

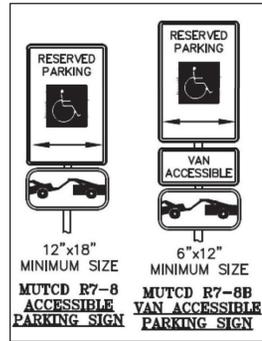




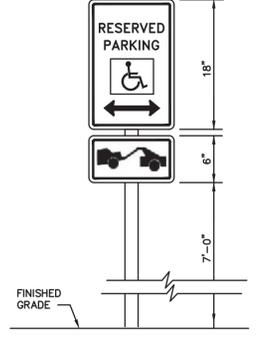
R1-1

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.

LEGEND table with columns for EXISTING, LEGEND, and PROPOSED. Includes symbols for Fire Hydrant, Electric Pole/Light, Knox Hardware Box, Traffic Sign, Inlet, Contour Major, Contour Minor, Gravel Pavement, Asphalt Pavement, Concrete, Riprap, Seed Mix, Drainage Flow Arrow, Record Easement Line, Adjoining Lot Line, Cedar Fence, ADA Handrail, Easement, Property Line, Row Centerline, Easement Found, Found, Typical, Proposed, Right-of-Way, Linear Feet, Detail, and 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:

- 1. 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 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.
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

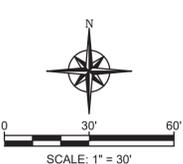
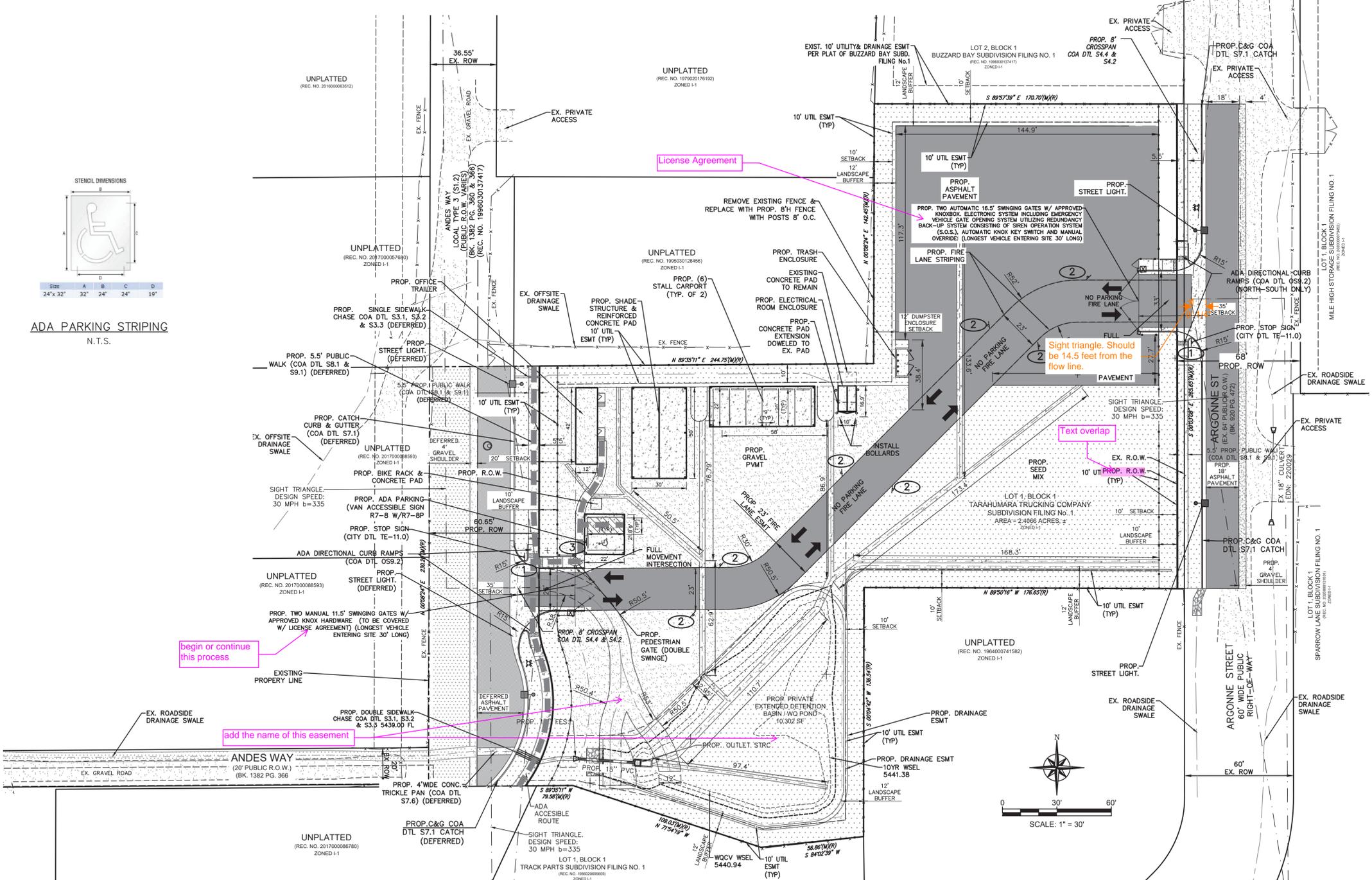
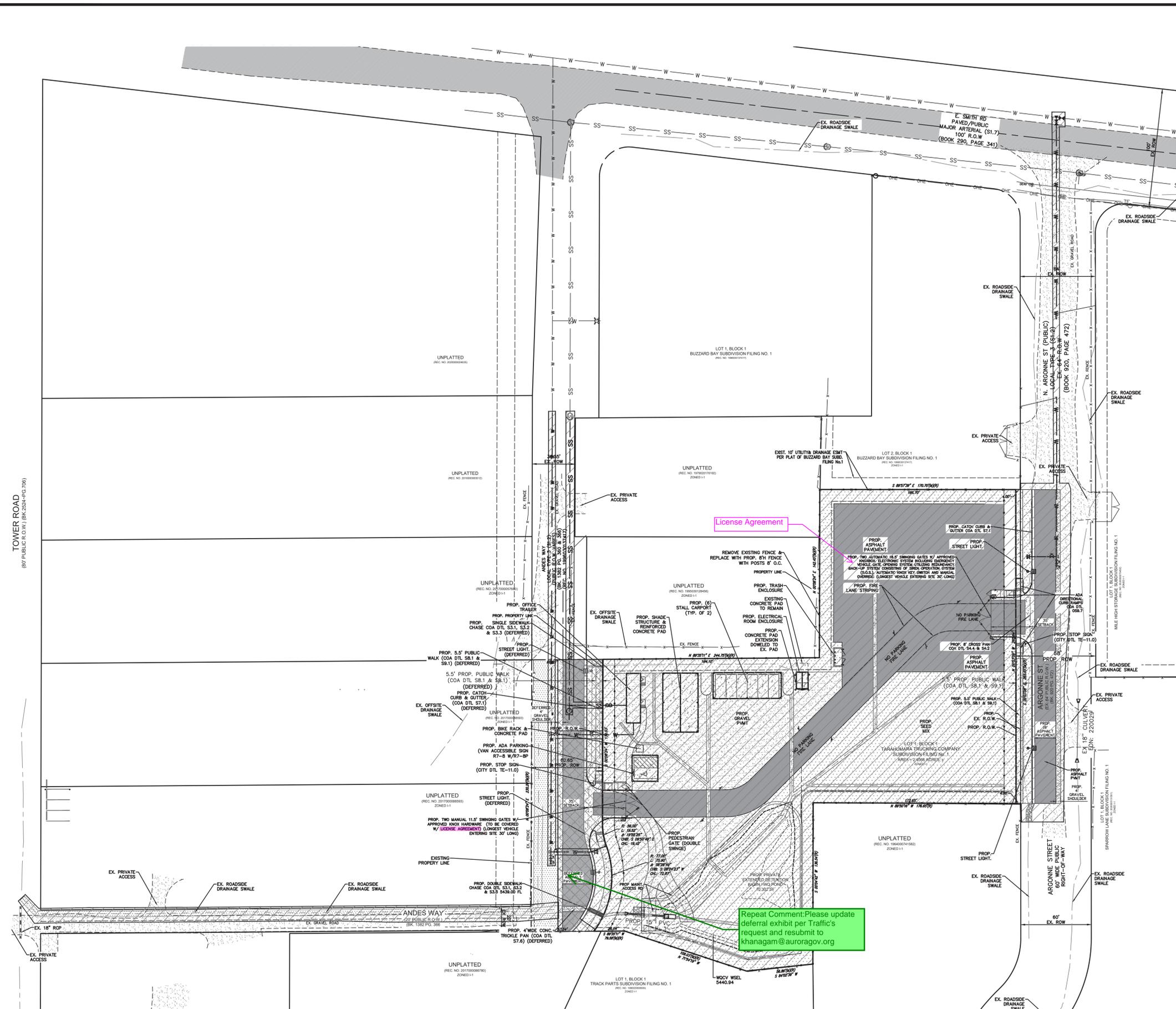


