

September 29, 2023s
City of Aurora Planning Department
(303) 739-7132

Re: Submittal Review – CJG Transport Outdoor Storage – Site Plan & Plat, Site Address: 2252 Tower Road, Lot 1, Block 1, Track Parts Subdivision Filing No. 2, Aurora, Adams County, Colorado 80011, Application Number: DA-2328-00

Dear Erik Gates,

Below is a list of comments and applicable responses from the review of the Site Plan & Plat associated with case numbers: 2022-6056-00, 2022-3086-00.

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Include a description of the adjustment request in the Letter of Introduction and on the cover sheet of the Site Plan. [Planning] **Updated.**
- Parking may not occur on an unimproved surface. The gravel parking must be approved or not used for parking. [Planning] **Gravel area to be used as storage**
- Note the location of overhead power lines in the Landscape Plans; some trees will be too tall if they remain. [Landscaping] **Updated**
- The proposed detached sidewalk along the north side of E 22nd PI will need to move north of the existing E 22nd PI ROW line and you will need to add a 4' sidewalk easement north of the northern E 22nd PI ROW line. [Civil Engineering] **Updated**
- Any demolition requires a SWMP permit at Civil Plan. [Aurora Water] **Noted. Will include in Civil Set.**
- Add any additional easements needed to the plat and the site plan. [Real Property] **Updated**

PLANNING DEPARTMENT COMMENTS

- 1. Community Questions, comments, and concerns:**
 - 1B. There were no community comments on this application.
- 2. Completeness and Clarity of the Application:**
 - 2A. Add “with Adjustments” [Site Plan Page 1] **Updated**
 - 2B. Remove this Survey sheet from the site plan and submit it as a separate document. [Site Plan Page 4] **Updated**
 - 2C. Show the street setbacks from the property line. [Site Plan Page 6] **Updated**
 - 2D. Add this adjustment request to the cover sheet and reference the code section that relief is being requested from. You will also need to update the letter of introduction to discuss the adjustment request in detail. The LOI should directly address the Criteria for Approval found in [Section 146-5.4.4.D.3](#) of the UDO. [Site Plan Page 13] **Updated**
- 3. Zoning and Land Use comments:**
 - 3A. There were no zoning or land use issues identified
- 4. Streets and Pedestrian Issues:**
 - 4A. There were no more streets or pedestrian issues identified
- 5. Parking Issues:**
 - 5A. Parking may not occur on an unimproved surface. This cannot be parking unless paved. [Site Plan Page 13] **Agree.**
- 6. Architectural and Urban Design Issues:**

6A. Dimension the masonry columns. They are required to have an 18"x18" cross section along arterial and collector road. [Site Plan Page 16] **Agree**

7. Signage Issues

7A. There were no signage issues identified

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering

9A. Repeat Comment: Curb ramp on SE corner of Tower Rd/22nd Place intersection required to be updated (all shts) **Updated**

9B. Repeat Comment: Please show location of sidewalk easement beyond the ROW, typ. All shts **Updated**

9C. Advisory comment: During civil plan review, structural calculations will be required per Table 4.02.7.03. **Noted**

9D. Repeat Comment: Need all of Tower Road within ROW (should match typical section on sht. C7.0). Also add a sidewalk easement for curbside landscaping and sidewalk. Sidewalk easement should be 0.5' to the east of the back of sidewalk. (All shts) **Updated**

9E. If you are adding a note here (in lieu of a leader, see comment below), please clearly define what is being pursued in the deferral. 1. A deferral is in process for this site. **Updated**

9F. Either add a note here in the text or a leader on the plan view showing the area that is proposed to be deferred. **Updated**

9G. E 22nd PI is a local type 3 street. The proposed detached sidewalk along the north side of E 22nd PI will need to be shifted to the north of the existing E 22nd PI ROW line and you will need to add a 4' sidewalk easement north of the northern E 22nd PI ROW line. **Updated**

9H. Approx. location of proposed sidewalk easement north of E 22nd northern ROW line. Please add in proposed sidewalk easement 4' north of the existing ROW line. **Updated**

9I. Please define this line with a callout. **Updated**

9J. Please remove these ramps because this intersection is not intended to cross Tower Road in the east-west direction and is unsignalized. **Updated**

9K. New information triggered a new comment: As shown, the BW elevation is above the TW elevation and does not match the elevation shown on plan view in sheet 9. Please ensure the labels are consistent and accurate. **Updated**

9L. Please remove these ramps because this intersection is not intended to cross Tower Road in the east-west direction and is unsignalized. **Updated**

9M. Repeat Comment: This appears to be over 30". Any retaining walls over 30" require railing. Any CIP walls and any walls over 4' require structural calculations. **Updated**

9N. Please fix north arrow to match rotation of viewport. **Updated**

9O. E 22nd PI is a local type 3 street. The proposed detached sidewalk along the north side of E 22nd PI will need to move north of the existing E 22nd PI ROW line and you will need to add a 4' sidewalk easement north of the northern E 22nd PI ROW line. This measurement shown as 10.5' should be changed so the typical section and dimension measure 4' north of the ROW line. **Updated**

9P. This dimension should be 60', not 60.5' to match existing ROW per plan view and

plat. Updated

9Q. Please dimension this as 0.5' on both sides of the typical section. [3 comments]

Updated

9R. Change to "proposed" Updated

9S. Missing cross section for Andes Way, please ensure it is shown. Updated

9T. This dimension should be 68' not 148' to match the local type 3 typical section.

Updated

9U. This dimension should be 40' not 56.5' to match the local type 3 typical section.

Updated

9V. I see you showed this proposed receiving ramp in the median along Tower Rd, but we are looking for the receiving curb ramp on the southeast side of the E 22nd Place and Tower Road intersection. Please add that design in. Updated

9W. Please remove these ramps because this intersection is not intended to cross Tower Road in the east-west direction and is unsignalized. Updated

9. Traffic Engineering:

10A. Relocate STOP sign ahead of ped crossing, i.e. where sightline triangle starts.

Updated

10. Fire / Life Safety:

11A. Rotate the hydrant to face 22nd Pl. Updated

11B. Add the following: The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner. Updated

11C. The gate label must include width, operating mechanism, Knox hardware, automatic/manual, etc., details. Example 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release. Updated

11D. Identify and label proposed gate. Example 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release. ELECTRONIC GATING SYSTEMS SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF A SIREN OPERATED SYSTEM, AN AUTOMATIC KNOX KEY SWITCH AND A MANUAL OVERRIDE. Updated.

11. Aurora Water:

12A. Note that any demolition requires a SWMP permit at Civil Plan. Noted. Will do in Civil set.

12B. Need to indicate the slope of the bottom. Updated

12C. Show/label the 100-year WSEL in the ponds. Updated

12D. Add slope label to the pond sides (max 4:1) and to the bottom of the pond (minimum 2%). Updated

12E. Contact your assigned drainage engineer to determine minimum size of drainage easement. Updated

12. TAPS – Aurora Water:

13A. Storm Drain Development Fee has been paid. No more comments from TAPS

13. Real Property:

- 14A. There are numerous minor corrections throughout the site plan and plat. See these documents for the **full** redlines. **Updated**
- 14B. Add any additional easements needed to the plat and the site plan. **Updated**
- 14C. On the Site Plan, change boundary distances the nearest hundredths of a foot. **Updated**
- 14D. Check with the Fire/Life Safety Department to see if the Gate crossing the easement requires a License Agreement. **Coordinated**
- 14E. Advisory Comment: Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) **Noted**
- 14F. Send in the closure sheet for the description. **Submitted in Portal**
- 14G. Send in the State Monument Records for the aliquot corners used in the plat. **Submitted in Portal**
- 14H. Change the size of the page to match the Checklist requirements. **Submitted in Portal**
- 14I. Add Note for Tract A as indicated. **Submitted in Portal**
- 14J. Add the tic marks for the change of direction on the easement lines. **Submitted in Portal**

If you have any questions, feel free to reach out to me at: Mike@mod-eng.com or [214 734 2305](tel:2147342305).

Regards,



Michael Groselle, P.E.
Modern Engineering Solutions, LLC

- 1. SITE PLAN NOTES
- 2. ACCESS CONTROL GATE OR BARRIER SYSTEMS: GATING AND BARRIERS SYSTEMS INSTALLED ACROSS FIRE APPARATUS ACCESS ROAD(S) INTENDED TO RESTRICT PUBLIC USE MUST INCLUDE THE FOLLOWING NOTES: THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSEE'S AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE. IN THE EVENT OF SYSTEM FAILURE, GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
- 3. ACCESSIBILITY NOTE FOR COMMERCIAL PROJECTS BUILT UNDER THE 2015 IBC: ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 90% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK, NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 5' AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.
- 4. ADDRESSING: ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
- 5. AMERICANS WITH DISABILITIES ACT: THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 6. EMERGENCY INGRESS AND EGRESS: EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- 7. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- 8. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 9. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO THE OPERATION OF THE BUSINESS AND UPON COMPLETION OF THE ON SITE, SITE IMPROVEMENTS.
- 10. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.

- 10. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- 11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- 12. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT, AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- 13. RECORDS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- 14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- 15. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA (CITY) IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- 16. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- 17. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
- 18. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- 19. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.

SITE PLAN

Add *with Adjustments*

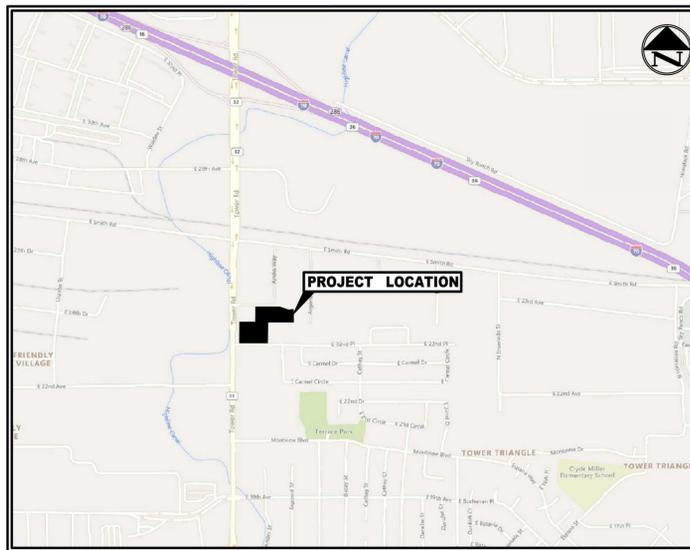
FOR 2252 TOWER ROAD

LOT 1, BLOCK 1, TRACK PARTS SUBDIVISION FILING NO. 2 AURORA, ADAMS COUNTY, COLORADO

PROPERTY DESCRIPTION:

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

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



LOCATION MAP SCALE: 1" = 1000'



JULY 2023

SHEET INDEX

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

DATA BLOCK

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

SIGNATURE BLOCK

SITE PLAN* (OFFICIAL PROJECT NAME)

LEGAL DESCRIPTION:

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

IN WITNESS WHEREOF, _____ HAS CAUSED THESE (CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD.

BY: _____ CORPORATE SEAL (PRINCIPALS OR OWNERS)

STATE OF COLORADO _____ JSS COUNTY OF _____

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

WITNESS MY HAND AND OFFICIAL SEAL, _____ NOTARY SEAL (NOTARY PUBLIC)

MY COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____ (CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____ (MAYOR)

ATTEST: _____ DATE: _____ (CITY CLERK)

DATABASE APPROVAL DATE: _____

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

FLOODPLAIN STATEMENT:

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

Add the landscape adjustment request to the Cover Sheet.

RESPONSE: Adjustment table has been added to the cover sheet.

