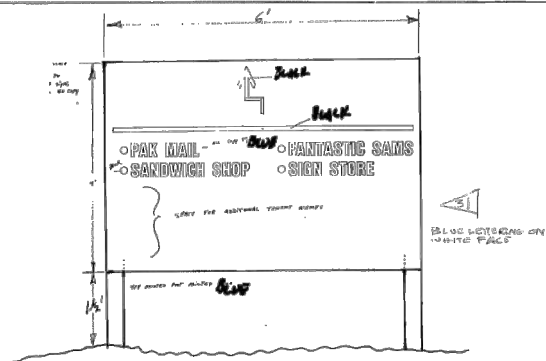


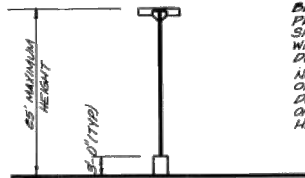
# CUB AURORA PLAZA SITE PLAN

## USE APPROVAL



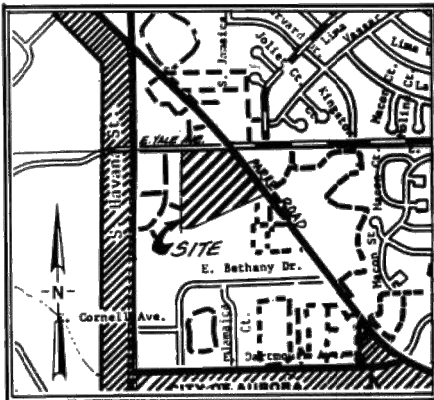
**FREESTANDING MONUMENT SIGNS**

N.T.S.



**PARKING LOT LIGHTING**

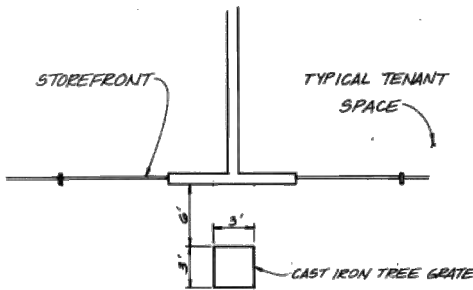
N.T.S.



**VICINITY MAP**

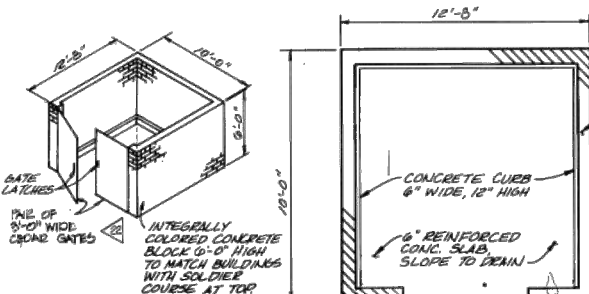
SCALE: 1" = 1000

PLAT PAGE 15C



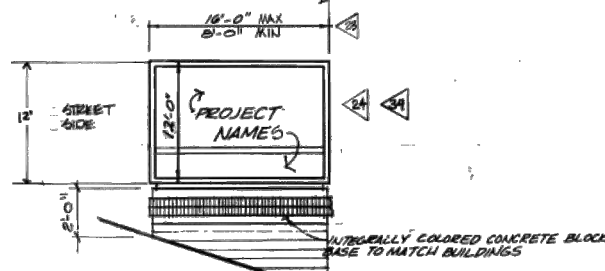
**TREE GRATE**

N.T.S.



**TRASH ENCLOSURE**

N.T.S.



**PROJECT ID. SIGN**

N.T.S.

### NOTES

- The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora. Such signs shall conform to Section 37-56 of the Aurora City Code.
- All signs must conform to the City of Aurora sign code.
- Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking - Fire Lane."
- 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 Parks Department.
- 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 departments prior to the issuance of building permits.
- All landscaping for Phase I will be installed prior to issuance of certificate of occupancy.
- All building address numbers shall comply with Section 34-122 and 34-129 of the Aurora City Code.
- Rooftop mechanical units to be screened with parapet walls extending four feet above roof. Units enclosed in cabinets and protected with fire-rated doors. Units to be painted to match trim color.
- All compact car parking areas will be clearly designated for Compact Car Parking Only.
- 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, or cetera 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.
- Description of Architecture:  
A low profile community shopping center of a contemporary design with rich earth tone colors. Exterior materials include walls of integrally colored split-faced concrete block in a decorative pattern with standing seam metal roof elements of baked enamel finish in harmonious colors.
- Pad Building Architecture:  
Architecture of building pad will be reasonably compatible to the main buildings of the shopping center with respect to proportion, scale, texture and color. Layout and elevations to be submitted to City of Aurora for approval prior to application for building permit.
- Reciprocal parking and access easements are required on all parcels.
- Shops will be single story. Buildings as designated will be one and one-half stories.
- All improvements except those designated future phases, shall be developed during the initial phase of development.
- Minimum 4'0" detached sidewalk. Minimum 7'0" attached sidewalk.
- Meter location and sizing to be established at time of tenant finish.
- All crossings of Public Easements noted "Private Utility Crossing" are acknowledged by the undersigned as subject to the City of Aurora's use and occupancy of the Public Easement. The undersigned, successors, and assigns hereby indemnify the City of Aurora for any loss, damage or repair as may result from the installation, operation or maintenance of said Private Utility Crossing.
- All parking spaces to be striped.

### SITE DATA (CONT.)

Land area within property lines: 591,109 sq. ft. - 13.57 acres - 100%  
Number of Buildings: 5  
Total Building Coverage: 191,650 sq. ft. - 20.5%  
Total Building Coverage with expansion: 210,000 sq. ft. - 22.5%  
Hard-Surface area exclusive of buildings: 399,459 sq. ft. - 67%  
Area devoted to open space within site (61-14 City Code): 191,650 sq. ft. - 32%  
Present zoning classification: B-3  
Lot 1:  
Standard Stall = 9.25' x 17' or 19'  
Handicap Stall = 12' x 19'  
Aisle = 25'  
Lot 2 and 3:  
Standard Stall = 9.00' x 17' or 19'  
Handicap Stall = 7.5' x 19'  
Aisle = 25'  
All lot stalls are same dimensions

### LEGAL DESCRIPTION

Legal Descriptions: Lots 1, 2, and 3 Block 1, CUB AURORA PLAZA SUBDIVISION FILING NO. 1, City of Aurora, County of Arapahoe, State of Colorado.

### APPROVALS

Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This Plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this Plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this Plan may be permitted only upon approval of the City of Aurora.

In witness thereof, I, Irving Hook, have caused these presents executed this 25th day of November, AD 19 86.

By: Irving Hook (Principals or Owners) Corporate Seal

### NOTARIAL:

State of Colorado  
County of DENVER ) ss

The foregoing instrument was acknowledged before me this 25th day of November, AD 19 86, by IRVING HOOK.

Witness my hand and official seal

Irving Hook Notary Public Notary Seal

My commission expires 10/19/88 Notary/Business Address: # 900  
10065 E. HARVARD AVE.  
DENVER, CO. 80231

### CITY OF AURORA APPROVALS:

City Attorney: John M. Hagen Date: 12-22-86  
Planning Director: John M. Hagen Date: 12-17-86  
Planning Commission: John M. Hagen Date: 11-25-86  
City Council: John M. Hagen Date: 12/22/86  
Mayor: John M. Hagen  
Attest: Doreen L. Young City Clerk Date: 12-22-86

### RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of \_\_\_\_\_ County, Colorado at \_\_\_\_\_ o'clock \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_ AD, 19 \_\_\_\_\_ Clerk and Recorder:  
Deputy: \_\_\_\_\_

SEE SHEET C-3

### SITE DATA - TOTAL PARKING PROVIDED PHASE ONE 784

BUILDING	GROSS FLOOR AREA (S.F.)	PROPOSED USE	TYPE OF SIGN	SIGN AREA (S.F.)	NUMBER OF SPACES	SPACING (S.F.)	PARKING SPACES PROVIDED	PARKING SPACES REQUIRED (2)	PARKING SPACES PROVIDED
Cub Foods	62,000	Supermarket	Project I.D. & Wall	96 Sq. Ft. per side	Single with Mesoline	33 Ft.	5	279	279
Detail "A"	11,675	Retail	Monument & Wall	54 Sq. Ft. per side	Single	24 Ft.	1	53	53
Detail "B"	20,825	Retail	Wall		Single	24 Ft.	2	94	94
Existing Perimeter & Pedestrian	13,285	Restaurant & Night Club	Approved	Approved	Approved	Approved	Approved	135 (3)	135
VALERIE'S	11,645	Retail, with Drive-thru	Monument (1) & Wall (5)	234 Sq. Ft. TOTAL PER-FC. WALLS	Single	30 Ft.	1	60	60 Plus 4 H.C.
Phase I									
Phase II									
Phase III									
Phase IV									
Phase V									
Phase VI									
Phase VII									
Phase VIII									
Phase IX									
Phase X									
Phase XI									
Phase XII									
Phase XIII									
Phase XIV									
Phase XV									
Phase XVI									
Phase XVII									
Phase XVIII									
Phase XIX									
Phase XX									
Phase XXI									
Phase XXII									
Phase XXIII									
Phase XXIV									
Phase XXV									
Phase XXVI									
Phase XXVII									
Phase XXVIII									
Phase XXIX									
Phase XXX									

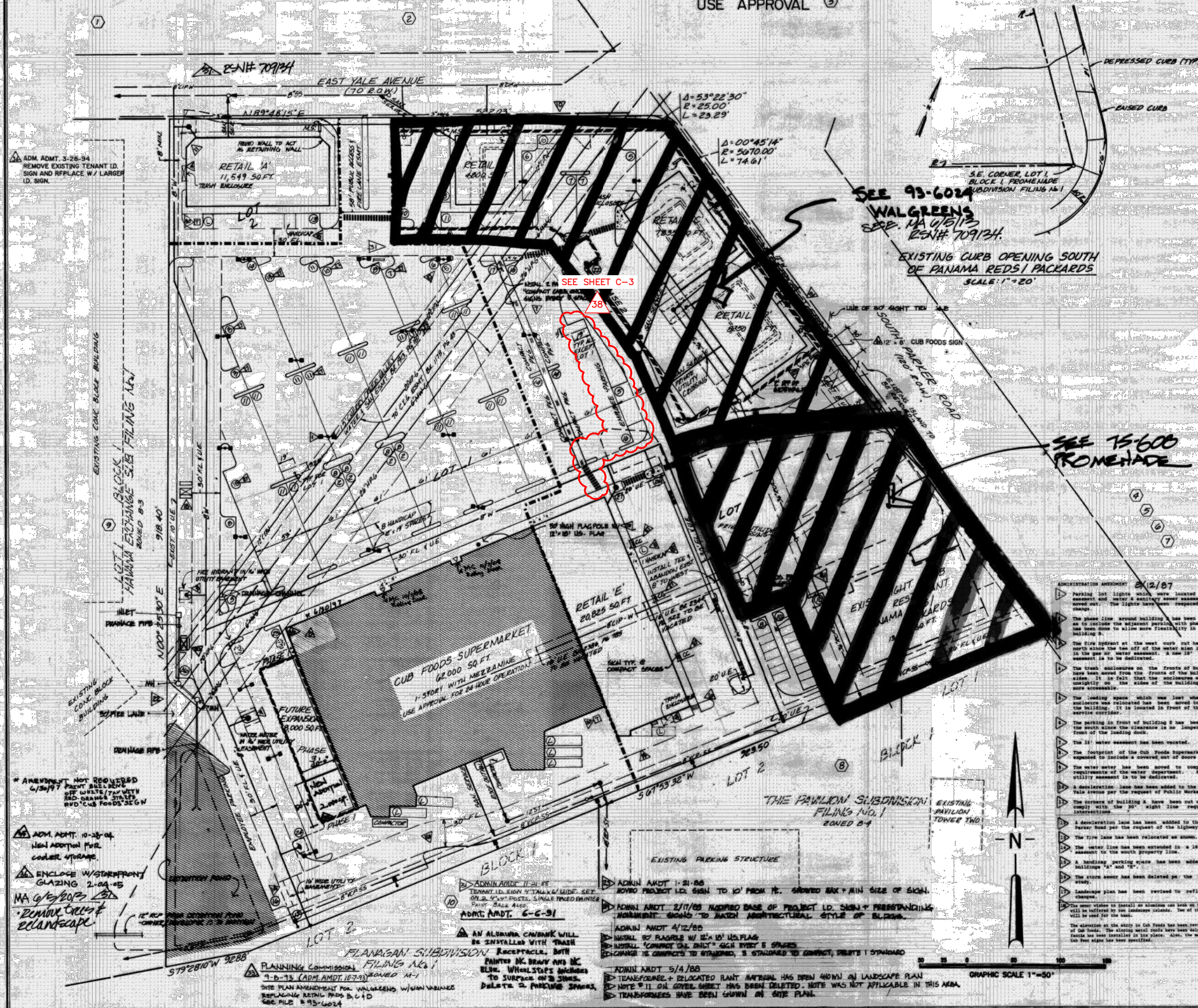
ADMINISTRATIVE AMENDMENT AUGUST 12, 1987  
OCTOBER 16, 1986 JUN 1988 SHEET 1 OF 2

**DENWEST CONSULTANTS, INC.**  
5667 West South Avenue, Lakewood, CO 80214 (303) 232-6999



# CUB AURORA PLAZA SITE PLAN

USE APPROVAL ③



## ADJACENT PROPERTY OWNERS

- ① Trans Continental Development, Inc.  
680 Casada  
Minneapolis, Minnesota 55410
- ② Duane T. Albrecht, Richard W. Foster & Tico's of Parker  
2011 South Bannock Street  
Denver, Colorado 80210
- ③ Arnold Goldblatt, Francis Friedman, &  
Chanucey D. Frisbie  
245 Columbine Street  
Denver, Colorado 80206
- ④ Edward T. & Priscilla Ghirardo  
& Albert W. Hanford  
836 Francisco Blvd. West  
San Rafael, California 94901
- ⑤ Shores Homeowners  
2955 South Lansing Way  
Aurora, Colorado 80014
- ⑥ Charles E. Dickson  
1121 Arlington Blvd., #743  
Arlington, Virginia 22209
- ⑦ Gary D. & Donna M. Whillack  
2796 South Kenton Court  
Aurora, Colorado 80014
- ⑧ Am-Car Real Estate  
c/o Barrington Management Company  
2001 South Barrington Avenue, #103  
Los Angeles, California 90025
- ⑨ Loup-Miller, Et. Al  
10065 East Harvard, #900  
Denver, Colorado 80231
- ⑩ Walt Flanagan  
363 West Evans Avenue  
Denver, Colorado 80223

## LEGEND

- EXIST. WATER (SIZE & TYPE)
- PROP. WATER
- EXIST. GAS (SIZE & TYPE)
- EXIST. TELEPHONE
- EXIST. ELECTRICAL
- EXIST. STORM SEWER (SIZE & TYPE)
- PROP. STORM SEWER
- EXIST. SAN SEWER (SIZE & TYPE)
- EXIST. INLET
- PROP. INLET
- EXIST. MANHOLE
- PROP. MANHOLE
- EXIST. FIRE HYDRANT
- PROP. FIRE HYDRANT
- PROP. LOT LIGHT
- CONC. WALK
- CROSS WALK
- LOADING ZONE
- PARKING SPACE COUNT
- BUILDING ENTRANCE
- FIRE LANE
- UTILITY EASEMENT
- DETENTION POND
- LOT LINE
- PHASE LINE
- ADJACENT PROPERTY OWNERS
- WATER METER
- SHOPPING CART CORRAL
- MONUMENT SIGN
- PROJECT I.D. SIGN

ADMINISTRATIVE AMENDMENT 8/12/87

Parking lot lights which were located in the gas easement and under a sanitary sewer easement have been moved out. The lights have been replaced due to this change.

The phase line around building 8 has been relocated so as to include the adjacent parking with phase two. This has been done to allow more flexibility in the design of building 8.

The fire hydrant at the west curb cut has been moved north since the toe off of the water main is not allowed in the gas or water easement. A new 18" wide utility easement is to be dedicated.

The trash enclosure on the fronts of buildings A & S have been moved from the fronts of the buildings to the sides. It is in fact that the enclosure will be less unsightly on the sides of the buildings and also be more accessible.

The loading space which was just when the trash enclosure was relocated has been moved to the front of the building. It is located in front of the door to a service corridor.

The parking in front of building 8 has been expanded to the south since the clearance is no longer required in front of the loading dock.

The 18" water easement has been vacated.

The footprint of the Cub Foods Supermarket has been expanded to include a covered, out of door sales area.

The water meter has been moved to comply with the requirements of the water department. A new 18" wide utility easement is to be dedicated.

A dedication lane has been added to the south side of Yale Avenue per the request of Public Works.

The corners of building 8 have been cut off at 45° to comply with the 30' sight line requirements for intersections.

A dedication lane has been added to the west side of Parker Road per the request of the Highway Department.

The fire lane has been relocated as shown.

The water line has been extended in a 18" wide utility easement to the south property line.

A handicap parking space has been added in front of buildings "A" and "E".

The storm sewer has been deleted per the final drainage study.

The landscape plan has been revised to reflect the above changes.

The meter vaults to install an aluminum can bank on the site. The bank will be utilized by the landscape architect. Two of the parking spaces will be used for the bank.

The elevation at the entry to Cub Foods has been revised per the request of Cub Foods. The existing metal rods have been deleted and a metal fence has been installed in its place. Also, the minimum size of the Cub Foods sign has been specified.

ADM. AMTDS 9-30-87

THE ADDITION OF ONE PERMANENT BLACK WELDED STEEL FRAME RATIO COVER WITH RED CANVAS COVERING FRAME, SIZE OF 55' LONG, 24' TO 26' WIDE AND 7' ABOVE EXISTING DECK. THE AWNING PROPOSED WILL NOT HAVE ANY SIGNS OR MARKINGS PLACED ON IT NOR WILL IT BE LIGHTED IN ANY WAY.

ADM. AMTDS 1-8-88

REVISED NOTE #8 ON SHEET 1 OF 2 TO ALLOW MECH UNITS WHICH ARE NOT SCREENED BY THE 4" HIGH BARRIER WALL TO BE PAINTED IN CABINET.

ADM. AMDT 1-6-88

LANDSCAPE ISLAND CHANGED TO PAINTED ISLAND LANDSCAPING RELOCATED WEST OF CUB FOODS

ADM. AMDT 1-6-88

RELOCATE CURB CUT ON THE WEST PROPERTY LINE TO THE SOUTH ADD NEW STORM INLET & PIPE. DELETE 2 PARKING SPACES. CHANGE TRASH ENCLOSURE GATES FROM STEEL TO CEDAR.

ADMINISTRATIVE AMENDMENT AUGUST 12, 1987

OCTOBER 15, 1988 JOB NO. 100,361 SHEET 2 OF 2

**ROBINSON ENGINEERING, INC.**  
3001 S. JAMAECA COURT  
AURORA, COLORADO 80014  
(303) 752-4823

ADM. AMT. 8/12/87, 1-3-91, 4-12-88, 1-8-88, 1-4-88, 6-6-91, 10-7-93, 3-28-94, 6/30/97, 10/1/98 add rolling doors. 1/MA 6/5/98 E&F 709134;

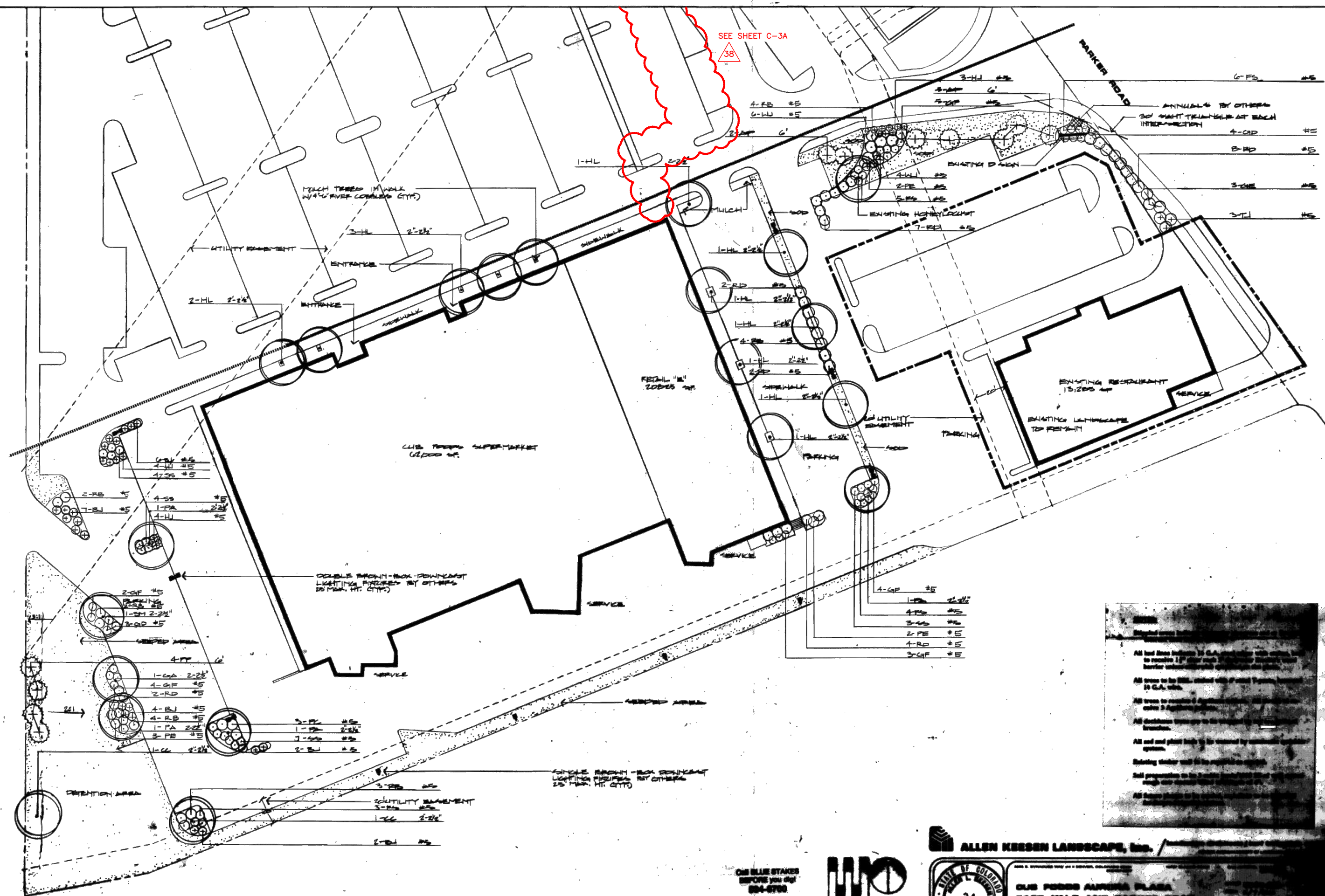
CUB AURORA PLAZA E&F 709134-1







SEE SHEET C-3A  
38



**NOTES**

- 1. All trees to be 10 G.A. and wider with mature form to provide 10' clear over 10' wide sidewalk. All trees to be 10' clear over 10' wide sidewalk.
- 2. All trees to be 10 G.A. and wider with mature form to provide 10' clear over 10' wide sidewalk.
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- 10. All trees to be 10 G.A. and wider with mature form to provide 10' clear over 10' wide sidewalk.

