

- SITE PLAN NOTES
1. ACCESS CONTROL GATE OR BARRIER SYSTEMS: GATING AND BARRIERS SYSTEMS INSTALLED ACROSS FIRE APPARATUS ACCESS ROAD(S) INTENDED TO RESTRICT PUBLIC USE MUST INCLUDE THE FOLLOWING 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 WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) 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.
  2. ACCESSIBILITY NOTE FOR COMMERCIAL PROJECTS BUILT UNDER THE 2015 IBC:  
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 ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.
  3. ADDRESSING:  
ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
  4. AMERICANS WITH DISABILITIES ACT:  
THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
  5. EMERGENCY INGRESS AND EGRESS:  
EMERGENCY INGRESS AND EGRESS - 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".
  6. 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.
  7. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
  8. 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 THE OPERATION OF THE BUSINESS AND UPON COMPLETION OF THE ON SITE, SITE IMPROVEMENTS.
  9. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. 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.

10. 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.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12. 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.
13. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
15. 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.
16. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
17. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
18. 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.
19. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL STRIPS, 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, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.

|   |                                |
|---|--------------------------------|
| <b>SIGNATURE BLOCK</b>  |                                |
| SITE PLAN*<br>(OFFICIAL PROJECT NAME)   |                                |
| LEGAL DESCRIPTION:  |                                |
| THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA. |                                |
| IN WITNESS THEREOF, _____ HAS CAUSED THESE<br>(CORPORATION, COMPANY, OR INDIVIDUAL)   |                                |
| PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD. _____<br>BY: _____ CORPORATE SEAL<br>(PRINCIPALS OR OWNERS)   |                                |
| STATE OF COLORADO _____ JSS<br>COUNTY OF _____  |                                |
| THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME<br>THIS _____ DAY OF _____ AD. _____ BY _____<br>(PRINCIPALS OR OWNERS)   |                                |
| WITNESS MY HAND AND OFFICIAL SEAL. _____ NOTARY SEAL<br>(NOTARY PUBLIC)   |                                |
| MY COMMISSION EXPIRES _____   | NOTARY BUSINESS ADDRESS: _____ |

|  |                              |
|--|------------------------------|
| CITY OF AURORA APPROVALS   |                              |
| CITY ATTORNEY: _____   | DATE: _____                  |
| PLANNING DIRECTOR: _____   | DATE: _____                  |
| PLANNING COMMISSION: _____   | DATE: _____<br>(CHAIRPERSON) |
| CITY COUNCIL: _____  | DATE: _____<br>(MAYOR)       |
| ATTEST: _____  | DATE: _____<br>(CITY CLERK)  |
| DATABASE APPROVAL DATE: _____  |                              |
| RECORDERS 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: _____                |

**FLOODPLAIN STATEMENT:**

THE SUBJECT PROPERTY ARE IN "NO SPEACIAL FLOOD HAZARD AREAS IDENTIFIED" PER FEMA FLOOD MAP 08005C004K REVISED DECEMEBER 17,20210

| REQUEST  | MITIGATION MEASURE  | PROVIDED  |
|--|---|---|
| TO NOT PROVIDE THE REQUIRED 10' WIDE NON-STREET FRONTAGE LANDSCAPE BUFFER ABUTTING NEIGHBORING INDUSTRIAL PROPERTIES | PROVIDE THE REQUIRED NON-STREET FRONTAGE BUFFER TREE AND SHRUB QUANTITIES ELSEWHERE ON THE SITE | 11 TREES AND 23 SHRUBS PROVIDED THROUGHOUT. (ABOVE THE OTHER SITE LANDSCAPE REQUIREMENTS) |

# SITE PLAN WITH ADJUSTMENTS

## FOR

# 2252 TOWER ROAD

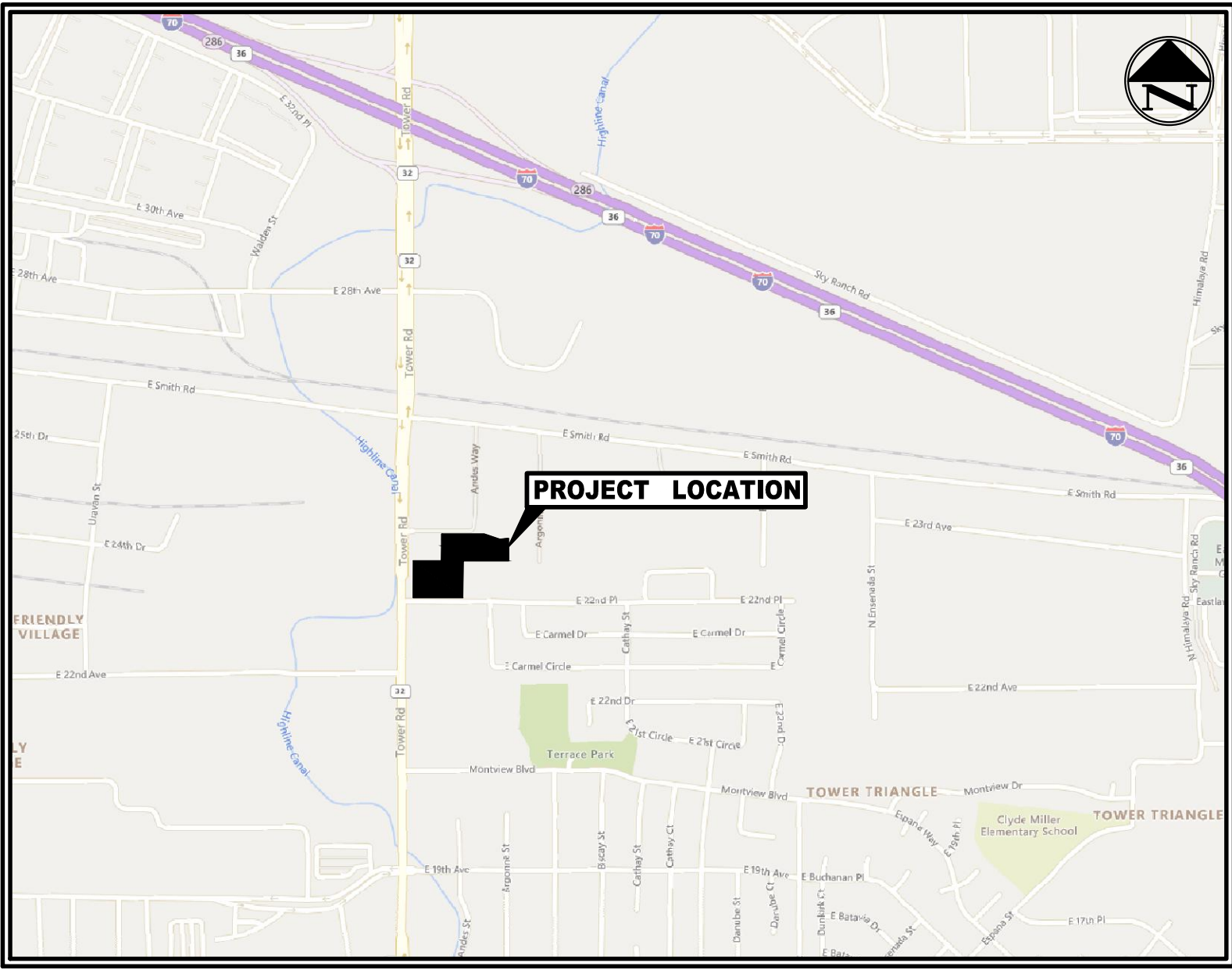
## LOT 1, BLOCK 1, TRACK PARTS SUBDIVISION FILING NO. 2

## AURORA, ADAMS COUNTY, COLORADO

**PROPERTY DESCRIPTION:**

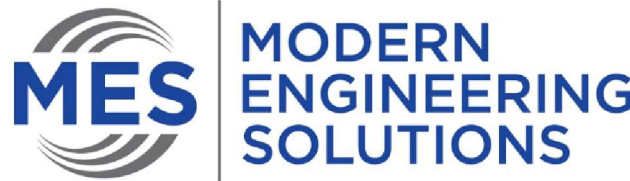
PARCEL 1:  
LOT 1, BLOCK 1, TRACK PARTS SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL 2:  
THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE NORTH 00 DEGREES 32 MINUTES 28 SECONDS EAST AND ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 82.50 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 40 SECONDS EAST AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 NORTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 242.00 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 00 DEGREES 32 MINUTES 28 SECONDS EAST AND PARALLEL WITH SAID WEST LINE A DISTANCE OF 178.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 40 SECONDS EAST AND PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 285.00 FEET; THENCE SOUTH 71 DEGREES 26 MINUTES 20 SECONDS EAST A DISTANCE OF 108.65 FEET; THENCE NORTH 84 DEGREES 53 MINUTES 40 SECONDS EAST A DISTANCE OF 57.10 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 35 SECONDS EAST A DISTANCE OF 148.81 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST AND PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 447.50 FEET TO THE POINT OF BEGINNING.  
EXCEPTING THEREFROM THAT PORTION THEREOF CONTAINED WITHIN LOT 1, BLOCK 1, TRACK PARTS SUBDIVISION FILING NO. 1, RECORDED NOVEMBER 17, 1986 UNDER RECEPTION NO. 695609, COUNTY OF ADAMS, STATE OF COLORADO.



### LOCATION MAP

SCALE: 1" = 1000'



# JULY 2023

Sheet  
Number

Sheet Title

- 1 COVER SHEET
- 2 GENERAL NOTES
- 3 LEGEND AND ABBREVIATIONS
- 4 DEMOLITION PLAN
- 5 SITE AND UTILITY PLAN
- 6 STREET LIGHTING PLAN
- 7 GRADING PLAN
- 8 DETENTION POND PLAN AND SECTION
- 9 TOWER ROAD IMPROVEMENTS
- 10 FIRE TRUCK TURNING ANALYSIS
- 11 SEMI-TRAILER TRUCK TURNING ANALYSIS
- 12 CIVIL DETAILS
- 13 LANDSCAPE PLAN
- 14 LANDSCAPE PLAN
- 15 LANDSCAPE PLAN
- 16 LANDSCAPE DETAILS
- 17 SITE LIGHTING LAYOUT
- 18 POWER PEDESTALS
- 19 DETAILS & CUT SHEET

### DATA BLOCK

|                                       |                   |
|---------------------------------------|-------------------|
| LAND AREA WITHIN PROPERTY LINES       | 3.59 AC.          |
| NUMBER OF BUILDINGS                   | N/A               |
| BUILDING HEIGHT                       | N/A               |
| TOTAL BUILDING COVERAGE AND GFA       | N/A               |
| HARD SURFACE AREA                     | 123,009.48 S.F.   |
|                                       | 43% IMPERVIOUS    |
| LANDSCAPE AREA                        | 26,720 S.F. (17%) |
| SIDEWALKS AND PATIOS                  | N/A               |
| PRESENT ZONING CLASSIFICATION         | N/A               |
| MAXIMUM PERMITTED/ALLOWABLE SIGN AREA | N/A               |
| PROPOSED TOTAL SIGN AREA              | N/A               |
| PROPOSED NUMBER OF SIGNS              | N/A               |
| PROPOSED MONUMENT SIGN                | N/A               |
| PROPOSED MONUMENT SIGN AREA           | N/A               |
| PARKING SPACES REQUIRED               | 15                |
| PARKING SPACES PROVIDED               | 15                |
| ACCESSIBLE SPACES REQUIRED            | N/A               |
| ACCESSIBLE SPACES PROVIDED            | N/A               |
| LOADING SPACES REQUIRED               | N/A               |
| LOADING SPACES PROVIDED               | N/A               |

### AMENDMENTS

**OWNER/DEVELOPER**  
**GABI OGBOGU**  
**CJG TRANSPORT LLC**  
**2782 E 136TH PLACE**  
**THORNTON, CO. 80602**  
**(512) 554-4323**  
**O\_GADIS@YAHOO.COM**

**ENGINEER**  
**MODERN ENGINEERING SOLUTIONS**  
**18280 E HAMPDEN PL**  
**AURORA, CO 80013**  
**PHONE: (720) 815-7937**  
**CONTACT: MICHAEL GROSELLE**  
**EMAIL: MIKE@MOD-ENG.COM**

**SURVEYOR**  
**ENCOMPASS SERVICES LLC**  
**10901 W 120TH AVE, SUIT 400**  
**BROOMFIELD, CO 80021**  
**PHONE: (303) 243-0037**  
**CONTACT: ELIJAH FRANE**  
**EMAIL: E.FRANE@ENCOMPASSSERVICES.COM**

**LANDSCAPE ARCHITECT**  
**IVY STREET DESIGN**  
**1529 YORK STREET SUITE 300**  
**DENVER, CO 80206**  
**PHONE: 303-320-0362**

### BENCHMARK

COA ID: 358633NE002  
DESCRIPTION: COA RD SET  
IN S NOSE OF CONC MEDIAN  
IN TOWER RD N OF E ENTRY  
TO TOWER CENTER FOR  
INDUSTRY. NOTE: SAID MED.  
NOSE SOMEWHAT  
OBSCURED AS THE S.  
BOUND LANE IS ONLY ONE IN  
SERVICE AS OF 2-25-91;  
ELEVATION US FEET:  
5,438.06

**PRELIMINARY**  
**-FOR REVIEW ONLY-**  
THESE DOCUMENTS ARE FOR DESIGN  
REVIEW ONLY AND NOT INTENDED FOR  
CONSTRUCTION, BIDDING, OR PERMIT  
PURPOSE. THEY ARE PREPARED BY  
UNDER THE SUPERVISION OF:  
  
MICHAEL R. GROSELLE 52071  
TYPE OR PRINT NAME PE #  
2023/09/15  
DATE

| NO. | DATE | REVISION |
|-----|------|----------|
|     |      |          |
|     |      |          |
|     |      |          |
|     |      |          |

**2252 TOWER ROAD**  
**2252 TOWER ROAD**  
**AURORA, COLORADO**

### COVER SHEET



18280 E HAMPDEN PL  
AURORA, CO 80013  
PHONE: (720) 815-7937

|              |           |           |         |
|--------------|-----------|-----------|---------|
| DESIGNED: DD | DATE      | PROJECT # | SHEET   |
| DRAWN: DD    | JULY 2023 | 22-006    | 1 OF 19 |
| REVIEWER: MG |           |           |         |



## GENERAL NOTES

1. THE CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL PERFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE CITY APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
2. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CITY OF AURORA "ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS," LATEST EDITION.
3. ALL WATER DISTRIBUTION, SANITARY SEWER, AND STORM DRAINAGE CONSTRUCTION SHALL CONFORM TO CITY OF AURORA "STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE," LATEST REVISION
4. ALL MATERIALS AND WORKSMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY MATERIALS AND WORKSMANSHIP THAT DOES NOT CONFORM TO THE CITY'S STANDARDS AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC IMPROVEMENT INSPECTIONS DIVISION, 303-739-7420, 24 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
6. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION, FOR INFORMATION, CONTACT UTILITY NOTIFICATION CENTER OF COLORADO, 1-800-922-1987 OR 811.
7. THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE PLANS (APPROVED BY THE CITY OF AURORA), ONE COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES.
8. IT IS THE CONSULTANTS RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE, AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NEEDED DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS EITHER ON-SITE OR OFF-SITE, WHICH ARISE IN THE FIELD, WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY. THE COST TO RECTIFY ANY ADVERSE SITUATION TO MEET THE CITY STANDARDS AND SPECIFICATIONS AND THE CITY CODE SHALL BE BORNE SOLELY BY THE DEVELOPER.
9. THE OWNER/DEVELOPER MUST OBTAIN THE WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
10. CONCRETE SHALL NOT BE PLACED UNTIL THE FORMS HAVE BEEN INSPECTED BY PUBLIC IMPROVEMENTS INSPECTIONS.
11. PAVING OF PUBLIC STREETS SHALL NOT START UNTIL A SOIL REPORT AND PAVEMENT DESIGN IS APPROVED BY THE CITY ENGINEER, PROOF ROLLING, AND SUBGRADE AND TRENCH COMPACTION TESTS TAKEN BY THE DEVELOPER'S CONSULTANT ARE APPROVED BY PUBLIC IMPROVEMENTS INSPECTIONS.
12. STANDARD CITY OF AURORA CURB RAMPS SHALL BE CONSTRUCTED AT ALL CURB RETURNS, AT ALL "T" INTERSECTIONS AND AT ALL CURBSIDE KIOSKS OR CLUSTERS, UNLESS OTHERWISE MODIFIED BY THESE PLANS.
13. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
14. ALL ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED.
15. THE CITY OF AURORA SHALL NOT BE LIABLE FOR THE MAINTENANCE OF POND, DRAINAGE WASLES, AND OUTLET STRUCTURE. THESE FACILITIES MAY NOT MEET CITY STANDARDS AND SHALL REMAIN IN PRIVATE MAINTENANCE BY MILE HIGH STORAGE IN PERPETUITY. THESE PRIVATE FACILITIES INCLUDE, IF PROVIDED, THE PRIVATE UNDERDRAIN SYSTEM PLACED WITHIN THE PUBLIC RIGHT-OF-WAY.
16. THE STREET/ROAD/DEVELOPER IS RESPONSIBLE FOR CONTACTING CDOT TO ENSURE ALL WORK ON OR ADJACENT TO STATE HIGHWAYS OR CDOT R.O.W. MEETS CDOT REQUIREMENTS.
17. THE CONTRACTOR/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 LIGHTING SHALL BE BORNE BY THE DEVELOPER/OWNER. THE STREET/PEDESTRIAN LIGHTING PLANS SHALL BE DESIGNED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. 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.
18. THE OWNER/CONTRACTOR MUST OBTAIN A C.D.P.S. STORM WATER DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, IF REQUIRED.
19. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE ARMY CORP OF ENGINEERS FOR WETLAND MITIGATION OR WORK WITHIN THE WATERS OF THE U.S., IF REQUIRED. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO PROVIDE A COPY OF THE ARMY CORP OF ENGINEERS REQUIREMENTS TO THE CITY OF AURORA. IF THERE ARE NO REQUIREMENTS BY THE ARMY CORP OF ENGINEERS, THEN A WRITTEN NOTIFICATION FROM THE ARMY CORP OF ENGINEERS SHALL BE SUBMITTED TO THE CITY OF AURORA STATING SUCH. CITY APPROVAL OF THE CONSTRUCTION PLANS IS SUBJECT TO THE OWNER/CONTRACTOR OBTAINING A 404 PERMIT, IF APPLICABLE. A COPY OF THE 404 PERMIT SHALL BE SUBMITTED TO THE CITY OF AURORA.
20. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
21. THE CONSTRUCTION SYSTEMS FOR GROUNDWATER MONITORING FROM FOUNDATION DRAIN SHALL BE OWNED AND MAINTAINED BY TI IE 1104METRO DISTRICT (SELECT ONE).
22. PROJECT SHALL COMPLY WITH THE SUBSURFACE UTILITY ENGINEERING REQUIREMENTS PER CRS 9-1.5 WHEN A PROJECT INCLUDES EXCAVATING, INCLUDING BUT NOT LIMITED TO ELECTRONICALLY TRACEABLE MARKERS OR TRACING WIRE PER AURORA WATER STANDARDS AND SPECIFICATIONS FOR ALL SUBSURFACE UTILITIES, BY STAMPING THE PLAN, THE ENGINEER OF RECORD IS CERTIFYING THE PLAN MEETS THE STANDARDS ESTABLISHED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE38-02) FOR DEFINING THE ACCURACY OF AN UNDERGROUND FACILITY.
23. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

### ADA NOTES

1. ALL ACCESSIBLE PARKING STALLS SHALL BE PAINTED AND SIGNED IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS AND THE LATEST EDITION OF THE MUTCD.
2. ALL ADA CURB RAMPS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS.
3. THE FOLLOWING CRITERIA SHALL APPLY TO ALL CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT:
- 3.1. THE MAXIMUM SLOPE OF ANY SIDEWALK, PEDESTRIAN ACCESS OR STORE FRONT SHALL NOT EXCEED 2.0 PERCENT. THE SLOPE SHALL BE MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL.
- 3.2. THE GRADES WITHIN ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2.0 PERCENT MEASURED IN ANY DIRECTION. ACCESSIBLE PARKING STALLS SHALL HAVE AN ACCESSIBLE ROUTE, AS NOTED BELOW, TO THE BUILDING ENTRY AS SHOWN ON THE DRAWINGS.
- 3.3. ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5.0 PERCENT. ACCESSIBLE ROUTES EXCEEDING 5.0 PERCENT SHALL BE CONSTRUCTED WITH RAMPS AND HANDRAILS HAVING A MAXIMUM SLOPE OF 8.33 PERCENT FOR A MAXIMUM RISE OF 30 INCHES. A 5-FOOT BY 5-FOOT LANDING PAD (WITH A MAXIMUM SLOPE OF 2 PERCENT IN ANY DIRECTION) SHALL BE CONSTRUCTED AT THE BOTTOM AND TOP OF ALL RAMPS.
4. ALL SITE DIRECTIONAL SIGNS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 7 FEET AS MEASURED FROM THE GROUND TO THE BOTTOM OF THE LOWEST SIGN.
5. ALL ACCESSIBLE ROUTES THAT CROSS A VEHICULAR DRIVE SHALL CONTAIN A DETECTABLE WARNING IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS WHETHER OR NOT A RAMP IS NEEDED.
6. THE MAXIMUM VERTICAL GRADE DIFFERENTIAL BETWEEN SURFACES ALONG AN ACCESSIBLE ROUTE SHALL BE A MAXIMUM OF 1/4-INCH
7. THE CONTRACTOR SHALL HAVE ALL CONCRETE FORMS THAT ARE PART OF ANY DESIGNATED ACCESSIBLE ROUTE, STORE FRONT, ACCESSIBLE PARKING SPACE OR RAMP SURVEYED BY A LICENSED SURVEYOR AND SUBMITTED TO THE ENGINEER TO VERIFY GRADES AND CROSS SLOPES PRIOR TO PLACEMENT OF ANY CONCRETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS AND DAMAGES FOR IMPROVEMENTS INSTALLED OR OTHERWISE IMPACTED BY WORK NOT APPROVED BY THE ENGINEER.

