

The comments in green were made by Kendra Hanagami, and can be contacted at khanagam@auroragov.org

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-

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

Scale: 1"=1000'

- BENCHMARK**
CITY OF AURORA BM 3S6633NE002 - COA BRASS CAP SET IN NOSE OF MEDIAN IN TOWER
ROAD NORTH OF EAST ENTRY TO TOWER CENTER FOR INDUSTRY.
ELEVATION: 5438.06 FEET (NAVD 1988 DATUM).

2.023 ACRES

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

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

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN A SPECIAL WARRANTY DEED RECORDED ON OCTOBER 4, 2018 AT RECEPTION NUMBER 2018000080955 IN ADAMS COUNTY, COLORADO.

ASSURANCE NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND INSURED IN SCHEDULE A(5) OF TITLE COMMITMENT NUMBER ABC70587474.1 PREPARED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF FEBRUARY 06, 2023 AT 5:00P.M.

THE UNDERSIGNED MAJOR PROPERTY OWNER(S) DO HEREBY AGREE TO THE SITE SPECIFIC DEVELOPMENT PLAN DEVELOPMENT STANDARDS AS DESCRIBED HEREON THIS ____ DAY OF _____, 20____.

SIGNATURE/TITLE SIGNATURE/TITLE

LAND AREA WITHIN PROPERTY LINES:	2,023 ACRES (88,104 SQ FT)
GROSS FLOOR AREA:	4,192 SQ FT
NUMBER OF BUILDINGS:	0
MAXIMUM HEIGHT OF BUILDING:	16 FT
TOTAL BUILDING COVERAGE:	5.3%, 4,696 SQ FT
HARD SURFACE AREA:	32.7%, 28,816 SQ FT
GRAVEL AREA:	18.2%, 16,054 SQ FT
LANDSCAPE AREA:	43.7%, 38,538 SQ FT
PRESENT ZONING CLASSIFICATION:	I-1
PARKING SPACES PROVIDED:	11
VAN (VAN ACCESSIBLE) SPACES PROVIDED:	1
BICYCLE SPACES PROVIDED:	2
BUILDING USE CLASSIFICATION:	R-2, S-2
CONSTRUCTION TYPE:	III-A

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

IN WITNESS THEREOF, _____ HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)
PRESENTS TO BE EXECUTED THIS ____ DAY OF _____ AD. _____,
BY: _____ CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF COLORADO)SS
COUNTY OF _____)

(PRINCIPALS OR OWNERS)

NOTARY SEAL

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS: _____

City Attorney	Date
Planning Director	Date
Planning Commission (Chairperson)	Date
City Council (Mayor)	Date
Attest (City Clerk)	Date
Database Approval Date	

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: _____

OWNER / DEVELOPER:
TARAHUMARA TRUCKING, LLC
14221 E 4TH AVE, SUITE 221
AURORA, CO 80011
JULIO HERRERA
720-638-1114
TARAHUMARATRUCKINGLLC@GMAIL.COM

SURVEYOR:
POWER SURVEYING COMPANY, INC.
6911 BROADWAY
DENVER, CO 80221
CHARLES BECKSTROM
303-702-1617
FRANKZ@POWERSURVEYING.COM

ROCKY RIDGE CIVIL ENGINEER
420 21ST AVE, SUITE #101
LONGMONT, COLORADO 80501
JOEL SEAMONS
303-651-6626
JOEL@ROCKYRIDGECIVIL.COM

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

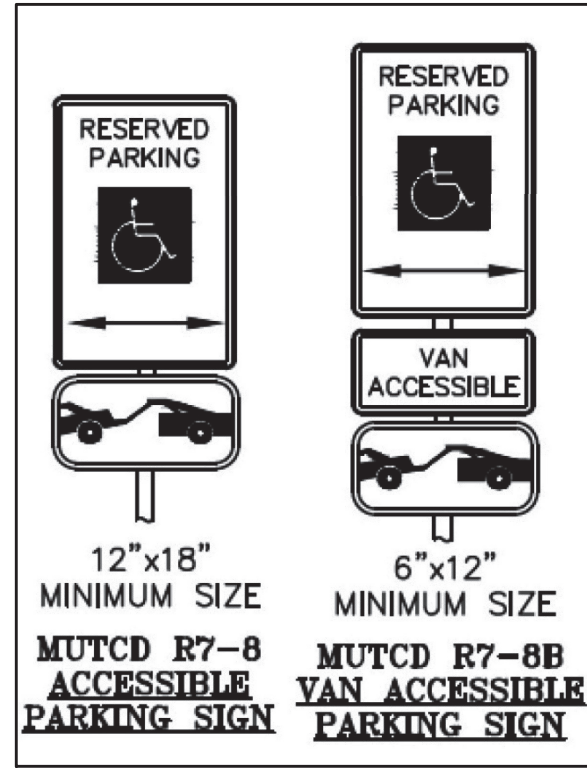
NO.	DATE	DESCRIPTION	BY



R1-1

1

30" x 30" (UNLESS OTHERWISE NOTED.)



3

3 ADA PARKING SIGN DETAIL
N.T.S.



2

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

FIRE LANE SIGN NOTES

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

FIRE LANE SIGNS

12"x18" MINIMUM SIZE LEFT

12"x18" MINIMUM SIZE RIGHT

12"x18" MINIMUM SIZE

12"x18" MINIMUM SIZE

12"x18" MINIMUM SIZE

12"x18" MINIMUM SIZE

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

NOTES:

1. AUTOMOBILE PARKING PROVIDED:
STANDARD - 10
HANDICAP - 1
TOTAL - 11
2. ALL DIMENSIONS ARE TO FLOWLINE.
3. FFE = FINISHED FLOOR ELEVATION
4. THE POND ACCESS SHALL BE MAINTAINED AND KEPT OPERATIONAL AT ALL TIMES BY THE OWNER/TENANT.
5. ADA WALKWAYS ARE TO BE A MAXIMUM OF 2% SLOPE EXCEPT AT RAMP GRADE BREAKS AS PERMITTED BY CITY DETAILS.
6. SITE SIGNAGE WILL CONFORM TO CITY OF AURORA SIGN CODE.
7. THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION.
8. A PUBLIC IMPROVEMENT PERMIT IS REQUIRED FOR ALL IMPROVEMENTS WITHIN THE CITY'S RIGHT-OF-WAY. PLEASE NOTIFY THE PUBLIC IMPROVEMENT INSPECTIONS DIVISION, 303-739-7420, A MINIMUM OF 24 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY IMPROVEMENTS COMPLETED IN THE RIGHT OF WAY WITHOUT A PERMIT WILL BE SUBJECT TO REMOVAL AND REPLACEMENT.
9. ALL SIGN POSTS AND SIGN SUPPORTS SHALL COMPLY WITH COA STANDARD DETAIL TE-11

MAIN GATE NOTES:

1. THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY AND ELECTRICAL REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF THE FIRE CHIEF. FOR ASSISTANCE PLEASE CALL 303-739-7420 AND ASK FOR A LIFE SAFETY PLANS EXAMINER. NO EXISTING STREET LIGHTING, LIGHTING PLAN WILL BE SUBMITTED WITH THE CONSTRUCTION SET.
2. ANY ENCROACHMENT INTO OR OVER A FIRE LANE EASEMENT WILL REQUIRE THE DEVELOPER TO OBTAIN A LICENSE AGREEMENT THROUGH THE REAL PROPERTY DIVISION OF THE PUBLIC WORKS DEPARTMENT PLEASE VISIT THEIR WEBSITE BY CLICKING HERE OR BY CALLING 303-739-7300.

NOTES:

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2. NO EXISTING STREET LIGHTING, LIGHTING PLAN WILL BE SUBMITTED WITH THE CONSTRUCTION SET.
3. 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.
4. A PUBLIC IMPROVEMENT PERMIT IS REQUIRED FOR ALL IMPROVEMENTS WITHIN THE CITY'S RIGHT-OF-WAY. PLEASE NOTIFY THE PUBLIC IMPROVEMENT INSPECTIONS DIVISION, 303-739-7420, A MINIMUM OF 24 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY IMPROVEMENTS COMPLETED IN THE RIGHT OF WAY WITHOUT A PERMIT WILL BE SUBJECT TO REMOVAL AND REPLACEMENT. PUBLIC IMPROVEMENTS SHALL BE COMPLETED AND ACCEPTED PRIOR TO THE COMMENCEMENT OF BUSINESS OPERATIONS. A POND CERTIFICATE SHALL BE APPROVED PRIOR TO THE RETURN OF ANY FISCAL SECURITY DEPOSIT.

PRELIMINARY
THIS DRAWING IS UNCHECKED
NOT FOR CONSTRUCTION

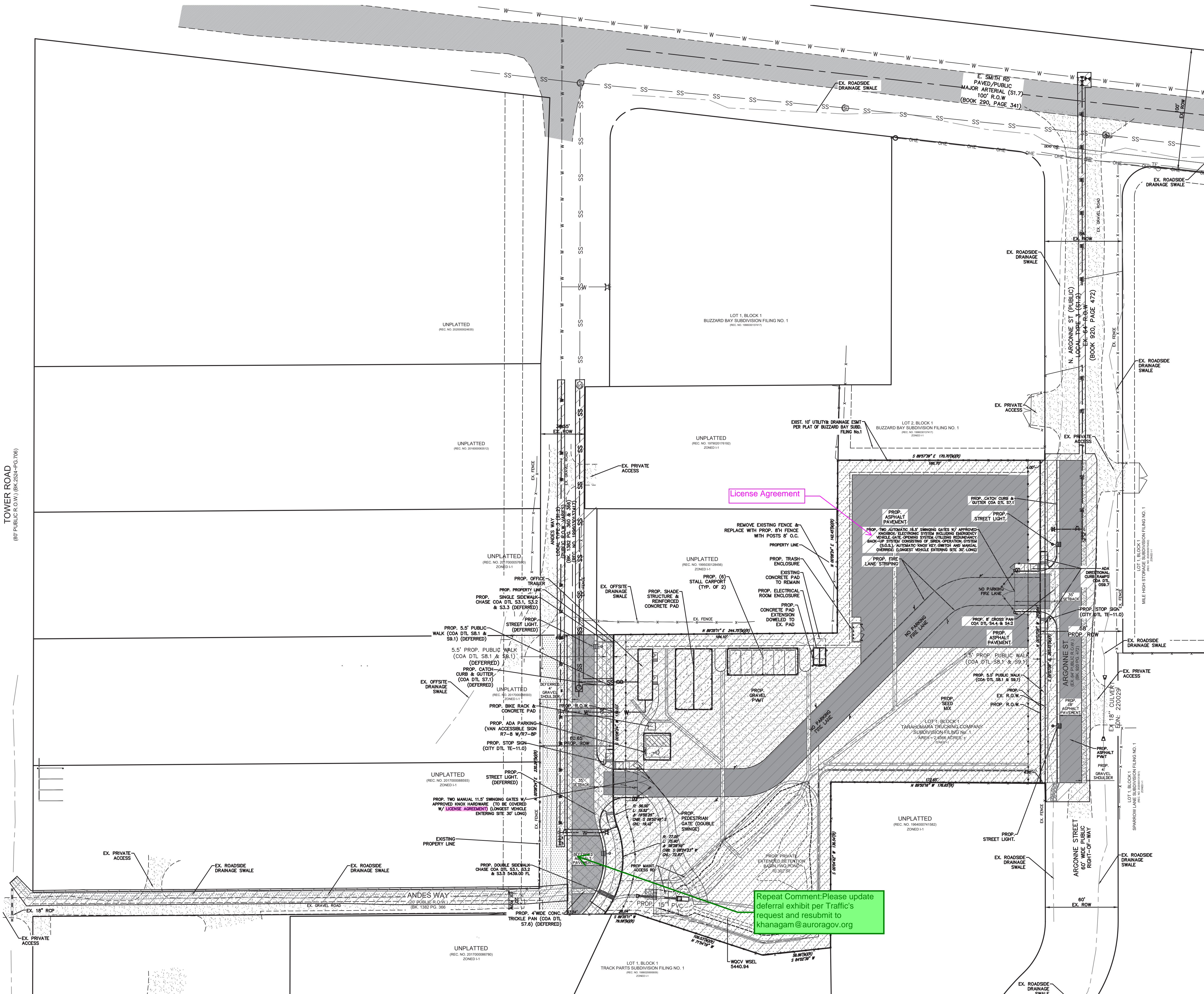
Rocky Ridge
Civil Engineering
420 21st Ave, Suite 101
Longmont, CO 80501
www.rockyridgecivil.com