Table with columns: NO., DATE, DESCRIPTION, BY

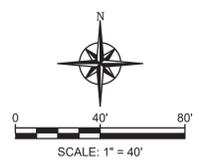
**PHASING**  
 THIS PLAN IS ONLY INFORMATIONAL AND DOES NOT REFLECT THE ORDER IN WHICH SPECIFIC IMPROVEMENTS WILL BE MADE. THE CONTRACTOR WILL IMPROVE FACILITIES IN THE ORDER THAT IS CONSIDERED MOST REASONABLE AT THE TIME OF DEVELOPMENT. THERE WILL BE NO GENERAL PUBLIC ACCESS DURING CONSTRUCTION AS THERE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



License Agreement

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



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
	ESMT		ESMT		
	FND		FND		
	TYP		TYP		
	PROP.		PROP.		
	R.O.W.		R.O.W.		
	LF		LF		
	DTL		DTL		

TOWER ROAD  
 (60' PUBLIC R.O.W.) (BK 254-PG 795)

**Rocky Ridge Civil Engineering**  
 420 21st Ave, Suite 101  
 Longmont, CO 80501  
 303.651.6626  
 www.rockyridgecivil.com

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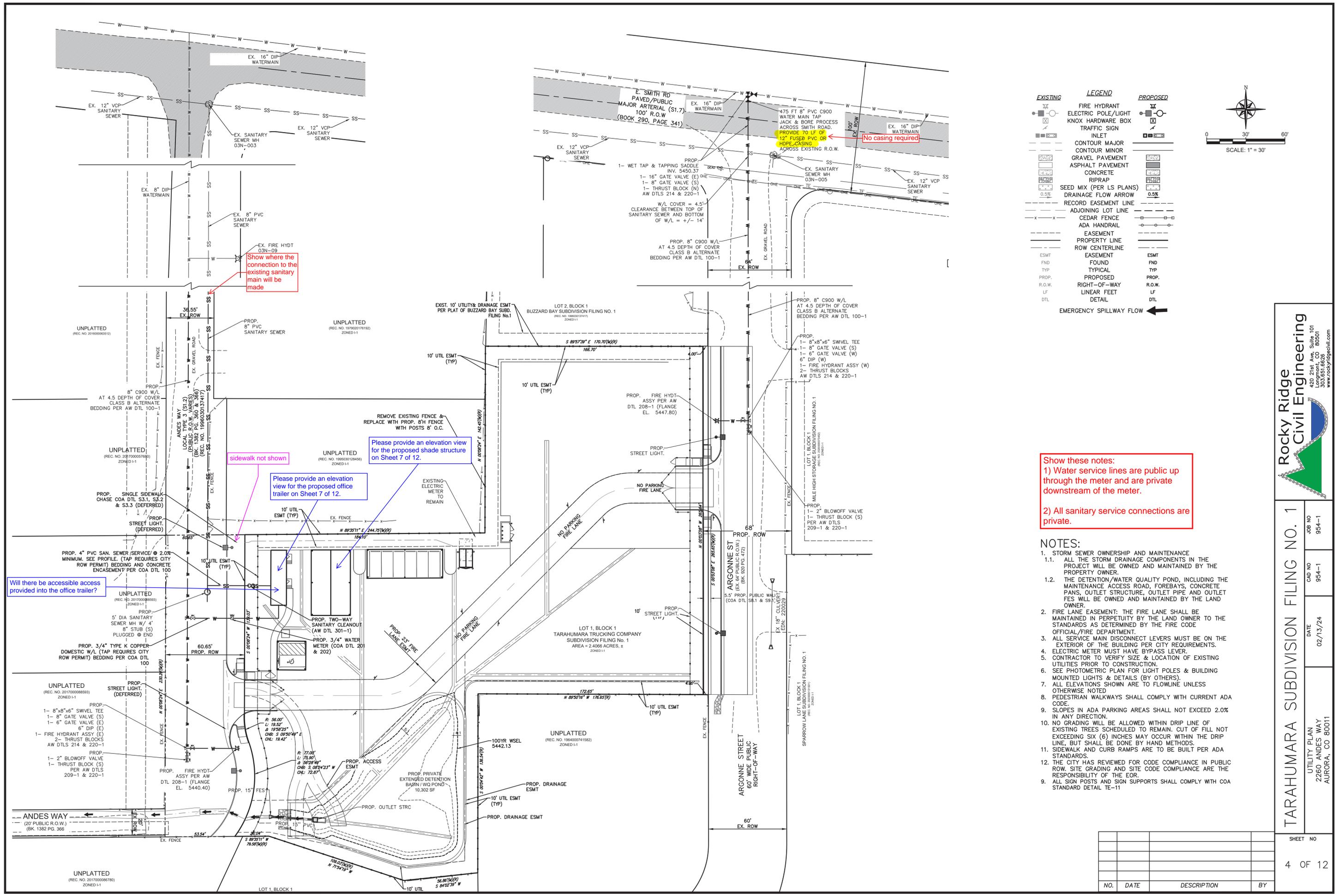
TARAHUMARA SUBDIVISION FILING NO. 1

JOB NO	954-1
CAD NO	954-1
DATE	02/13/24
PHASING PLAN	2260 ANDES WAY
	AURORA, CO 80011

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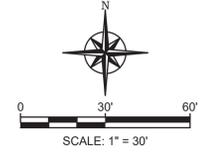
SHEET NO  
3 OF 12

NO.	DATE	DESCRIPTION	BY



**LEGEND**

EXISTING	PROPOSED



Show these notes:  
 1) Water service lines are public up through the meter and are private downstream of the meter.  
 2) All sanitary service connections are private.

