

- SITE PLAN NOTES**
- 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 LICENSEE'S 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.
 - 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 3' 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.
 - ADDRESSING:
ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
 - AMERICANS WITH DISABILITIES ACT:
THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
 - 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".
 - THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
 - ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
 - 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.
 - 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.

- 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.
- 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.
- 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.
- 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.
- 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, 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.
- 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.
- 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.
- 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.
- 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, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.

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 51.10 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.

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

SHEET INDEX

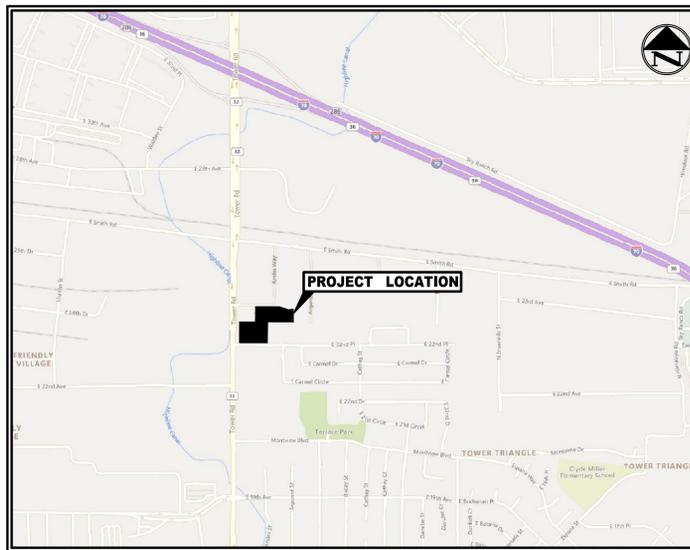
Sheet Number

Sheet Title

- COVER SHEET
- GENERAL NOTES
- LEGEND AND ABBREVIATIONS
- DEMOLITION PLAN
- SITE AND UTILITY PLAN
- STREET LIGHTING PLAN
- GRADING PLAN
- DETENTION POND PLAN AND SECTION
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- LANDSCAPE DETAILS
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- POWER PEDESTALS
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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



LOCATION MAP
SCALE: 1" = 1000'



JULY 2023

FLOODPLAIN STATEMENT:

THE SUBJECT PROPERTY ARE IN "NO SPECIAL FLOOD HAZARD AREAS IDENTIFIED" PER FEMA FLOOD MAP 08005C004K REVISED DECEMBER 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)

SIGNATURE BLOCK

SITE PLAN*
(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 WHEREOF, _____ HAS CAUSED THESE (CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD. _____

BY: _____ CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF COLORADO _____ JSS
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD. _____ BY _____ (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL. _____ NOTARY SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF COLORADO AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____ AD. _____

CLERK AND RECORDER: _____ DEPUTY: _____

AMENDMENTS

OWNER/DEVELOPER
GABI OGBOGU
C/JG 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: 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 OBTUSCURED 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, COLORADO

COVER SHEET

MES MODERN ENGINEERING SOLUTIONS 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. CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE 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 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 WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE CITY 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. LOCATIONS 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 CONTRACTOR'S 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 IMPROVEMENT 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 GEOTECH ARE APPROVED BY PUBLIC IMPROVEMENTS INSPECTIONS/MATERIALS LAB.
12. STANDARD CITY OF AURORA CURB RAMP 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 STATOWING 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 SWALES, AND OUTLET STRUCTURE. THESE FACILITIES MAY NOT MEET CITY STANDARDS AND SHALL REMAIN IN PRIVATE MAINTENANCE BY MLE.
16. HIGH STORAGE IN PERPETUITY. THESE PRIVATE FACILITIES INCLUDE, IF PROVIDED, THE PRIVATE UNDERDRAIN SYSTEM PLACED WITHIN THE PUBLIC RIGHT-OF-WAY.
17. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR CONTACTING CDOT TO ENSURE ALL WORK ON OR ADJACENT TO STATE HIGHWAYS OR CDOT R.O.W. MEETS CDOT REQUIREMENTS.
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 LIGHTING PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CITY CONSTRUCTION PLANS FOR THE PROJECT. 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 OWNER/CONTRACTOR MUST OBTAIN A C.D.P.S. STORM WATER DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, IF REQUIRED.
20. 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 ENGINEER 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 THIS PERMIT SHALL BE SUBMITTED TO THE CITY OF AURORA PRIOR TO ANY PERMITS BEING ISSUED.
21. 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.
22. PRIVATE UNDERDRAIN SYSTEMS FOR GROUNDWATER DISCHARGES FROM FOUNDATION DRAIN SHALL BE OWNED AND MAINTAINED BY TI IE 110A METRO DISTRICT (SELECT ONE).
23. PROJECT SHALL COMPLY WITH THE SUBSURFACE UTILITY ENGINEERING REQUIREMENTS PER CRS 9-1.5 WHEN PROJECT INCLUDES EXCAVATION, 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 OR RECORD IS CERTIFYING THE PLAN MEETS THE STANDARDS ESTABLISHED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE 38-02) FOR DEFINING THE ACCURACY OF AN UNDERGROUND FACILITY.
24. 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.

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 RAMP 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 CROSS 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 DETECTIBLE 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 SEEDED, 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. UNLESS OTHERWISE SHOWN, NO PROPOSED SLOPE SHALL EXCEED FOUR (4) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS MUST 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 SEEDED 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. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB, GUTTER, AND UTILITIES.
8. ALL 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. GRADES WITHIN 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. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, 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 500 OR HYDROSEED DISTURBED AREAS IN ACCORDANCE WITH CITY OF AURORA AND GATEWAY SPECIFICATIONS AND MAINTAINED UNTIL A HEALTHY STAND OF GRASS IS 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 UNOBSERVED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE 5 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 UNOBSERVED 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 SERVICE LINES SHALL BE TIED 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 5630 STATIC. A PRESSURE REDUCING VALVE (PRV) IS REQUIRED WHEN THE PRESSURE AT THE BUILDING UNIT IS GREATER THAN (80) PSI. PRV'S 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 GREASE TRAPS OR SAND/OIL 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 WET 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 TI-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 138-440 AND 138-442 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.

- 1. 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. ADDITIONAL EROSION AND SEDIMENT 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 ADVERSE IMPACTS, EROSION AND SEDIMENT DEPOSITION ONTO PAVED SECTIONS, INTO STORM SEWERS, STORM SEWER APPURTENANCES, RECEIVING WATERS, OR OFF THE PROJECT SITE.
3. 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, MUD, AND CONSTRUCTION DEBRIS THAT MAY BE TRACKED, DEPOSITED, OR ACCUMULATED ON PAVED SECTIONS, IN THE FLOW 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 REACHING 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 INCOMPLETE 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 DRAWING, 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 MANUAL SHALL BE KEPT ON SITE AT ALL TIMES.
6. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A BMP (MAINTENANCE) WHEN THE SEDIMENT LEVEL 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 DISCHARGING 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 PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAWCUTTING OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE.
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 THAT PORTION OF THE WORK. ANY CONTROLS, FEATURES OR IMPROVEMENTS NOT CONSTRUCTED IN ACCORDANCE WITH THE APPROVED SWMP, CITY OF AURORA STANDARD DETAIL DESIGNS, CITY OF AURORA APPROVED VARIANCES, OR AN APPROVED DESIGN DRAWING AMENDMENT SHALL BE REMOVED AND THE CONTROLS, FEATURES AND/OR IMPROVEMENTS SHALL BE RECONSTRUCTED.
9. SECONDARY CONTAINMENT FEATURES SHALL BE IN PLACE FOR ANY BULK FUEL STORAGE, MIXERS, GENERATORS, OR ANY OTHER SPILL OR LEAK SOURCE THAT REMAINS ONSITE FOR A PERIOD LONGER THAN 7 CALENDAR DAYS, A RECOVERY OR SALVAGE DRUM SHALL BE KEPT ON SITE FOR STORAGE OF 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

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-
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

Table with 3 columns: NO., DATE, REVISION

2252 TOWER ROAD
2252 TOWER ROAD
AURORA, COLORADO

GENERAL NOTES

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

Table with 4 columns: DESIGNED: DD, DATE, PROJECT #, SHEET
DRAWN: DD, JULY 2023, 22-006, 2 OF 19
REVIEWER: MG

LEGEND

Table listing various symbols and their corresponding descriptions for property lines, utility lines, and proposed/existing features.

Table listing various symbols and their corresponding descriptions for proposed light poles, fire hydrants, and other infrastructure.

Table listing various symbols and their corresponding descriptions for proposed and existing drainage, culverts, and utility lines.

Table listing various symbols and their corresponding descriptions for sidewalks, paving, asphalt, riprap, and floodway limits.

Table listing various symbols and their corresponding descriptions for symbols, abbreviations, and units.

Table listing various symbols and their corresponding descriptions for abbreviations and units.

Table listing various symbols and their corresponding descriptions for abbreviations and units.

Table listing various symbols and their corresponding descriptions for abbreviations and units.

BENCHMARK information including COA ID, description, and location details.

PRELIMINARY - FOR REVIEW ONLY notice with project details and dates.

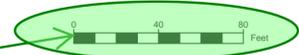
Table with columns for NO., DATE, and REVISION.

2252 TOWER ROAD
2252 TOWER ROAD
AURORA, COLORADO

LEGEND AND ABBREVIATIONS

MES MODERN ENGINEERING SOLUTIONS logo and contact information.

Table with columns for DESIGNED, DRAWN, REVIEWER, DATE, PROJECT #, and SHEET.



DEMOLITION NOTES

1. ALL ELEVATIONS AND DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED
2. ELECTRIC METER MUST HAVE BYPASS LEVER
3. CONTRACTOR TO VERIFY SIZE & LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION
4. 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.
5. 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.

ABBREVIATIONS

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

NOT A PART
PLOT NO. 16
REC NO. 2021000149120
UNPLATTED

NOT A PART
PLOT NO. 20
REC NO. 2018000080955
UNPLATTED

NOT A PART
#0182134200009
THE NARTEY SUBDIVISION FILING NO. 1
NO. 2022000079393

BENCHMARK

COA ID: 356633NE002
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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MICHAEL R. GROSELLE 52071
TYPE OR PRINT NAME PE #
2023/09/15
DATE

NO.	DATE	REVISION

2252 TOWER ROAD
2252 TOWER ROAD
AURORA, COLORADO

DEMOLITION PLAN

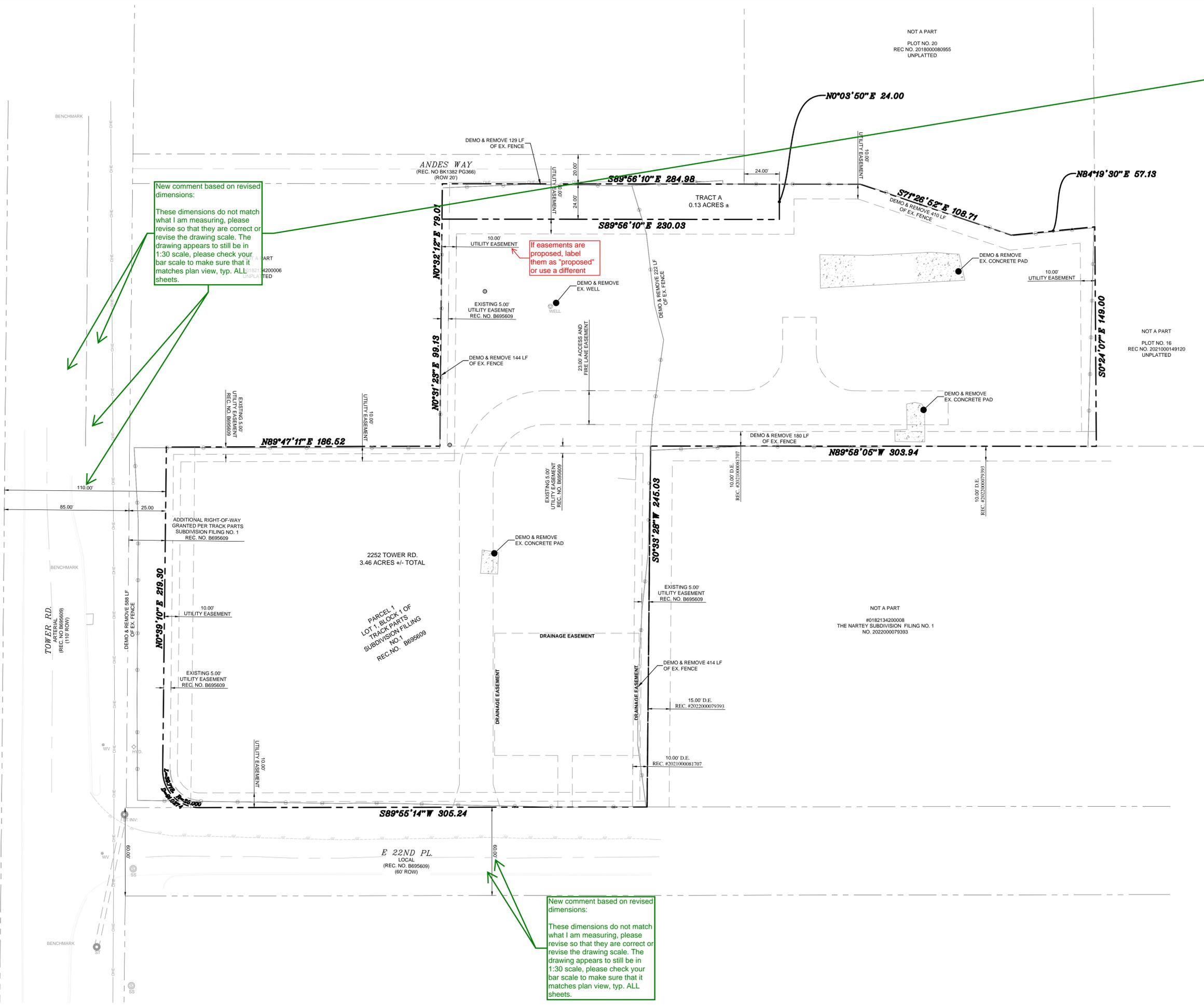
MES MODERN ENGINEERING SOLUTIONS
18280 E HAMPDEN PL
AURORA, CO 80013
PHONE: (720) 815-7937