ON BLUE STAKES  
BEFORE YOU DIG!  
804-6700



**ALLEN KEESEN LANDSCAPE, INC.**



**CUB FOODS AURORA PLAZA**  
EAST YALE AND PARKER BLVD.  
AURORA, COLORADO  
LANDSCAPE PLAN

CUB FOODS AURORA PLAZA 80-000





# AURORA, CO - S PARKER ROAD

SITE ADDRESS:  
2767 S PARKER ROAD  
AURORA, CO 80014

SUBDIVISION: CUB AURORA PLAZA FILING #02  
TRT ID: 404915  
JB#: JB-80014500-00




3500 DEER CREEK ROAD  
PALO ALTO, CA 94304  
(650) 681-5000



Dewberry Engineers Inc.  
990 S. BROADWAY  
SUITE 400  
DENVER, CO 80209  
PHONE: 303.825.1802



SITE INFORMATION	APPLICABLE CODES	PROJECT DESCRIPTION	ZONING INFORMATION	DRAWING INDEX																																																
<p><b>PROPOSED SITE ADDRESS:</b> 2767 S PARKER ROAD AURORA, CO 80014</p> <p><b>PROPERTY OWNER:</b> PARKWOOD EQUITY LLC PARKER ZENITH LLC BRENTWOOD VENTURES LLC</p> <p><b>PARCEL ID:</b> APN: 1973-35-2-37-003</p> <p><b>POWER COMPANY:</b> XCEL ENERGY CONTACT: AMBER LEE EMAIL: AMBER.L.LEE@XCELENERGY.COM PHONE: 720-768-6729 REQUEST#: 02229763</p> <p><b>COUNTY:</b> ARAPAHOE COUNTY</p> <p><b>LATITUDE*:</b> 39° 39' 59.92" N *BASED ON GOOGLE EARTH</p> <p><b>LONGITUDE*:</b> 104° 51' 44.87" W *BASED ON GOOGLE EARTH</p> <p><b>CONTACT PROJECT MANAGER:</b> BRIAN GUTHRIDGE DEWBERRY ENGINEERS INC. (973) 434-1355 bguthridge@Dewberry.com</p>	<p>ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES: ARAPAHOE COUNTY, CO UNIFORM BUILDING &amp; ENERGY CODES, CONSISTENT WITH THE FOLLOWING CODES:</p> <p>2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE 2023 NATIONAL ELECTRICAL CODE (NEC)</p> <p>IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.</p>	<ul style="list-style-type: none"><li>INSTALL (1) UTILITY TRANSFORMER FOUNDATION</li><li>INSTALL (1) 2000A MCB SWITCHGEAR</li><li>INSTALL (4) TESLA SUPERCHARGER CABINETS</li><li>INSTALL (16) V4 TESLA CHARGE POSTS</li></ul> <p><b>CALL BEFORE YOU DIG</b></p> <p> COLORADO ONE CALL 811 OR 1-800-922-1987</p>	<p>AHJ: CITY OF AURORA</p> <p>PERMITTING AHJ: ARAPAHOE COUNTY</p> <p>APN: 1973-35-2-37-003</p>	<table><thead><tr><th>SHEET</th><th>NO.</th><th>SHEET TITLE</th></tr></thead><tbody><tr><td>T-1</td><td>01</td><td>TITLE SHEET</td></tr><tr><td>GN-1</td><td>02</td><td>GENERAL NOTES I</td></tr><tr><td>GN-2</td><td>03</td><td>GENERAL NOTES II</td></tr><tr><td>GN-3</td><td>04</td><td>AURORA, CO SPECIFIC NOTES</td></tr><tr><td>C-1</td><td>05</td><td>SITE PLAN</td></tr><tr><td>C-2</td><td>06</td><td>EXISTING CONDITIONS PLAN</td></tr><tr><td>C-3</td><td>07</td><td>EQUIPMENT/PARKING PLAN</td></tr><tr><td>C-3A</td><td>08</td><td>ACCESSIBILITY PLAN</td></tr><tr><td>C-3B</td><td>09</td><td>PROPOSED LANDSCAPING RESTORATION PLAN</td></tr><tr><td>C-4</td><td>10</td><td>CONSTRUCTION DETAILS I</td></tr><tr><td>C-5</td><td>11</td><td>CONSTRUCTION DETAILS II</td></tr><tr><td>C-6</td><td>12</td><td>CONSTRUCTION DETAILS III</td></tr><tr><td>C-7</td><td>13</td><td>CONSTRUCTION DETAILS IV</td></tr><tr><td>C-8</td><td>14</td><td>CONSTRUCTION DETAILS V</td></tr><tr><td>C-9</td><td>15</td><td>LANDSCAPING DETAILS</td></tr></tbody></table>	SHEET	NO.	SHEET TITLE	T-1	01	TITLE SHEET	GN-1	02	GENERAL NOTES I	GN-2	03	GENERAL NOTES II	GN-3	04	AURORA, CO SPECIFIC NOTES	C-1	05	SITE PLAN	C-2	06	EXISTING CONDITIONS PLAN	C-3	07	EQUIPMENT/PARKING PLAN	C-3A	08	ACCESSIBILITY PLAN	C-3B	09	PROPOSED LANDSCAPING RESTORATION PLAN	C-4	10	CONSTRUCTION DETAILS I	C-5	11	CONSTRUCTION DETAILS II	C-6	12	CONSTRUCTION DETAILS III	C-7	13	CONSTRUCTION DETAILS IV	C-8	14	CONSTRUCTION DETAILS V	C-9	15	LANDSCAPING DETAILS
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<p><b>CONTRACTOR NOTE</b></p> <p>CONTRACTOR SHALL COMPLETE INSTALL PER THE SIGNED AND SEALED SET OF DRAWINGS. ANY NECESSARY DEVIATIONS FROM THE DRAWINGS MUST BE SUBMITTED THROUGH AN RFI REQUEST PROCESS WITH ENGINEERING FOR AN APPROVAL PRIOR TO CONTRACTOR PROCEEDING WITH A DEVIATION OF THE SIGNED AND SEALED SET OF DRAWINGS.</p>																																																				

DRAWN BY: TK

CHECKED BY: BG

APPROVED BY: HWJ

PROJECT #: 50123704

JOB #: 50163502

CITY OF AURORA SUBMITTALS

REV.	DATE	DESCRIPTION

SITE NAME:  
AURORA, CO  
S PARKER ROAD  
(TRT ID: 404915)

SITE ADDRESS:  
2767 S PARKER ROAD,  
AURORA, CO 80014  
SUBDIVISION: CUB AURORA  
PLAZA FILING #02

SHEET 01 OF 15

SHEET TITLE  
TITLE SHEET

SHEET NUMBER  
T-1 38



GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:  
GENERAL CONTRACTOR(S) OR SUB-CONTRACTOR(S) – CIVIL CONTRACTOR AND/OR ELECTRICIAN CONTRACTOR  
PROJECT OWNER/CONSTRUCTION MANAGER – TESLA  
PROJECT HOST – LEGAL PROPERTY OWNER  
ENGINEER – DEWBERRY ENGINEERS INC.
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING THE GENERAL CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF PROJECT OWNER PRIOR TO THE COMMENCEMENT OF WORK.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. THE GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
4. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE THE INSTALLATION AS INDICATED ON THE DRAWINGS FOR A FULLY FUNCTIONAL CHARGING STATION AND COMPLETE PROJECT.
6. THE SUB-CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER’S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON DRAWINGS, THE GENERAL CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE PROJECT ENGINEER. ONLY WRITTEN APPROVALS SHALL BE DEEMED TO CONFIRM ANY SUCH CHANGES AS BEING APPROVED.
8. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT UNIQUE JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK.
9. THE GENERAL CONTRACTOR SHALL REVIEW ROUTING OF CONDUIT, POWER AND GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING PLAN DRAWING. THE GENERAL CONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONSTRUCTION MANAGER AND PROJECT HOST.
10. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE PROJECT HOST. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF GENERAL CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE CONSTRUCTION MANAGER IMMEDIATELY.
12. APPLICABLE BUILDING CODES:  
THE GENERAL CONTRACTORS WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.  
THE GENERAL CONTRACTOR WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:  
  
AMERICAN CONCRETE INSTITUTE (ACI) 318; BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE  
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)  
MANUAL OF STEEL CONSTRUCTION, ASD, FOURTEENTH EDITION
13. FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.
14. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
15. THE GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER GENERAL CONTRACTOR(S) AND/OR SUB-CONTRACTOR(S).
16. CONSTRUCTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMEN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE.
17. THE GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND GENERAL CONTRACTOR(S) AND/OR SUB-CONTRACTOR(S) TO THE SITE AND/OR BUILDING.
18. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
19. THE GENERAL CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
20. THE GENERAL CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE PROJECT HOST 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
21. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
22. THE GENERAL CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A OR 2-A:10-B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
23. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE PROJECT OWNER AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
24. GENERAL CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES AND ALL SPECIFIED CLOSE-OUT DOCUMENTATION TO THE PROJECT OWNER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
25. THE GENERAL CONTRACTOR SHALL LEAVE THE WORK AREA AND SURROUNDING PREMISES IN A CLEAN CONDITION.
26. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
27. NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.

SITE WORK NOTES:

PART 1 – GENERAL

- 1.1 REFERENCES:  
A. DOT (STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION–CURRENT EDITION).  
B. AASHTO (AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS)  
C. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS).  
D. OSHA (OCCUPATION SAFETY AND HEALTH ADMINISTRATION).
- 1.2 INSPECTION AND TESTING:  
A. FIELD TESTING OF EARTHWORK COMPACTION AND CONCRETE CYLINDERS SHALL BE PERFORMED BY AN INDEPENDENT TESTING LAB. THIS WORK IS TO BE COORDINATED BY THE GENERAL CONTRACTOR.  
  
B. ALL WORK SHALL BE INSPECTED AND VERIFIED FOR CONFORMANCE AND RELEASED BY THE ENGINEER WHO SHALL CARRY OUT THE GENERAL INSPECTION OF THE WORK WITH SPECIFIC CONCERN TO PROPER PERFORMANCE OF THE WORK AS SPECIFIED AND/OR CALLED FOR ON THE DRAWINGS. IT IS THE GENERAL CONTRACTOR(S) RESPONSIBILITY TO REQUEST TIMELY INSPECTIONS PRIOR TO PROCEEDING WITH FURTHER WORK THAT WOULD MAKE PARTS OF WORK INACCESSIBLE OR DIFFICULT TO INSPECT.
- 1.3 SITE MAINTENANCE AND PROTECTION:  
A. PROVIDE ALL NECESSARY JOB SITE MAINTENANCE FROM COMMENCEMENT OF WORK UNTIL COMPLETION OF THE CONTRACT.  
  
B. AVOID DAMAGE AND TAKE PROTECTIVE MEASURES TO THE SITE AND TO EXISTING FACILITIES, IMPROVEMENTS, STRUCTURES, PAVEMENTS, CURBS, AND LANDSCAPING DESIGNATED TO REMAIN. ANY DAMAGED PART SHALL BE REPAIRED AT SUB-CONTRACTOR(S) EXPENSE TO THE SATISFACTION OF THE PROJECT HOST.  
  
C. KEEP SITE FREE OF ALL PONDING OR STANDING WATER.  
  
D. PROVIDE EROSION CONTROL MEASURES, IF REQUIRED, SHALL BE IN ACCORDANCE WITH STATE DOT, LOCAL PERMITTING AGENCY AND EPA REQUIREMENTS.  
  
E. PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THEFT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.  
  
F. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE SUB-CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. THE GENERAL CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.  
  
G. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE PROJECT OWNER AND/OR LOCAL UTILITIES.  
  
H. EXISTING UTILITIES: DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE PROJECT HOST OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY THE PROJECT HOST AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.  
  
I. PROVIDE A MINIMUM 48-HOUR NOTICE TO THE PROJECT HOST AND RECEIVE WRITTEN NOTICE TO PROCEED BEFORE INTERRUPTING ANY UTILITY SERVICE.  
  
J. SOD PLANTED IN THE FALL MUST ESTABLISH ITS ROOTS BEFORE THE FIRST WINTER FROST. DETERMINE WHEN THE FIRST FROST USUALLY OCCURS, AND PLANT THE SOD NO LATER THAN ONE MONTH BEFORE THE FIRST FROST. IF THE CONSTRUCTION IS FINISHED LATER THAN ONE MONTH BEFORE THE FIRST FROST, USE STRAW UNTIL SOD CAN BE INSTALLED.  
  
K. THE GENERAL CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS, RUBBISH, DEBRIS, STUMPS, STICKS, AND STONES.  
  
L. THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH DEBRIS FROM THE SITE ON A DAILY BASIS.  
  
M. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT TREES, VEGETATION, AND ROOT SYSTEMS DURING CONSTRUCTION.  
  
N. CONTRACTOR TO COORDINATE POST CONSTRUCTION LANDSCAPING FINISHES WITH OWNER AND TESLA.

PART 2 – PRODUCTS

- 2.1 GRANULAR BACKFILL: SHALL MEET THE FOLLOWING GRADATION:

SIEVE SIZE	TOTAL PERCENT PASSING
1-1/2 INCH	100
1 INCH	75 TO 100
3/4 INCH	80 TO 100
3/8 INCH	35 TO 75
NO. 4	30 TO 60
NO. 30	7 TO 30
NO. 200	3 TO 15

- 2.2 GRANULAR BEDDING AND TRENCH BACKFILL: WELL-GRADED SAND MEETING THE GRADATION REQUIREMENTS OF ASTM D2487 (SE OR SW-SM).

- 2.3 ALL STRUCTURAL BACKFILL AND SUBBASE UNDER SLABS SHALL BE SELECT STRUCTURAL FILL MEETING THE GRADATION AND SOUNDNESS REQUIREMENTS IN ACCORDANCE WITH THE FOLLOWING:

SIEVE SIZE	TOTAL PERCENT PASSING
4 INCH	100
NO. 40	0 TO 70
NO. 200	0 TO 40

- 2.4 MATERIALS SHALL BE SUBSTANTIALLY FREE OF SHALE OR OTHER SOFT, POOR DURABILITY PARTICLES. IF TESTING IS ELECTED BY PROJECT OWNER, MATERIAL WITH A MAGNESIUM SULFATE SOUNDNESS LOSS EXCEEDING 30% WILL BE REJECTED.

- 2.5 COARSE AGGREGATE FOR SUBBASE COURSE SHALL CONFORM TO ASTM D2940.

- 2.6 UNSUITABLE MATERIAL: HIGH AND MODERATELY PLASTIC SILTS AND CLAYS (LL>45). MATERIAL CONTAINING REFUSE, FROZEN LUMPS, DEMOLISHED BITUMINOUS MATERIAL, VEGETATIVE MATTER, WOOD, STONES IN EXCESS OF 3 INCHES IN ANY DIMENSION, AND DEBRIS AS DETERMINED BY THE ENGINEER. TYPICALLY THESE WILL BE SOILS CLASSIFIED BY ASTM AS PT, MH, CH, OH, ML, AND OL.

PART 3 – EXECUTION

- 3.1 GENERAL:  
A. BEFORE STARTING GENERAL SITE PREPARATION ACTIVITIES, INSTALL EROSION AND SEDIMENT CONTROL MEASURES. THE WORK AREA SHALL BE CONSTRUCTED AND MAINTAINED IN SUCH CONDITION THAT IN THE EVENT OF A RAIN EVENT, NO SEDIMENT WILL LEAVE THE WORK SITE.  
  
B. BEFORE ALL SURVEY, LAYOUT, STAKING, AND MARKING, ESTABLISH AND MAINTAIN ALL LINES, GRADES, ELEVATIONS AND BENCHMARKS NEEDED FOR EXECUTION OF THE WORK.  
  
C. CLEAR AND GRUB THE AREA WITHIN THE LIMITS OF THE SITE. REMOVE TREES, BRUSH, STUMPS, RUBBISH AND OTHER DEBRIS AND VEGETATION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE SITE AREA TO BE CLEARED.  
  
D. REMOVE THE FOLLOWING MATERIALS TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE ORIGINAL GROUND SURFACE: ROOTS, STUMPS, AND OTHER DEBRIS, BRUSH, AND REFUSE EMBEDDED IN OR PROTRUDING THROUGH THE GROUND SURFACE, RAKE, DISK OR PLOW THE AREA TO A DEPTH OF NO LESS THAN 6 INCHES, AND REMOVE TO A DEPTH OF 12 INCHES ALL ROOTS AND OTHER DEBRIS THEREBY EXPOSED.  
  
E. REMOVE TOPSOIL MATERIAL COMPLETELY FROM THE SURFACE UNTIL THE SOIL NO LONGER MEETS THE DEFINITION OF TOPSOIL. AVOID MIXING TOPSOIL WITH SUBSOIL OR UNDESIRABLE MATERIALS.

- F. EXCEPT WHERE EXCAVATION TO GREATER DEPTH IS INDICATED, FILL DEPRESSIONS RESULTING FROM CLEARING, GRUBBING AND DEMOLITION WORK COMPLETELY WITH GRANULAR FILL.

- G. REMOVE FROM THE SITE AND DISPOSE IN AN AUTHORIZED LANDFILL ALL DEBRIS RESULTING FROM CLEARING AND GRUBBING OPERATIONS. BURNING WILL NOT BE PERMITTED.

- H. PRIOR TO EXCAVATING, THOROUGHLY EXAMINE THE AREA TO BE EXCAVATED AND/OR TRENCHED TO VERIFY THE LOCATIONS OF FEATURES INDICATED ON THE DRAWINGS AND TO ASCERTAIN THE EXISTENCE AND LOCATION OF ANY STRUCTURE, UNDERGROUND STRUCTURE, OR OTHER ITEM NOT SHOWN THAT MIGHT INTERFERE WITH THE PROPOSED CONSTRUCTION. NOTIFY THE ENGINEER OF ANY OBSTRUCTIONS THAT WILL PREVENT ACCOMPLISHMENT OF THE WORK AS INDICATED ON THE DRAWINGS.

- I. SEPARATE AND STOCK PILE ALL EXCAVATED MATERIALS SUITABLE FOR BACKFILL. ALL EXCESS EXCAVATED AND UNSUITABLE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.

- J. DURING EXCAVATION, THE SUB-CONTRACTOR SHALL PROVIDE SHORING, SHEETING, AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF EXCAVATION.

- K. WHEN DIRECTIONAL BORING IS REQUIRED, SUB-CONTRACTOR SHALL INSTALL A LOOSE TONING WIRE WITHIN INSTALLED CONDUIT TO ALLOW FOR IDENTIFICATION OF UNDERGROUND CONDUITS.

3.2 BACKFILL:

- A. AS SOON AS PRACTICAL, AFTER COMPLETING CONSTRUCTION OF THE RELATED STRUCTURE, INCLUDING EXPIRATION OF THE SPECIFIED MINIMUM CURING PERIOD FOR CAST-IN-PLACE CONCRETE, BACKFILL THE EXCAVATION WITH SPECIFIED MATERIAL TO RESTORE THE REQUIRED FINISHED GRADE.

- B. PRIOR TO PLACING BACKFILL AROUND STRUCTURES, ALL FORMS SHALL BE REMOVED AND THE EXCAVATION CLEANED OF ALL TRASH, DEBRIS, AND UNSUITABLE MATERIALS.

- C. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW, OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

- D. BACKFILL BY PLACING AND COMPACTING SUITABLE BACKFILL MATERIAL OR SELECT GRANULAR BACKFILL MATERIAL WHEN REQUIRED IN UNIFORM HORIZONTAL LAYERS OF NO GREATER THAN 12-INCHES LOOSE THICKNESS AND COMPACTED. WHERE HAND OPERATED COMPACTORS ARE USED, FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12-INCHES IN LOOSE DEPTH AND COMPACTED.

- E. THOROUGHLY COMPACT EACH LAYER OF BACKFILL TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS ESTABLISHED BY THE STANDARD PROCTOR TEST, ASTM D 698.

- F. WHENEVER THE DENSITY TESTING INDICATES THAT THE SUB-CONTRACTOR(S) HAS NOT OBTAINED THE SPECIFIED DENSITY, THE SUCCEEDING LAYER SHALL NOT BE PLACED UNTIL THE SPECIFICATION REQUIREMENTS ARE MET UNLESS OTHERWISE AUTHORIZED BY THE CONSTRUCTION MANAGER. THE SUB-CONTRACTOR SHALL TAKE WHATEVER APPROPRIATE ACTION IS NECESSARY, SUCH AS DISKING AND DRYING, ADDING WATER, OR INCREASING THE COMPACTIVE EFFORT TO MEET THE MINIMUM COMPACTION REQUIREMENTS.

- G. THE SUB-CONTRACTOR SHALL OBTAIN GRAB SAMPLES OF SUFFICIENT QUANTITY TO PROVIDE TO LAB FOR PURPOSE OF DETERMINING MAX DRY DENSITY. ALL LOOSE AND/OR ORGANIC MATERIAL SHALL BE REMOVED PRIOR TO PREPARATION OF THE AREA FOR PLACEMENT OF STRUCTURAL BACKFILL. OVERALL PLAN AREA OF WORK SHALL EXTEND 3'-0" MINIMUM BEYOND THE FINAL DIMENSIONS.

- H. SCARIFY THE EXISTING SOILS TO A DEPTH OF 6" AND RE-COMPACT USING A VIBRATING PLATE OR TAMPER, ANY SOFT AREAS SHALL BE OVEREXCAVATED 12" AND BACKFILLED WITH MATERIALS AND COMPACTION REQUIREMENTS SHOWN ON THE DRAWINGS.

- I. PLACEMENT AND COMPACTION OF STRUCTURAL BACKFILL AND SUBBASE SHALL BE IN 12" LIFTS. EXCAVATE FOR THE FOOTING EDGE AS SHOWN ON THE DRAWINGS.

3.3 TRENCHING EXCAVATION:

- J. UTILITY TRENCHES SHALL BE EXCAVATED TO THE LINES AND GRADES SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE GENERAL CONTRACTOR. PROVIDE SHORING, SHEETING AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF THE TRENCH WALLS.

- K. EXTEND THE TRENCH WIDTH A MINIMUM OF 6 INCHES BEYOND THE OUTSIDE EDGE OF THE OUTERMOST CONDUIT.

- L. WHEN SOFT YIELDING, OR OTHERWISE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, EXCAVATE THE REQUIRED TRENCH TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE REQUIRED ELEVATION, THEN BACKFILL WITH 12" OF GRANULAR MATERIAL.

3.4 TRENCHING BACKFILL:

- A. PROVIDE GRANULAR BEDDING MATERIAL IN ACCORDANCE WITH THE DRAWINGS AND THE UTILITY REQUIREMENTS.

- B. NOTIFY THE ENGINEER 24 HOURS IN ADVANCE OF BACKFILLING.

- C. CONDUCT UTILITY CHECK TESTS BEFORE BACKFILLING. BACKFILL AND COMPACT TRENCH BEFORE ACCEPTANCE TESTING.

- D. PLACE GRANULAR BACKFILL UNIFORMLY ON BOTH SIDES OF THE CONDUITS IN 6-INCH UNCOMPACTED LIFTS UNTIL 12 INCHES OVER THE CONDUITS. SOLIDLY RAM AND TAMP BACKFILL INTO SPACE AROUND CONDUITS AND HAUNCHES.

- E. PROTECT CONDUIT FROM LATERAL MOVEMENT, IMPACT DAMAGE, OR UNBALANCED LOADING.

- F. ABOVE THE CONDUIT EMBEDMENT ZONE, PLACE AND COMPACT SATISFACTORY BACKFILL MATERIAL IN 12-INCH MAXIMUM LOOSE THICKNESS LIFTS TO RESTORE THE REQUIRED FINISHED SURFACE GRADE.

- G. COMPACT FINAL TRENCH BACKFILL TO A DENSITY EQUAL TO OR GREATER THAN THAT OF THE EXISTING UNDISTURBED MATERIAL IMMEDIATELY ADJACENT TO THE TRENCH BUT NO LESS THAN A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS ESTABLISHED BY THE STANDARD PROCTOR TEST, ASTM D 698.

- H. PER LOCAL REGULATORY AUTHORITY AND AS APPLICABLE, ALL TRENCHES IN PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.

3.5 FINISH GRADING:

- A. PERFORM ALL GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SMOOTH, EVEN SURFACE DRAINAGE OF THE ENTIRE AREA WITHIN THE LIMITS OF CONSTRUCTION. GRADING SHALL MATCH SURROUNDING TOPOGRAPHY AND STRUCTURES.

- B. UTILIZE GRANULAR FILL RESULTING FROM THE EXCAVATION WORK IN THE CONSTRUCTION OF FILLS, EMBANKMENTS AND FOR REPLACEMENT OF REMOVED UNSUITABLE MATERIALS.

- C. REPAIR ALL ACCESS ROADS AND SURROUNDING AREAS USED DURING THE COURSE OF THIS WORK TO THEIR ORIGINAL OR BETTER CONDITION.

- D. AREAS OF THE PROJECT HOST’S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE EQUIPMENT OR PARKING/DRIVING AREAS SHALL BE GRADED TO A UNIFORM SLOPE AND STABILIZED TO PREVENT EROSION.

3.6 ASPHALT PAVING ROAD:

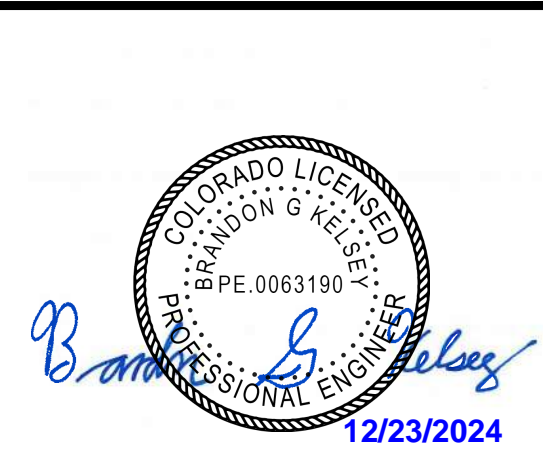
- A. AASHTO  
B. STATE SPECIFIC ASPHALT SPECIFICATIONS FOR HIGHWAYS  
C. THE SUB-CONTRACTOR IS RESPONSIBLE FOR RE-STRIPING AND APPLYING SEALCOATING, UNLESS OTHERWISE SPECIFIED.



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DRAWN BY: TK

CHECKED BY: BG

APPROVED BY: HWJ

PROJECT #: 50123704

JOB #: 50163502

CITY OF AURORA SUBMITTALS

REV.	DATE	DESCRIPTION

SITE NAME:  
AURORA, CO  
S PARKER ROAD  
(TRT ID: 404915)

SITE ADDRESS:  
2767 S PARKER ROAD,  
AURORA, CO 80014  
SUBDIVISION: CUB AURORA  
PLAZA FILING #02

SHEET 02 OF 15

SHEET TITLE

GENERAL NOTES I

SHEET NUMBER

GN-1





ELECTRICAL NOTES:

1. THE GENERAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS. ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, SUB-CONTRACTOR SHALL NOTIFY THE PROJECT HOST AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE PROJECT HOST HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.

2. THE GENERAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. ALL EXISTING CONDITIONS OF ELECTRICAL EQUIPMENT, LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE SUB-CONTRACTOR, PRIOR TO THE SUBMITTAL OF HIS BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE THE SUBCONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.

3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC AND ALL CODES AND LOCAL ORDINANCES OF THE LOCAL POWER COMPANIES HAVING JURISDICTION AND SHALL INCLUDE BUT NOT BE LIMITED TO:

UL – UNDERWRITERS LABORATORIES

NEC – NATIONAL ELECTRICAL CODE

NEMA – NATIONAL ELECTRICAL MANUFACTURERS ASSOC.

OSHA – OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION

SBC – STANDARD BUILDING CODE

NFPA – NATIONAL FIRE PROTECTION ASSOCIATION

4. DO NOT SCALE ELECTRICAL DRAWINGS, REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, AND CONFIRM WITH ENGINEER ANY SIZES AND LOCATIONS WHEN NEEDED.

5. EXISTING SERVICES: THE GENERAL CONTRACTOR SHALL NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE PROJECT HOST.

6. THE GENERAL CONTRACTOR SHALL PAY FOR ANY/ALL PERMITS, FEES, INSPECTIONS AND TESTING. THE GENERAL CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO THE WORK BEGINNING OR ORDERING EQUIPMENT.

7. THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL, UNLESS OTHERWISE SPECIFIED BY CONSTRUCTION MANAGER OR BY PROJECT DEVELOPER.

8. THE GENERAL CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE PROJECT HOST'S CONFIRMATION, ETC. ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.

9. CONDUCTORS: THE CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER OR ALUMINUM WITH TYPE (THWN-2) INSULATION, 600 VOLT, COLOR CODED UNLESS SPECIFIED DIFFERENTLY ON DRAWINGS.

10. ALL (THWN-2) WIRING INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

11. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.

12. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER. SUB-CONTRACTOR IS TO PROVIDE ALL ELECTRICAL EQUIPMENT UNLESS OTHERWISE DIRECTED.

13. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL SUB-CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND SUBJECT TO REGULATORY INSPECTION AND APPROVAL BY THE CONSTRUCTION MANGER.

14. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.

15. THE GENERAL CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.

16. THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN.

17. ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.

18. MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IEEE.

19. GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURES CATALOG INFORMATION OF ANY/ALL LIGHTING FIXTURES, SWITCHES AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.

20. ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE CONTRACTOR(S) RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE CONSTRUCTION MANAGER UPON FINAL ACCEPTANCE.

21. THE SUBCONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES.

22. DISCONNECT SWITCHES SHALL BE H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.

23. ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND SUCH AS "NOALOX" BY IDEAL INDUSTRIAL INC. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED ALUMINUM & COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED – NO SUBSTITUTIONS.

24. ALL EXTERIOR AND INTERIOR ABOVE GROUND CONDUIT SHALL BE RIGID GALVANIZED STEEL UNLESS SPECIFIED OTHERWISE. RACEWAYS: ALL CONDUITS SHALL BE SCHEDULE 40 EMT MEETING OR EXCEEDING NEMA TC2 – 1990 UNLESS SPECIFIED OTHERWISE. THE SUB-CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS – 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 3 FT. RADIUS. EMT CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH 'BRITE ZINC' OR 'GOLD GALV'.

25. SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.

26. CONNECTORS FOR POWER CONDUCTORS: SUB-CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.

27. THE SUB-CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRIC".

28. WHEN DIRECTIONAL BORING IS REQUIRED, SUB-CONTRACTOR SHALL INSTALL A LOOSE TONING WIRE WITHIN INSTALLED CONDUIT TO ALLOW FOR IDENTIFICATION OF UNDERGROUND CONDUITS.

29. ALL BOLTS SHALL BE STAINLESS STEEL.

30. ALL MATERIALS AND EQUIPMENT SUPPLIED AND INSTALLED BY THE SUBCONTRACTOR SHOULD BE NEW AND UNUSED.

31. PER NEC 625.22 – THE USER INTERFACE (CHARGE POST) IS CONTROLLED BY THE ELECTRICAL EQUIPMENT (SUPERCHARGER CABINET) AND THE FOLLOWING PRECAUTIONS HAVE BEEN TAKEN TO ENSURE THE SAFETY OF CUSTOMERS AND THOSE AROUND THE EQUIPMENT. BEFORE ANY VOLTAGE OR CURRENT IS APPLIED TO THE CHARGE POST, THE CABINET MUST COMMUNICATE WITH THE TESLA VEHICLE. THERE IS A 'HANDSHAKE' BETWEEN THE CAR AND THE CABINET CONFIRMING THAT THE VEHICLE IS ACTUALLY A TESLA AND THAT THE VEHICLE CAN HANDLE THE SUPERCHARGING. VOLTAGE IS THEN APPLIED TO THE POWER SOCKETS IN THE CHARGE POST AND ONCE THE VOLTAGE READING FROM THE CAR IS VERIFIED AS THE SAME IN THE CHARGING CABINET, THEN CURRENT BEGINS TO FLOW. IF AT ANY POINT IN THIS PROCESS A FAULT IS DETECTED, THE CHARGING WILL STOP IMMEDIATELY, WITHIN A MATTER OF MILLISECONDS. DURING THE NORMAL CHARGING CYCLE, IF ANY FAULT OR IRREGULARITY IS DETECTED, THE CHARGING WILL AGAIN STOP WITHIN MILLISECONDS OF DETECTION. BEYOND THIS LOGIC PROTECTION, THERE IS PHYSICAL PROTECTION FROM OVER-CURRENT OR OVER-VOLTAGE WITHIN EACH OF THE CHARGERS. BEYOND THAT, FAST ACTING FUSES ALSO PROTECT THE VEHICLE OUTPUTS FROM OUTPUTTING TOO HIGH OF A CURRENT.
- REINFORCED CONCRETE NOTES:
1. DESIGN AND CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING APPLICABLE CODES: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"; ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".

2. DO NOT USE RETEMPERED CONCRETE, OR ADD WATER TO READY-MIX CONCRETE AT THE JOB SITE. MIX DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLACING CONCRETE.

3. ANY NEW CONCRETE NEEDED FOR THE CONSTRUCTION SHALL BE AIR-ENTRAINED AND SHALL HAVE 4000 PSI STRENGTH AT 28 DAYS (UNLESS OTHERWISE NOTED). ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH ACI 318 CODE REQUIREMENTS.

4. MAXIMUM AGGREGATE SIZE SHALL BE 3/4".

5. THE FOLLOWING MATERIALS SHALL BE USED:

PORTLAND CEMENT:ASTM C 150, TYPE I

REINFORCEMENT:ASTM A 615, GRADE 60

NORMAL WEIGHT AGGREGATE:ASTM C 33

WATER:DRINKABLE

ADMIXTURES:NON-CHLORIDE CONTAINING

6. REINFORCING DETAILS SHALL BE IN ACCORDANCE WITH "DETAILING MANUAL-2004 PUBLICATION SP-66" AND "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI-318-08.

7. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B"; ALL HOOKS SHALL BE STANDARD, UNO.

8. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

CONCRETE CAST AGAINST EARTH:3 IN.

CONCRETE EXPOSED TO EARTH OR WEATHER:

#6 AND LARGER2 IN.

#5 AND SMALLER & WWF1-1/2 IN.

CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:SLAB AND WALL3/4 IN.

BEAMS AND COLUMNS1-1/2 IN.

9. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

10. INSTALLATION OF CONCRETE ANCHOR, SHALL BE PER MANUFACTURERS WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE.

11. CURING COMPOUNDS SHALL CONFORM TO ASTM C-309.

12. ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN ACI-301.

13. DO NOT WELD OR TACKWELD REINFORCING STEEL.

14. ALL DOWELS, ANCHOR BOLTS, EMBEDDED STEEL, ELECTRICAL CONDUITS, PIPE SLEEVES, GROUNDS AND ALL OTHER EMBEDDED ITEMS AND FORMED DETAILS SHALL BE IN PLACE BEFORE START OF CONCRETE PLACEMENT.

15. LOCATE ADDITIONAL EXPANSION JOINTS REQUIRED TO FACILITATE CONSTRUCTION AS ACCEPTABLE TO ENGINEER. PLACE REINFORCEMENT CONTINUOUSLY THROUGH JOINT.

16. REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.

17. PLACE CONCRETE IN A UNIFORM MANNER TO PREVENT THE FORMATION OF COLD JOINTS AND OTHER PLANES OF WEAKNESS. VIBRATE THE CONCRETE TO FULLY EMBED REINFORCING. DO NOT USE VIBRATORS TO TRANSPORT CONCRETE THROUGH CHUTES OR FORMWORK.

18. DO NOT PLACE CONCRETE IN WATER, ICE, OR ON FROZEN GROUND.

19. DO NOT ALLOW CONCRETE SUBBASE TO FREEZE DURING CONCRETE CURING AND SETTING PERIOD, OR FOR A MINIMUM OF 14 DAYS AFTER PLACEMENT.

20. MAINTAIN TEMPERATURE OF CAST IN PLACE CONCRETE BETWEEN 50 DEGREES AND 90 DEGREES FAHRENHEIT. FOR COLD-WEATHER AND HOT-WEATHER CONCRETE PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS. IN EITHER CASE, MATERIALS CONTAINING CHLORIDE, CALCIUM, SALTS, ETC. SHALL NOT BE USED. PROTECT FRESH CONCRETE FROM WEATHER FOR 7 DAYS MINIMUM.

21. UNLESS INDICATED OTHERWISE ON THE DRAWINGS, REINFORCEMENT SPLICES SHALL MEET CLASS B, TENSION LAP REQUIREMENTS IN ACCORDANCE WITH ALL PROVISIONS OF ACI 318 LATEST EDITION, UNLESS NOTED OTHERWISE.

22. PROVIDE ACCESSORIES NECESSARY TO PROPERLY SUPPORT REINFORCING.
- TRAFFIC MANAGEMENT NOTES:
1. ALL TEMPORARY CONTROL WORK SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND ALL REVISIONS, UNLESS SUPERCEDED BY THESE PLANS.

2. ALL SIGN LEGENDS, BORDERS, AND MOUNTING SHALL BE IN ACCORDANCE WITH THE MUTCD.

3. TEMPORARY CONSTRUCTION SIGNING AND ALL OTHER TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF ANY WORK.

4. TEMPORARY CONSTRUCTION SIGNING, BARRICADES, AND ALL OTHER NECESSARY WORK ZONE TRAFFIC CONTROL DEVICES SHALL BE REMOVED FROM THE HIGHWAY OR COVERED WHEN THEY ARE NOT REQUIRED FOR CONTROL OF TRAFFIC.

5. SIGNS AND SIGN SUPPORTS LOCATED ON OR NEAR THE TRAVELED WAY, CHANNELIZING DEVICES, BARRIERS, AND CRASH ATTENUATORS MUST PASS THE CRITERIA SET FORTH IN NCHRP REPORT 350, "RECOMMENDED PROCEDURES FOR THE SAFETY PERFORMANCE EVALUATION OF HIGHWAY FEATURES" AND/OR "MANUAL FOR ASSESSING SAFETY HARDWARE" (MASH).

6. CONTRACTORS SHALL NOTIFY THE OWNER AND ALL TENANTS OF THIS PROPERTY AT LEAST 24 HOURS IN ADVANCE OF THE START OF ANY WORK THAT WILL REQUIRE THE TEMPORARY CLOSURE OF ACCESS, SUCH AS CONDUIT INSTALLATION, EXISTING PAVEMENT EXCAVATION, TEMPORARY DRIVEWAY PAVEMENT PLACEMENT, AND SIMILAR OPERATIONS.

7. THE FIRST FIVE PLASTIC DRUMS OF A TAPER SHALL BE MOUNTED WITH TYPE A LIGHTS.

8. MAXIMUM SPACING OF TRAFFIC DEVICES IN A TAPER (DRUMS OR CONES) IS EQUAL IN FEET TO THE SPEED LIMIT IN MPH.

9. MINIMUM LANE WIDTH IS TO BE 11 FEET (3.3m) UNLESS OTHERWISE SHOWN. MINIMUM LANE WIDTH TO BE MEASURED FROM THE EDGE OF DRUMS OR MEDIAN BARRIER.

10. EXISTING PEDESTRIAN ACCESS SHALL BE MAINTAINED AT ALL TIMES THROUGH A COMBINATION OF PEDESTRIAN DETOURS OR PROTECTED SAFE ROUTES. ALL PEDESTRIAN ROUTES SHALL MEET APPLICABLE ACCESSIBILITY REQUIREMENTS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC THROUGHOUT CONSTRUCTION AT THIS LOCATION. THE CONTRACTOR SHALL INSTALL TEMPORARY TRAFFIC SIGNS, DRUMS, CONES, OR OTHER TRAFFIC CONTROL DEVICES TO DIRECT VEHICLES AND PEDESTRIANS AROUND THE WORK ZONE.
- HORIZONTAL DIRECT DRILLING NOTES:
1. THE WORK SPECIFIED IN THIS SECTION CONSISTS OF FURNISHING AND INSTALLING UNDERGROUND UTILITIES USING THE DIRECTIONAL BORING (HORIZONTAL DIRECTIONAL DRILLING, HDD) METHOD OF INSTALLATION, ALSO COMMONLY REFERRED TO AS GUIDED HORIZONTAL BORING. THIS WORK SHALL INCLUDE ALL SERVICES, EQUIPMENT, MATERIALS, AND LABOR FOR THE COMPLETE AND PROPER INSTALLATION, TESTING, RESTORATION OF UNDERGROUND UTILITIES AND ENVIRONMENTAL PROTECTION AND RESTORATION.

2. WORK PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MUST SUBMIT TO THE ENGINEER A GENERAL WORK PLAN OUTLINING THE PROCEDURE AND SCHEDULE TO BE USED TO EXECUTE THE PROJECT. PLAN SHOULD DOCUMENT THE THOUGHTFUL PLANNING REQUIRED TO SUCCESSFULLY COMPLETE THE PROJECT.

3. ENVIRONMENTAL PROTECTION: CONTRACTOR SHALL PLACE SILT FENCE BETWEEN ALL BORING OPERATIONS AND ANY DRAINAGE, WETLAND, WATERWAY OR OTHER AREA DESIGNATED FOR SUCH PROTECTION BY CONTRACT DOCUMENTS, STATE, FEDERAL AND LOCAL REGULATIONS. ADDITIONAL ENVIRONMENTAL PROTECTION NECESSARY TO CONTAIN ANY HYDRAULIC OR BORING FLUID SPILLS SHALL BE PUT IN PLACE, INCLUDING BERMS, LINERS, TURBIDITY CURTAINS AND OTHER MEASURES. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE ENVIRONMENTAL REGULATIONS. FUEL OR OIL MAY NOT BE STORED IN BULK CONTAINERS WITHIN 200' OF ANY WATER-BODY OR WET-LAND.

4. UTILITY LOCATES: CONTRACTOR SHALL NOTIFY ALL COMPANIES WITH UNDERGROUND UTILITIES IN THE WORK AREA VIA THE STATE OR LOCAL "ONE-CALL" TO OBTAIN UTILITY LOCATES. ONCE THE UTILITIES HAVE BEEN LOCATED CONTRACTOR SHALL PHYSICALLY IDENTIFY THE EXACT LOCATION OF THE UTILITIES BY VACUUM OR HAND EXCAVATION, WHEN POSSIBLE, IN ORDER TO DETERMINE THE ACTUAL LOCATION AND PATH OF ANY UNDERGROUND UTILITIES WHICH MIGHT BE WITHIN 20 FEET OF THE BORE PATH. CONTRACTOR SHALL NOT COMMENCE BORING OPERATIONS UNTIL THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE WORK AREA HAVE BEEN VERIFIED.

5. SAFETY: CONTRACTOR SHALL ADHERE TO ALL APPLICABLE STATE, FEDERAL AND LOCAL SAFETY REGULATIONS AND ALL OPERATIONS SHALL BE CONDUCTED IN A SAFE MANNER. SAFETY MEETINGS SHALL BE CONDUCTED AT LEAST WEEKLY WITH A WRITTEN RECORD OF ATTENDANCE AND TOPIC SUBMITTED TO ENGINEER.

6. SITE RESTORATION: FOLLOWING BORING OPERATIONS, CONTRACTOR WILL DE-MOBILIZE EQUIPMENT AND RESTORE THE WORK-SITE TO ORIGINAL CONDITION. ALL EXCAVATIONS WILL BE BACKFILLED AND COMPACTED TO 95% OF ORIGINAL DENSITY. LANDSCAPING WILL BE RESTORED TO ORIGINAL.

7. RECORD KEEPING: CONTRACTOR SHALL MAINTAIN A DAILY PROJECT LOG OF BORING OPERATIONS AND A GUIDANCE SYSTEM LOG WITH A COPY GIVEN TO ENGINEER AT COMPLETION OF PROJECT. AS-BUILT DRAWINGS SHALL BE CERTIFIED AS TO ACCURACY BY CONTRACTOR.
- SITE PLAN NOTES:
1. 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."

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

3. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/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.

4. 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.

5. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
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- DRAWN BY: TK
- CHECKED BY: BG
- APPROVED BY: HWJ
- PROJECT #: 50123704
- JOB #: 50163502
- | CITY OF AURORA SUBMITTALS |      |             |
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| REV.                      | DATE | DESCRIPTION |
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- SITE NAME:  
AURORA, CO  
S PARKER ROAD  
(TRT ID: 404915)  
  
SITE ADDRESS:  
2767 S PARKER ROAD,  
AURORA, CO 80014  
SUBDIVISION: CUB AURORA  
PLAZA FILING #02
- SHEET 03 OF 15
- SHEET TITLE  
  
GENERAL NOTES II
- SHEET NUMBER  
  
GN-2
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CITY OF AURORA, CO CIVIL PLAN 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 CONFIRM TO CITY OF AURORA "ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS," LATEST EDITION.
3. ALL WATER DISTRIBUTION, SANITARY SEWER, AND STORM DRAINAGE 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 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. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION, CONTACT UTILITY NOTIFICATION CENTER OF COLORADO, 1–800–9222–1987 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 CONSULTANT'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON–SITE, AND OFF–SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATION NEEDED DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS EITHER ON–SITE OR OFF–SITE, WHICH ARISE IN THE FIELD, WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY. THE COST TO RECTIFY ANY ADVERSE SITUATION TO MEET THE CITY STANDARDS AND SPECIFICATIONS AND THE CITY CODE SHALL BE BORNE SOLELY BY THE DEVELOPER.
9. THE OWNER/DEVELOPER MUST OBTAIN THE WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER(S) PRIOR TO ANY OFF–SITE GRADING OR CONSTRUCTION.
10. CONCRETE SHALL NOT BE PLACED UNTIL THE FORMS HAVE BEEN INSPECTED BY PUBLIC IMPROVEMENTS INSPECTIONS.
11. PAVING OF PUBLIC STREETS SHALL NOT START UNTIL A SOIL REPORT AND PAVEMENT DESIGN IS APPROVED BY THE CITY ENGINEER, PROOF ROLLING, AND SUBGRADE AND TRENCH COMPACTION TESTS TAKEN BY THE DEVELOPER'S GEOTECH ARE APPROVED BY PUBLIC IMPROVEMENTS INSPECTIONS/MATERIALS LAB.
12. STANDARD CITY OF AURORA CURB RAMPS SHALL BE CONSTRUCTED AT ALL CURB RETURNS, AT ALL "T" INTERSECTIONS AND AT ALL CURBSIDE KIOSKS OR CLUSTERS, UNLESS OTHERWISE MODIFIED BY THESE PLANS.
13. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
14. ALL ELEVATIONS ARE TOP OF CURB UNLESS OTHERWISE NOTED.
15. THE CITY OF AURORA SHALL NOT BE LIABLE FOR THE MAINTENANCE OF THE TESLA SUPER CHARGER AT 2767 S PARKER ROAD. THESE FACILITIES MAY NOT MEET CITY STANDARDS AND SHALL REMAIN IN PRIVATE MAINTENANCE BY TESLA IN PERPETUITY. THESE PRIVATE FACILITIES INCLUDE, IF PROVIDED, THE PRIVATE UNDERDRAIN SYSTEM PLACED WITHIN THE PUBLIC RIGHT–OF–WAY.
16. 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.
17. THE PUBLIC 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 PUBLIC STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREETLIGHT 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 SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DIVISION. 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. IT IS THE DEVELOPER'S/OWNER'S RESPONSIBILITY TO CONTACT XCEL ENERGY TO INITIATE AND OBTAIN ELECTRICAL SERVICE FOR ANY NEW DEVELOPMENT/REDEVELOPMENT DURING THE PLAN REVIEW PROCESS.
18. THE OWNER/CONTRACTOR MUST OBTAIN A C.D.P.S. STORM WATER DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, IF REQUIRED.
19. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE ARMY CORP OF ENGINEERS FOR WETLAND MITIGATION OR WORK WITHIN THE WATERS OF THE U.S., IF REQUIRED. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO PROVIDE A COPY OF THE ARMY CORP OF ENGINEER'S 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.
20. ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, UNLESS OTHERWISE NOTED BY THE CITY OF AURORA.
21. PRIVATE UNDERDRAIN SYSTEMS FOR GROUNDWATER DISCHARGES FROM FOUNDATION DRAINS SHALL BE OWNED AND MAINTAINED BY THE METRO DISTRICT.
22. PROJECT SHALL COMPLY WITH UTILITY ENGINEERING INVESTIGATION AND DOCUMENTING REQUIREMENTS PER CRS 9–1.5–101 ET SEQ., AS AMENDED, WHEN THE PROJECT INCLUDES EXCAVATION. BY STAMPING THE PLAN THE ENGINEER OF RECORD IS CERTIFYING THE PLAN MEETS THE STANDARDS ESTABLISHED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS' ASCE 38 STANDARD, LATEST PUBLICATION, FOR DEFINING THE ACCURACY OF A FACILITY OR UTILITY. PROJECT SHALL COMPLY WITH AURORA WATER STANDARDS AND SPECIFICATIONS, LATEST EDITION, WHEN THE PROJECT INCLUDES EXCAVATION, INCLUDING BUT NOT LIMITED TO INSTALLATION OF ELECTRONICALLY TRACEABLE MARKERS OR BEING TRACEABLE BY APPROVED ELECTRONIC METHODS FOR ALL SUBSURFACE UTILITIES
23. 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 AURORA WATER ENGINEERING SERVICES MANAGER, OR DESIGNEE.
24. PROPOSED PROJECT PHASING SHALL BE INCLUDED IN THE CIVIL PLANS. THE PHASING PLAN SHALL INCLUDE A DESCRIPTIVE NARRATIVE FOR EACH PHASE ALONG WITH PLAN VIEW.

24. PROPOSED PROJECT PHASING SHALL BE INCLUDED IN THE CIVIL PLANS. THE PHASING PLAN SHALL INCLUDE A DESCRIPTIVE NARRATIVE FOR EACH PHASE ALONG WITH PLAN VIEW.
25. CRITICAL TRAFFIC CONTROL AREAS, AS IDENTIFIED BY THE TRAFFIC MANAGER DURING CIVIL PLAN REVIEW, ARE CIRCUMSTANCES THAT DEVELOP RESULTING FROM TEMPORARY MODIFICATIONS TO THE ROADWAY NETWORK. CRITICAL TRAFFIC CONTROL AREAS CAN INCLUDE, BUT ARE NOT LIMITED TO:

– LANE CLOSURES RESULTING IN REDUCTION IN VEHICLES CAPACITY GREATER THAN 50%,

– PROXIMITY TO INTERSECTIONS, ACCESS DRIVES, RAIL LINES,

– LOCATIONS WITH HIGHER MULTIMODAL MOVEMENTS, OR

– OTHER SPECIAL CIRCUMSTANCES.

WHEN IDENTIFIED, THE CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS (TCPS) TO THE CITY THROUGH THE PUBLIC IMPROVEMENT PERMIT APPLICATION PROCESS FOR THE CITY'S REVIEW AS SOON AS POSSIBLE OR A MINIMUM OF FOUR WEEKS IN ADVANCE OF CONSTRUCTION. IN ADDITION, AS PART OF THE PUBLIC IMPROVEMENT PERMIT AND TCP, THE CONTRACTOR MAY BE REQUIRED TO PROVIDE ADVANCE NOTICE (MINIMUM TWO WEEKS) TO NEARBY IMPACTED USERS. NOTIFICATIONS BY THE CONTRACTOR MAY BE REQUIRED TO NEIGHBORING RESIDENCES, BUSINESSES, OR IMPACTED OPERATIONS OF EMERGENCY RESPONSE ENTITIES (LAW ENFORCEMENT, FIRE, AND MEDICAL), TRANSIT, DELIVERY COMPANIES, ETC., AS DETERMINED BY THE TRAFFIC MANAGER AT TIME OF THE TCP REVIEW.

26. THE CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE (ROADWAY AS SHOWN IN THE INFRASTRUCTURE SITE PLANS) MUST BE APPROVED PRIOR TO ISSUANCE OF ADJACENT BUILDING PERMITS. CONSTRUCTION SHOWN ON CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY/CERTIFICATE OF OCCUPANCY (TCO/CO) PER THE PUBLIC IMPROVEMENT PLAN (PIP).

27. ENSURE THAT THE PROVISIONS OF CRS 37–92–602, AS AMENDED BY SENATE BILL 15–212, REGARDING NOTIFICATION OF DOWNSTREAM WATER RIGHTS HOLDERS ARE UPHELD.
- CITY OF AURORA, CO SWMP 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.

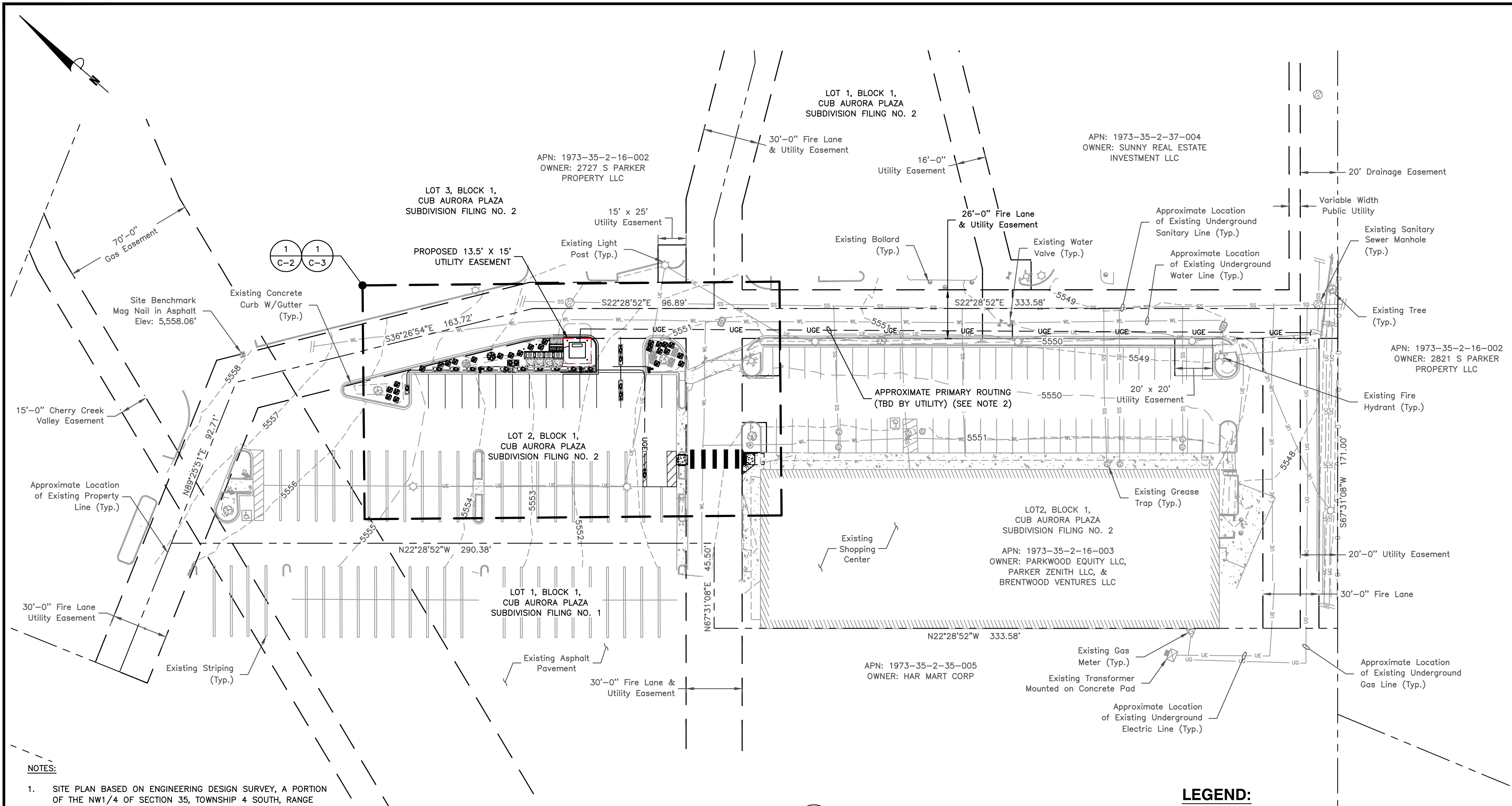
7. THE DISCHARGING OF CEMENT, CONCRETE, OR MORTAR FROM READY MIX DELIVERY TRUCKS, PUMP TRUCKS, BATCH PLANTS OR SMALL MECHANICAL MIXERS DIRECTLY ONTO PAVED SURFACES OR DISTURBED GROUND HAVING NO CONTAINMENT IS PROHIBITED. THE DISPOSAL OF ANY LIQUID WASTES OR WASH WATER FROM ANY OPERATIONS SUCH AS PAINTING, 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, SAW CUTTING 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.
- | VARIANCES TO THE CITY OF AURORA ROADWAY DESIGN AND CONSTRUCTION SPECIFICATION MANUAL |           |        |                    |                                                      |
|--------------------------------------------------------------------------------------|-----------|--------|--------------------|------------------------------------------------------|
| YEAR OF ADOPTED CODE                                                                 | REFERENCE | REASON | REQUESTED VARIANCE | VARIANCE FROM WHICH STANDARD DETAILS OR REQUIREMENTS |
| NOTE: NO VARIANCES                                                                   |           |        |                    |                                                      |
- | VARIANCES TO THE CITY OF AURORA WATER – WATER, SANITARY SEWER & STORM DRAINAGE INFRASTRUCTURE STANDARDS & SPECIFICATION |           |        |                    |                                                      |
|-------------------------------------------------------------------------------------------------------------------------|-----------|--------|--------------------|------------------------------------------------------|
| YEAR OF ADOPTED CODE                                                                                                    | REFERENCE | REASON | REQUESTED VARIANCE | VARIANCE FROM WHICH STANDARD DETAILS OR REQUIREMENTS |
| NOTE: NO VARIANCES                                                                                                      |           |        |                    |                                                      |
- 
- 3500 DEER CREEK ROAD  
PALO ALTO, CA 94304  
(650) 681-5000
- 
- Dewberry Engineers Inc.  
990 S. BROADWAY  
SUITE 400  
DENVER, CO 80209  
PHONE: 303.825.1802
- 
- DRAWN BY: TK
- CHECKED BY: BG
- APPROVED BY: HWJ
- PROJECT #: 50123704
- JOB #: 50163502
- CITY OF AURORA SUBMITTALS
- | REV. | DATE | DESCRIPTION |
|------|------|-------------|
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- SITE NAME:  
AURORA, CO  
S PARKER ROAD  
(TRT ID: 404915)
- SITE ADDRESS:  
2767 S PARKER ROAD,  
AURORA, CO 80014  
SUBDIVISION: CUB AURORA  
PLAZA FILING #02
- SHEET 04 OF 15
- SHEET TITLE  
AURORA, CO  
SPECIFIC NOTES
- SHEET NUMBER
- GN–3
-



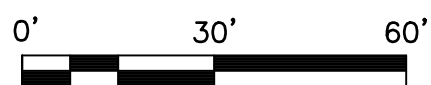


NOTES:

1. SITE PLAN BASED ON ENGINEERING DESIGN SURVEY, A PORTION OF THE NW1/4 OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 67 WEST, SIXTH P.M. CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO BY CLARK LAND SURVEYING, INC. DATED 06/28/23.
2. UTILITY CONNECTION TO BE MADE UNDER XCEL ENERGY STANDARDS, CONFIRM FINAL DESIGN PRIOR TO CONSTRUCTION, XCEL ENERGY WORK ORDER 02229763.
3. EXISTING UNDERGROUND UTILITIES LOCATED WITHIN AREA OF PROPOSED TRENCH & EQUIPMENT SITE AREA TO BE HAND DUG AND RELOCATED AS REQUIRED.
4. EXISTING CUSTOMER OWNED ELECTRICAL & TELCO CONDUIT & EQUIPMENT TO BE RELOCATED AS NEEDED DURING CONSTRUCTION.
5. EXISTING STORM DRAIN INLETS TO BE COVERED WITH SILT BAG DURING CONSTRUCTION.
6. CONTRACTOR TO LOCATE NATURAL GAS PIPING PRIOR TO CONSTRUCTION. ALL PROPOSED ELECTRICAL CONDUITS & ELECTRICAL EQUIPMENT TO BE KEPT A MINIMUM OF 5'-0" FROM GAS LINE.
7. CONTRACTOR TO CONFIRM ADA/ACCESSIBLE STRIPING & ASSOCIATED STALLS HAVE <2% GRADE IN ALL DIRECTIONS.
8. CONTRACTOR TO SEED & STRAW ALL DISTURBED AREA WITHIN 7 DAYS OF COMPLETION OF LAND DISTURBING ACTIVITIES.
9. CONTRACTOR TO PROTECT EXISTING TREES IN PLACE WHERE POSSIBLE. ANY TREES DAMAGED OR REMOVED DURING CONSTRUCTION TO BE REPLACED IN KIND IN ACCORDANCE WITH AHJ REQUIREMENTS.