TARAHUMARA SUBDIVISION FILING NO. 1

SHEET NO	DATE	DATE	DATE
2 OF 12	02/13/24	954-1	954-1

NO.	DATE	DESCRIPTION	BY

TOWER ROAD
(60' PUBLIC R.O.W.) (BK 2524-PG 796)

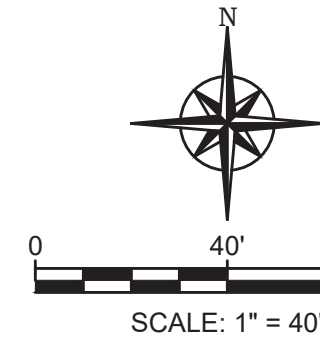
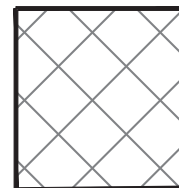
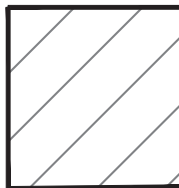


Repeat Comment: Please update
deferral exhibit per Traffic's
request and resubmit to
khanagam@auroragov.org

PHASING

THIS PLAN IS ONLY INFORMATIONAL AND DOES NOT REFLECT THE ORDER IN WHICH SPECIFIC IMPROVEMENTS WILL BE MADE. THE CONTRACTOR WILL IMPROVE FACILITIES IN THE ORDER THAT IS CONSIDERED MOST REASONABLE AT THE TIME OF DEVELOPMENT. THERE WILL BE NO GENERAL PUBLIC ACCESS DURING CONSTRUCTION AS THERE IS NO RETAIL PARKING OR AN OFFICE ON SITE.

- ARGONNE STREET IMPROVEMENTS WILL BE CONSTRUCTED FIRST AS WELL AS THE SITE AND ROW LANDSCAPING AND TREE LAWNS. THE FOLLOWING IMPROVEMENTS WILL BE PERFORMED IN THE ORDER THE CONTRACTOR DEEMS BEST SUITED. THE WEST SIDE OF ARGONNE WILL BE IMPROVED WITH THIS DEVELOPMENT. THE EAST SIDE IMPROVEMENTS WILL BE CONSTRUCTED WHEN THE EASTERN ADJACENT LOT DEVELOPS. SITE IMPROVEMENTS WILL BE CONSTRUCTED WITH THIS PHASE AND THE CONSTRUCTION ORDER WILL BE DETERMINED BY THE CONTRACTOR BASED ON MOBILIZATION AND MATERIAL AVAILABILITY.
 - DETENTION POND AND STORM STRUCTURES
 - DRIVEWAYS WITH CURB RAMPS AND CONCRETE CROSSPANS
 - PAVED SITE ACCESS
 - R.O.W. LANDSCAPING
 - DETENTION POND AND STORM STRUCTURES
 - LOT GRADING AND ASPHALT PAVEMENT SURFACE
 - NON-STREET FRONTAGE LANDSCAPING
- THE FOLLOWING ANDES WAY IMPROVEMENTS FOR THE WEST SIDE WILL BE DESIGNED WITH THIS DEVELOPMENT AND ARE BEING DEFERRED TO BE CONSTRUCTED WHEN REQUESTED BY THE CITY'S PUBLIC WORKS DEPARTMENT. (0.19 ACRES DISTURBED)
 - CURB AND GUTTER AND WALK
 - ROAD PAVE
 - STREET TREES



EXISTING	LEGEND	PROPOSED
	FIRE HYDRANT	
	ELECTRIC POLE/LIGHT	
	KNOX HARDWARE BOX	
	TRAFFIC SIGN	
	INLET	
	CONTOUR MAJOR	
	CONTOUR MINOR	
	GRAVEL PAVEMENT	
	ASPHALT PAVEMENT	
	CONCRETE	
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	DRAINAGE FLOW ARROW	
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Rocky Ridge
Civil Engineering

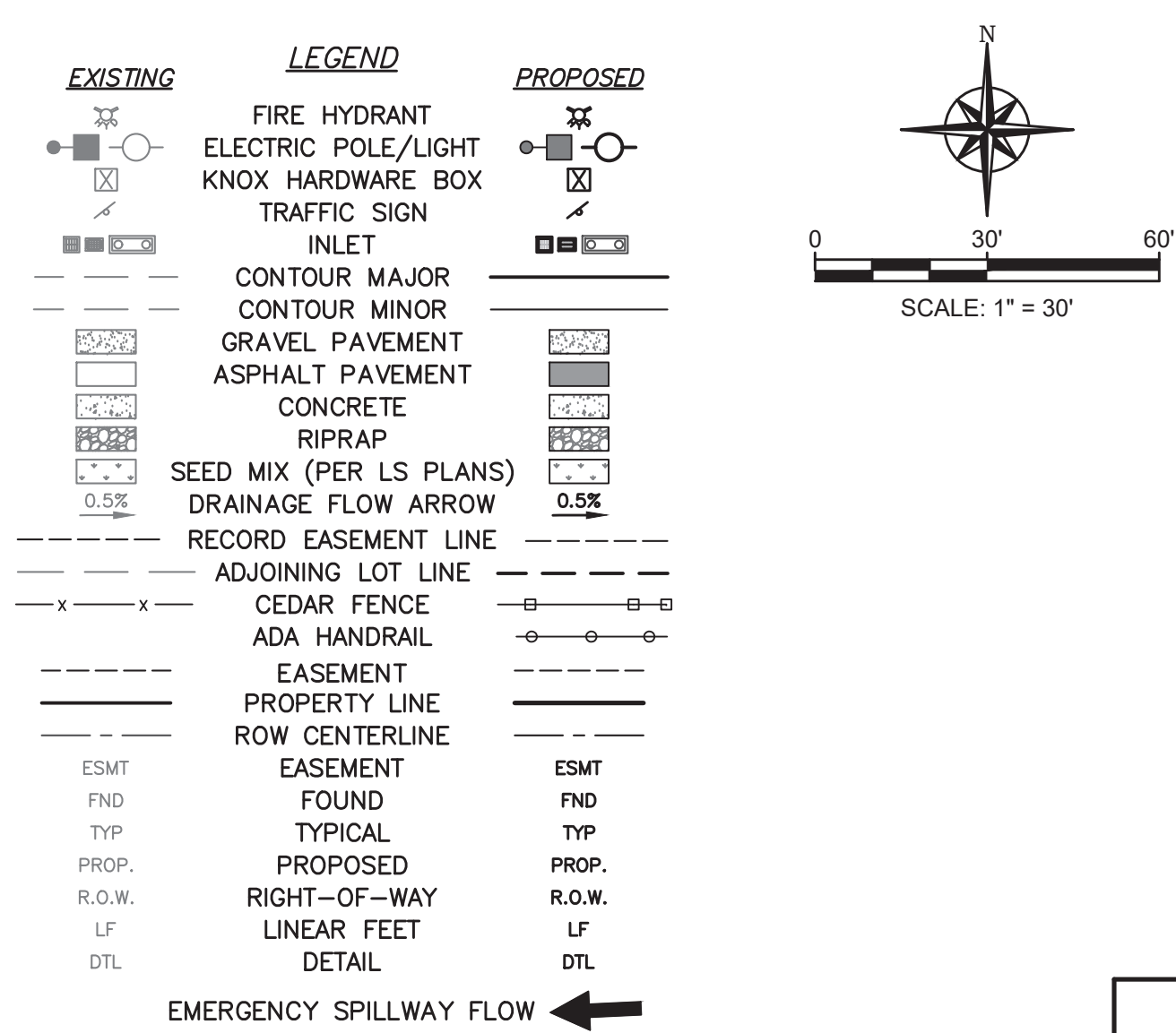
420 21st Ave, Suite 101
Longmont, CO 80501
303.651.6626
www.rockyridgecivil.com

TARAHUMARA SUBDIVISION FILING NO. 1

PHASING PLAN
2260 ANDES WAY
AURORA, CO 80011

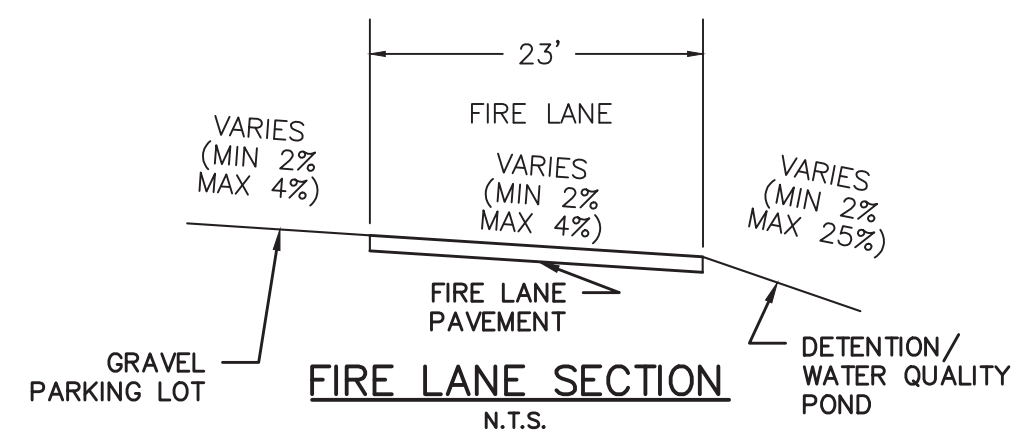
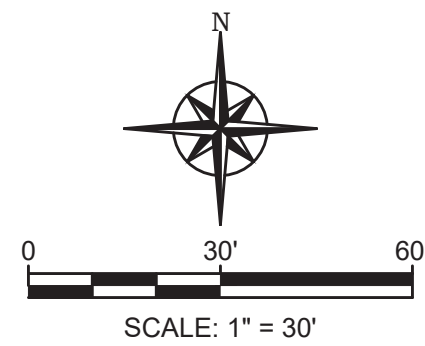
SHEET NO
3 OF 12