- NOTES:**
- STORM SEWER OWNERSHIP AND MAINTENANCE
    - ALL THE STORM DRAINAGE COMPONENTS IN THE PROJECT WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
    - THE DETENTION/WATER QUALITY POND, INCLUDING THE MAINTENANCE ACCESS ROAD, FOREBAYS, CONCRETE PANS, OUTLET STRUCTURE, OUTLET PIPE AND OUTLET FES WILL BE OWNED AND MAINTAINED BY THE LAND OWNER.
  - 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.
  - ALL SERVICE MAIN DISCONNECT LEVERS MUST BE ON THE EXTERIOR OF THE BUILDING PER CITY REQUIREMENTS.
  - ELECTRIC METER MUST HAVE BYPASS LEVER.
  - CONTRACTOR TO VERIFY SIZE & LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - SEE PHOTOMETRIC PLAN FOR LIGHT POLES & BUILDING MOUNTED LIGHTS & DETAILS (BY OTHERS).
  - ALL ELEVATIONS SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
  - PEDESTRIAN WALKWAYS SHALL COMPLY WITH CURRENT ADA CODE.
  - SLOPES IN ADA PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
  - 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.
  - SIDEWALK AND CURB RAMPS 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.
  - ALL SIGN POSTS AND SIGN SUPPORTS SHALL COMPLY WITH COA STANDARD DETAIL TE-11

**Rocky Ridge Civil Engineering**  
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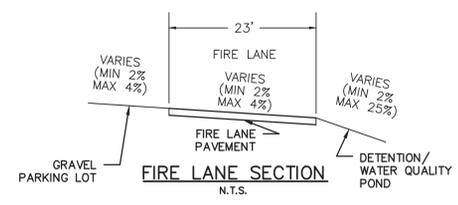
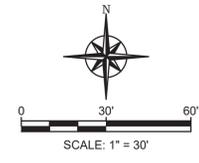
**TARAHUMARA SUBDIVISION FILING NO. 1**

UTILITY PLAN	JOB NO	954-1
2260 ANDES WAY	CAD NO	954-1
AURORA, CO 80011	DATE	02/13/24

SHEET NO  
4 OF 12

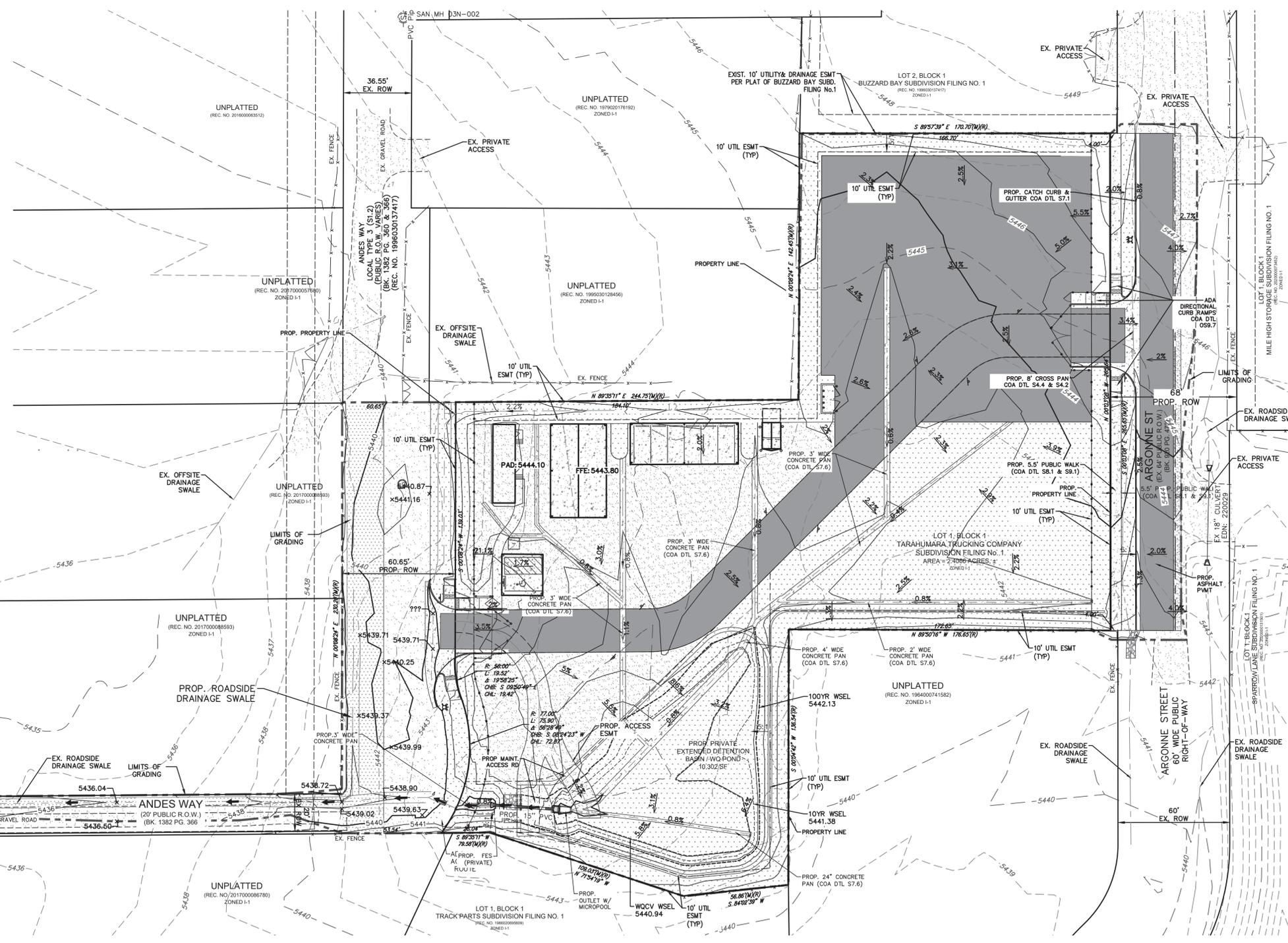
NO.	DATE	DESCRIPTION	BY

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	ESMT
	FOUND	FND
	TYPICAL	TYP
	PROPOSED	PROP.
	RIGHT-OF-WAY	R.O.W.
	LINEAR FEET	LF
	DETAIL	DTL



- NOTES:**
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  - THE CITY **Repeat Comment:** IR CODE COMPLIANCE IN PUBLIC ROW. SITE IR CODE COMPLIANCE ARE THE RESPONSIBILITY OF THE EOR.

- Please add the following notes:
- Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%.
  - The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1.
  - 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.
  - 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.
  - The resultant grade in any direction within accessible parking areas shall not exceed two percent.
  - 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.



