

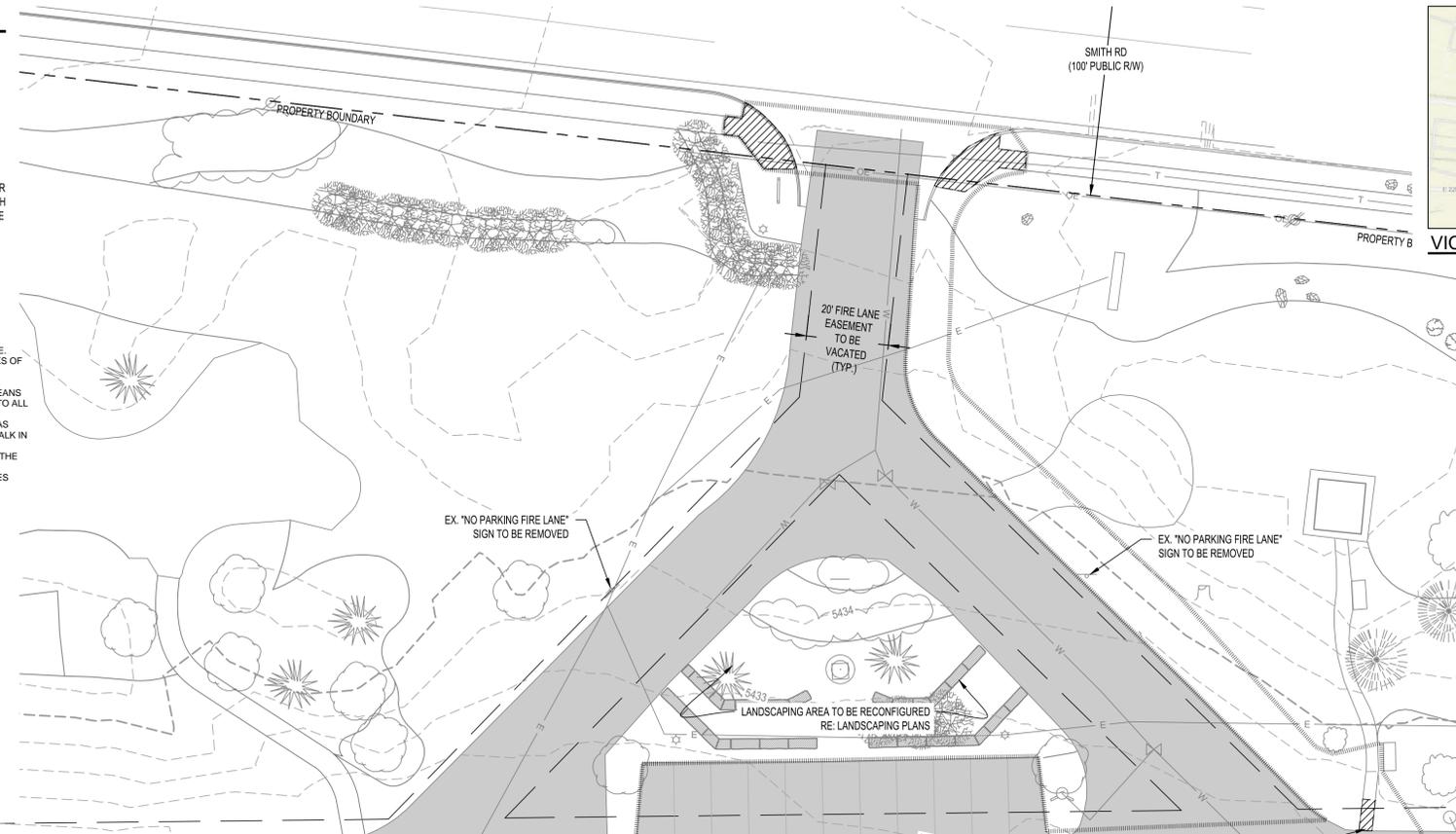
LEGEND

- EXISTING**
- SIDEWALK / CONCRETE
 - BUILDING (PROP. EXTERIOR DOORS AS SHOWN)
 - LANDSCAPING
 - LANDSCAPE WALL
 - TOP OF CURB
 - FLOWLINE PAN
 - EASEMENT LINE
 - ST STORM SEWER LINE
 - SS SANITARY SEWER LINE
 - W WATER LINE
 - WATER SERVICE LINE
 - WATER FIRE LINE
 - G GAS LINE
 - T TELEPHONE LINE
 - E ELECTRIC LINE
 - ADA PARKING SYMBOL
 - STORM SEWER INLET
 - STORM SEWER MANHOLE
 - SANITARY SEWER MANHOLE
 - TELECOMM MANHOLE
 - LIGHT POLE
 - POWER POLE
 - SIGN
 - FIRE HYDRANT
 - WATER VALVE
 - FLARED END SECTION
 - FENCE
 - MAJOR CONTOUR
 - MINOR CONTOUR

- PROPOSED**
- DEMOLITION LIMITS
 - LIMITS OF CONSTRUCTION

NOTES

1. TOTAL DISTURBED AREA SHALL NOT EXCEED 0.5 ACRES.
2. PROJECT IS NOT PART OF A COMMON PLAN OF DEVELOPMENT OR SALE. PROJECT HAS NOT BEEN DESIGNATED AS CONTRIBUTING TO A VIOLATION OF A WATER QUALITY STANDARD AND IS NOT A SIGNIFICANT CONTRIBUTOR OF POLLUTANTS.
3. THIS PROJECT DOES NOT REQUIRE AN NPDES PERMIT AND IS COVERED BY COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT GENERAL PERMIT COR040000 - STORMWATER DISCHARGE.
4. 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".
5. EXISTING SIDEWALK ALONG FRONT ENTRANCE AND EAST SIDE OF BUILDING TO BE REMOVED AND RECONFIGURED TO PROPOSED DESIGN ON SHEET C300.
6. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). SHOW THE ACCESSIBLE ROUTE OF TRAVEL ON THE SITE PLAN WITH A HEAVY DASHED LINE. ACCESSIBLE EXTERIOR ROUTES SHALL INTERCONNECT THE PUBLIC SIDEWALKS OF THE ADJACENT PUBLIC STREET WITH THE ACCESSIBLE PARKING SPACES, ACCESSIBLE PASSENGER LOADING ZONES, AT LEAST 60% OF THE ACCESSIBLE PUBLIC BUILDING ENTRANCES THEY SERVE, TO AT LEAST TWO ACCESSIBLE MEANS OF EGRESS (WHERE MORE THAN ONE MEANS OF EGRESS IS REQUIRED), AND TO ALL BUILDINGS ON THE SITE. THE SITE PLAN MUST INDICATE ALL ENTRANCES AND REQUIRED EXITS OF THE STRUCTURE. PROVIDE AN ACCESSIBLE RAMP IN AREAS WHERE THE ACCESSIBLE ROUTE CROSSES A VERTICAL CURB AND A CROSS WALK IN AREAS WHERE THE ACCESSIBLE ROUTE CROSSES A VEHICULAR DRIVE LANE. CROSSWALKS (MIN. 36" WIDTH) SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP AND SHALL BE PAINTED WITH WHITE STRIPES AND EXTEND THE ACCESSIBLE ROUTE OF TRAVEL INTO, AND THE LENGTH OF, THE ACCESSIBLE ADJACENT TO THE ACCESSIBLE PARKING STALLS.