NO.	DATE	DESCRIPTION	BY



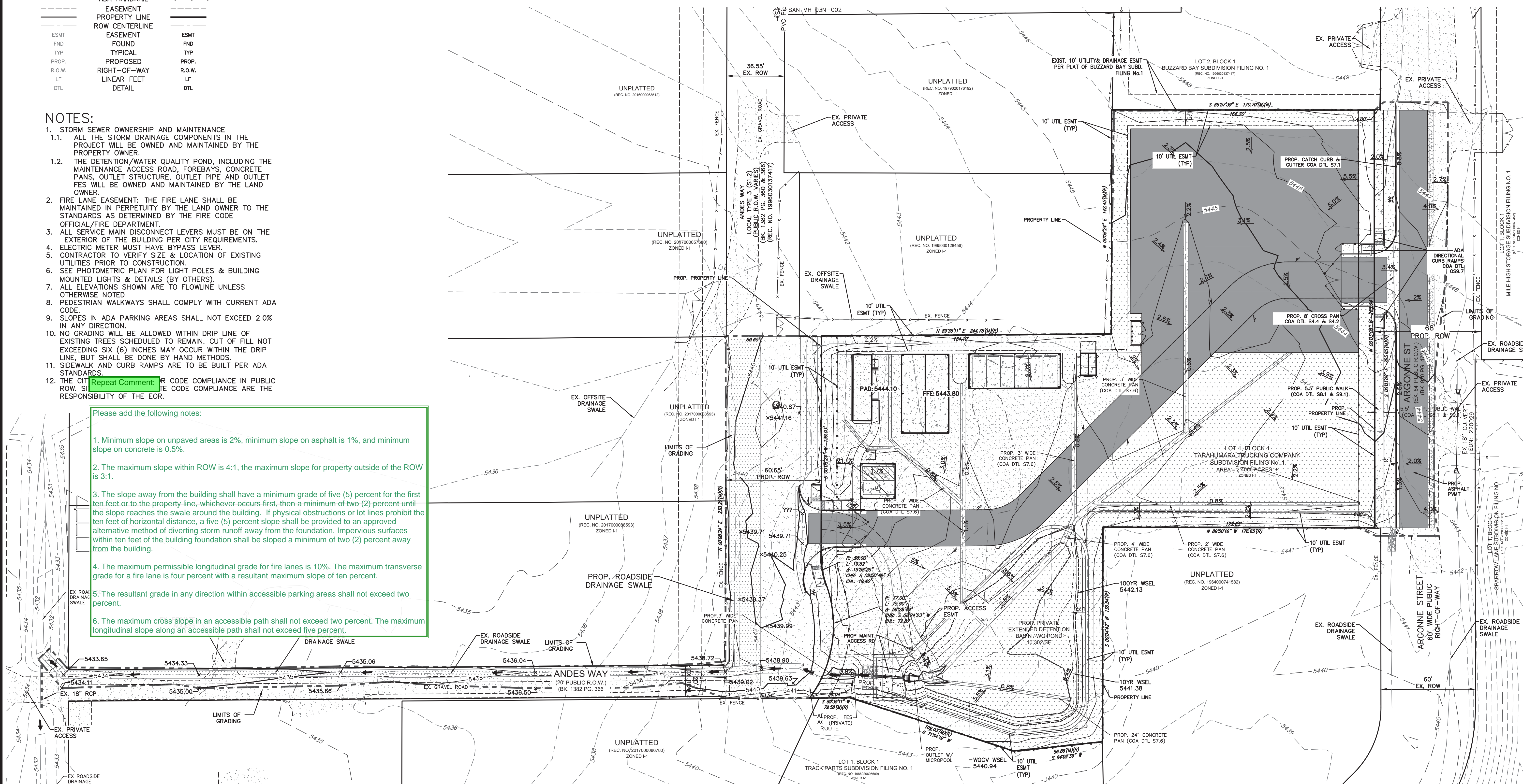
NOTES:

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



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12. THE CITY **Repeat Comment:** FIRE CODE COMPLIANCE IN PUBLIC ROW. SIGNAGE AND FIRE CODE COMPLIANCE ARE THE RESPONSIBILITY OF THE EOR.

1. Minimum slope on ungraded areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%.
2. The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1.
3. The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building.
4. The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent.
5. The resultant grade in any direction within accessible parking areas shall not exceed two percent.
6. The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope along an accessible path shall not exceed five percent.



NO.	DATE	DESCRIPTION	BY

LEGEND

EXISTING

PROPOSED

FIRE HYDRANT

ELECTRIC POLE/LIGHT

KNOX HARDWARE BOX

TRAFFIC SIGN

INLET

CONTOUR MAJOR

CONTOUR MINOR

GRAVEL PAVEMENT

ASPHALT PAVEMENT

CONCRETE

SEED MIX (PER LS PLANS)

DRAINAGE FLOW ARROW

RECORD EASEMENT LINE

ADJOINING LOT LINE

CEDAR FENCE

ADA HANDRAIL

EASEMENT

PROPERTY LINE

ROW CENTERLINE

EASEMENT

FOUND

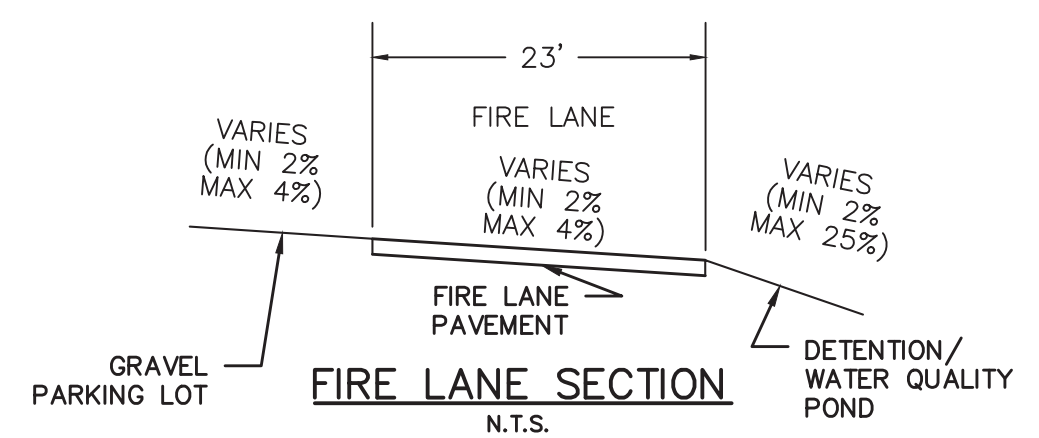
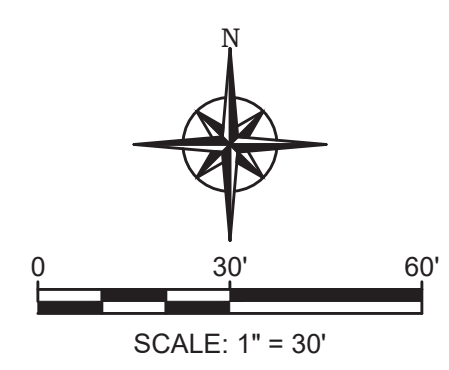
TYPICAL

PROPOSED

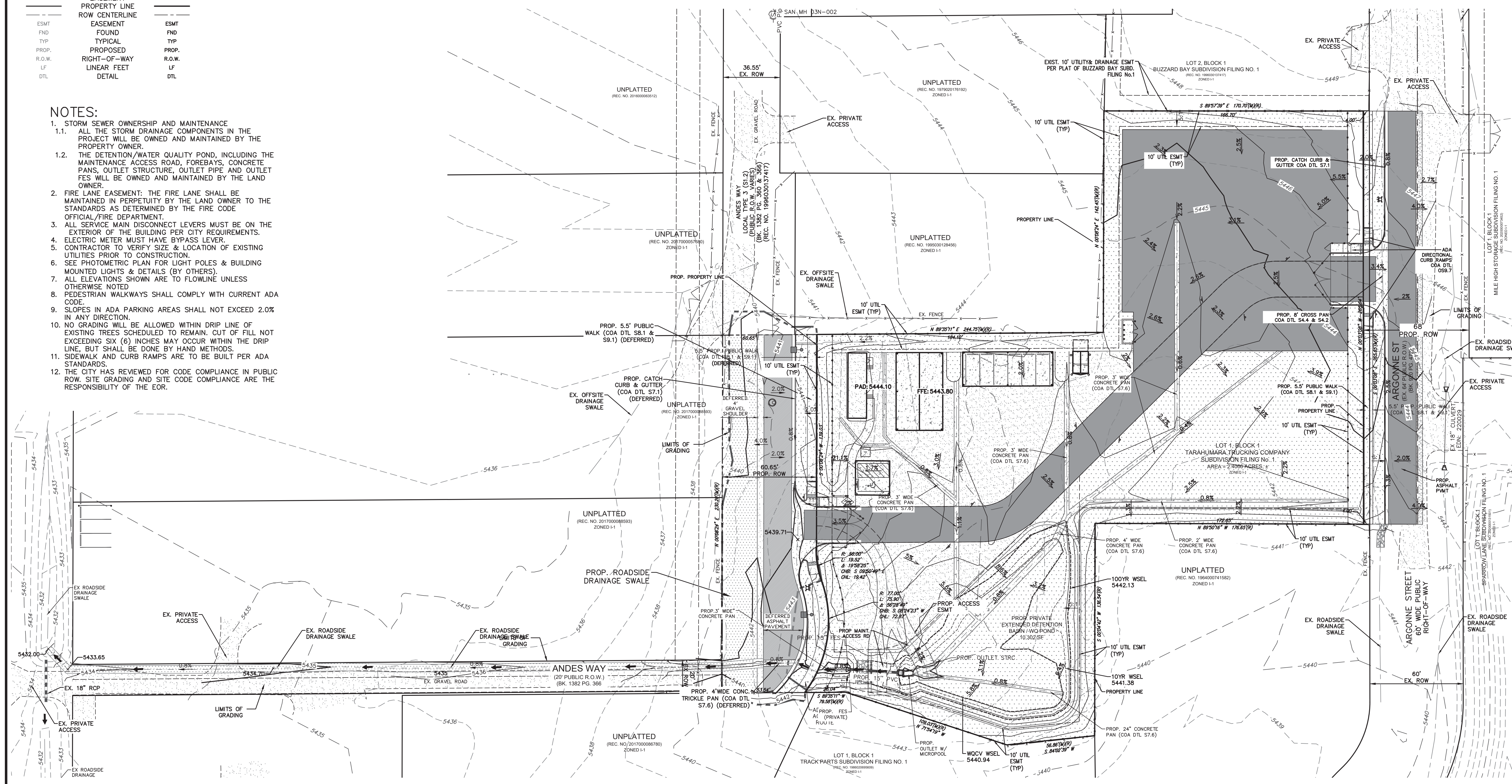
RIGHT-OF-WAY

LINEAR FEET

DETAIL



- NOTES:
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 - SIDEWALK AND CURB RAMP ARE TO BE BUILT PER ADA STANDARDS.
 - THE CITY HAS REVIEWED FOR CODE COMPLIANCE IN PUBLIC ROW. SITE GRADING AND SITE CODE COMPLIANCE ARE THE RESPONSIBILITY OF THE EOR.