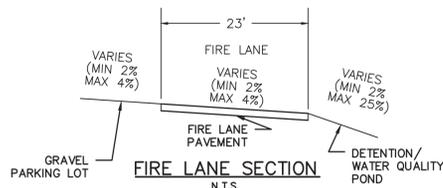
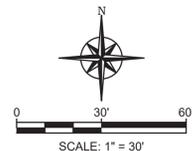
**Rocky Ridge Civil Engineering**  
 420 21st Ave, Suite 101  
 Longmont, CO 80501  
 303.651.6626  
 www.rockyridgecivil.com

**TARAHUMARA SUBDIVISION FILING NO. 1**  
 INTERIM GRADING PLAN  
 2260 ANDES WAY  
 AURORA, CO 80011

CAD NO	954-1
JOB NO	954-1
DATE	02/13/24

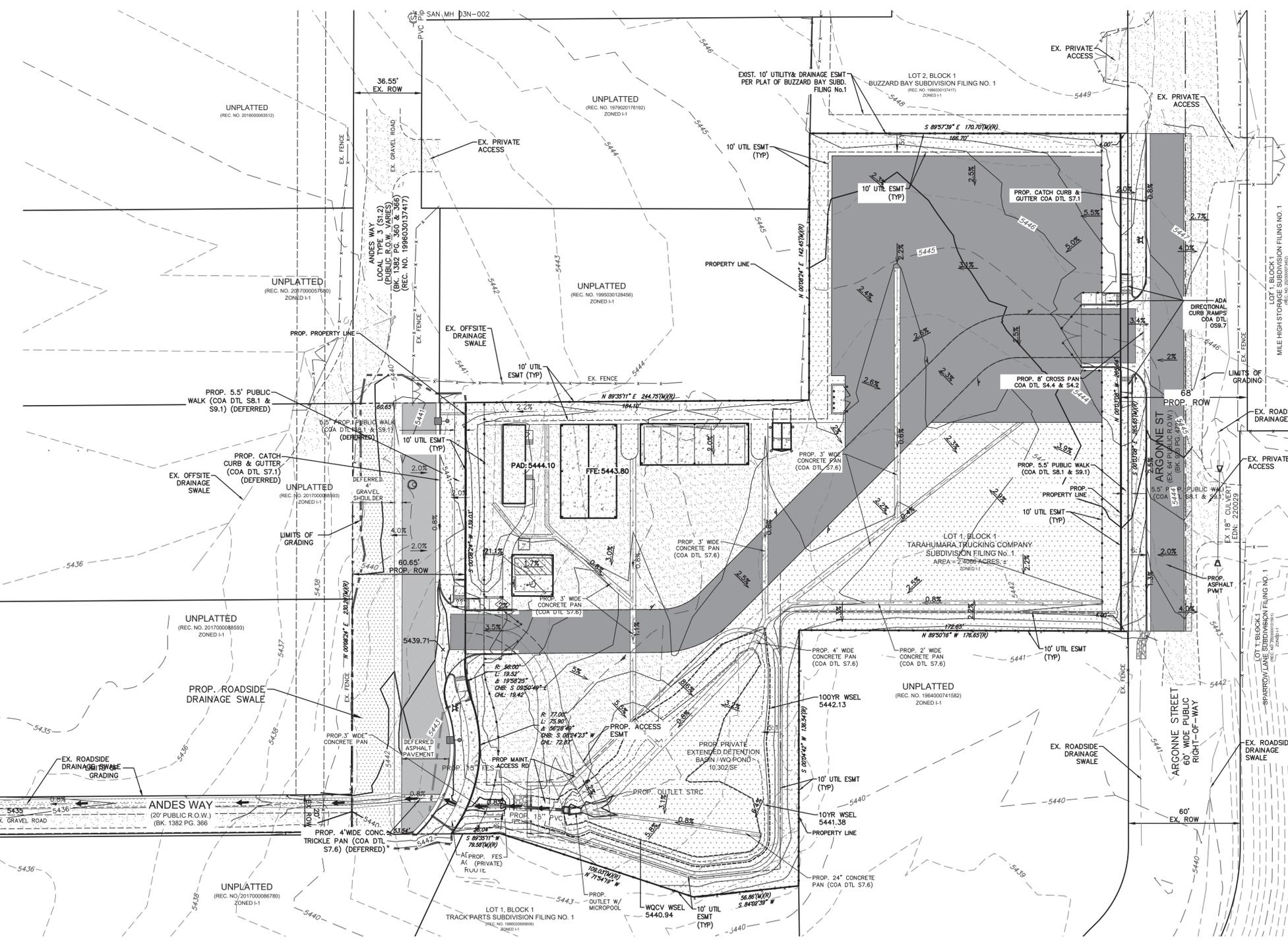
SHEET NO	5 OF 12		
NO.	DATE	DESCRIPTION	BY

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	



**NOTES:**

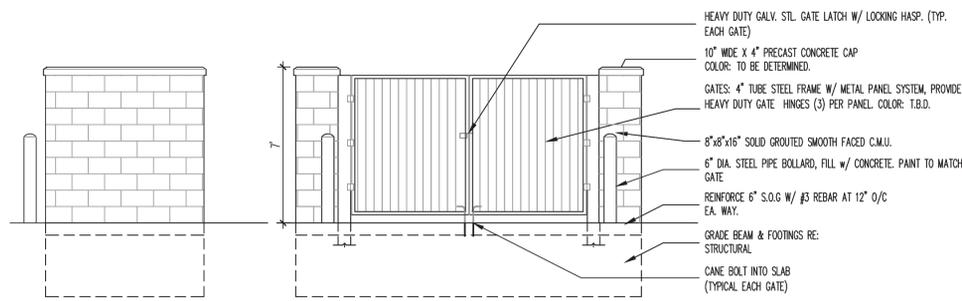
- STORM SEWER OWNERSHIP AND MAINTENANCE
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- SEE PHOTOMETRIC PLAN FOR LIGHT POLES & BUILDING MOUNTED LIGHTS & DETAILS (BY OTHERS).
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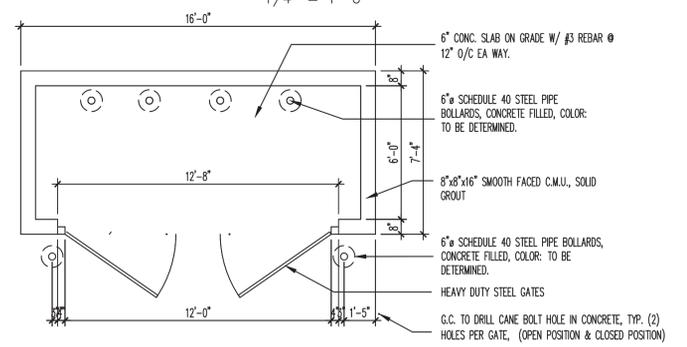
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<b>TARAHUMARA SUBDIVISION FILING NO. 1</b>	
FINAL GRADING PLAN	CAD NO 954-1
2260 ANDES WAY	DATE 02/13/24
AURORA, CO 80011	JOB NO 954-1

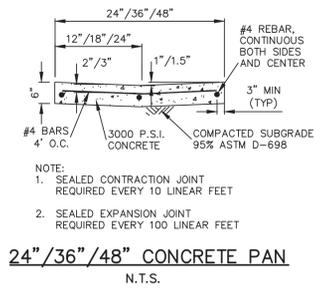
SHEET NO			
6 OF 12			
NO.	DATE	DESCRIPTION	BY