DESIGNED: DD	DATE	PROJECT #	SHEET
DRAWN: DD	JULY 2023	22-006	4 OF 19
REVIEWER: MG			

New comment based on revised dimensions:
These 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 plan view, typ. ALL sheets.

If easements are proposed, label them as "proposed" or use a different

New comment based on revised dimensions:
These 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 plan view, typ. ALL sheets.



NOT A PART
PLOT NO. 20
REC NO. 2018000080955
UNPLATTED



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/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.
3. 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, EURV) 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 SENIOR 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.
4. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTO-METRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
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 REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF THE FIRE CHIEF. FOR ASSISTANCE PLEASE CALL 303-739-7420 AND ASK FOR A LIFE SAFETY PLANS EXAMINER.

NOT A PART
PLOT NO. 16
REC NO. 2021000149120
UNPLATTED

NOT A PART
#0182134200008
THE NARTLEY SUBDIVISION FILING NO. 1
NO. 2022000079393

NOT A PART
#0182134200008
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 OBTUSCURED 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
2023/09/13
DATE

NO.	DATE	REVISION

NO.	DATE	REVISION

2252 TOWER ROAD
2252 TOWER ROAD
AURORA, COLORADO

SITE AND UTILITY PLAN

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

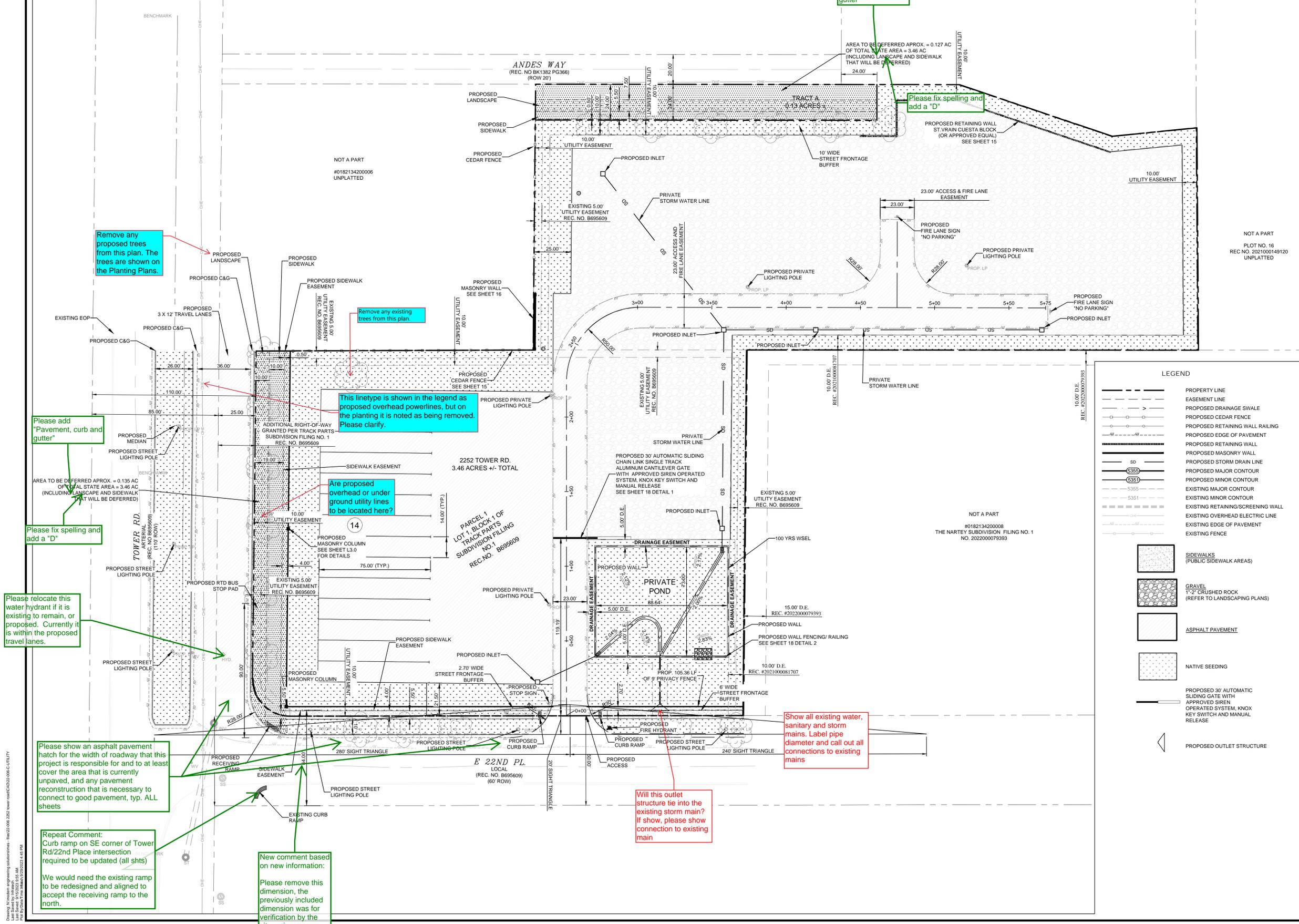
DESIGNED:	DATE	PROJECT #	SHEET
DD	JULY 2023	22-006	5 OF 19

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	PROPOSED DRAINAGE SWALE
	PROPOSED CEDAR FENCE
	PROPOSED RETAINING WALL RAILING
	PROPOSED EDGE OF PAVEMENT
	PROPOSED RETAINING WALL
	PROPOSED MASONRY WALL
	PROPOSED STORM DRAIN LINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING RETAINING/SCREENING WALL
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING FENCE
	SIDEWALKS (PUBLIC SIDEWALK AREAS)
	GRAVEL 1.2" CRUSHED ROCK (REFER TO LANDSCAPING PLANS)
	ASPHALT PAVEMENT
	NATIVE SEEDING
	PROPOSED 30' AUTOMATIC SLIDING GATE WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE
	PROPOSED OUTLET STRUCTURE

ABBREVIATIONS

B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
INT.	INLET
LF	LINEAR FEET
O.E.U.	OVERHEAD ELECTRIC UTILITIES
ROW	RIGHT OF WAY
SS	SANITARY SEWER
ST	STORM
U.E.	UTILITY EASEMENT
REC. NO.	RECEPTION NUMBER



Remove any proposed trees from this plan. The trees are shown on the Planting Plans.

Please add "Pavement, curb and gutter"

Please fix spelling and add a "D"

Remove any existing trees from this plan.

This linetype is shown in the legend as proposed overhead powerlines, but on the planting it is noted as being removed. Please clarify.

Are proposed overhead or under ground utility lines to be located here?

Please add "Pavement, curb and gutter"

Please fix spelling and add a "D"

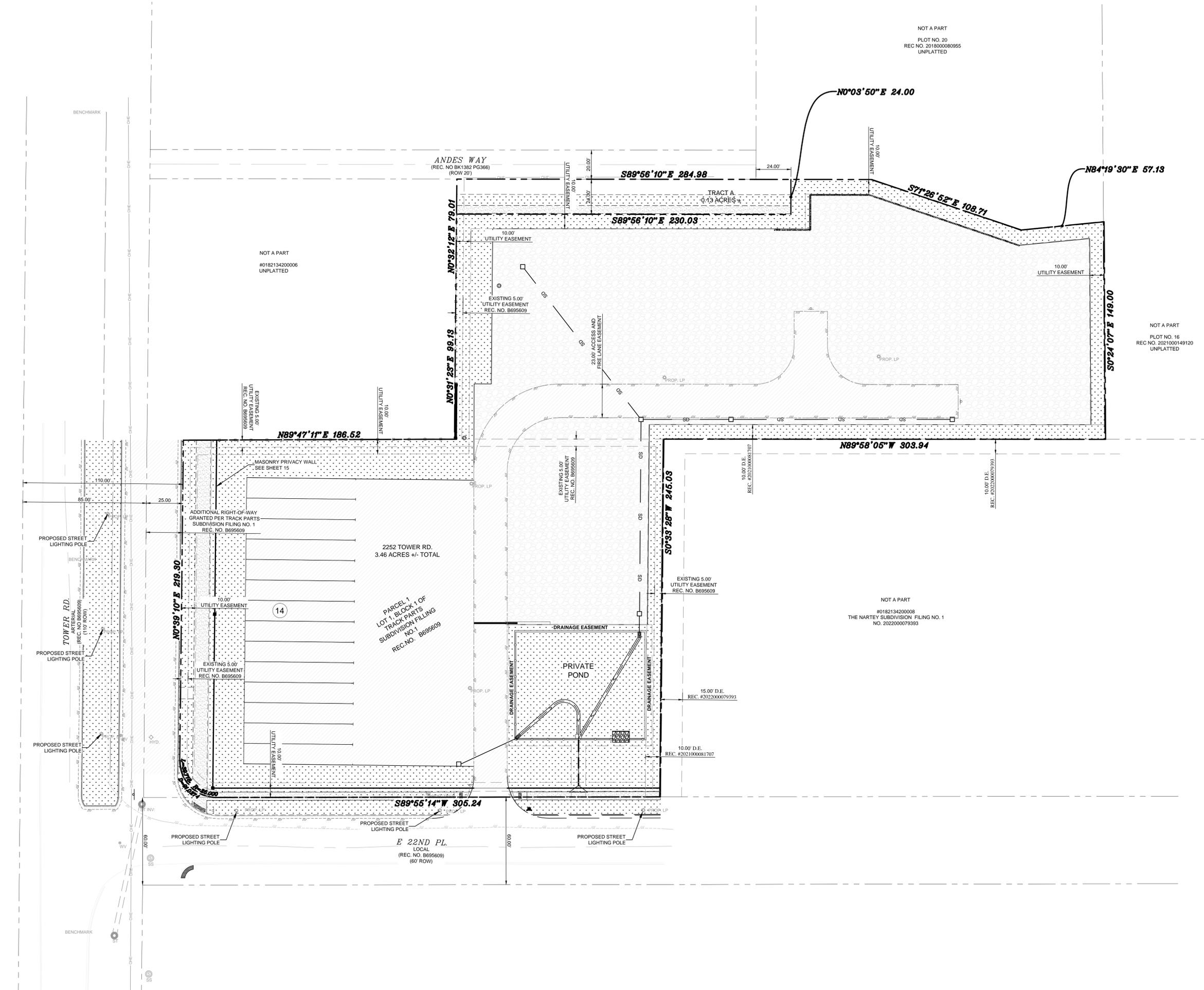
Please relocate this water hydrant if it is existing to remain, or proposed. Currently it is within the proposed travel lanes.