AMENDMENTS

OWNER/DEVELOPER
GABI OGBOGU
C/J TRANSPORT LLC
2782 E 136TH PLACE
THORNTON, CO. 80602
(512) 554-4323
O_GADIS@YAHOO.COM

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

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

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

BENCHMARK

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

PRELIMINARY -FOR REVIEW ONLY-

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

MICHAEL R. GROSELLE 52071
 TYPE OR PRINT NAME PE #1
 2023/07/24
 DATE

NO.	DATE	REVISION

2252 TOWER ROAD
2252 TOWER ROAD
AURORA, COLORADO

COVER SHEET

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

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

GENERAL NOTES

- 1. CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
2. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CITY OF AURORA "ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS," LATEST EDITION.
3. ALL WATER DISTRIBUTION, SANITARY SEWER, AND STORM DRAINAGE CONSTRUCTION SHALL CONFORM TO CITY OF AURORA "STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE," LATEST REVISION.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE CITY STANDARDS AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC IMPROVEMENT INSPECTIONS DIVISION, 303-739-7420, 24 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
6. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION, CONTACT UTILITY NOTIFICATION CENTER OF COLORADO, 1-800-922-1987 OR 811.
7. THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE PLANS (APPROVED BY THE CITY OF AURORA), ONE COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES.
8. IT IS THE CONSULTANT'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE, AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NEEDED DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS EITHER ON-SITE OR OFF-SITE, WHICH ARISE IN THE FIELD, WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY. THE COST TO RECTIFY ANY ADVERSE SITUATION TO MEET THE CITY STANDARDS AND SPECIFICATIONS AND THE CITY CODE SHALL BE BORNE SOLELY BY THE DEVELOPER.
9. THE OWNER/DEVELOPER MUST OBTAIN THE WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
10. CONCRETE SHALL NOT BE PLACED UNTIL THE FORMS HAVE BEEN INSPECTED BY PUBLIC IMPROVEMENTS.
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 STATOWING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
14. ALL ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED.
15. THE CITY OF AURORA SHALL NOT BE LIABLE FOR THE MAINTENANCE OF POND, DRAINAGE SWALES, AND OUTLET STRUCTURE. THESE FACILITIES MAY NOT MEET CITY STANDARDS AND SHALL REMAIN IN PRIVATE MAINTENANCE BY MLE.
16. HIGH STORAGE IN PERPETUITY. THESE PRIVATE FACILITIES INCLUDE, IF PROVIDED, THE PRIVATE UNDERDRAIN SYSTEM PLACED WITHIN THE PUBLIC RIGHT-OF-WAY.
17. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR CONTACTING CDOT TO ENSURE ALL WORK ON OR ADJACENT TO STATE HIGHWAYS OR CDOT R.O.W. MEETS CDOT REQUIREMENTS.
18. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN LIGHTING PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL, AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
19. THE OWNER/CONTRACTOR MUST OBTAIN A C.D.P.S. STORM WATER DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, IF REQUIRED.
20. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE ARMY CORP OF ENGINEERS FOR WETLAND MITIGATION OR WORK WITHIN THE WATERS OF THE U.S., IF REQUIRED. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO PROVIDE A COPY OF THE ARMY CORP OF ENGINEER REQUIREMENTS TO THE CITY OF AURORA. IF THERE ARE NO REQUIREMENTS BY THE ARMY CORP OF ENGINEERS, THEN A WRITTEN NOTIFICATION FROM THE ARMY CORP OF ENGINEERS SHALL BE SUBMITTED TO THE CITY OF AURORA STATING SUCH. CITY APPROVAL OF THE CONSTRUCTION PLANS IS SUBJECT TO THE OWNER/CONTRACTOR OBTAINING A 404 PERMIT, IF APPLICABLE. A COPY OF THIS PERMIT SHALL BE SUBMITTED TO THE CITY OF AURORA PRIOR TO ANY PERMITS BEING ISSUED.
21. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
22. PRIVATE UNDERDRAIN SYSTEMS FOR GROUNDWATER DISCHARGES FROM FOUNDATION DRAIN SHALL BE OWNED AND MAINTAINED BY THE 110AMETRO DISTRICT (SELECT ONE).
23. PROJECT SHALL COMPLY WITH THE SUBSURFACE UTILITY ENGINEERING REQUIREMENTS PER CRS 9-1.5 WHEN PROJECT INCLUDES EXCAVATION, INCLUDING BUT NOT LIMITED TO ELECTRONICALLY TRACEABLE MARKERS OR TRACING WIRE PER AURORA WATER STANDARDS AND SPECIFICATIONS FOR ALL SUBSURFACE UTILITIES. BY STAMPING THE PLAN, THE ENGINEER OR RECORD IS CERTIFYING THE PLAN MEETS THE STANDARDS ESTABLISHED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE302) FOR DEFINING THE ACCURACY OF AN UNDERGROUND FACILITY.
24. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

ADA NOTES

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

RETAINING WALL NOTES:

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

GRADING PLAN NOTES:

- 1. CONTOURS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB, OR GROUND. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.
2. ALL DISTURBED AREAS THAT ARE UNSURFACED OR ARE NOT DESIGNATED AS LANDSCAPE AREAS ARE TO BE SEEDED, FERTILIZED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
3. IF DURING THE OVERALL GRADING PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE ENGINEER SHALL BE CONTACTED FOR RECOMMENDATIONS.
4. UNLESS OTHERWISE SHOWN, NO PROPOSED SLOPE SHALL EXCEED FOUR (4) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS MUST BE PROTECTED FROM EROSION.
5. IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, TOPSOIL MAY BE PLACED TO A HEIGHT OF FIVE FEET. SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEEDED WITH NATIVE SEED MIX IMMEDIATELY AFTER STRIPPING OPERATIONS ARE COMPLETE.
6. ON-SITE MATERIALS AND IMPORTED MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH THE SOILS REPORT AND THE SITE SPECIFICATIONS.
7. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS THAT DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB, GUTTER, AND UTILITIES.
8. ALL UTILITIES (MANHOLES, VALVE COVERS, CLEAN OUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
9. ALL EARTH MOVING AND PLACEMENT OPERATIONS SHALL BE IN CONFORMANCE WITH THE SOILS REPORT AND THE SITE SPECIFICATIONS. THE CONTRACTOR SHALL HAVE A SIGNED AND SEALED COPY OF THE SOILS REPORT ON THE SITE AT ALL TIMES.
10. GRADES WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0-10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
11. SPOT ELEVATIONS REPRESENT FLOW LINE UNLESS OTHERWISE NOTED.
12. THE CONTRACTORS ARE RESPONSIBLE FOR PROVIDING THEIR OWN ESTIMATE OF EARTHWORK QUANTITIES.
13. ALL LANDSCAPED ISLANDS SHALL HAVE A CROWN OF TOPSOIL PRIOR TO LANDSCAPING. REFER TO LANDSCAPE PLAN AND SPECIFICATIONS.
14. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY PRIOR TO PLACEMENT OF ANY CONCRETE: THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS; THE CONTRACTOR SHALL SUBMIT THE SLOPES AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION, WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION; THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
16. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
17. EXISTING GRADE CONTOUR INTERVALS SHOWN ARE AT 1 FOOT INTERVALS.
18. PROPOSED GRADE CONTOUR INTERVALS SHOWN ARE AT 1 FOOT INTERVALS.
19. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
20. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
21. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
22. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 4H:1V OR STEEPER. (CONTRACTOR SHALL PLACE SOO OR HYDROSEED DISTURBED AREAS IN ACCORDANCE WITH CITY OF AURORA AND GATEWAY SPECIFICATIONS AND MAINTAINED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.)
23. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES.
24. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.

CITY OF AURORA UTILITY NOTES

- 1. ALL MATERIALS, WORKMANSHIP, CONSTRUCTION DETAILS, AND TESTING FOR THE WATER LINE CONSTRUCTION SHALL CONFORM STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE, LATEST REVISION AS SET FORTH BY AURORA WATER.
2. ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN 8 FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND BE UNOBSERVED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE 5 FEET. FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD. FIRE HYDRANTS ARE NOT ALLOWED IN SIDEWALKS.
3. ALL FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD WHENEVER CURB AND GUTTER HAS NOT BEEN INSTALLED.
4. ALL UTILITY EASEMENTS MUST REMAIN UNOBSERVED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
5. WATER MAIN RESTRAINT SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE LATEST REVISION. MEGA LUGS OR UNI-FLANGE MAY BE USED IN PLACE OF RODS AND CLAMPS.
6. WATER LINE VALVES ARE NOT ALLOWED IN CROSS PANS.
7. ALL WATER METERS, WATER SERVICE LINES AND SANITARY SEWER SERVICE LINES ARE NOT ALLOWED IN OR UNDER DRIVEWAYS.
8. ALL SANITARY SERVICE LINES SHALL BE TIED OFF OF MAINS. WYES SHALL BE USED FOR LOTS AT BACK OF CURB DE SACS, OR UPSTREAM OF A DEAD-END MANHOLE.
9. WATER PRESSURE ZONE 2, ZERO (0) PSI @ ELEVATION 5630 STATIC. A PRESSURE REDUCING VALVE (PRV) IS REQUIRED WHEN THE PRESSURE AT THE BUILDING UNIT IS GREATER THAN (80) PSI. PRVS ARE NOT ALLOWED IN CITY OF AURORA OWNED AND MAINTAINED METER PITS.
10. ADJUST ALL MANHOLES, FIRE HYDRANTS, AND VALVE BOXES TO GRADE PER AURORA WATER STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM SEWER INFRASTRUCTURE LATEST REVISION, AS NECESSARY.
11. FIRE SERVICE LINES WITHOUT CHEMICAL FEED SYSTEMS REQUIRE AT LEAST A DOUBLE CHECK BACKFLOW ASSEMBLY. ALL OTHER FIRE LINES, COMMERCIAL, MULTI-FAMILY AND MASTER METERED SINGLE FAMILY RESIDENTIAL WATER SERVICE LINES REQUIRE A REDUCED PRESSURE BACKFLOW ASSEMBLY. CONTRACTORS ARE REQUIRED TO CONTACT AURORA WATER TO SCHEDULE A BACKFLOW ASSEMBLY INSPECTION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
12. THE CONTRACTOR SHALL CONTACT AURORA WATER ENGINEERING AT (303) 739-7370 FOR INSPECTION OF ANY REQUIRED GREASE TRAPS OR SAND/OIL INTERCEPTORS PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
13. THE CONTRACTOR SHALL CONTACT THE AURORA WATER INSPECTION LINE AT (303) 739-7385 AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE OF COMMENCING CONSTRUCTION OF ANY WET UTILITY TO SCHEDULE INSPECTIONS.
14. STATS FOR COMMERCIAL SITE
14.1. TOTAL BLDG SURFACE AREA - 0.00 SF
14.2. TOTAL HARD SURFACE - 35,275 SF
15. THE SOIL RESISTIVITY TEST WAS PERFORMED AND THE RESISTIVITY IS 640 OHM-CENTIMETERS AT 4' AND 760 OHM-CENTIMETERS AT 9'

CORROSIVE SOILS NOTE:

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

CITY OF AURORA EROSION CONTROL NOTES

PURSUANT TO SECTIONS 138-440 AND 138-442 OF THE AURORA MUNICIPAL CODE, THE PERMITTEE SHALL LOCATE, INSTALL, AND MAINTAIN ALL BEST MANAGEMENT PRACTICES, INCLUDING, BUT NOT LIMITED TO, EROSION CONTROLS, SEDIMENT CONTROLS, DRAINAGE CONTROLS, AND WATER QUALITY BMPs AS INDICATED IN THE APPROVED STORMWATER MANAGEMENT PLAN (SWMP). THE FOLLOWING NOTES ARE A REQUIREMENT AND SHALL BE INCLUDED ON THE SWMP DESIGN DRAWINGS DEVELOPED FOR THIS PROJECT AND SUBMITTED FOR APPROVAL BY THE CITY. BMP INSTALLATIONS SHALL BE INSTALLED PER THE COA STANDARD DETAIL IN EFFECT AT THE TIME OF INSTALLATION OR PER THE APPROVED SWMP DESIGN DRAWING, A COA APPROVED VARIANCE, OR A COA APPROVED DESIGN DRAWING PLAN AMENDMENT.

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

BENCHMARK

COA ID: 358633NE002
DESCRIPTION: COA BC SET IN S NOSE OF CONC MEDIAN IN TOWER RD N OF E ENTRY TO TOWER CENTER FOR INDUSTRY. NOTE: S&B MED. NOSE SOMEWHAT OBLISCURED AS THE S BOUND LANE IS ONLY ONE IN SERVICE AS OF 2-25-91; ELEVATION US FEET: 5438.06

PRELIMINARY -FOR REVIEW ONLY-

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

MICHAEL R. GROSELLE 52071
TYPE OR PRINT NAME PE #
2023/07/24
DATE

Table with 3 columns: NO., DATE, REVISION

2252 TOWER ROAD
2252 TOWER ROAD
AURORA, COLORADO

GENERAL NOTES

MES MODERN ENGINEERING SOLUTIONS
1820 E HAMPDEN PL
AURORA, CO 80013
PHONE: (720) 815-7937

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

LEGEND

Table listing various symbols and their corresponding descriptions for property lines, sewer lines, water service lines, culverts, power lines, fences, and retaining walls.

Table listing symbols for proposed and existing light poles, transformer pads, fire hydrants, water valves, meters, manholes, cleanouts, signs, junction boxes, curbs, and inlets.

Table listing symbols for proposed and existing drainage swales, retaining walls, fences, and utility piping or fencing to be removed.

Table listing symbols for sidewalks, medium paving, asphalt pavement, stabilized construction entrances, riprap, floodway limits, spot grades, curbs, gutters, pavements, inlets, low and high points, walls, and finished floors.

Table listing symbols for various engineering units and standards, including feet, inches, degrees, minutes, seconds, and percentages.