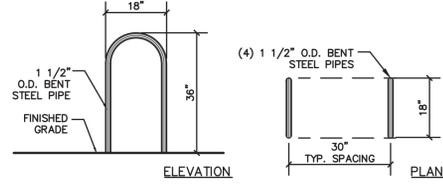
TRASH ENCLOSURE ELEVATION  
1/4" = 1'-0"



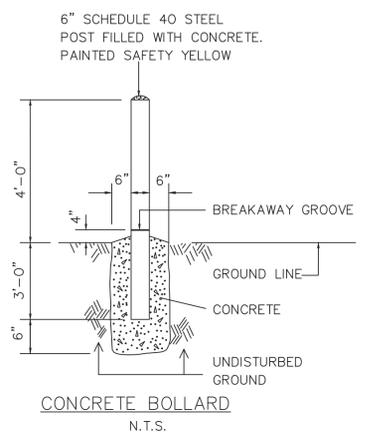
TRASH ENCLOSURE PLAN  
1/4" = 1'-0"



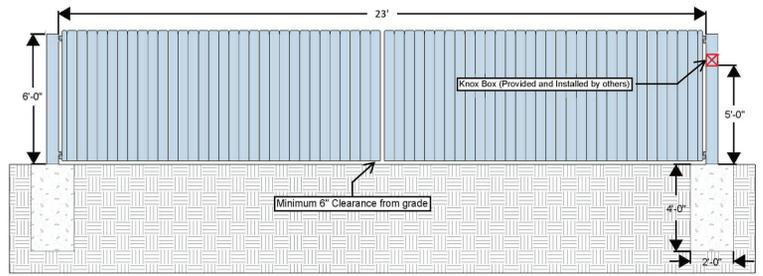
24"/36"/48" CONCRETE PAN  
N.T.S.



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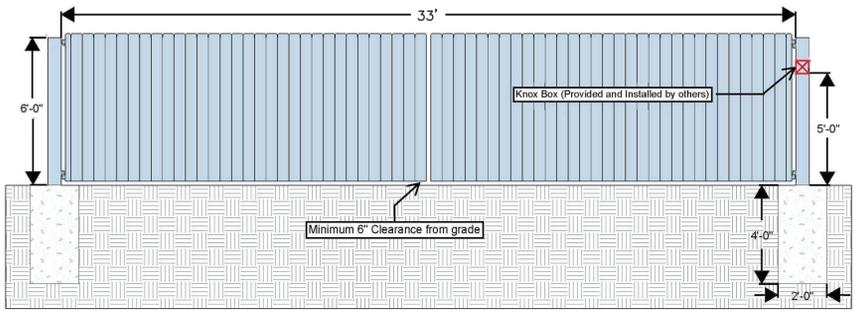


CONCRETE BOLLARD  
N.T.S.



(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" 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

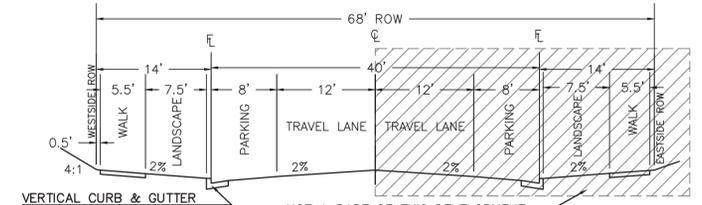


(2) 16.5' AUTOMATIC SWING GATES WITH KNOX HARDWARE DETAIL (WEST)  
N.T.S.

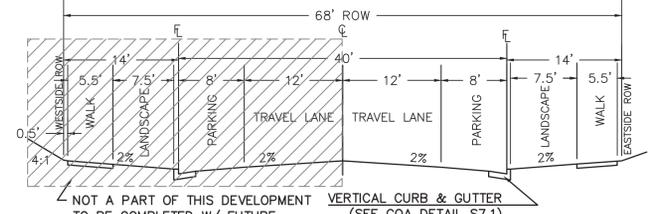
- Notes:
- 1) 6 5/8" Posts set in concrete footings (24" x 48" Deep)
  - 2) Gate frame to be 2" Square tubing Coated Black
  - 3) 1x5x6' Western Red Cedar Pickets screwed to the face of the gate frame
  - 4) Knox Box to be provided and installed by others
  - 5) Gate to have standard pad lockable hardware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

Please provide an elevation view for the proposed shade structure.

Please provide an elevation view for the proposed office trailer.



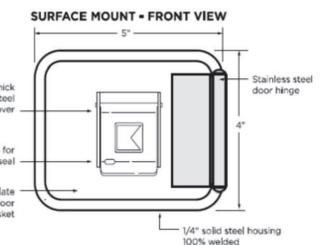
ARGONNE STREET  
LOCAL TYPE 3 (S1.2)  
(TYPICAL)  
N.T.S.



ANDES WAY SECTION  
(TO BE DEFERRED)  
LOCAL TYPE 3 (S1.2)  
(TYPICAL)  
N.T.S.



DIMENSIONS:  
s. Surface Mount Body - 4'H x 5'W x 3-7/8'D

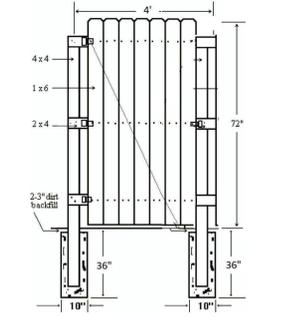


KNOX BOX DETAILS & NOTES  
N.T.S.

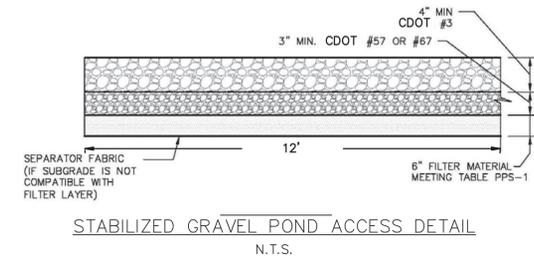
- PROVIDE AND IDENTIFY A KNOX BOX AT THE FRONT MAIN GATE BY USING AN "X" INSIDE A BOX AND LABEL IT AS "KNOX BOX".
1. SHALL CONFORM TO 2015 IFC, SECTION 506.1. WHERE ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS RESTRICTED BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE-SAVING OR 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 REQUIREMENT. 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.

MAIN GATE NOTES:

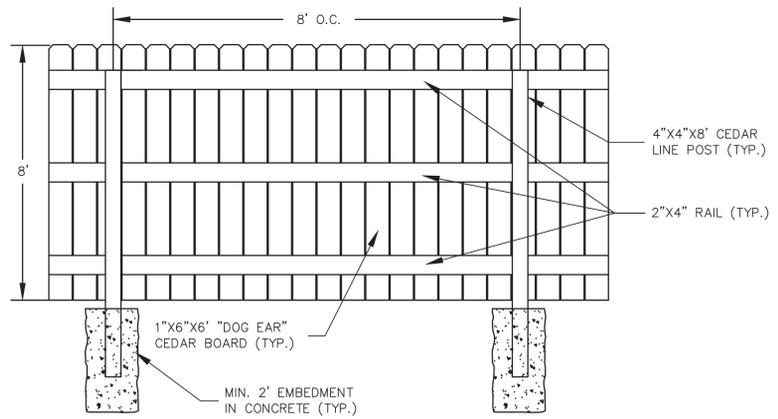
1. THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY AND ELECTRICAL REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED 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.