**RETAINING WALL NOTES:**

1. STRUCTURAL DESIGN CALCULATIONS SHALL BE SUBMITTED TO PUBLIC WORKS ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF RETAINING WALLS. CALCULATIONS SHALL CONSIDER THE PROXIMITY OF WALLS AND HYDROSTATIC PRESSURE ON WALL. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED AND BUSINESS OPERATIONS SHALL NOT COMMENCE UNTIL THE STRUCTURAL CALCULATIONS ARE APPROVED, WALLS CONSTRUCTED AND INITIALLY ACCEPTED.

**GRADING PLAN NOTES:**

1. CONTOURS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB, OR GROUND. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.
2. ALL DISTURBED AREAS THAT ARE UNSURFACED OR ARE NOT DESIGNATED AS LANDSCAPE AREAS ARE TO BE SEED, FERTILIZED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
3. IF DURING THE OVERALL GRADING PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE ENGINEER SHALL BE CONTACTED FOR RECOMMENDATIONS.
4. ALL SLOPED AREAS SHALL BE PROTECTED FROM EROSION.
5. IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, TOPSOIL MAY BE PLACED TO A HEIGHT OF FIVE FEET. SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEEDDED WITH NATIVE SEED MIX IMMEDIATELY AFTER STRIPPING OPERATIONS ARE COMPLETE.
6. ON-SITE MATERIALS AND IMPORTED MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH THE SOILS REPORT AND THE SITE SPECIFICATIONS.
7. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS THAT DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES.
8. UTILITIES (MANHOLES, VALVE COVERS, CLEAN OUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
9. ALL EARTH MOVING AND PLACEMENT OPERATIONS SHALL BE IN CONFORMANCE WITH THE SOILS REPORT AND THE SITE SPECIFICATIONS. THE CONTRACTOR SHALL HAVE A SIGNED AND SEALED COPY OF THE SOILS REPORT ON THE SITE AT ALL TIMES.
10. AREAS WITH ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
11. SPOT ELEVATIONS REPRESENT FLOW LINE UNLESS OTHERWISE NOTED.
12. THE CONTRACTORS ARE RESPONSIBLE FOR PROVIDING THEIR OWN ESTIMATE OF EARTHWORK QUANTITIES.
13. ALL LANDSCAPED ISLANDS SHALL HAVE A CROWN OF TOPSOIL PRIOR TO LANDSCAPING. REFER TO LANDSCAPE PLAN AND SPECIFICATIONS.
14. PRIOR TO EXCURSION AND GUTTER BEING CONSTRUCTED ADVANCE CONSTRUCTION PAYMENT. THE FOLLOWING SHALL APPLY PRIOR TO PLACEMENT OF ANY CONCRETE: THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS; THE CONTRACTOR SHALL SUBMIT THE SLOPES AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE; THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION, WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION; THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
16. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
17. EXISTING GRADE CONTOUR INTERVALS SHOWN ARE AT 1 FOOT INTERVALS.
18. PROPOSED GRADE CONTOUR INTERVALS SHOWN ARE AT 1 FOOT INTERVALS.
19. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
20. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
21. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
22. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 4H:1V OR STEEPER. (CONTRACTOR SHALL PLACE SOD OR SEED AND FERTILIZER TO OBTAIN A HEALTHY STAND OF GRASS AS OBTAINED.)
23. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES.
24. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.

## CITY OF AURORA UTILITY NOTES

1. ALL MATERIALS, WORKMANSHIP, CONSTRUCTION DETAILS, AND TESTING FOR THE WATER LINE CONSTRUCTION SHALL CONFORM STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE. LATEST REVISION AS SET FORTH BY AURORA WATER.
2. ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET SIX INCHES (3'-6") AND NOT MORE THAN 8 FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE SHALL BE 8 FEET ON OTHER SIDE SHALL BE 6 FEET. FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD. FIRE HYDRANTS ARE NOT ALLOWED IN SIDEWALKS.
3. ALL FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD WHENEVER CURB AND GUTTER HAS NOT BEEN INSTALLED.
4. ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
5. WATER MAIN RESTRAINT SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE LATEST REVISION. MEGALUGS OR UNI-FLANGE MAY BE USED IN PLACE OF RODS AND CLAMPS.
6. WATER LINE VALVES ARE NOT ALLOWED IN CROSS PANS.
7. ALL WATER METERS, WATER SERVICE LINES AND SANITARY SEWER SERVICE LINES ARE NOT ALLOWED IN OR UNDER DRIVEWAYS.
8. ALL SANITARY SEWER SERVICE LINES SHALL BE TIES OFF OF MAINS. WYES SHALL BE USED FOR LOTS AT BACK OF CUL-DE-SACS, OR UPSTREAM OF A DEAD-END MANHOLE.
9. WATER PRESSURE ZONE 2 ZERO (0) PSI @ ELEVATION 650.31. A PRESSURE REDUCING VALVE (PRV) IS REQUIRED WHEN THE PRESSURE AT THE BUILDING UNIT IS GREATER THAN (80) PSI. PRVS ARE NOT ALLOWED IN CITY OF AURORA OWNED AND MAINTAINED METER PITS.
10. ADJUST ALL MANHOLES, FIRE HYDRANTS, AND VALVE BOXES TO GRADE PER AURORA WATER STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM SEWER INFRASTRUCTURE LATEST REVISION, AS NECESSARY.
11. FIRE SERVICE LINES WITHOUT CHEMICAL FEED SYSTEMS REQUIRE AT LEAST A DOUBLE CHECK BACKFLOW ASSEMBLY. ALL OTHER FIRE LINES, COMMERCIAL, MULTI-FAMILY AND MASTER METERED SINGLE FAMILY RESIDENTIAL WATER SERVICE LINES REQUIRE A REDUCED PRESSURE BACKFLOW ASSEMBLY. CONTRACTORS ARE REQUIRED TO CONTACT AURORA WATER TO SCHEDULE A BACKFLOW ASSEMBLY INSPECTION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
12. THE CONTRACTOR SHALL CONTACT AURORA WATER ENGINEERING AT (303) 739-7370 FOR INSPECTION OF ANY REQUIRED GRAZE TRAPS OR SAND/ILIOI INTERCEPTORS PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
13. THE CONTRACTOR SHALL CONTACT THE AURORA WATER INSPECTION LINE AT (303) 739-7385 AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE OF COMMENCING CONSTRUCTION OF ANY NEW UTILITY TO SCHEDULE INSPECTIONS.
14. STATS FOR COMMERCIAL SITE
  - 14.1. TOTAL BLDG SURFACE AREA - 0.00 SF
  - 14.2. TOTAL HARD SURFACE - 35,275 SF
15. THE SOIL RESISTIVITY TEST WAS PERFORMED AND THE RESISTIVITY IS 640 OHM-CENTIMETERS AT 4' AND 760 OHM-CENTIMETERS AT 9'

**CORROSIVE SOILS NOTE:**

1. DUCTILE IRON AND STEEL PIPE SHALL NOT BE USED ON T1-115 SITE DUE TO THE CORROSIVE NATURE OF THE SOILS. ALL PIPE SHALL BE PVC PER THE STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE LATEST REVISION.
2. ALL DUCTILE IRON FITTINGS AND APPURTENANCES SHALL BE DOUBLE BONDED AND DOUBLE POLYWRAPPED PER THE STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE LATEST REVISION.

## CITY OF AURORA EROSION CONTROL NOTES

"PURSUANT TO SECTIONS 138-40 AND 138-42 OF THE AURORA MUNICIPAL CODE, THE PERMITTEE SHALL LOCATE, INSTALL, AND MAINTAIN ALL BEST MANAGEMENT PRACTICES, INCLUDING, BUT NOT LIMITED TO, EROSION CONTROLS, SEDIMENT CONTROLS, DRAINAGE CONTROLS, AND WATER QUALITY BMPs AS INDICATED IN THE APPROVED STORMWATER MANAGEMENT PLAN (SWMP). THE FOLLOWING NOTES ARE A REQUIREMENT AND SHALL BE INCLUDED ON THE SWMP DESIGN DRAWINGS DEVELOPED FOR THIS PROJECT AND SUBMITTED FOR APPROVAL BY THE CITY. BMP INSTALLATIONS SHALL BE INSTALLED PER THE COA STANDARD DETAIL IN EFFECT AT THE TIME OF INSTALLATION OR PER THE APPROVED SWMP DESIGN DRAWING, A COA APPROVED VARIANCE, OR A COA APPROVED DESIGN DRAWING PLAN AMENDMENT."

- THE PERMITTEE SHALL BE RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, STORM SEWERS, STORM SEWER APPURTENANCES, OTHER PROPERTIES, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
2. ALL NECESSARY EROSION CONTROL BMPs MAY BE REQUIRED DURING AND AFTER CONSTRUCTION AND SHALL BE EXECUTED AND COMPLETED BY THE PERMITTEE. THE PERMITTEE SHALL PLAN, INSTALL, AND MAINTAIN ALL EROSION, AND SEDIMENT CONTROL MEASURES, INCLUDING DRAINAGE AND WATER QUALITY BMPs AS INDICATED ON THIS PLAN AND AS NECESSARY TO REDUCE THE DISCHARGE OF POLLUTANTS TO THE MAXIMUM EXTENT PRACTICABLE AVOIDING IMPACTS. EROSION AND SEDIMENT DEPOSITION ON PAVED SECTIONS, INTO STORM SEWERS, STORM SEWER APPURTENANCES, RECEIVING WATERS, OR OFF THE PROJECT SITE.
- THE PERMITTEE SHALL TAKE APPROPRIATE PREVENTIVE MEASURES TO MINIMIZE TO THE MAXIMUM EXTENT PRACTICABLE DIRT AND MUD FROM BEING TRACKED OR DEPOSITED ONTO PAVED SECTIONS VIA MULTIPLE BMPs. SEDIMENT, AND EROSION CONTROL DEBRIS THAT MAY BE TRACKED, DEPOSITED, OR ACCUMULATED ON PAVED SECTIONS, IN THE LOW LINES, PRIVATE PROPERTY, AND/OR PUBLIC RIGHTS-OF-WAY OF THE CITY AS A RESULT OF THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP.
4. AREAS REQUIRING SUBSTANTIAL COMPLETION OF GRADING AND TOPSOIL PLACEMENT OPERATIONS MUST BE DRILL SEEDED AND CRIMP MULCHED WITHIN 14 DAYS OF SUBSTANTIAL COMPLETION OF GRADING AND TOPSOIL OPERATIONS; IF AN UNSEEDED AREA IS TO REMAIN INACTIVE FOR LONGER THAN 30 DAYS, IT MUST BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE LANDSCAPED WITHIN 14 DAYS FROM THE SUSPENSION OR COMPLETION OF LAND DISTURBANCE ACTIVITIES.
5. THIS APPROVED SWMP DESIGN PLAN, THE ASSOCIATED APPROVED SWMP NARRATIVE, A COPY OF THE STORMWATER QUALITY DISCHARGE PERMIT, AND THE RULES AND REGULATIONS REGARDING STORMWATER, DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES MUST BE KEPT ON SITE AT ALL TIMES.
6. ACCUMULATED DEBRIS SHALL BE REMOVED FROM ALL BMPs AND AREAS WHERE THE SEDIMENT LAYER OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMP OR AS DEFINED WITHIN THE RULES AND REGULATIONS REGARDING STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES MANUAL, WHICHEVER IS MORE RESTRICTIVE. IF MAINTENANCE OF THE BMP DOES NOT RESTORE THE INTENDED FUNCTION, THEN THE BMP MUST BE REPLACED.
7. THE USE OF CEMENT, CONCRETE, OR MORTAR FROM READY MIX DELIVERY TRUCKS, PUMP TRUCKS, BATCH PLANTS OR SMALL MECHANICAL MIXERS DIRECTLY ONTO PAVED SURFACES OR DISTURBED GROUND HAVING NO CONTAINMENT IS PROHIBITED. THE DISPOSAL OF ANY LIQUID WASTES OR WASH WATER FROM ANY OPERATIONS SUCH AS PAINTING, DRYWALL, OR TILE INSTALLATIONS DIRECTLY ONTO PAVED SURFACES OR THE GROUND WITHOUT CONTAINMENT IS PROHIBITED. THE PERMITTEE SHALL PROTECT ALL CURB FLOW LINES, ADJACENT WATERWAYS, WETLANDS, STORM SEWERS, STORM SEWER APPURTENANCES, OTHER PROPERTIES, ETC., ADJACENT TO ANY LOCATION WHERE DISCHARGES OF WASTEWATER OR WASH WATER MAY OCCUR.
8. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO RESOLVE CONSTRUCTION PROBLEMS DUE TO CHANGING CONDITIONS OR DESIGN ERRORS THEY MAY ENCOUNTER DURING THE PROGRESS OF ANY PORTION OF THE WORK. IF CONDITIONS IN THE FIELD REQUIRE CHANGES AND THE PROPOSED MODIFICATIONS TO THE APPROVED PLANS INVOLVE SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK OR TO FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE CONTRACTOR, THROUGH THE ENGINEER OF RECORD, SHALL BE RESPONSIBLE TO REVISE PLANS AND SUBMIT THEM TO THE CITY OF AURORA FOR APPROVAL PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THE PROJECT. IF ANY OF THE PROPOSED MODIFICATIONS REQUIRE APPROVAL OF THE CITY OF AURORA STANDARD DETAIL DESIGNS, CITY OF AURORA APPROVED VARIATIONS, OR AN APPROVED DESIGN DRAWING AMENDMENT SHALL BE REMOVED AND THE CONTROLS, FEATURES AND/OR IMPROVEMENTS SHALL BE RECONSTRUCTED.
- SECONDARY CONTAINMENT FEATURES SHALL BE IN PLACE FOR ANY BULK FUEL STORAGE, MIXERS, GENERATORS, OR ANY OTHER SPILL OR LEAK SOURCE THAT REMAINS OPEN FOR A PERIOD LONGER THAN 7 GENERATION DAYS, A PERIOD OF 30 DAYS FOR CONTAMINATED SOILS.
10. STRAW BALES AND RECYCLED ASPHALT OR CONCRETE ARE NOT ACCEPTABLE FOR THE CONSTRUCTION OF BMPs WITHIN THE CITY OF AURORA AND MAY NOT BE USED.

## BENCHMARK

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PRELIMINARY  
OR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN  
REVIEW ONLY AND NOT INTENDED FOR  
CONSTRUCTION, BIDDING, OR PERMIT  
PURPOSE. THEY ARE PREPARED BY, OR  
UNDER THE SUPERVISION OF:

|                     |       |
|---------------------|-------|
| MICHAEL R. GROSELLE | 52071 |
| TYPE OR PRINT NAME  | PE #  |
| 2023/09/15          |       |
| DATE                |       |

| NO. | DATE | REVISION |
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2252 TOWER ROAD  
2252 TOWER ROAD  
AURORA, COLORADO

## GENERAL NOTES



MODERN  
ENGINEERING  
SOLUTIONS

18280 E HAMPDEN PL  
AURORA, CO 80013  
PHONE: (720) 815-7937

|              |              |           |         |
|--------------|--------------|-----------|---------|
| DESIGNED: DD | DATE         | PROJECT # | SHEET   |
| DRAWN: DD    | JULY<br>2023 | 22-006    | 2 OF 19 |
| REVIEWER: MG |              |           |         |

| LEGEND |  | ABBREVIATIONS |   |
|--------|--|---------------|---|
|        | PROPERTY LINE                                    |               | FEET (WHEN USED WITH LENGTHS)                             |
|        | PROPERTY LINE                                    |               | INCHES (WHEN USED WITH LENGTHS)                           |
|        |  |               |   |
|        |  |               |   |
|        |  |               |   |
|        |  |               |   |
|        | PROPOSED CULVERT                                 |               | ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS |
|        | PROPOSED OVERHEAD POWER LINE                     |               | ACRES   |
|        | PROPOSED UNDERGROUND POWER LINE                  |               | AMERICANS WITH DISABILITIES ACT                           |
|        | PROPOSED UNDERGROUND PHONE/DATA LINE             |               | AVERAGE DAILY TRAFFIC                                     |
|        | PROPOSED GRADE BREAK                             |               | ANNUAL AVERAGE DAILY TRAFFIC                              |
|        | PROPOSED DRAINAGE SWALE                          |               | ALTERNATE   |
|        | PROPOSED RETAINING/SCREENING WALL                |               | ALUMINUM  |
|        | PROPOSED FENCE                                   |               | AMERICAN NATIONAL STANDARDS INSTITUTE                     |
|        | PROPOSED CEDAR WOOD FENCE                        |               | APPROXIMATE   |
|        | 100 YEAR FLOODPLAIN LINE                         |               | AIR RELEASE VALVE   |
|        | PROPOSED SILT FENCE                              |               | ASPHALT   |
|        | PROPOSED LIMITS OF CONSTRUCTION                  |               | ASSEMBLY  |
|        | PROPOSED MAJOR CONTOUR                           |               | AMERICAN SOCIETY FOR TESTING AND MATERIALS                |
|        | PROPOSED MINOR CONTOUR                           |               | AVENUE  |
|        | EXISTING MAJOR CONTOUR                           |               | AMERICAN WATER WORKS ASSOCIATION                          |
|        | EXISTING MINOR CONTOUR                           |               | BIFUMINOUS COATED CORRUGATED METAL PIPE                   |
|        |  |               |   |
|        |  |               |   |
|        |  |               |   |
|        |  |               |   |
|        | EXISTING CULVERT                                 |               | BIFUMINOUS COATED PIPE ARCH CULVERT                       |
|        | EXISTING OVERHEAD POWER LINE                     |               | BURIED ELECTRIC BACKFLOW PREVENTER                        |
|        | EXISTING UTILITY PIPING OR FENCING TO BE REMOVED |               | BASE LINE   |
|        | EXISTING UNDERGROUND POWER LINE                  |               | BUILDING  |
|        | EXISTING UNDERGROUND PHONE/DATA LINE             |               | BOULEVARD   |
|        | EXISTING FIBER OPTIC CABLE                       |               | BENCHMARK   |
|        | EXISTING STORM SEWER LINE                        |               | BEST MANAGEMENT PRACTICE                                  |
|        | EXISTING DRAINAGE SWALE                          |               | BACK OF CURB  |
|        | EXISTING RETAINING/SCREENING WALL                |               | BEGIN OF PAVEMENT   |
|        | EXISTING EDGE OF PAVEMENT                        |               | BURIED TELEPHONE  |
|        | EXISTING FENCE                                   |               | BEGIN VERTICAL CURVE ELEVATION                            |
|        | EXISTING CEDAR WOOD FENCE                        |               | BEGIN VERTICAL CURVE STATION                              |
|        | EXISTING UTILITY PIPING OR FENCING TO BE REMOVED |               | BOTTOM OF WALL  |
|        |  |               | COLORADO ADMINISTRATIVE CODE                              |
|        |  |               | COLORADO BEARING RATIO                                    |
|        |  |               | COLORADO DEPARTMENT OF ENVIRONMENTAL PROTECTION           |
|        |  |               | COLORADO DEPARTMENT OF TRANSPORTATION                     |
|        |  |               | CURB AND GUTTER   |
|        |  |               | CLEAROUT  |
|        |  |               | CABLE TELEVISION  |
|        |  |               | CATCH BASIN   |
|        |  |               | CUBIC FOOT  |
|        |  |               | CUBIC FEET PER SECOND                                     |
|        |  |               | COLORADO HIGHWAY ADMINISTRATION                           |
|        |  |               | CAST IRON   |
|        |  |               | CAST IRON PIPE  |
|        |  |               | CAST IN PLACE   |
|        |  |               | CIRCUIT   |
|        |  |               | CENTER LINE   |
|        |  |               | CORNER LEVEL  |
|        |  |               | CONCRETE MONUMENT   |
|        |  |               | CORRUGATED METAL PIPE                                     |
|        |  |               | CONCRETE  |
|        |  |               | CONSTRUCT OR CONSTRUCTION                                 |
|        |  |               | COORDINATE  |
|        |  |               | CORRUGATED POLYETHYLENE PIPE                              |
|        |  |               | COUNTY ROAD   |
|        |  |               | COLORADO STATE  |
|        |  |               | CUBIC YARD OR CUBIC YARDS                                 |
|        | EX. SPOT GRADE                                   |               | IDENTIFICATION  |
|        | TOP OF CURB                                      |               | INVERT LEVEL  |
|        | GUTTER   |               | INVERT  |
|        | TOP OF PAVEMENT                                  |               | INVERT ELEVATION  |
|        | FINISHED GRADE                                   |               | IRON PIPE   |
|        | TOP OF INLET                                     |               | JUNCTION BOX  |
|        | LOW POINT  |               | JUNCTION  |
|        | HIGH POINT                                       |               | VERTICAL CURVE RATE OF CHANGE                             |
|        | TOP OF WALL                                      |               | LENGTH  |
|        | BOTTOM OF WALL                                   |               | UMEROCK BEARING RATIO                                     |
|        | FINISHED FLOOR                                   |               | LAND DEVELOPMENT REGULATION                               |
|        |  |               | LINEAR FEET   |
|        |  |               | LOW POINT   |
|        |  |               | LEFT  |
|        |  |               | SOUTH   |
|        |  |               | SANITARY  |
|        |  |               | SOUTHEAST   |
|        |  |               | SECTION   |
|        |  |               | SERVICE   |
|        |  |               | SILT FENCE  |
|        |  |               | SQUARE FOOT OR SQUARE FEET                                |
|        |  |               | SHEET   |
|        |  |               | SEASONAL HIGH WATER ELEVATION                             |
|        |  |               | SUPERPAVE   |
|        |  |               | STATE ROAD  |
|        |  |               | SANITARY SEWER  |
|        |  |               | STANDARD  |
|        |  |               | SOUTHWEST   |
|        |  |               | SQUARE YARD OR SQUARE YARDS                               |
|        |  |               | TANGENT LENGTH OF CURVE                                   |
|        |  |               | TEXAS ADMINISTRATIVE CODE                                 |
|        |  |               | TEMPORARY BENCHMARK                                       |
|        |  |               | TEXAS BEARING RATIO                                       |
|        |  |               | TANGENT TO CURVE  |
|        |  |               | TEMPORARY CONSTRUCTION EASEMENT                           |
|        |  |               | TERRA-COTTA PIPE  |
|        |  |               | TRAFFIC CONTROL ZONE                                      |
|        |  |               | TEXAS DEPARTMENT OF ENVIRONMENT PROTECTION                |
|        |  |               | TELEPHONE   |
|        |  |               | TOP OF INLET  |
|        |  |               | TON   |
|        |  |               | TOP OF BANK   |
|        |  |               | TOP OF CURB   |
|        |  |               | TOP OF PAVEMENT   |
|        |  |               | TELEPHONE POLE  |
|        |  |               | TOP OF WALL   |
|        |  |               | TEXAS DEPARTMENT OF TRANSPORTATION                        |
|        |  |               | TYPICAL   |
|        |  |               | UNDERGROUND   |
|        |  |               | UNITED STATES GEOLOGICAL SURVEY                           |
|        |  |               | UTILITY   |
|        |  |               | VERTICAL  |
|        |  |               | VERTICAL CURVE  |
|        |  |               | VERTIFIED CLAY PIPE                                       |
|        |  |               | VERTICAL  |
|        |  |               | VEHICLE TRACKING COUNT                                    |
|        |  |               | WITH  |
|        |  |               | WEST  |
|        |  |               | WATER MAIN OR WATER METER                                 |
|        |  |               | WASTEWATER  |
|        |  |               | WELDED FABRIC   |
|        |  |               | WASTEWATER TREATMENT PLANT                                |