Table listing abbreviations for various engineering terms, including AASHTO, AC, ADA, ADT, AGG, ALG, ALU, ANS, APP, ARV, ASP, ASS, ATSM, AVE, AWWA, BCCMP, BCPA, BE, BFP, BL, BLDG, BLVD, BM, BMP, BOC, BOP, BT, BVCE, BVCS, BW, CAC, CBR, CDEP, CDDT, C&G, CO, COV, CATV, CB, CF, CFS, CHWA, CI, CIP, CIPL, CKT, CL, CLM, CMP, CONC, CONST, COORD, CPE, CR, CS, and CY.

Table listing abbreviations for various engineering terms, including D, DBH, DE, DECEL, DEGREE, DIA, DUCT, DTL, DWG, E, EA, ELEC, EL, ELEV, EOP, EOR, ERCP, ESMF, EVCE, EVCS, EX, EXIST, FAC, FBR, FC, FDEP, FDOT, FES, FFE, FG, FHD, FHWA, FIG, FL, FLOW, FLA, FOC, FS, FT, GALV, GM, GV, HOPE, HGRZ, HP, HWY, HYD, ID, INVERT, INV EL, IP, J, JB, JCT, K, L, LB, LBR, LDR, LF, LP, L OR LT, M, MAX, MES, MH, MHW, MIN, MISC, MON, MOT, MUTCD, N, N/A, N/E, NAC, NCR, NAVD, NE, NVD, NGS, NIC, NO, NPDES, NTS, NW, OC, OE, OHW, ORB, OSHA, OT, PAVT, PC, PCC, PED, PERP, PSL, PK, PL, POC, PP, PRC, PR OR PROP, PSI, PT, PVC, PVI, Q, R, RW, R OR RAD, RCP, RCW, RCWM, RCPA, RDWY, RPM, RPP, RR, R OR RT, S, SAN, SE, SECT, SERV, SFT, SF, SH, SHWE, SL, SP, SR, SS, STA, STD, SW, SY, T, TAC, TBM, TBR, TC, TCE, TCP, TCF, TDEP, TDP, TEL, TI, TN, TOB, TOC, TP, TV, TW, TYP, U, UG, USGS, UTIL, V, VC, VCP, VERT, VTC, W, W/ WITH, W WEST, WM WATER MAIN OR WATER METER, WW WASTEWATER, WWF WELDED WIRE FABRIC, WWTP WASTEWATER TREATMENT PLANT.

ABBREVIATIONS

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

PRELIMINARY -FOR REVIEW ONLY-
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MICHAEL R. GROSELLE 52071
TYPE OR PRINT NAME PE #
2023/07/24 DATE

Table with columns: NO., DATE, REVISION

2252 TOWER ROAD
2252 TOWER ROAD
AURORA, COLORADO

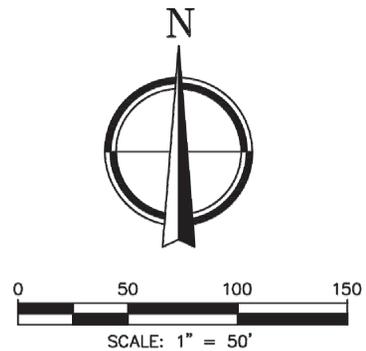
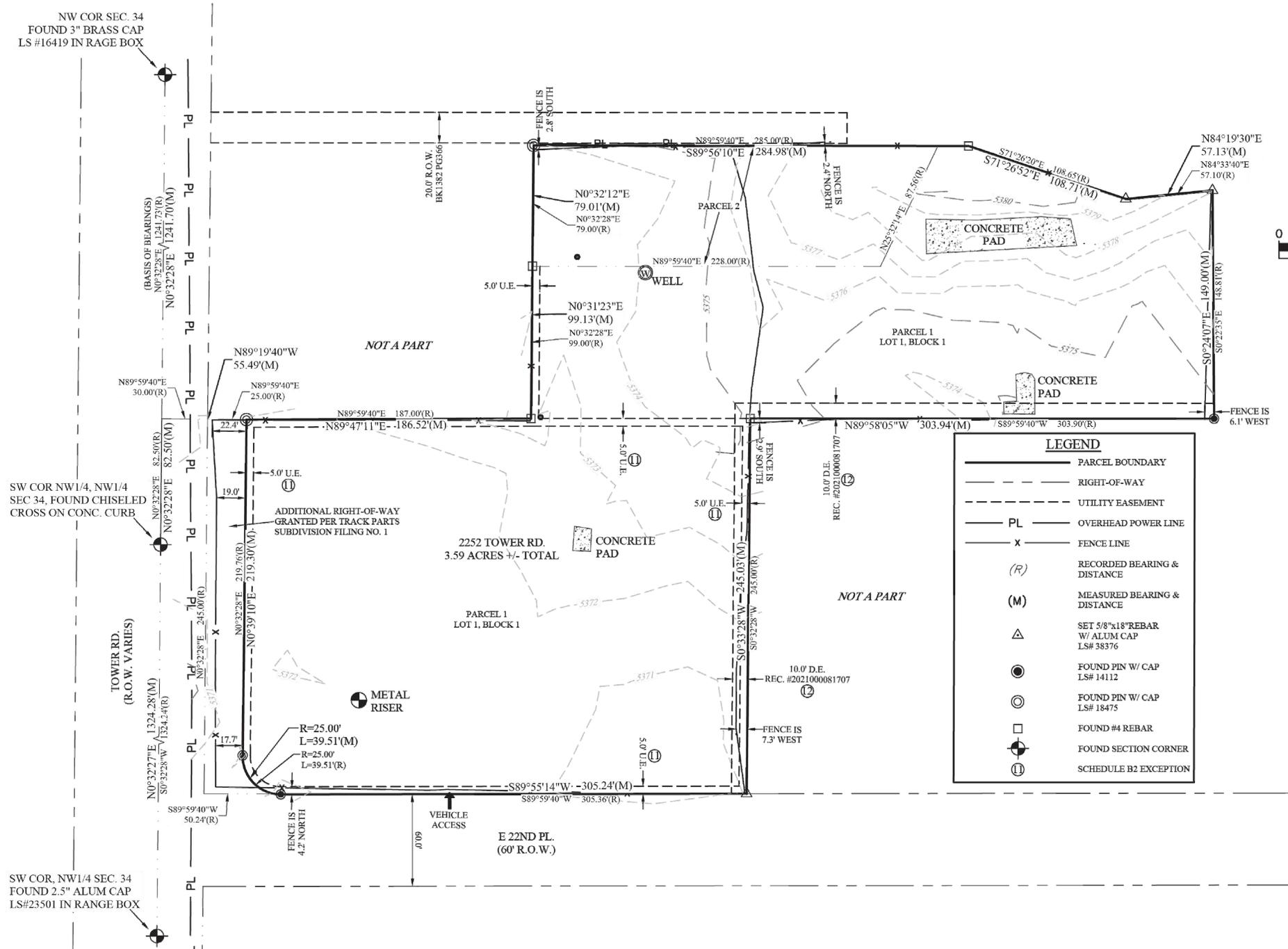
LEGEND AND ABBREVIATIONS

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

Table with columns: DESIGNED: DD, DRAWN: DD, REVIEWER: MG, DATE: JULY 2023, PROJECT #: 22-006, SHEET: 3 OF 19

ALTA / NSPS LAND TITLE SURVEY

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO



LEGEND	
	PARCEL BOUNDARY
	RIGHT-OF-WAY
	UTILITY EASEMENT
	OVERHEAD POWER LINE
	FENCE LINE
	RECORDED BEARING & DISTANCE
	MEASURED BEARING & DISTANCE
	SET 5/8"x18" REBAR W/ ALUM CAP LS# 38376
	FOUND PIN W/ CAP LS# 14112
	FOUND PIN W/ CAP LS# 18475
	FOUND #4 REBAR
	FOUND SECTION CORNER
	SCHEDULE B2 EXCEPTION



CIG TRANSPORT LLC, A COLORADO LIMITED LIABILITY COMPANY

REV DATE:	
ISSUED DATE:	03/25/2020
PROJECT NUMBER:	63636-ALTA

NOT A PART
PLOT NO. 20
REC NO. 2018000080965
UNPLATTED



NOTES

1. STORM SEWER SYSTEM IS PRIVATE AND SIZED FOR THE 100-YR STORM. PRIVATE STORM SYSTEM TO BE MAINTAINED BY OWNER.
2. THE DEVELOPER SHALL HAVE A LICENSED PROFESSIONAL ENGINEER CERTIFY EACH STORMWATER DETENTION POND AND/OR WATER QUALITY BMP IS BUILT ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS AND THE REQUIRED DETENTION VOLUME, INCLUDING THE WQCV WHEN USED, IS MET. THE CERTIFICATION SHALL ALSO VERIFY ALL PERTINENT DIMENSIONS, ELEVATIONS, REQUIRED OUTLET ORIFICE PLATES FOR DETENTION AND WQCV AND OTHER PERTINENT BMP REQUIREMENTS ARE INSTALLED PER THE APPROVED PLANS AND SPECIFICATIONS, AND SHALL SHOW THE AS-BUILT VOLUMES FOR THE 100-YEAR, 10-YEAR STORM EVENTS, AND FOR THE WQCV AND OTHER PERTINENT DIMENSIONS, ELEVATIONS AND CAPACITY REQUIREMENTS ASSOCIATED WITH THE WQ BMP USED. THE CERTIFICATIONS SHALL BE PROVIDED TO THE CITY OF AURORA ENGINEERING CONTROL SECTION SENIOR ENGINEER BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED.
3. THE DEVELOPER SHALL HAVE A LICENSED PROFESSIONAL ENGINEER CERTIFY EACH STORMWATER DETENTION POND AND/OR WATER QUALITY BMP IS BUILT ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS AND THE REQUIRED DETENTION VOLUME, INCLUDING THE WQCV WHEN USED, IS MET. THE CERTIFICATION SHALL ALSO VERIFY ALL PERTINENT DIMENSIONS, ELEVATIONS, REQUIRED OUTLET ORIFICE PLATES FOR DETENTION AND WQCV AND OTHER PERTINENT BMP REQUIREMENTS ARE INSTALLED PER THE APPROVED PLANS AND SPECIFICATIONS, AND SHALL SHOW THE AS-BUILT VOLUMES (WQCV, 10-YEAR, 100 YEAR, EURV) AND OTHER PERTINENT DIMENSIONS, ELEVATIONS AND CAPACITY REQUIREMENTS ASSOCIATED WITH THE WQ BMP USED. THE CERTIFICATION SHALL BE PROVIDED TO THE CITY OF AURORA ENGINEERING CONTROL SECTION SENIOR ENGINEER. AN APPROVED POND CERTIFICATE SHALL BE REQUIRED PRIOR TO THE RETURN OF ANY FISCAL SECURITY DEPOSIT (AS WELL AS SATISFYING OTHER CONDITIONS OF THE STORMWATER PERMIT) FOR SITES THAT DO NOT REQUIRE A CERTIFICATE OF OCCUPANCY. EXAMPLES OF THESE SITES INCLUDE BUT ARE NOT LIMITED TO: SITES WITHOUT VERTICAL CONSTRUCTION, OIL AND GAS WELL PADS, OUTDOOR STORAGE, AND TOW YARDS. AN APPROVED POND CERTIFICATE SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF BUSINESS OPERATIONS. IN NO CASE SHALL A CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY BE ISSUED WITHOUT AN APPROVED POND CERTIFICATE.
4. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

ABBREVIATIONS

- B.S.L. BUILD
- D.E. DRAINAGE EASEMENT
- EX. EXISTING
- INV. INVERT
- LF. LINE FEET
- O.H.E. OVERHEAD ELECTRIC UTILITIES
- R.O.W. RIGHT-OF-WAY
- S.S. STORM SEWER
- U.E. UTILITY EASEMENT
- REC.NO. RECEPTION NUMBER

1. A deferral is in process for this site.

Either add a note here in the text or a leader on the plan view showing the area that is proposed to be deferred.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED DRAINAGE SWALE
- PROPOSED CEDAR FENCE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED RETAINING WALL
- PROPOSED STORM DRAIN LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING RETAINING/SCREENING WALL
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- SIDEWALKS (PUBLIC SIDEWALK AREAS)
- GRAVEL 1-2" CRUSHED ROCK (REFER TO LANDSCAPING PLANS)
- ASPHALT PAVEMENT
- NATIVE SEEDING
- PROPOSED 30" AUTOMATIC SLIDING GATE WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE
- PROPOSED OUTLET STRUCTURE

BENCHMARK

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

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MICHAEL R. GROSELLE 52071
TYPE OR PRINT NAME 2023/07/24 DATE