4' DOUBLE SWING GATE DETAIL  
N.T.S.

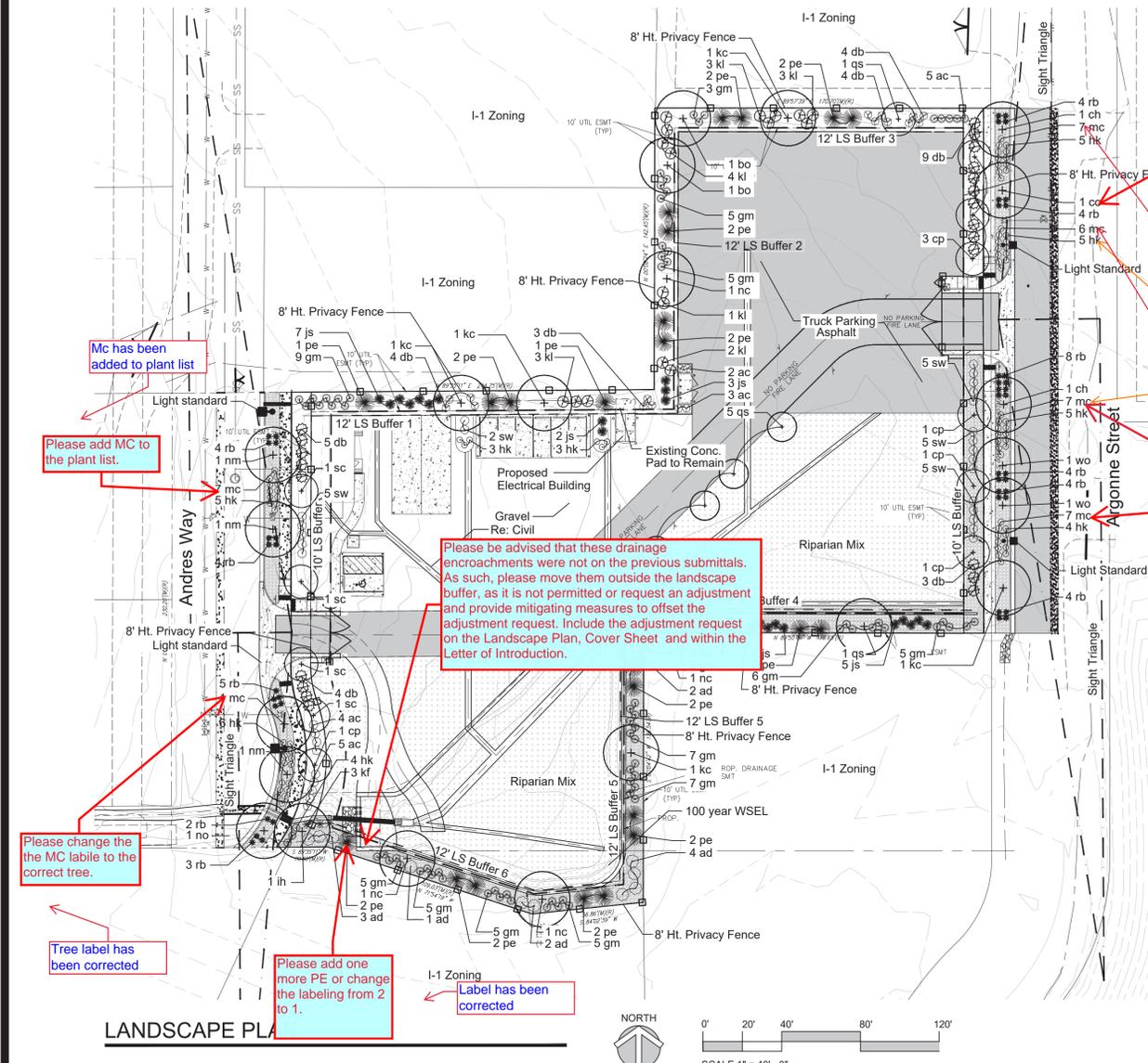


STABILIZED GRAVEL POND ACCESS DETAIL  
N.T.S.



PRIVACY FENCE - INTERIOR VIEW  
N.T.S.

NO.	DATE	DESCRIPTION	BY



**LANDSCAPE LEGEND:**

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
<b>ENHANCED NATIVE SEED MIX (IRRIGATED)</b>			
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.
<b>RIPARIAN SEED MIX</b>			
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	PASCOPIYRUM SMITHII	10%	5.5 LBS.
GREEN NEEDLEGRASS	NASELLA VIRIDULA	10%	3.3 LBS.
<b>SHREDDED CEDAR MULCH</b>			
<b>3"-6" ROUND COBBLE</b>			
<b>STEEL EDGING</b>			

**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
<b>SHADE TREES</b>							
+	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
+	1	no	NORTHERN RED OAK	QUERCUS RUBRA	2 1/2" CAL.	B & B	L-M
<b>ORNAMENTAL TREES</b>							
+	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
<b>EVERGREEN TREES</b>							
+	22	pe	PINON-PINE	PINUS EDULIS	6' HT.	B & B	VL
<b>SHRUBS</b>							
+	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 KALMIANUM	5 GAL.	CONT.	M
+	19	ac	ALPINE CURRANT	RIBES ALPIMUM	5 GAL.	CONT.	M
+	22	sw	WESTERN SANDCHERRY	PRUNUS BESSEYI	5 GAL.	CONT.	M
<b>ORNAMENTAL GRASSES</b>							
+	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

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**TARAHUMARA TRUCKING**

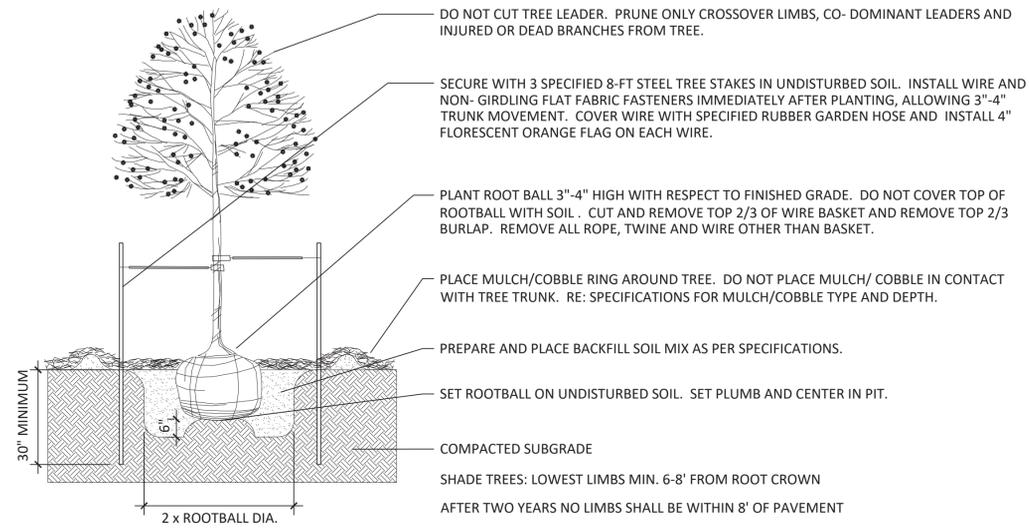
COVER SHEET  
2260 ANDES WAY  
AURORA, CO 80011