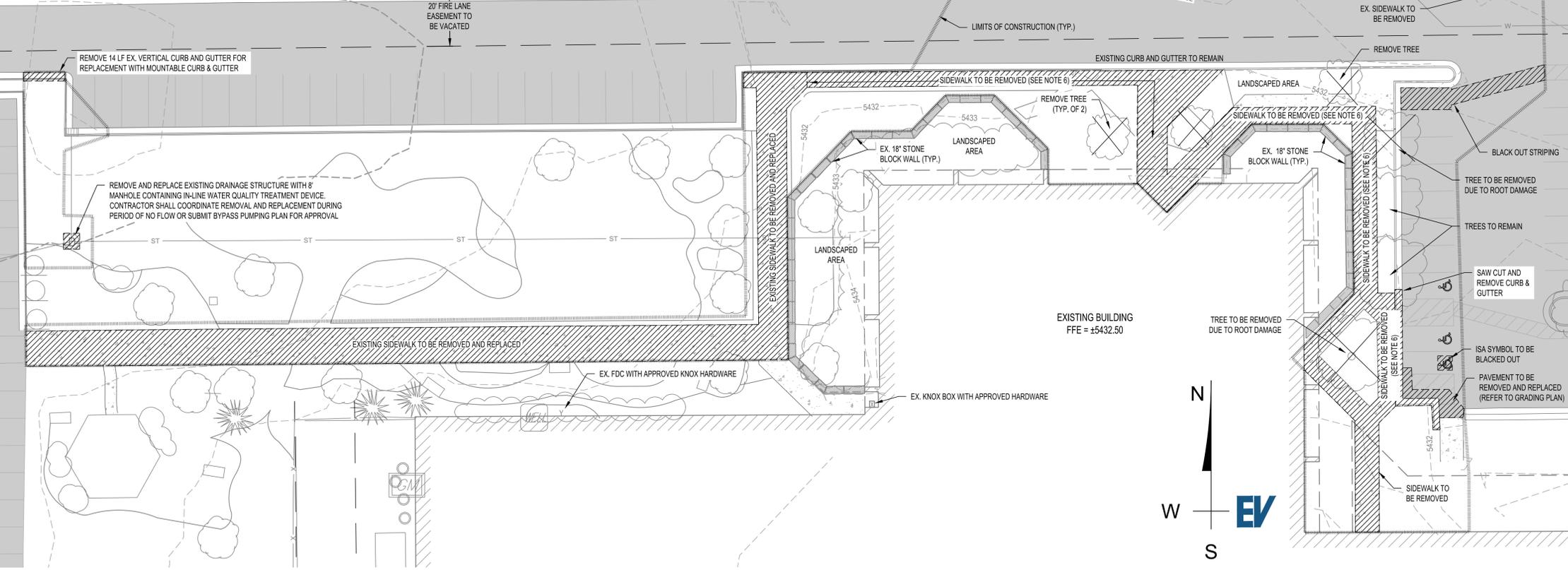


EVstudio
 Denver, CO
 Evergreen, CO
 303.670.7242
 design@evstudio.com
 inspections@evstudio.com
 www.evstudio.com

