02-LED-E1-SL4	1	LED-Point Source	120V/277V	AC/DC	White	Standard Mount
GLEON-AP-02	AP-02-LED-E1-SL4	1	LED-Point Source	120V/277V	AC/DC	White	Standard Mount
GLEON-AP-02	AP-02-LED-E1-SL4	1	LED-Point Source	120V/277V	AC/DC	White	Standard Mount
GLEON-AP-02	AP-02-LED-E1-SL4	1	LED-Point Source	120V/277V	AC/DC	White	Standard Mount
GLEON-AP-02	AP-02-LED-E1-SL4	1	LED-Point Source	120V/277V	AC/DC	White	Standard Mount
GLEON-AP-02	AP-02-LED-E1-SL4	1	LED-Point Source	120V/277V	AC/DC	White	Standard Mount
GLEON-AP-02	AP-02-LED-E1-SL4	1	LED-Point Source	120V/277V	AC/DC	White	Standard Mount
GLEON-AP-02	AP-02-LED-E1-SL4	1	LED-Point Source	120V/277V	AC/DC	White	Standard Mount

**OPTIONAL FEATURES**

**Construction**  
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-duty, die-cast aluminum and epoxy anodized housing and die-cast aluminum heat sink. A unique, patent pending interlocking housing and heat sink provides stability with superior structural rigidity. 3D tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

**Optics**  
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application benefits. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K, 5000K, 5700K, 6500K, 7000K CCT. Optional 3000K, 5000K and 6000K CCT.

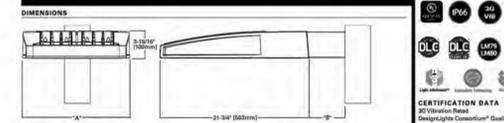
**Electrical**  
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V, 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-15V dimming. Shipped standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IPSE rated. Greater than 90% lumen maintenance expected at 50,000 hours. Available in standard 1A drive current and optional 100mA, 200mA and 1200mA drive currents (nominal).

**Mounting**  
**STANDARD ARM MOUNT:** Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slides into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple end patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

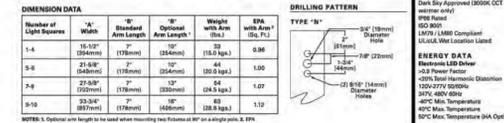
**Finish**  
Housing finished in super durable TG2 polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic.RAL and custom color matches available.

**Warranty**  
Five-year warranty.

**Dimensions**



**DRILLING PATTERN**



**CERTIFICATION DATA**  
UL Listed, ETL Listed, FCC Class B, RoHS Compliant, Energy Star Qualified, IESNA LM79 Compliant, IESNA LM80 Compliant, IESNA LM81 Compliant, IESNA LM82 Compliant, IESNA LM83 Compliant, IESNA LM84 Compliant, IESNA LM85 Compliant, IESNA LM86 Compliant, IESNA LM87 Compliant, IESNA LM88 Compliant, IESNA LM89 Compliant, IESNA LM90 Compliant, IESNA LM91 Compliant, IESNA LM92 Compliant, IESNA LM93 Compliant, IESNA LM94 Compliant, IESNA LM95 Compliant, IESNA LM96 Compliant, IESNA LM97 Compliant, IESNA LM98 Compliant, IESNA LM99 Compliant, IESNA LM100 Compliant.

**ENERGY DATA**  
Power Factor: 0.95  
THD: 12.5%  
Efficiency: 140 lm/W  
CCT: 5000K  
Temp. Coefficient: 0.05%  
Temp. Coefficient: 0.05%

**COOPER Lighting Solutions**  
September 15, 2023 5:18 PM

### GLEON GALLEON LED

**1-10 Light Squares Solid State LED AREA/SETS LUMINAIRE**

**ORDERING INFORMATION**

Product Family #	Light Engine	Number of Light Sources	Lamp Type	Voltage	Discharge	Color	Mounting
GLEON-AP-02	AP-02-LED-E1-SL4	1	LED-Point Source	120V/277V	AC/DC	White	Standard Mount
GLEON-AP-02	AP-02-LED-E1-SL4	1	LED-Point Source	120V/277V	AC/DC	White	Standard Mount
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**OPTIONAL FEATURES**

**Construction**  
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-duty, die-cast aluminum and epoxy anodized housing and die-cast aluminum heat sink. A unique, patent pending interlocking housing and heat sink provides stability with superior structural rigidity. 3D tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

**Optics**  
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application benefits. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K, 5000K, 5700K, 6500K, 7000K CCT. Optional 3000K, 5000K and 6000K CCT.

**Electrical**  
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V, 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-15V dimming. Shipped standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IPSE rated. Greater than 90% lumen maintenance expected at 50,000 hours. Available in standard 1A drive current and optional 100mA, 200mA and 1200mA drive currents (nominal).

**Mounting**  
**STANDARD ARM MOUNT:** Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slides into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple end patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

**Finish**  
Housing finished in super durable TG2 polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic.RAL and custom color matches available.

**Warranty**  
Five-year warranty.

**Dimensions**



**DRILLING PATTERN**



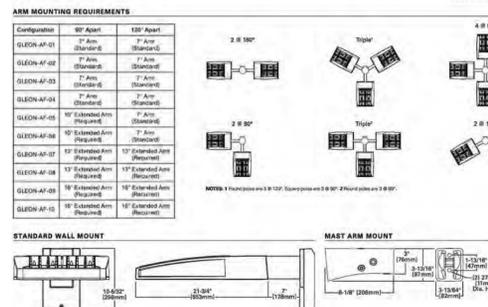
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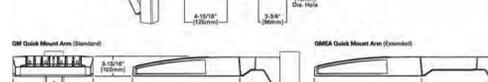
**ARM MOUNTING REQUIREMENTS**



**STANDARD WALL MOUNT**

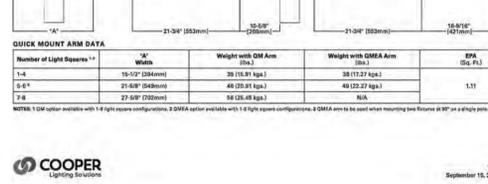


**QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)**



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**ARM MOUNTING REQUIREMENTS**



**STANDARD WALL MOUNT**

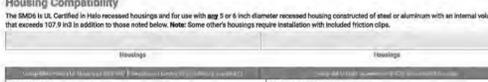


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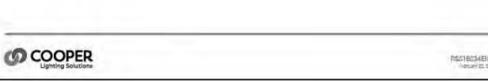


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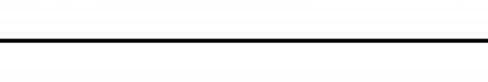


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