BENCHMARK

COA ID: 358633NE002  
DESCRIPTION: COA BC SET  
IN S NOSE OF CONC MEDIAN  
IN TOWER RD N OF E ENTRY  
TO TOWER CENTER FOR  
INDUSTRY. NOTE: SAID MED.  
NOSE SOMEWHAT  
OBSCURED AS THE S.  
BOUND LANE IS ONLY ONE IN  
SERVICE AS OF 2-25-91;  
ELEVATION US FEET:  
5.438.06

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UNDER THE SUPERVISION OF:

MICHAEL R. GROSELLE 52071  
TYPE OR PRINT NAME PE #  
2023/09/15  
DATE

| NO. | DATE | REVISION |
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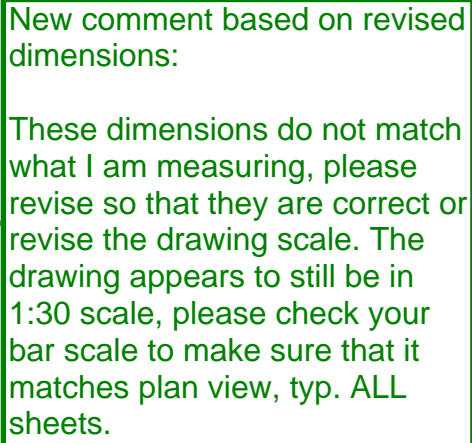
2252 TOWER ROAD  
2252 TOWER ROAD  
AURORA, COLORADO

LEGEND AND  
ABBREVIATIONS

MODERN  
ENGINEERING  
SOLUTIONS

18280 E HAMPDEN PL  
AURORA, CO 80013  
PHONE: (720) 815-7937

|              |           |           |         |
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| DESIGNED: DD | DATE      | PROJECT # | SHEET   |
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| REVIEWER: MG |           |           |         |



## BENCHMARK

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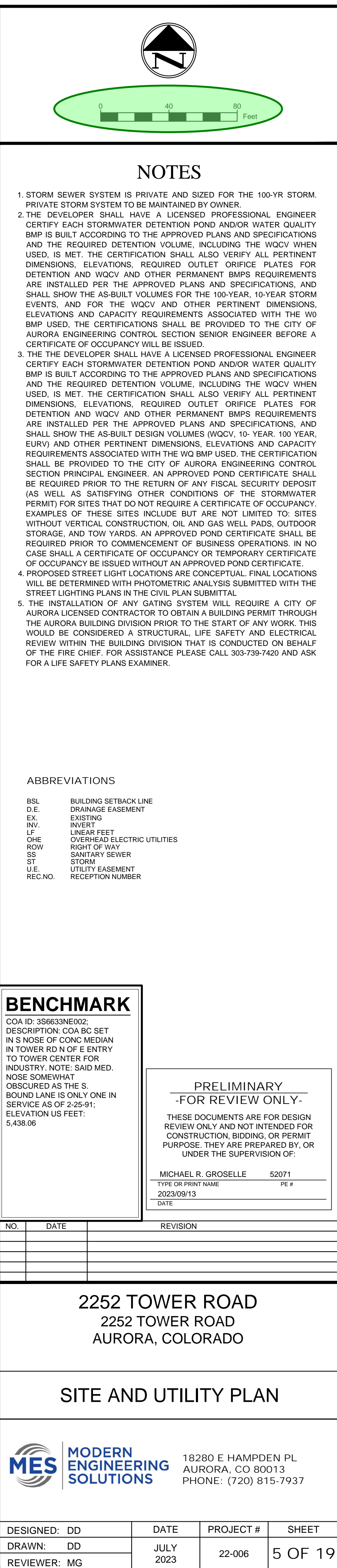
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|---------------------|-------|
| MICHAEL R. GROSELLE | 52071 |
| TYPE OR PRINT NAME  | PE #  |
| 2023/09/15          |       |
| DATE                |       |

2252 TOWER ROAD  
2252 TOWER ROAD  
AURORA, COLORADO



**MES** MODERN  
ENGINEERING  
SOLUTIONS

|              |              |           |         |
|--------------|--------------|-----------|---------|
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| DRAWN: DD    | JULY<br>2023 | 22-006    | 4 OF 19 |
| REVIEWER: MG |              |           |         |



# NOTES

1. STORM SEWER SYSTEM IS PRIVATE AND SIZED FOR THE 100-YR STORM. PRIVATE STORM SYSTEM TO BE MAINTAINED BY OWNER.
2. THE DEVELOPER SHALL HAVE A LICENSED PROFESSIONAL ENGINEER CERTIFY EACH STORMWATER DETENTION Pond AND AURORA WATER QUALITY BMP IS BUILT ACCORDING TO THE APPROVED PLAN VOLUMES AND SPECIFICATIONS AND THE REQUIRED DETENTION VOLUME, INCLUDING THE WQCV WHEN USED, IS MET. THE CERTIFICATION SHALL ALSO VERIFY ALL PERTINENT DIMENSIONS, ELEVATIONS, REQUIRED OUTLET ORIFICE PLATES FOR DETENTION AND WQCV AND OTHER PERMANENT BMPs REQUIREMENTS ARE INSTALLED PER THE APPROVED PLANS AND SPECIFICATIONS, AND SHALL SHOW THE AS-BUILT VOLUMES FOR THE 100-YEAR, 10-YEAR STORMS, EVENTS, AND FOR THE WQCV AND OTHER PERTINENT DIMENSIONS, ELEVATIONS AND CAPACITY REQUIREMENTS ASSOCIATED WITH THE WQCV BMP. THE CERTIFICATE OF OCCUPANCY SHALL BE SIGNED BY THE AURORA ENGINEERING CONTRACT. SECTION SENIOR ENGINEER BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED.
3. THE DEVELOPER SHALL HAVE A LICENSED PROFESSIONAL ENGINEER CERTIFY EACH STORMWATER DETENTION Pond AND AURORA WATER QUALITY BMP IS BUILT ACCORDING TO THE APPROVED PLAN VOLUMES AND SPECIFICATIONS AND THE REQUIRED DETENTION VOLUME, INCLUDING THE WQCV WHEN USED, IS MET. THE CERTIFICATION SHALL ALSO VERIFY ALL PERTINENT DIMENSIONS, ELEVATIONS, REQUIRED OUTLET ORIFICE PLATES FOR DETENTION AND WQCV AND OTHER PERMANENT BMPs REQUIREMENTS ARE INSTALLED PER THE APPROVED PLANS AND SPECIFICATIONS, AND SHALL SHOW THE AS-BUILT DESIGN VOLUMES (WQCV, 10-YEAR, 100-YEAR (EURV) AND OTHER PERTINENT DIMENSIONS, ELEVATIONS AND CAPACITY REQUIREMENTS ASSOCIATED WITH THE WQV BMP USED. THE CERTIFICATION SHALL BE PROVIDED TO THE CITY OF AURORA.
4. THE SECTION PRINCIPAL ENGINEER, AN APPROVED Pond CERTIFICATE SHALL BE REQUIRED PRIOR TO THE RETURN OF ANY FISCAL SECURITY DEPOSIT AS WELL AS SATISFYING OTHER CONDITIONS OF THE STORMWATER DETENTION SITES TO BE RELEASED TO THE CITY OF AURORA. EXAMPLES OF THESE SITES INCLUDE BUT ARE NOT LIMITED TO: SITES WITHOUT VERTICAL CONSTRUCTION, OIL AND GAS WELLS, PADS, OUTDOOR STORAGE, AND TOW YARDS. AN APPROVED Pond CERTIFICATE SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF BUSINESS OPERATIONS. IN NO EVENT SHALL A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF OCCUPANCY BE ISSUED WITHOUT AN APPROVED Pond CERTIFICATE.
4. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTO METRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN.
5. 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 PROJECT AND WILL BE SUBJECT TO THE CITY OF AURORA'S REVIEW AND APPROVAL OF THE FIRE CHIEF. FOR ASSISTANCE PLEASE CALL 303-739-7420 AND ASK FOR A LIFE SAFETY PLANS EXAMINER.

## ABBREVIATIONS

|         |                             |
|---------|-----------------------------|
| BSL     | BUILDING SETBACK LINE       |
| D.E.    | DRAINAGE EASEMENT           |
| EX.     | EXISTING                    |
| INV.    | INVERT                      |
| LF      | LINEAR FEET                 |
| OHE     | OVERHEAD ELECTRIC UTILITIES |
| ROW     | RIGHT OF WAY                |
| SS      | SANITARY SEWER              |
| ST      | STORM                       |
| U.E.    | UTILITY EASEMENT            |
| REC.NO. | RECEPTION NUMBER            |

## BENCHMARK

COA ID: 3S6633NE002;  
DESCRIPTION: COA BC SET  
IN S NOSE OF CONC MEDIAN  
IN TOWER RD N OF E ENTRY  
TO TOWER CENTER FOR  
INDUSTRY. NOTE: SAID MED.  
NOSE SOMEWHAT  
OBSCURED AS THE S.  
BOUND LANE IS ONLY ONE IN  
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ELEVATION US FEET:  
5,438.06

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UNDER THE SUPERVISION OF:

|                     |       |
|---------------------|-------|
| MICHAEL R. GROSELLE | 52071 |
| TYPE OR PRINT NAME  | PE #  |
| 023/09/13           |       |
| DATE                |       |

| NO. | DATE | REVISION |
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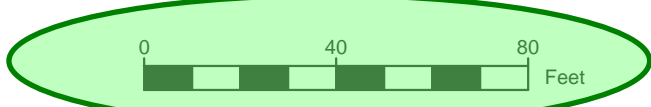
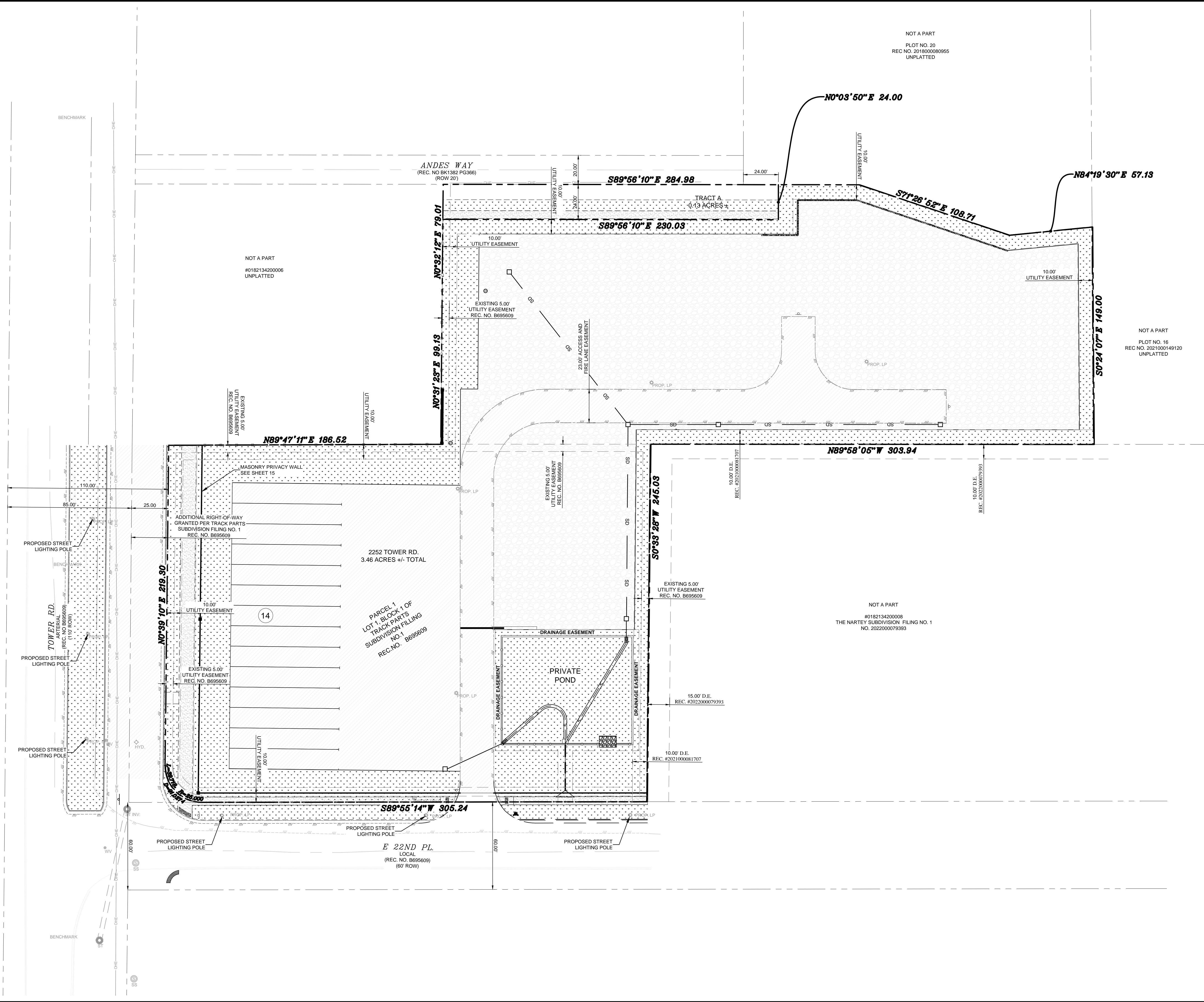
2252 TOWER ROAD  
2252 TOWER ROAD  
AURORA, COLORADO

## SITE AND UTILITY PLAN



18280 E HAMPDEN PL  
AURORA, CO 80013  
PHONE: (720) 815-7937

|              |              |           |       |
|--------------|--------------|-----------|-------|
| DESIGNED: DD | DATE         | PROJECT # | SHEET |
| DRAWN: DD    | JULY<br>2023 | 22-006    | 5 OF  |
| REVIEWER: MG |              |           |       |



NOTES

1. STORM SEWER SYSTEM IS PRIVATE AND SIZED FOR THE 100-YR STORM.
2. THE DEVELOPER SHALL HAVE A LICENSED PROFESSIONAL ENGINEER CERTIFY EACH STORMWATER DETENTION POND AND/OR WATER QUALITY BMP IS BUILT ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS AND THE REQUIRED DETENTION VOLUME, INCLUDING THE WQCV WHEN USED, IS MET. THE CERTIFICATION SHALL ALSO VERIFY ALL PERTINENT DIMENSIONS, ELEVATIONS, REQUIRED OUTLET ORIFICE PLATES FOR DETENTION AND WQCV AND OTHER PERMANENT BMPs REQUIREMENTS ARE INSTALLED PER THE APPROVED PLANS AND SPECIFICATIONS, AND SHALL SHOW THE AS-BUILT VOLUMES FOR THE 100-YEAR, 10-YEAR STORM EVENTS, AND FOR THE WQCV AND OTHER PERTINENT DIMENSIONS, ELEVATIONS AND CAPACITY REQUIREMENTS ASSOCIATED WITH THE WQ BMP USED. THE CERTIFICATIONS SHALL BE PROVIDED TO THE CITY OF AURORA ENGINEERING CONTROL SECTION SENIOR ENGINEER BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED.
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4. 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.