SITE PLAN

SCALE: 1"=60' FOR 11"x17"  
1"=30' FOR 22"x34"



1

LEGEND:

	SITE BENCHMARK		SANITARY LINE (UNDERGROUND)
	SANITARY MANHOLE		WATER LINE (UNDERGROUND)
	GREASE TRAP		GAS LINE (UNDERGROUND)
	FIRE HYDRANT		ELECTRIC LINE (UNDERGROUND)
	WATER VALVE		COMMUNICATION LINE (UNDERGROUND)
	IRRIGATION CONTROL VALVE		CHAIN LINK FENCE
	WATER MANHOLE		SHRUB LINE
	LIGHT POLE		TREE DRIP EDGE
	ELECTRIC TRANSFORMER		CONCRETE AREA
	GAS METER		PROPERTY LINE
	GAS MARKER		
	HANDICAP PARKING		
	CONIFEROUS TREE		
	DECIDUOUS TREE		
	LANDSCAPED AREA		
	BOLLARD		
	SIGN		
	UNKNOWN TERMINUS		



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(650) 681-5000



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990 S. BROADWAY  
SUITE 400  
DENVER, CO 80209  
PHONE: 303.825.1802



DRAWN BY: TK

CHECKED BY: BG

APPROVED BY: HWJ

PROJECT #: 50123704

JOB #: 50163502

CITY OF AURORA SUBMITTALS

REV.	DATE	DESCRIPTION

SITE NAME:  
AURORA, CO  
S PARKER ROAD  
(TRT ID: 404915)

SITE ADDRESS:  
2767 S PARKER ROAD,  
AURORA, CO 80014  
SUBDIVISION: CUB AURORA  
PLAZA FILING #02

SHEET 05 OF 15

SHEET TITLE

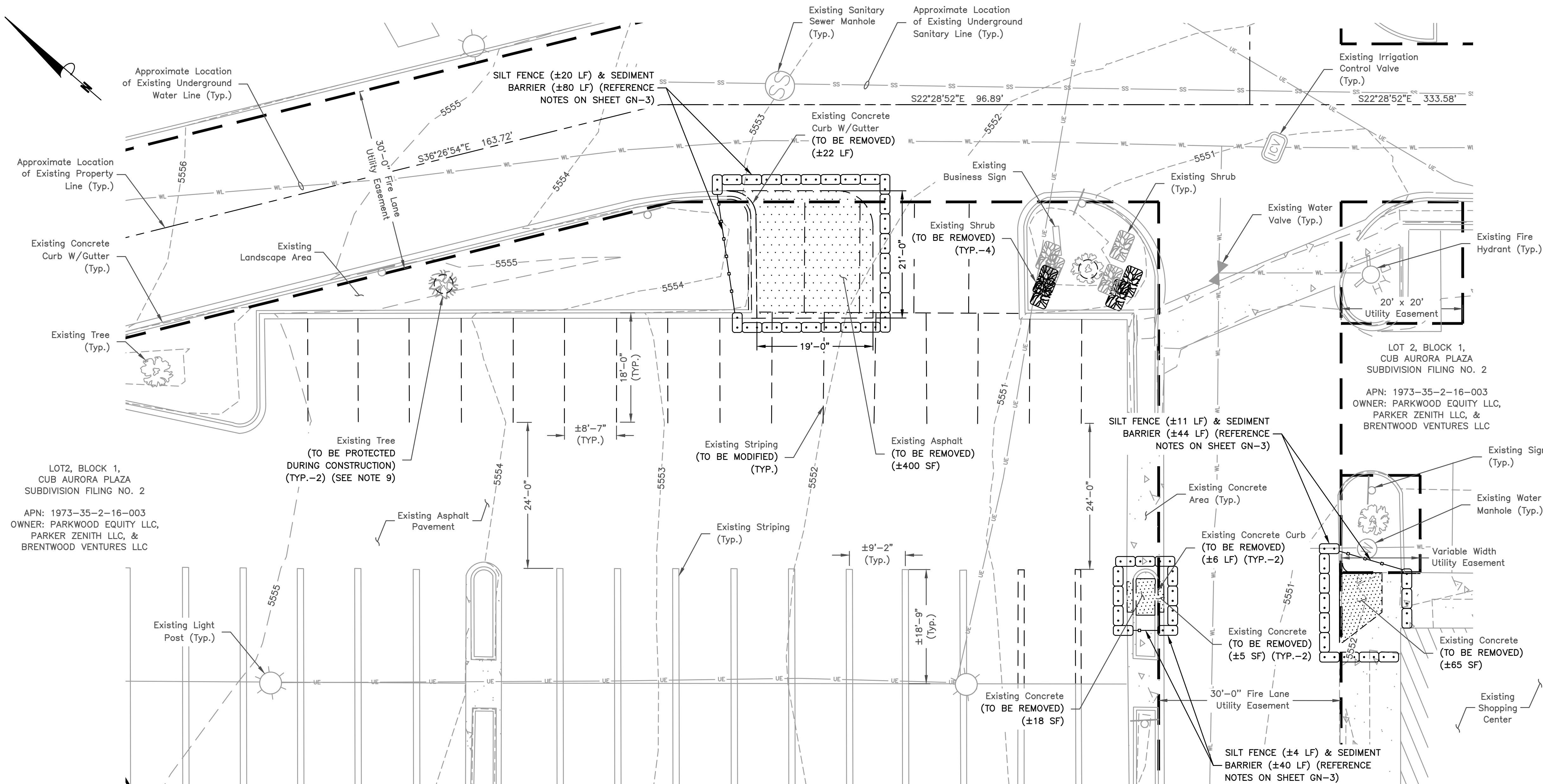
SITE PLAN

SHEET NUMBER

C-1

38





- NOTES:
- SITE PLAN BASED ON ENGINEERING DESIGN SURVEY, A PORTION OF THE NW1/4 OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 67 WEST, SIXTH P.M. CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO BY CLARK LAND SURVEYING, INC. DATED 06/28/23.
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### EXISTING CONDITIONS PLAN 1

SCALE: 1"=20' FOR 11"x17"  
1"=10' FOR 22"x34"

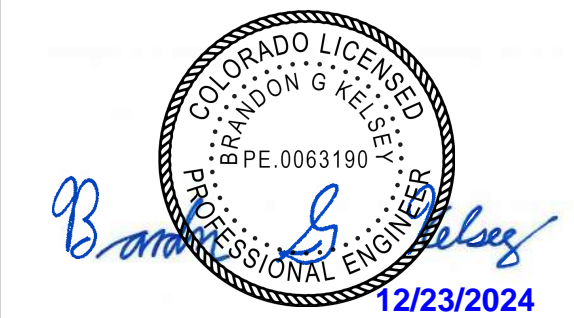
0' 10' 20'



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(650) 681-5000



Dewberry Engineers Inc.  
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SUITE 400  
DENVER, CO 80209  
PHONE: 303.825.1802



DRAWN BY: TK

CHECKED BY: BG

APPROVED BY: HWJ

PROJECT #: 50123704

JOB #: 50163502

### CITY OF AURORA SUBMITTALS

REV.	DATE	DESCRIPTION

SITE NAME:  
AURORA, CO  
S PARKER ROAD  
(TRT ID: 404915)

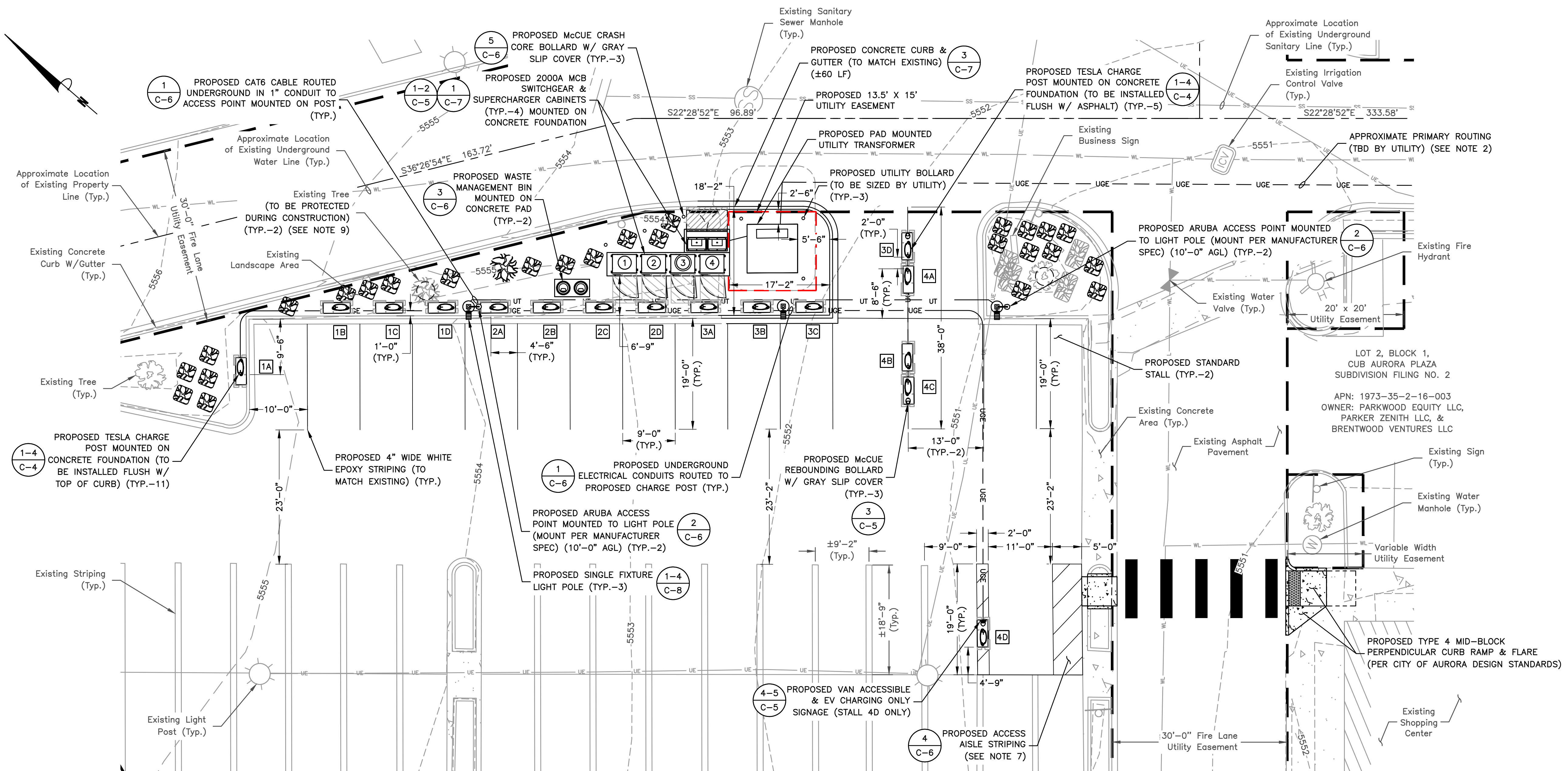
SITE ADDRESS:  
2767 S PARKER ROAD,  
AURORA, CO 80014  
SUBDIVISION: CUB AURORA  
PLAZA FILING #02

SHEET 06 OF 15

SHEET TITLE  
EXISTING CONDITIONS  
PLAN

SHEET NUMBER  
C-2 38





**EQUIPMENT/PARKING PLAN**  
SCALE: 1"=20' FOR 11"x17"  
1"=10' FOR 22"x34"  
0' 10' 20'

- SITE PLAN NOTES:**
- MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
  - THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS 4% WITH A RESULTANT MAXIMUM SLOPE OF 10%.
  - THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2%.
  - THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED 2%. THE MAXIMUM LONGITUDINAL SLOPE ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED 5%.

LEGEND	
①	TESLA 'STAR POINT' SUPERCHARGER
③	TESLA 'STAR CENTER' SUPERCHARGER
1A	TESLA CHARGE POST
T	V4 CABLE TERMINUS

PARKING STALL SCHEDULE	
DESCRIPTION	QUANTITY
EXISTING STALLS (TO BE MODIFIED)	24
PROPOSED EV STALLS*	17
ADDITIONAL NON-EV STALLS	2
NET PARKING STALL CHANGE	-5
NET CHANGE IN REQUIRED OFF STREET PARKING**	-32

\* (15) TOTAL STANDARD TESLA CHARGING STALLS & (1) TOTAL ADA TESLA CHARGING STALLS, FOR A TOTAL OF (16) CHARGING STALLS. PER COLORADO GENERAL ASSEMBLY BILL HB23-1233, EACH ADA EV CHARGING STALL SHALL COUNT TOWARDS (2) STALLS FOR SITE PARKING COUNT. (15) STANDARD CHARGING STALLS + (2) ADDITIONAL STALLS FOR THE (1) ADA EV CHARGING STALL = (17) TOTAL STALLS.

\*\* NET CHANGE IN REQUIRED OFF STREET PARKING PER AURORA DEVELOPMENT ORDINANCE SECTION 146-4.6.4.

- NOTES:**
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3500 DEER CREEK ROAD  
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(650) 681-5000

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DENVER, CO 80209  
PHONE: 303.825.1802

DRAWN BY:	TK
CHECKED BY:	BG
APPROVED BY:	HWJ
PROJECT #:	50123704
JOB #:	50163502

REV.	DATE	DESCRIPTION

SITE NAME:  
AURORA, CO  
S PARKER ROAD  
(TRT ID: 404915)

SITE ADDRESS:  
2767 S PARKER ROAD,  
AURORA, CO 80014  
SUBDIVISION: CUB AURORA  
PLAZA FILING #02

SHEET 07 OF 15

SHEET TITLE  
**EQUIPMENT/PARKING  
PLAN**

SHEET NUMBER  
**C-3**





3500 DEER CREEK ROAD  
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DRAWN BY: TK

CHECKED BY: BG

APPROVED BY: HWJ

PROJECT #: 50123704

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CITY OF AURORA SUBMITTALS

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2767 S PARKER ROAD,  
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SUBDIVISION: CUB AURORA  
PLAZA FILING #02

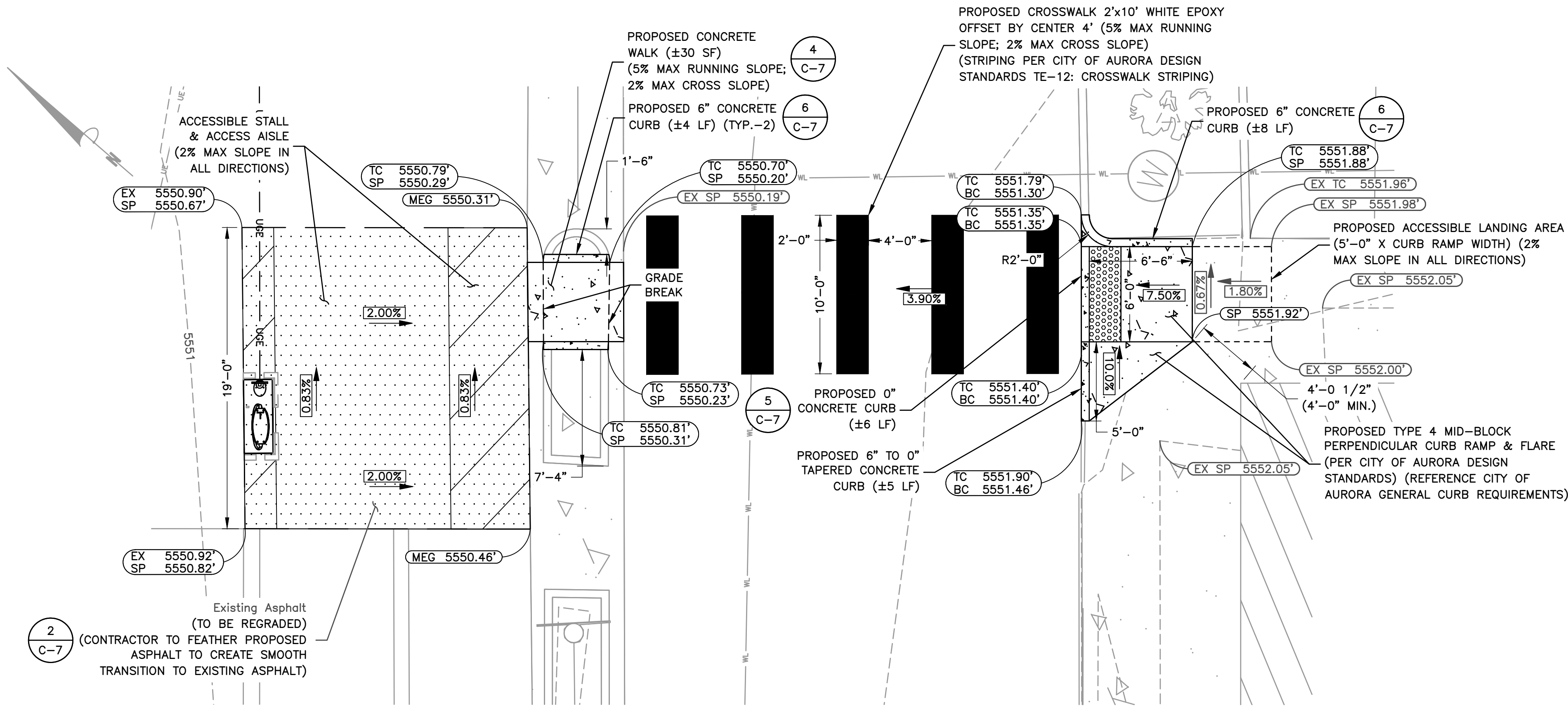
SHEET 08 OF 15

SHEET TITLE

ACCESSIBILITY PLAN

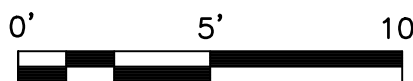
SHEET NUMBER

C-3A



ACCESSIBILITY PLAN

SCALE: 1"=10' FOR 11"x17"  
1"=5' FOR 22"x34"



GRADING LEGEND

— 12 —	Existing Contour
SP 50.00'	PROPOSED SPOT ELEVATION
EX	EXISTING
MEG	MATCH EXISTING GRADE
SP	SPOT GRADE
TC	TOP OF CURB
BC	BOTTOM OF CURB
2.00%	PROPOSED GRADING FLOW ARROW

NOTES:

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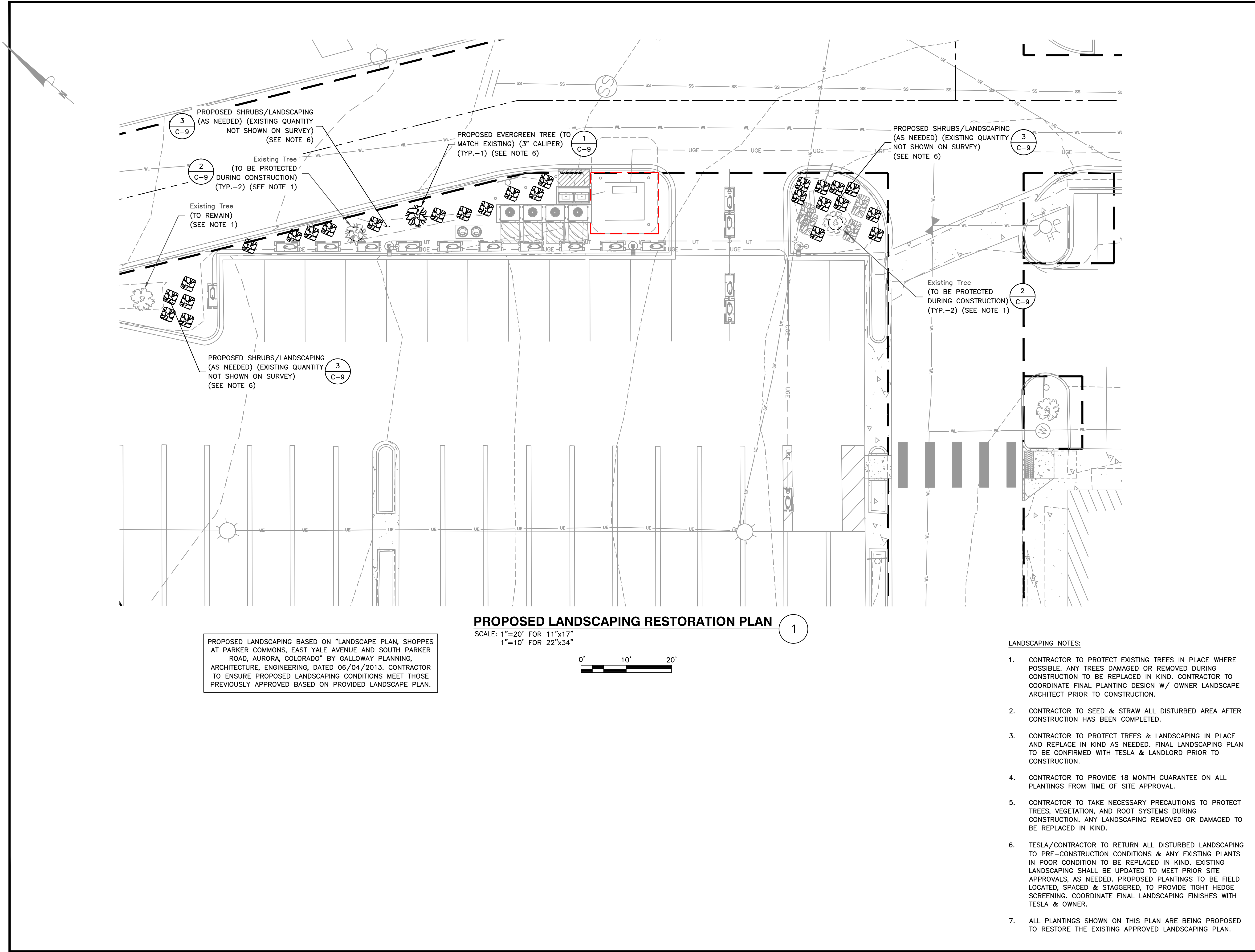
ACCESSIBILITY NOTE:

- IF THE SLOPES INSTALLED EXCEED ADA REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR ANY DEMO & REGRADING NECESSARY TO MEET ADA REQUIREMENTS.