Contact:
 Brian Welch, PE
 brian.welch@evstudio.com
 303.670.7242 x50



FOR MARKING OF UNDERGROUND MEMBER UTILITIES.
 THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



OVERALL PLAN



WAGNER
EQUIPMENT
 18000 SMITH ROAD, TOWER
 CENTER FOR IND SUB NO. 3,
 AURORA, CO 80011
 19097



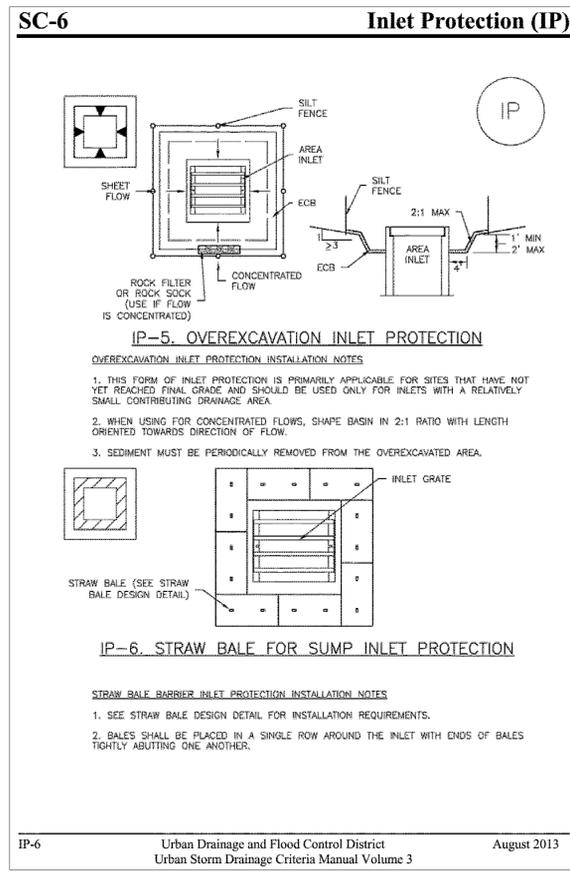
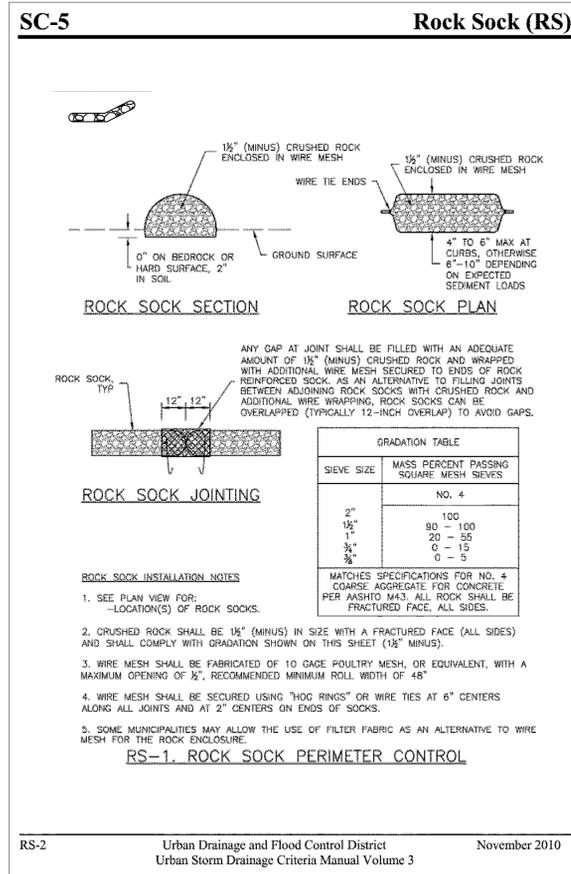
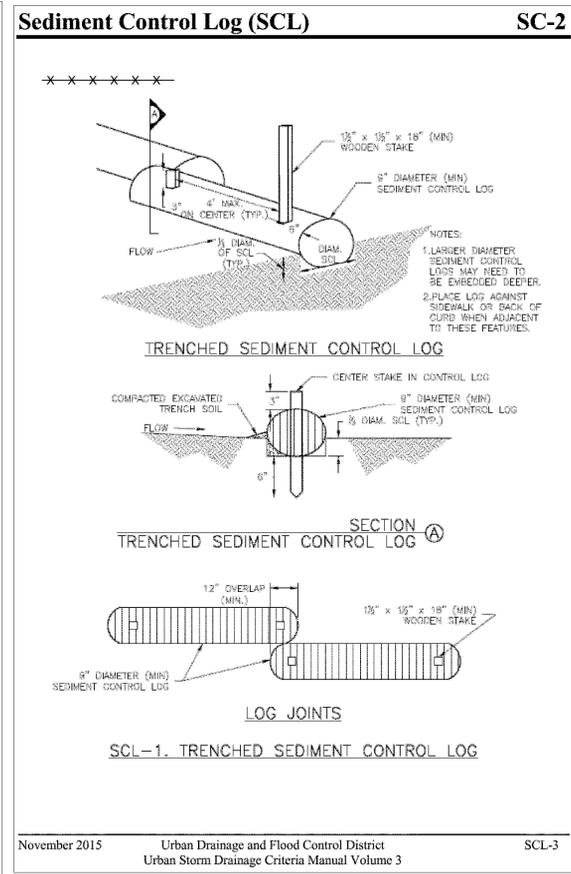
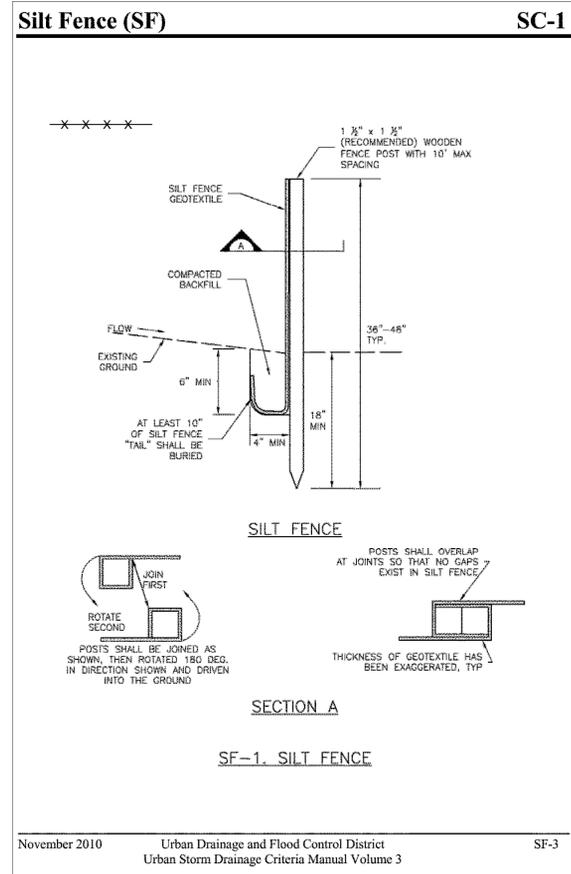
THIS SET IS A FACSIMILE OF THE SIGNED AND SEALED PDF SET

REVISION:
 1 06/25/20 COA COMMENTS
 DEV PLAN - MINOR MOD
 RESUBMITTAL #2 - 11/18/2020

DESIGN DOCUMENTS
 DATE: 05/14/2020
 DRAWN BY: BLR
 CHECKED BY: BMW

EX. COND & DEMO PLAN

C100



CONSTRUCTION SEQUENCING

- ROCK SOCKS AND SILT FENCE AND/OR SEDIMENT CONTROL LOGS SHALL BE INSTALLED BEFORE THE COMMENCEMENT OF WORK. REFER TO THE ASSOCIATED DETAILS AND SHEET C100 FOR THE LOCATION OF THESE BMPs.
- DEMOLISH AREAS IDENTIFIED TO BE REMOVED. CONSTRUCT NEW BUILDING ADDITION AND SIDEWALK, AND INSTALL NEW LANDSCAPING WALL AND FEATURES.
- ANY DENuded AREAS NOT INTENDED TO BE COVERED WITH OTHER SITE IMPROVEMENTS OR LANDSCAPE FEATURES SHALL BE PERMANENTLY SEEDED WITHIN 14 DAYS OF FINAL GRADING - REFER TO THE SEEDING DETAIL FOR REQUIREMENTS.
- ONCE SLOPES HAVE BEEN STABILIZED AND COVER HAS BEEN ESTABLISHED, REMOVE ALL BMPs.

BMP MAINTENANCE

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
- SEDIMENT ACCUMULATED UPSTREAM OF ALL EROSION CONTROL BMPs SHALL BE REMOVED WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, OR AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS. FOR SILT FENCE, THIS IS TYPICALLY WHEN ACCUMULATED SEDIMENT REACHES A DEPTH OF 6". FOR ROCK SOCKS, REMOVE SEDIMENT WHEN IT ACCUMULATES TO A DEPTH OF 1/2 THE HEIGHT OF THE SOCK.
- WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

PERMANENT SEEDING

COMMON NAME	BOTANICAL NAME	SEEDS/LB.	LB./ACRE
EPHRIAM CRESTED WHEATGRASS	<i>Agropyron cristatum 'Ephriam'</i>	175,000	2.0
DURAL HARD FESCUE	<i>Festuca ovina 'duriviscula'</i>	565,000	1.0
LINCOLN SMOOTH BROME	<i>Bromus inermis leysii 'Lincoln'</i>	130,000	3.0
SODAR STREAMBANK WHEATGRASS	<i>Agropyron riparium 'Sodar'</i>	170,000	2.5
ARRIBA WESTERN WHEATGRASS	<i>Agropyron smithii 'Arriba'</i>	110,000	7.0
TOTAL			15.5

THE RATES IN THE TABLE ABOVE ARE BASED ON DRILL SEEDING FOLLOWED BY CRIMPED STRAW MULCH. THESE RATES SHOULD BE DOUBLED IF SEED IS BROADCAST, AND SHOULD BE INCREASED BY 50% IF THE SEEDING IS DONE USING A BRILLION DRILL.