NO.	DATE	DESCRIPTION	BY

TARAHUMARA SUBDIVISION FILING NO. 1

FINAL GRADING PLAN

2260 ANDES WAY

AURORA, CO 80011

DATE 02/13/24

CAD NO 954-1

JOB NO 954-1

SHEET NO 6 OF 12

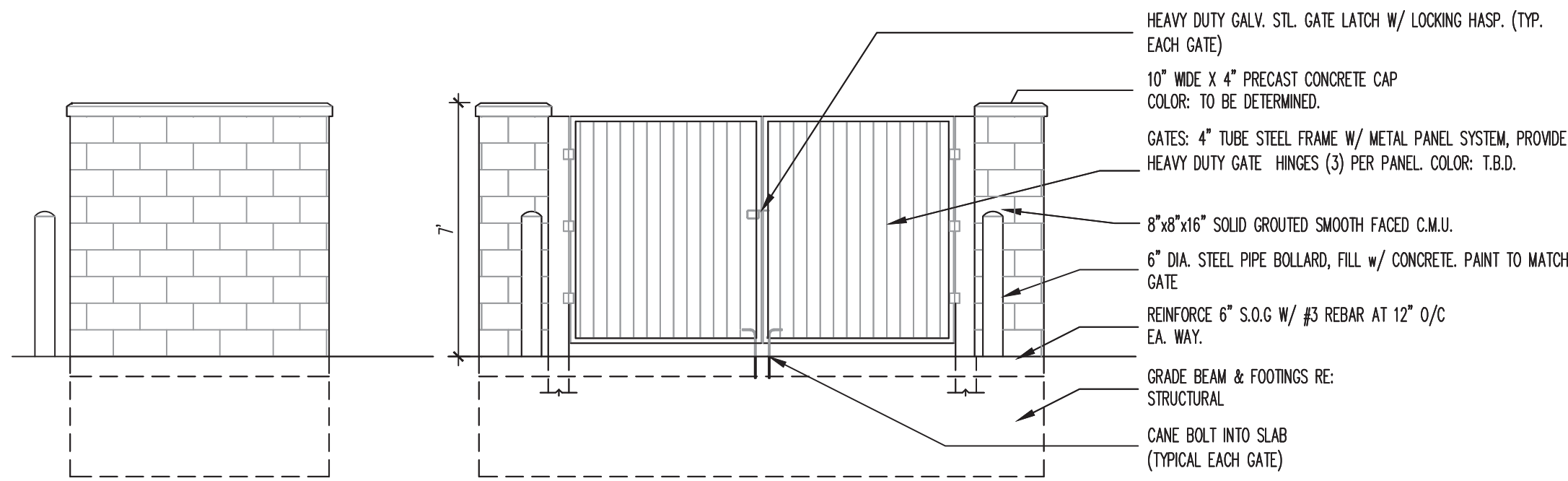
Rocky Ridge Civil Engineering

420 21st Ave, Suite 101

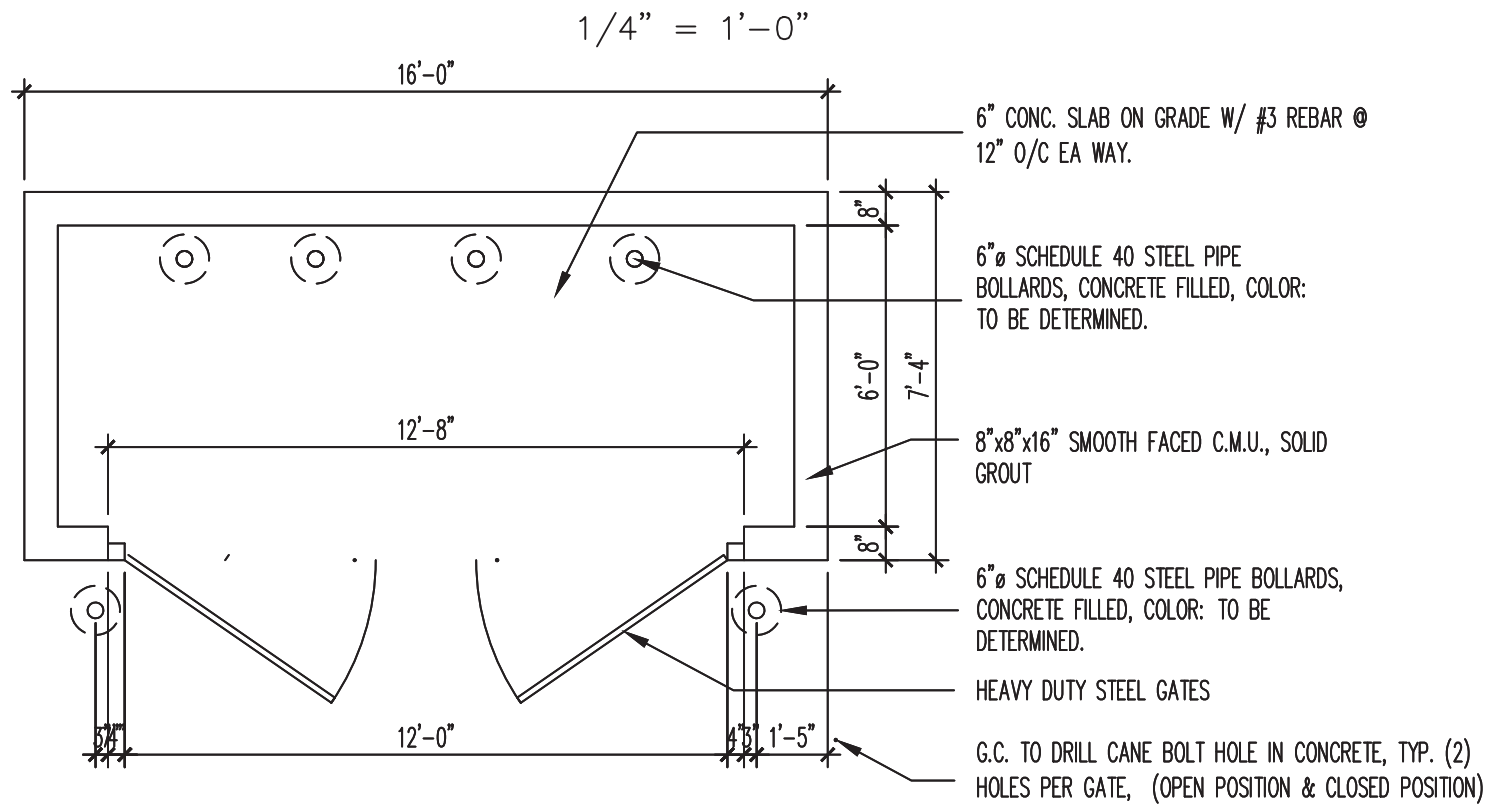
Longmont, CO 80501

303.651.6626

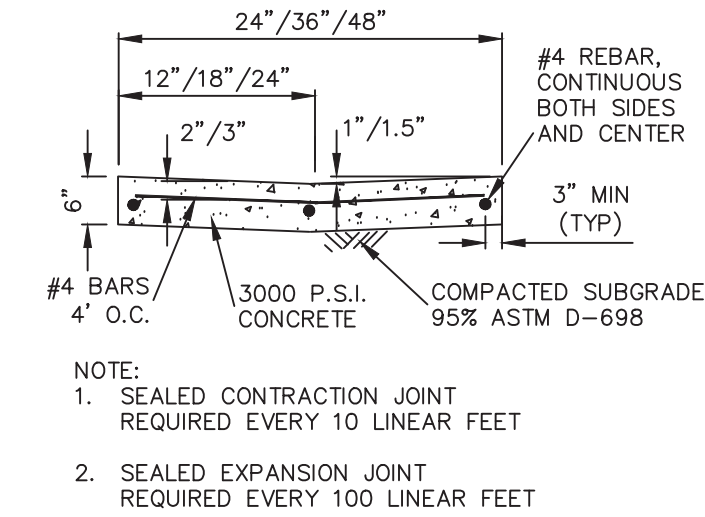
www.rockyridgecivil.com



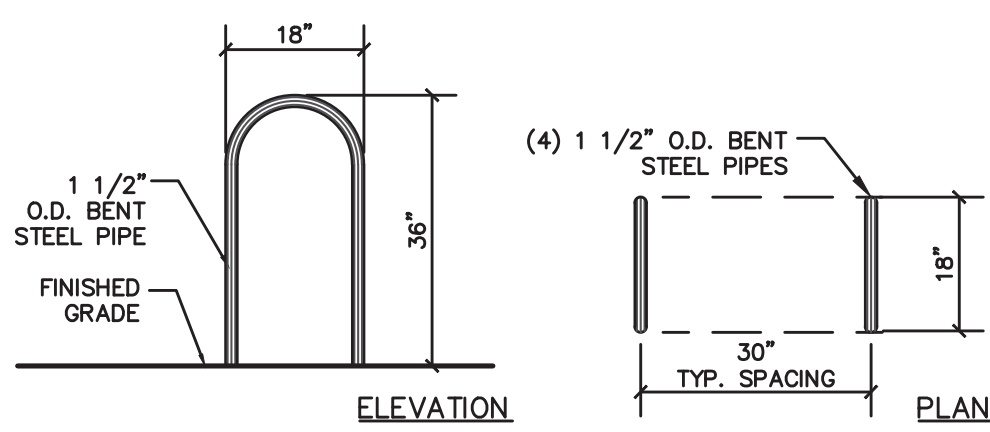
TRASH ENCLOSURE ELEVATION



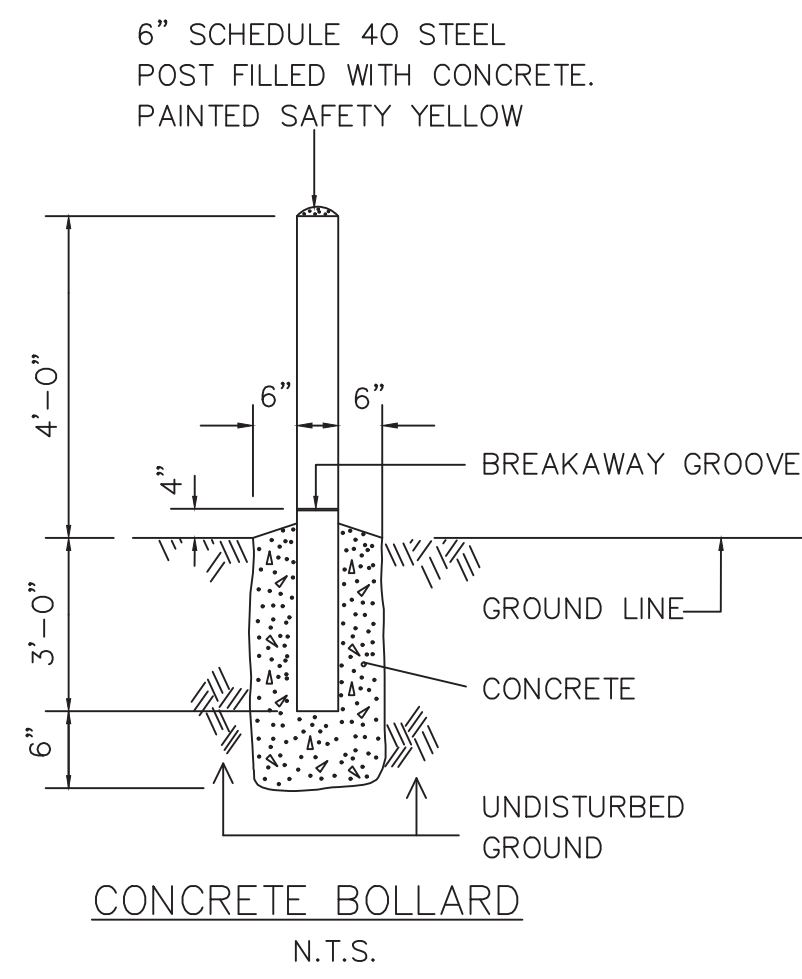
TRASH ENCLOSURE PLAN



24\"/>

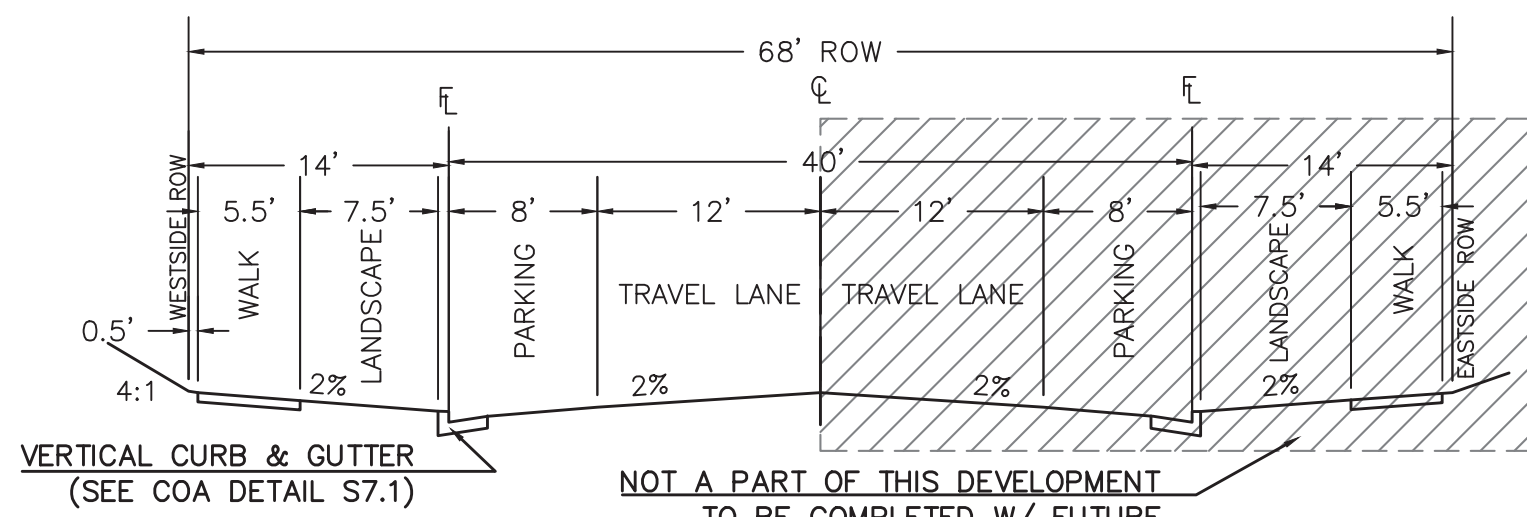


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CONCRETE BOLLARD

N.T.S.