SITE PLAN NOTES:

- MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS 4% WITH A RESULTANT MAXIMUM SLOPE OF 10%.
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990 S. BROADWAY  
SUITE 400  
DENVER, CO 80209  
PHONE: 303.825.1802



DRAWN BY: TK

CHECKED BY: BG

APPROVED BY: HWJ

PROJECT #: 50123704

JOB #: 50163502

CITY OF AURORA SUBMITTALS

REV.	DATE	DESCRIPTION

SITE NAME:  
AURORA, CO  
S PARKER ROAD  
(TRT ID: 404915)

SITE ADDRESS:  
2767 S PARKER ROAD,  
AURORA, CO 80014  
SUBDIVISION: CUB AURORA  
PLAZA FILING #02

SHEET 09 OF 15

SHEET TITLE

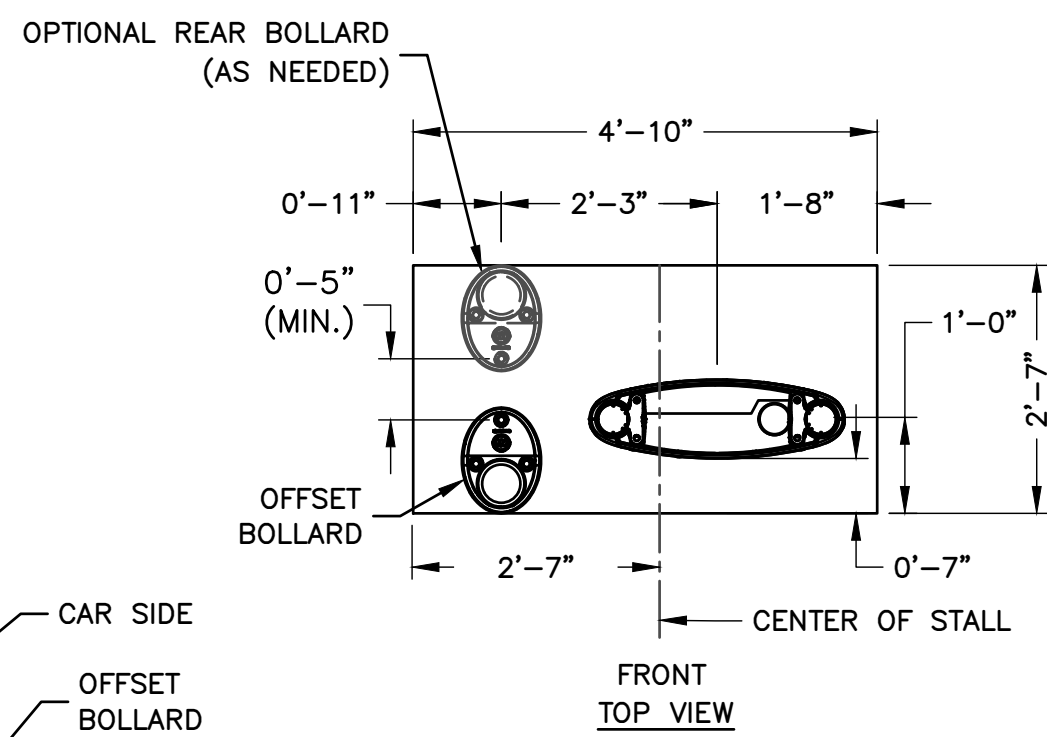
PROPOSED LANDSCAPING  
RESTORATION PLAN

SHEET NUMBER

C-3A 38



IF INSTALLED BEHIND CURB THE TOP OF  
FOUNDATION SHOULD BE FLUSH WITH CURB AND  
IF INSTALLED IN ASPHALT THE TOP OF THE  
FOUNDATION SHOULD BE FLUSH WITH ASPHALT.  
BOLLARD SHOULD ONLY BE INSTALLED WHEN  
SPECIFIED IN PLAN VIEW

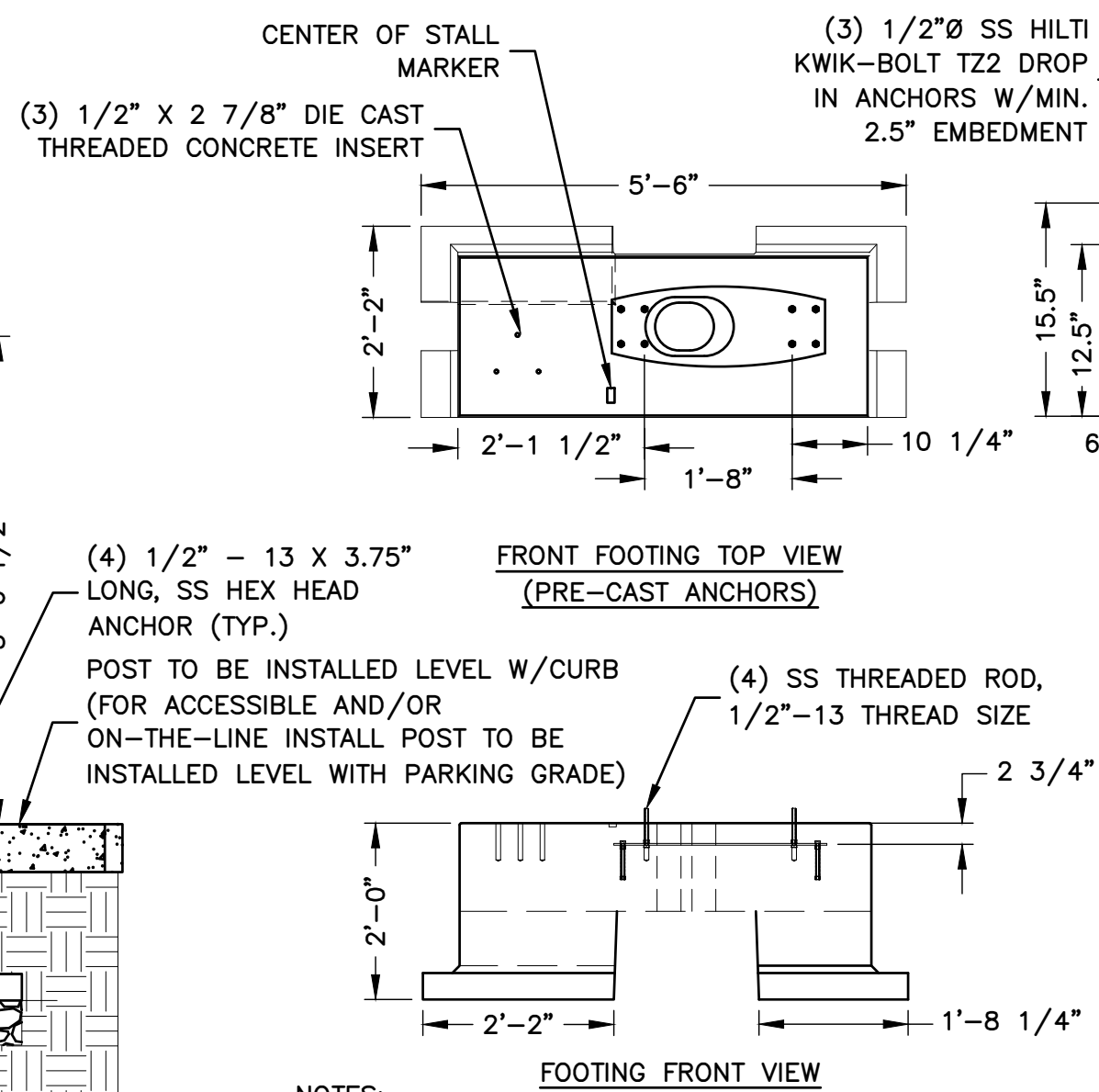


1. BACKFILL FOOTING WITH EXCAVATED SOIL COMPACTED TO SAME DENSITY AS UNDISTURBED SOIL.
2. CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF COMPACTED CRUSHED STONE FOR CAPILLARY BREAK AND CONSTRUCTION CONTROL UNDER ALL CONCRETE SLABS.
3. CONTRACTOR SHALL IDENTIFY POOR DRAINING SOILS AND PROVIDE ADDITIONAL COMPACTED, WELL GRADED COURSE-GRAINED SOIL BACKFILL TO FROST DEPTH. CONTRACTOR TO NOTIFY TESLA CM AND ENGINEER.

SCALE: N.T.S.

1

IF INSTALLED BEHIND CURB THE TOP OF  
FOUNDATION SHOULD BE FLUSH WITH CURB AND  
IF INSTALLED IN ASPHALT THE TOP OF THE  
FOUNDATION SHOULD BE FLUSH WITH ASPHALT.  
BOLLARD SHOULD ONLY BE INSTALLED WHEN  
SPECIFIED IN PLAN VIEW

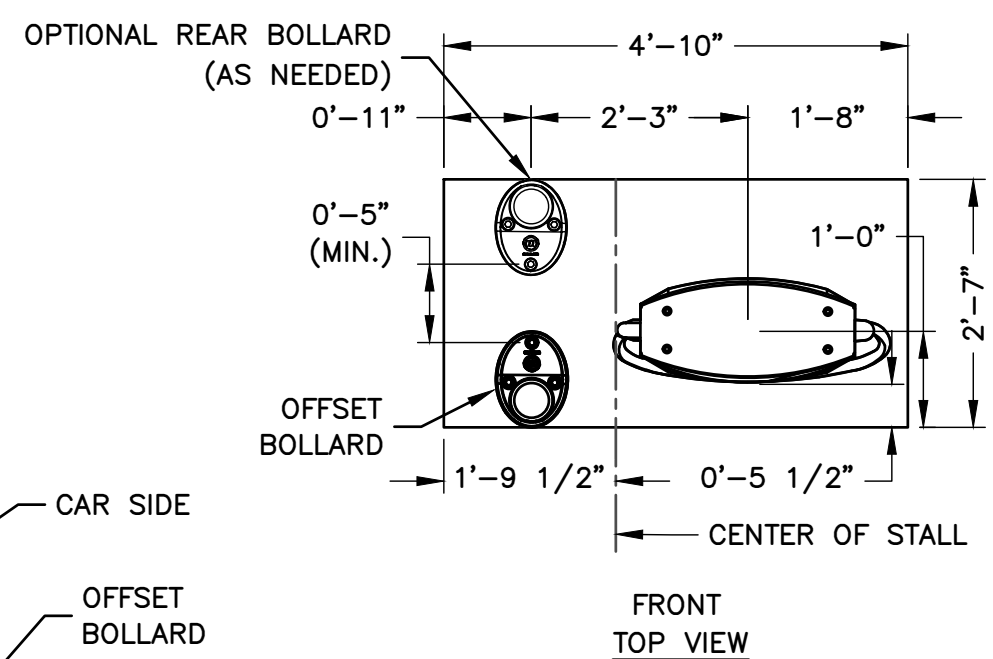


1. PRECAST FOOTING REINFORCED WITH STRUCTURAL FIBER  
VOLUME: 0.483 CU YDS  
WEIGHT: 1,990 LBS  
SEE CUTSHEETS FOR ADDITIONAL INFORMATION
2. S501.1333 SUPERCHARGER POST CENTER ON CENTER  
PRECAST FOOTING DETAIL RA  
WIND RATING (WITHOUT SIGN) = 134 MPH  
WIND RATING (WITH SIGN) = 120 MPH

SCALE: N.T.S.

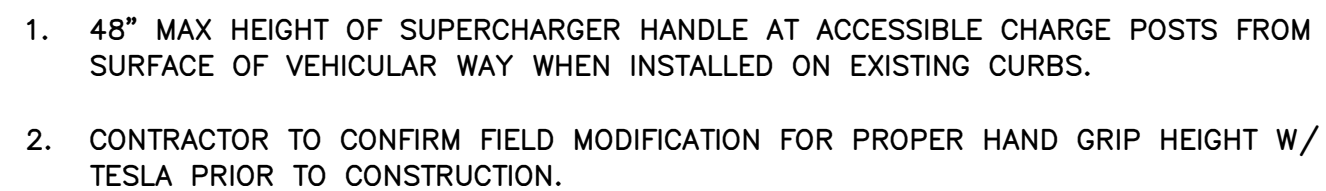
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IF INSTALLED BEHIND CURB THE TOP OF  
FOUNDATION SHOULD BE FLUSH WITH CURB AND  
IF INSTALLED IN ASPHALT THE TOP OF THE  
FOUNDATION SHOULD BE FLUSH WITH ASPHALT.  
BOLLARD SHOULD ONLY BE INSTALLED WHEN  
SPECIFIED IN PLAN VIEW



SCALE: N.T.S.

2

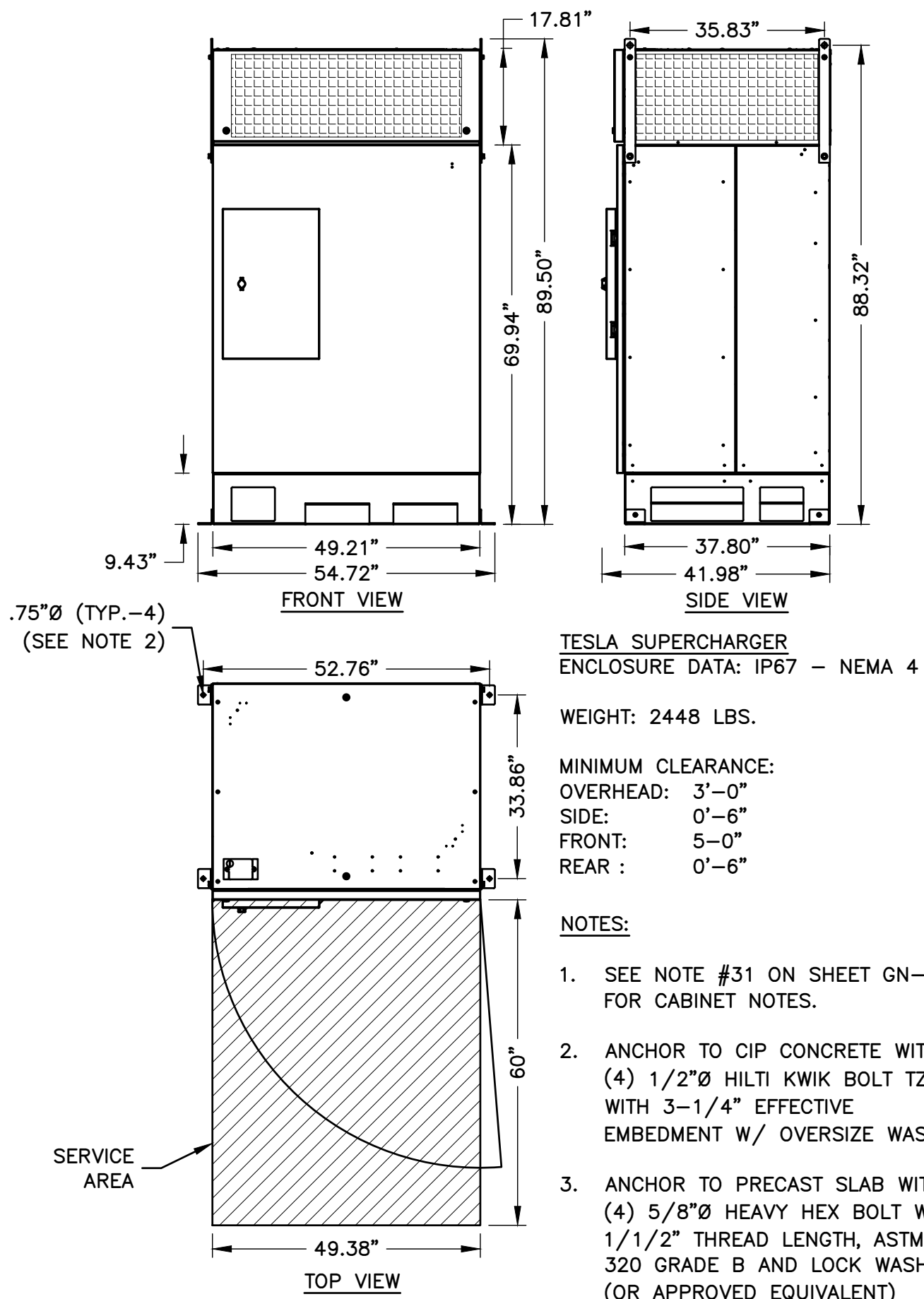


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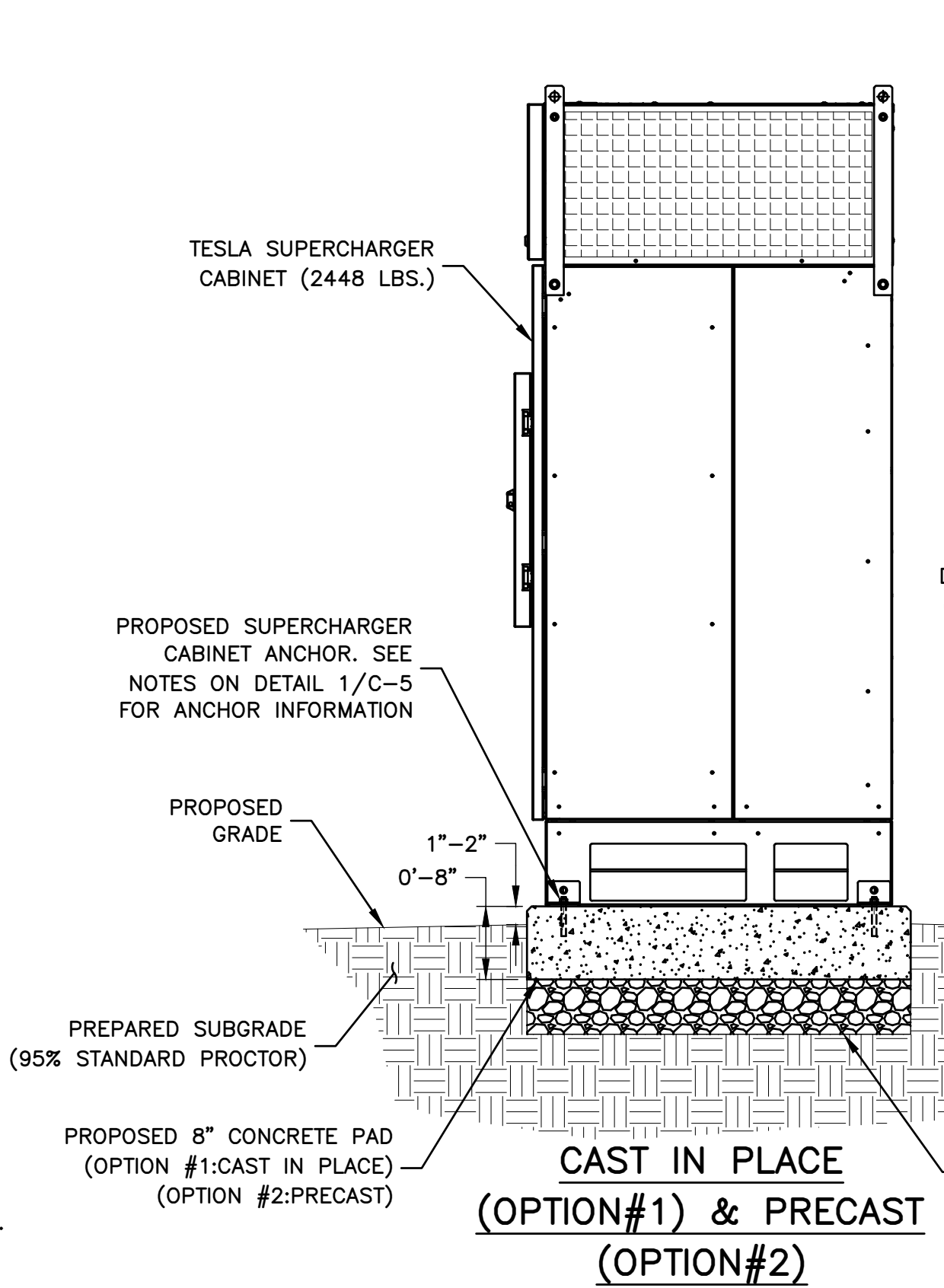
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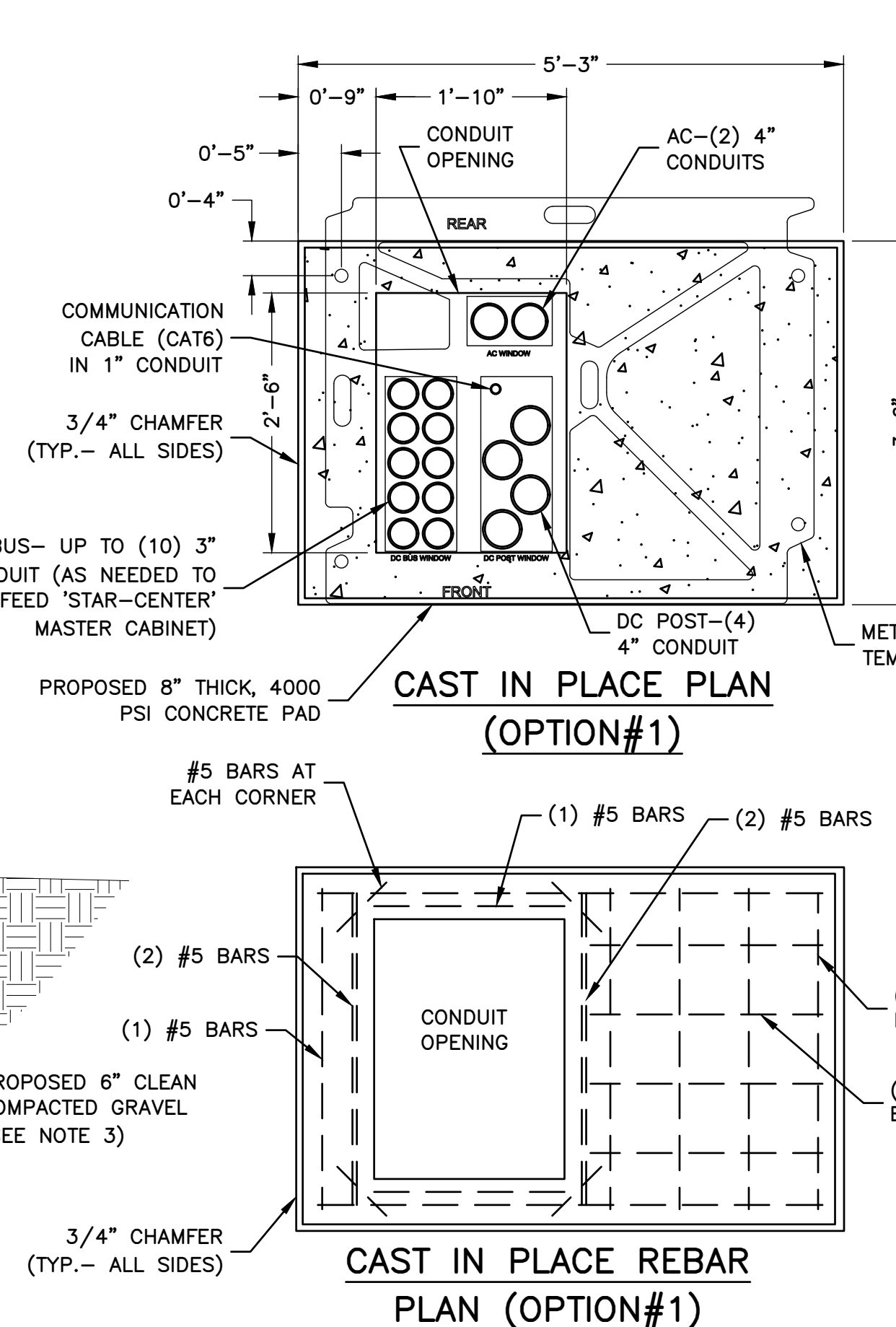




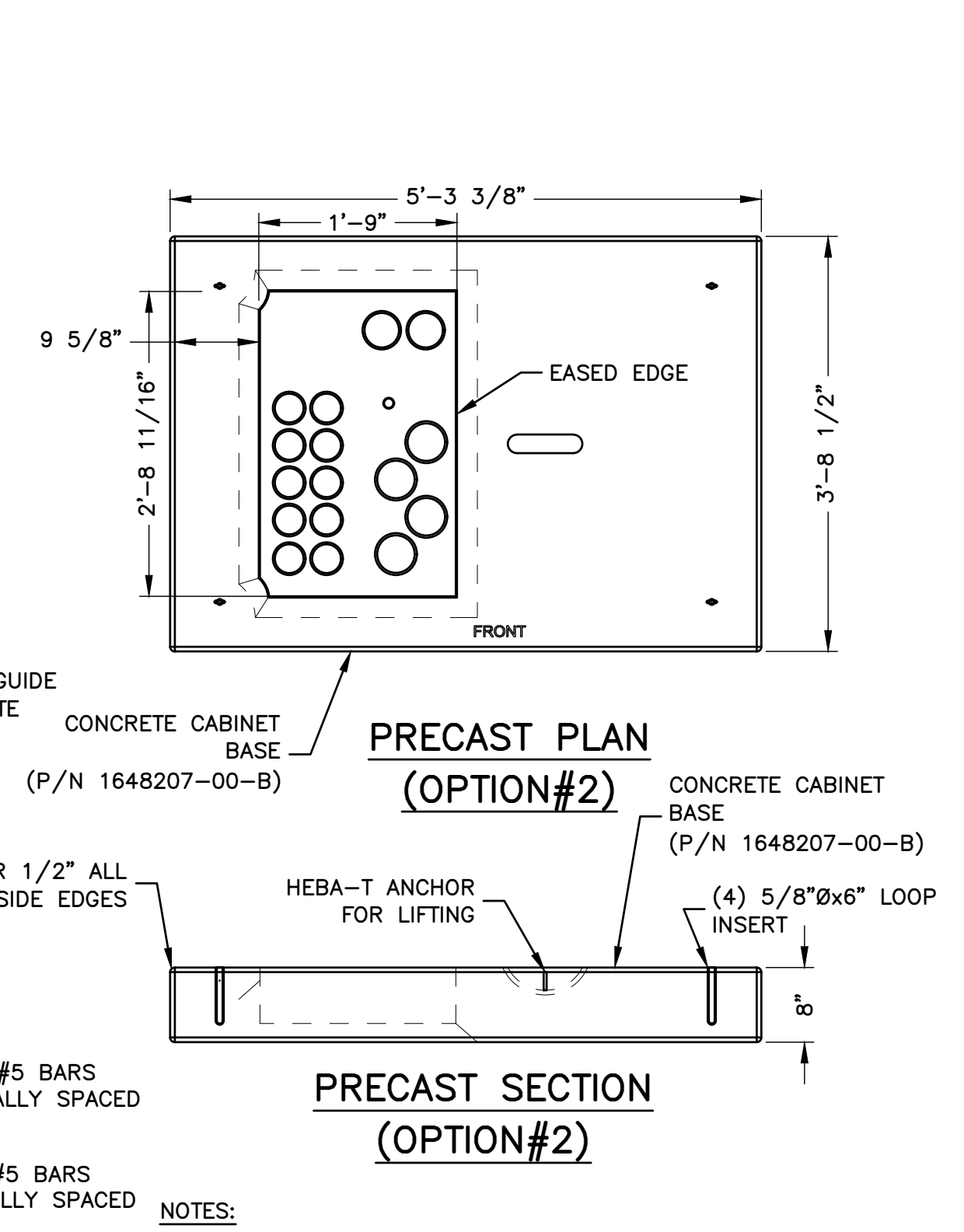
**TESLA SUPERCHARGER CABINET DETAIL**  
SCALE: N.T.S.