SEED BETWEEN OCTOBER 1 AND APRIL 30.
COVER SEEDED AREAS WITH MULCH OR AN APPROPRIATE ROLLED EROSION CONTROL PRODUCT TO PROMOTE ESTABLISHMENT OF VEGETATION. ANCHOR MULCH BY CRIMPING, NETTING OR USE OF A NON-TOXIC TACKIFIER.

SEEDING MAINTENANCE

- MONITOR AND OBSERVE SEEDED AREAS TO IDENTIFY AREAS OF POOR GROWTH OR AREAS THAT FAIL TO GERMINATE. RESEED AND MULCH THESE AREAS, AS NEEDED.
- AN AREA THAT HAS BEEN PERMANENTLY SEEDED SHOULD HAVE A GOOD STAND OF VEGETATION WITHIN ONE GROWING SEASON IF IRRIGATED AND WITHIN THREE GROWING SEASONS IN COLORADO. RESEED PORTIONS OF THE SITE THAT FAIL TO GERMINATE OR REMAIN BARE AFTER THE FIRST GROWING SEASON.
- SEEDED AREAS MAY REQUIRE IRRIGATION, PARTICULARLY DURING EXTENDED DRY PERIODS. TARGETED WEED CONTROL MAY ALSO BE NECESSARY.
- PROTECT SEEDED AREAS FROM CONSTRUCTION EQUIPMENT AND VEHICLE ACCESS.

REVISION:

DESIGN DOCUMENTS

DATE: 2/25/2020
DRAWN BY: BLR
CHECKED BY: BMW

E&SC DETAILS

C101

LEGEND

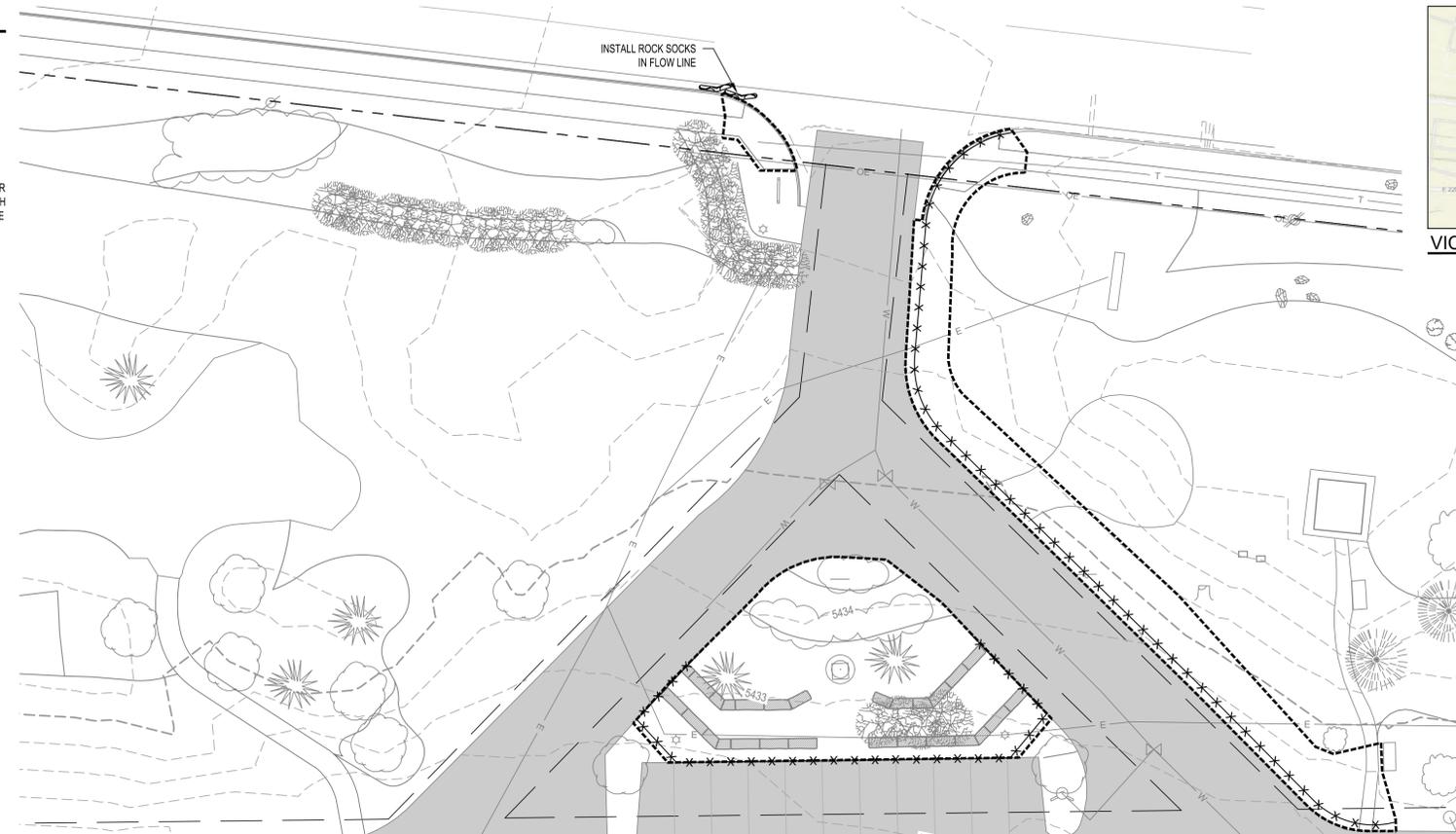
EXISTING	
	SIDEWALK / CONCRETE
	BUILDING (PROP. EXTERIOR DOORS AS SHOWN)
	LANDSCAPING
	LANDSCAPE WALL
	TOP OF CURB
	FLOWLINE
	PAN
	EASEMENT LINE
	STORM SEWER LINE
	SANITARY SEWER LINE
	WATER LINE
	WATER SERVICE LINE
	WATER FIRE LINE
	GAS LINE
	TELEPHONE LINE
	ELECTRIC LINE
	ADA PARKING SYMBOL
	STORM SEWER INLET
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	TELECOMM MANHOLE
	LIGHT POLE
	POWER POLE
	SIGN
	FIRE HYDRANT
	WATER VALVE
	FLARED END SECTION
	FENCE
	MAJOR CONTOUR
	MINOR CONTOUR
PROPOSED	
	LIMITS OF DISTURBANCE
	PERIMETER CONTROL (SILT FENCE OR SEDIMENT CONTROL LOGS)
	ROCK SOCK
	INLET PROTECTION