ABBREVIATIONS

|         |                             |
|---------|-----------------------------|
| BSL     | BUILDING SETBACK LINE       |
| D.E.    | DRAINAGE EASEMENT           |
| EX      | EXISTING                    |
| INV.    | INVERT                      |
| LF      | LINEAL FEET                 |
| OHE     | OVERHEAD ELECTRIC UTILITIES |
| ROW     | RIGHT OF WAY                |
| SS      | SANITARY SEWER              |
| ST      | STORM                       |
| U.E.    | UTILITY EASEMENT            |
| REC.NO. | RECEPTION NUMBER            |

BENCHMARK

COA ID: 356633NE002  
DESCRIPTION: COA BQ SET IN S NOSE OF CONC MEDIAN IN TOWER RD N OF E ENTRY TO TOWER CENTER FOR INDUSTRY. NOTE: SAID MED. NOSE SOMEWHAT OBSCURED AS THE S. BOUND LANE IS ONLY ONE IN SERVICE AS OF 2-25-91; ELEVATION US FEET: 5,438.06

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MICHAEL R. GROSELLE 52071  
TYPE OR PRINT NAME PE #  
2023/09/15  
DATE

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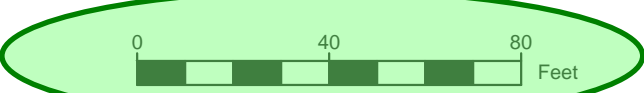
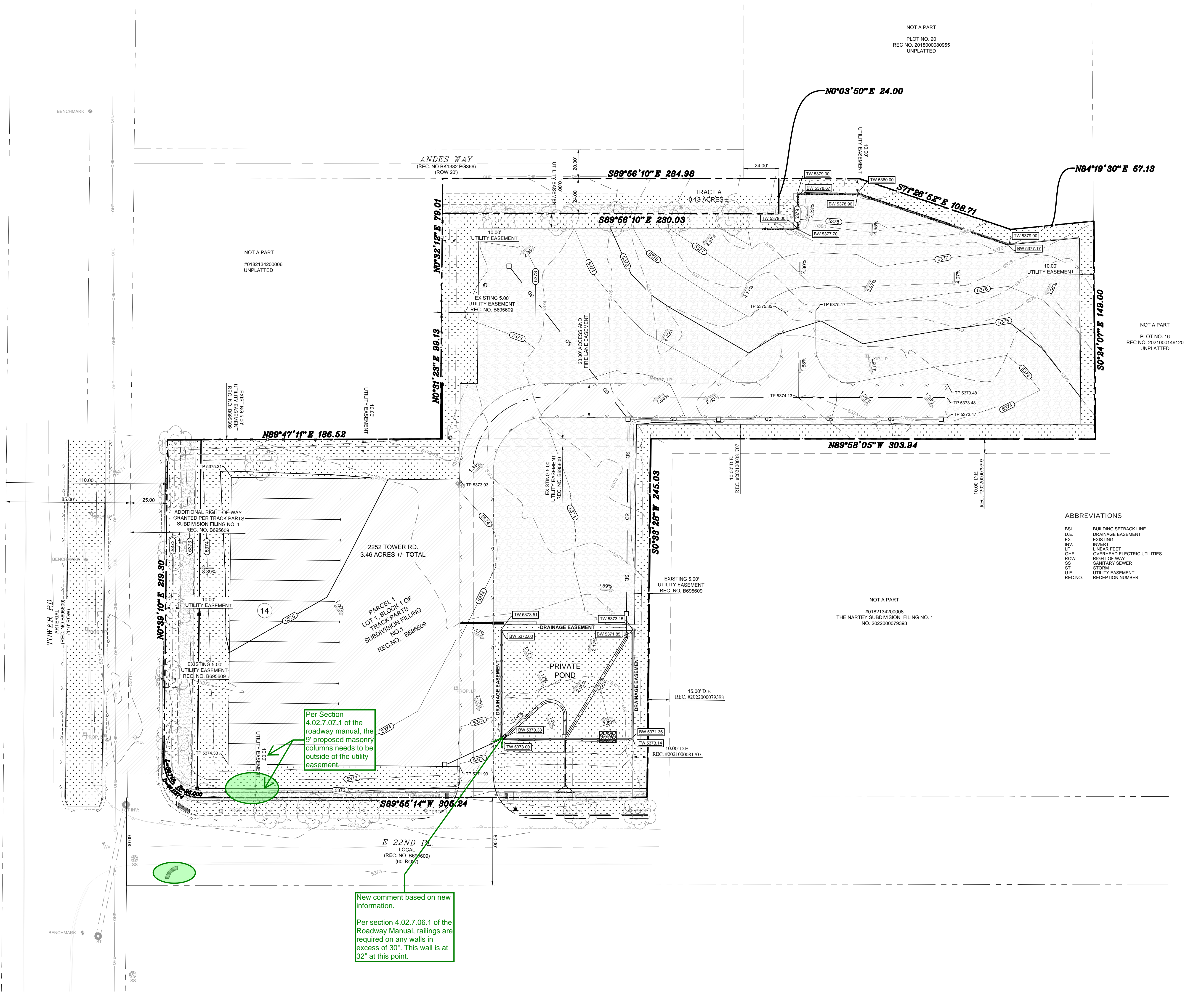
2252 TOWER ROAD  
2252 TOWER ROAD  
AURORA, COLORADO

STREET LIGHTING PLAN



18280 E HAMPDEN PL  
AURORA, CO 80013  
PHONE: (720) 815-7937

|              |           |           |         |
|--------------|-----------|-----------|---------|
| DESIGNED: DD | DATE      | PROJECT # | SHEET   |
| DRAWN: DD    | JULY 2023 | 22-006    | 6 OF 19 |
| REVIEWER: MG |           |           |         |



NOTES

- STORM SEWER OWNERSHIP AND MAINTENANCE
- ALL THE STORM DRAINAGE COMPONENTS IN THE PROJECT INCLUDING DRAINAGE SWALES, DETENTION/WATER QUALITY POND, CONCRETE TRICKLE PANS, OUTLET STRUCTURE, OUTLET PIPE AND EMERGENCY SPILLWAY, ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- EMERGENCY ACCESS: THE EMERGENCY ACCESS SHALL BE MAINTAINED IN PERPETUITY BY THE OWNERS OF THE PROPERTY TO THE STANDARDS AS DETERMINED BY THE FIRE CODE OFFICIAL/FIRE DEPARTMENT.
- ALL ELEVATIONS AND DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- ELECTRIC METER MUST HAVE BYPASS LEVER.
- CONTRACTOR TO VERIFY SIZE & LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- EXISTING 16" WATER MAIN IS IN S. SMITH ROAD, PROPOSED 8" C800 PVC IS PROPOSED ALONG N. ARGONNE STREET PER CITY DETAILS.
- PEDESTRIAN WALKWAYS SHALL COMPLY WITH CURRENT ADA CODE.
- SIDEWALK AND CURB RAMP ARE TO BE BUILT PER ADA STANDARDS.
- CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. VARIATIONS SHOULD BE REPORTED TO ENGINEER OF RECORD TO VERIFY CONNECTIONS TO EXISTING UTILITIES. ROCKY RIDGE CIVIL ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING GRADING AND UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. VERIFICATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 23' FIRE LANE EASEMENT & PRIVATE PARKING AREA SHALL BE DESIGNED PER THE C.O.A. ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS OF CHAPTER 5 (TYP) FOR TYPE 'C' SOILS.
- S. SMITH ROAD IMPROVEMENT AREA SHALL BE CONSTRUCTED TO THE C.O.A. ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS OF CHAPTER 5 (TYP) FOR TYPE 'B' SOILS.
- THE OWNER/CONTRACTOR MUST OBTAIN A C.D.P.S. STORM WATER DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, IF REQUIRED.
- THE DEVELOPER SHALL HAVE A LICENSED PROFESSIONAL ENGINEER CERTIFY EACH STORMWATER DETENTION POND AND/OR WATER QUALITY BMP IS BUILT ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS AND THE REQUIRED DETENTION VOLUME, INCLUDING THE WQCV WHEN USED, IS MET. THE CERTIFICATION SHALL ALSO VERIFY ALL PERTINENT DIMENSIONS, ELEVATIONS, REQUIRED OUTLET ORIFICE PLATES FOR DETENTION AND WQCV AND OTHER PERMANENT BMPS REQUIREMENTS ARE INSTALLED PER THE APPROVED PLANS AND SPECIFICATIONS, AND SHALL SHOW THE AS-BUILT DESIGN VOLUMES (WQCV, 10-YEAR, 100-YEAR, ETV) AND OTHER PERTINENT DIMENSIONS, ELEVATIONS AND CAPACITY REQUIREMENTS ASSOCIATED WITH THE WQ BMP USED. THE CERTIFICATION SHALL BE PROVIDED TO THE CITY OF AURORA ENGINEERING CONTROL SECTION PRINCIPAL ENGINEER. AN APPROVED POND CERTIFICATE SHALL BE REQUIRED PRIOR TO THE RETURN OF ANY FISCAL SECURITY DEPOSIT (AS WELL AS SATISFYING OTHER CONDITIONS OF THE STORMWATER PERMIT) FOR SITES THAT DO NOT REQUIRE A CERTIFICATE OF OCCUPANCY. EXAMPLES OF THESE SITES INCLUDE BUT ARE NOT LIMITED TO: SITES WITHOUT VERTICAL CONSTRUCTION, OIL AND GAS WELL PADS, OUTDOOR STORAGE, AND TOW YARDS. AN APPROVED POND CERTIFICATE SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF BUSINESS OPERATIONS. IN NO CASE SHALL A CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY BE ISSUED WITHOUT AN APPROVED POND CERTIFICATE.
- DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMP WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.

RETAINING WALL NOTES

- STRUCTURAL DESIGN CALCULATIONS SHALL BE SUBMITTED TO PUBLIC WORKS ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF RETAINING WALLS. CALCULATIONS SHALL CONSIDER THE PROXIMITY OF WALLS AND HYDROSTATIC PRESSURE ON WALL. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED AND BUSINESS OPERATIONS SHALL NOT COMMENCE UNTIL THE STRUCTURAL CALCULATIONS ARE APPROVED, WALLS CONSTRUCTED AND INITIALLY ACCEPTED.

BENCHMARK

COA ID: 358633NE002  
DESCRIPTION: COA B.C. SET IN S NOSE OF CONC MEDIAN IN TOWER RD N OF E ENTRY TO TOWER CENTER FOR INDUSTRY. NOTE: SAID MED. NOSE SOMEWHAT OBSCURED AS THE S. BOUND LANE IS ONLY ONE IN SERVICE AS OF 2-25-91; ELEVATION US FEET: 5,438.06

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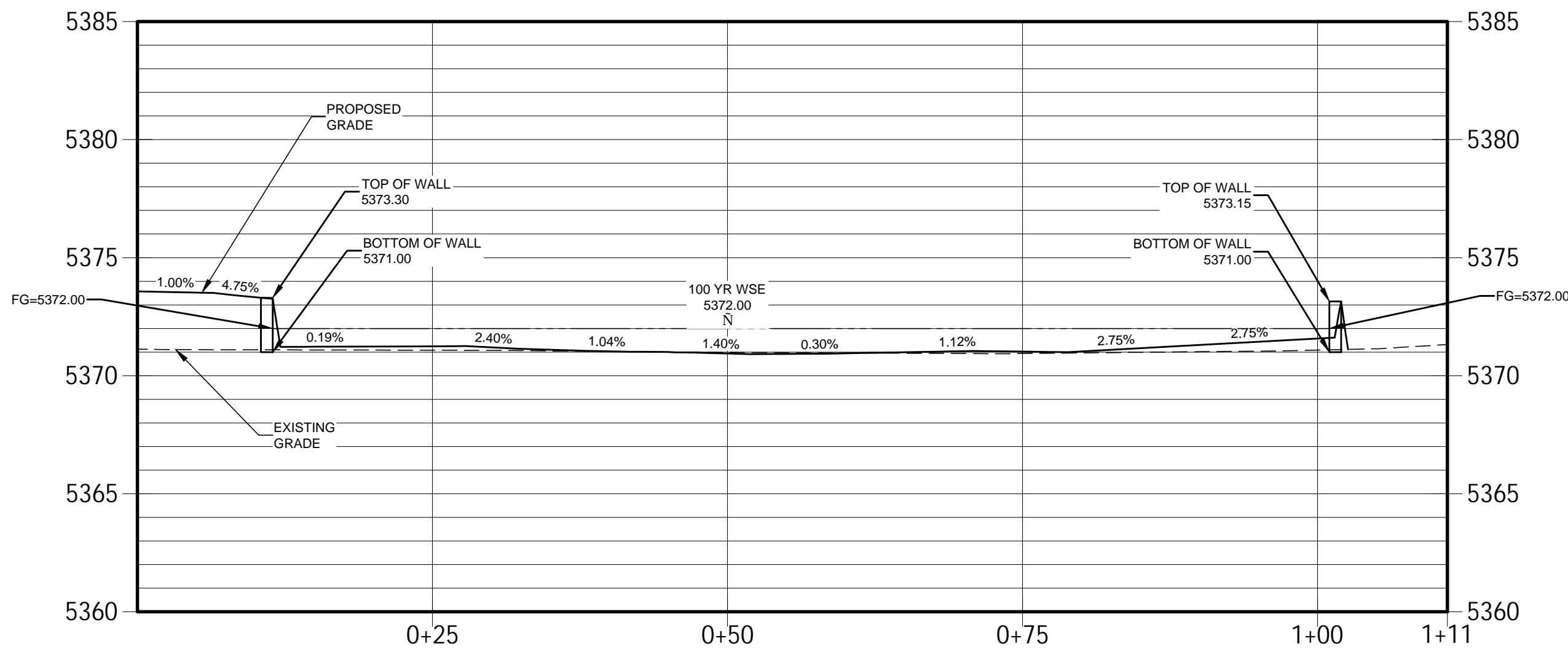
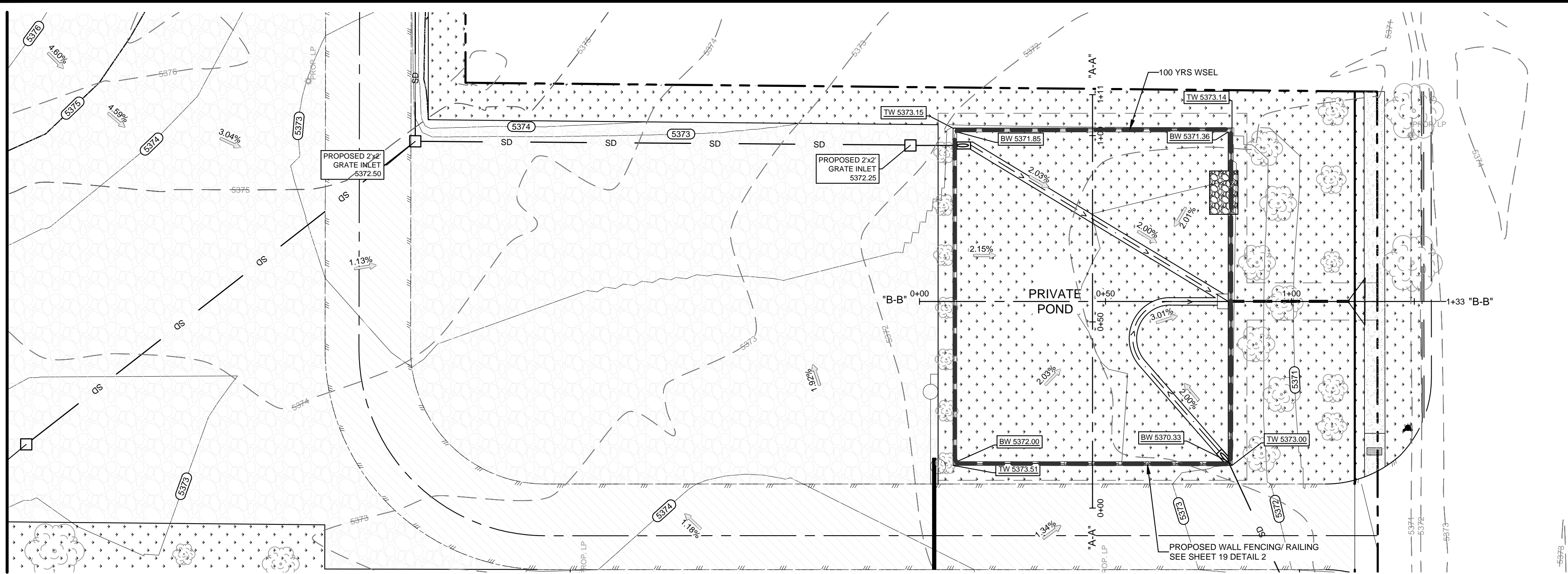
2252 TOWER ROAD  
2252 TOWER ROAD  
AURORA, COLORADO

GRADING PLAN



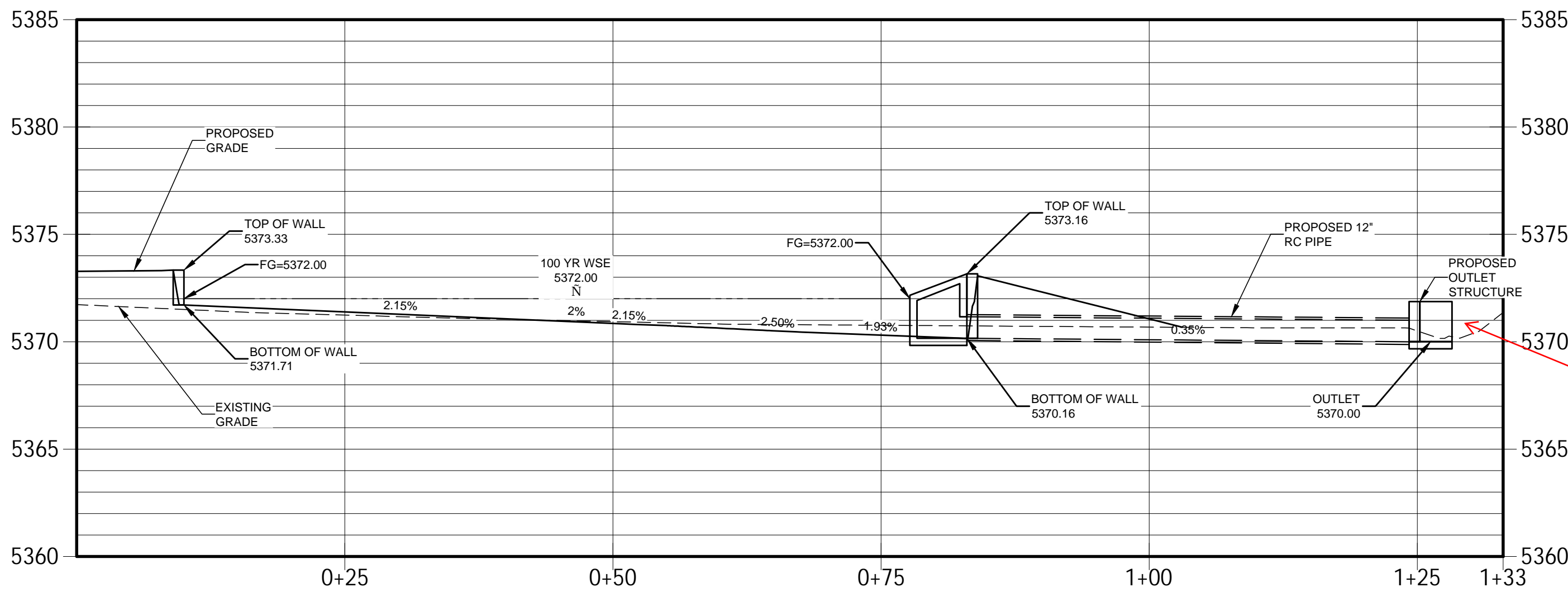
18280 E HAMPDEN PL  
AURORA, CO 80013  
PHONE: (720) 815-7937

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| DESIGNED: DD | DATE      | PROJECT # | SHEET   |
| DRAWN: DD    | JULY 2023 | 22-006    | 7 OF 19 |
| REVIEWER: MG |           |           |         |



CROSS SECTION "A-A"

H:1"=10'  
V:1"=5'



CROSS SECTION "B-B"

H:1"=10'  
V:1"=5'

Show outlet  
connection to  
existing storm main;  
see comment on  
Utility Plan



0 20 40 Feet

ABBREVIATIONS

|         |                             |
|---------|-----------------------------|
| BSL     | BUILDING SETBACK LINE       |
| D.E.    | DRAINAGE EASEMENT           |
| EX.     | EXISTING                    |
| INV.    | INVERT                      |
| LF      | LINEAR FEET                 |
| OHE     | OVERHEAD ELECTRIC UTILITIES |
| ROW     | RIGHT OF WAY                |
| SS      | SANITARY SEWER              |
| ST      | STORM                       |
| U.E.    | UTILITY EASEMENT            |
| REC.NO. | RECEPTION NUMBER            |

BENCHMARK

COA ID: 356633NE002  
DESCRIPTION: COA BC SET  
IN S NOSE OF CONC MEDIAN  
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2252 TOWER ROAD  
2252 TOWER ROAD  
AURORA, COLORADO