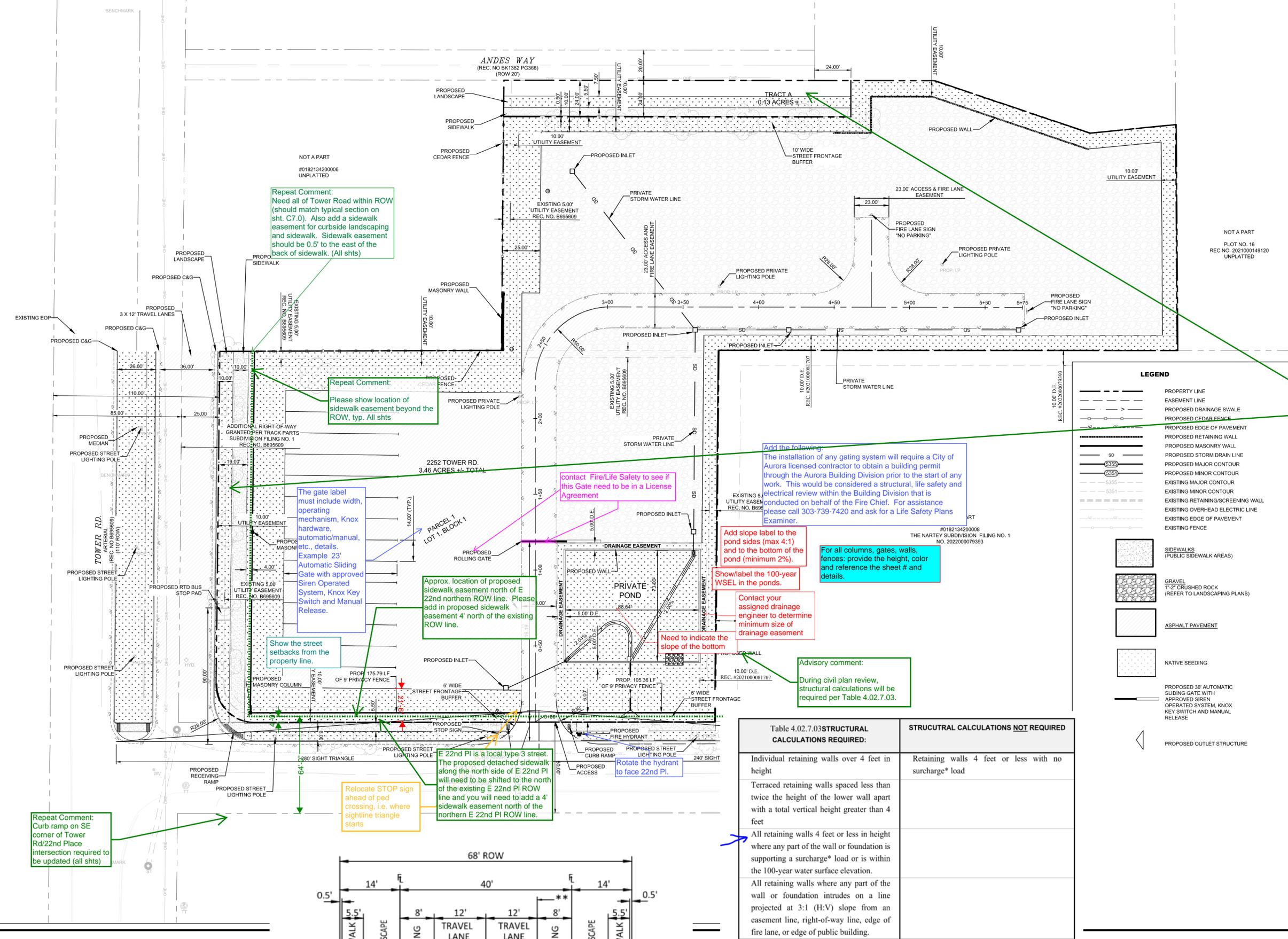
NO.	DATE	REVISION

2252 TOWER ROAD
2252 TOWER ROAD
AURORA, COLORADO

SITE AND UTILITY PLAN

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

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



Repeat Comment:
Need all of Tower Road within ROW (should match typical section on sht. C7.0). Also add a sidewalk easement for curbside landscaping and sidewalk. Sidewalk easement should be 0.5' to the east of the back of sidewalk. (All shts)

Repeat Comment:
Please show location of sidewalk easement beyond the ROW, typ. All shts

The gate label must include width, operating mechanism, Knox hardware automatic/manual, etc., details. Example 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release.

Approx. location of proposed sidewalk easement north of E 22nd northern ROW line. Please add in proposed sidewalk easement 4' north of the existing ROW line.

Show the street setbacks from the property line.

E 22nd PI is a local type 3 street. The proposed detached sidewalk along the north side of E 22nd PI will need to be shifted to the north of the existing E 22nd PI ROW line and you will need to add a 4' sidewalk easement north of the northern E 22nd PI ROW line.

Relocate STOP sign ahead of ped crossing, i.e. where sightline triangle starts

Repeat Comment:
Curb ramp on SE corner of Tower Rd/22nd Place intersection required to be updated (all shts)

Add the following:
The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner.

Add slope label to the pond sides (max 4:1) and to the bottom of the pond (minimum 2%).

For all columns, gates, walls, fences: provide the height, color and reference the sheet # and details.

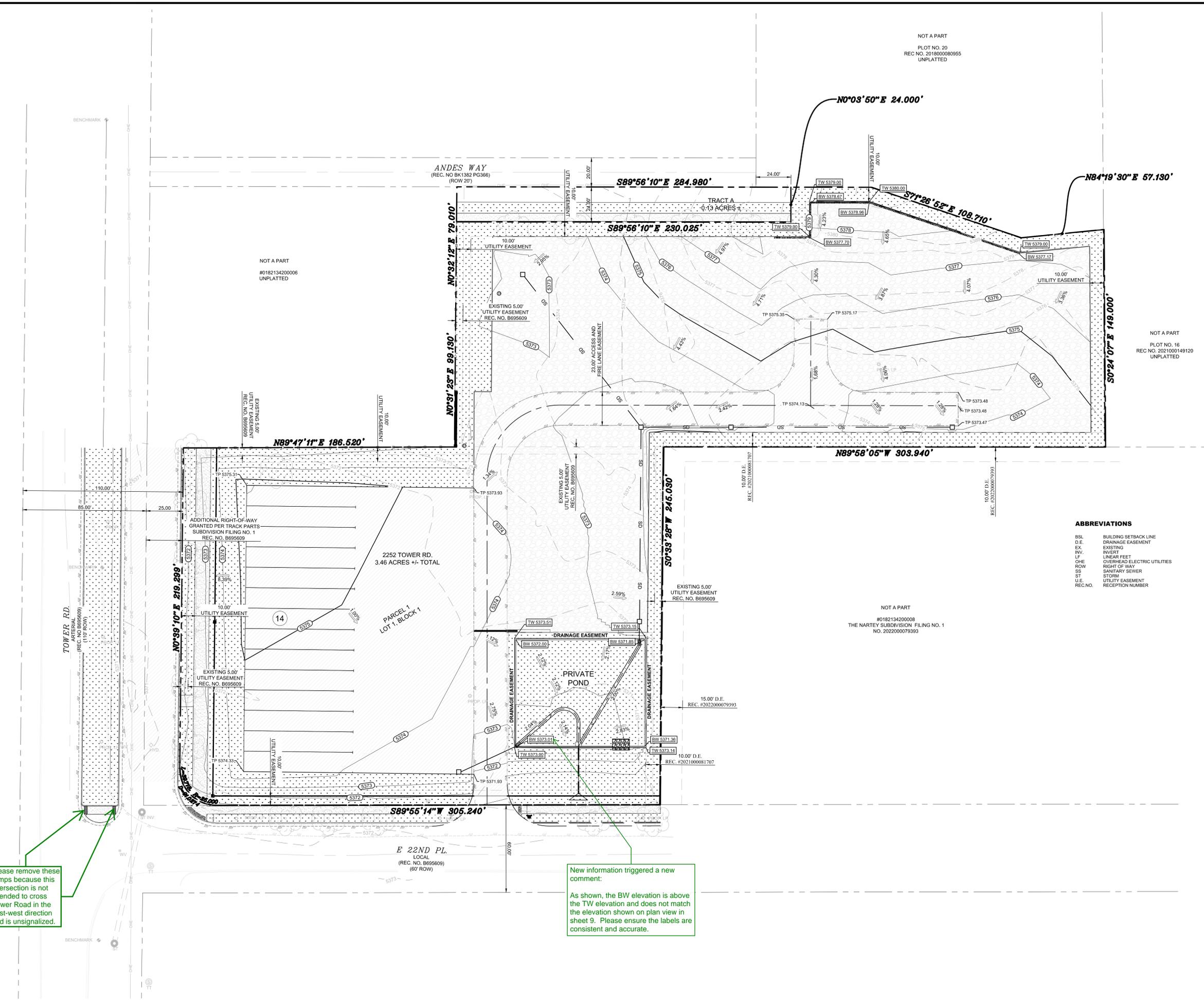
Contact your assigned drainage engineer to determine minimum size of drainage easement

Need to indicate the slope of the bottom

Advisory comment:
During civil plan review, structural calculations will be required per Table 4.02.7.03.

Table 4.02.7.03 STRUCTURAL CALCULATIONS REQUIRED:	STRUCTURAL CALCULATIONS NOT REQUIRED
Individual retaining walls over 4 feet in height	Retaining walls 4 feet or less with no surcharge* load
Terraced retaining walls spaced less than twice the height of the lower wall apart with a total vertical height greater than 4 feet	
All retaining walls 4 feet or less in height where any part of the wall or foundation is supporting a surcharge* load or is within the 100-year water surface elevation.	
All retaining walls where any part of the wall or foundation intrudes on a line projected at 3:1 (H:V) slope from an easement line, right-of-way line, edge of fire lane, or edge of public building.	

* "Surcharge" refers to any gravity load applied above the retained soil or any lateral load which



NOT A PART
 PLOT NO. 20
 REC NO. 2018000080965
 UNPLATTED

NOT A PART
 #0182134200006
 UNPLATTED

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

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

10.00' D.E.
 REC. #2021000081707

Please remove these ramps because this intersection is not intended to cross Tower Road in the east-west direction and is unsignalized.

New information triggered a new comment:
 As shown, the BW elevation is above the TW elevation and does not match the elevation shown on plan view in sheet 9. Please ensure the labels are consistent and accurate.



NOTES

- STORM SEWER OWNERSHIP AND MAINTENANCE
 - ALL THE STORM DRAINAGE COMPONENTS IN THE PROJECT INCLUDING DRAINAGE SWALES, DETENTION/WATER QUALITY POND, CONCRETE TRICKLE PANS, OUTLET STRUCTURE, OUTLET PIPE AND EMERGENCY SPILLWAY, ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- EMERGENCY ACCESS: THE EMERGENCY ACCESS SHALL BE MAINTAINED IN PERPETUITY BY THE OWNERS OF THE PROPERTY TO THE STANDARDS AS DETERMINED BY THE FIRE CODE OFFICIAL/FIRE DEPARTMENT.
- ALL ELEVATIONS AND DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- ELECTRIC METER MUST HAVE BYPASS LEVER.
- CONTRACTOR TO VERIFY SIZE & LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- EXISTING 16" WATER MAIN IS IN S. SMITH ROAD, PROPOSED 8" C900 PVC IS PROPOSED ALONG N. ARGONNE STREET PER CITY DETAILS.
- PEDESTRIAN WALKWAYS SHALL COMPLY WITH CURRENT ADA CODE.
- SEWALK AND CURB RAMPS ARE TO BE BUILT PER ADA STANDARDS.
- CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. VARIATIONS SHOULD BE REPORTED TO ENGINEER OF RECORD TO VERIFY CONNECTIONS TO EXISTING UTILITIES. ROCKY RIDGE CIVIL ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING GRADING AND UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. VERIFICATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 23' FIRE LANE EASEMENT & PRIVATE PARKING AREA SHALL BE DESIGNED PER THE C.O.A. ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS OF CHAPTER 5 (TYP) FOR TYPE 'C' SOILS.
- S. SMITH ROAD IMPROVEMENT AREA SHALL BE CONSTRUCTED TO THE C.O.A. ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS OF CHAPTER 5 (TYP) FOR TYPE 'B' SOILS.
- THE OWNER/CONTRACTOR MUST OBTAIN A C.D.P.S. STORM WATER DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, IF REQUIRED.
- THE DEVELOPER SHALL HAVE A LICENSED PROFESSIONAL ENGINEER CERTIFY EACH STORMWATER DETENTION POND AND/OR WATER QUALITY BMP IS BUILT ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS AND THE REQUIRED DETENTION VOLUME, INCLUDING THE WQCV WHEN USED, IS MET. THE CERTIFICATION SHALL ALSO VERIFY ALL PERTINENT DIMENSIONS, ELEVATIONS, REQUIRED OUTLET ORIFICE PLATES (FOR) DETENTION AND WQCV AND OTHER PERMANENT BMPS REQUIREMENTS ARE INSTALLED PER THE APPROVED PLANS AND SPECIFICATIONS, AND SHALL SHOW THE AS-BUILT DESIGN VOLUMES (WQCV, 10-YEAR, 100-YEAR, EURV) AND OTHER PERTINENT DIMENSIONS, ELEVATIONS AND CAPACITY REQUIREMENTS ASSOCIATED WITH THE WQ BMP USED. THE CERTIFICATION SHALL BE PROVIDED TO THE CITY OF AURORA ENGINEERING CONTROL SECTION PRINCIPAL ENGINEER. AN APPROVED POND CERTIFICATE SHALL BE REQUIRED PRIOR TO THE RETURN OF ANY FISCAL SECURITY DEPOSIT (AS WELL AS SATISFYING OTHER CONDITIONS OF THE STORMWATER PERMIT) FOR SITES THAT DO NOT REQUIRE A CERTIFICATE OF OCCUPANCY. EXAMPLES OF THESE SITES INCLUDE BUT ARE NOT LIMITED TO: SITES WITHOUT VERTICAL CONSTRUCTION, OIL AND GAS WELLS, PADS, OUTDOOR STORAGE, AND TOW YARDS. AN APPROVED POND CERTIFICATE SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF BUSINESS OPERATIONS. IN NO CASE SHALL A CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY BE ISSUED WITHOUT AN APPROVED POND CERTIFICATE.
- DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.