NOTES

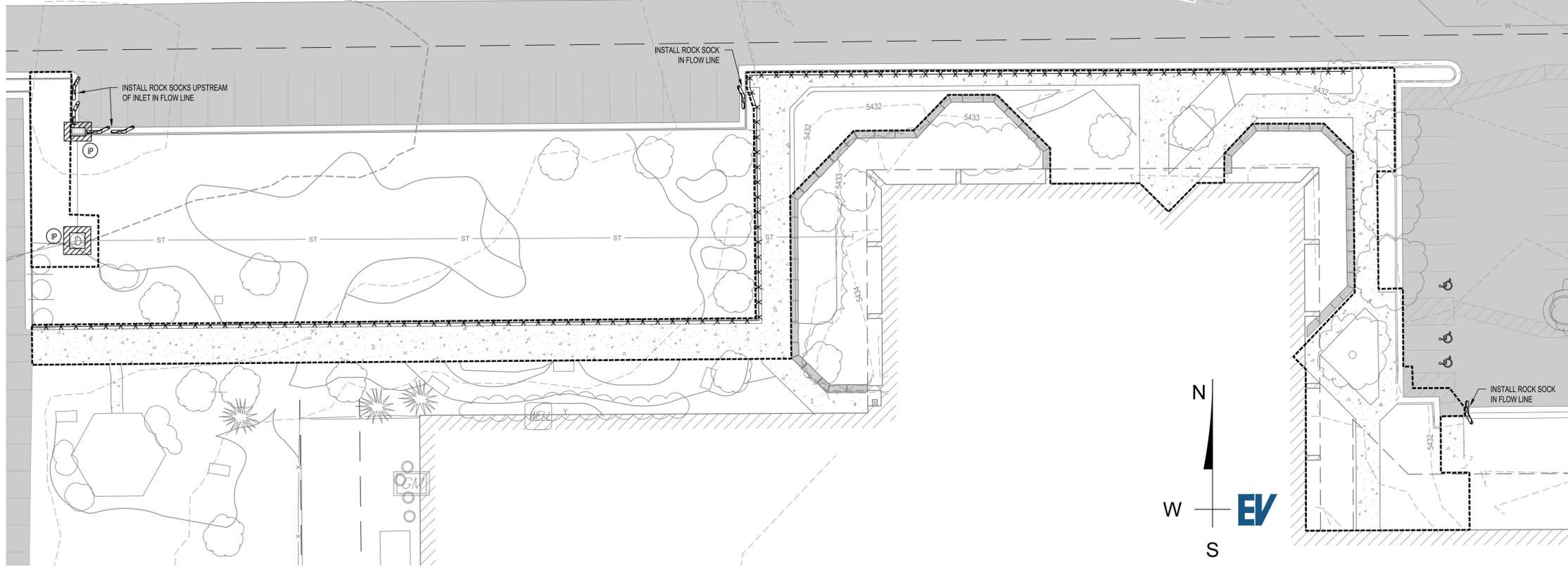
- TOTAL DISTURBED AREA SHALL NOT EXCEED 0.5 ACRES.
- PROJECT IS NOT PART OF A COMMON PLAN OF DEVELOPMENT OR SALE. PROJECT HAS NOT BEEN DESIGNATED AS CONTRIBUTING TO A VIOLATION OF A WATER QUALITY STANDARD AND IS NOT A SIGNIFICANT CONTRIBUTOR OF POLLUTANTS.
- THIS PROJECT DOES NOT REQUIRE AN NPDES PERMIT AND IS COVERED BY COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT GENERAL PERMIT COR400000 - STORMWATER DISCHARGE.
- 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".
- EXISTING SIDEWALK ALONG FRONT ENTRANCE AND EAST SIDE OF BUILDING TO BE REMOVED AND RECONFIGURED TO PROPOSED DESIGN ON SHEET C300.

QUANTITY

PERIMETER CONTROL (SILT FENCE OR SEDIMENT CONTROL LOGS)	465 LF
ROCK SOCK	8 EA
INLET PROTECTION	2 EA



VICINITY MAP
1" = 2000'



E&SC PLAN - INITIAL



EVstudio
Denver, CO
Evergreen, CO
303.670.7242
design@evstudio.com
inspections@evstudio.com
www.evstudio.com