Please show an asphalt pavement hatch for the width of 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, typ. ALL sheets

Repeat Comment: Curb ramp on SE corner of Tower Rd/22nd Place intersection required to be updated (all shts)
We would need the existing ramp to be redesigned and aligned to accept the receiving ramp to the north.
New comment based on new information: Please remove this dimension, the previously included dimension was for verification by the city reviewer.

Show all existing water, sanitary and storm mains. Label pipe diameter and call out all connections to existing mains

Will this outlet structure tie into the existing storm main? If show, please show connection to existing main

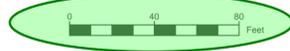


NOT A PART
 PLOT NO. 20
 REC. NO. 2018000080955
 UNPLATTED

NOT A PART
 #0182134200006
 UNPLATTED

NOT A PART
 PLOT NO. 16
 REC. NO. 2021000149120
 UNPLATTED

NOT A PART
 #0182134200008
 THE NARTEY SUBDIVISION FILING NO. 1
 NO. 2022000079393



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 BMP'S 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.
3. 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 BMP'S 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 WQ BMP USED. THE CERTIFICATION SHALL BE PROVIDED TO THE CITY OF AURORA ENGINEERING CONTROL SECTION SENIOR ENGINEER BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATION SHALL BE PROVIDED TO THE CITY OF AURORA ENGINEERING CONTROL SECTION SENIOR ENGINEER BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATION SHALL BE PROVIDED TO THE CITY OF AURORA ENGINEERING CONTROL SECTION SENIOR ENGINEER BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED.
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

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

NO.	DATE	REVISION

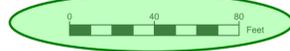
2252 TOWER ROAD
 2252 TOWER ROAD
 AURORA, COLORADO

STREET LIGHTING PLAN

MES MODERN ENGINEERING SOLUTIONS
 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			

NOT A PART
PLOT NO. 20
REC NO. 2018000080955
UNPLATTED



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 RAMPS 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, EURV) 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 WELLS, 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 RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.

NOT A PART
PLOT NO. 16
REC NO. 2021000149120
UNPLATTED

ABBREVIATIONS

B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
INV.	INVERT
LF.	LINEAR FEET
O.H.E.	OVERHEAD ELECTRIC UTILITIES
ROW	RIGHT OF WAY
SS.	SANITARY SEWER
ST.	STORM
U.E.	UTILITY EASEMENT
REC. NO.	RECEPTION NUMBER

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 IF BUSINESS OPERATIONS SHALL NOT COMMENCE UNTIL THE STRUCTURAL CALCULATIONS ARE APPROVED, WALLS CONSTRUCTED AND INITIALLY ACCEPTED.

BENCHMARK

COA ID: 356633NE002
 DESCRIPTION: COA 80 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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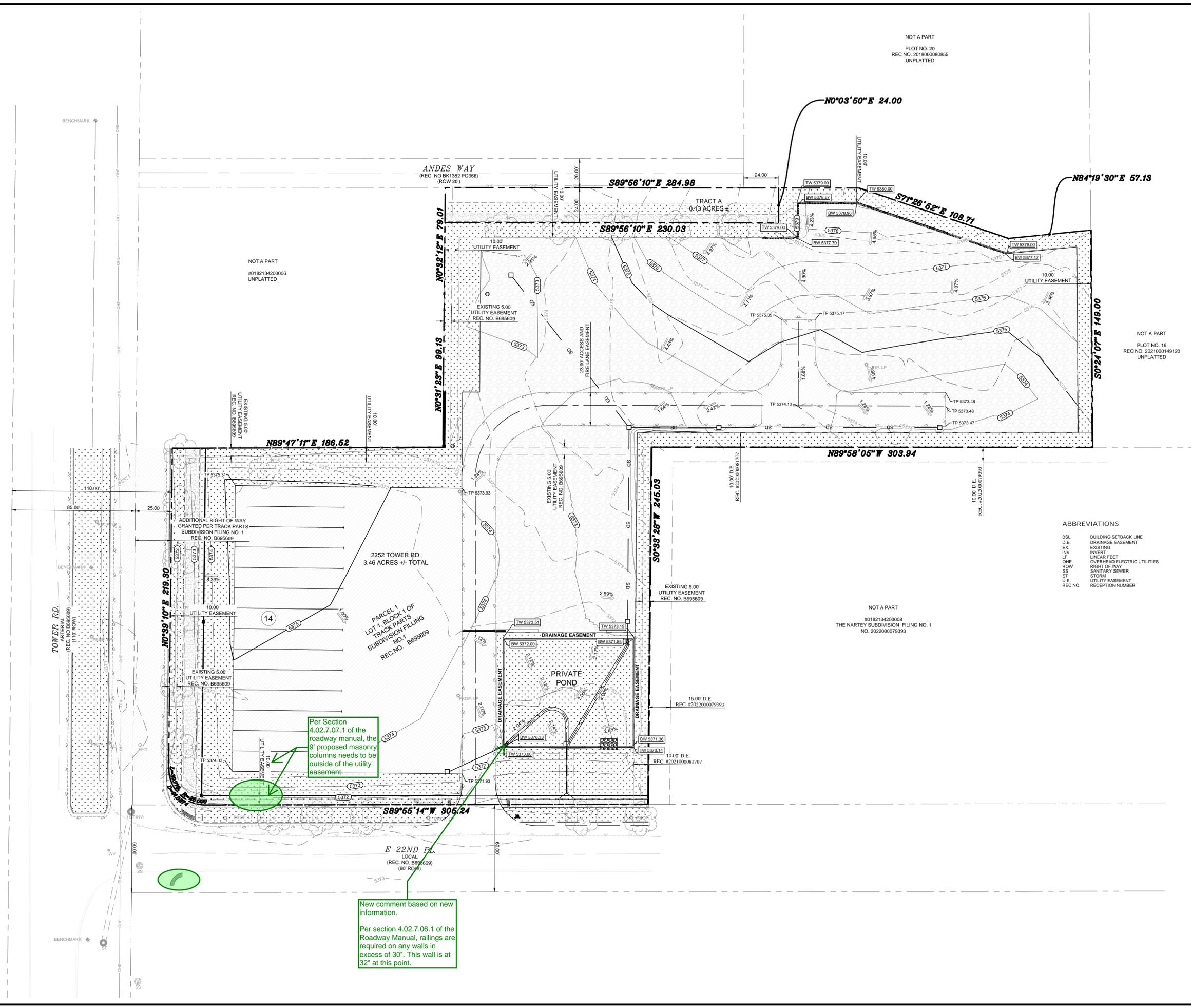
NO.	DATE	REVISION

2252 TOWER ROAD
 2252 TOWER ROAD
 AURORA, COLORADO

GRADING PLAN

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

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



NOT A PART
#0182134200006
UNPLATTED

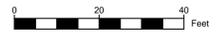
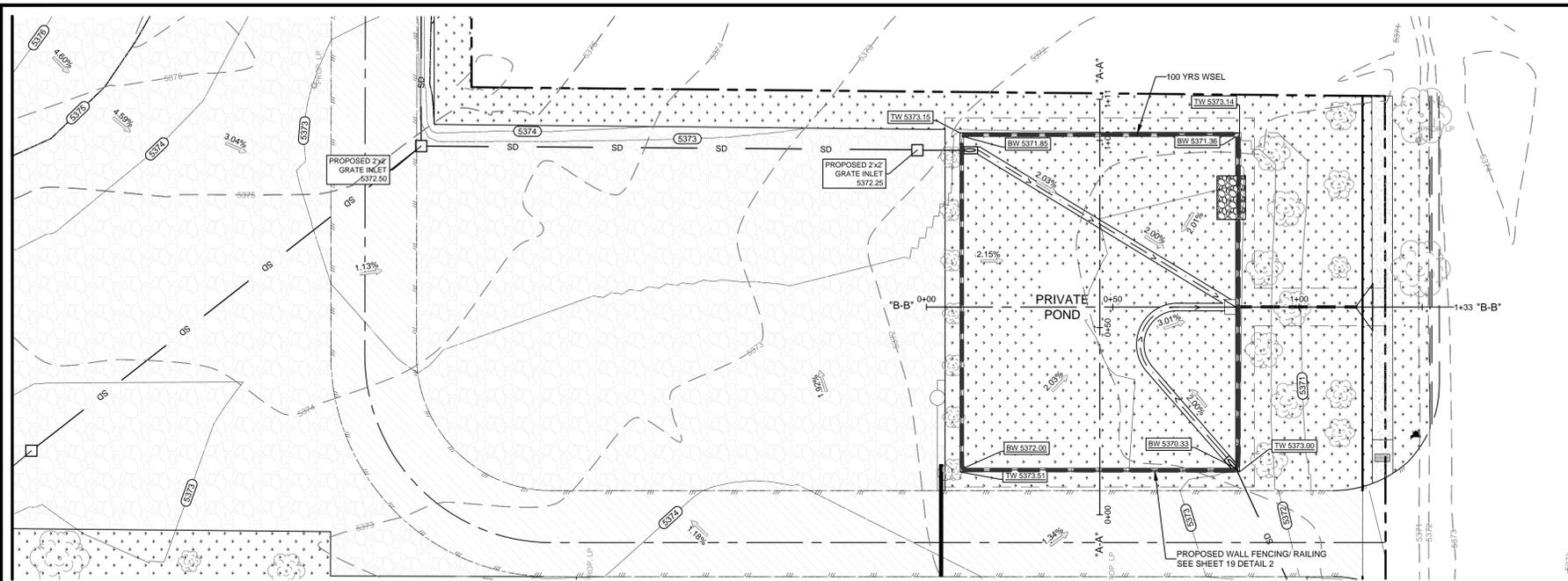
2252 TOWER RD.
3.46 ACRES +/- TOTAL

PARCEL 1
LOT 1, BLOCK 1 OF
TRACK PARTS
SUBDIVISION FILING
NO. NO. B695609

PRIVATE POND

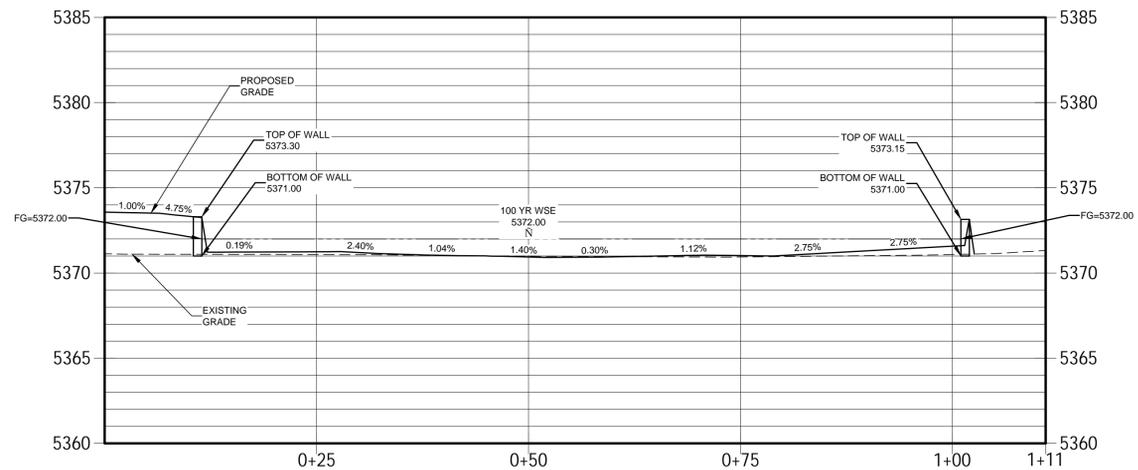
Per Section 4.02.7.07.1 of the roadway manual, the 9' proposed masonry columns needs to be outside of the utility easement.

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.