RETAINING WALL NOTES

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

ABBREVIATIONS

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

BENCHMARK

COA ID: 358633NE002
 DESCRIPTION: COA 80 SET IN S NOSE OF CONC MEDIAN IN TOWER RD N OF E ENTRY TO TOWER CENTER FOR INDUSTRY. NOTE: S&B MED. NOSE SOMEWHAT OBSCURED AS THE S BOUND LANE IS ONLY ONE IN SERVICE AS OF 2-25-91. ELEVATION US FEET: 5438.06

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MICHAEL R. GROSELLE 52071
 TYPE OR PRINT NAME PE #1
 2023/07/24
 DATE

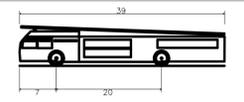
NO.	DATE	REVISION

2252 TOWER ROAD
 2252 TOWER ROAD
 AURORA, COLORADO

GRADING PLAN

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

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



Aerial Fire Truck
 Overall Length 39.000ft
 Overall Width 8.167ft
 Overall Body Height 7.500ft
 Min. Body Ground Clearance 0.750ft
 Track Width 16.67ft
 Lock to lock time 5.00s
 Max. Wheel Angle 45.00°

ABBREVIATIONS

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

NOT A PART
 PLOT NO. 18
 REC. NO. 202100049120
 UNPLATTED

NOT A PART
 PLOT NO. 20
 REC. NO. 201800008055
 UNPLATTED

NOT A PART
 #018213420006
 UNPLATTED

NOT A PART
 #018213420008
 THE NARTEY SUBDIVISION FILING NO. 1
 NO. 2022000079393

BENCHMARK

COA ID: 358633NE002
 DESCRIPTION: COA BC SET
 IN S NOSE OF CONC. MEDIAN
 IN TOWER RD N OF E ENTRY
 TO TOWER CENTER FOR
 INDUSTRY. NOTE: S&B MED.
 NOSE SOMEWHAT
 OBSCURED AS THE S
 BOUND LANE IS ONLY ONE IN
 SERVICE AS OF 2-25-91.
 ELEVATION US FEET:
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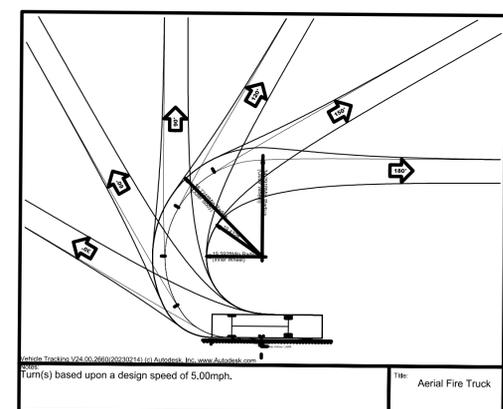
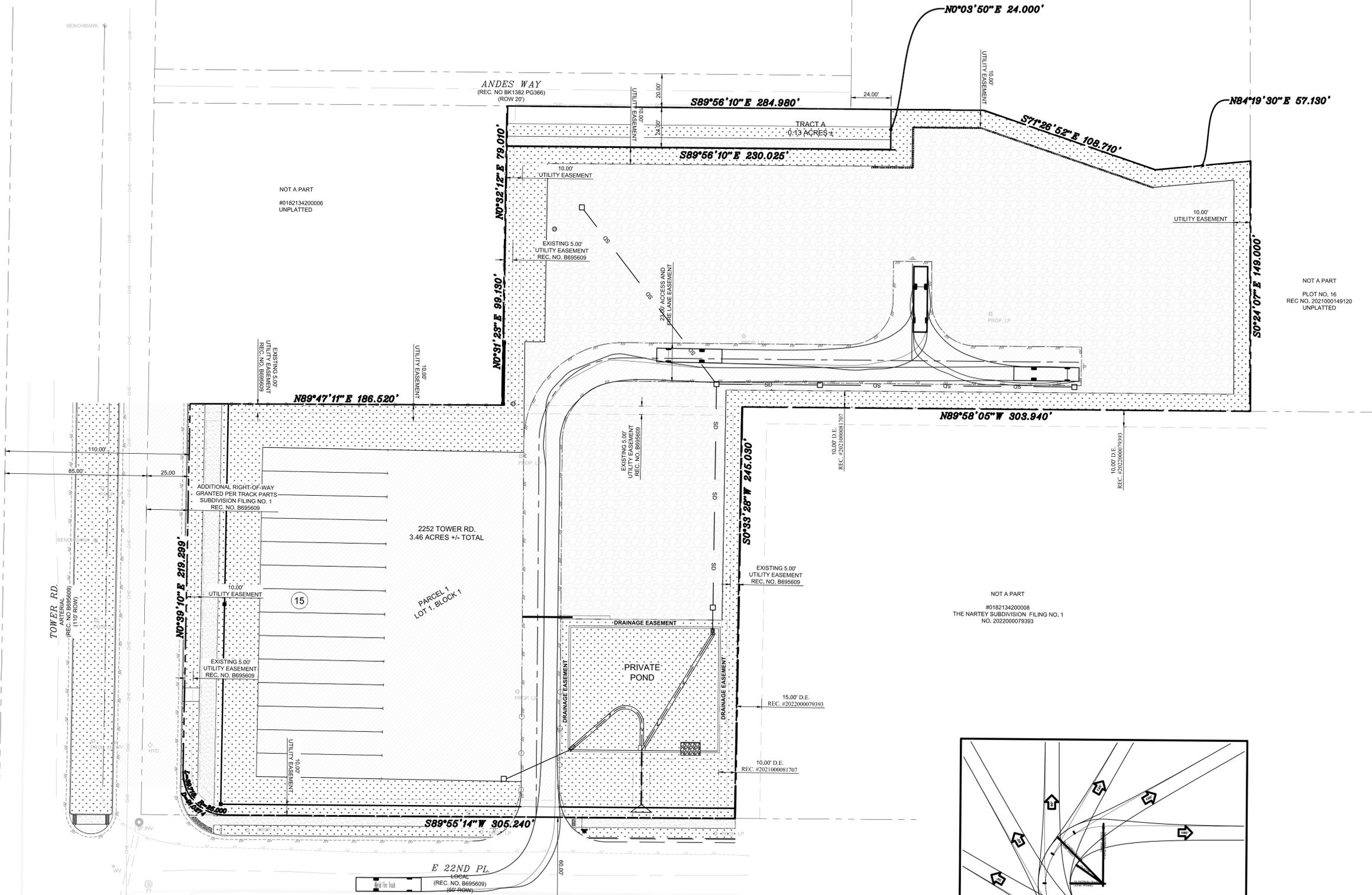
2252 TOWER ROAD
 2252 TOWER ROAD
 AURORA, ADAMS COUNTY, COLORADO

**FIRE TRUCK TURNING
ANALYSIS**

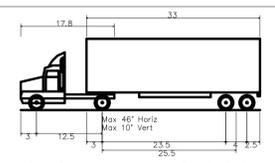


71 S FENTON ST.
 LAKEWOOD, CO 80226
 PHONE: (720) 815-7937

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



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



WB-40 - Intermediate Semi-Trailer
Overall Length 45.499ft
Overall Width 8.000ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.334ft
Track Width 8.000ft
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 39.900ft

ABBREVIATIONS

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

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

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

BENCHMARK

COA ID: 358633NE002
DESCRIPTION: COA BC SET IN S NOSE OF CONC MEDIAN IN TOWER RD N OF E ENTRY TO TOWER CENTER FOR INDUSTRY. NOTE: S&B MED. NOSE SOMEWHAT OBSCURED AS THE S BOUND LANE IS ONLY ONE IN SERVICE AS OF 2-25-91. ELEVATION US FEET: 5438.06

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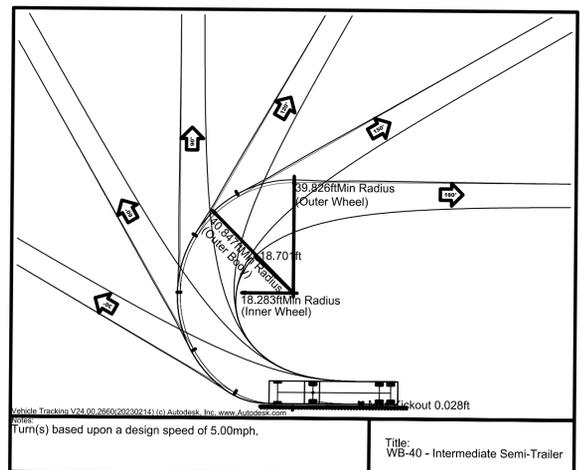
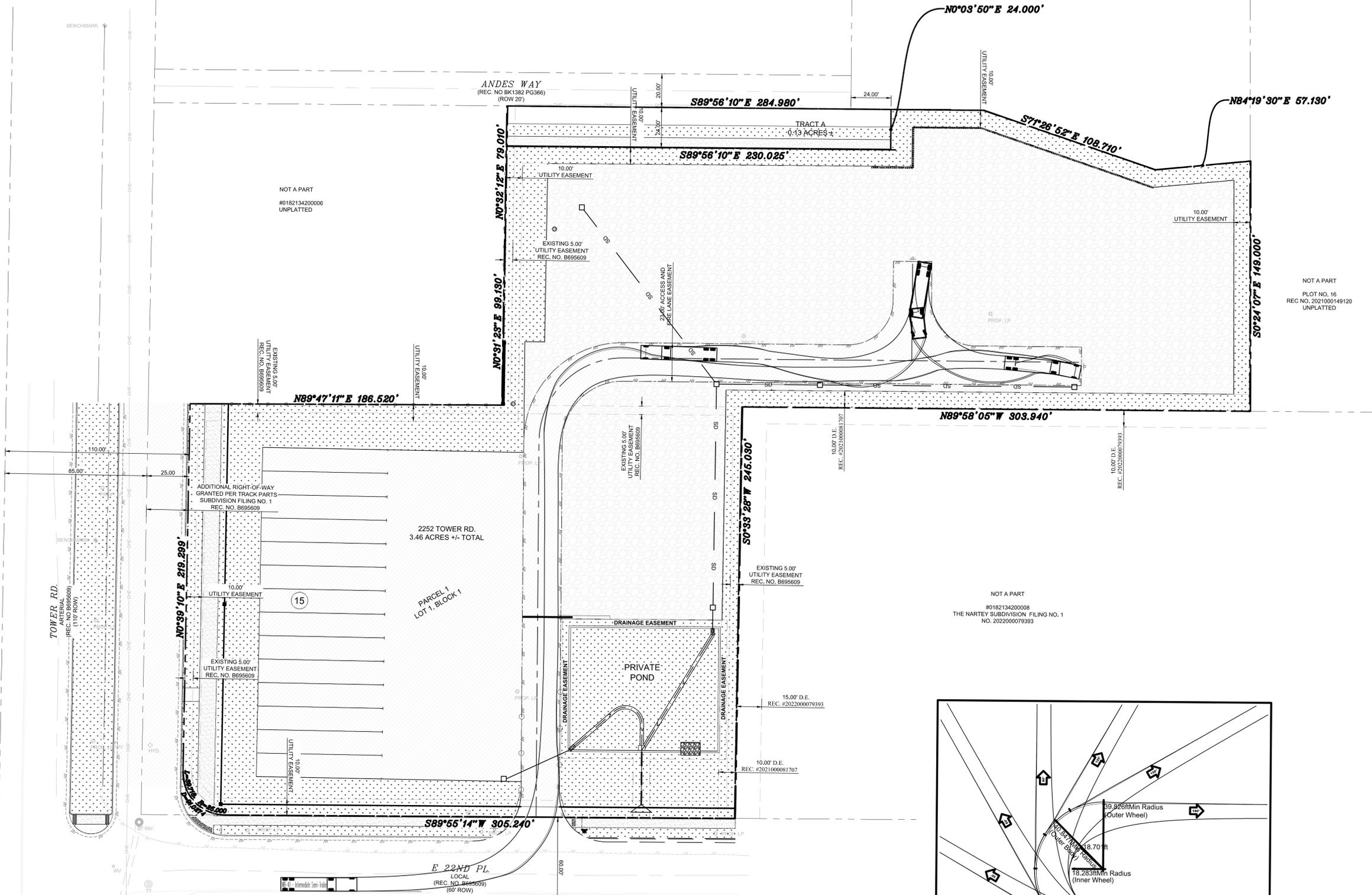
2252 TOWER ROAD
2252 TOWER ROAD
AURORA, ADAMS COUNTY, COLORADO