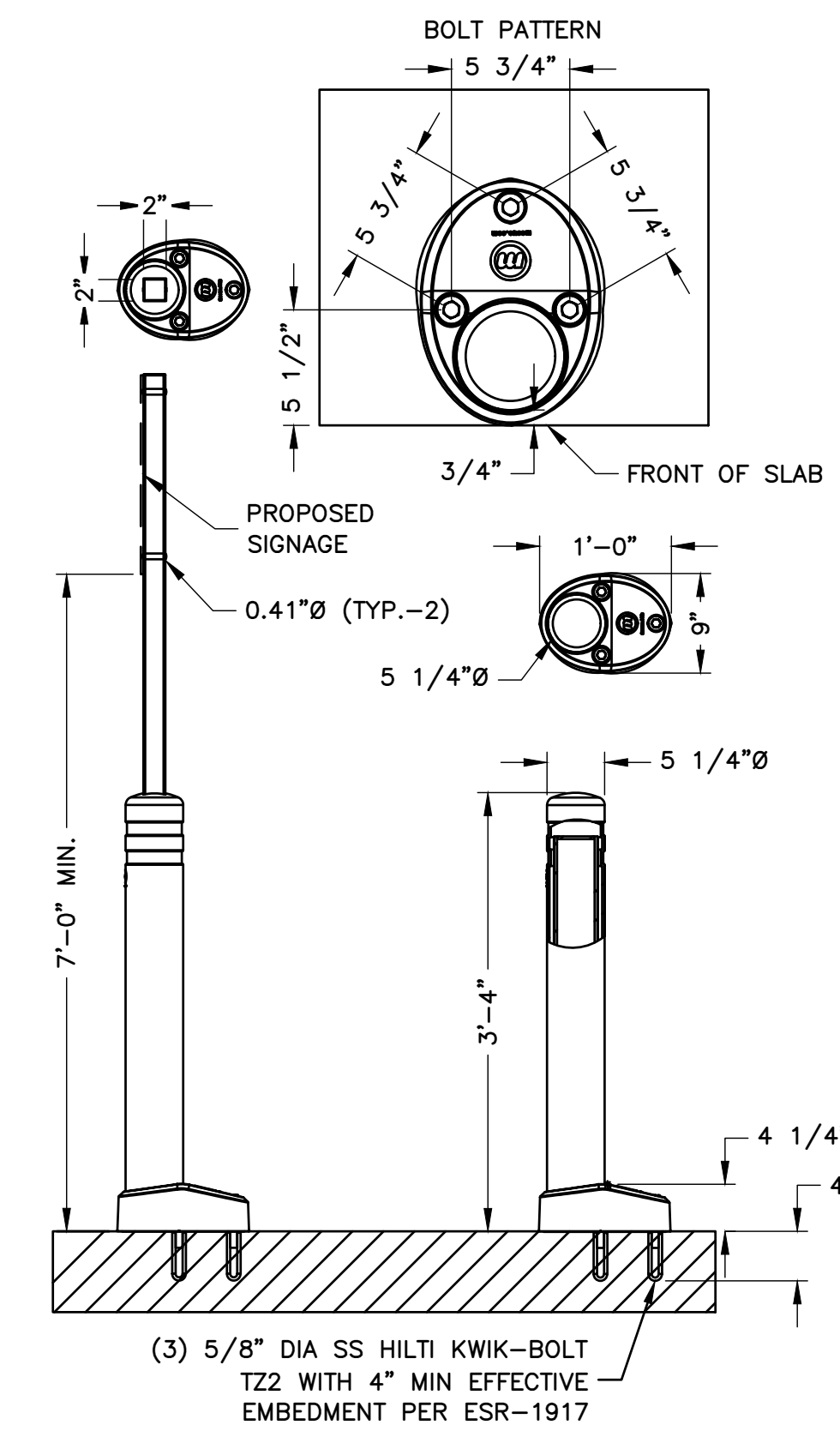
**CAST IN PLACE (OPTION#1) & PRECAST (OPTION#2)**



**CABINET FOUNDATION PLAN**  
SCALE: 3/8"=1' FOR 11"x17"  
3/4"=1' FOR 22"x34"



- NOTES:**
- SEE CONCRETE NOTES ON SHEET GN-2.
  - DETAIL SHOWN AS TYPICAL FOR (1) TESLA SUPERCHARGER CABINET. PAD TO BE INCREASED AS NEEDED FOR ADDITIONAL CABINETS OR ELECTRICAL EQUIPMENT.
  - CONTRACTOR TO PROVIDE A MIN OF 6" OF COMPACTED CRUSHED STONE FOR CAPILLARY BREAK AND CONSTRUCTION CONTROL UNDER ALL CONCRETE SLABS. CONTRACTOR SHALL IDENTIFY POOR DRAINING SOILS AND PROVIDE ADDITIONAL COMPACTED, WELL GRADED COURSE-GRAINED SOIL BACKFILL TO FROST DEPTH. CONTRACTOR TO NOTIFY TESLA CM AND ENGINEER.



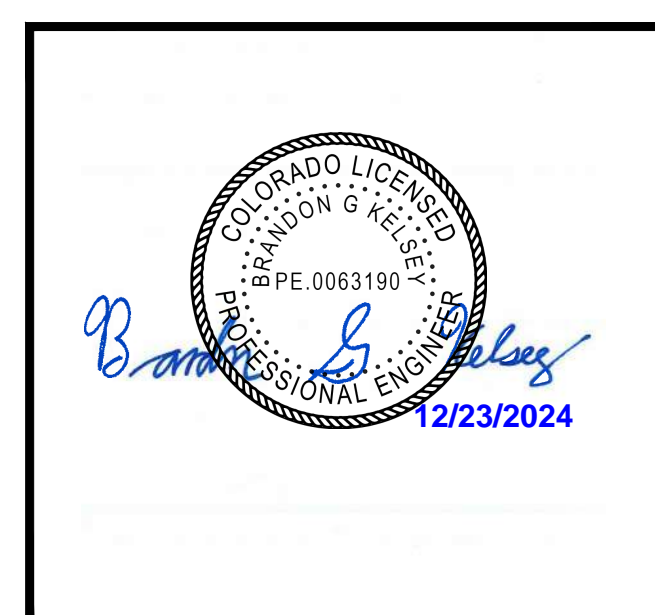
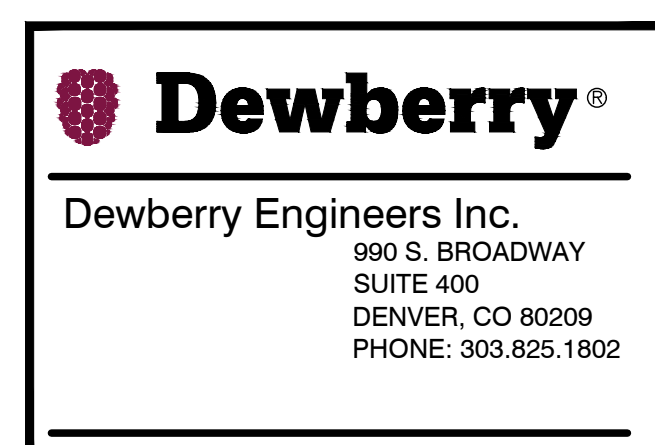
**McCUE REBOUNING BOLLARD & SIGN**  
SCALE: N.T.S.



**ACCESSIBLE SIGNAGE DETAIL**  
SCALE: N.T.S.



**EV CHARGING ONLY SIGNAGE**  
SCALE: N.T.S.

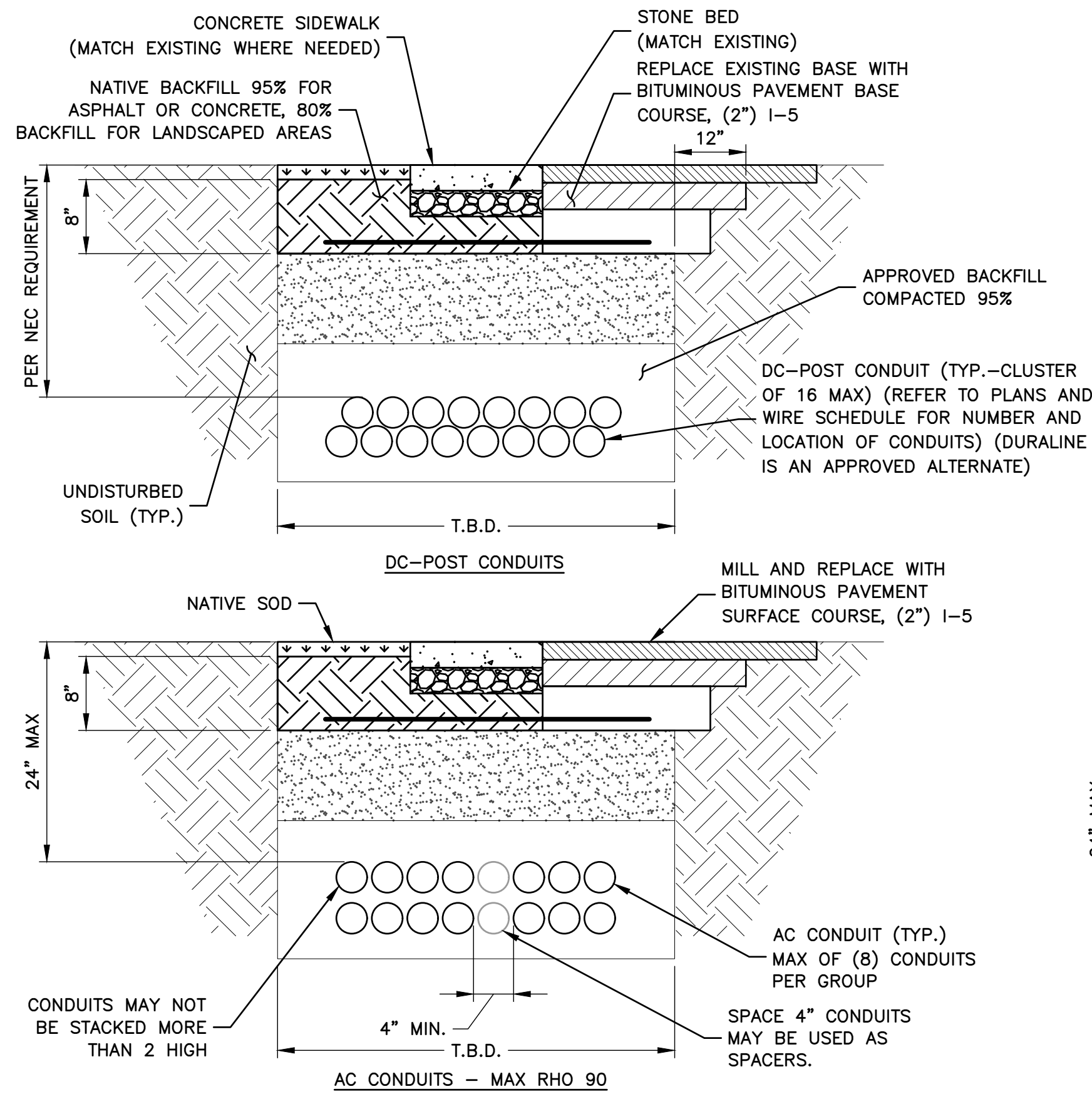


DRAWN BY:	TK
CHECKED BY:	BG
APPROVED BY:	HWJ
PROJECT #:	50123704
JOB #:	50163502

CITY OF AURORA SUBMITTALS		
REV.	DATE	DESCRIPTION

SITE NAME:  
AURORA, CO  
S PARKER ROAD  
(TRT ID: 404915)  
  
SITE ADDRESS:  
2767 S PARKER ROAD,  
AURORA, CO 80014  
SUBDIVISION: CUB AURORA  
PLAZA FILING #02

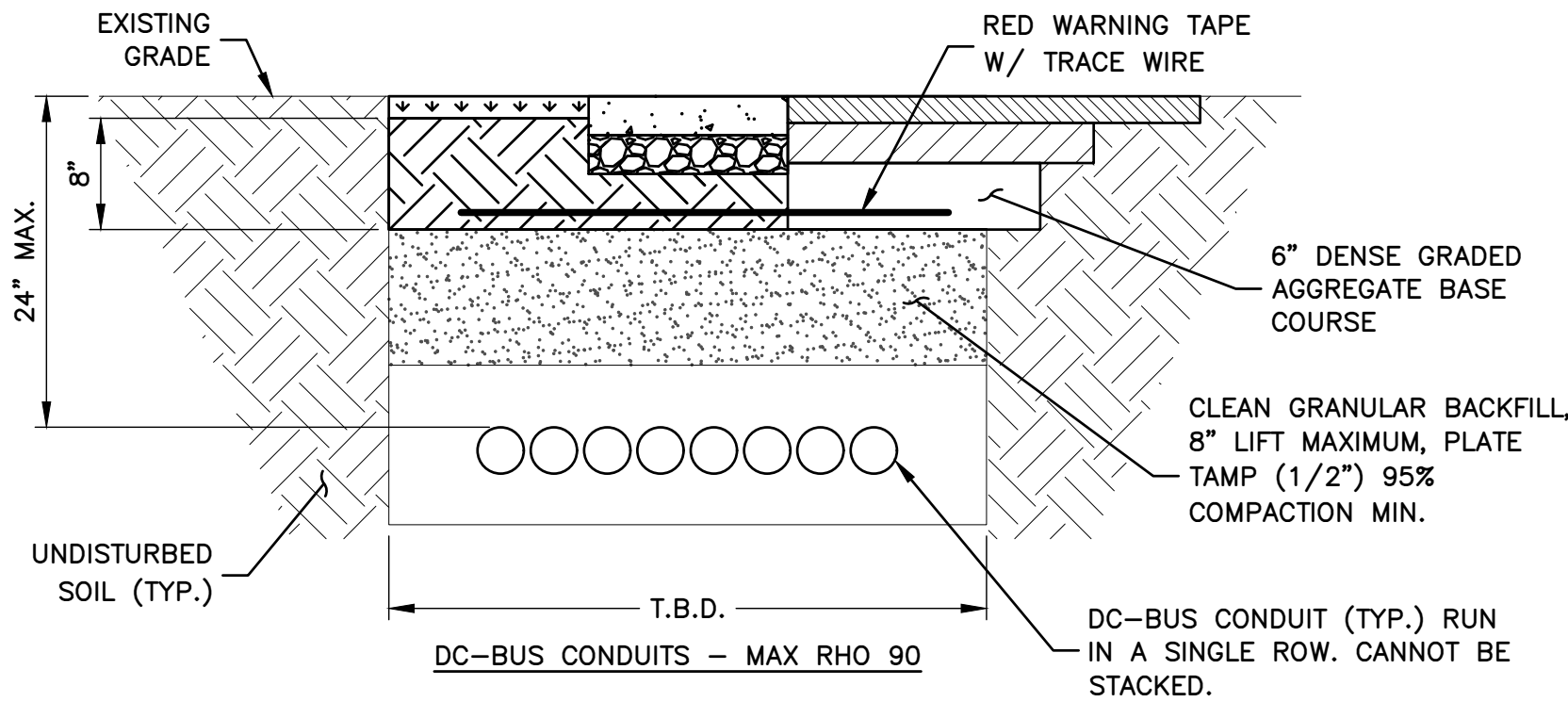




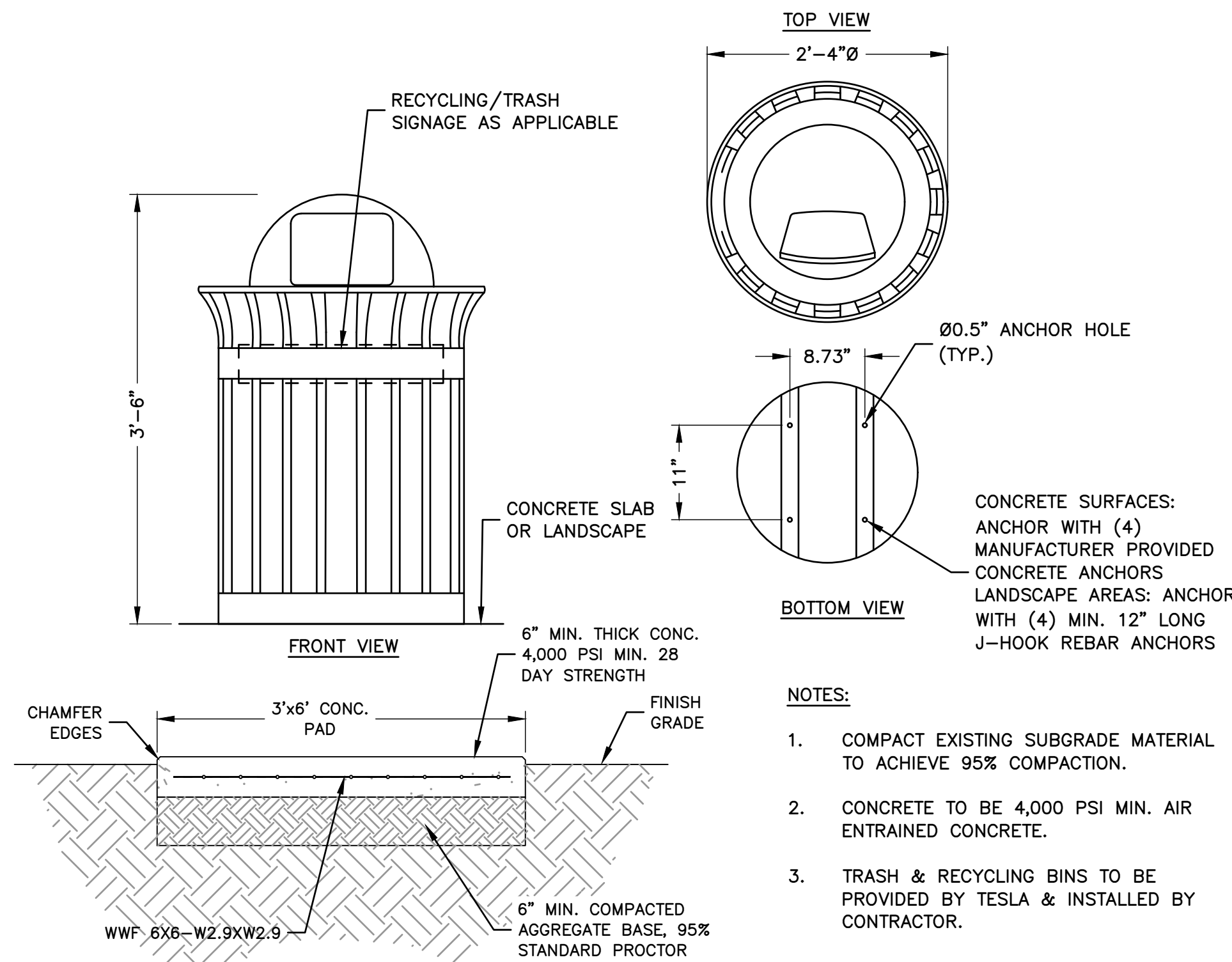
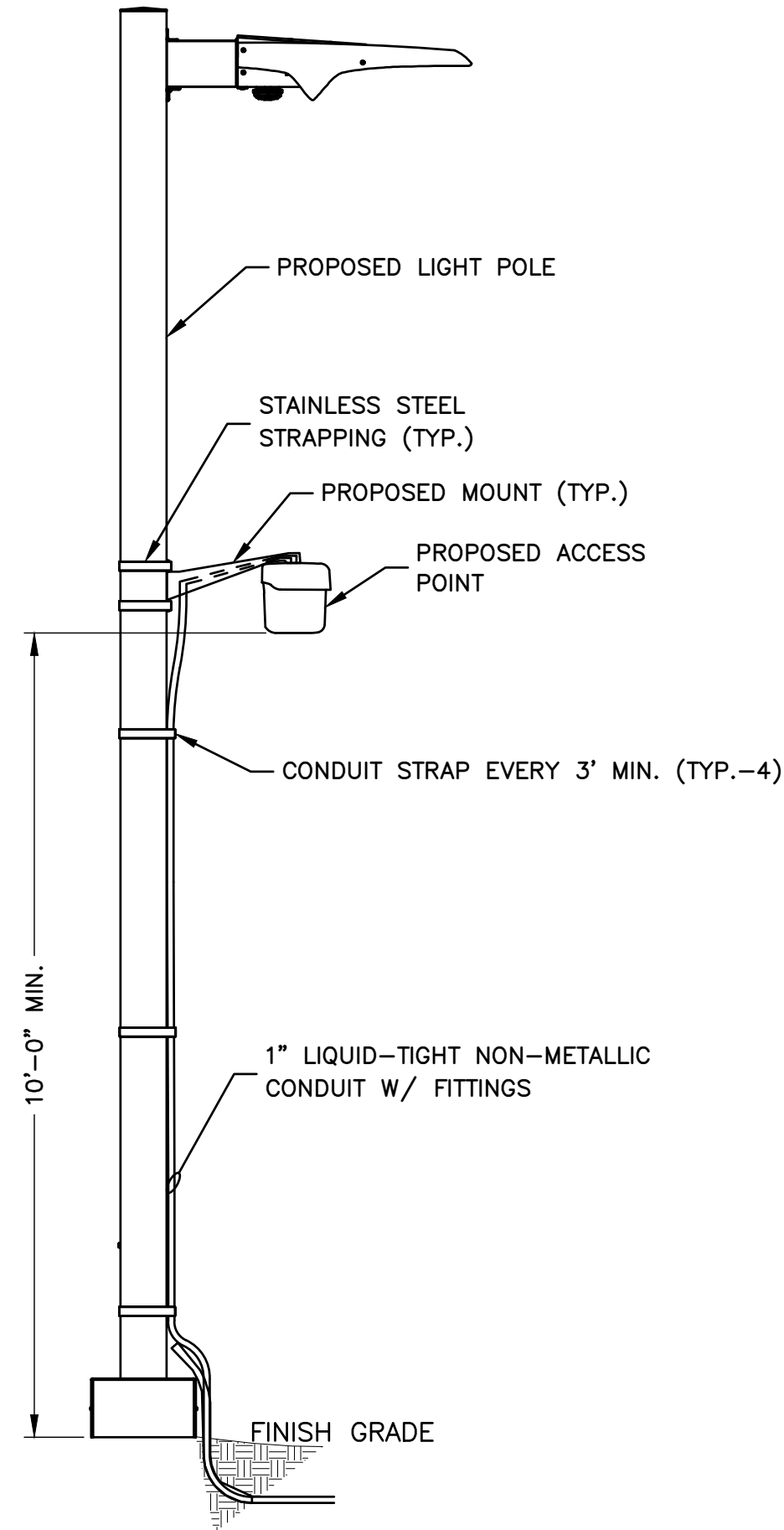
TYP. BURIED CONDUIT TRENCH DETAILS  
SCALE: N.T.S.

NOTES:

1. THE TRENCH DESIGNS FOR 'AC-CONDUITS' AND 'DC-BUS CONDUITS' ARE THE RESULT OF A THERMAL ANALYSIS OF THE CONDUCTORS UNDER LOAD. FOR PROPER PROTECTION, THEY MUST BE FOLLOWED.
2. IF FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL, EXCAVATED MATERIAL MAY BE USED FOR BACKFILL. IF NOT, PROVIDE CLEAN, COMPACTABLE MATERIAL. COMPACT IN 8" LIFTS. REMOVE ANY LARGE ROCKS PRIOR TO BACKFILLING. CONTRACTOR TO VERIFY LOCATION OF EXISTING U/G UTILITIES PRIOR TO DIGGING.
3. ANY PAVEMENT DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
4. CONDUIT TO BE INSTALLED TO A MAX COVER OF 24". COVER MAY BE REDUCED PER NEC TABLE 300.5
5. CONDUIT ARE PERMITTED TO HAVE GREATER THAN 24" COVER FOR SHORT DISTANCES WHERE REQUIRED TO CROSS UNDER EXISTING UTILITY LINES, TO ALLOW FOR NEC REQUIRED MIN. RADIUS FOR CONDUIT TURN-UPS INTO PAD-MOUNTED EQUIPMENT, AVOIDING OBSTRUCTIONS, ETC.
6. FOR TRENCHES WITH MIXED CIRCUIT TYPES, APPLY THE CONDUIT SPACING FOR THE CIRCUIT TYPE WITH THE LARGER SPACING REQUIREMENT.
7. APPROVED BACKFILL IS REQUIRED TO MEET THE DESIGNED RHO VALUES. USE THE SPECIFIED BACKFILL LISTED BELOW OR TEST NATIVE SOIL CONDITIONS TO CONFIRM MAX DEFINED RHO VALUES. MINIMUM 2" OF APPROVED BACKFILL COVERAGE AROUND CONDUITS IS REQUIRED.
8. RHO 90 BACKFILL - LOW STRENGTH FLUIDIZED THERMAL (SLURRY) BACKFILL WITH MIN 28 DAY COMPRESSIVE STRENGTH OF 150 PSI MUST BE USED TO ACHIEVE MAX RHO 90.