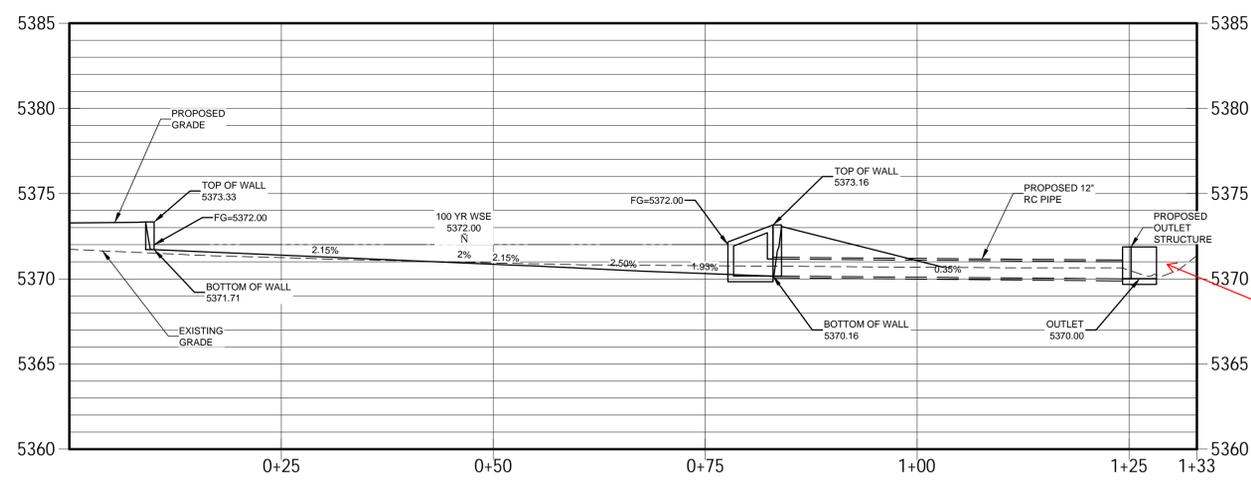


ABBREVIATIONS

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



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

BENCHMARK

COA ID: 356633NE002
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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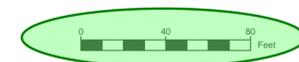
NO.	DATE	REVISION

2252 TOWER ROAD
2252 TOWER ROAD
AURORA, COLORADO

DETENTION POND PLAN AND SECTION

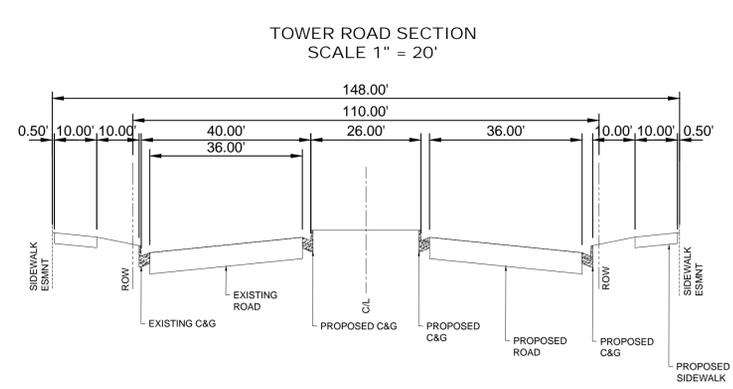
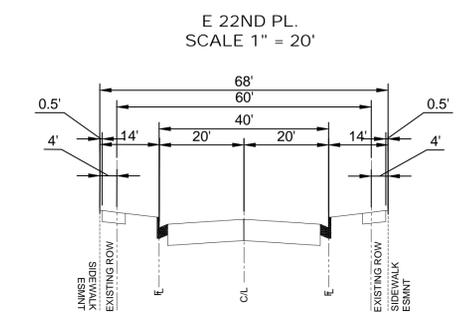
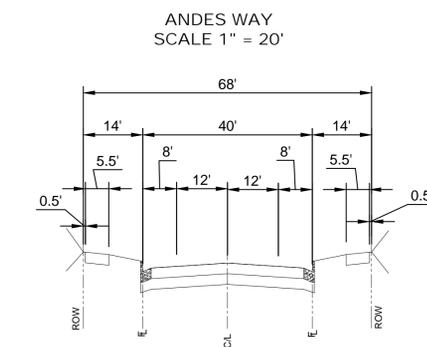
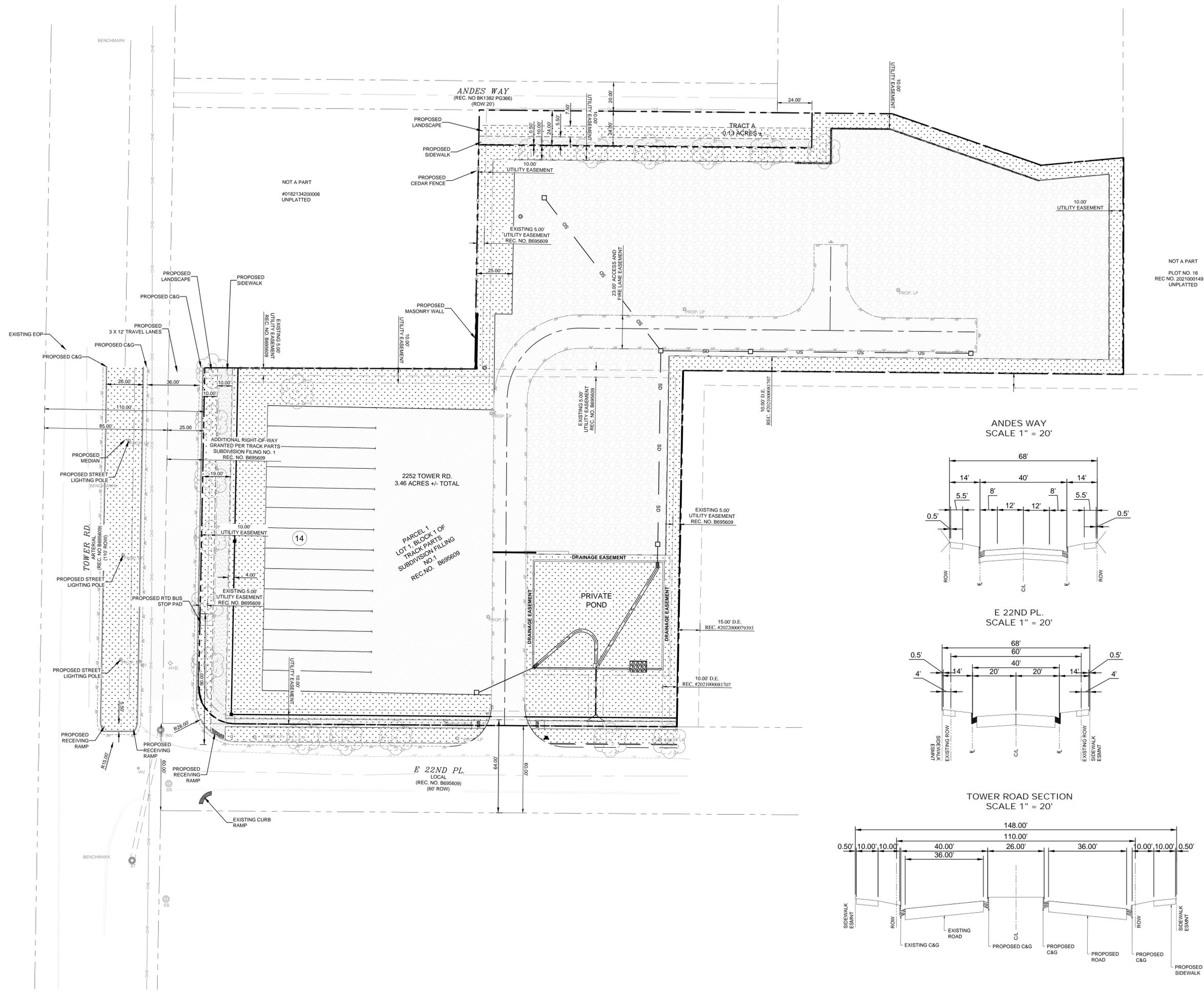
MES MODERN ENGINEERING SOLUTIONS
18280 E HAMPDEN PL
AURORA, CO 80013
PHONE: (720) 815-7937

DESIGNED: DD	DATE: JULY 2023	PROJECT #: 22-006	SHEET: 8 OF 19
DRAWN: DD			
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
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U.E.	UTILITY EASEMENT
REC.NO.	RECEPTION NUMBER



BENCHMARK
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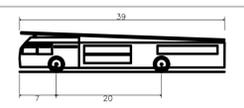
2252 TOWER ROAD
 2252 TOWER ROAD
 AURORA, COLORADO

TOWER ROAD IMPROVEMENTS

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

DESIGNED: DD	DATE	PROJECT #	SHEET
DRAWN: DD	JULY 2023	22-006	9 OF 19
REVIEWER: MG			

NOT A PART
PLOT NO. 20
REC. NO. 2018000080555
UNPLATTED



Aerial Fire Truck	39.000ft
Overall Length	39.000ft
Overall Width	16.700ft
Overall Body Height	7.500ft
Min. Body Ground Clearance	0.750ft
Track Width	16.700ft
Lock-to-lock time	5.00s
Max. Wheel Angle	45.00°

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

NOT A PART
PLOT NO. 18
REC. NO. 2021000149120
UNPLATTED

NOT A PART
#0182134200006
UNPLATTED

EXISTING 5.00'
UTILITY EASEMENT
REC. NO. B695609

N89°47'11" E 186.52

N0°31'23" E 98.13

ANDES WAY
(REC. NO. BK1382 PG366)
(ROW 20')

S89°56'10" E 284.98

S89°56'10" E 230.03

N0°03'50" E 24.00

S71°26'52" E 102.71

N84°19'30" E 57.13

S0°24'07" E 149.00

N89°58'05" W 303.94

S0°33'28" W 245.03

N0°39'10" E 219.90

TOWER RD.
ARTERIAL
(110' ROW)

2252 TOWER RD.
3.46 ACRES +/- TOTAL

PARCEL 1 OF
LOT 1, BLOCK 1 OF
TRACK PARTS
SUBDIVISION FILING
NO. 1
REC. NO. B695609

ADDITIONAL RIGHT-OF-WAY
GRANTED PER TRACK PARTS
SUBDIVISION FILING NO. 1
REC. NO. B695609

EXISTING 5.00'
UTILITY EASEMENT
REC. NO. B695609

PRIVATE POND

EXISTING 5.00'
UTILITY EASEMENT
REC. NO. B695609

10.00' D.E.
REC. #2021000081707

10.00' D.E.
REC. #2023000179393

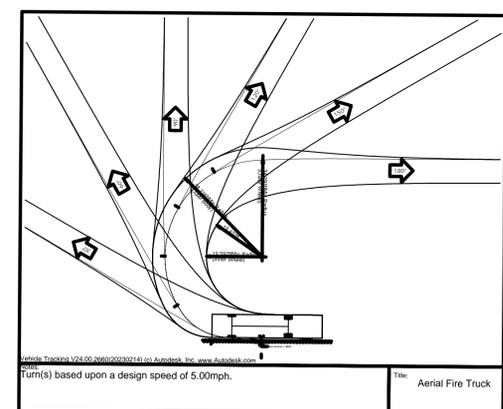
NOT A PART
#0182134200008
THE NARTEY SUBDIVISION FILING NO. 1
NO. 2022000079393

15.00' D.E.
REC. #2022000079393

10.00' D.E.
REC. #2021000081707

S89°56'14" W 305.24

E 22ND PL.
LOCAL
(REC. NO. B695609)
(60' ROW)



Turn(s) based upon a design speed of 5.00mph. Aerial Fire Truck

BENCHMARK

COA ID: 356633NE002
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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MICHAEL R. GROSELLE 52071
TYPE OR PRINT NAME FE #
2023/09/15
DATE

NO.	DATE	REVISION

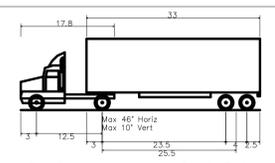
2252 TOWER ROAD
2252 TOWER ROAD
AURORA, ADAMS COUNTY, COLORADO