Contact:
Brian Welch, PE
brian.welch@evstudio.com
303.670.7242 x50

UTILITY NOTIFICATION CENTER
The Promise.com

FOR MARKING OF UNDERGROUND MEMBER UTILITIES:
THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

**WAGNER
EQUIPMENT**
18000 SMITH ROAD, TOWER
CENTER FOR IND SUB NO. 3,
AURORA, CO 80011
19097



THIS SET IS A FACSIMILE OF THE SIGNED AND SEALED PDF SET

REVISION:
1 06/25/20 COA COMMENTS
DEV PLAN - MINOR MOD
RESUBMITTAL #2 - 11/18/2020

DESIGN DOCUMENTS
DATE: 05/14/2020
DRAWN BY: BLR
CHECKED BY: BLR

**E&SC PLAN -
INITIAL**

C200

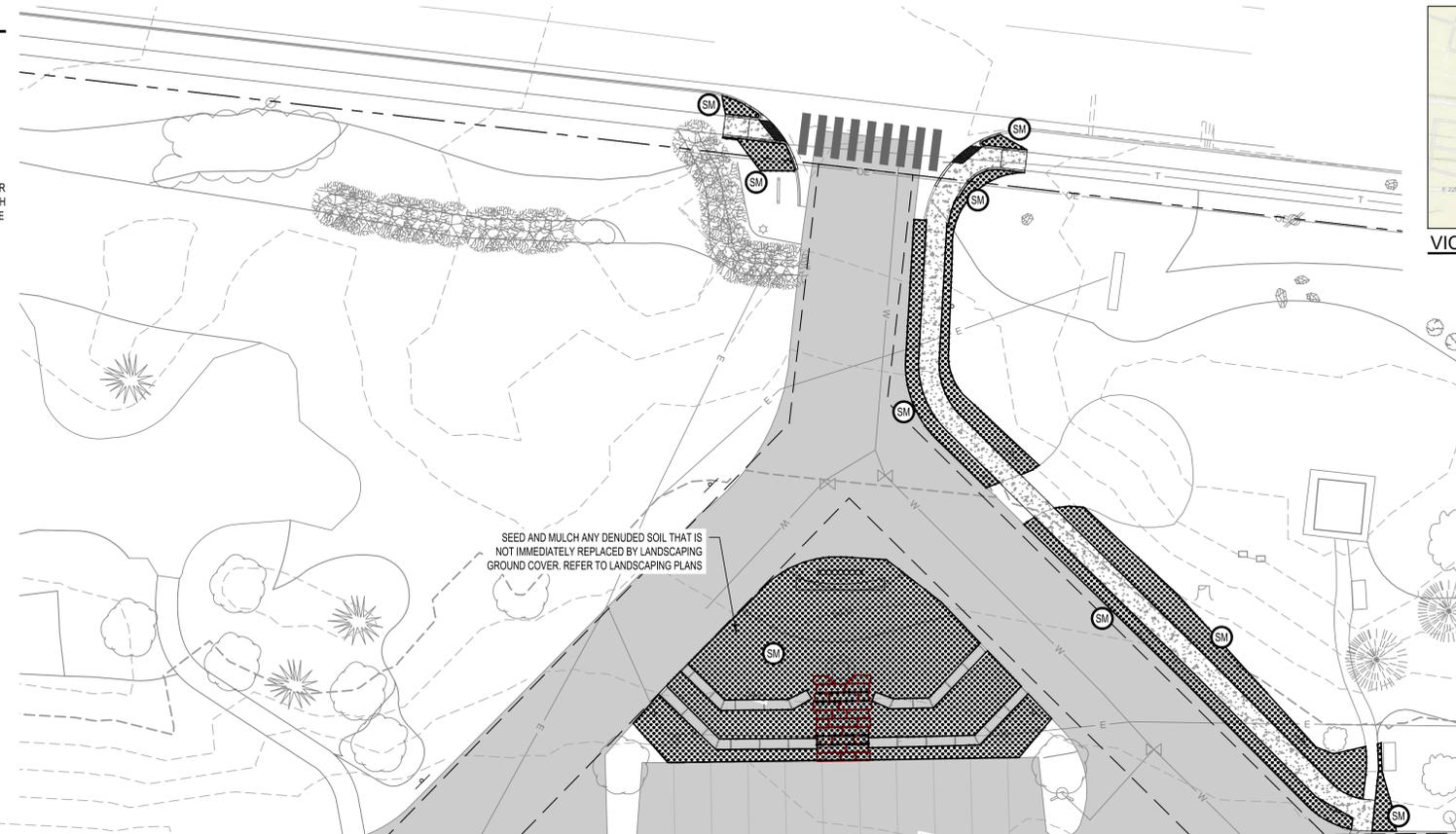
LEGEND

EXISTING	
	SIDEWALK / CONCRETE
	BUILDING (PROP. EXTERIOR DOORS AS SHOWN)
	LANDSCAPING
	LANDSCAPE WALL
	TOP OF CURB
	FLOWLINE
	PAN
	EASEMENT LINE
	STORM SEWER LINE
	SANITARY SEWER LINE
	WATER LINE
	WATER SERVICE LINE
	WATER FIRE LINE
	GAS LINE
	TELEPHONE LINE
	ELECTRIC LINE
	ADA PARKING SYMBOL
	STORM SEWER INLET
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	TELECOMM MANHOLE
	LIGHT POLE
	POWER POLE
	SIGN
	FIRE HYDRANT
	WATER VALVE
	FLARED END SECTION
	FENCE
	MAJOR CONTOUR
	MINOR CONTOUR
PROPOSED	
	SEEDING AND MULCHING

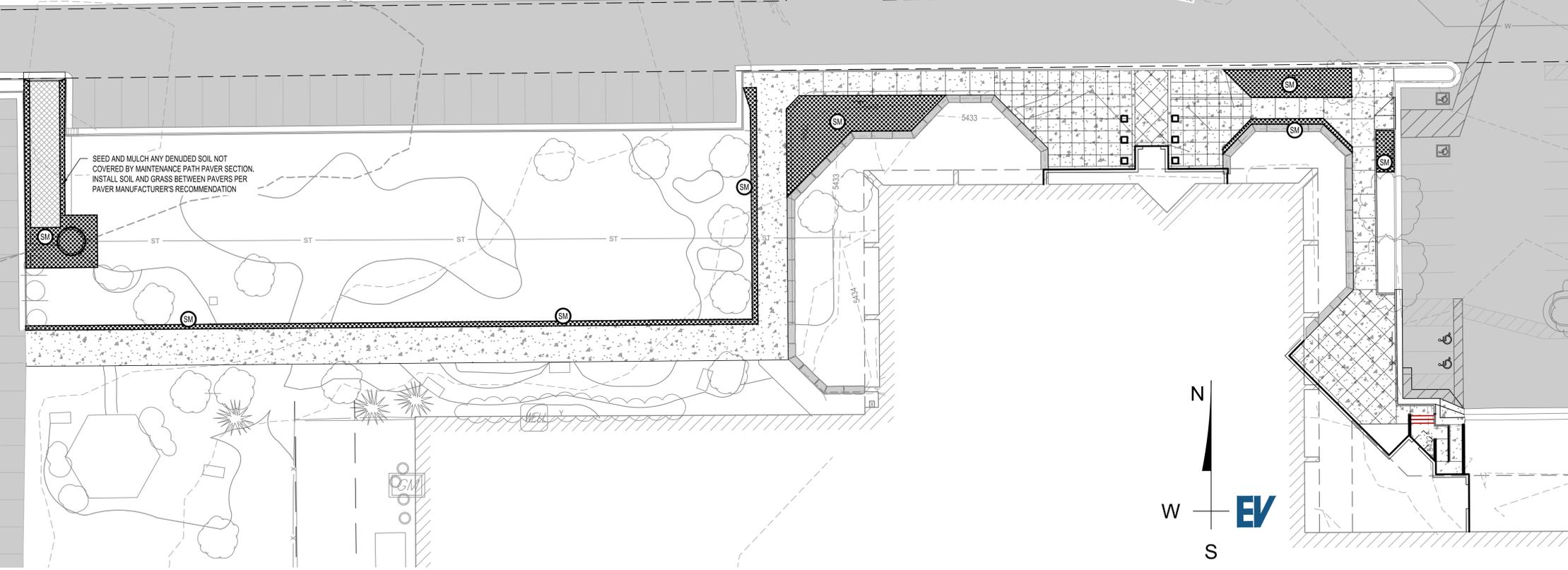
NOTES

- TOTAL DISTURBED AREA SHALL NOT EXCEED 0.5 ACRES.
- PROJECT IS NOT PART OF A COMMON PLAN OF DEVELOPMENT OR SALE. PROJECT HAS NOT BEEN DESIGNATED AS CONTRIBUTING TO A VIOLATION OF A WATER QUALITY STANDARD AND IS NOT A SIGNIFICANT CONTRIBUTOR OF POLLUTANTS.
- THIS PROJECT DOES NOT REQUIRE AN NPDES PERMIT AND IS COVERED BY COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT GENERAL PERMIT COR400000 - STORMWATER DISCHARGE.
- 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".
- EXISTING SIDEWALK ALONG FRONT ENTRANCE AND EAST SIDE OF BUILDING TO BE REMOVED AND RECONFIGURED TO PROPOSED DESIGN ON SHEET C300.

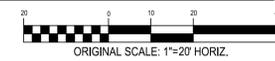
QUANTITY
0.16 AC.



VICINITY MAP
1" = 2000'



E&SC PLAN - FINAL



EVstudio
Denver, CO
Evergreen, CO
303.670.7242
design@evstudio.com
inspections@evstudio.com
www.evstudio.com

Contact:
Brian Welch, PE
brian.welch@evstudio.com
303.670.7242 x50



FOR MARKING OF UNDERGROUND MEMBER UTILITIES:
THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

**WAGNER
EQUIPMENT**
18000 SMITH ROAD, TOWER
CENTER FOR IND SUB NO. 3,
AURORA, CO 80011
19097



THIS SET IS A FACSIMILE OF THE SIGNED AND SEALED PDF SET

REVISION:
1 06/25/20 COA COMMENTS
DEV PLAN - MINOR MOD
RESUBMITTAL #2 - 11/18/2020

DESIGN DOCUMENTS
DATE: 05/14/2020
DRAWN BY: BLR
CHECKED BY: BLR

E&SC PLAN - FINAL

C201

SOURCE: ADAPTED FROM DOUGLAS COUNTY GESC STANDARD DETAILS

EXISTING GROUND

UNDISTURBED VEGETATION ON DOWN GRADIENT SIDE.