SEMI-TRAILER TRUCK TURNING ANALYSIS



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

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



LANDSCAPE REQUIREMENTS

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

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

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

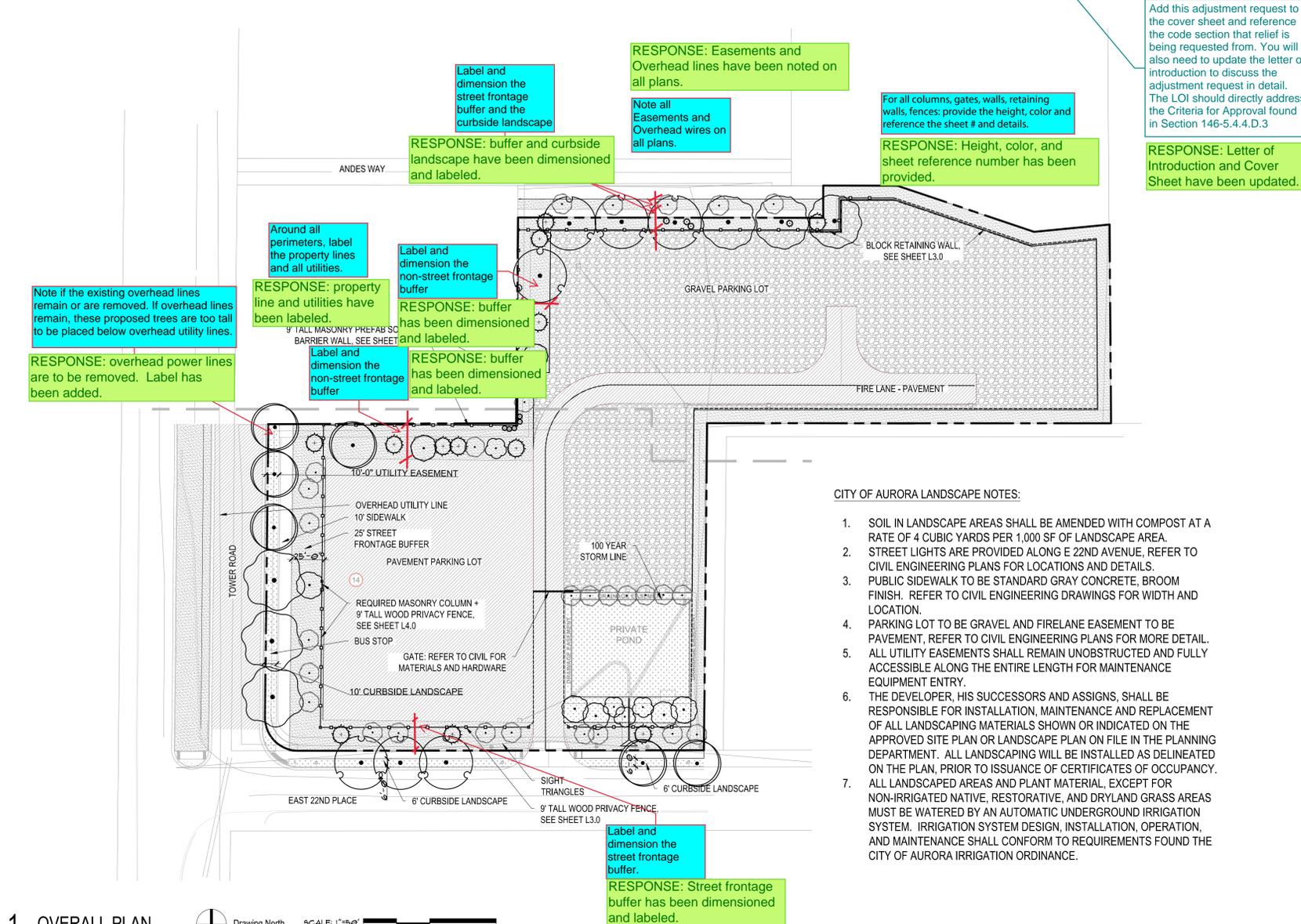
Curbside Landscape Requirements (146-4.7.5.C)						
Street	Distance	Area	Trees Required (1 tree per 40LF)	Trees Provided	Shrubs Required	Shrubs Provided
Tower Road	219LF	2,424SF	6 Trees	6	61 Shrubs	61
E 22nd Place	225LF	1,593SF	6 Trees	5*	40 Shrubs	40
Andes Way	205LF	1,725SF	5 Trees	5	43 Shrubs	43

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

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

PLANT SCHEDULE

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



- CITY OF AURORA LANDSCAPE NOTES:
- SOIL IN LANDSCAPE AREAS SHALL BE AMENDED WITH COMPOST AT A RATE OF 4 CUBIC YARDS PER 1,000 SF OF LANDSCAPE AREA.
 - STREET LIGHTS ARE PROVIDED ALONG E 22ND AVENUE. REFER TO CIVIL ENGINEERING PLANS FOR LOCATIONS AND DETAILS.
 - PUBLIC SIDEWALK TO BE STANDARD GRAY CONCRETE, BROOM FINISH. REFER TO CIVIL ENGINEERING DRAWINGS FOR WIDTH AND LOCATION.
 - PARKING LOT TO BE GRAVEL AND FIRELANE EASEMENT TO BE PAVEMENT, REFER TO CIVIL ENGINEERING PLANS FOR MORE DETAIL.
 - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
 - THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
 - ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND THE CITY OF AURORA IRRIGATION ORDINANCE.

1 OVERALL PLAN Drawing North SCALE: 1"=50' 0' 25' 50' 100'

LANDSCAPE LEGEND

1-1/2" ROCK MULCH (31,646 SF)	ROLL-TOP METAL EDGER
NATIVE SEED (12,903 SF)	9" WOOD FENCE SEE SHEET L3.0
PAVEMENT, RE: CIVIL PLANS	9" MASONRY FENCE SEE SHEET L3.0
GRAVEL, RE: CIVIL PLANS	9" MASONRY COLUMN (18"X18") SEE SHEET L3.0
	9" CHAINLINK FENCE

LANDSCAPE WATER USE TABLE

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

NATIVE GRASS SEED MIX:

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



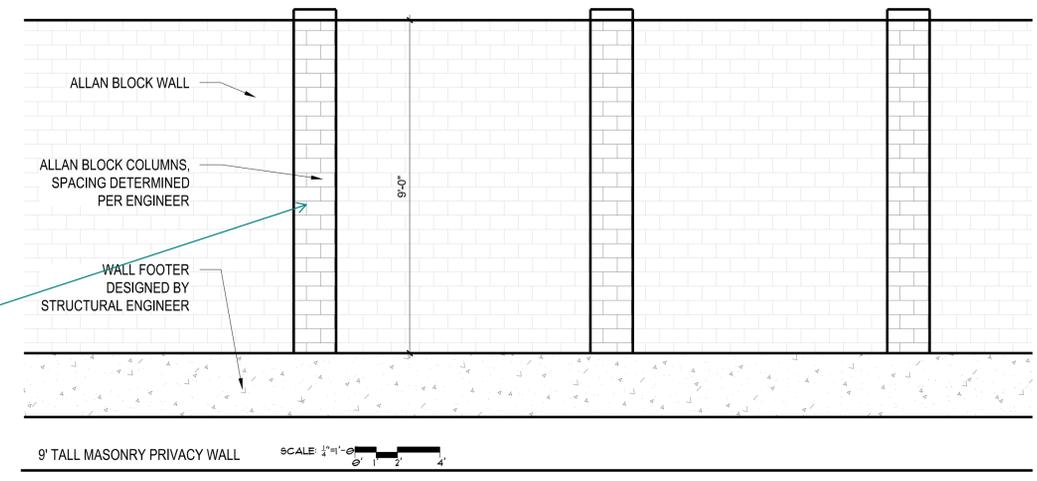
Date	Description
- 10-5-22	SUBMITTAL 01
- 4-10-23	SUBMITTAL 02
- 7-14-23	SUBMITTAL 03

Seal / Signature Drawn By:
 NOT FOR CONSTRUCTION

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

Add Sheet number X of X. This should be cumulative.
 RESPONSE: Sheet numbers have been updated.

L 1.0



Dimension the masonry columns. They are required to have an 18"x18" cross section along arterial and collector roads.

RESPONSE: Noted, dimension has been added.

Note the colors and heights for each detail if not shown.

RESPONSE: Color and Height has been identified for all details.



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

include 1'-2" average height

RESPONSE: Note has been added.



1. 9' WOOD PRIVACY FENCE, WITH TOP RAIL.
2. ENGINEERING BY OTHERS
3. 3 MASONRY COLUMNS REQUIRED: NORTH CORNER, SOUTH CORNER AND MIDPOINT
4. IMAGE IS FOR DESIGN INTENT ONLY



1. RETAINING WALL - ST. VRAIN CUESTA BLOCK (OR APPROVED EQUAL)
2. ENGINEERING BY OTHERS
3. SEE CIVIL GRADING PLAN FOR WALL HEIGHT AND LOCATION
4. IMAGE FOR DESIGN INTENT ONLY

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

Seal / Signature Drawn By:

NOT FOR CONSTRUCTION

1 OVERALL PLAN

LANDSCAPE LEGEND

1-1/2" ROCK MULCH (31,646 SF)	ROLL-TOP METAL EDGER
NATIVE SEED (12,903 SF)	9' WOOD FENCE SEE SHEET L3.0
PAVEMENT, RE: CIVIL PLANS	9' MASONRY FENCE SEE SHEET L3.0
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	9' CHAINLINK FENCE

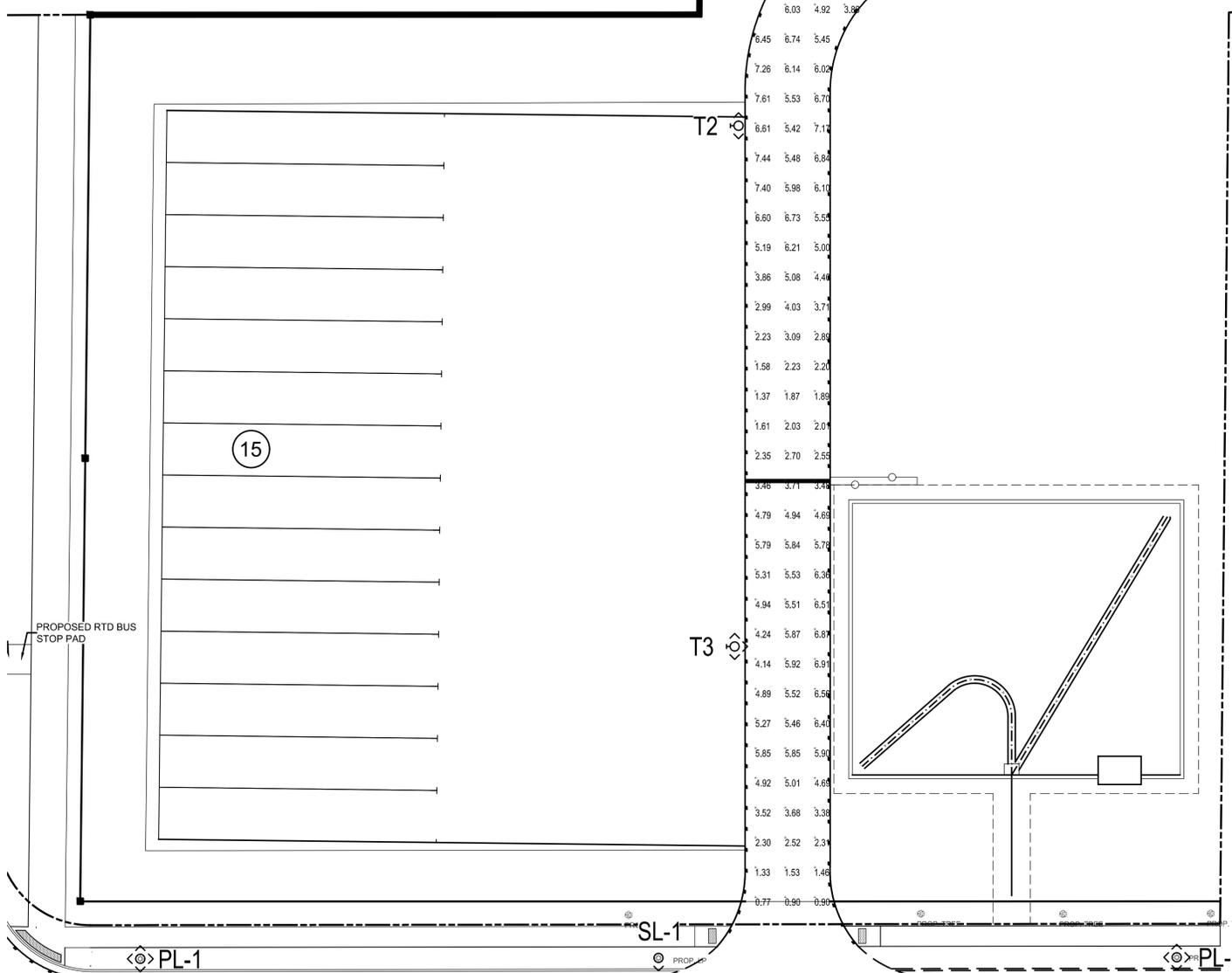
Project Name	SEMI TRUCK PARKING
Project Address	2252 TOWER ROAD AURORA, CO 80011
Scale	SCALE - 1:50
Description	LANDSCAPE DETAILS