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			

NOT A PART
PLOT NO. 20
REC NO. 2018000080955
UNPLATTED



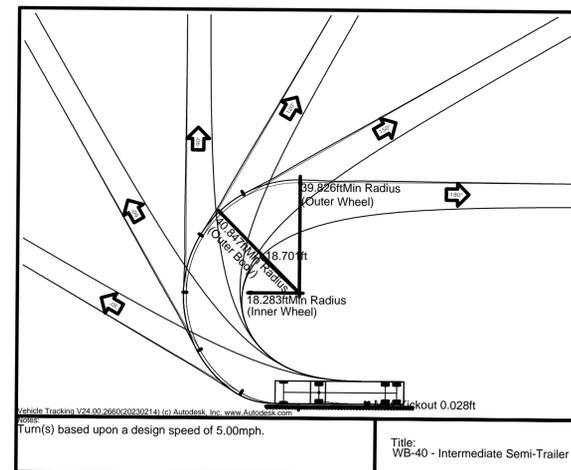
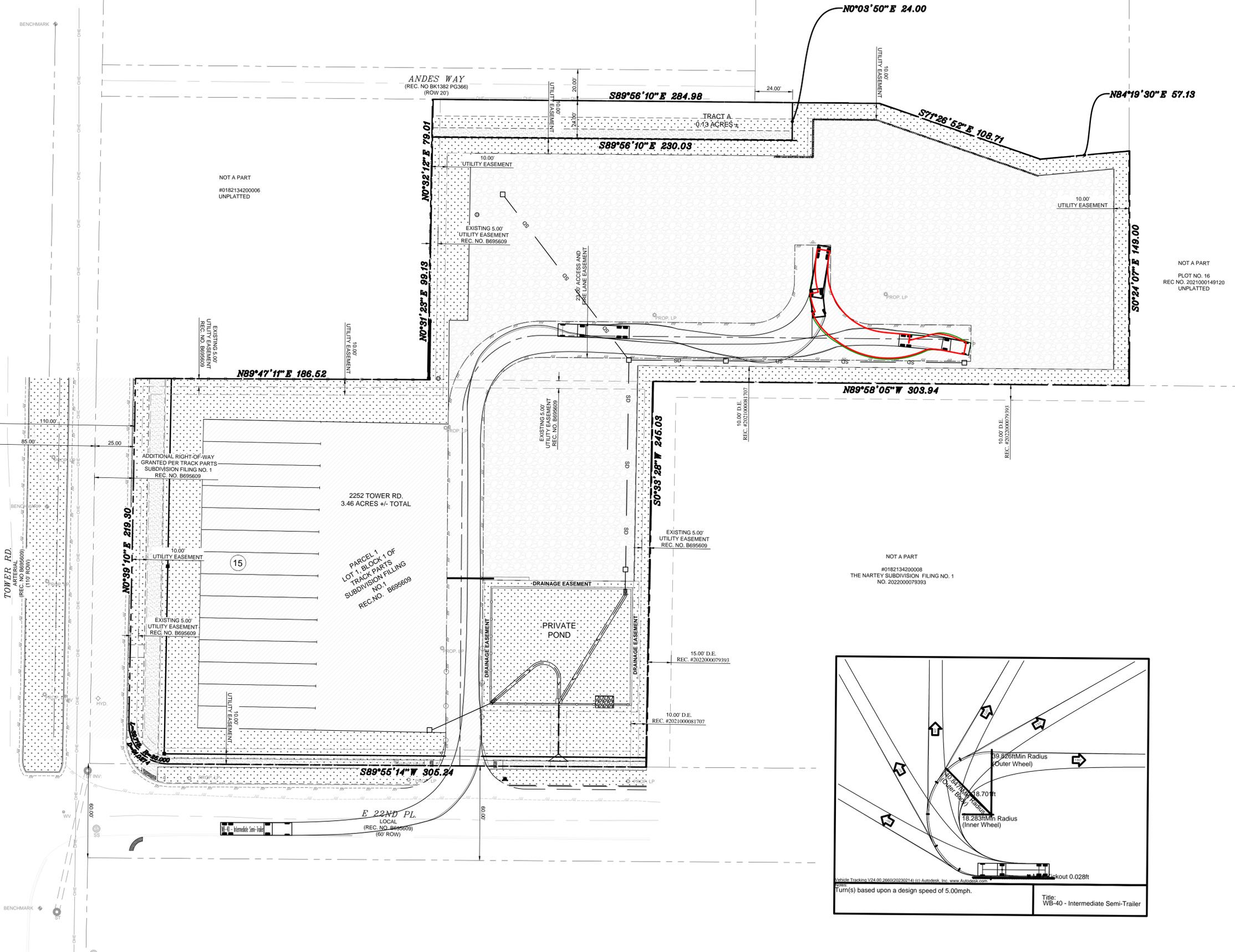
WB-40 - Intermediate Semi-Trailer
Overall Length 45.499ft
Overall Width 8.000ft
Min Body Height 13.500ft
Track Width 8.000ft
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 39.900ft

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

NOT A PART
PLOT NO. 18
REC NO. 2021000149120
UNPLATTED

NOT A PART
#0182134200008
THE NARTEY SUBDIVISION FILING NO. 1
NO. 2022000079393



BENCHMARK

COA ID: 356633NE002
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

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 FE #
2023/09/15
DATE

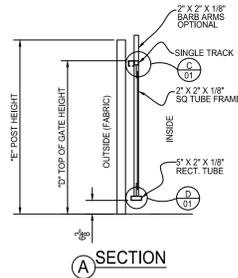
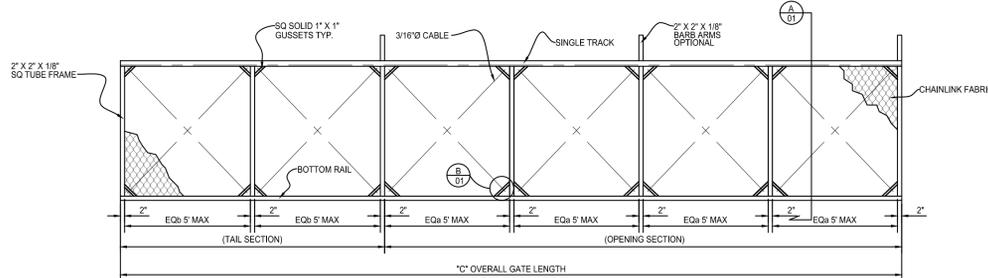
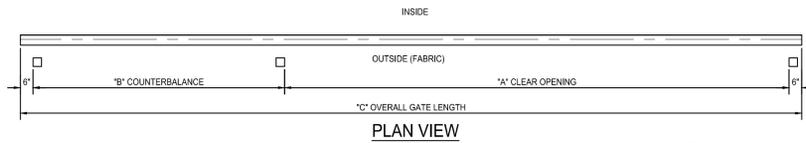
NO.	DATE	REVISION

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

SEMI-TRAILER TRUCK
TURNING ANALYSIS

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

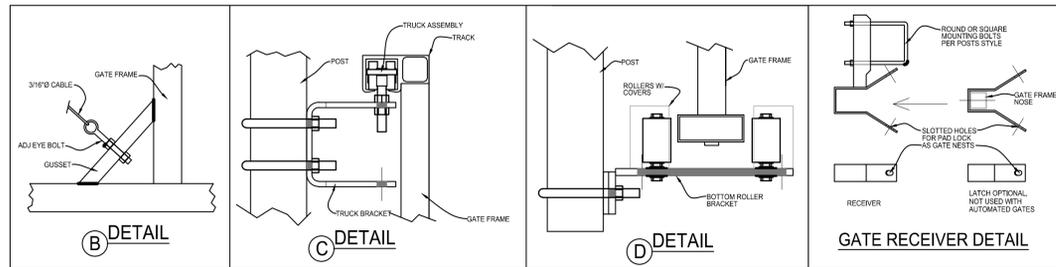
DESIGNED: DD	DATE	PROJECT #	SHEET
DRAWN: DD	JULY 2023	22-006	11 OF 19
REVIEWER: MG			



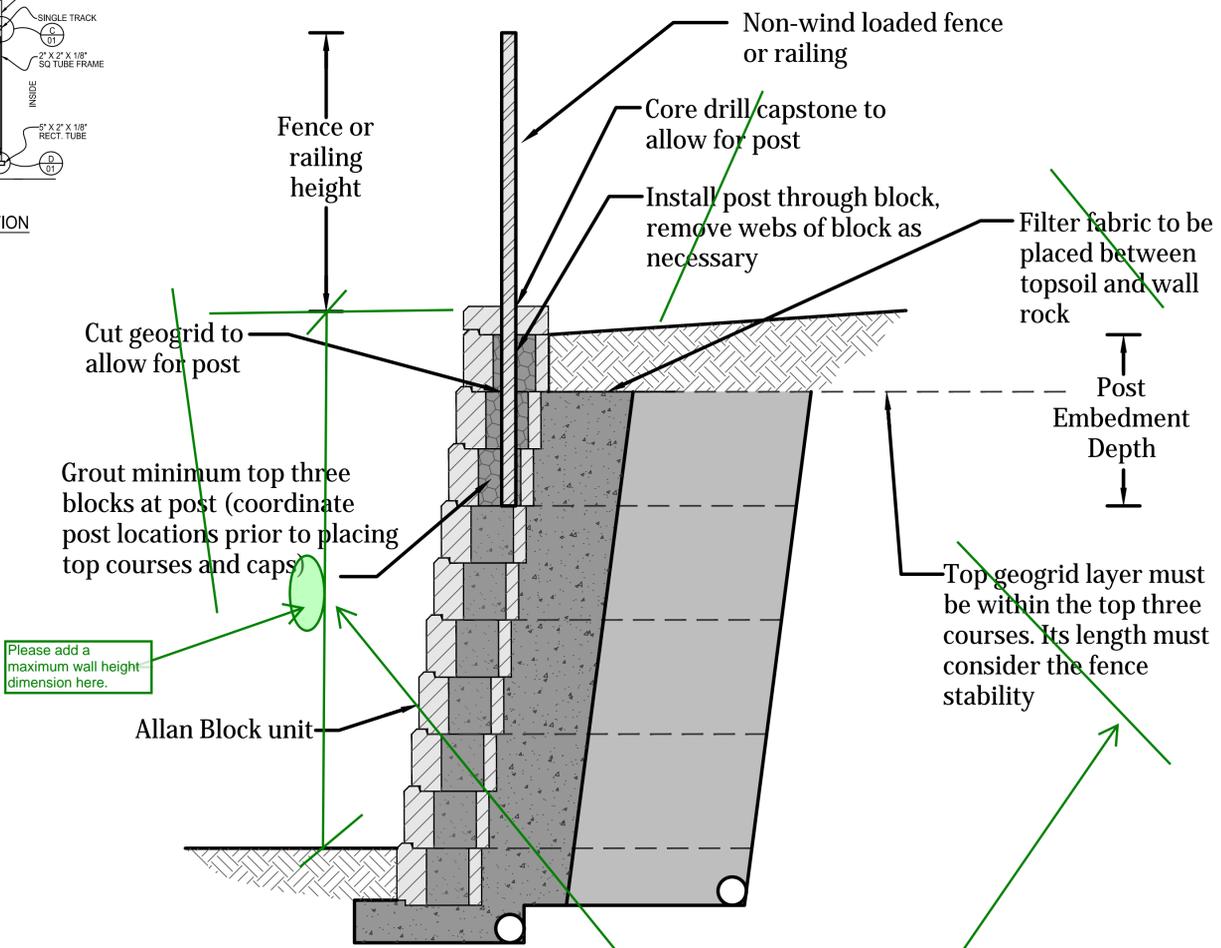
ELEVATION VIEW ALUMINUM CANTILEVER GATE
OUTSIDE LOOKING IN

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	RIGHT
		(SHOWN)	



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

1. 23' AUTOMATIC SLIDING GATE WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE.
2. 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-
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 FE #
2023/09/15
DATE

NO.	DATE	REVISION

2252 TOWER ROAD
2252 TOWER ROAD
AURORA, COLORADO

CIVIL DETAILS

MES MODERN ENGINEERING SOLUTIONS
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 (1 tree per 40LF)	Trees Provided	Shrubs Required (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 (1 per 25LF, 50%Evg. for Res.)	Trees Provided	Shrubs Required (5 per 25LF for Res.)
NW Residential Property	330LF	12*	14 (7 Deciduous + 7 Evergreen)	16	66
All other adjacent Industrial		N/A**			80

*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 (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 (1 tree per 4000sf)	Trees Provided	Shrubs Required (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)

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 / 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 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



Landscape Architect
 Ivy Street Design
 1523 York Street
 Suite 300
 Denver, CO 80206
 Tel: 303.320.0362

This linetype on the Civil Engineering plans is shown as Proposed overhead powerlines. Please clarify.