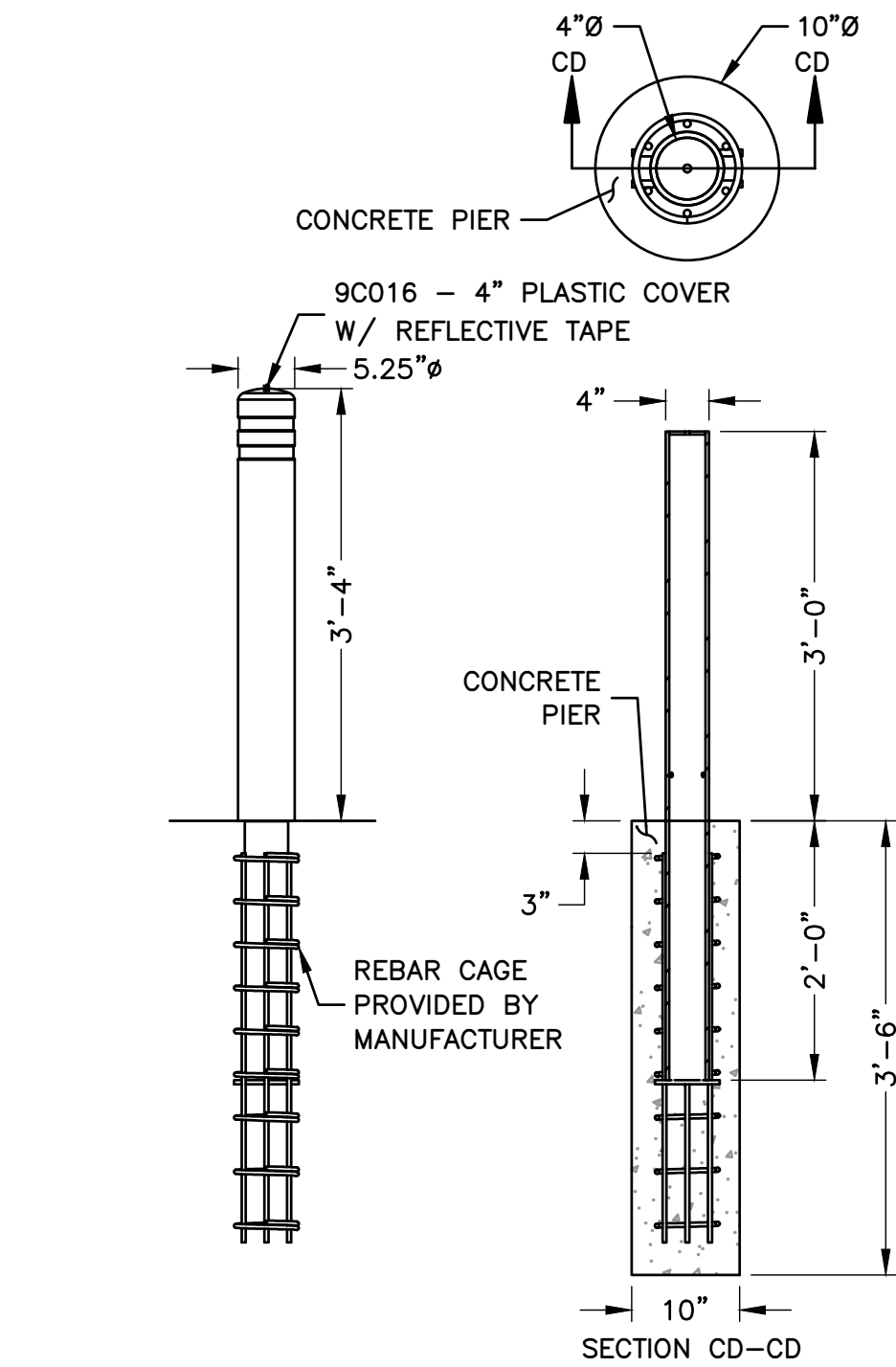
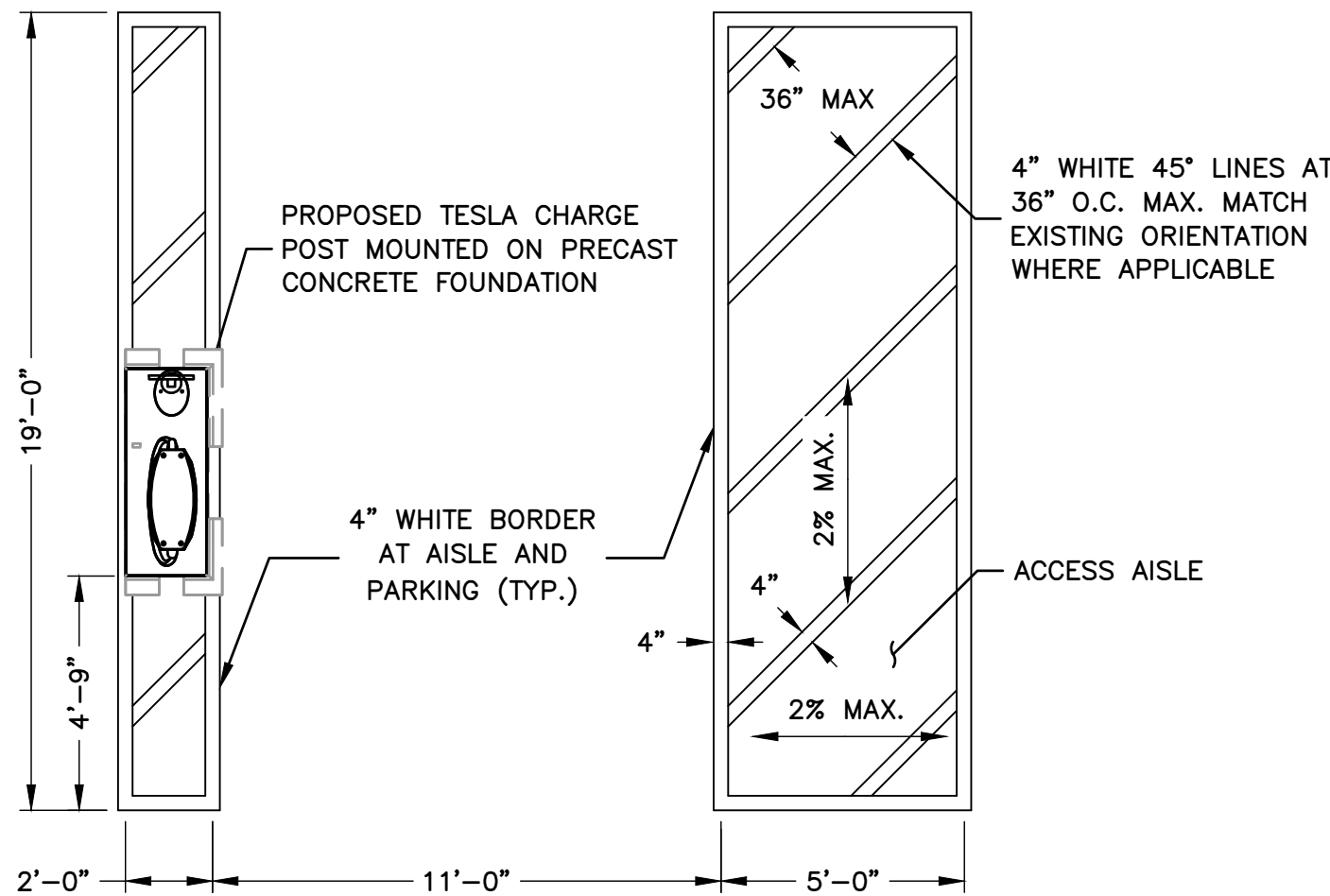


ACCESS POINT POLE MOUNTING DETAIL  
SCALE: N.T.S.



WASTE MANAGEMENT BIN & PAD DETAIL  
SCALE: N.T.S.

EV CHARGE STALL STRIPING - VAN ACCESSIBLE  
SCALE: N.T.S.



McCUE CRASH CORE BOLLARD DETAIL  
SCALE: N.T.S.



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(650) 681-5000



Dewberry Engineers Inc.  
990 S. BROADWAY  
SUITE 400  
DENVER, CO 80209  
PHONE: 303.825.1802



DRAWN BY: TK

CHECKED BY: BG

APPROVED BY: HWJ

PROJECT #: 50123704

JOB #: 50163502

CITY OF AURORA SUBMITTALS

REV.	DATE	DESCRIPTION

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AURORA, CO  
S PARKER ROAD  
(TRT ID: 404915)  
SITE ADDRESS:  
2767 S PARKER ROAD,  
AURORA, CO 80014  
SUBDIVISION: CUB AURORA  
PLAZA FILING #02

SHEET 12 OF 15

SHEET TITLE

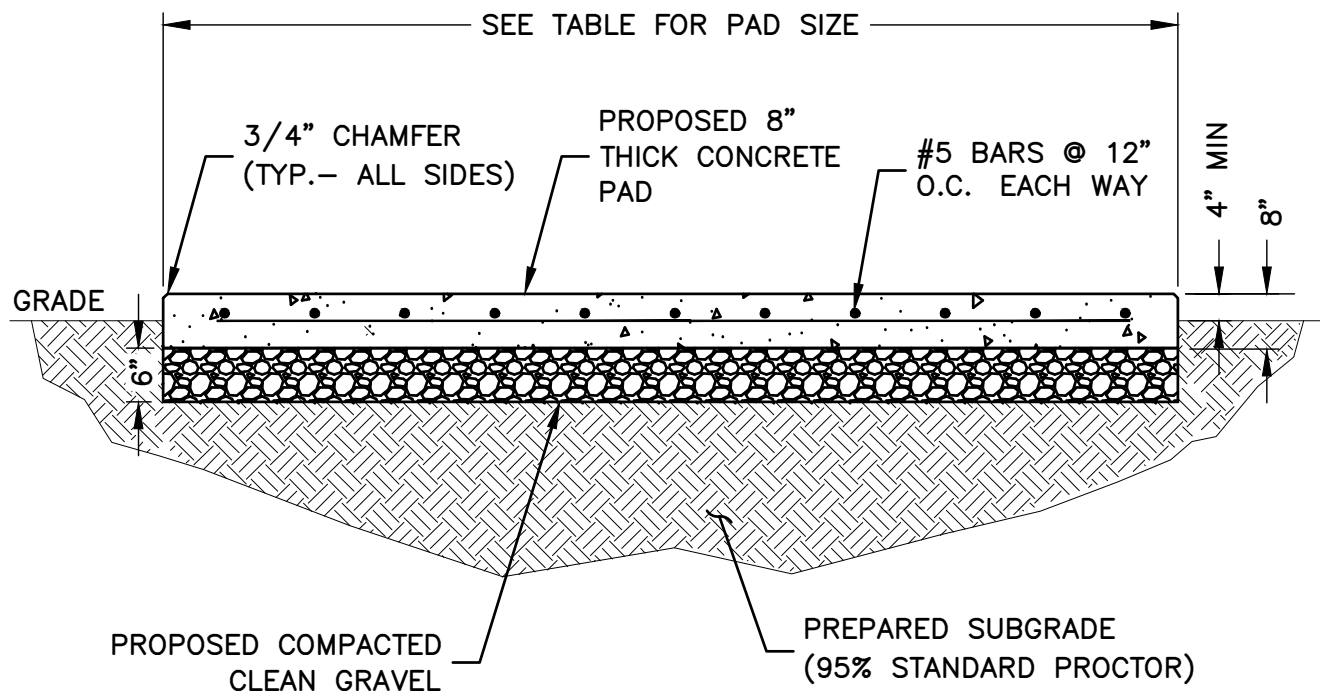
CONSTRUCTION  
DETAILS III

SHEET NUMBER

C-6

38





CONCRETE PAD DIMENSIONS					
PAD TYPE	CONCRETE	L	W	t (THICKNESS)	AREA
EQUIPMENT	4000 PSI	21'-0"	4'-0"	8"	84.0 S.F.
SWITCHBOARD	4000 PSI	8'-0"	4'-0"	8"	32.0 S.F.

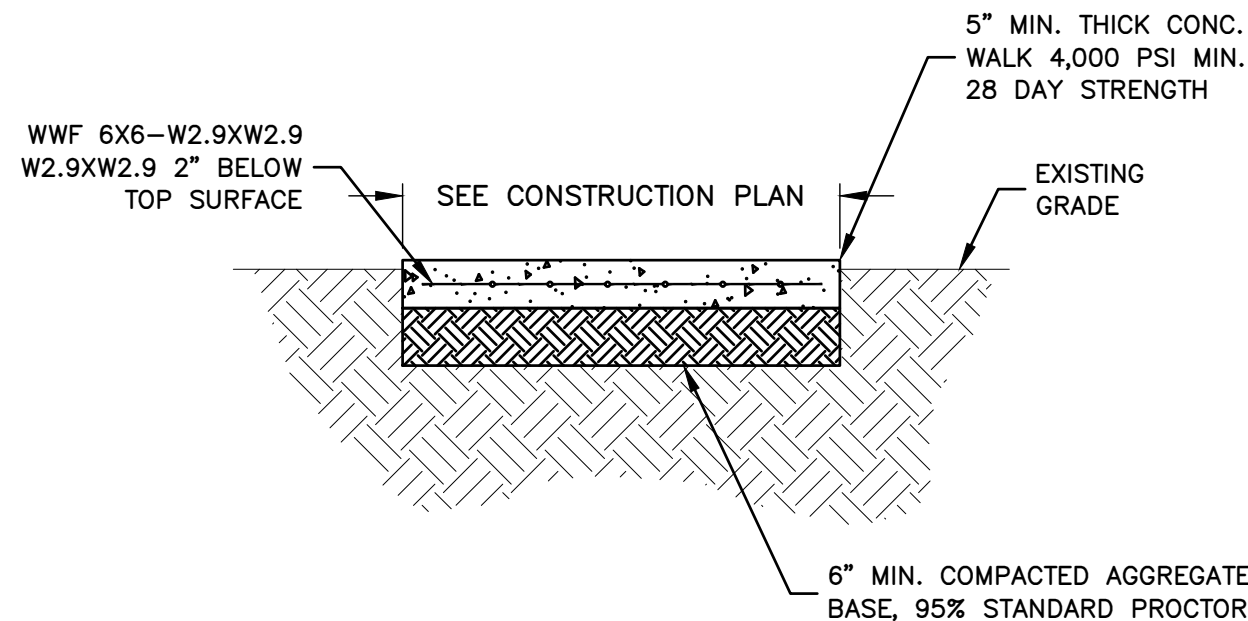
NOTES:

- SEE CONCRETE NOTES ON SHEET GN-2.
- SWITCHGEAR ANCHORS SHALL BE: 1/2"Ø HILTI KWIK BOLT TZ2 SS W/ 2-1/2" EFFECTIVE (3" NOMINAL) EMBEDMENT (OR APPROVED EQUIVALENT) (TYP.-4)

CONCRETE PAD DETAIL (PRIVATE)

SCALE: N.T.S.

1



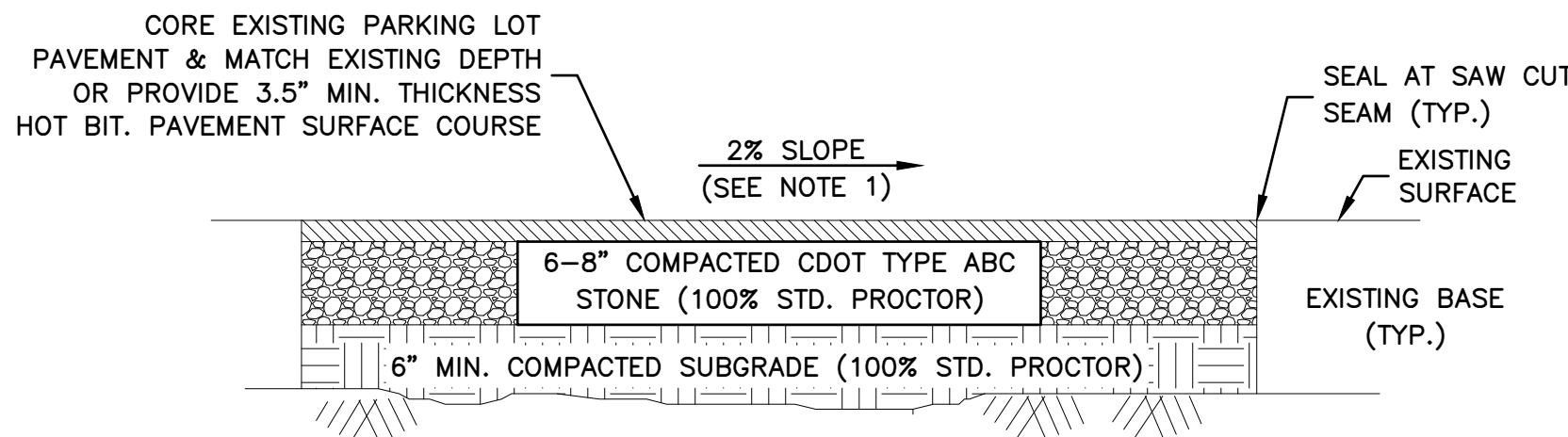
NOTES:

- SAW CUT AREA TO BE REPAIRED/REPLACED. DISPOSE OF DEBRIS PROPERLY OFF SITE.
- INSTALL FORMS AS NECESSARY.
- COMPACT EXISTING SUBGRADE MATERIAL TO ACHIEVE 95% COMPACTION.
- CONCRETE TO BE 4,000 PSI AIR ENTRAINED CONCRETE.
- INSTALL CONTROL JOINTS EVERY 10 LINEAR FEET.

CONCRETE SIDEWALK DETAIL (PRIVATE)

SCALE: N.T.S.

4



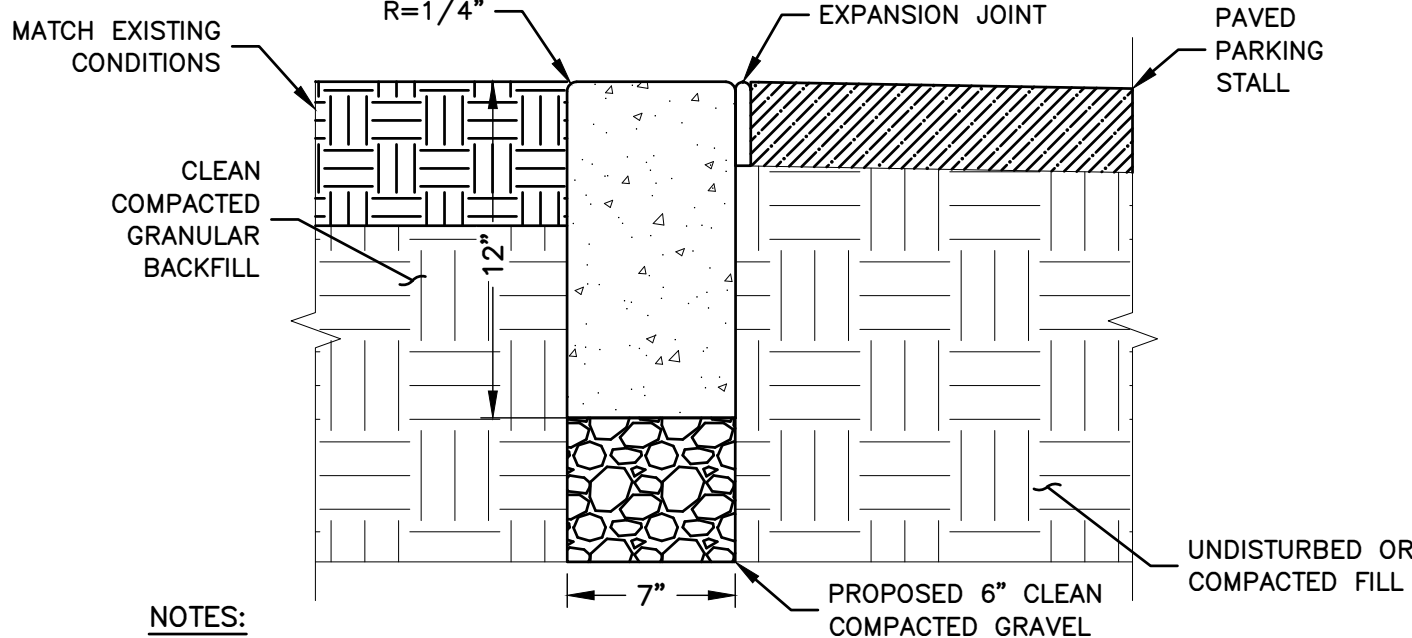
NOTE:

- MAINTAIN EXISTING DRAINAGE PATTERNS. SLOPE TOWARD EXISTING STORM DRAIN.

ASPHALT PAVEMENT DETAIL (PRIVATE)

SCALE: N.T.S.

2



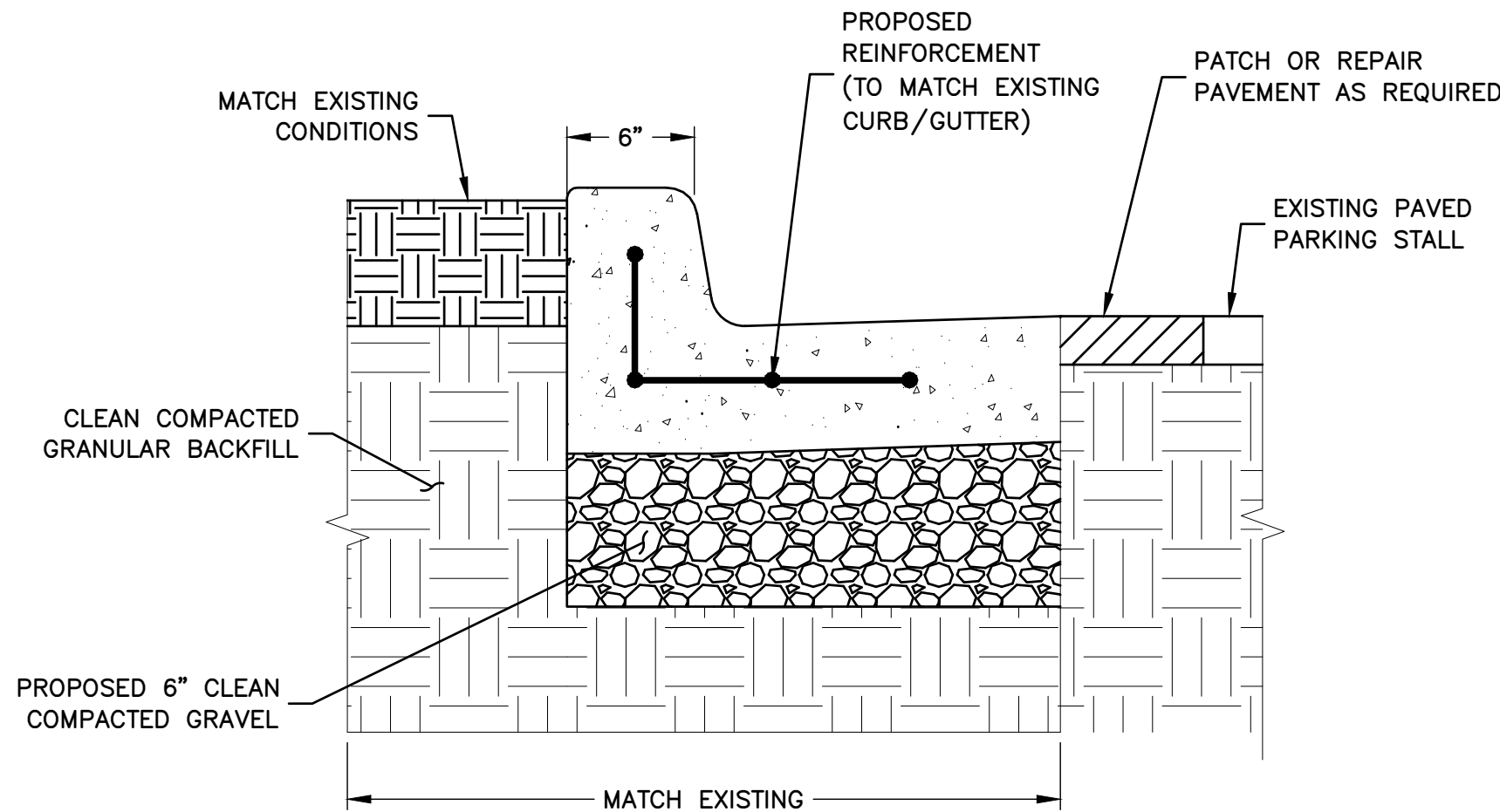
NOTES:

- INSTALL FORMS AS NECESSARY.
- COMPACT EXISTING SUBGRADE MATERIAL TO ACHIEVE 95% COMPACTION.
- CONCRETE TO BE 4000 PSI AIR ENTRAINED CONCRETE.
- INSTALL CONTROL JOINTS EVERY 10 LINEAR FEET.

DEPRESSED CURB DETAIL (PRIVATE)

SCALE: N.T.S.

5



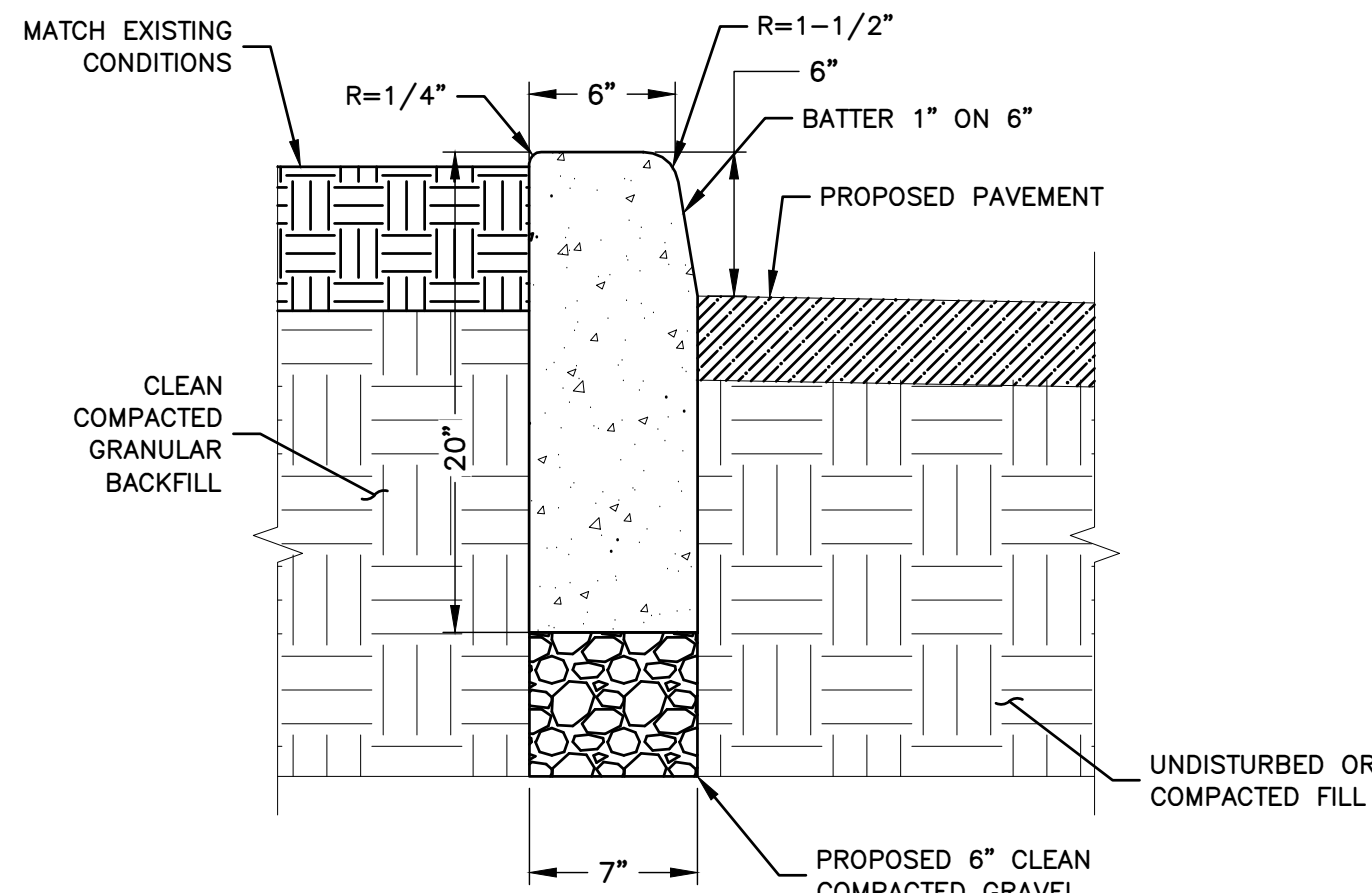
NOTES:

- SAW CUT AREA TO BE REPAIRED/REPLACED. DISPOSE OF DEBRIS PROPERLY OFF SITE.
- INSTALL FORMS AS NECESSARY.
- COMPACT EXISTING SUBGRADE MATERIAL TO ACHIEVE 95% COMPACTION.
- CONCRETE TO BE 4000 PSI AIR ENTRAINED CONCRETE.
- INSTALL CONTROL JOINTS EVERY 10 LINEAR FEET.
- CONTRACTOR TO MATCH EXISTING SLOPE TO ALLOW PROPER DRAINAGE.

CURB & GUTTER DETAIL (PRIVATE)

SCALE: N.T.S.