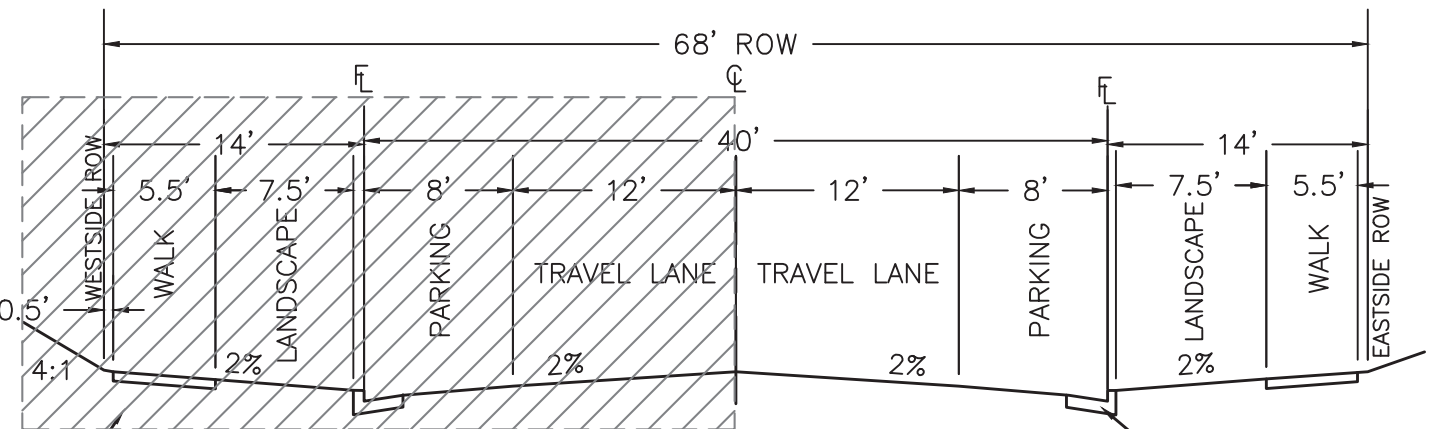
NOT A PART OF THIS DEVELOPMENT TO BE COMPLETED W/ FUTURE ADJACENT DEVELOPMENT

ARGONNE STREET

LOCAL TYPE 3 (S1.2)

(TYPICAL)

N.T.S.



NOT A PART OF THIS DEVELOPMENT TO BE COMPLETED W/ FUTURE ADJACENT DEVELOPMENT

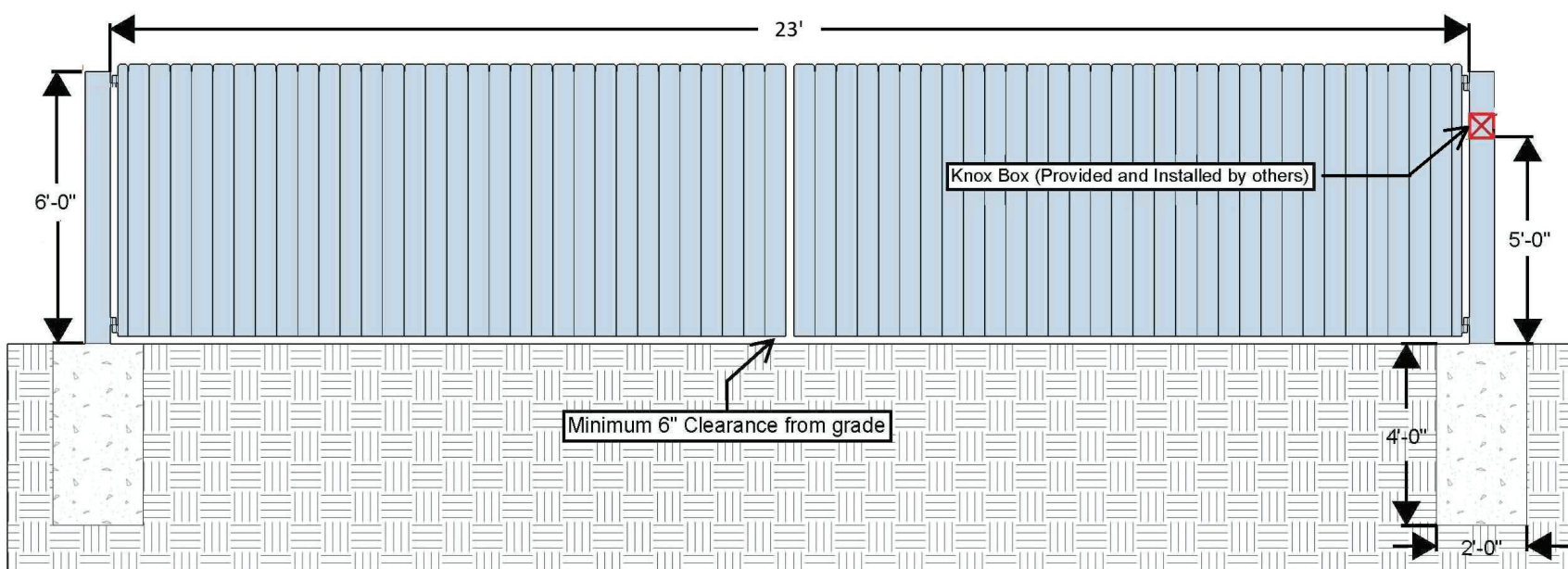
ANDES WAY SECTION

(TO BE DEFERRED)

LOCAL TYPE 3 (S1.2)

(TYPICAL)

N.T.S.

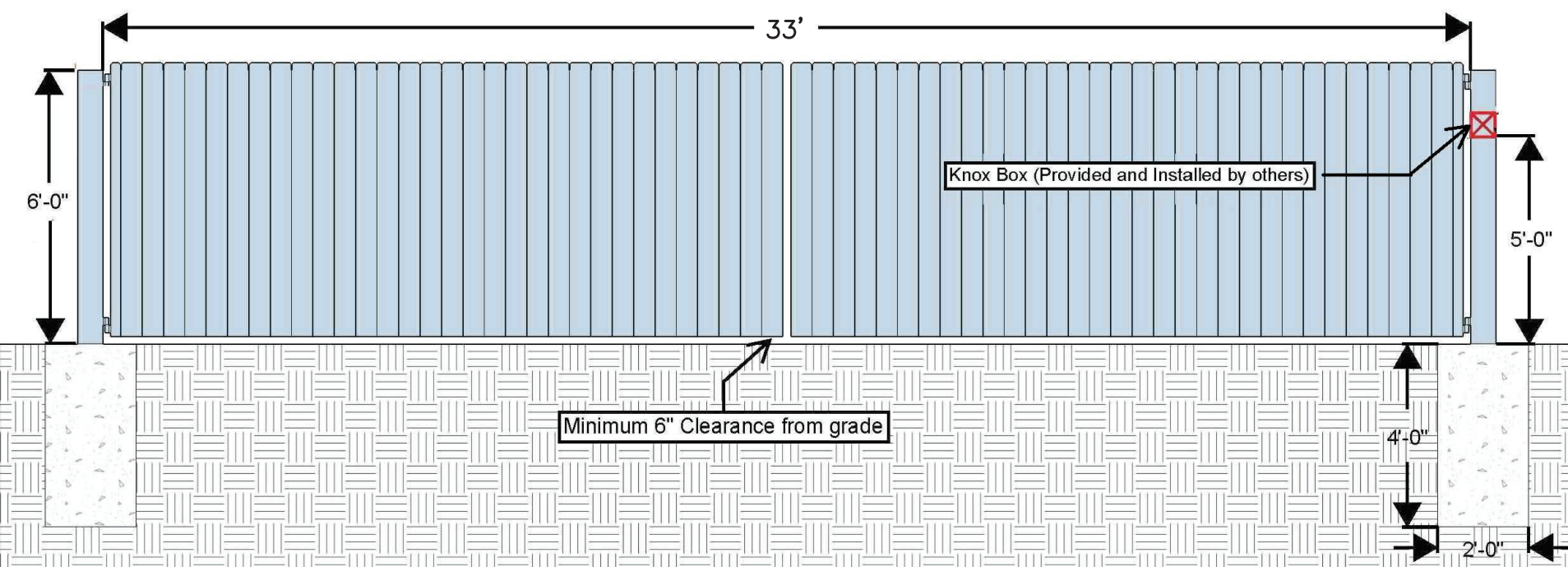


Notes:

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

(2) 11.5' MANUAL SWING GATES WITH KNOX HARDWARE DETAIL (WEST)

N.T.S.



Notes:

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

(2) 16.5' AUTOMATIC SWING GATES WITH KNOX HARDWARE DETAIL (WEST)

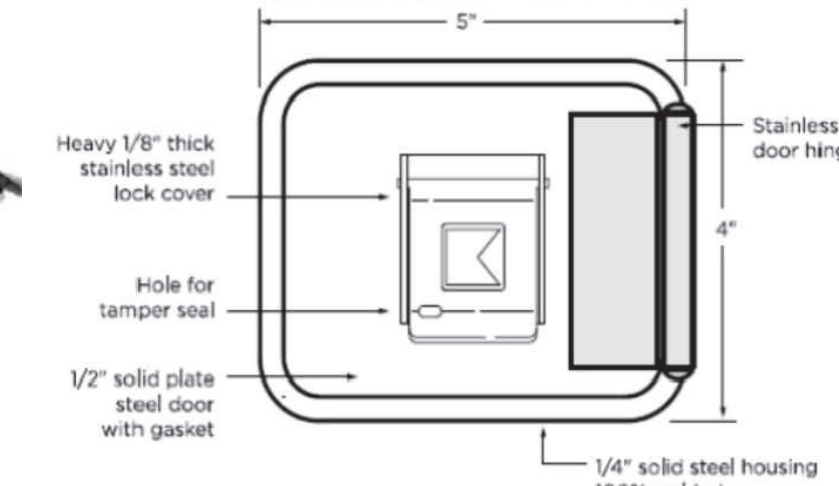
N.T.S.



DIMENSIONS:

1. Surface Mount Body - 4"H x 5"W x 3-7/8"D

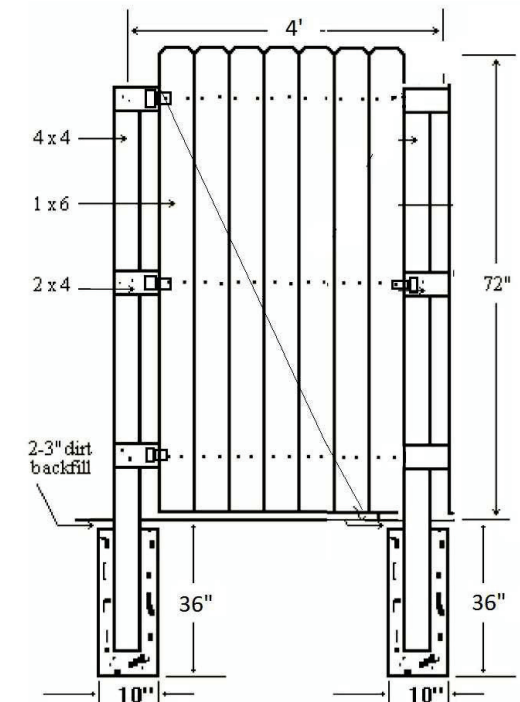
SURFACE MOUNT - FRONT VIEW



KNOX BOX DETAILS & NOTES

N.T.S.