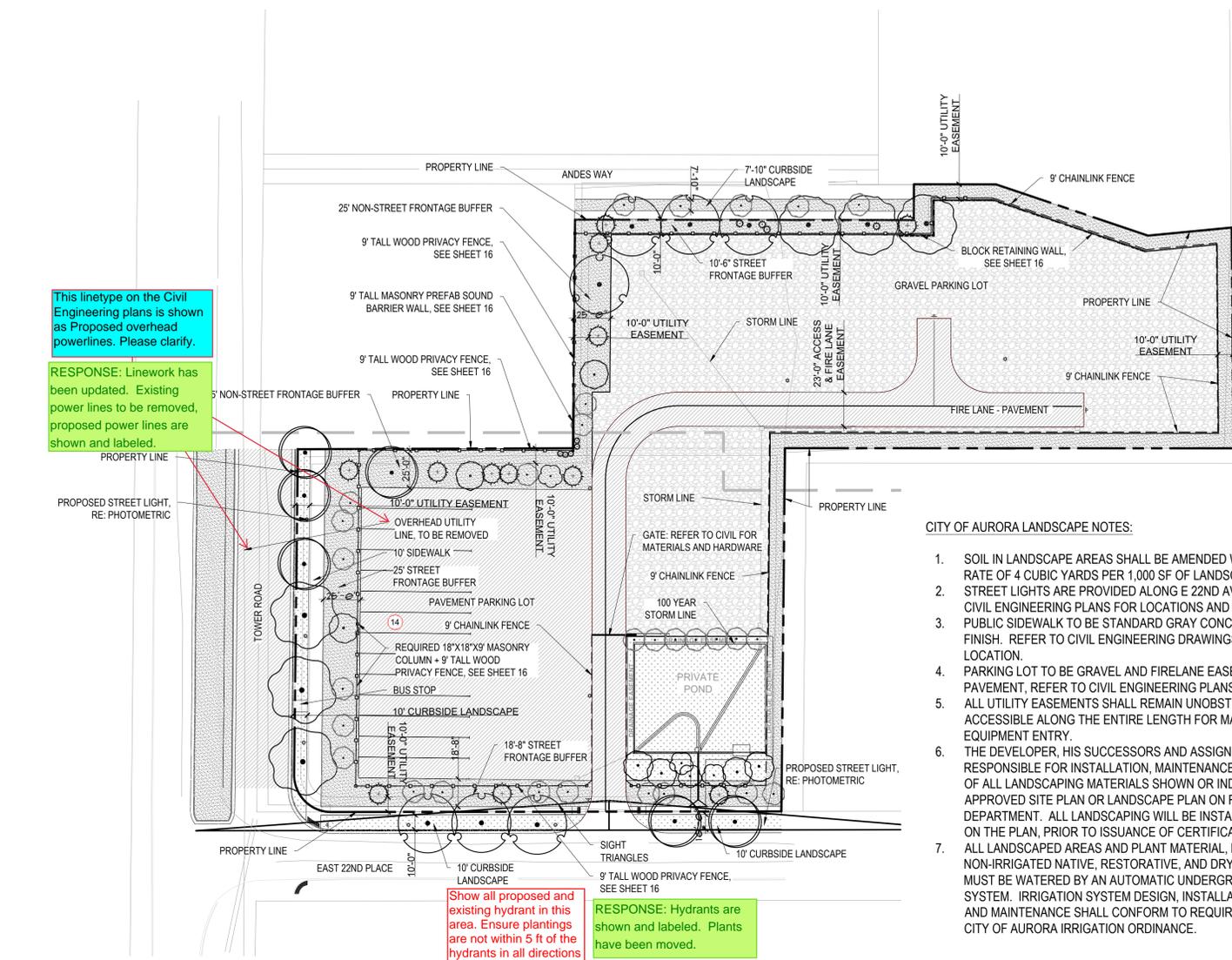
RESPONSE: Linework has been updated. Existing power lines to be removed, proposed power lines are shown and labeled.

Show all proposed and existing hydrant in this area. Ensure plantings are not within 5 ft of the hydrants in all directions

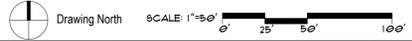
RESPONSE: Hydrants are shown and labeled. Plants have been moved.

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.



1 OVERALL PLAN



LANDSCAPE LEGEND

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

LANDSCAPE WATER USE TABLE

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

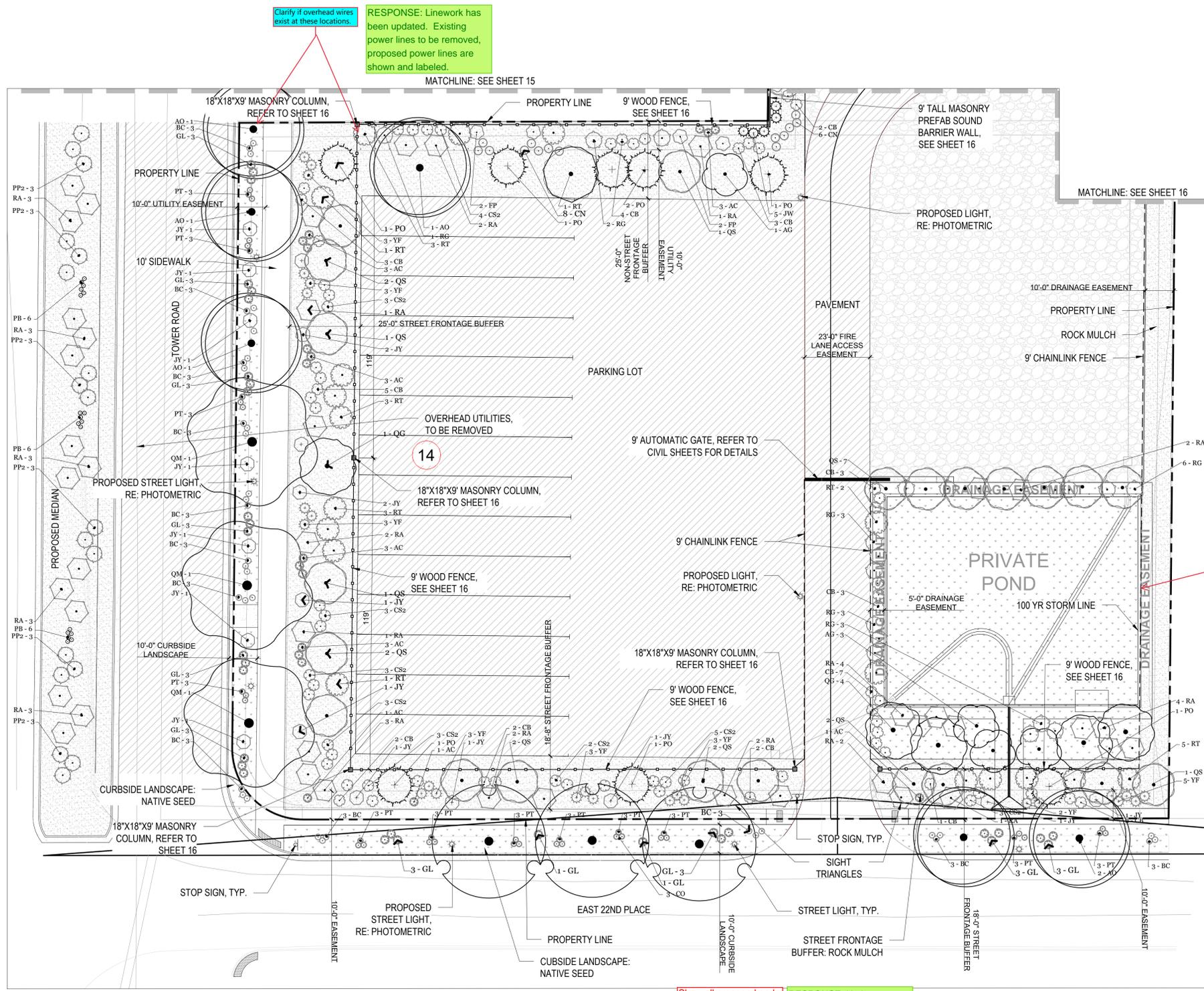
NATIVE GRASS SEED MIX:

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.

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 AURORA, CO 80011
Scale	SCALE - 1:50
Sheet	



Clarify if overhead wires exist at these locations.
RESPONSE: Linework has been updated. Existing power lines to be removed, proposed power lines are shown and labeled.

Label Chain link fence with height.
Use typical linetype for chainlink fence as it does not read with a solid line.

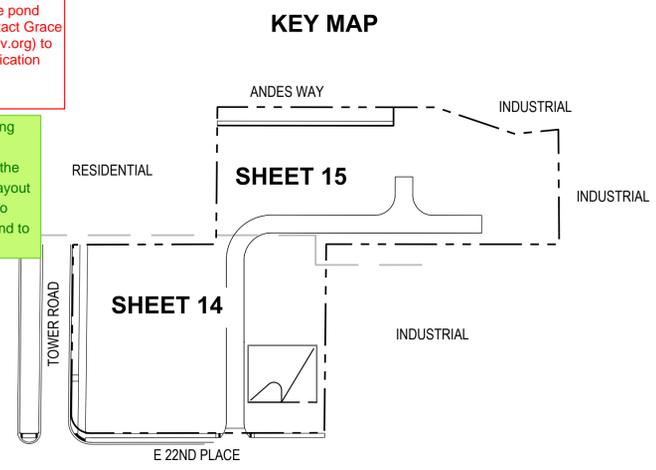
RESPONSE: Fence linetype updated. Fence height is called out on plan and in legend.

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.

Show all proposed and existing hydrant in this area. Ensure plantings are not within 5 ft of the hydrants in all directions

RESPONSE: Hydrants are shown and labeled. Plants have been moved.



1 LANDSCAPE PLAN Drawing North SCALE: 1"=20'

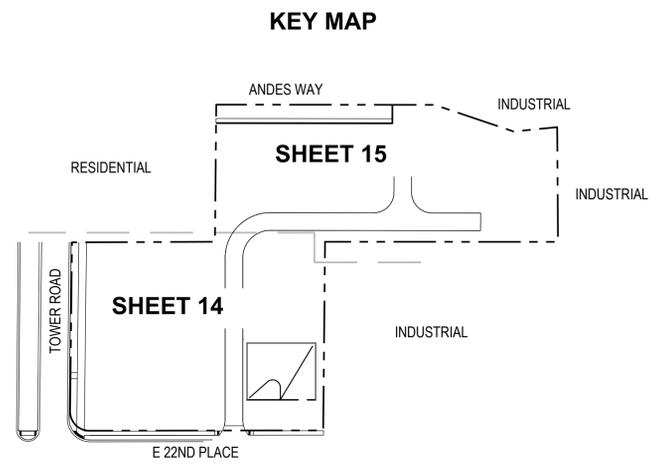
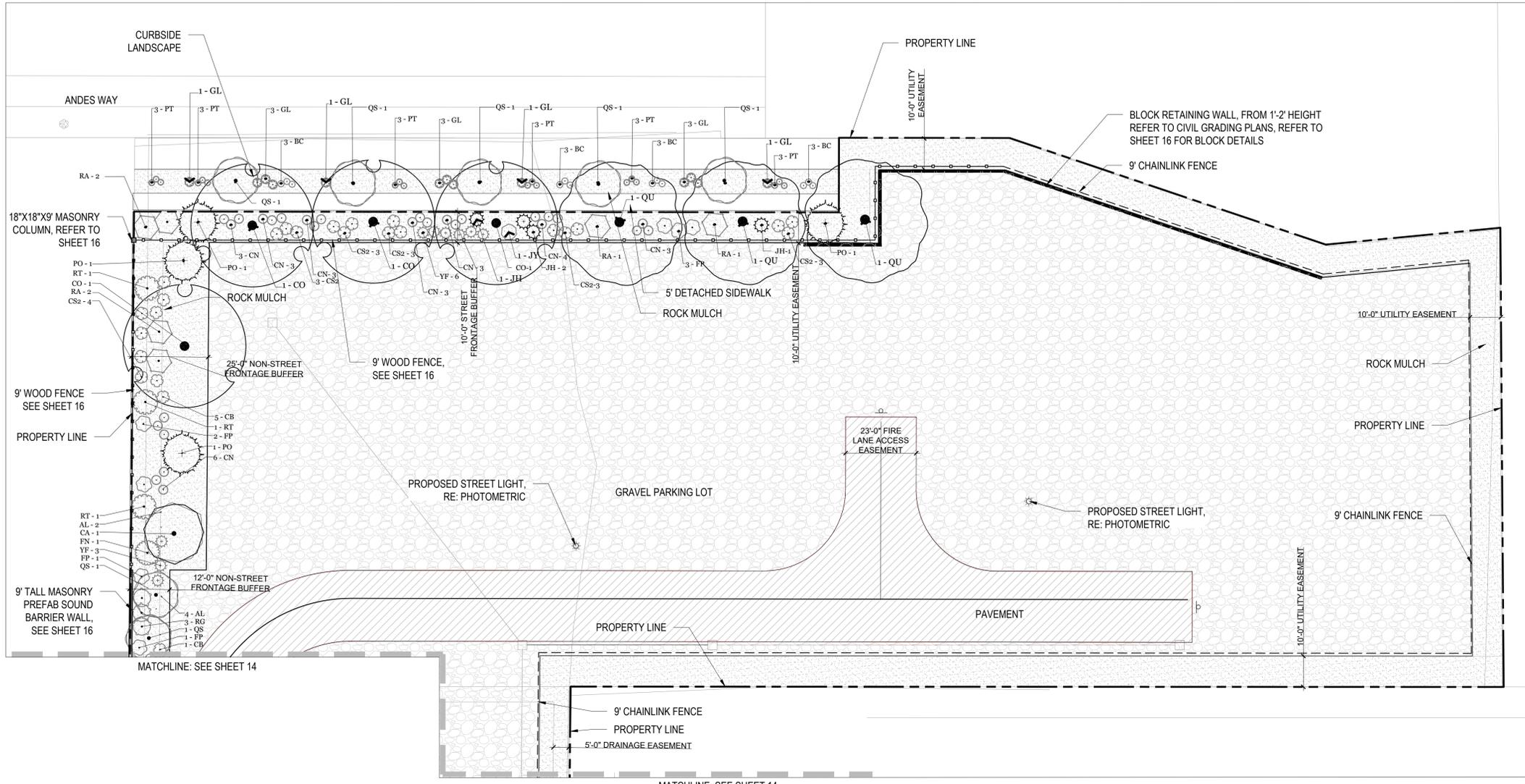
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	NATIVE SEED (12,903 SF)		9' WOOD FENCE SEE SHEET 16
	PAVEMENT, RE: CIVIL PLANS		9' MASONRY FENCE SEE SHEET 16
	GRAVEL, RE: CIVIL PLANS		9' MASONRY COLUMN (18"X18") SEE SHEET 16
			9' CHAINLINK FENCE