3



NOTES:

- SAW CUT AREA TO BE REPAIRED/REPLACED. DISPOSE OF DEBRIS PROPERLY OFF SITE.
- INSTALL FORMS AS NECESSARY.
- COMPACT EXISTING SUBGRADE MATERIAL TO ACHIEVE 95% COMPACTION.
- CONCRETE TO BE 4000 PSI AIR ENTRAINED CONCRETE.
- INSTALL CONTROL JOINTS EVERY 10 LINEAR FEET.

CONCRETE CURB DETAIL (PRIVATE)

SCALE: N.T.S.

6



3500 DEER CREEK ROAD  
PALO ALTO, CA 94304  
(650) 681-5000



Dewberry Engineers Inc.  
990 S. BROADWAY  
SUITE 400  
DENVER, CO 80209  
PHONE: 303.825.1802



DRAWN BY: TK

CHECKED BY: BG

APPROVED BY: HWJ

PROJECT #: 50123704

JOB #: 50163502

CITY OF AURORA SUBMITTALS

REV.	DATE	DESCRIPTION

SITE NAME:  
AURORA, CO  
S PARKER ROAD  
(TRT ID: 404915)

SITE ADDRESS:  
2767 S PARKER ROAD,  
AURORA, CO 80014  
SUBDIVISION: CUB AURORA  
PLAZA FILING #02

SHEET 13 OF 15

SHEET TITLE

CONSTRUCTION  
DETAILS IV

SHEET NUMBER

C-7

38



SCALE: N.T.S.

SCALE: N.T.S

**WILL** WISCONSIN LIGHTING  
L.A.P.

**Area & Flood**

# NAFCO® SLX SLIM LED LIGHTING

See [www.willnaeco.com](http://www.willnaeco.com) for full technical specifications

## Contents

### Project

### Comments

### Highlights

- Designed, engineered, and manufactured in Wisconsin, USA from premium domestic and imported components
- Performance coatings and custom color matching of RAL codes and architectural colors
- IES files, photometric reports, and lighting simulations available from factory design team
- Proprietary heat sink design with low drive current resulting in reported L90 LED life over 100,000 hours
- Toolless driver access for technology upgrades and maintenance
- Flexible mounting options with custom adapters available

### Applications

- Area, site, and flood lighting
- Roadways and streets
- Parking lots, ramps, and walkways
- Car dealerships, schools, and hospitals
- Hotels and gas stations
- Retail stores and commercial buildings
- Outdoor sports facilities including tennis courts
- Amber and turtle applications

### Construction & Finish

- Rugged aluminum chassis with excellent heat/impact resistance and hinged electrical access
- Architectural grade powder coat enclosure and black anodized heat sink
- High-grade stainless steel hardware for superior strength and corrosion resistance
- Driver components are fully encased in potting material for moisture and vibration resistance

### Light Poles & Arms

- Will offers one of the most comprehensive light pole, bracket, and arm catalogs in the industry
- Aluminum, steel, fiberglass, and concrete materials
- Straight tapered, and decorative designs
- Custom fabrication, finishing, and accessories available
- Dedicated light pole application support team

### Compliance & Warranty

- ETL Certification for UL STD 1998 & CSA STD C22.2 # 250.0 for wet locations
- Meanwell AODL AC requirements
- Standard 5-year limited warranty with extended factory warranties available
- Turtle and wildlife compliance options (consult factory)
- Vertical and horizontal tested to K03 standards

### Light Engine & Electrical

- Premium Intel LED chips for extreme efficiency and high-quality color rendering for a broad range of applications
- Optical assembly constructed of UV stabilized polycarbonate with silicone seal
- 40°C to +40°C ambient operating temperature
- Standard AC input voltage of 120-277V 50/60 Hz up to 400V available
- Isolated 0-10V/PWM/3-line modes dimmable and dim-to-off with standby power < 0.5W
- Power factor of 0.99 min
- Total harmonic distortion of 20% max
- Drives include Integral Input Surge Protection of Differential Mode I&V, Common Mode 100V per EN 61000-4-5
- Thermally protected secondary 10kA surge suppression available (optional)
- Always on auxiliary power: 12VDC, 250mA (optional)
- Local specifying engineer recommended for product selection and local compliance
- Licensed electrician required for installation

### Control Options

- Integral passive Infrared Bluetooth® sensor for motion, photo, dimming, and daylight harvesting control
- Wireless mesh system for large-scale control of zones, dimming, schedules, and sensors
- DMX control options available from factory

Specifications subject to change without notice.  
Rev 1003-2018  
Page 2 of 2

2018 | Brochure SL | Ford & LAC, WI 54505  
[info@willnaeco.com](mailto:info@willnaeco.com) | [www.willnaeco.com](http://www.willnaeco.com)  
 40024

**WILL** WISCONSIN  
LIGHTING  
L.A.P.

[illegible]

**WILL** WISCONSIN LIGHTING

Area & Flood

**Dimensional Diagrams**

**SLS**

The SLS diagrams show the following dimensions:

- Side View (Top):** Mounting bracket height is 4.7 inches. The fixture has a width of 10.0 inches and a depth of 3.2 inches.
- Front View (Top):** The fixture has a width of 10.0 inches and a depth of 3.2 inches. The mounting bracket has a width of 10.0 inches and a depth of 3.2 inches.
- Side View (Bottom):** The fixture has a width of 10.0 inches and a depth of 3.2 inches. The mounting bracket has a width of 10.0 inches and a depth of 3.2 inches.
- Front View (Bottom):** The fixture has a width of 10.0 inches and a depth of 3.2 inches. The mounting bracket has a width of 10.0 inches and a depth of 3.2 inches.

**Area/Flood Light Wall Bracket**

The Area/Flood Light Wall Bracket diagrams show the following dimensions:

- Side View:** The bracket has a width of 6.0 inches, a height of 5.5 inches, and a depth of 3.0 inches. The mounting hole is 4.0 inches in diameter. The bracket has a width of 6.0 inches and a height of 5.5 inches.
- Front View:** The bracket has a width of 6.0 inches and a height of 5.5 inches. The mounting hole is 4.0 inches in diameter. The bracket has a width of 6.0 inches and a height of 5.5 inches.

**Tennix Davit Adapter**

The Tennix Davit Adapter diagrams show the following dimensions:

- Top View:** The adapter has a width of 5.75 inches and a height of 5.75 inches. The mounting holes are 1.0 inches in diameter. The adapter has a width of 5.75 inches and a height of 5.75 inches.
- Side View:** The adapter has a width of 5.75 inches and a height of 5.75 inches. The mounting hole is 1.0 inches in diameter. The adapter has a width of 5.75 inches and a height of 5.75 inches.

**House Side Shield**

The House Side Shield diagrams show the following dimensions:

- Side View:** The shield has a width of 14.0 inches and a height of 4.0 inches. The mounting hole is 1.0 inches in diameter. The shield has a width of 14.0 inches and a height of 4.0 inches.
- Front View:** The shield has a width of 14.0 inches and a height of 4.0 inches. The mounting hole is 1.0 inches in diameter. The shield has a width of 14.0 inches and a height of 4.0 inches.

Specifications subject to change without notice.  
New: V01102024  
Page 1 of 6

300 N. Brooks St. | P.O. Box 100, WI 53405  
quote@willinc.com | www.willinc.com  
608.231.1000

**WILL** WISCONSIN LIGHTING

**ORDER INFORMATION:**  
PRODUCT ID: NF-SLS-100-40-HV-3W-RAL-MPS

SCALE: N.T.S.

ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	NTS-Pole	NTS 4" Square Pole	1
2	4in Square Anchor Base	4 Inch Square Anchor Base - Hole Template Included	1
3	4ESALV3-Master Assembly-VE	4E Slim Area Light Master Assembly	1
4	NTX Hinge	NTX Fixture Hinge	1
5	SPAH	Side Pole Arm Hook - NTX Arm	1
6	OA-PTC-SQ-4	4" Square Black ABS Plastic Push In Top Cap	1
7	Flat Hand Hole Cover	Flat Hand Hole Cover	1
8	8598SK121 or Equivalent	Locking Panel Plugs	1
9	8598SK114 or Equivalent	Locking Panel Plugs	2
10	Juniper-AP64-Arm	12in Extruded Arm With Access Point Cut-Out	1
11	4in Square Base Cover-Nested	Aluminum 4 inch Base Cover - Hardware Included	1
12	91771A192 or Equivalent	#8-32 Thread, 0.5" Long, 18-8 Stainless Steel Flat Head Screw	2
13	91099A450 or Equivalent	1/4"-20 Thread, 0.5" Long, Stainless Steel Flat Head Screw	6
14	92240AS83 or Equivalent	5/16"-18 Thread, 18-8 Stainless Steel Hex Bolt	1
15	91772AS42 or Equivalent	1/4"-20 Thread, 1" Long, 18-8 Stainless Steel Pan Head Screw	1
16	Cat5e-Connector	Cat5e Waterproof Connector - Cap Included	1
17	AB-KIT-N2	0.625 x 16.00 x 2.00 Anchor Bolt Set	1
18	Anchor-Bolt-Template	Paper Hole Template For Anchor Base	1

The technical drawing illustrates the Single Tesla NTX Assembly from multiple perspectives:

- Main View:** Shows the vertical pole assembly. Key features include:
  - Top Section:** Pole drilled for optional back-side fixture (holes plugged from factory). Standard push-in top cap (pre-installed) with a top antenna knock-out.
  - Motion Photo Sensor:** Default to photocell function only; contractor to field program motion as required.
  - Arm:** Machined arm to accept Aruba or Juniper (bracket required).
  - Driver:** High Volt 277V - 480V Driver with 4000k Color Temp.
  - Ethernet:** Pre-wired Ethernet internally with bulkheads.
  - Dimensions:** Pole diameter is 12". Mounting holes are spaced 4" apart. The mounting bracket has a height of 9".
  - Base:** 12' Pole (0.188" D" Wall Thickness - Good for All North American Locations). Grounding lug at the base.
  - Handhole:** Handhole cover pre-installed.
  - Base Cover:** Base cover (painted to match) included in box.
- Detail Views:**
  - NTX Hinge Closed:** Shows the hinge mechanism.
  - Cardboard Inserts:** 6x cardboard inserts for packaging.
  - Foam Inserts:** 4x bottom foam inserts.
  - Outer Box:** 147.5 X 13.75 X 11.625" Two Piece Outer Box with 15x Per Pallet.

REVISIONS				
ZONE	REV.	DESCRIPTION	DATE	APPROVED
A		RELEASED FOR PRODUCTION	9/6/2024	LJS

UNLESS OTHERWISE SPECIFIED		NAME	DATE
DRAWING AND REVISIONS	DESIGNED BY	LJS	9/12/2024
TECHNICAL DATA	CHECKED BY		
MANUFACTURING	APPROVED BY		
ALL DIMENSIONS ARE IN INCHES UNLESS NOTED OTHERWISE	FINISH	ALUMINUM	
DO NOT SCALE DRAWINGS	SCALE	RAL 9016	

**WILL THERMAL SYSTEMS**  
200 W. WASHINGTON STREET  
P.O. BOX 100, NY, NY 10805

**Single Tesla NTX Assembly**

**NTX-Tesla-Drawing**

SCALE: 1:15 WEIGHT: SHEET 1 OF 6

**ORDER INFORMATION:**  
TPN: 2136148-00-A LIGHT FIXTURE ASSEMBLY-WLL-NTX

SCALE: N.T.S.



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PALO ALTO, CA 94304  
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990 S. BROADWAY  
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PHONE: 303.825.1802



DRAWN BY: TK

CHECKED BY: BG

APPROVED BY: \_\_\_\_\_ HWJ

PROJECT #:	50123704
------------	----------

JOB #: 50163502

[illegible]

SITE NAME:  
AURORA, CO  
S PARKER ROAD  
(TRT ID: 404915)

SITE ADDRESS:  
2767 S PARKER ROAD,  
AURORA, CO 80014  
SUBDIVISION: CUB AURORA  
PLAZA FILING #02

SHEET 14 OF 15

SHEET TITLE

CONSTRUCTION  
DETAILS V

SHEET NUMBER

C-8







3500 DEER CREEK ROAD  
PALO ALTO, CA 94304  
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PLAZA FILING #02

SHEET 15 OF 15

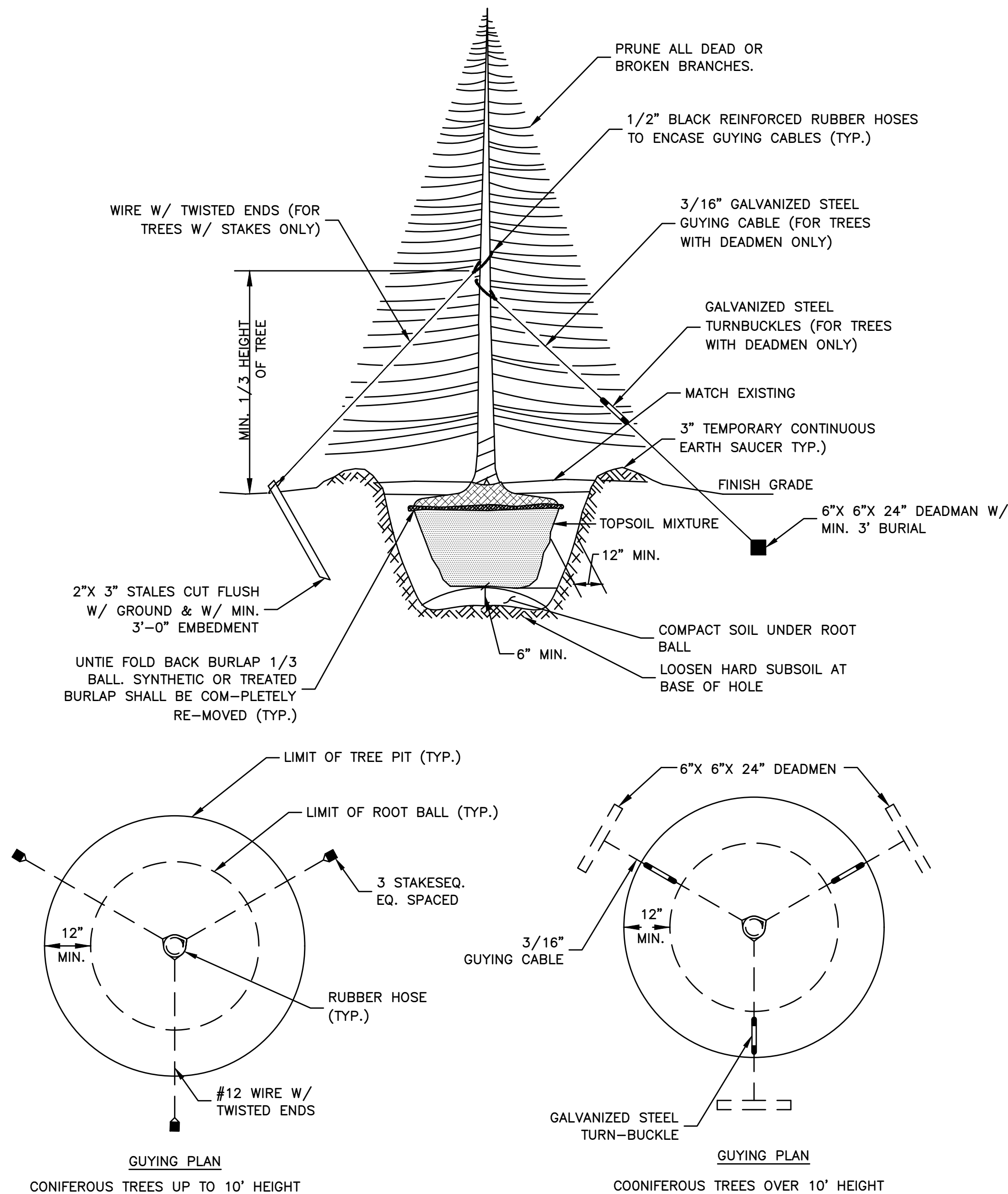
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LANDSCAPING DETAILS

SHEET NUMBER

C-9

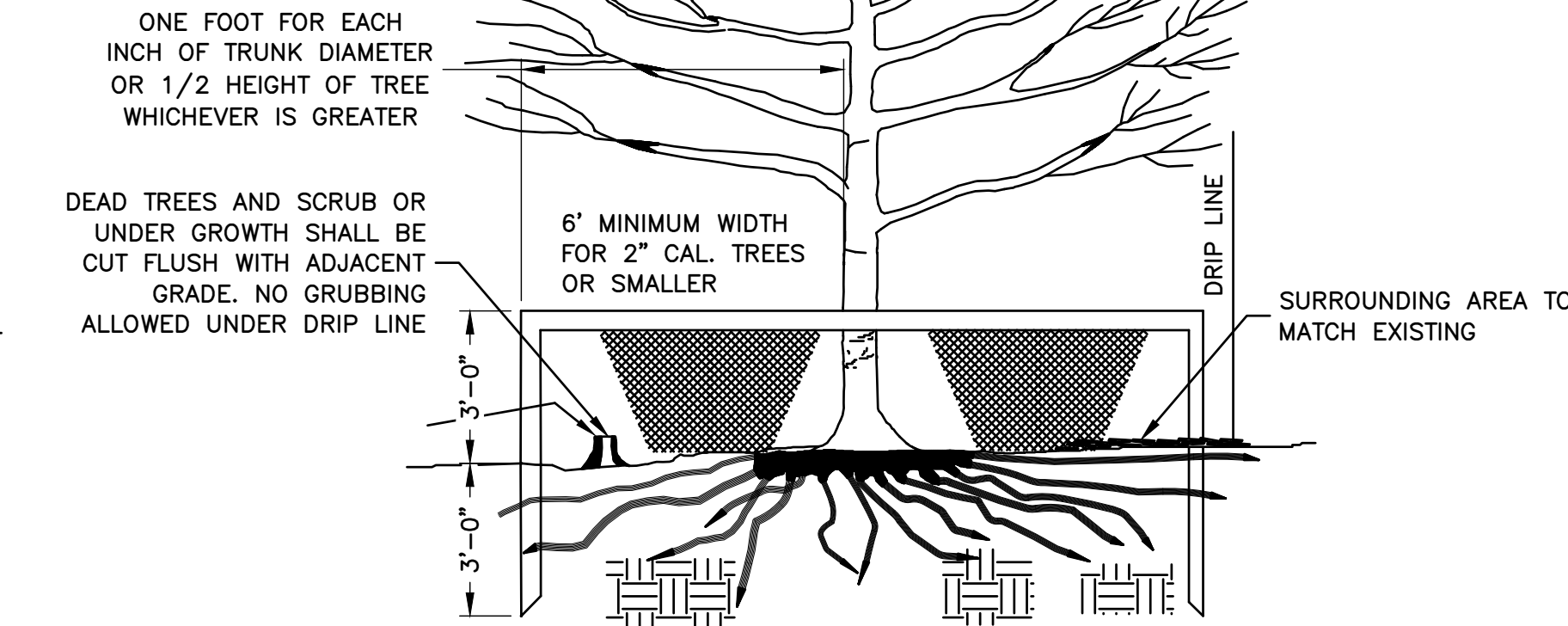
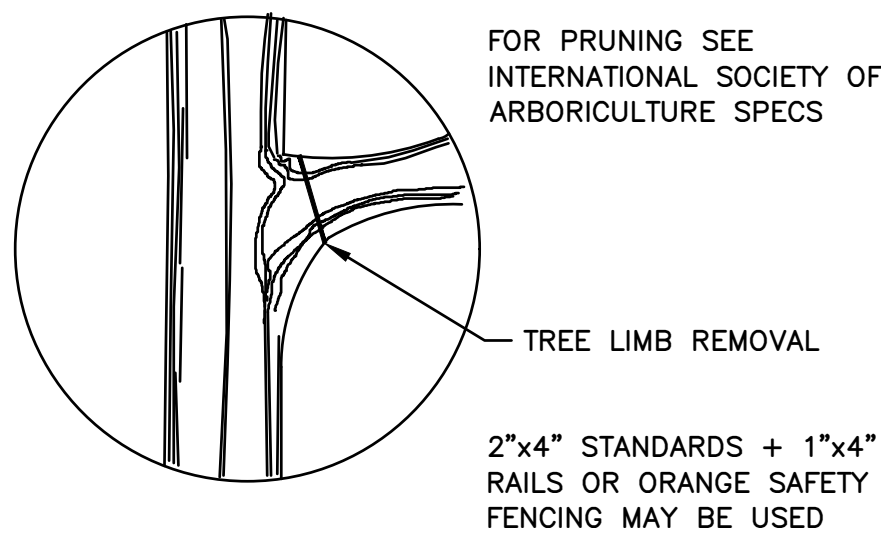
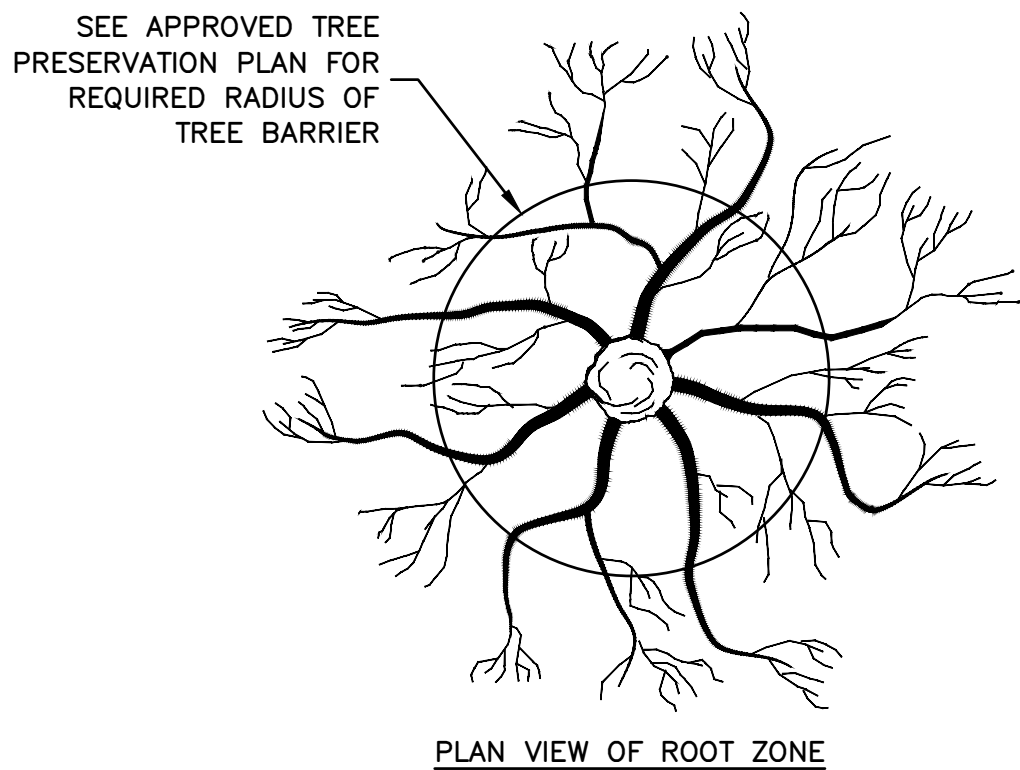
38



EVERGREEN PLANTING

SCALE: N.T.S.

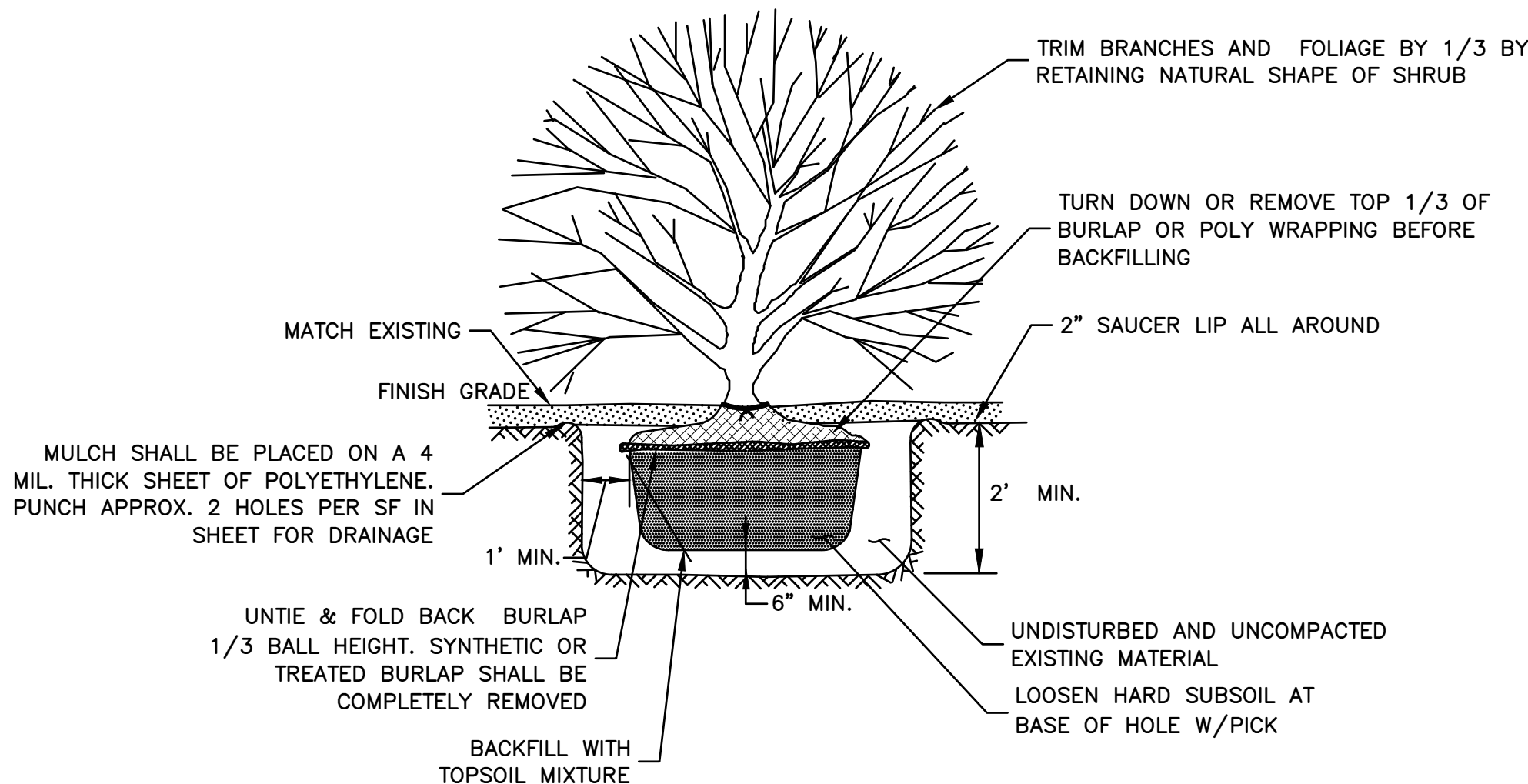
1



TREE PROTECTION DETAIL

SCALE: N.T.S.

2



SHRUB PLANTING DETAIL

SCALE: N.T.S.

3