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

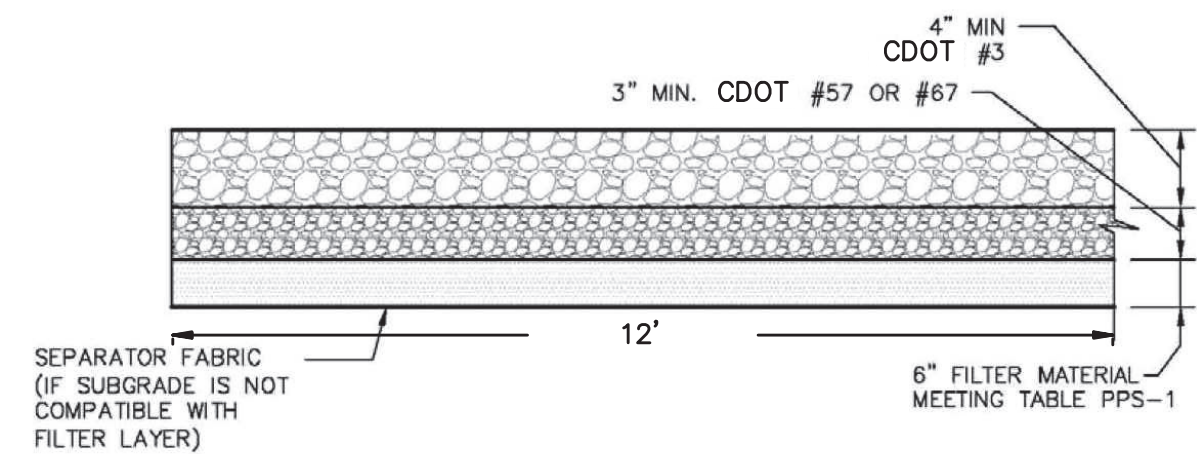


4' DOUBLE SWING GATE DETAIL

N.T.S.

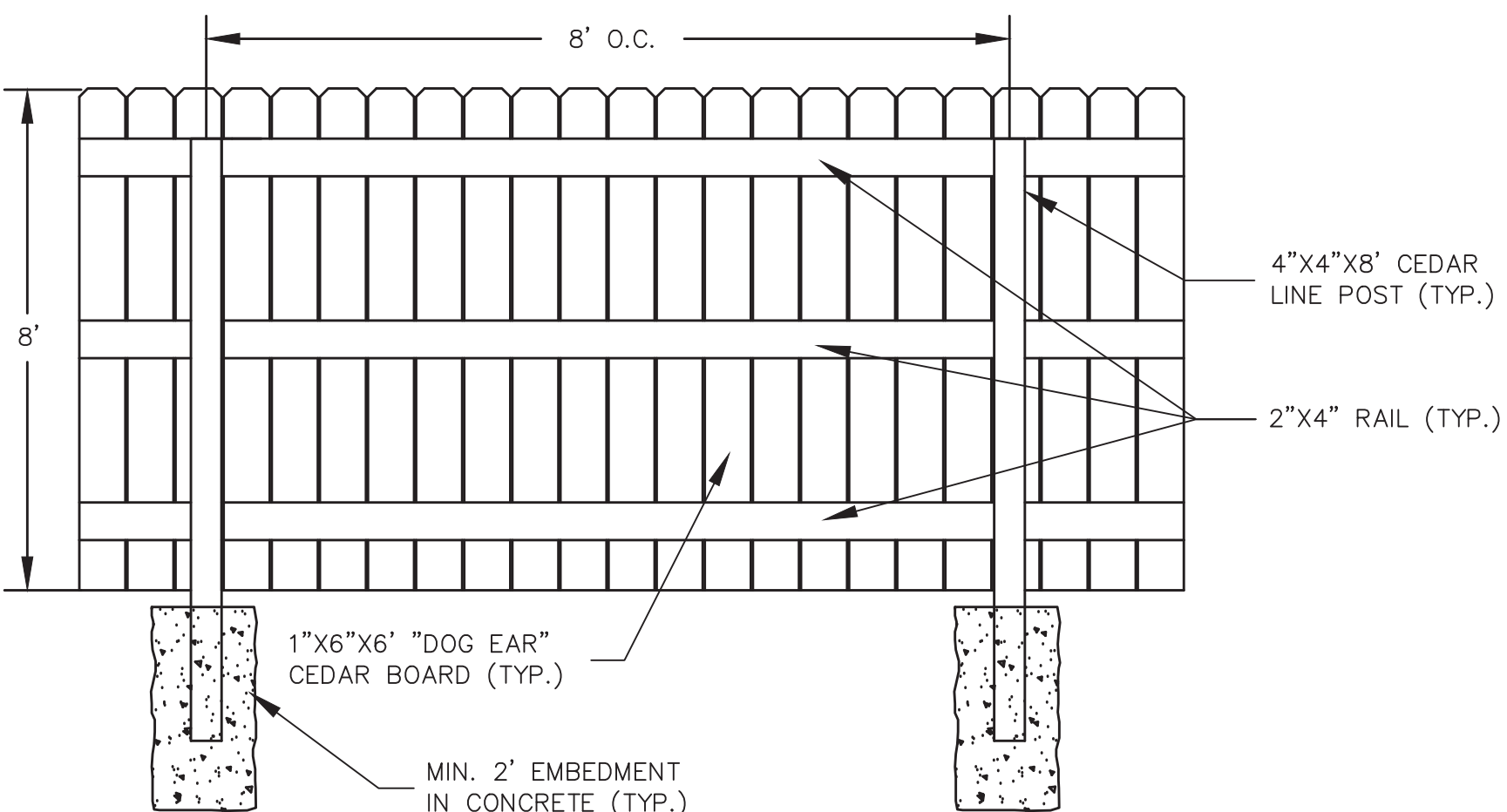
MAIN GATE NOTES:

1. THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY AND ELECTRICAL REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF THE FIRE CHIEF. FOR ASSISTANCE PLEASE CALL 303-739-7420 AND ASK FOR A LIFE SAFETY PLANS EXAMINER. NO EXISTING STREET LIGHTING, LIGHTING PLAN WILL BE SUBMITTED WITH THE CONSTRUCTION SET.
2. AN ENCROACHMENT INTO OR OVER A FIRE LANE EASEMENT WILL REQUIRE THE DEVELOPER TO OBTAIN A LICENSE AGREEMENT THROUGH THE REAL PROPERTY DIVISION OF THE PUBLIC WORKS DEPARTMENT PLEASE VISIT THEIR WEBSITE BY CLICKING HERE OR BY CALLING 303-739-7300.



STABILIZED GRAVEL POND ACCESS DETAIL

N.T.S.



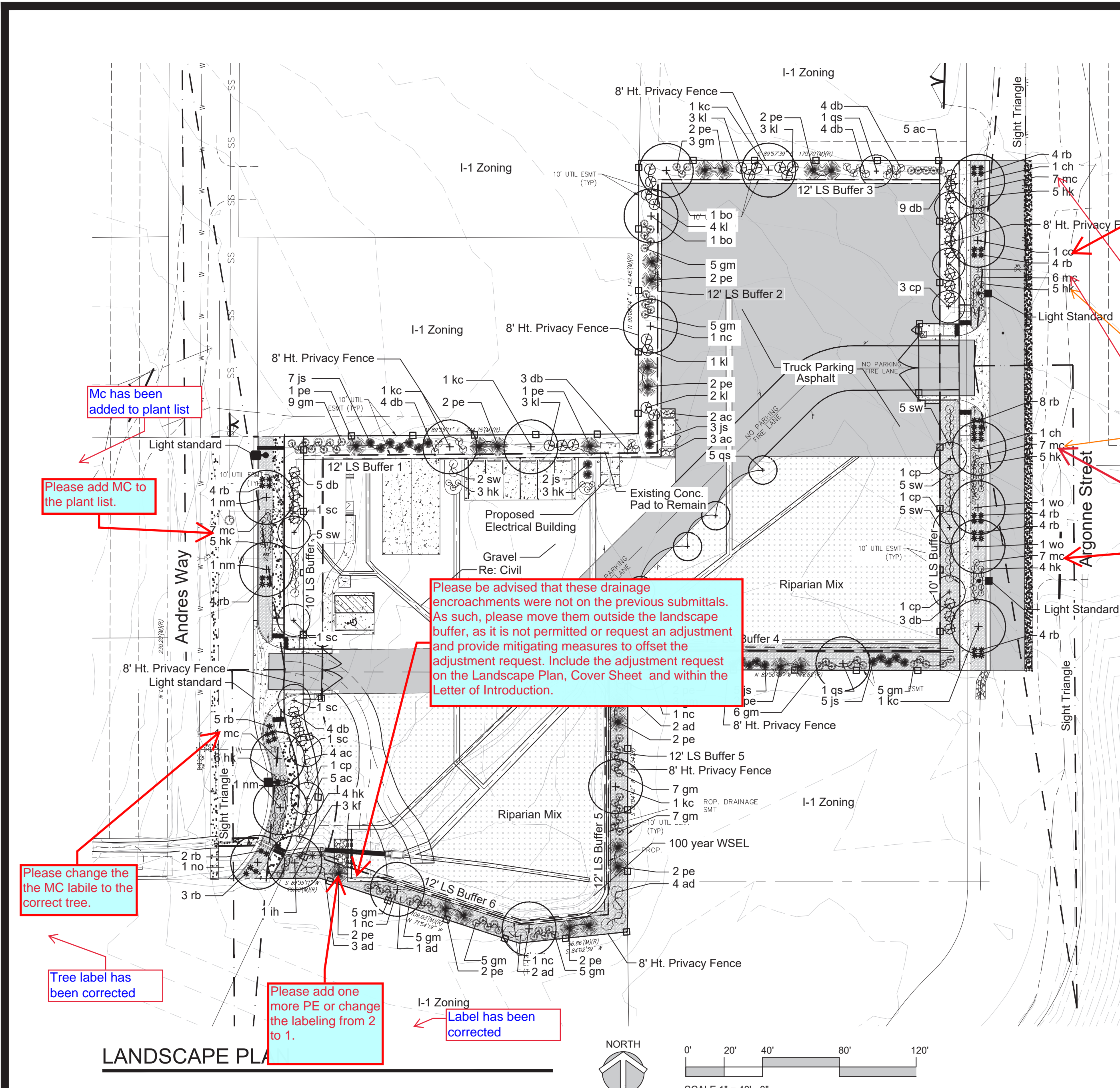
PRIVACY FENCE - INTERIOR VIEW

N.T.S.

Please provide an elevation view for the proposed shade structure.

Please provide an elevation view for the proposed office trailer.

NO.	DATE	DESCRIPTION	BY



LANDSCAPE LEGEND:

1,355 sf.	ENHANCED NATIVE SEED MIX (IRRIGATED)			
	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
	WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS.
	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10.5 LBS.
	BLUE GRAMA	BOUTELOUA GRACILIS	10%	3.0 LBS.
	SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.
	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.
6,704 sf.	RIPARIAN SEED MIX			
	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
	BLUE GRAMA	BOUTELOUA GRACILIS	20%	1.5 LBS.
	SAND DROPSEED	SPOROBOLUS CYRPTANDRUS	20%	0.20 LBL.
	SWITCHGRASS	PANICUM VIRGATUM	20%	3.2 LBS.
	SIDEOATS GRAMA	BOUTELOUA CURIPENDULA	20%	4.7 LBS.
	WESTERN WHEATGRASS	PASCOPIRUM SMITHII	10%	5.5 LBS.
	GREEN NEEDLEGRASS	NASELLA VIRIDULA	10%	3.3 LBS.
9,430 sf.	SHREDDED CEDAR MULCH			
6,936 sf.	3"-6" ROUND COBBLE			
	STEEL EDGING			

SITE DATA - BUILDINGS A & B

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

WATER USE

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

CURBSIDE LANDSCAPING

AREA	DESCRIPTION	LENGTH	TREES REQ. (1/40')	TREES PROVIDED
A	Andres Way	191 LF.	5	5
B	Argonne Street	219 LF.	6	6

CURBSIDE LANDSCAPING

AREA	DESCRIPTION	AREA	SHURBS REQ. (1/40SF)	SHRUBS PROVIDED	SHRUBS PROVIDED
A	Andres Way	1,402 SF.	36	26	18 (40%)
B	Argonne Street	1,593 SF.	39	47	28 (37%)

STREET BUFFER LANDSCAPING

AREA	DESCRIPTION	LENGTH	TREES REQ. (1/40')	TREES PROVIDED	SHRUBS REQ. (5/40')	SHRUBS PROVIDED
A	Andres Way	191 LF.	5	5	24	25
B	Argonne Street	219 LF.	6	6	28	28