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 AURORA, CO 80011
Scale	SCALE - 1:20
Sheet	



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

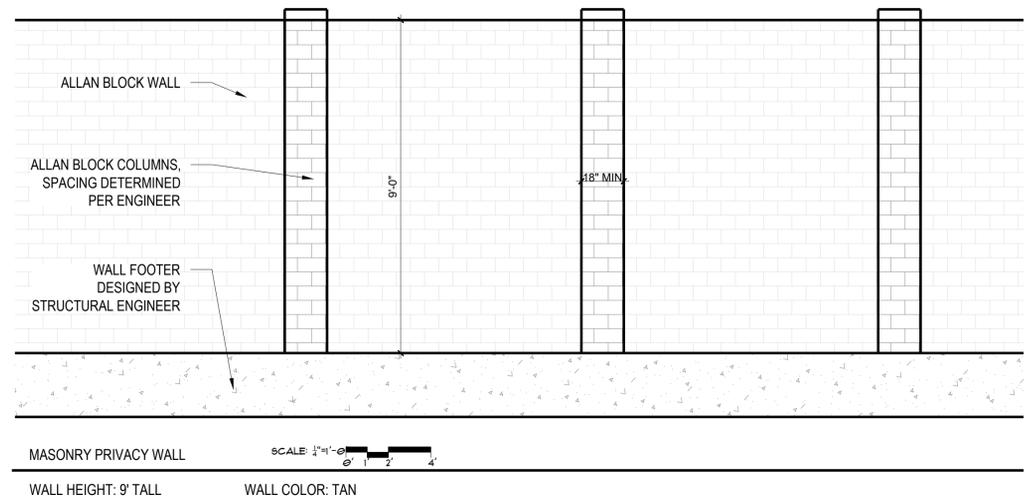
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LANDSCAPE LEGEND

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	9' CHAINLINK FENCE

Seal / Signature Drawn By:
NOT FOR CONSTRUCTION

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



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. 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

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

1 OVERALL PLAN

LANDSCAPE LEGEND

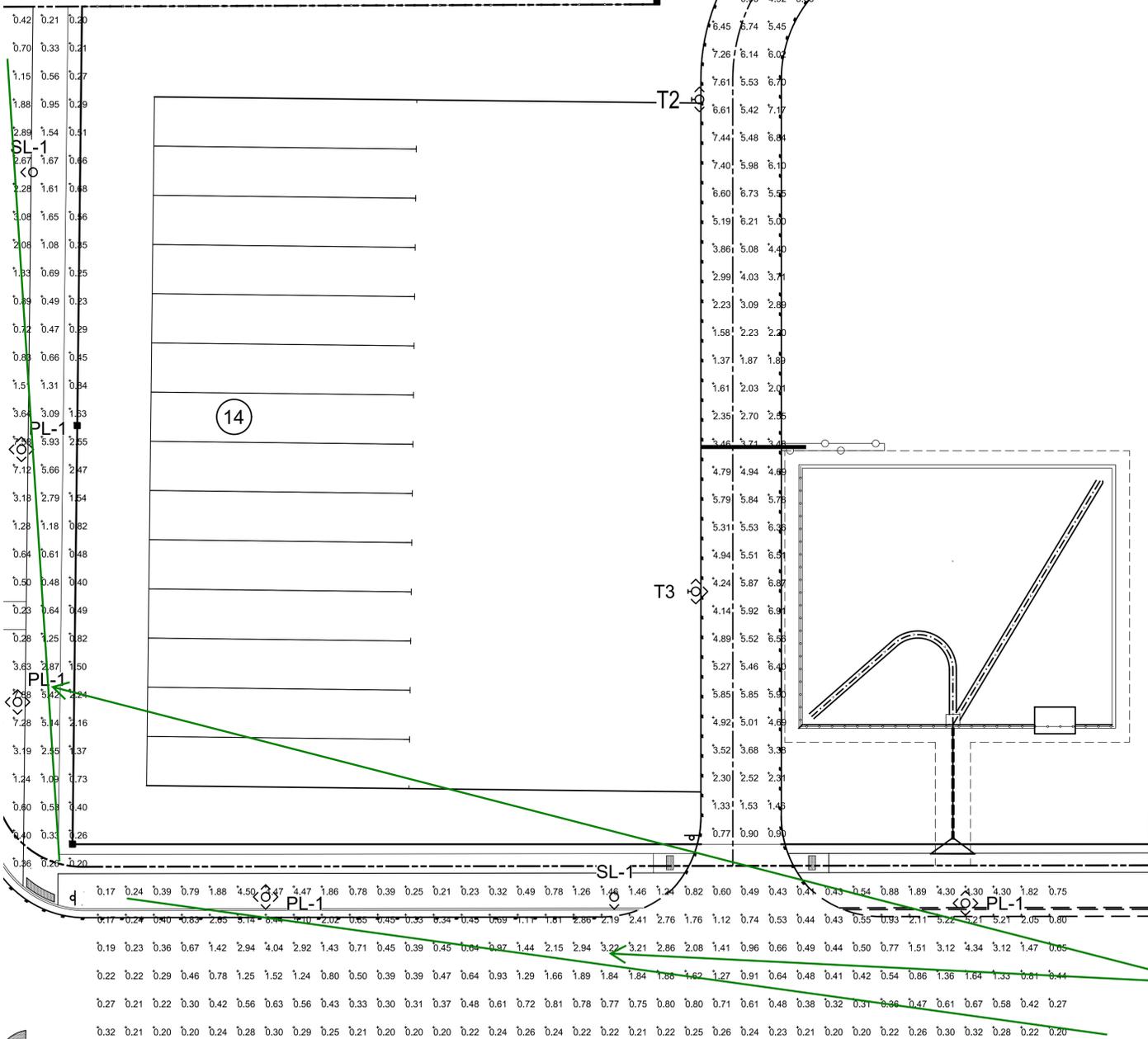
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	NATIVE SEED (12,903 SF)		9" WOOD FENCE SEE SHEET 16
	PAVEMENT, RE: CIVIL PLANS		9" MASONRY FENCE SEE SHEET 16
	GRAVEL, RE: CIVIL PLANS		9" MASONRY COLUMN (18"X18") SEE SHEET 16
			9" CHAINLINK FENCE

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

GENERAL NOTES:

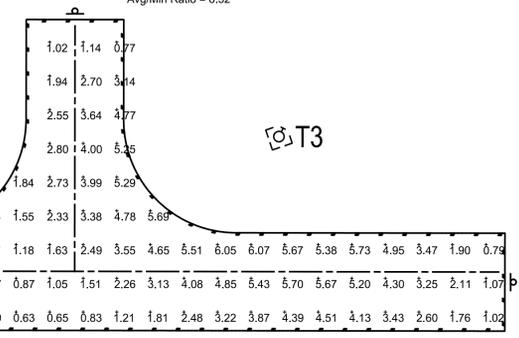
- A. ALL STREET LIGHT CALCULATIONS HAVE BEEN MADE UNDER ASSUMPTIONS OF LIKE LIGHTING USED IN EXISTING AREAS.
- B. ALL CALCULATIONS ARE PRESENTED IN FC, APPROXIMATELY 10 LUX.
- C. PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY PER SECTION 2.13.3.
- D. PROPOSED STREET LIGHT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

SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	NUMBER LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE
<Q>	T2	2	COOPER LIGHTING	GALN-SA5C-740-U-T2-HSS	TYPE 2 POLE MOUNTED AREA LIGHT ON 25' POLE	1	26320	1	269
<Q>	T3	2	COOPER LIGHTING	GALN-SA5C-740-U-T3-HSS	TYPE 3 POLE MOUNTED AREA LIGHT ON 25' POLE	1	25849	1	269
<Q>	PL-1	4	LOUIS POULSEN	#NIP-PT180W LED3000K/120-277V NAT PAINT ALL/ SURGE PROTECTOR /T-RSA-4.5IN/DIM 0-10V/10000121661	7,400 LUMEN LED POST-TOP PEDESTRIAN LUMINAIRE WITH TYPE 5 DISTRIBUTION ON 14-FOOT TALL, 4.5" ROUND, NON-TAPERED ALUMINUM POLE	1	7472	1	82
<O>	SL-1	2	PHILIPS - LUMEC	MPTC-55W48LED3K-G3-LE3-DMG-RCD7	POST-TOP RECTILINEAR LUMINAIRE WITH SHORT ARM ON 20' POLE	1	5964	1	53

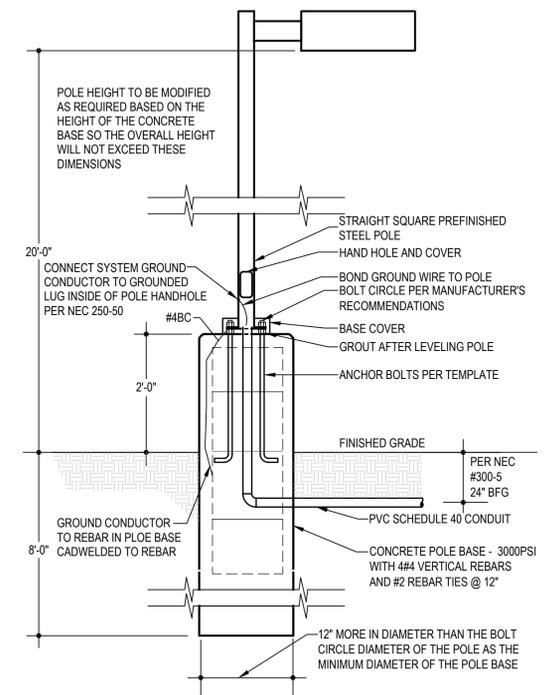


3 PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

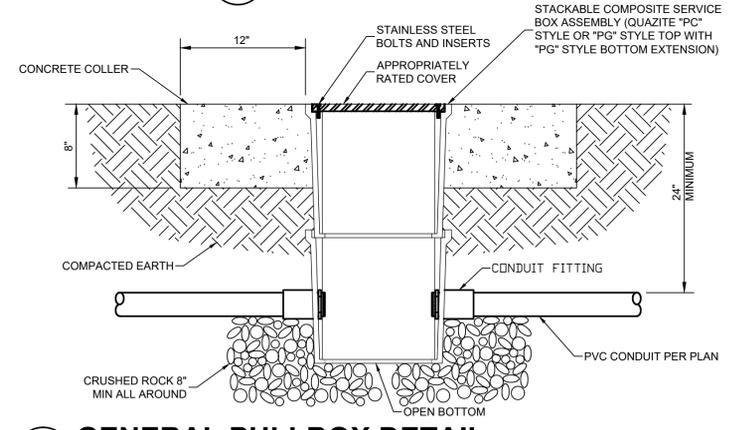
DRIVE AISLE
Illuminance (Fc)
Average = 3.91
Maximum = 7.6
Minimum = 0.6
Avg/Min Ratio = 6.52