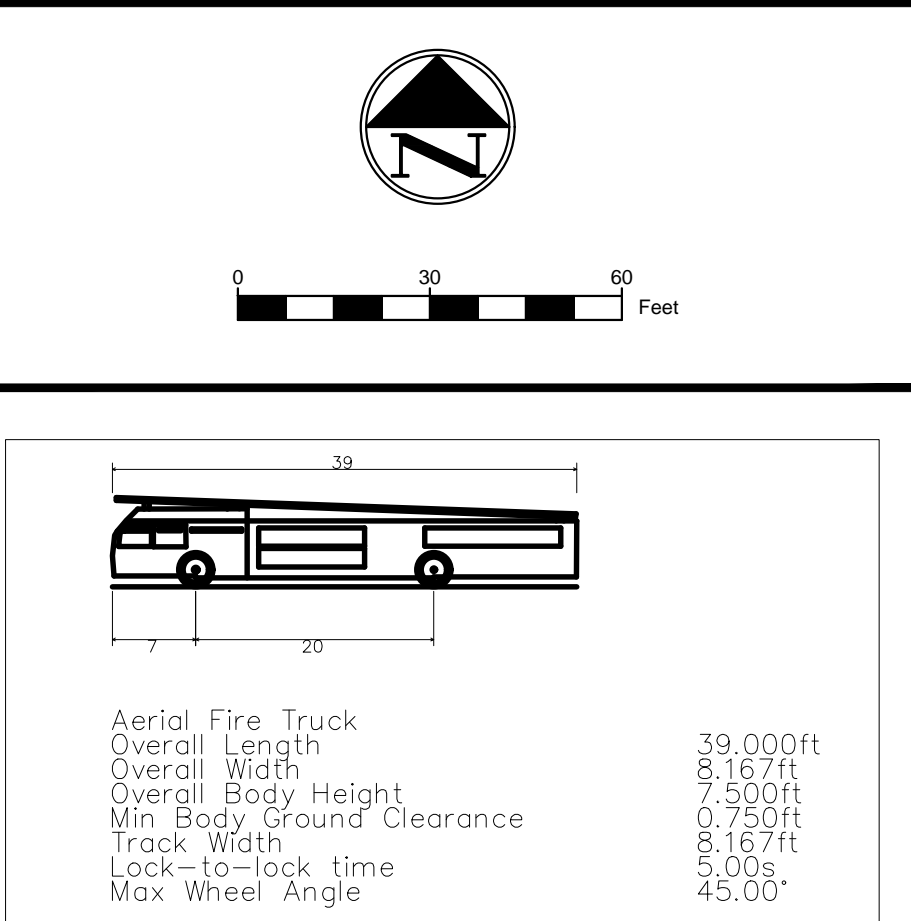
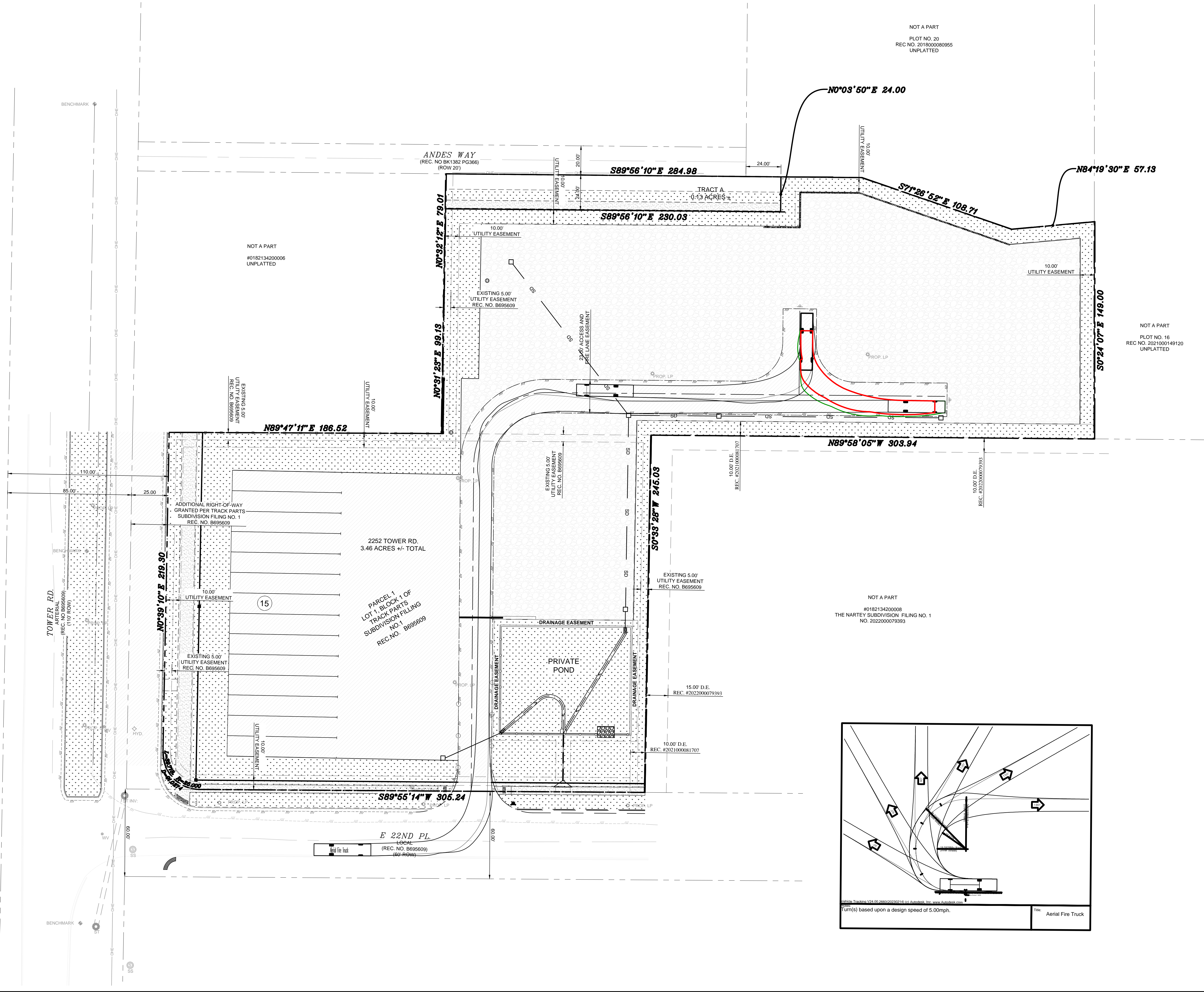
DETENTION POND PLAN AND  
SECTION



18280 E HAMPDEN PL  
AURORA, CO 80013  
PHONE: (720) 815-7937

|              |           |           |         |
|--------------|-----------|-----------|---------|
| DESIGNED: DD | DATE      | PROJECT # | SHEET   |
| DRAWN: DD    | JULY 2023 | 22-006    | 8 OF 19 |
| REVIEWER: MG |           |           |         |





ABBREVIATIONS

|         |                             |
|---------|-----------------------------|
| BSL     | BUILDING SETBACK LINE       |
| D.E.    | DRAINAGE EASEMENT           |
| EX      | EXISTING                    |
| INV.    | INVERT                      |
| LF      | LINEAR FEET                 |
| OHE     | OVERHEAD ELECTRIC UTILITIES |
| ROW     | RIGHT OF WAY                |
| SS      | SANITARY SEWER              |
| ST      | STORM                       |
| U.E.    | UTILITY EASEMENT            |
| REC.NO. | RECEPTION NUMBER            |

**BENCHMARK**  
COA ID: 356633NE002  
DESCRIPTION: COA BC SET IN S NOSE OF CONC MEDIAN IN TOWER RD N OF E ENTRY TO TOWER CENTER FOR INDUSTRY. NOTE: SAID MED. NOSE SOMEWHAT OBLSCURED AS THE S. BOUND LANE IS ONLY ONE IN SERVICE AS OF 2-25-91; ELEVATION US FEET: 5,438.06

**PRELIMINARY -FOR REVIEW ONLY-**  
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

|                     |       |
|---------------------|-------|
| MICHAEL R. GROSELLE | 52071 |
| TYPE OR PRINT NAME  | PE #  |
| 2023/09/15          | DATE  |

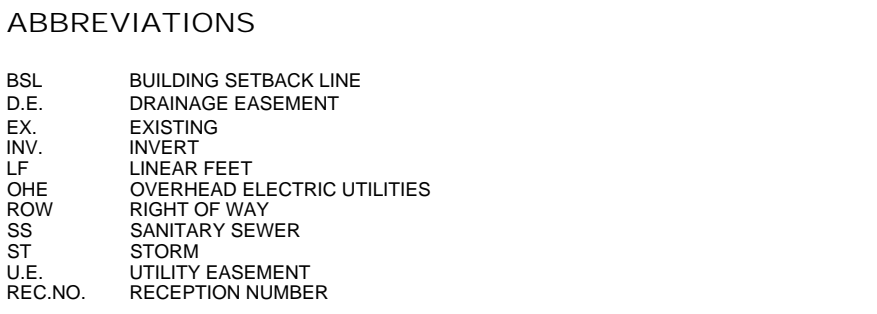
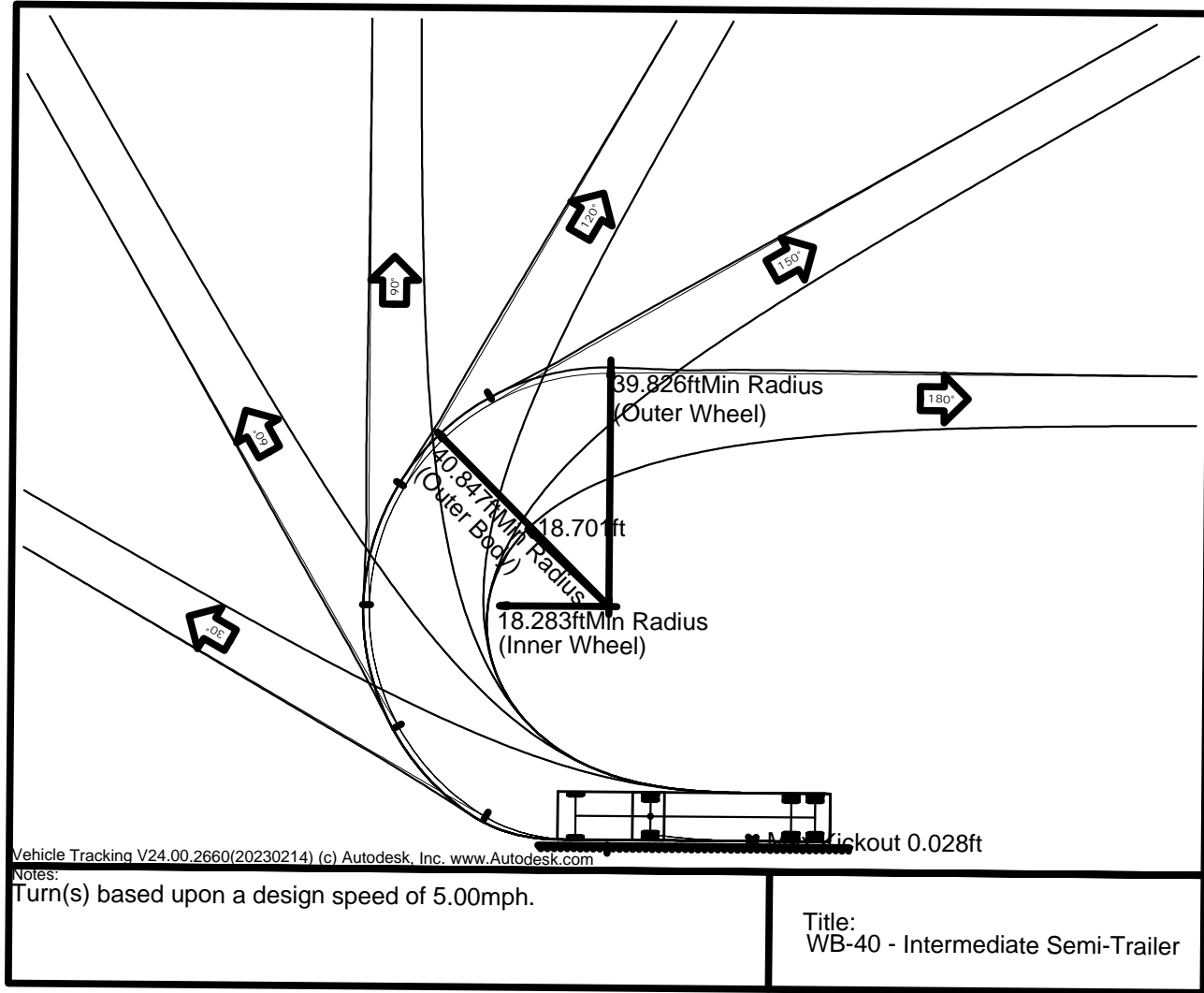
| NO. | DATE | REVISION |
|-----|------|----------|
|     |      |          |
|     |      |          |
|     |      |          |

2252 TOWER ROAD  
2252 TOWER ROAD  
AURORA,, ADAMS COUNTY, COLORADO

FIRE TRUCK TURNING  
ANALYSIS

**MES** MODERN ENGINEERING SOLUTIONS  
71 S FENTON ST.  
LAKEWOOD, CO 80226  
PHONE: (720) 815-7937

|              |           |           |          |
|--------------|-----------|-----------|----------|
| DESIGNED: DD | DATE      | PROJECT # | SHEET    |
| DRAWN: DD    | JULY 2023 | 22-006    | 10 OF 19 |
| REVIEWER: MG |           |           |          |



|   |  |
|---|--|
| <b>BENCHMARK</b>  |  |
| COA ID: 356633NE002;<br>DESCRIPTION: COA BC SET<br>IN S NOSE OF CONC MEDIAN<br>IN TOWER RD N OF ENTRY<br>TO TOWER CENTER FOR<br>INDUSTRY. NOTE: SAID MED.<br>NOSE SOMEWHAT<br>OBSCURED AS THE S.<br>BOUND LANE IS ONLY ONE IN<br>SERVICE AS OF 2-25-91;<br>ELEVATION US FEET:<br>5.438.06   |  |
| <div style="text-align: center;"><b>PRELIMINARY</b><br/><b>-FOR REVIEW ONLY-</b></div> <p>THESE DOCUMENTS ARE FOR DESIGN<br/>REVIEW ONLY AND NOT INTENDED FOR<br/>CONSTRUCTION, BIDDING, OR PERMIT<br/>PURPOSE. THEY ARE PREPARED BY, OR<br/>UNDER THE SUPERVISION OF:</p> <div style="display: flex; justify-content: space-between;"><div><b>MICHAEL R. GROSELLE</b><br/>TYPE OR PRINT NAME<br/>2023/09/15<br/>DATE</div><div><b>52071</b><br/>FE #</div></div> |  |

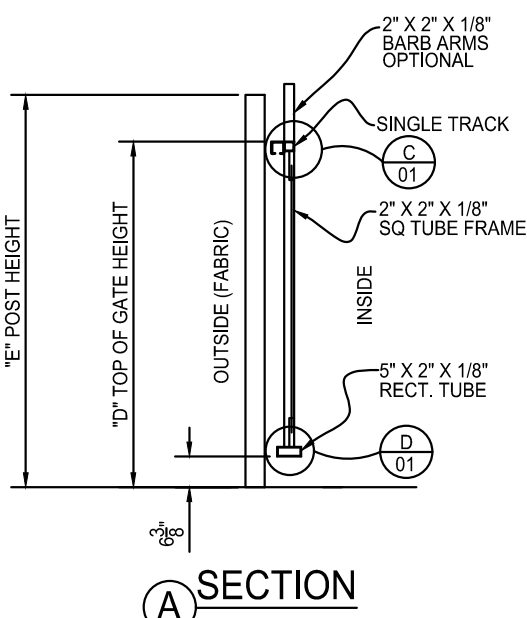
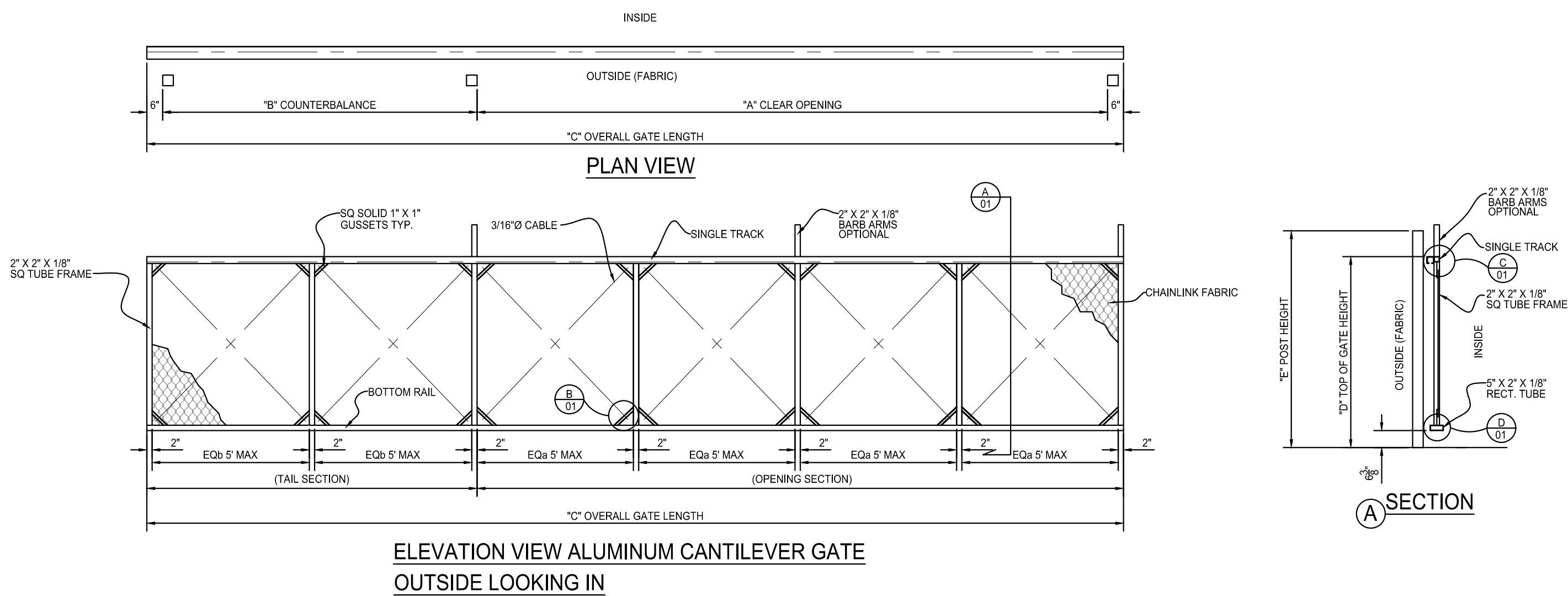
| NO. | DATE | REVISION |
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2252 TOWER ROAD  
2252 TOWER ROAD  
AURORA,, ADAMS COUNTY, COLORADO

## SEMI-TRAILER TRUCK TURNING ANALYSIS



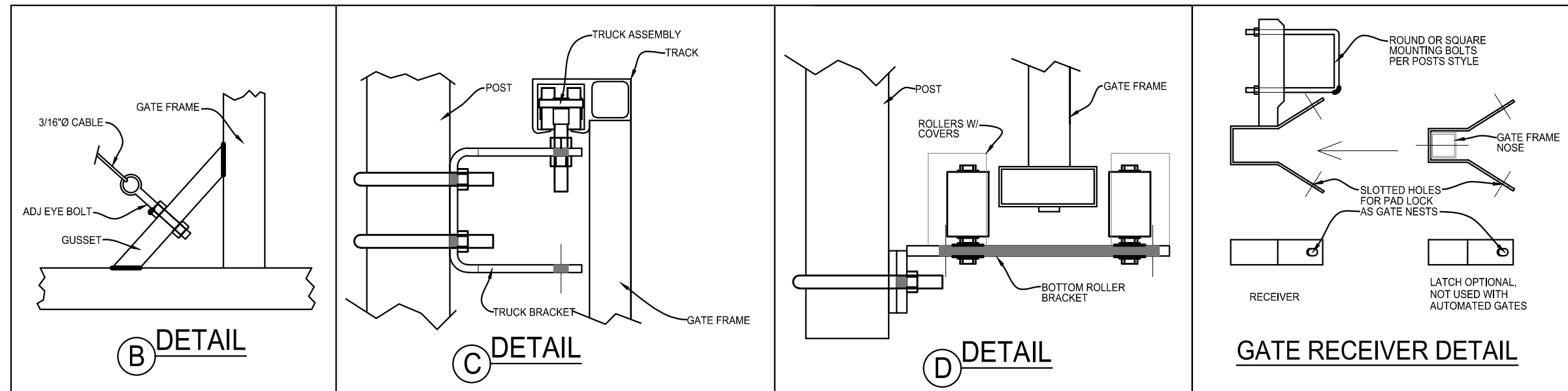
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|--------------|--------------|-----------|---------|
| DESIGNED: DD | DATE         | PROJECT # | SHEET   |
| DRAWN: DD    | JULY<br>2023 | 22-006    | 11 OF 1 |
| REVIEWER: MG |              |           |         |