L 3.0

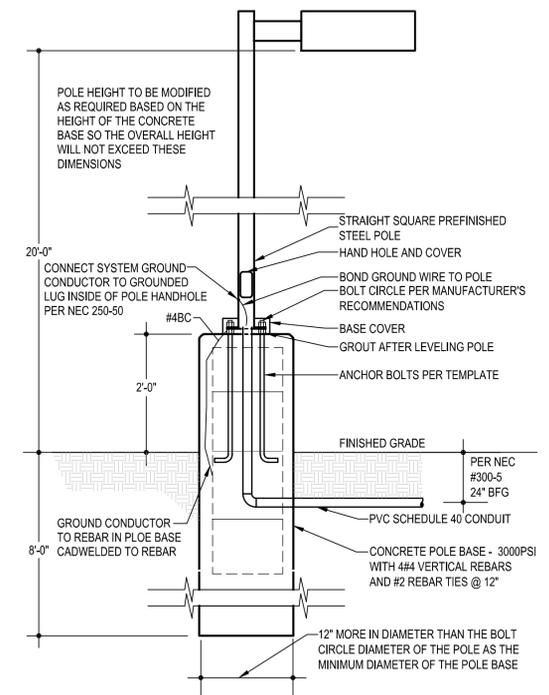
GENERAL NOTES:

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

SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	NUMBER LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE
< >	T2	2	COOPER LIGHTING	GALN-SA5C-740-U-T2-HSS	TYPE 2 POLE MOUNTED AREA LIGHT ON 25' POLE	1	26320	1	269
< >	T3	3	COOPER LIGHTING	GALN-SA5C-740-U-T3-HSS	TYPE 3 POLE MOUNTED AREA LIGHT ON 25' POLE	1	25849	1	269
< >	PL-1	4	LOUIS POULSEN	#NIP-PT86W LEDS000K(120-277) NAT PAINT ALL/ SURGE PROTECTOR /T-RSA-4.5IN/DIM 0-10V/10000121661	7,400 LUMEN LED POST-TOP PEDESTRIAN LUMINAIRE WITH TYPE 5 DISTRIBUTION ON 14-FOOT TALL, 4.5" ROUND, NON-TAPERED ALUMINUM POLE	1	7472	1	82
< >	SL-1	2	PHILIPS - LUMEC	MPTC-55V48LED3K-G3-LE3-DMG-RCD7	POST-TOP RECTILINEAR LUMINAIRE WITH SHORT ARM ON 20' POLE	1	5964	1	53



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



POLE HEIGHT TO BE MODIFIED AS REQUIRED BASED ON THE HEIGHT OF THE CONCRETE BASE SO THE OVERALL HEIGHT WILL NOT EXCEED THESE DIMENSIONS

CONNECT SYSTEM GROUND CONDUCTOR TO GROUNDED LUG INSIDE OF POLE HANDHOLE PER NEC 250-50

#4BC

2'-0"

FINISHED GRADE

PER NEC #300-5 24" BFG

GROUND CONDUCTOR TO REBAR IN POLE BASE 8'-0" CADWELDED TO REBAR

PVC SCHEDULE 40 CONDUIT

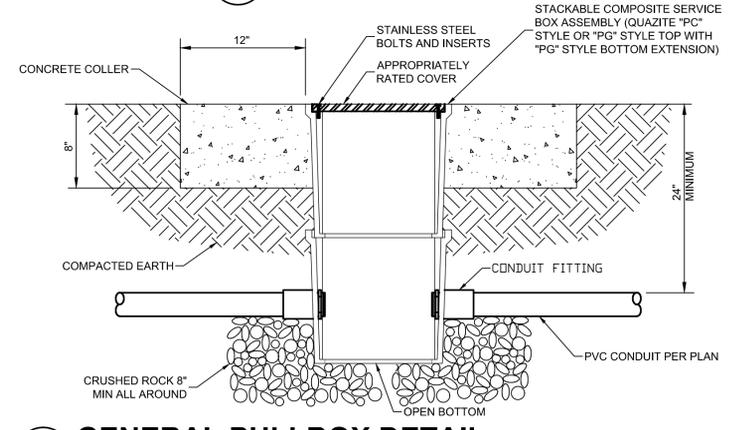
CONCRETE POLE BASE - 3000PSI WITH #4 VERTICAL REBARS AND #2 REBAR TIES @ 12"

12" MORE IN DIAMETER THAN THE BOLT CIRCLE DIAMETER OF THE POLE AS THE MINIMUM DIAMETER OF THE POLE BASE

*** (WHERE REQUIRED BY LOCAL CODES, THE CONDUIT STUBBED ABOVE THE CONCRETE BASE SHALL BE GRC TYPE CONDUIT WITH A METAL BUSHING)

*** THE EXACT LOCATIONS OF ALL BASES SHALL BE DETERMINED FROM THE ARCHITECTURAL AND CIVIL DRAWINGS, INCLUDING THE TOP OF THE POLE BASE ELEVATIONS.

1 LIGHT POLE DETAIL
SCALE: NTS



2 GENERAL PULLBOX DETAIL
SCALE: NOT TO SCALE

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

NO.	DATE	REVISION

SITE DEVELOPMENT
2252 TOWER RD.
AURORA-ADAMS-COLORADO

SITE LIGHTING LAYOUT

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

DESIGNED:	DATE:	PROJECT #:	SHEET:
MAB	07-23	23002	E001
DRAWN:	MAB		
REVIEWER:	SH		

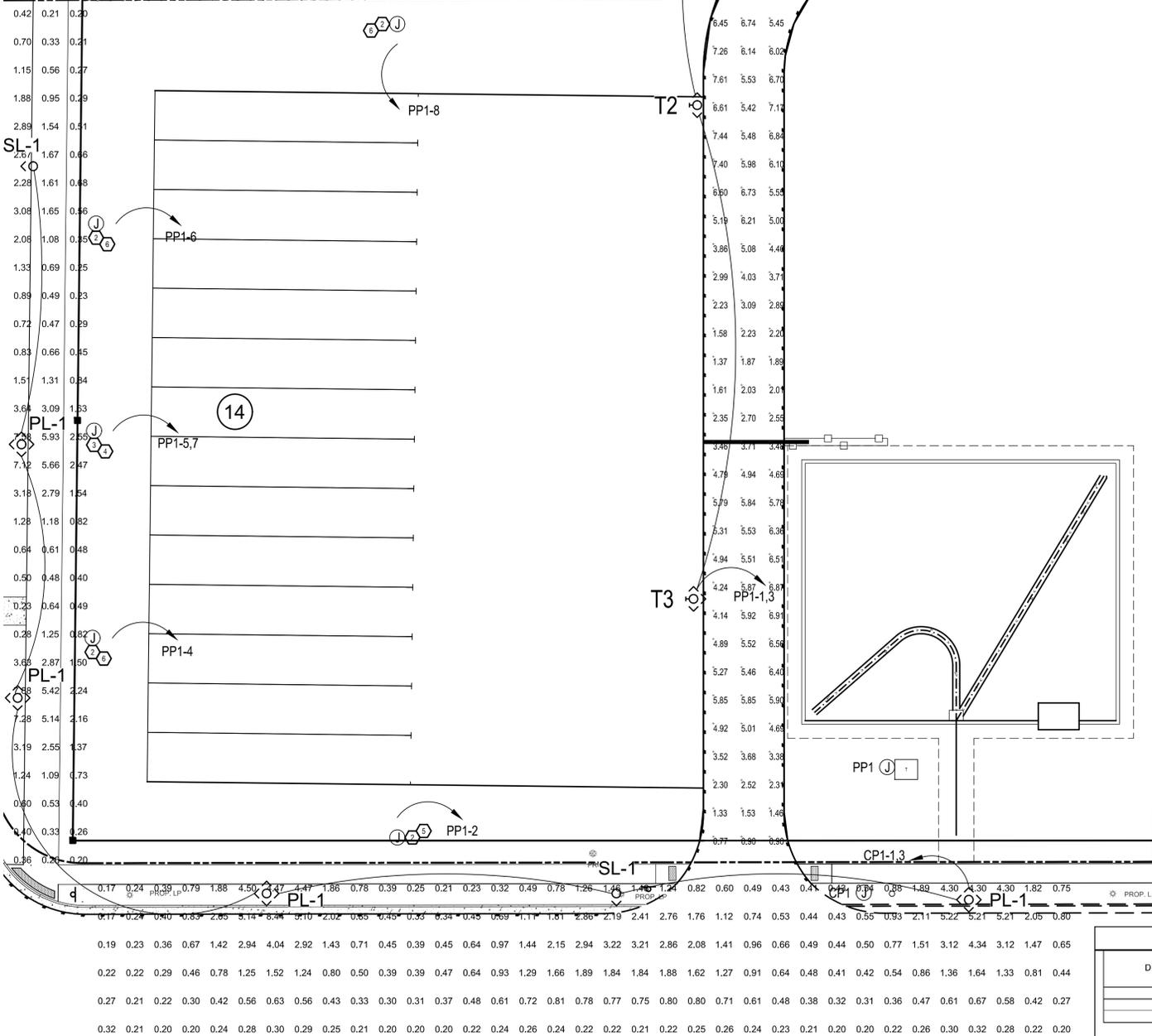
GENERAL NOTES:

- A. ALL CONDUCTORS SIZING IS BASED ON COPPER ONLY.
B. EC TO COORDINATE WITH XCEL TO VERIFY SIZE AND AVAILABLE FAULT CURRENT FOR THE UTILITY TRANSFORMER...
C. CIRCUITS MAY NOT EXCEED 300' WITHOUT SOME SORT OF PULLBOX MEANS.
D. SEE E003 FOR PEDESTAL AND GROUNDING DETAILS.
E. PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY PER SECTION 2.13.3.
F. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

KEYED NOTES:

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

SCHEDULE table with columns: SYMBOL, LABEL, QUANTITY, MANUFACTURER, CATALOG NUMBER, DESCRIPTION, NUMBER LAMPS, LUMENS PER LAMP, LIGHT LOSS FACTOR, WATTAGE. Includes entries for T2, T3, PL-1, and SL-1.



PANEL 'CP1' specification table including VOLTAGE L-L, L-N, TYPE, MOUNTING, NOTES, LOCATION, BUS RATING, MAIN CB, FED FROM, AIC RATING, and a detailed CIRCUIT BREAKER table.

PANEL 'PP1' specification table including VOLTAGE L-L, L-N, TYPE, MOUNTING, NOTES, LOCATION, BUS RATING, MAIN CB, FED FROM, AIC RATING, and a detailed CIRCUIT BREAKER table.

FAULT CURRENT AND VOLTAGE DROP CALCULATION TABLE with columns for LOCATION DESCRIPTION, LENGTH (ft), LOAD, POWER FACTOR, VOLTAGE (%), PHASE, WIRE SIZE, CONDUCTOR MATERIAL, CONDUIT TYPE, CONDUIT MATERIAL, VOLTAGE CLASS, # OF PARALLEL RUNS, Ibc AVAILABLE (SEE NOTE 5), and Ibc AT EQUIP (I-) OR (I-).

ALL CALCULATIONS WERE DONE USING BUSSMAN "POINT-TO-POINT" METHOD. REFER TO PLANS FOR ASSUMED UTILITY TRANSFORMER SIZE UTILIZED FOR CALCULATIONS. TRANSFORMER IMPEDANCES USED IN THE CALCULATIONS WERE TAKEN FROM KATON'S PUBLISHED IMPEDANCES FOR DOE 2016 DRY-TYPE TRANSFORMERS.