DATE: 03/28/23

NO. DATE DESCRIPTION BY

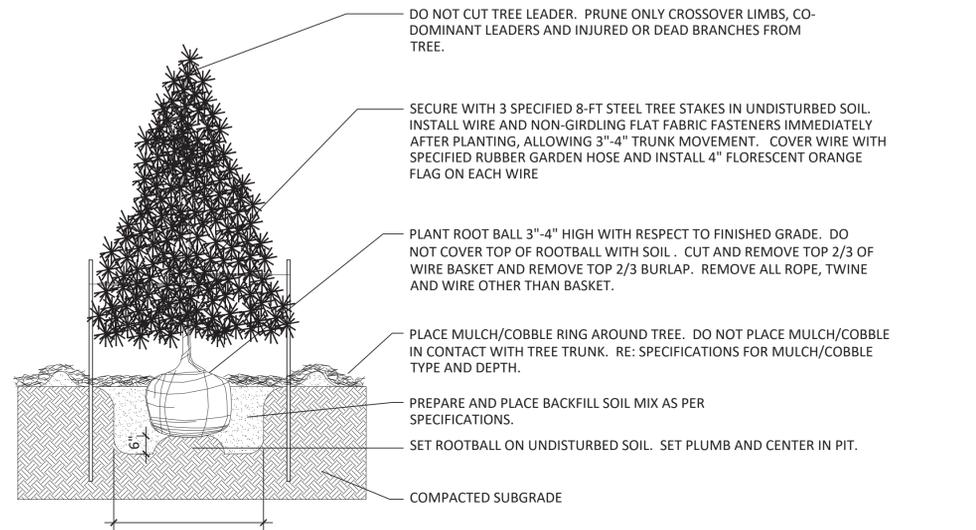
954-1 954-1

SHEET NO  
8 OF 12



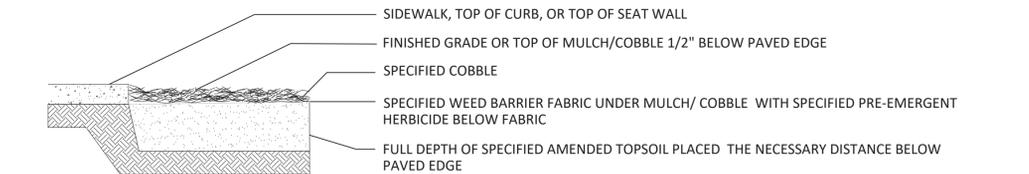
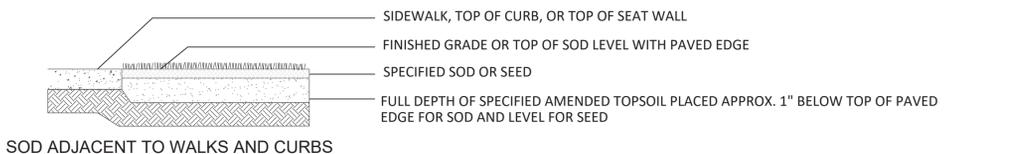
**1 DECIDUOUS TREE**

NOT TO SCALE



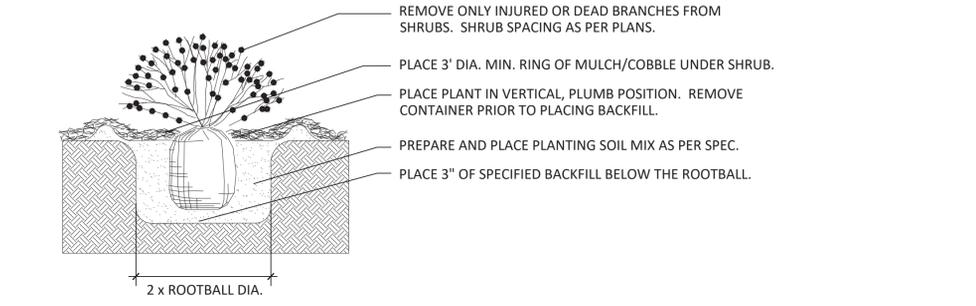
**2 EVERGREEN TREE PLANTING**

NOT TO SCALE



**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.

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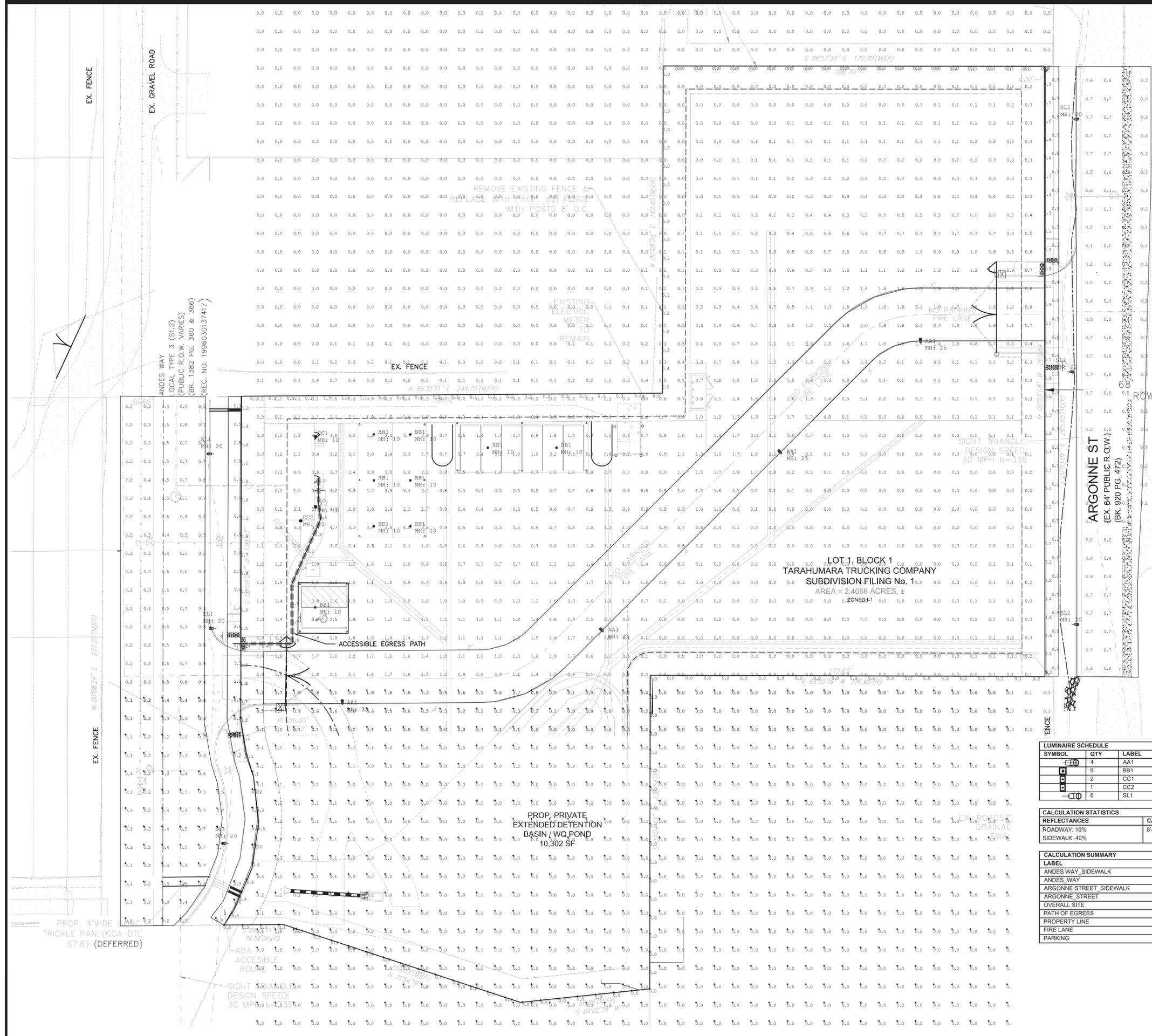
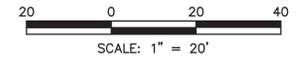
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JOB NO	954-1
CAD NO	954-1
DATE	03/28/23
COVER SHEET	2260 ANDES WAY AURORA, CO 80011