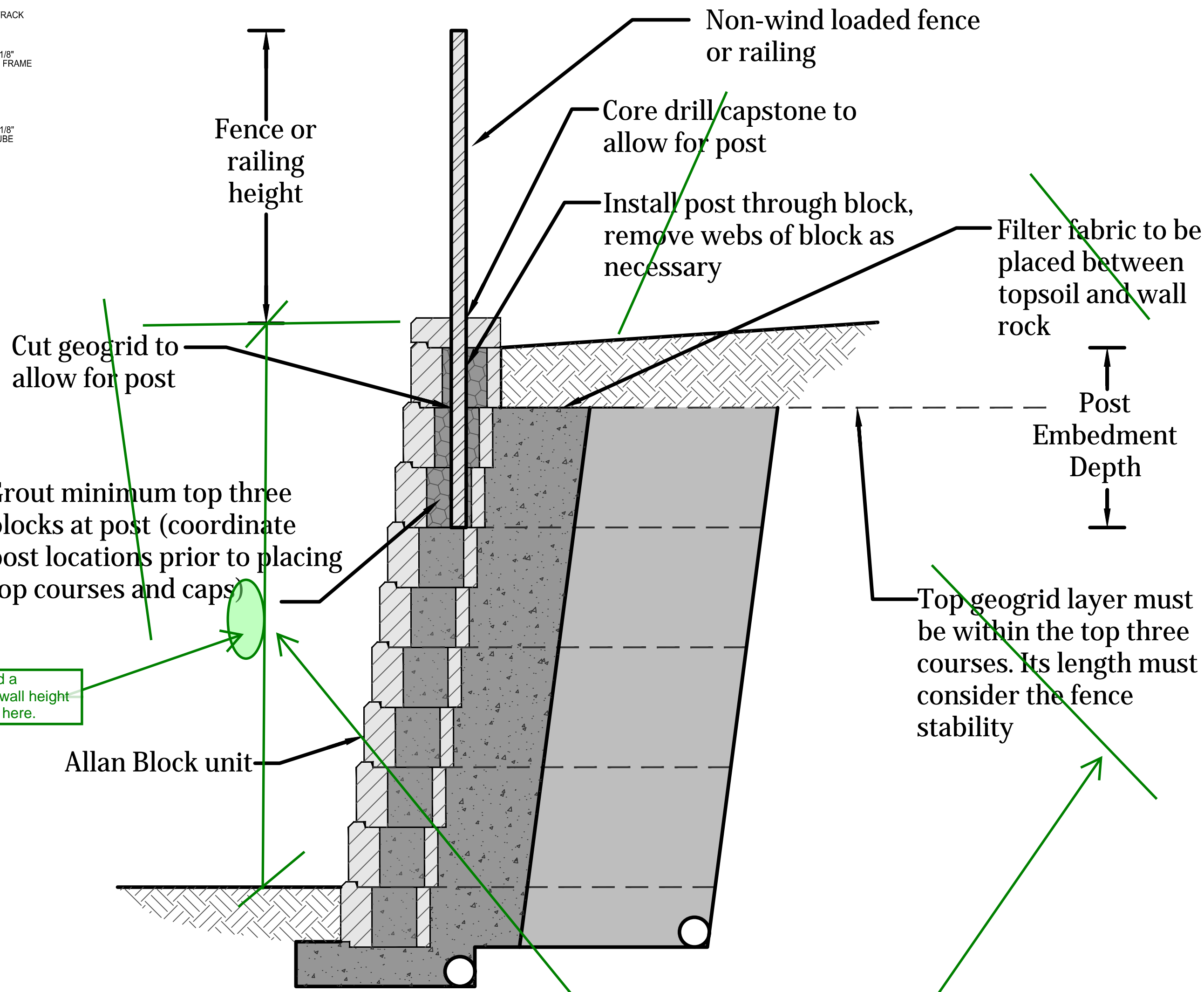
ELEVATION VIEW ALUMINUM CANTILEVER GATE  
OUTSIDE LOOKING IN

Please revise gate label to match the label on sheet 5.

| CRITICAL DIMENSIONS                                |                     |              |           |
|--|---------------------|--------------|-----------|
|  | DESCRIPTION         | FORMULA      | DIMENSION |
| "A"  | CLEAR OPENING       | A            |           |
| "B"  | COUNTERBALANCE      | A/2          |           |
| "C"  | OVERALL GATE LENGTH | A + B + 12"  |           |
| "D"  | TOP OF GATE HEIGHT  | D            |           |
| "E"  | POST HEIGHT         | E            |           |
| ADJOINING FENCE HEIGHT                             |                     |              |           |
| BARB ARMS REQUIRED                                 |                     | YES          | NO        |
| GATE STORAGE IN OPEN POSITION (OUTSIDE LOOKING IN) |                     | LEFT (SHOWN) | RIGHT     |



DETAIL 1 CHAIN LINK SINGLE TRACK ALUMINUM CANTILEVER GATE  
N.T.S



DETAIL 2 NON-WIND LOADED FENCE OR RAILING  
N.T.S

Please remove any crossed out level of detail from the site plan and only include this level of detail in the civil plan submittal. Please add a maximum height dimension to this detail.

NOTES

- 23' AUTOMATIC SLIDING GATE WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE.
- ELECTRONIC GATING SYSTEM SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPERATING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSIST OF A SIREN OPERATED SYSTEM, AN AUTOMATIC KNOX KEY SWITCH AND A MANUAL OVERRIDE.

BENCHMARK

COA ID: 356633NE002  
DESCRIPTION: COA BC SET IN S NOSE OF CONC MEDIAN IN TOWER RD N OF E ENTRY TO TOWER CENTER FOR INDUSTRY. NOTE: SAID MED. NOSE SOMEWHAT OBLISCURED AS THE S. BOUND LANE IS ONLY ONE IN SERVICE AS OF 2-25-91; ELEVATION US FEET: 5,438.06

PRELIMINARY  
-FOR REVIEW ONLY-

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MICHAEL R. GROSELLE 52071  
TYPE OR PRINT NAME PE #  
2023/09/15  
DATE

| NO. | DATE | REVISION |
|-----|------|----------|
|     |      |          |
|     |      |          |
|     |      |          |

2252 TOWER ROAD  
2252 TOWER ROAD  
AURORA, COLORADO

CIVIL DETAILS



18280 E HAMPDEN PL  
AURORA, CO 80013  
PHONE: (720) 815-7937

|              |           |           |          |
|--------------|-----------|-----------|----------|
| DESIGNED: DD | DATE      | PROJECT # | SHEET    |
| DRAWN: DD    | JULY 2023 | 22-006    | 12 OF 19 |
| REVIEWER: MG |           |           |          |

LANDSCAPE REQUIREMENTS

| Street Frontage Landscape Buffer Requirements (146-4.7.5.D) |          |              |                                     |                |   |                 |
|---|----------|--------------|-------------------------------------|----------------|---|-----------------|
| Street  | Distance | Buffer Width | Trees Required<br>(1 tree per 40LF) | Trees Provided | Shrubs Required<br>(10 shrubs per 40LF) | Shrubs Provided |
| Tower Road  | 245LF    | 25'          | 7                                   | 7              | 62                                      | 62              |
| E 22nd Place  | 225LF    | 10'          | 6                                   | 11             | 57                                      | 57              |
| Andes Way   | 205LF    | 10'          | 6                                   | 7              | 55                                      | 55              |

| Non-Street Frontage Landscape Buffer Requirements (146-4.7.5.E) |          |              |  |                |   |                 |
|---|----------|--------------|--|----------------|---|-----------------|
| Neighboring Property  | Distance | Buffer Width | Trees Required<br>(1 per 25LF, 50%Evg. for Res.)<br>(1 per 40LF, 30%Evg. for Indus.) | Trees Provided | Shrubs Required<br>(5 per 25LF for Res.)<br>(5 per 40LF for Indus.) | Shrubs Provided |
| NW Residential Property   | 330LF    | 12*          | 14 (7 Deciduous + 7 Evergreen)   | 16             | 66  | 80              |
| All other adjacent Industrial                                   |          | N/A**        |  |                |   |                 |

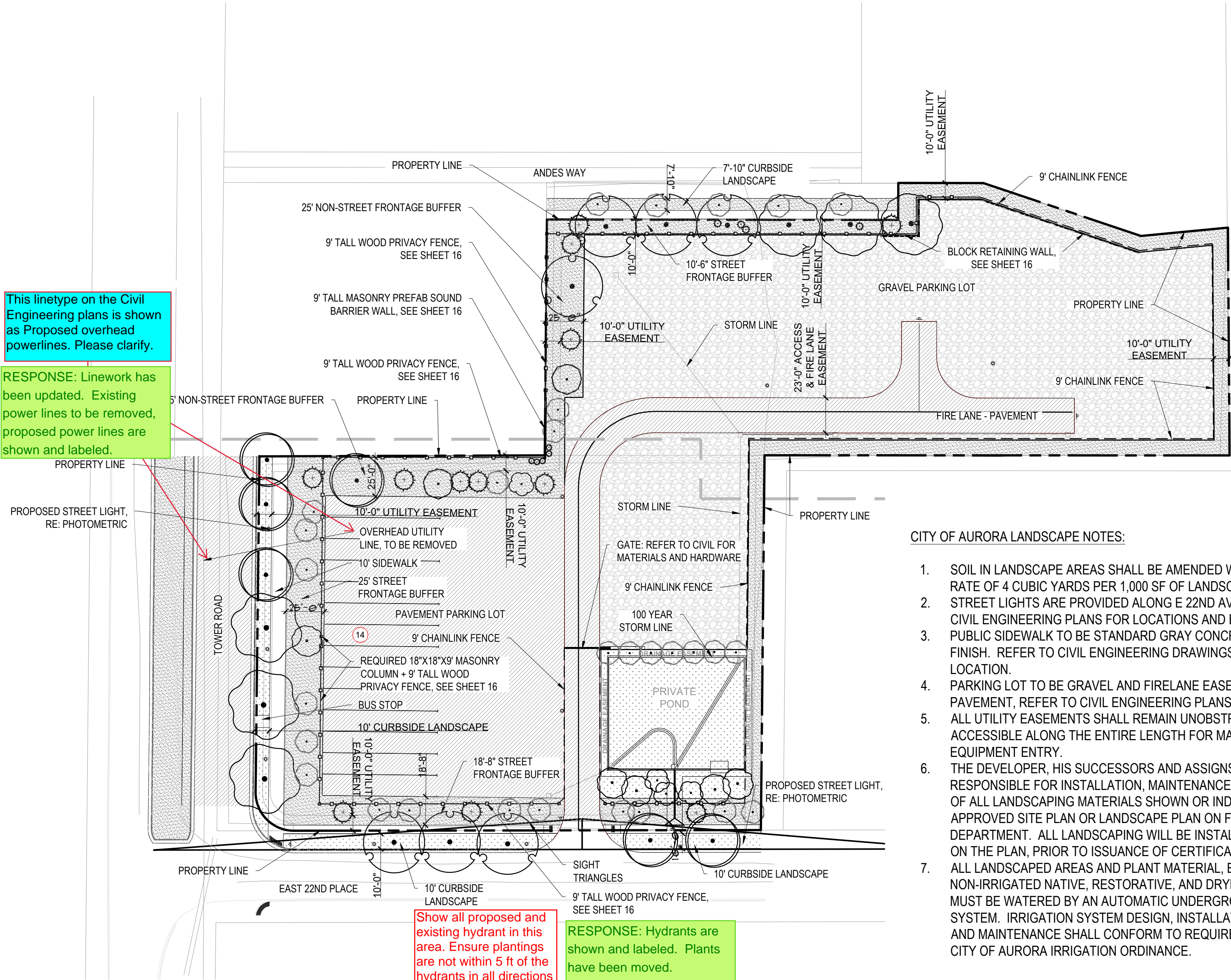
\*Buffer reduction used in small area along buffer adjacent to neighboring residential property from 25' to 12' wide. Buffer reduction method used: Masonry Wall.  
\*\*Adjustment used for Industrial Non-Street Frontage Buffer. See Adjustment Table

| Curbside Landscape Requirements (146-4.7.5.C) |          |         |                                     |                |                 |                 |
|---|----------|---------|-------------------------------------|----------------|-----------------|-----------------|
| Street  | Distance | Area    | Trees Required<br>(1 tree per 40LF) | Trees Provided | Shrubs Required | Shrubs Provided |
| Tower Road                                    | 219LF    | 2,424SF | 6 Trees                             | 6              | 61 Shrubs       | 61              |
| E 22nd Place                                  | 225LF    | 1,593SF | 6 Trees                             | 5*             | 40 Shrubs       | 50              |
| Andes Way                                     | 205LF    | 1,725SF | 5 Trees                             | 5              | 43 Shrubs       | 43              |

\*Street trees on E 22nd Place limited to 5 total trees due to stop sign and street light restrictions. 10 additional shrubs included as substitution

| Detention Pond Landscape Requirements (146-4.7.5.M) |          |                                       |                |   |                 |
|---|----------|---------------------------------------|----------------|---|-----------------|
| Detention Pond                                      | Area     | Trees Required<br>(1 tree per 4000sf) | Trees Provided | Shrubs Required<br>(10 shrubs per 4000sf) | Shrubs Provided |
| Detention Pond - SE corner                          | 12,036SF | 3                                     | 14             | 31  | 40              |

| Adjustment Table   |   |   |
|--|---|---|
| Request  | Mitigation Measure  | Provided  |
| To not provide the required 10' wide non-street frontage landscape buffer abutting neighboring industrial properties | Provide the required non-street frontage buffer tree and shrub quantities elsewhere on the site | 11 Trees and 23 Shrubs provided throughout. (above the other site landscape requirements) |



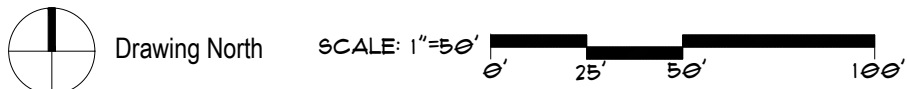
CITY OF AURORA LANDSCAPE NOTES:

- SOIL IN LANDSCAPE AREAS SHALL BE AMENDED WITH COMPOST AT A RATE OF 4 CUBIC YARDS PER 1,000 SF OF LANDSCAPE AREA.
- STREET LIGHTS ARE PROVIDED ALONG E 22ND AVENUE, REFER TO CIVIL ENGINEERING PLANS FOR LOCATIONS AND DETAILS.
- PUBLIC SIDEWALK TO BE STANDARD GRAY CONCRETE, BROOM FINISH. REFER TO CIVIL ENGINEERING DRAWINGS FOR WIDTH AND LOCATION.
- PARKING LOT TO BE GRAVEL AND FIRELANE EASEMENT TO BE PAVEMENT, REFER TO CIVIL ENGINEERING PLANS FOR MORE DETAIL.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- 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 AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, 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 THE CITY OF AURORA IRRIGATION ORDINANCE.

PLANT SCHEDULE

| DECIDUOUS TREES    | CODE | BOTANICAL / COMMON NAME   | CONT   | CAL    | QTY |
|--------------------|------|---|--------|--------|-----|
|                    | AO   | Aesculus glabra / Ohio Buckeye  | B & B  | 2"Cal  | 6   |
|                    | CO   | Celtis occidentalis / Common Hackberry                                    | B & B  | 2"Cal  | 7   |
|                    | QG   | Quercus gambelii / Gambel Oak   | B & B  | 6 FT   | 5   |
|                    | QM   | Quercus macrocarpa / Burr Oak   | B & B  | 2"Cal  | 3   |
|                    | QS   | Quercus robur 'Fastigiata' / Skyrocket® English Oak                       | B & B  | 2"Cal  | 29  |
|                    | QU   | Quercus undulata / Wavyleaf Oak   | B & B  | 2"Cal  | 3   |
| EVERGREEN TREES    | CODE | BOTANICAL / COMMON NAME   | CONT   | CAL    | QTY |
|                    | JH   | Juniperus chinensis 'Hetzi Columnaris' / Hetzi Column Juniper             | 15 gal | 6 FT   | 4   |
|                    | JW   | Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper                | 15 gal | 6 FT   | 5   |
|                    | PO   | Pinus nigra 'Oregon Green' / Oregon Green Austrian Pine                   | B & B  | 6 FT   | 12  |
| ORNAMENTAL TREES   | CODE | BOTANICAL / COMMON NAME   | CONT   | CAL    | QTY |
|                    | AG   | Acer grandidentatum / Bigtooth Maple                                      | B & B  | 2"Cal  | 4   |
|                    | CA   | Crataegus ambigua / Russian Hawthorn                                      | B & B  | 2"Cal  | 2   |
| SHRUBS             | CODE | BOTANICAL / COMMON NAME   | SIZE   | FIELD2 | QTY |
|                    | AL   | Amorpha canescens / Leadplant   | 5 gal  |        | 13  |
|                    | AC   | Artemisia cana / Silver Sagebrush   | 5 gal  |        | 18  |
|                    | BC   | Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Japanese Barberry     | 5 gal  |        | 48  |
|                    | CS   | Caragana arborescens / Siberian Peashrub                                  | 5 gal  |        | 1   |
|                    | CB   | Caryopteris x clandonensis 'Blue Mist' / Blue Mist Bluebeard              | 5 gal  |        | 45  |
|                    | CN   | Chrysothamnus nauseosus nauseosus / Dwarf Blue Rabbitbrush                | 5 gal  |        | 42  |
|                    | CS2  | Cowania mexicana stansburiana / Mexican Cliffrose                         | 5 gal  |        | 48  |
|                    | FP   | Fallugia paradoxa / Apache Plume  | 5 gal  |        | 11  |
|                    | FN   | Forestiera neomexicana / New Mexico Privet                                | 5 gal  |        | 1   |
|                    | GL   | Genista lydia / Lydia Broom   | 5 gal  |        | 35  |
|                    | JY   | Juniperus horizontalis plumosa 'Youngstown' / Youngstown Creeping Juniper | 5 gal  |        | 19  |
|                    | PT   | Potentilla fruticosa 'Tangerine' / Tangerine Bush Cinquefoil              | 5 gal  |        | 54  |
|                    | PP2  | Prunus besseyi 'P011S' / Pawnee Buttes® Sand Cherry                       | 5 gal  |        | 18  |
|                    | RA   | Rhus trilobata 'Autumn Amber' / Autumn Amber Sumac                        | 5 gal  |        | 49  |
|                    | RT   | Rhus typhina / Staghorn Sumac   | 5 gal  |        | 21  |
|                    | RG   | Ribes aureum / Golden Currant   | 5 gal  |        | 21  |
|                    | YF   | Yucca filamentosa / Adam's Needle   | 5 gal  |        | 34  |
| ORNAMENTAL GRASSES | CODE | BOTANICAL / COMMON NAME   | SIZE   | FIELD2 | QTY |
|                    | PB   | Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass     | 5 gal  |        | 18  |

1 OVERALL PLAN



LANDSCAPE LEGEND

|  |
|--|
|  |
|--|

LANDSCAPE WATER USE TABLE

|                                 |   |
|---------------------------------|---|
|                                 | MEDIUM WATER USE<br>DRIP IRRIGATED TREES & SHRUBS<br>(23,452 SF) 53%                |
|                                 | LOW WATER USE<br>SPRAY IRRIGATED NATIVE SEED WITH TREES & SHRUBS<br>(12,903 SF) 29% |
|                                 | NO WATER USE<br>ROCK MULCH, (NO PLANTS) - INDUSTRIAL BUFFER<br>(8,194 SF) 18%       |
| TOTAL LANDSCAPE AREA: 44,549 SF |   |

NATIVE GRASS SEED MIX:

NATIVE SEED: ARKANSAS VALLEY SEED'S 'LOW GROW MIX' (OR APPROVED EQUAL)  
30% EPHRAIM CRESTED WHEATGRASS (AGROPYRON CRISTATUM)  
25% SHEEP FESCUE (FESTUCA OVINA)  
20% PERENNIAL RYE (LOLIUM PERENNE)  
15% CHEWINGS FESCUE (FESTUCA RUBRA SUBSP. COMMUTATA)  
10% CANADA BLUEGRASS

APPLICATION RATE: BROADCAST SEED AT 20 POUNDS PER ACRE OR DRILL SEED AT 15 POUNDS PER ACRE.