NON-STREET FRONTAGE LANDSCAPE BUFFER

DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	TREES (1/40')	SHURBS (5/40')
LS Buffer 1	179 LF	20 FT	*12 FT	5 REQ. 6 PROVIDED	23 REQ. 26 (5) GAL. PROVIDED
LS Buffer 2	142 LF	20 FT	*12 FT	4 REQ. 6 PROVIDED	18 REQ. 21 (5) GAL. PROVIDED
LS Buffer 3	167 LF	20 FT	*12 FT	5 REQ. 7 PROVIDED	21 REQ. 24 (5) GAL. PROVIDED
LS Buffer 4	162 LF	20 FT	*12 FT	5 REQ. 7 PROVIDED	21 REQ. 23 (5) GAL. PROVIDED
LS Buffer 5	137 LF	20 FT	*12 FT	4 REQ. 5 PROVIDED	18 REQ. 21 (5) GAL. PROVIDED
LS Buffer 6	190 LF	20 FT	*12 FT	5 REQ. 9 PROVIDED	24 REQ. 27 (5) GAL. PROVIDED

LANDSCAPE PLANT MATERIAL SCHEDULE:

SYMBOL	QTY.	I.D.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	WTR
SHADE TREES							
	3	nm	NORWAY MAPLE	ACER PLATANOIDES	2 1/2" CAL.	B & B	M
	2	ch	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL.	B & B	VL
	1	ih	IMPERIAL HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	2 1/2" CAL.	B & B	VL
	5	kc	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS	2 1/2" CAL.	B & B	VL
	4	nc	NARROWLEAF COTTONWOOD	NARROWLEAF COTTONWOOD	2 1/2" CAL.	B & B	L-M
	2	wo	SWAMP WHITE OAK	QUERCUS BICOLOR	2 1/2" CAL.	B & B	VL-M
	2	bo	BUR OAK	QUERCUS MACROCARPA	2 1/2" CAL.	B & B	VL
ORNAMENTAL TREES							
	7	qs	CRIMSON SPIRE OAK	QUERCUS X BIMUNDORUM 'CRIMSCHMIDT'	2" CAL.	B & B	L
	7	cp	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL.	B & B	L
	4	sc	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2" CAL.	B & B	L
EVERGREEN TREES							
	23	pe	PINON PINE	PINUS EDULIS	6' HT.	B & B	VL
SHRUBS							
	36	db	DWARF BURNING BUSH	EOUNYMUS ALATA 'DWARF NANA'	5 GAL.	CONT.	L-M
	12	ad	ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA 'FARROW'	5 GAL.	CONT.	M
	16	kl	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	5 GAL.	CONT.	VL
	22	js	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	6' HT.	B & B	VL
	16	hk	HYPERICUM KALM'S	HYPERICUM KALMANUM	5 GAL.	CONT.	M
	19	ac	ALPINE CURRANT	RIBES ALPIMUM	5 GAL.	CONT.	M
	22	sw	WESTERN SANDCHERRY	PRUNUS BESSEYI	5 GAL.	CONT.	M
ORNAMENTAL GRASSES							
	3	kf	KARL REED FORESTER GRASS	CALAMAGROSTIS ACUTI 'KARL FORESTER'	5 GAL.	CONT.	M
	46	rb	RED BARRON BLOOD GRASS	IMPERATA CYLINDRICA 'RED BARRON'	5 GAL.	CONT.	M

NO.	DATE	DESCRIPTION	BY

Rocky Ridge
Civil Engineering

420 21st Ave. Suite 101
Aurora, CO 80001
303.651.6626
www.rockyridgecivil.com

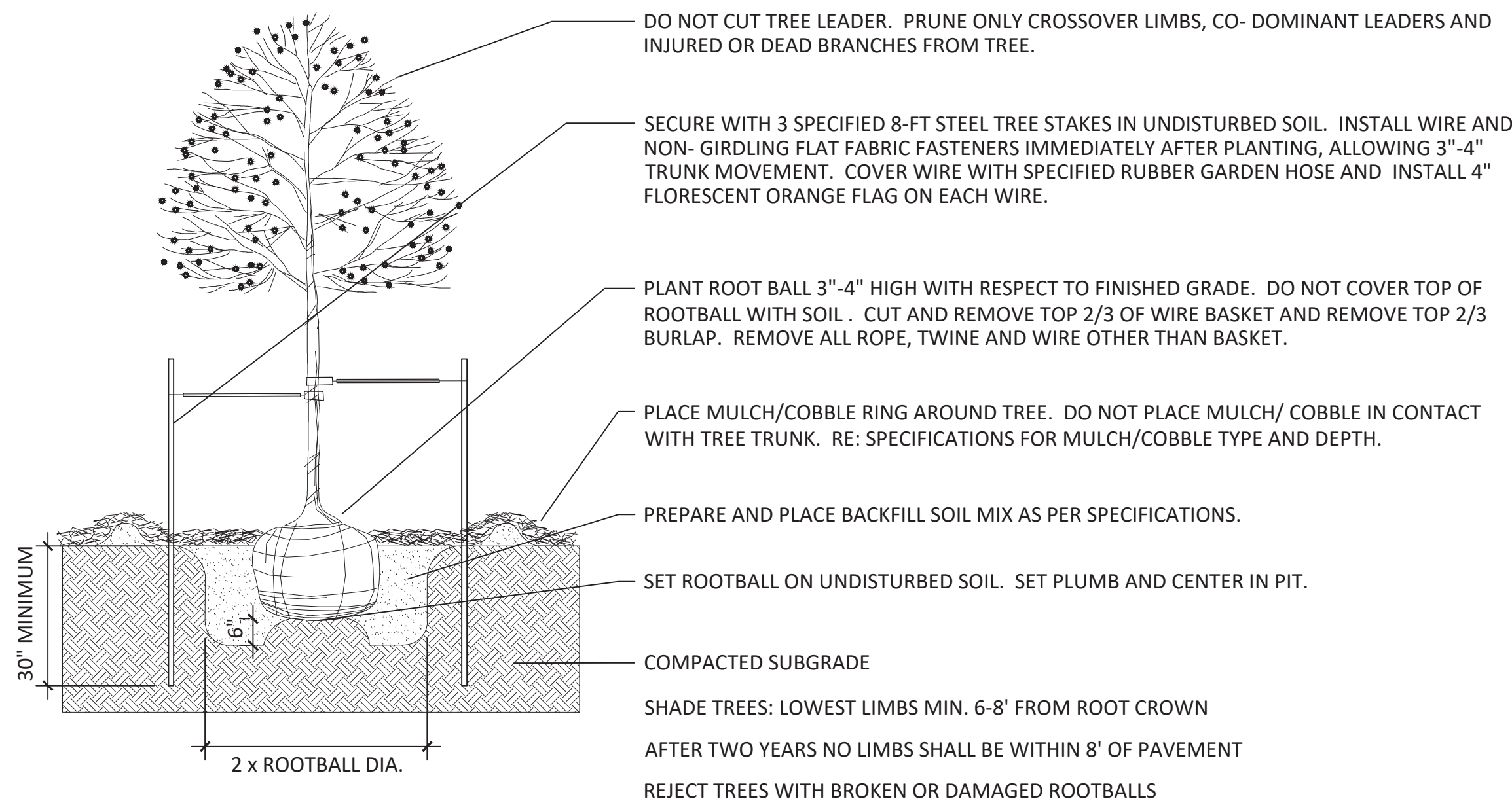
JOB NO.	954-1
CAD NO.	954-1
DATE	03/28/23
COVER SHEET	2260 ANDRES WAY AURORA, CO 80011