SHEET NO  
9 OF 12



1/30/2023



**NOTES:**

- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 – MEANS OF EGRESS ILLUMINATION – SECTION 1006. 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	CATALOG
⊕	4	AA1	113	9559	GLEON-AF-02-LED-E1-SL4-7030-HSS
⊕	9	BB1	36.81	1135	SMDRS1230WHE
⊕	2	CC1	25.4	3127	IST-SA1B-730-U-T4W
⊕	1	CC2	25.4	3153	IST-SA1B-730-U-T4FT
⊕	6	SL1	--	--	--

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
ANDES WAY SIDEWALK	Fc	0.72	1.6	0.2	3.60
ANDES WAY	Cd/Sq.m	0.40	0.8	0.1	4.00
ARGONNE STREET SIDEWALK	Fc	0.46	1.2	0.1	4.60
ARGONNE STREET	Cd/Sq.m	0.40	0.7	0.1	4.00
OVERALL SITE	Fc	0.32	5.7	0.0	N.A.
PATH OF EGRESS	Fc	2.38	5.4	1.1	2.16
PROPERTY LINE	Fc	0.23	1.7	0.0	N.A.
FIRE LANE	Fc	1.53	2.2	0.4	3.83
PARKING	Fc	1.48	4.7	0.4	3.70

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**TARAHUMARA TRUCKING**

PHOTOMETRICS  
2260 ANDES WAY  
AURORA, CO 80011

DATE: 02/24/23  
JOB NO: 954-1  
CAD NO:





1/30/2023

Project: TARAHUMARA Catalog # IST-SA1B-730-U-T4W-AP Type CC1

Prepared by: ILLUMINATION SYSTEMS Date: 03/28/2023

### McGraw-Edison Impact Elite LED

Wall Mount Luminaire

**Interactive Menu**

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 2
- Control Options page 4

**Product Certifications**

ISTM IP66 UL LISTED ENEC 5 YEAR

**Connected Systems**

- WaveLinx
- Enlighted

**Quick Facts**

- 15 Optical Distributions
- Lumen packages range from 2,459 to 11,480 (20W - 95W)
- Efficacy up to 149 lumens per watt

**Dimensional Details**

COOPER Lighting Solutions P5500049EN page 1 February 10, 2023 1:20 PM

### McGraw-Edison Impact Elite LED

Ordering Information SAMPLE NUMBER: ISC-SA1F-740-U-T3-BZ

Product Family	Light Engine Configuration	Color Temperature	Voltage	Distribution	Finish
ISC-Report Elite LED Small Cylinder	SA11-3000K	A-3000K	120-277V	SA1 Delta	AF-White
ISC-Report Elite LED Small Quarter Sphere	SA11-3000K	A-3000K	120-277V	TS-Type 1	AF-White
ISC-Report Elite LED Small Wedge	SA11-3000K	A-3000K	120-277V	TS-Type 1	AF-White

**Systems (All in Feet)**

**Notes:**

COOPER Lighting Solutions P5500049EN page 2 February 10, 2023 1:20 PM

### McGraw-Edison Impact Elite LED

Energy and Performance Data View Impact Elite IES files

Light System (ft²)	3000	4000	5000	6000	8000	10000	12000	15000	18000	20000	25000	30000	35000	40000
Drive Current (mA)	300	400	500	600	800	1000	1200	1500	1800	2000	2500	3000	3500	4000
Power (Watts)	120.277V	20.1	25.4	34.2	45.2	58.2	66.0	84.0	101	124	151	176	201	226

COOPER Lighting Solutions P5500049EN page 3 February 10, 2023 1:20 PM

Project: TARAHUMARA Catalog # IST-SA1B-730-U-T4FT-AP Type CC2

Prepared by: ILLUMINATION SYSTEMS Date: 3/1/2024

### McGraw-Edison Impact Elite LED

Wall Mount Luminaire

**Interactive Menu**

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 2
- Control Options page 4

**Product Certifications**

ISTM IP66 UL LISTED ENEC 5 YEAR

**Connected Systems**

- WaveLinx
- Enlighted

**Quick Facts**

- 10 Optical Distributions
- Lumen packages range from 2,459 to 8,123 (20W - 66W)
- Efficacy up to 143 lumens per watt

**Dimensional Details**

COOPER Lighting Solutions P5500049EN page 1 April 12, 2023 1:20 PM

### McGraw-Edison Impact Elite LED

Ordering Information SAMPLE NUMBER: ISC-SA1F-740-U-T3-BZ

Product Family	Light Engine Configuration	Color Temperature	Voltage	Distribution	Finish
ISC-Report Elite LED Small Cylinder	SA11-3000K	A-3000K	120-277V	SA1 Delta	AF-White
ISC-Report Elite LED Small Quarter Sphere	SA11-3000K	A-3000K	120-277V	TS-Type 1	AF-White
ISC-Report Elite LED Small Wedge	SA11-3000K	A-3000K	120-277V	TS-Type 1	AF-White

**Systems (All in Feet)**

**Notes:**

COOPER Lighting Solutions P5500049EN page 2 April 12, 2023 1:20 PM

### McGraw-Edison Impact Elite LED

Energy and Performance Data View Impact Elite IES files

Light System (ft²)	3000	4000	5000	6000	8000	10000	12000	15000	18000	20000	25000	30000	35000	40000
Drive Current (mA)	300	400	500	600	800	1000	1200	1500	1800	2000	2500	3000	3500	4000
Power (Watts)	120.277V	20.1	25.4	34.2	45.2	58.2	66.0	84.0	101	124	151	176	201	226

**Lumen Maintenance (TM 21)**

Drive Current	Ambient Temperature	75,000 hours*	50,000 hours*	60,000 hours*	100,000 hours*	Thousand LT's/multiplier
Up to 1A	25°C	96.4%	96.3%	96.3%	96.3%	+2.84
	40°C	96.7%	96.7%	96.7%	96.7%	+1.98
	50°C	96.7%	97.2%	96.9%	96.2%	+4.00/0.00

COOPER Lighting Solutions P5500049EN page 3 April 12, 2023 1:20 PM

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JOB NO: 954-1  
CAD NO: TARAHUMARA TRUCKING  
DATE: 02/24/23

PHOTOMETRICS  
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SHEET NO: 12 OF 12

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