DESCRIPTION	SYMBOL	AVG	MAX	MIN	AVGMIN
DRIVE AISLE	+	3.91 FC	7.62 FC	0.64 FC	6.52 FC



1 LIGHT POLE DETAIL
SCALE: NTS



2 GENERAL PULLBOX DETAIL
SCALE: NOT TO SCALE

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

NO.	DATE	REVISION

SITE DEVELOPMENT
2252 TOWER RD.
AURORA-ADAMS-COLORADO

SITE LIGHTING LAYOUT

DESIGNED: MAB	DATE	PROJECT #	SHEET
DRAWN: AAB	09-23	23002	E001
REVIEWER: MAB			

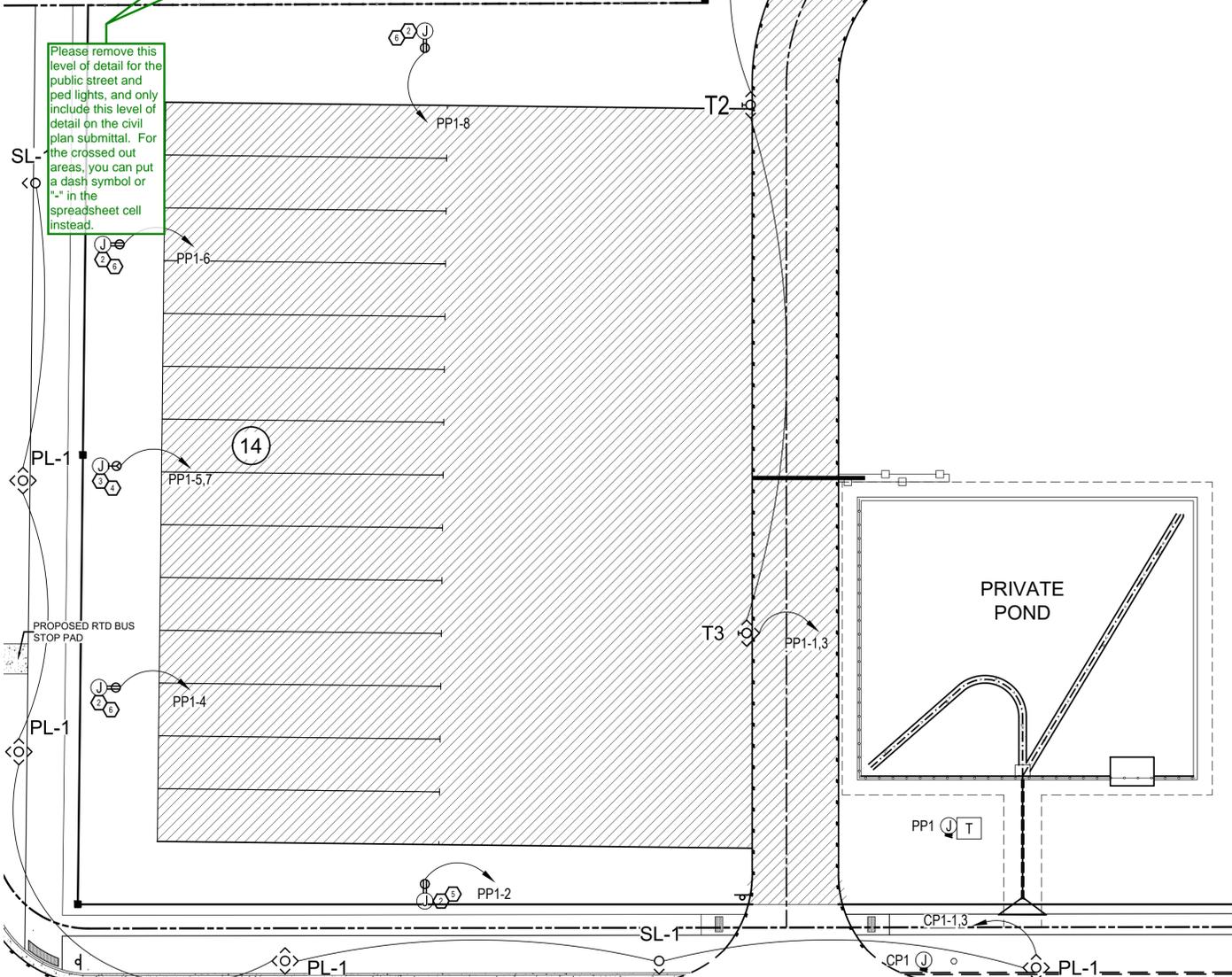
GENERAL NOTES:

- 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.

SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	NUMBER LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE
<Q>	T2	2	COOPER LIGHTING	GALN-SASC-740-U-T2-HSS	TYPE 2 POLE MOUNTED AREA LIGHT ON 25' POLE	1	26320	1	269
<Q>	T3	2	COOPER LIGHTING	GALN-SASC-740-U-T3-HSS	TYPE 3 POLE MOUNTED AREA LIGHT ON 25' POLE	1	25849	1	269
<D>	PL-1	4	LOUIS POULSEN	#XIP-PT180W LED-900K(420-277) NAT PAINT ALU SURGE PROTECTOR (ASA-4.5IN/DIM 0-10V/10000121661)	7,400 LUMEN LED POST-TOP PEDESTRIAN LUMINAIRE WITH TYPE 5 DISTRIBUTION ON 14-FOOT TALL, 4-5" ROUND, NON-TAPERED ALUMINUM POLE	1	7472	1	82
<O>	SL-1	2	PHILIPS-LUMEC	100 C-55W-4LED3K-23-LE3-DMG-RCD7	POST-TOP RECTILINEAR LUMINAIRE WITH SHORT ARM ON 20' POLE	1	5964	1	53



PANEL 'CP1'

VOLTAGE L-L: 240
VOLTAGE L-N: 120
TYPE: 1PH/3W
MOUNTING: SURFACE
NOTES: NEMA 3R

LOCATION: BUS RATING: 60 AMPS COPPER BUS
MAIN CB: 60
FED FROM:
AIC RATING: FULLY RATED AT LEAST EQUAL TO: 10K AIC

CIR NO	CCT TYPE	LOAD VA	LOAD DESCRIPTION (NOTE #)	CIRCUIT BREAKER POLE	TRIP	BUS TYPE	CIRCUIT BREAKER TYPE	TRIP	POLE	LOAD DESCRIPTION (NOTE #)	LOAD VA	CCT TYPE	CIR NO
1	L	165	DRIVE AISLE LIGHTING	2	20	A				SPACE			2
3	L	165		/	/	B				SPACE			4
5			SPARE	1	20	A				SPACE			6

CCT TYPE: L=LIGHTING, R=RECEPTACLE, M=MOTOR, LM=LARGEST MOTOR, E=EQUIPMENT, KE=KITCHEN EQUIPMENT, S=SUBFEED PANEL, EV=EV CHARGER
CB TYPE: GFCI=5mA GROUND FAULT CIRCUIT INTERRUPTER, GFEP=30mA GROUND FAULT PROTECTION FOR EQUIPMENT, AFCI=ARC FAULT CIRCUIT INTERRUPTER
CAFCI=COMBINATION ARC FAULT & 5mA GROUND FAULT CIRCUIT INTERRUPTER, ST=SHUNT TRIP, HTW=HANDLE TIE WITH GROUPING #
HACR = HEATING AIR CONDITIONING REFRIGERATION, ITrip=INSTANTANEOUS TRIP, ITIME=INVERSE TIME TRIP
HC=HANDLE CLAMP FOR LOCKING IN ON/OFF POSITION, LOCK=PERMANENTLY LOCKABLE BREAKER

CCT TYPE:	LOAD	MULT	DEMAND LOAD	TOTAL CONNECTED LOADS
LIGHTING:	330	1.25	413 VA	VA A B
RECEPTACLE:	0	1.0	0 VA	VA 165 165
OVER 10K	0	0.5	0 VA	TOTAL DEMANDED LOADS
MOTOR:	0	1.0	0 VA	VA A B
LGST MOTOR:	0	1.25	0 VA	VA 206 206
EQUIPMENT:	0	1.0	0 VA	AMPS 2 2
KITCH EQUIP:	0	0	0 VA	TOTAL ON 0 KVA
SUBFEED PNL:	0	1.0	0 VA	PANEL: 2 AMPS
EV CHARGERS:	0	1.25	0 VA	

PANEL 'PP1'

VOLTAGE L-L: 240
VOLTAGE L-N: 120
TYPE: 1PH/3W
MOUNTING: SURFACE
NOTES: NEMA 3R

LOCATION: BUS RATING: 100 AMPS COPPER BUS
MAIN CB: 100
FED FROM:
AIC RATING: FULLY RATED AT LEAST EQUAL TO: 18K AIC

CIR NO	CCT TYPE	LOAD VA	LOAD DESCRIPTION (NOTE #)	CIRCUIT BREAKER POLE	TRIP	BUS TYPE	CIRCUIT BREAKER TYPE	TRIP	POLE	LOAD DESCRIPTION (NOTE #)	LOAD VA	CCT TYPE	CIR NO
1	L	673	DRIVE AISLE LIGHTING	2	20	A				120 DEDICATED PEDESTAL	1920	R	2
3	L	673		/	/	B				120 DEDICATED PEDESTAL	1920	R	4
5	R	1920	240 DEDICATED PEDESTAL	2	20	A				120 DEDICATED PEDESTAL	1920	R	6
7	R	1920		/	/	B				120 DEDICATED PEDESTAL	1920	R	8
9	R	1920	240 DEDICATED PEDESTAL	2	20	A				120 DEDICATED PEDESTAL	1920	R	10
11	R	1920		/	/	B				120 DEDICATED PEDESTAL	1920	R	12
13			SPARE	2	20	A				SPACE			14
15				/	/	B				SPACE			16
17			SPARE	1	20	A				SPACE			18

CCT TYPE: L=LIGHTING, R=RECEPTACLE, M=MOTOR, LM=LARGEST MOTOR, E=EQUIPMENT, KE=KITCHEN EQUIPMENT, S=SUBFEED PANEL, EV=EV CHARGER
CB TYPE: GFCI=5mA GROUND FAULT CIRCUIT INTERRUPTER, GFEP=30mA GROUND FAULT PROTECTION FOR EQUIPMENT, AFCI=ARC FAULT CIRCUIT INTERRUPTER
CAFCI=COMBINATION ARC FAULT & 5mA GROUND FAULT CIRCUIT INTERRUPTER, ST=SHUNT TRIP, HTW=HANDLE TIE WITH GROUPING #
HACR = HEATING AIR CONDITIONING REFRIGERATION, ITrip=INSTANTANEOUS TRIP, ITIME=INVERSE TIME TRIP
HC=HANDLE CLAMP FOR LOCKING IN ON/OFF POSITION, LOCK=PERMANENTLY LOCKABLE BREAKER

CCT TYPE:	LOAD	MULT	DEMAND LOAD	TOTAL CONNECTED LOADS
LIGHTING:	1345	1.25	1681 VA	VA A B
RECEPTACLE:	10000	1.0	10000 VA	VA 10273 10273
OVER 10K	9200	0.5	4600 VA	TOTAL DEMANDED LOADS
MOTOR:	0	1.0	0 VA	VA A B
LGST MOTOR:	0	1.25	0 VA	VA 8141 8141
EQUIPMENT:	0	1.0	0 VA	AMPS 68 68
KITCH EQUIP:	0	0	0 VA	TOTAL ON 16 KVA
SUBFEED PNL:	0	1.0	0 VA	PANEL: 68 AMPS
EV CHARGERS:	0	1.25	0 VA	

FAULT CURRENT AND VOLTAGE DROP CALCULATION TABLE

LOCATION DESCRIPTION	LENGTH (L) (ft)	LOAD (Amps)	POWER FACTOR (%)	VOLTAGE (E)	PHASE	WIRE SIZE	CONDUCTOR MATERIAL	CONDUIT TYPE	CONDUIT MATERIAL	VOLTAGE CLASS	# OF PARALLEL RUNS	Isc AVAILABLE (SEE NOTE 5) (Amps)	Isc AT EQUIP (I) (Amps)
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.

NO.	DATE	REVISION

SITE DEVELOPMENT
2252 TOWER RD.
AURORA-ADAMS-COLORADO

POWER PEDESTALS

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