Landscape Architect  
Ivy Street Design  
1529 York Street  
Suite 300  
Denver, CO 80206  
Tel. 303.320.0362

| Date      | Description  |
|-----------|--------------|
| - 10-5-22 | SUBMITTAL 01 |
| - 4-10-23 | SUBMITTAL 02 |
| - 7-14-23 | SUBMITTAL 03 |
| - 9-18-23 | SUBMITTAL 04 |

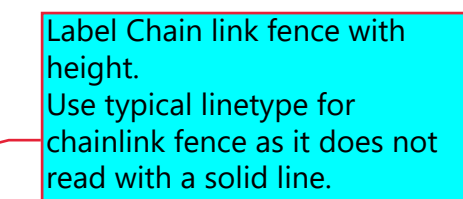
Seal / Signature Drawn By:

NOT FOR CONSTRUCTION

|                 |                                     |
|-----------------|-------------------------------------|
| Project Name    | SEMI TRUCK PARKING                  |
| Project Address | 2252 TOWER ROAD<br>AURORA, CO 80011 |
| Scale           |                                     |
| SCALE - 1:50    |                                     |
| Sheet           |                                     |



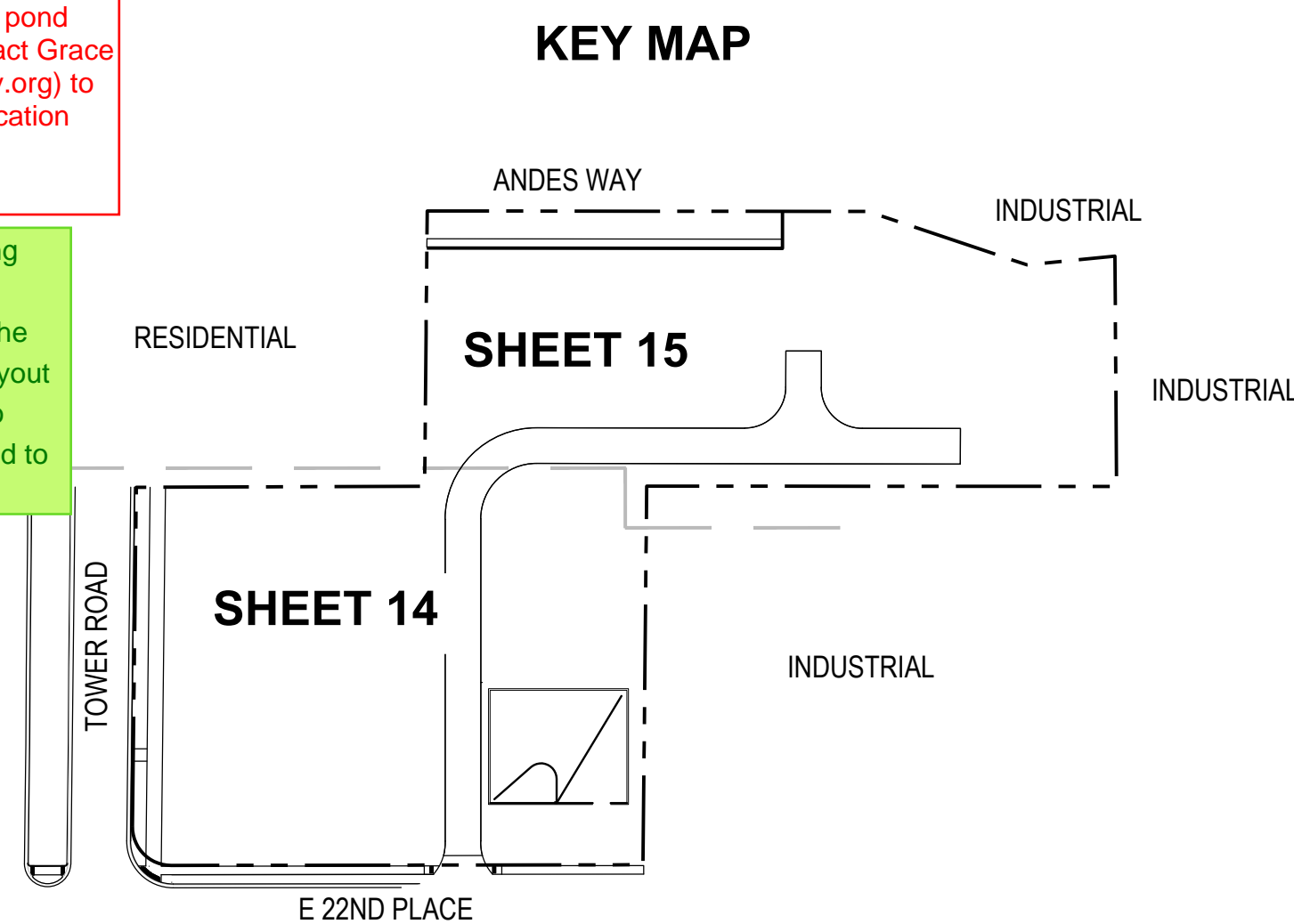
Landscape Architect  
Ivy Street Design  
1529 York Street  
Suite 300  
Denver, CO 80206  
Tel 303.320.0362












Discuss with your PDR reviewer if maintenance access and access easement to the pond must be provided. Contact Grace Gray (ggray@auroragov.org) to start the easement dedication process if necessary

**RESPONSE:** Conforming access ramp has been added to the plans per the civil engineer. Fence layout has been re-designed to allow access to pond and to keep site secure.

RESPONSE: Fence linetype updated. Fence height is called out on plan and in legend.



## LANDSCAPE LEGEND

|  |                                  |   |  |
|--|----------------------------------|---|--|
|  | 1-1/2" ROCK MULCH<br>(31,646 SF) |  | ROLL-TOP<br>METAL EDGER                        |
|  | NATIVE SEED<br>(12,903 SF)       |  | 9" WOOD FENCE<br>SEE SHEET 16                  |
|  | PAVEMENT,<br>RE: CIVIL PLANS     |  | 9" MASONRY FENCE<br>SEE SHEET 16               |
|  | GRAVEL,<br>RE: CIVIL PLANS       |  | 9" MASONRY COLUMN<br>(18"x18")<br>SEE SHEET 16 |
|  |                                  |  | 9" CHAINLINK FENCE                             |

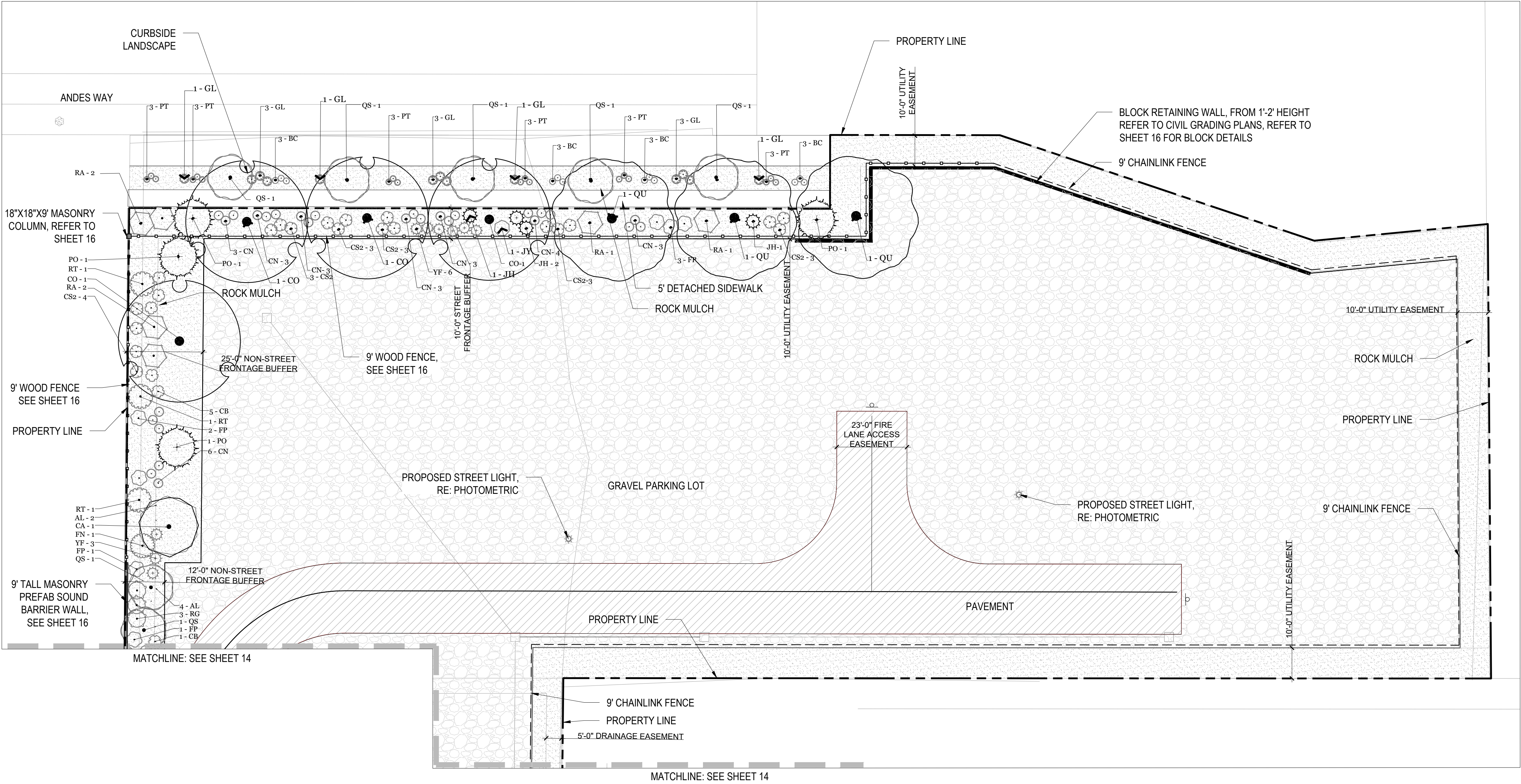
|   | Date    | Description  |
|---|---------|--------------|
| - | 10-5-22 | SUBMITTAL 01 |
| - | 4-10-23 | SUBMITTAL 02 |
| - | 7-14-23 | SUBMITTAL 03 |
| - | 9-18-23 | SUBMITTAL 04 |

|                      |           |
|----------------------|-----------|
| Seal / Signature     | Drawn By: |
| NOT FOR CONSTRUCTION |           |

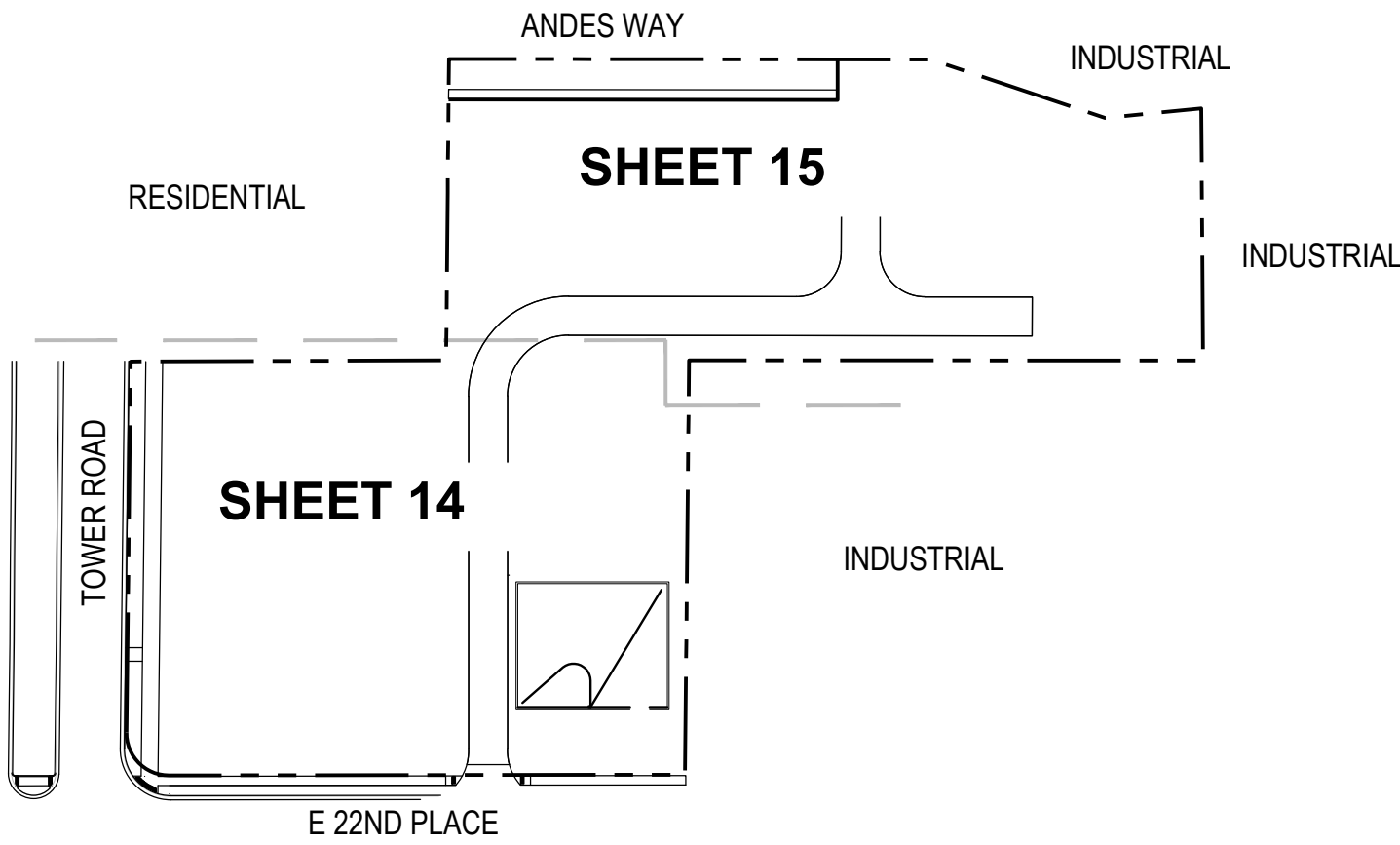
|                                     |  |
|-------------------------------------|--|
| <b>Project Name</b>                 |  |
| SEMI TRUCK PARKING                  |  |
| <b>Project Address</b>              |  |
| 2252 TOWER ROAD<br>AURORA, CO 80011 |  |
| <b>Scale</b>                        |  |
| SCALE - 1:20                        |  |
| <b>Sheet</b>                        |  |



Landscape Architect  
Ivy Street Design  
1529 York Street  
Suite 300  
Denver, CO 80206  
Tel. 303.320.0362



KEY MAP



1 LANDSCAPE PLAN Drawing North SCALE: 1"=20' 0' 10' 20' 40'

LANDSCAPE LEGEND

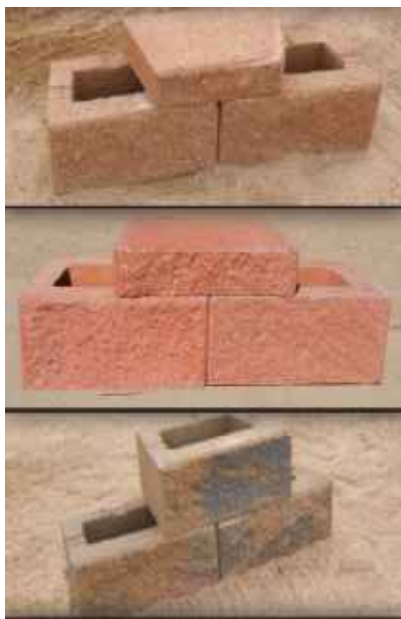
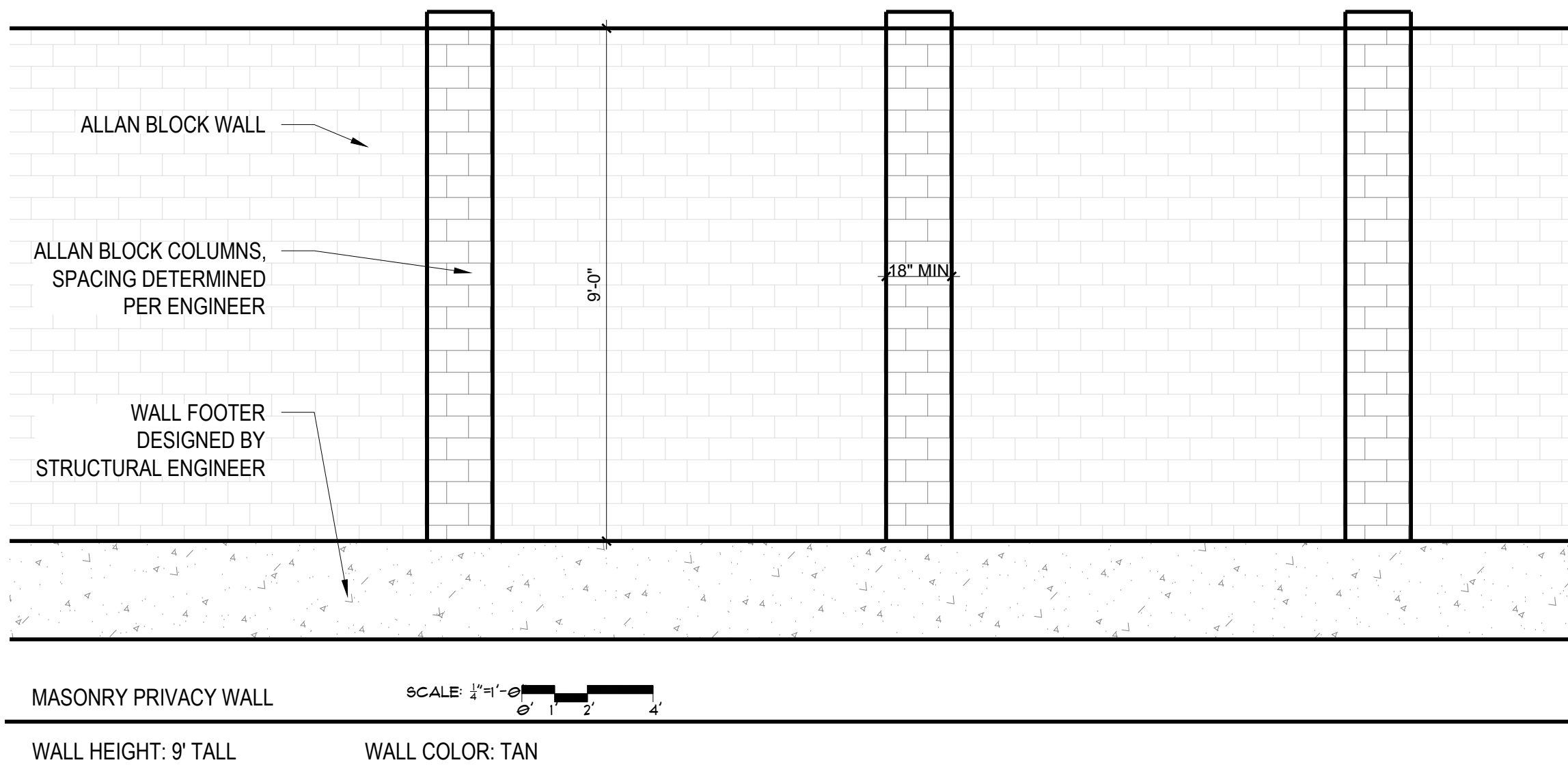
|  |                                  |  |  |
|--|----------------------------------|--|--|
|  | 1-1/2" ROCK MULCH<br>(31,646 SF) |  | ROLL-TOP<br>METAL EDGER                        |
|  | NATIVE SEED<br>(12,903 SF)       |  | 9' WOOD FENCE<br>SEE SHEET 16                  |
|  | PAVEMENT,<br>RE: CIVIL PLANS     |  | 9' MASONRY FENCE<br>SEE SHEET 16               |
|  | GRAVEL,<br>RE: CIVIL PLANS       |  | 9' MASONRY COLUMN<br>(18"X18")<br>SEE SHEET 16 |
|  |                                  |  | 9' CHAINLINK FENCE                             |

| Date      | Description  |
|-----------|--------------|
| - 10-5-22 | SUBMITTAL 01 |
| - 4-10-23 | SUBMITTAL 02 |
| - 7-14-23 | SUBMITTAL 03 |
| - 9-18-23 | SUBMITTAL 04 |

Seal / Signature Drawn By:

NOT FOR CONSTRUCTION

|                 |                                     |
|-----------------|-------------------------------------|
| Project Name    | SEMI TRUCK PARKING                  |
| Project Address | 2252 TOWER ROAD<br>AURORA, CO 80011 |
| Scale           | SCALE - 1:20                        |
| Sheet           |                                     |



1. RETAINING WALL - ST. VRAIN CUESTA BLOCK (OR APPROVED EQUAL)
2. RETAINING WALL HEIGHT: 1'-2' HEIGHT (REFER TO CIVIL GRADING PLANS)
3. **ENGINEERING BY OTHERS**
4. SEE CIVIL GRADING PLAN FOR WALL HEIGHT AND LOCATION
5. IMAGE FOR DESIGN INTENT ONLY
6. RETAINING WALL COLOR: **TAN & BROWN**



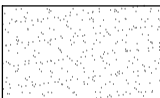
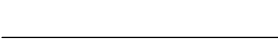
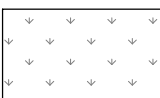
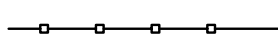




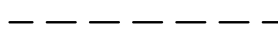
1. MASONRY PRIVACY WALL
2. WALL HEIGHT: 9' TALL
3. **ENGINEERING BY OTHERS**
4. **REQUIRED MASONRY COLUMN CROSS SECTION TO BE 18"X18"**
5. IMAGE FOR DESIGN INTENT ONLY
6. WALL COLOR: **TAN**



1. WOOD PRIVACY FENCE, WITH TOP RAIL
2. FENCE HEIGHT: 9' TALL
3. **ENGINEERING BY OTHERS**
4. 3 MASONRY COLUMNS REQUIRED: NORTH CORNER, SOUTH CORNER AND MIDPOINT
5. IMAGE IS FOR DESIGN INTENT ONLY
6. FENCE COLOR: **CLEAR COAT STAIN**

## 1 OVERALL PLAN

### LANDSCAPE LEGEND

|  |                                  |   |  |
|--|----------------------------------|---|--|
|  | 1-1/2" ROCK MULCH<br>(31,646 SF) |  | ROLL-TOP<br>METAL EDGER                        |
|  | NATIVE SEED<br>(12,903 SF)       |  | 9' WOOD FENCE<br>SEE SHEET 16                  |
|  | PAVEMENT,<br>RE: CIVIL PLANS     |  | 9' MASONRY FENCE<br>SEE SHEET 16               |
|  | GRAVEL,<br>RE: CIVIL PLANS       |  | 9' MASONRY COLUMN<br>(18"X18")<br>SEE SHEET 16 |
|  |                                  |  | 9' CHAINLINK FENCE                             |





| Date      | Description  |
|-----------|--------------|
| - 10-5-22 | SUBMITTAL 01 |
| - 4-10-23 | SUBMITTAL 02 |
| - 7-14-23 | SUBMITTAL 03 |
| - 9-18-23 | SUBMITTAL 04 |