FLOW

COMPACTED BACKFILL

AT LEAST 11" OF SILT FENCE GEOTEXTILE SHALL BE BURIED

DETAIL
SCALE: 1/2" = 1'-0"

POSTS SHALL OVERLAP AT JOINTS SO THAT NO GAPS EXIST IN SILT FENCE.

ROTATE SECOND JOIN FIRST

POSTS SHALL BE JOINED AS SHOWN, THEN ROTATED 180° IN DIRECTION SHOWN AND DRIVEN INTO THE GROUND

NOTE: THICKNESS OF GEOTEXTILE HAS BEEN EXAGGERATED.

POSTS

CONTINUOUS FENCE FABRIC

PLACE POSTS ADJACENTLY AND END AT TOP.

J-HOOK DETAIL
SCALE: N.T.S.

SILT FENCE GEOTEXTILE SHALL MEET THE MANDATORY REQUIREMENTS LISTED BELOW

PROPERTIES	TEST METHOD	MANDATORY REQUIREMENTS
GRAB TENSILE STRENGTH	ASTM D 4632	2124 LBS
MULLEN BURST STRENGTH	ASTM D 3786	2,300 PSI
PUNCTURE STRENGTH	ASTM D 4633	260 LBS
TRAPEZOID TEAR STRENGTH	ASTM D 4633	265 LBS
UV RESISTANCE	ASTM D 4355	280% AT 500 HOURS OF UV EXPOSURE
FLOW RATE	ASTM D 4481	2.10 GAL/MIN/FT ²
MINIMUM TENSILE STRENGTH		0.45 KN

NOTES:

- SILT FENCE MUST BE PLACED AWAY FROM TOE OF SLOPE TO ALLOW FOR WATER PONDING.
- SILT FENCE MAY BE USED ALONG PERIMETERS SO LONG AS SLOPES DO NOT EXCEED 5%. IF SLOPE IS GREATER THAN 5%, THEN SILT FENCE MAY BE INSTALLED ALONG THE CONTOUR OR A DIVERSION DIKE MAY BE REQUIRED.
- ANCHOR TRENCH SHALL BE EXCAVATED WITH TRENCHER, OR WITH SILT FENCE INSTALLATION MACHINE; NO ROAD GRADERS, BACKHOES, ETC. SHALL BE USED. TRENCH SHALL BE COMPACTED BY HAND WITH "JUMPING JACK", OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
- SILT FENCE INDICATED ON PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES UNLESS NOTED OTHERWISE.
- SEDIMENT ACCUMULATED UPSTREAM OF SILT FENCE SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT REACHES A DEPTH OF 6-INCHES.
- ADDITIONAL STAKES MAY BE PLACED ON THE FRONT SIDE OF THE SILT FENCE FOR ADDED STABILITY.
- DO NOT INSTALL WITHIN DRIPLINE OF EXISTING TREES.

CITY OF AURORA, COLORADO
Aurora Water Department
11/9/10
11-9-10

SILT FENCE

1 OF 3

SF

SOURCE: ADAPTED FROM DOUGLAS COUNTY GESC STANDARD DETAILS

3" MAX.

6" AT END LOGS ENDS SHALL BE TIGHTLY ABUTTED

DETAIL

3" MIN.

9" DIA. SEDIMENT CONTROL LOG

SECTION

12" MIN OVERLAP

TIGHTLY ABUT OVERLAP SECTIONS

OVERLAP ALTERNATIVE JOINT DETAIL

J-HOOK SECTION MUST BE CONTINUOUS

TIGHTLY ABUT END TO CONTINUOUS SECTION

J-HOOK ALTERNATIVE JOINT DETAIL

NOTES:

- SEE PLAN VIEW FOR LOCATION OF SEDIMENT CONTROL LOG.
- SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, EXCELSIOR, OR COCONUT FIBER.
- NOT FOR USE IN CONCENTRATED FLOW AREAS.
- THE SEDIMENT CONTROL LOG SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 2" AND SECURED TO THE GROUND.
- 12" DIAMETER SEDIMENT CONTROL LOGS ARE REQUIRED IN AREAS WHERE THE SLOPE UPSTREAM OF THE LOG IS GREATER THAN 10%.

CITY OF AURORA, COLORADO
Aurora Water Department
11/9/10
11-9-10

SEDIMENT CONTROL LOG

1 OF 2

SCL

ANY GAP AT JOINT SHALL BE FILLED WITH 1-1/2" CRUSHED ROCK AND WRAPPED WITH ADDITIONAL WIRE MESH SECURED TO ENDS OF ROCK SOCK.

JOINT DETAIL

GRADATION TABLE

SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
NO. 4	100
2"	90 - 100
1 1/2"	20 - 55
1"	0 - 15
3/4"	0 - 5
3/8"	0 - 5

MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.

NOTES:

- SEE PLAN VIEW FOR:
 - LOCATIONS OF ROCK SOCKS
- ROCK SOCK SECTION APPLIES TO CULVERT INLET FILTER AND INLET PROTECTION.
- CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON SHEET 1 (1-1/2" MINUS).
- WIRE MESH SHALL BE FABRICATED OF 16-20 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1/2" INCH. ROLL WIDTH SHALL BE 48". 16-20 GAUGE CHICKEN WIRE MAY BE USED IF DOUBLE WRAPPED WITH NO MORE THAN 1/2" OPENINGS.
- WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS
- FOR CONCENTRATED FLOW AREAS THE ENDS OF THE ROCK SOCKS SHALL BE 12" HIGHER THAN THE CENTER OF THE SOCK.
- SEDIMENT ACCUMULATED UPSTREAM OF THE ROCK SOCK SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF THE FILTER IS AT HALF THE HEIGHT OF THE BMP.

CITY OF AURORA, COLORADO
Aurora Water Department
11/9/10
11-9-10

ROCK SOCKS/WATTLES

1 OF 2

RS

INLET PROTECTION INSTALLATION NOTES

- INLET PROTECTION AT AREA INLETS SHALL BE INSTALLED WITHIN 72-HOURS OF POURING INLET.
- CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL BE 1-1/2".
- WIRE MESH SHALL BE FABRICATED OF MINIMUM 16-20 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1/2" INCH. ROLL WIDTH SHALL BE 48-INCHES. 16-20 GAUGE CHICKEN WIRE MAYBE USED IF DOUBLE WRAPPED WITH NO MORE THAN 1/2" OPENINGS.
- WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6-INCH CENTER ALONG ALL JOINTS AND AT 2-INCH CENTERS ON ENDS OF SOCK.
- SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF ROCK SOCKS IS WITHIN 5 INCHES OF THE CREST.
- CONCRETE BLOCKS AND 2x4 SUPPORTS SHALL BE USED WHEN THERE IS MORE THAN ONE (1) ACRE OF TRIBUTARY DRAINAGE AREA TO THE INLET OR AT ANY TIME ADDITIONAL SUPPORT IS NEEDED TO KEEP ROCK SOCKS IN PLACE.
- REFER TO (RS) DETAIL FOR MORE INFORMATION.