SHEET NO

NOT FOR CONSTRUCTION

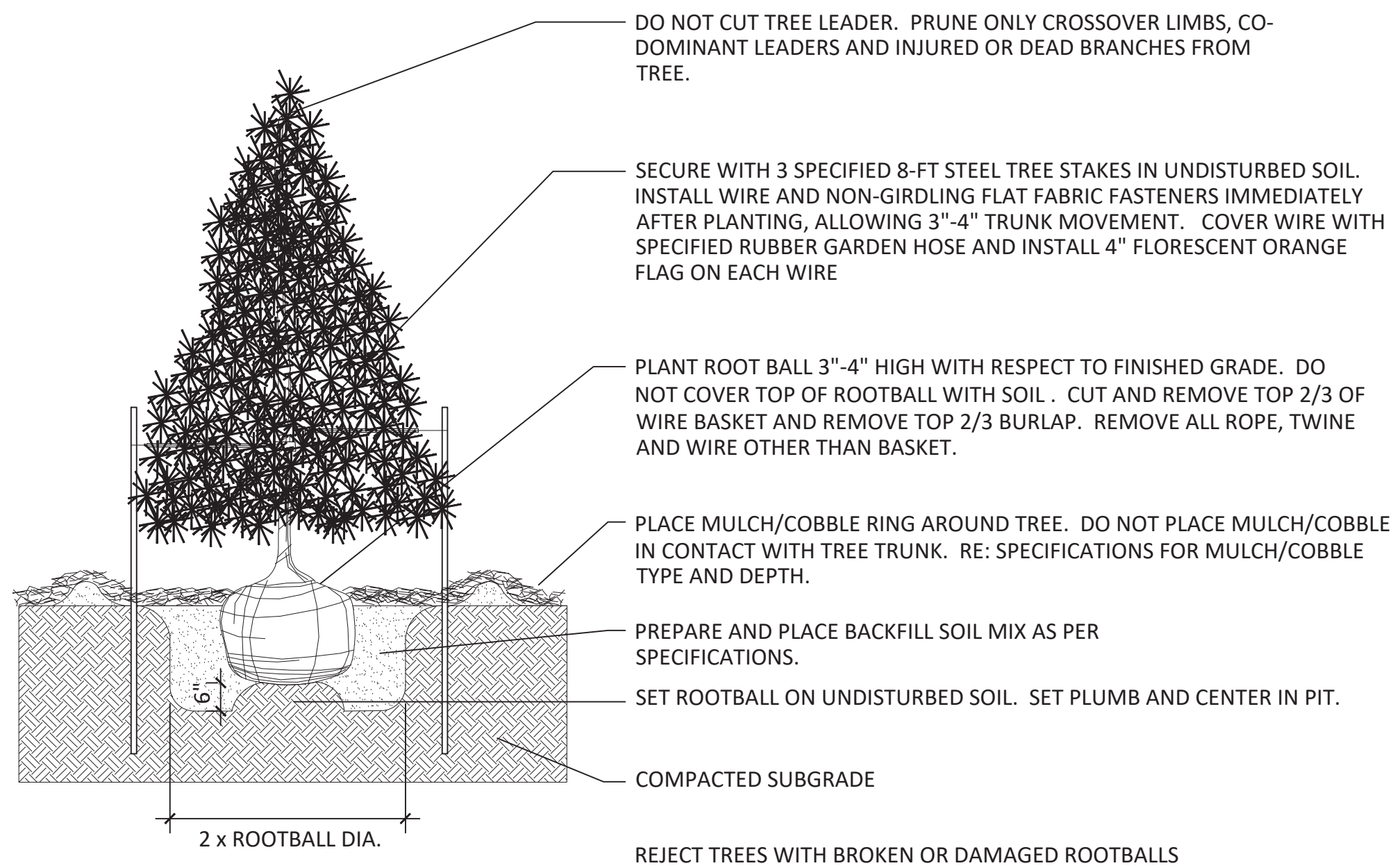


LITTLETON, COLORADO 80120
303.883.2735



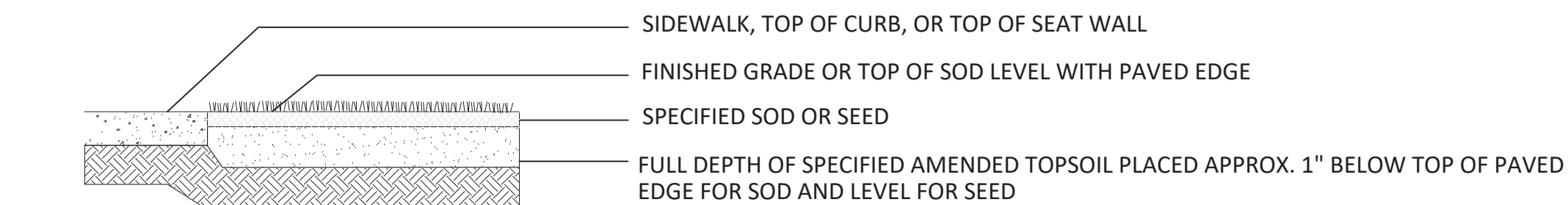
1 DECIDUOUS TREE

NOT TO SCALE

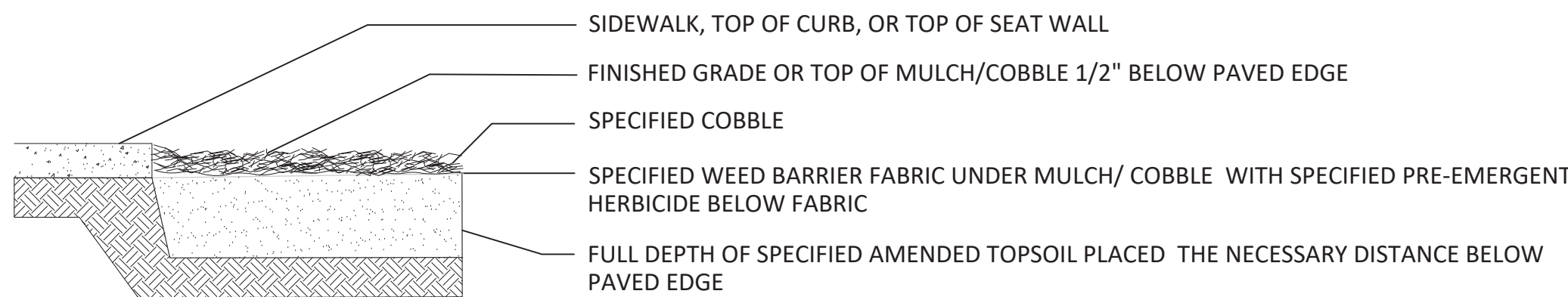


2 EVERGREEN TREE PLANTING

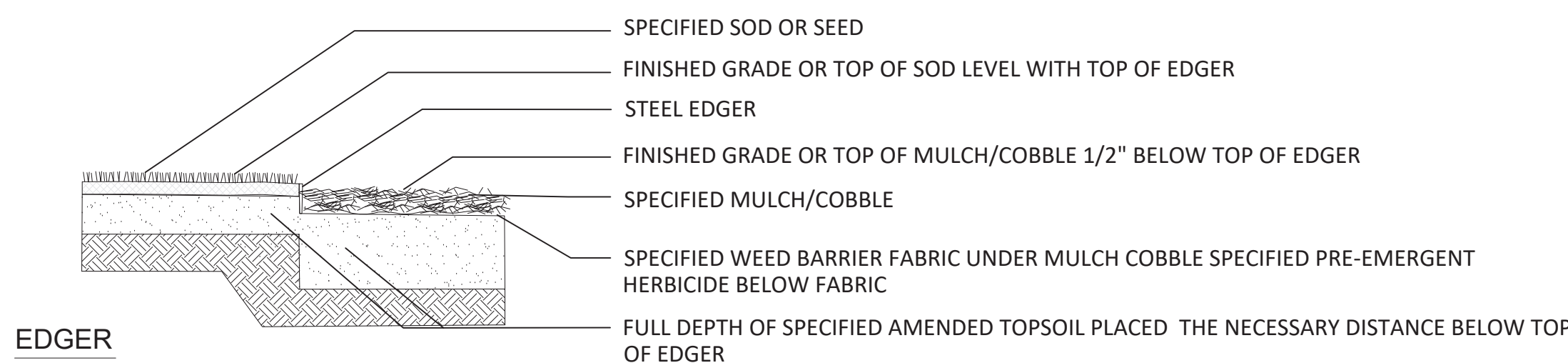
NOT TO SCALE



SOD ADJACENT TO WALKS AND CURBS



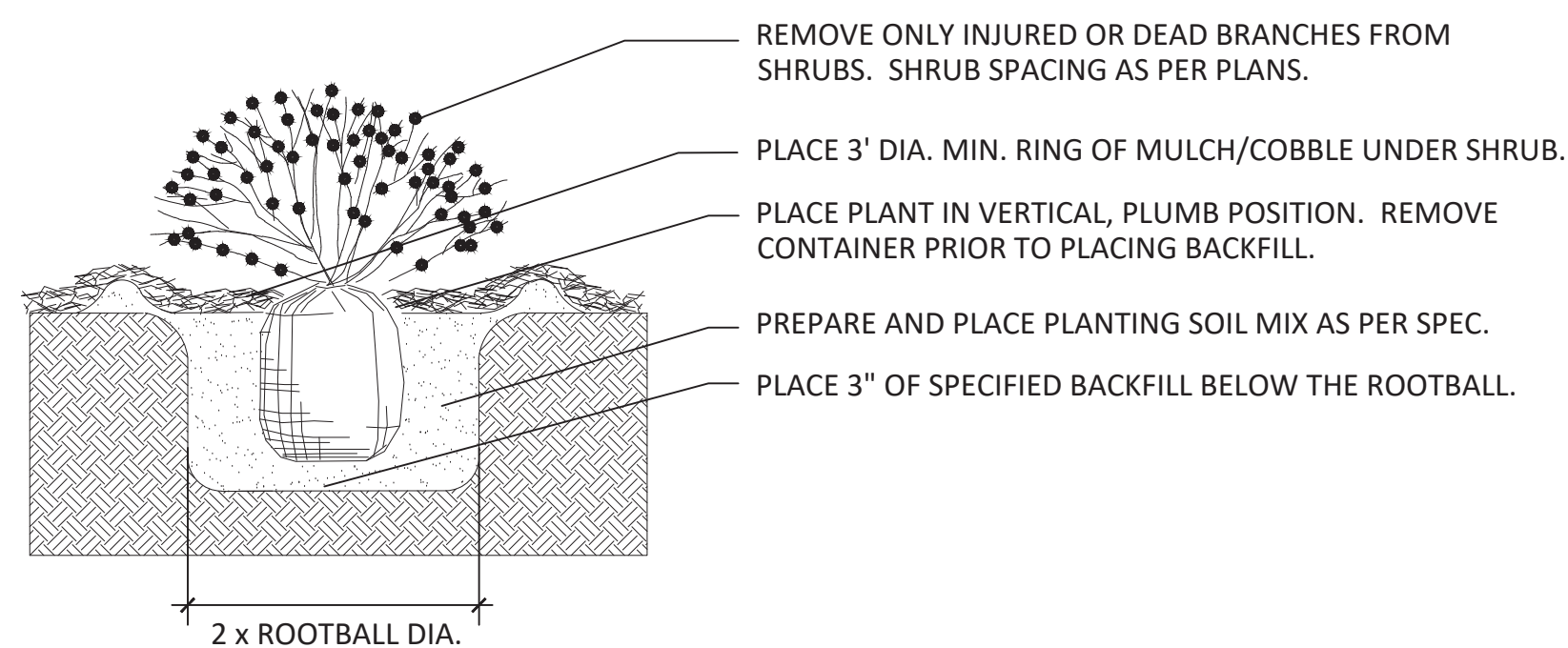
MULCH ADJACENT TO WALKS AND CURBS



EDGER

3 EDGE TREATMENT

NOT TO SCALE



4 SHRUB PLANTING

NOT TO SCALE

STANDARD CITY OF AURORA NOTES:

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

NOT FOR CONSTRUCTION

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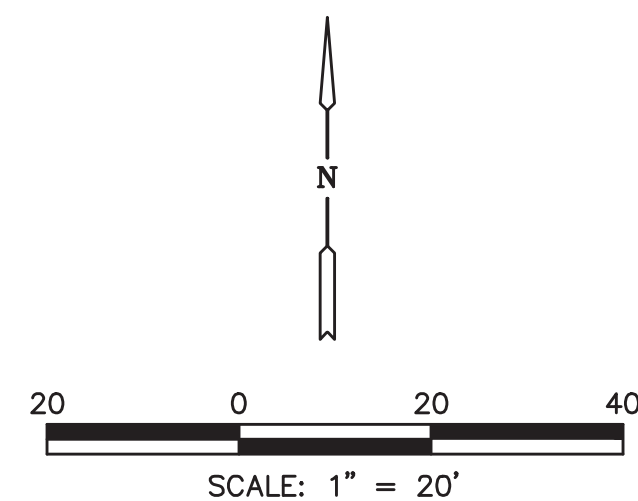
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Rocky Ridge Civil Engineering
420 21st Ave Suite 101
Aurora, CO 80001
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COVER SHEET	DATE	CAD NO	JOB NO
2260 ANDES WAY AURORA, CO 80011	03/28/23	954-1	954-1

SHEET NO
9 OF 12



NOTES:

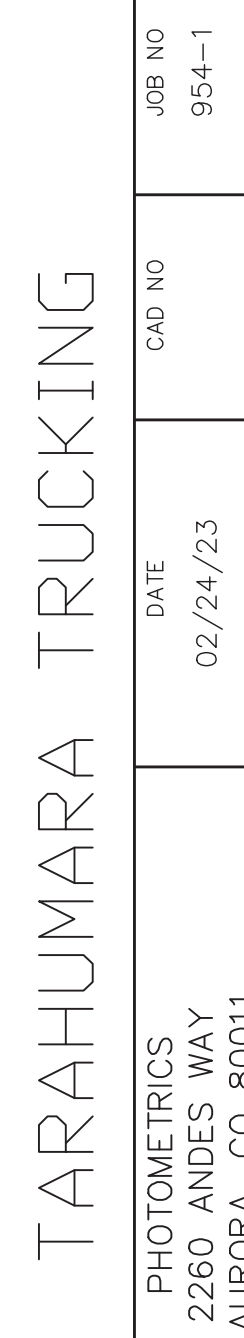
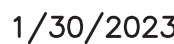
- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 — MEANS OF EGRESS ILLUMINATION, SECTION 1006.2 ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL: THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".
- 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.

LUMINAIRE SCHEDULE					
SYMBOL	QTY	LABEL	WATTS	UMENS	LLF
[Symbol]	4	AA1	113	9559	0.900
	9	BB1	36.81	1135	0.900
[Symbol]	2	CC1	25.4	3127	0.900
	1	CC2	25.4	3153	0.900
[Symbol]	6	SL1	--	--	--
CATALOG					
GLEON-AF-02-LED-E1-SL4-7030-HSS					
SMD6S12303WHE					
IST-SA1B-730-U-T4W					
IST-SA1B-730-U-T4FT					

CALCULATION STATISTICS			
REFLECTANCES	CALCULATION SPACING	FC CALCULATION HEIGHT	MOUNTING HEIGHT
ROADWAY: 10%	8'-0" X 8'-0"	FLOOR 0'-0" A.F.G.	20'-0" A.F.G.
SIDEWALK: 40%			

CALCULATION SUMMARY						
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ANDES WAY SIDEWALK	Fc	0.72	1.6	0.2	3.60	8.00
ANDES WAY	Cd/Sq.m	0.40	0.8	0.1	4.00	8.00
ARGONNE STREET SIDEWALK	Fc	0.46	1.2	0.1	4.60	12.00
ARGONNE STREET	Cd/Sq.m	0.40	0.7	0.1	4.00	7.00
OVERALL SITE	Fc	0.32	5.7	0.0	N.A.	N.A.
PATH OF EGRESS	Fc	2.38	5.4	1.1	2.16	4.91
PROPERTY LINE	Fc	0.23	1.7	0.0	N.A.	N.A.
FIRE LANE	Fc	1.53	2.2	0.4	3.83	5.50
PARKING	Fc	1.48	4.7	0.4	3.70	11.75

PRELIMINARY
THIS DRAWING IS UNCHECKED
NOT FOR CONSTRUCTION



PRELIMINARY
THIS DRAWING IS UNCHECKED
NOT FOR CONSTRUCTION