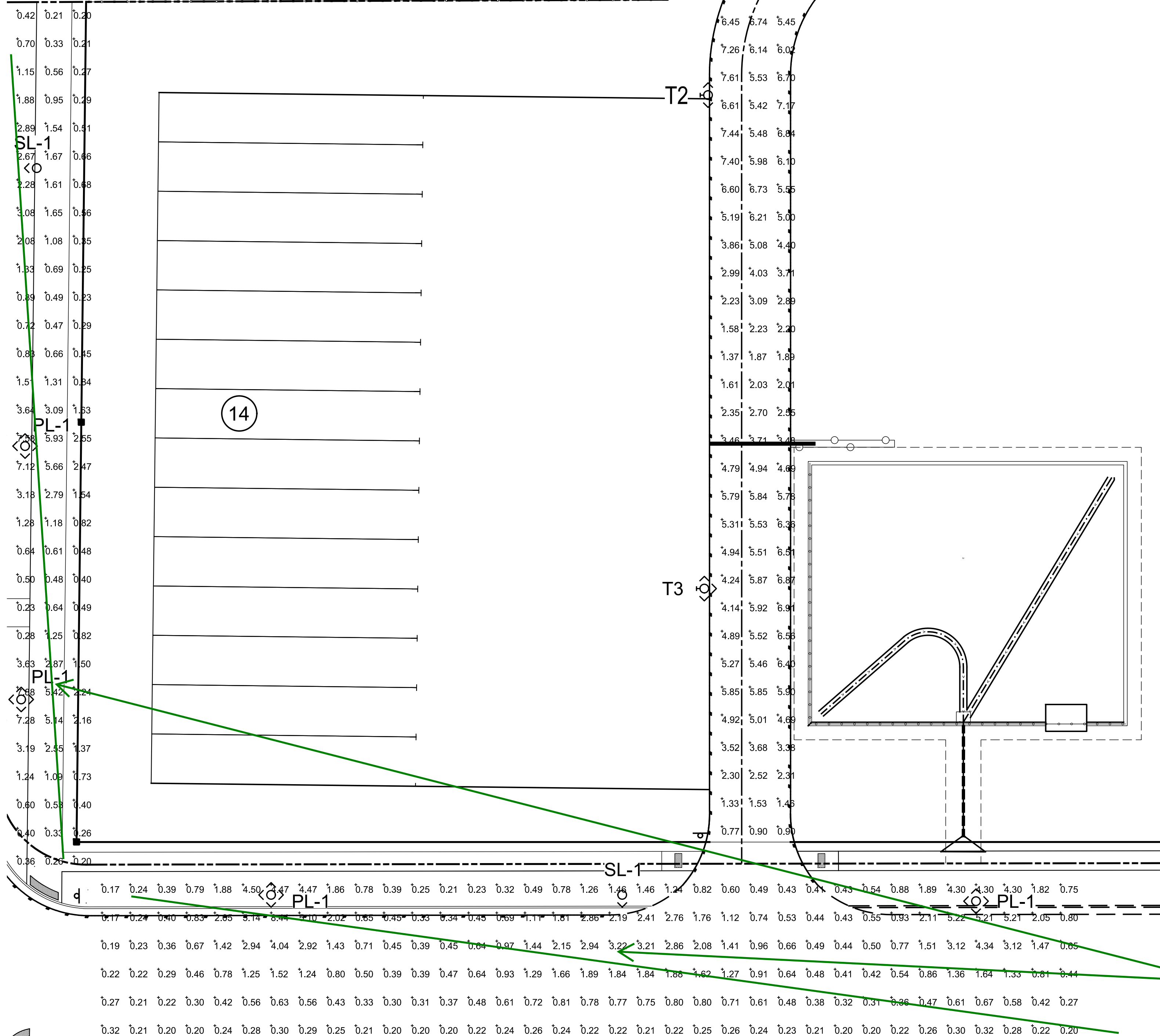
Seal / Signature Drawn By:

NOT FOR CONSTRUCTION

|                                     |  |
|-------------------------------------|--|
| Project Name                        |  |
| SEMI TRUCK PARKING                  |  |
| Project Address                     |  |
| 2252 TOWER ROAD<br>AURORA, CO 80011 |  |
| Scale                               |  |
| SCALE - 1:50                        |  |
| Sheet                               |  |

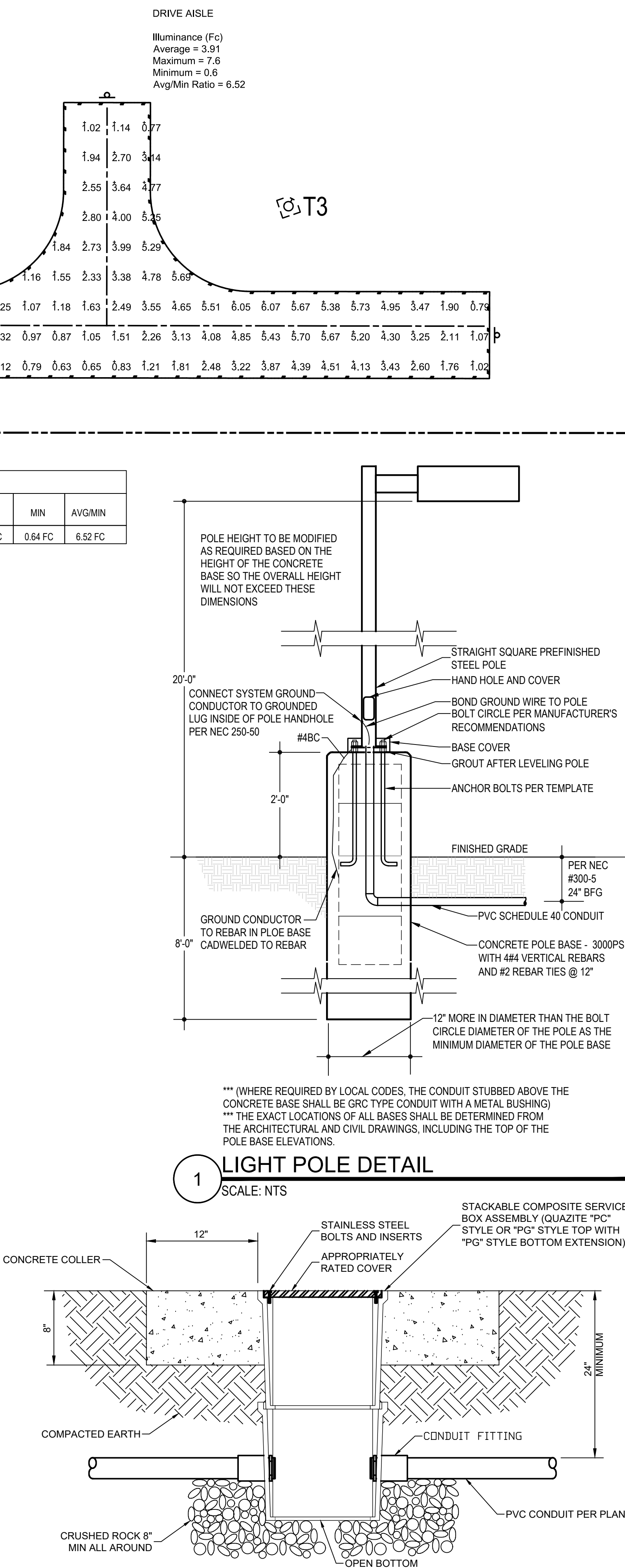
- A. ALL STREET LIGHT CALCULATIONS HAVE BEEN MADE UNDER ASSUMPTIONS OF LIKE LIGHTING USED IN EXISTING AREAS.
- B. ALL CALCULATIONS ARE PRESENTED IN FC, APPROXIMATELY 10LUX .
- C. PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY PER SECTION 2.13.3.
- D. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

| SCHEDULE  |       |          |                 |  |   |              |                 |                   |         |
|---|-------|----------|-----------------|--|---|--------------|-----------------|-------------------|---------|
| SYMBOL  | LABEL | QUANTITY | MANUFACTURER    | CATALOG NUMBER   | DESCRIPTION   | NUMBER LAMPS | LUMENS PER LAMP | LIGHT LOSS FACTOR | WATTAGE |
|  | T2    | 2        | COOPER LIGHTING | GALN-SA5C-740-U-T2-HSS   | TYPE 2 POLE MOUNTED AREA LIGHT ON 25' POLE  | 1            | 26320           | 1                 | 269     |
|  | T3    | 2        | COOPER LIGHTING | GALN-SA5C-740-U-T3-HSS   | TYPE 3 POLE MOUNTED AREA LIGHT ON 25' POLE  | 1            | 25849           | 1                 | 269     |
|  | PL-1  | 4        | LOUIS POULSEN   | #KIP-PT186W<br>LED300K/120-27V/<br>NAT PAINT ALU/<br>SURGE PROTECTOR<br>/T-RSA- 4.5IN/DIM<br>0-10V/10000121661 | 7.400 LUMEN LED POST-TOP<br>PEDESTRIAN LUMINAIRE WITH TYPE 5<br>DISTRIBUTION<br>ON 14-FOOT TALL, 4.5" ROUND,<br>NON-TAPERED ALUMINUM POLE | 1            | 7472            | 1                 | 82      |
|  | SL-1  | 2        | PHILIPS - LUMEC | MPTC-55W48LED3K-<br>G3-LE3-DMG-RC-D7   | POST-TOP RECTILINEAR<br>LUMINAIRE WITH SHORT<br>ARM ON 20' POLE   | 1            | 5964            | 1                 | 53      |



New comment based on new information:

Please only include this level of photometric detail on the civil plan submittal for the public street and ped lights, and not the site plan, typ. ALL







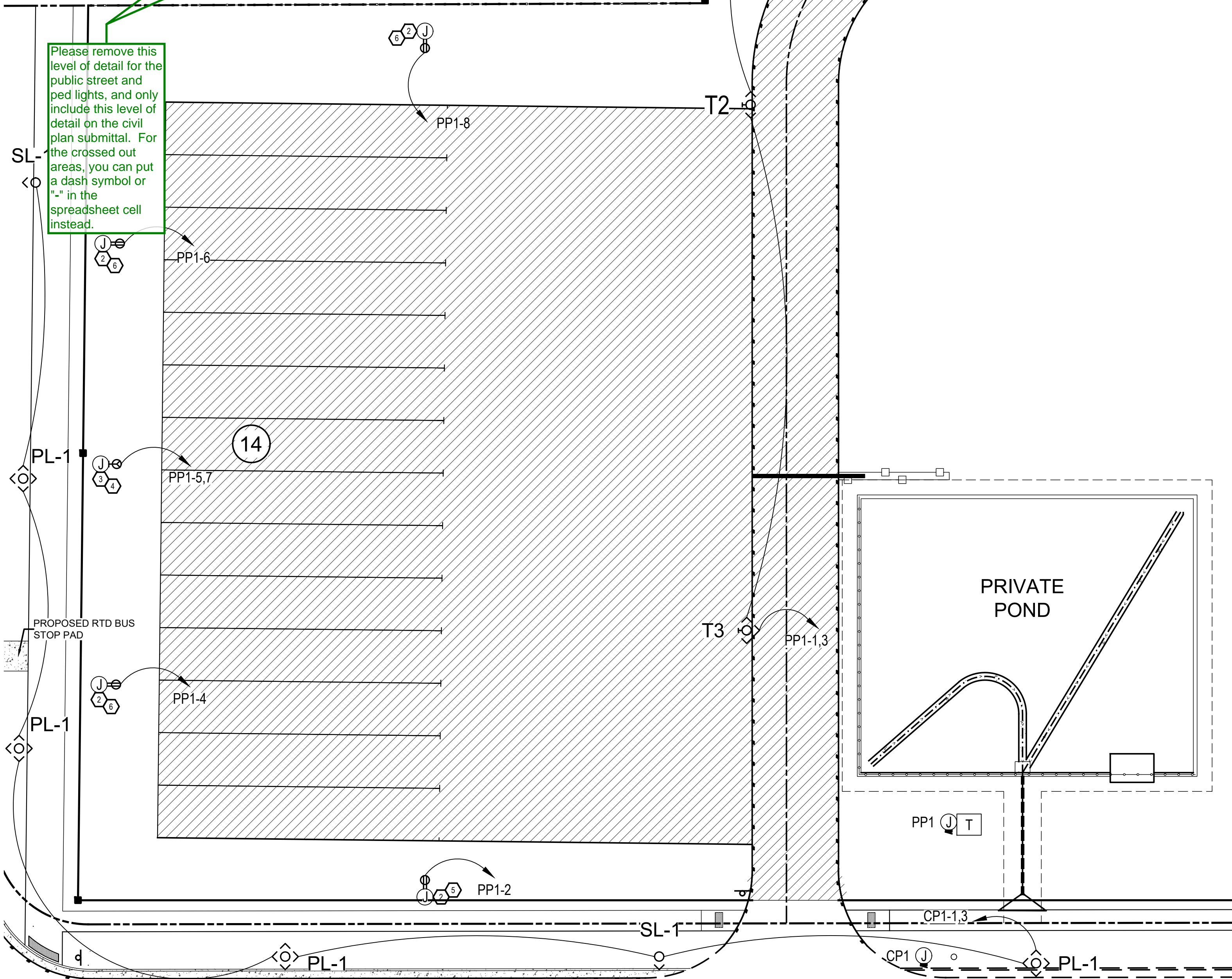
## GENERAL NOTES:

- A. ALL CONDUCTORS SIZING IS BASED ON COPPER ONLY.
- B. EC TO COORDINATE WITH XCEL TO VERIFY SIZE AND AVAILABLE FAULT CURRENT FOR THE UTILITY TRANSFORMER. IF ANY VALUES EXCEED THE ONES LISTED ON THE SHORT CIRCUIT TABLE, CONTACT ENGINEER IMMEDIATELY TO REVISE DESIGN AND CALCULATIONS.
- C. CIRCUITS MAY NOT EXCEED 300' WITHOUT SOME SORT OF PULLBOX MEANS.
- D. SEE E003 FOR PEDESTAL AND GROUNDING DETAILS.
- E. PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY PER SECTION 2.13.3.
- F. 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.

## KEYED NOTES:

1. EXISTING LIGHT, POWERED BY OTHERS.
2. DEDICATED GFCI 120V 20A OUTLET IN OUTDOOR RATED PEDESTAL.
3. DEDICATED GFCI 240V 20A OUTLET IN OUTDOOR RATED PEDESTAL.
4. CIRCUIT TO BE RUN WITH (2)#10; (1)#10 GND IN 1" C.
5. CIRCUIT TO BE RUN WITH (2)#8; (1)#8 GND IN 1" C.
6. CIRCUIT TO BE RUN WITH (2)#6; (1)#6 GND IN 1" C.
7. CIRCUIT TO BE RUN WITH (2)#3; (1)#3 GND IN 1" C.

| SCHEDULE  |       |          |                 |  |   |              |                 |                   |         |
|---|-------|----------|-----------------|--|---|--------------|-----------------|-------------------|---------|
| SYMBOL  | LABEL | QUANTITY | MANUFACTURER    | CATALOG NUMBER   | DESCRIPTION   | NUMBER LAMPS | LUMENS PER LAMP | LIGHT LOSS FACTOR | WATTAGE |
|  | T2    | 2        | COOPER LIGHTING | GALN-SA5C-740-U-T2-HSS   | TYPE 2 POLE MOUNTED AREA LIGHT ON 25' POLE  | 1            | 26320           | 1                 | 269     |
|  | T3    | 2        | COOPER LIGHTING | GALN-SA5C-740-U-T3-HSS   | TYPE 3 POLE MOUNTED AREA LIGHT ON 25' POLE  | 1            | 25849           | 1                 | 269     |
|  | PL-1  | 4        | LOUIS POULSEN   | #XIP-PT160W<br>LED 160W (420-277)<br>NAT PAINT ALU<br>SURGE PROTECTOR<br>(ASA-4.5IN/DIM<br>0-10V/10000121661 | 7,400 LUMEN LED POST-TOP<br>PEDESTRIAN LUMINAIRE WITH TYPE 5<br>DISTRIBUTION<br>ON 14-FOOT TALL 4.5" ROUND<br>NON-TAPERED ALUMINUM POLE | 1            | 7472            | 1                 | 82      |
|  | SL-1  | 2        | PHILIPS LUMEC   | 1657 C-55W ABLED3K-<br>23-LE3-DMG-RC07   | POST-TOP RECTILINEAR<br>LUMINAIRE WITH SHORT<br>ARM ON 20' POLE   | 1            | 5964            | 1                 | 53      |



PP1-9,11

PP1-12

PP1-10

T2

T3

PP1-8

T2

14

PP1-5,7

PP1-4

PP1-2

T3

PP1-1,3

CP1-1,3

CP1

PL-1

## FAULT CURRENT AND VOLTAGE DROP CALCULATION TABLE

| LOCATION DESCRIPTION | LENGTH (L) (ft) | LOAD (Amps) | POWER FACTOR (%) | VOLTAGE (V) | PHASE (E) | WIRE CONDUCTOR SIZE | MATERIAL | CONDUCTOR TYPE          | CONDUIT MATERIAL | VOLTAGE CLASS | # OF PARALLEL RUNS | Isc AVAILABLE (SEE NOTE 5) (A) | Isc AT EQUIP (A) OR (F) |
|----------------------|-----------------|-------------|------------------|-------------|-----------|---------------------|----------|-------------------------|------------------|---------------|--------------------|--------------------------------|-------------------------|
| PP1                  | 10              | 100         | 90%              | 240         | 1         | 1                   | COPPER   | THREE SINGLE CONDUCTORS | NONMAGNETIC      | 600V          | 1                  | 14,800                         | 12,708                  |
| CP1                  | 55              | 60          | 90%              | 240         | 1         | 6                   | COPPER   | THREE SINGLE CONDUCTORS | NONMAGNETIC      | 600V          | 1                  | 14,800                         | 3,903                   |

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



1480 HOYT ST. #200  
LAKEWOOD, CO 80215  
PHONE: (303) 421-3208



18280 E HAMPDEN PL.  
AURORA, CO 80013  
PHONE: (720) 815-7937

|               |             |                  |             |
|---------------|-------------|------------------|-------------|
| DESIGNED: MAB | DATE: 09-23 | PROJECT #: 23002 | SHEET: E002 |
| DRAWN: AAB    |             |                  |             |
| REVIEWER: MAB |             |                  |             |



[Site Plan Page 4]

9A. New comment based on revised dimensions: These ROW dimensions do not match what I am measuring, please revise so that they are correct, or revise the drawing scale. The drawing appears to still be in 1:30 scale, please check your bar scale to make sure that it matches the plan view, typical all sheets.

Updated

[Site Plan Page 5]

9B. Repeat Comment: The curb ramp on the SE corner of Tower Rd/22nd Place intersection is required to be updated (all sheets). We would need the existing ramp to be redesigned and aligned to accept the receiving ramp to the north.

Updated

9C. New comment based on new information: Please remove this dimension, the previously included dimension was for verification by the city reviewer.

Updated

9D. Please add "Pavement, curb, and gutter". [2 comments]

Updated

9E. Please fix spelling and add a "D". [2 comments]

Updated

9F. Please relocate this water hydrant if it exists, to remain, or proposed. Currently, it is within the proposed travel lanes.

Updated

9G. Please show an asphalt pavement hatch for the width of the roadway that this project is responsible for and to at least cover the area that is currently unpaved, and any pavement reconstruction that is necessary to connect to good pavement, typical all sheets.

Updated

[Site Plan Page 7]

9H. New comment based on new information. Per section 4.02.7.06.1 of the Roadway Manual, railings are required on any walls in excess of 30". This wall is at 32" at this point.

Updated

9I. Per Section 4.02.7.07.1 of the roadway manual, the 9' proposed masonry columns need to be outside of the utility easement.

Updated

[Site Plan Page 12]

9J. Please remove any crossed-out level of detail from the site plan and only include this level of detail in the civil plan submittal. Please add a maximum height dimension to this detail.

Updated

9K. Please add a maximum wall height dimension here.

Updated

[Site Plan Page 17]

9L. New comment based on new information: Please only include this level of photometric detail on the civil plan submittal for the public street and ped lights, and not the site plan, typical all.

Updated

[Site Plan Page 18]

9M. Please remove this level of detail for the public street and ped lights, and only include this level of detail on the civil plan submittal. For the crossed-out areas, you can put a dash symbol or "-" in the spreadsheet cell instead.

Updated

[Plat Page 2]

9N. Please show the proposed sidewalk easements on this drawing, typical all sheets.

Updated