DCE DYNAMIC MEP CONSULTING ENGINEERS 1480 HOYT ST. #200 LAKEWOOD, CO 80215 PHONE: (303) 421-3208

SITE DEVELOPMENT 2252 TOWER RD. AURORA-ADAMS-COLORADO

POWER PEDESTALS table with columns for LOCATION, LENGTH, LOAD, POWER FACTOR, VOLTAGE, PHASE, WIRE SIZE, CONDUCTOR MATERIAL, CONDUIT TYPE, CONDUIT MATERIAL, VOLTAGE CLASS, # OF PARALLEL RUNS, Ibc AVAILABLE, Ibc AT EQUIP.

DESIGNED: MAB DATE: 07-23 PROJECT #: 23002 SHEET: E002

Table with 4 columns: Project, Category, Type, Prepared by. Includes fields for Notes and Date.



McGraw-Edison GALN Galleon II

Area / Site Luminaire

Product Features

Product Certifications



Interactive Menu

- Ordering Information
Mounting Details
Optical Distributions
Product Specifications
Energy and Performance Data
Control Options

Quick Facts

- Lumen packages range from 3,300 - 73,500 (33W - 552W)
16 optical distributions
Efficacy up to 159 lumens per watt

Dimensional Details

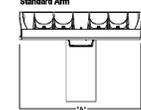


Table with columns: Number of Light Systems, Width, Mounting Length, Weight, and CPM. Lists various luminaire configurations.

Notes regarding mounting requirements and standard arm details.



Page 1 of 1

McGraw-Edison GALN Galleon II

Ordering Information
SAMPLE NUMBER: GALN-844C-740-U-TFT-GM

Table with columns: Product Family, Configuration, Voltage, Color, and Mounting. Lists various luminaire models and specifications.

Table with columns: Product Family, Configuration, Voltage, Color, and Mounting. Lists various luminaire models and specifications.

Table with columns: Product Family, Configuration, Voltage, Color, and Mounting. Lists various luminaire models and specifications.

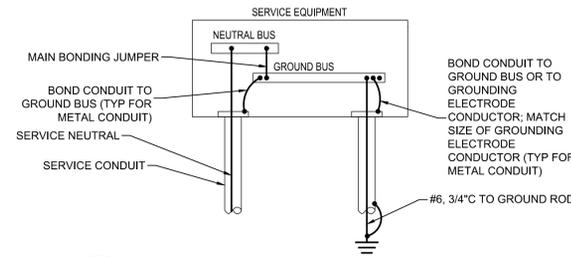
Table with columns: Product Family, Configuration, Voltage, Color, and Mounting. Lists various luminaire models and specifications.



Page 2 of 2

KEYED NOTES:

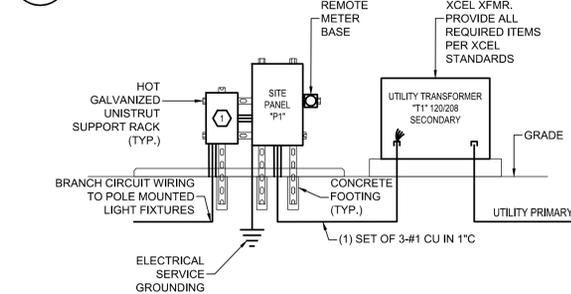
- 1. TYPICAL STREET AND PARKING LOT LIGHTING CONTROL PANEL PROVIDE LOCKABLE NEMA 3R RATED ENCLOSURE WITH HOA CONTROL SWITCH, AND AUTOMATIC CONTROL VIA PHOTOCELL LOCATED INSIDE THE PANEL. PROVIDE NO CONTACT FOR FUTURE REMOTE/WIRELESS CONTROL (BY OTHERS).



- NOTES: THIS DETAIL IS PROVIDED AS SUPPLEMENTARY INFORMATION. THE CONTRACTOR SHALL PROVIDE AN ELECTRICAL GROUNDING SYSTEM THAT MEETS ARTICLE 250 OF THE NEC. ALL GROUNDING ELECTRODE CONDUCTORS SHALL BE SIZED PER TABLE 250.66. WHERE THIS DETAIL AND THE CONSTRUCTION DOCUMENTS EXCEED ARTICLE 250 THE CONTRACTOR SHALL PROVIDE THE MORE STRINGENT REQUIREMENTS DETAILED IN THESE DOCUMENTS IN LIEU OF ARTICLE 250 OF THE NEC.

1 SERVICE GROUNDING

SCALE: NOT TO SCALE



2 100A SERVICE POWER RISER DIAGRAM

SCALE: NOT TO SCALE

3 FIXTURE 'T2' & 'T3' CUT SHEET

SCALE: NOT APPLICABLE

LUMEC Urban by @ignify UrbanScape MPTC Post Top

Lumec UrbanScape LED post top luminaire features flexible, robust energy-saving solutions for modern-styled urban architectural lighting.

Luminaire ordering guide

Table with columns: Series, LED Module, CCT, Gen, Optical System, Voltage, Driver, Luminaire option, Mounting, Pole, Finish. Lists various luminaire configurations.

- 1. DMG is 120V driver come standard.
2. The 30V and 480V are not available.
3. Not available with HS option.
4. Use of photoelectric cell or shunting cap is required to ensure proper illumination.
5. Not available with Motion Response.

UrbanScape-MPTC-spec 0/21 page 1 of 6

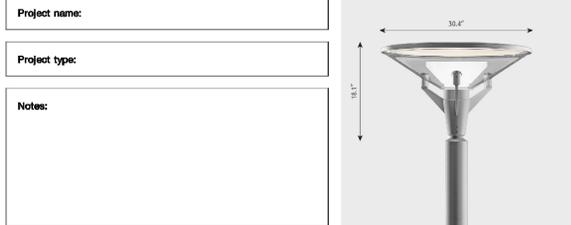


5 FIXTURE 'SL-1' CUT SHEET

SCALE: NOT APPLICABLE

KIPP POST

Specification sheet 1/3



Design

Product description

Variant options

Table with columns: Color, Light source, Lumen, Voltage frequency, Distribution/Type, Lighting control. Lists various luminaire configurations.

Specification notes

1. All LED Luminaire only available with lower voltage options.

louis poulson

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louispoulson.com

4 FIXTURE 'PL-1' CUT SHEET

SCALE: NOT APPLICABLE



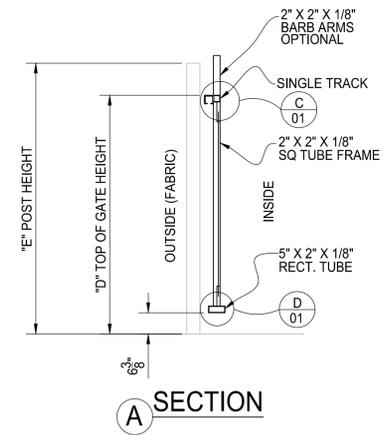
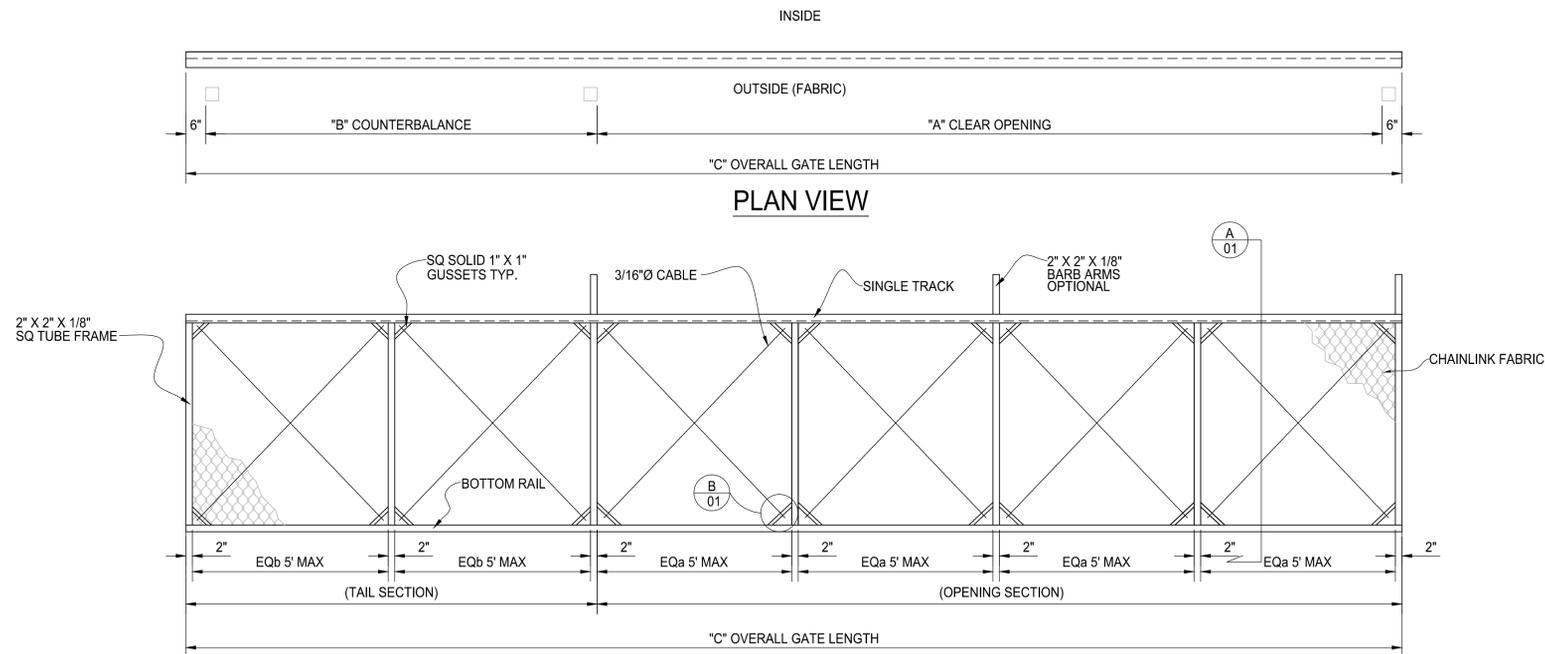
DYNAMIC MEP CONSULTING ENGINEERS

SITE DEVELOPMENT 2252 TOWER RD. AURORA-ADAMS-COLORADO

E003 - DETAILS & CUT SHEETS

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

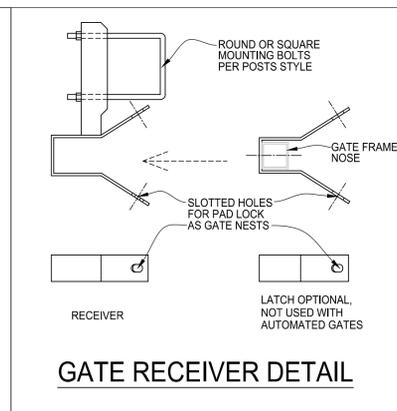
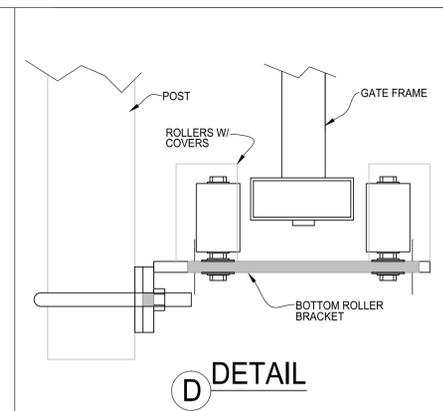
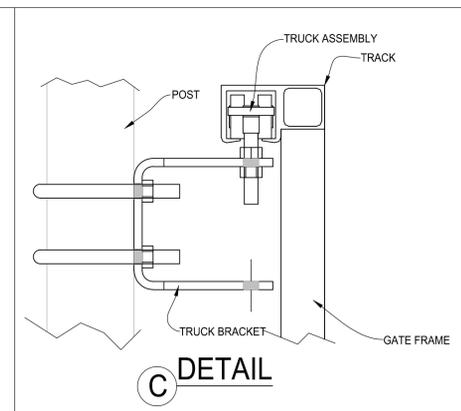
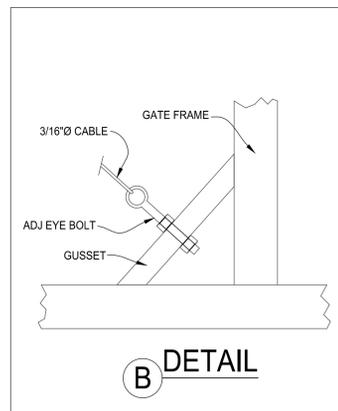
Table with columns: DESIGNED, DRAWN, REVIEWER, DATE, PROJECT #, SHEET. Includes values: MAB, MAB, SH, 07-23, 23002, E003



**ELEVATION VIEW ALUMINUM CANTILEVER GATE
OUTSIDE LOOKING IN**

Identify and label proposed gate.
Example 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release.
ELECTRONIC GATING SYSTEMS SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF A SIREN OPERATED SYSTEM, AN AUTOMATIC KNOX KEY SWITCH AND A MANUAL OVERRIDE

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



AMERICAN FENCE COMPANY

**CHAIN LINK
(1) SINGLE TRACK ALUM. CANT. GATE**