CITY OF AURORA, COLORADO
Aurora Water Department
11/9/10
11-9-10

DROP / AREA INLET PROTECTION

1 OF 3

IPA

CONSTRUCTION SEQUENCING

- ROCK SOCKS AND SILT FENCE AND/OR SEDIMENT CONTROL LOGS SHALL BE INSTALLED BEFORE THE COMMENCEMENT OF WORK. REFER TO THE ASSOCIATED DETAILS AND SHEET C101 FOR THE LOCATION OF THESE BMPs.
- DEMOLISH AREAS IDENTIFIED TO BE REMOVED. CONSTRUCT NEW BUILDING ADDITION AND SIDEWALK, AND INSTALL NEW LANDSCAPING FEATURES.
- ANY DENUDE AREAS NOT INTENDED TO BE COVERED WITH OTHER SITE IMPROVEMENTS OR LANDSCAPE FEATURES SHALL BE PERMANENTLY SEEDED WITHIN 14 DAYS OF FINAL GRADING - REFER TO THE SEEDING DETAIL FOR REQUIREMENTS AND SHEET C102 FOR LOCATION.
- ONCE SLOPES HAVE BEEN STABILIZED AND COVER HAS BEEN ESTABLISHED, REMOVE ALL BMPs.

BMP MAINTENANCE

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
- SEDIMENT ACCUMULATED UPSTREAM OF ALL EROSION CONTROL BMPs SHALL BE REMOVED WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, OR AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS. FOR SILT FENCE, THIS IS TYPICALLY WHEN ACCUMULATED SEDIMENT REACHES A DEPTH OF 6". FOR ROCK SOCKS, REMOVE SEDIMENT WHEN IT ACCUMULATES TO A DEPTH OF 1/2 THE HEIGHT OF THE SOCK.
- WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

SEEDING AND MULCHING

COMMON NAME	BOTANICAL NAME	SEEDS/LB.	LB./ACRE
EPHRIAM CRESTED WHEATGRASS	<i>Agropyron cristatum 'Ephriam'</i>	175,000	2.0
DURAL HARD FESCUE	<i>Festuca ovina 'duriuscula'</i>	565,000	1.0
LINCOLN SMOOTH BROME	<i>Bromus inermis leysii 'Lincoln'</i>	130,000	3.0
SODAR STREAMBANK WHEATGRASS	<i>Agropyron riparium 'Sodar'</i>	170,000	2.5
ARRIBA WESTERN WHEATGRASS	<i>Agropyron smithii 'Arriba'</i>	110,000	7.0
TOTAL			15.5

THE RATES IN THE TABLE ABOVE ARE BASED ON DRILL SEEDING FOLLOWED BY CRIMPED STRAW MULCH. THESE RATES SHOULD BE DOUBLED IF SEED IS BROADCAST, AND SHOULD BE INCREASED BY 50% IF THE SEEDING IS DONE USING A BRILLION DRILL.

SEED BETWEEN OCTOBER 1 AND APRIL 30.

COVER SEEDED AREAS WITH MULCH OR AN APPROPRIATE ROLLED EROSION CONTROL PRODUCT TO PROMOTE ESTABLISHMENT OF VEGETATION. ANCHOR MULCH BY CRIMPING, NETTING OR USE OF A NON-TOXIC TACKIFIER.

SEEDING MAINTENANCE

- MONITOR AND OBSERVE SEEDED AREAS TO IDENTIFY AREAS OF POOR GROWTH OR AREAS THAT FAIL TO GERMINATE. RESEED AND MULCH THESE AREAS, AS NEEDED.
- AN AREA THAT HAS BEEN PERMANENTLY SEEDED SHOULD HAVE A GOOD STAND OF VEGETATION WITHIN ONE GROWING SEASON IF IRRIGATED AND WITHIN THREE GROWING SEASONS IN COLORADO. RESEED PORTIONS OF THE SITE THAT FAIL TO GERMINATE OR REMAIN BARE AFTER THE FIRST GROWING SEASON.
- SEEDED AREAS MAY REQUIRE IRRIGATION, PARTICULARLY DURING EXTENDED DRY PERIODS. TARGETED WEED CONTROL MAY ALSO BE NECESSARY.
- PROTECT SEEDED AREAS FROM CONSTRUCTION EQUIPMENT AND VEHICLE ACCESS.



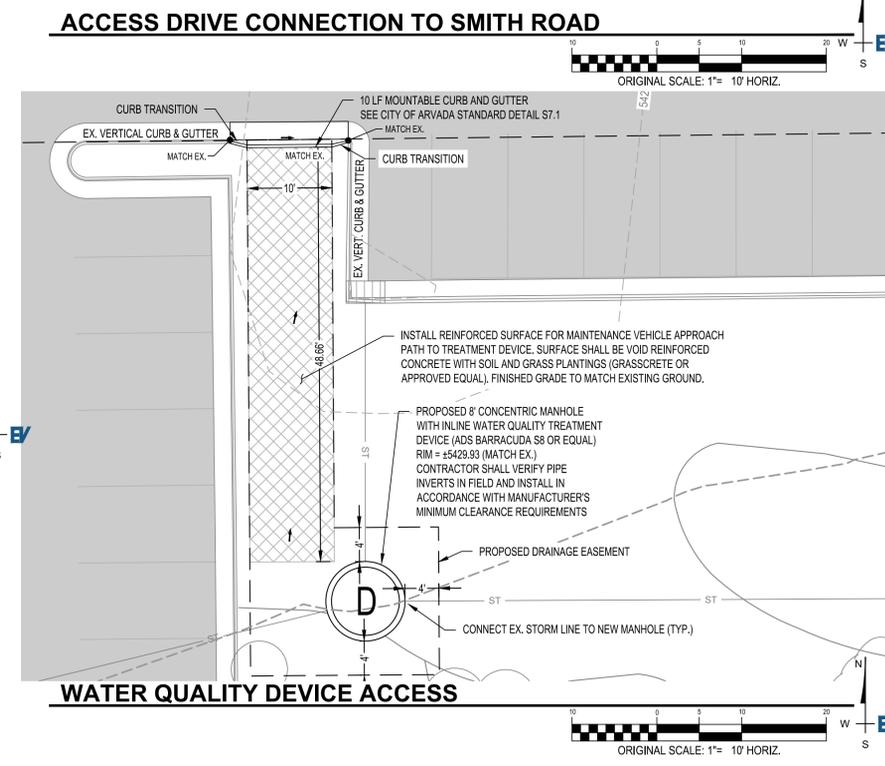
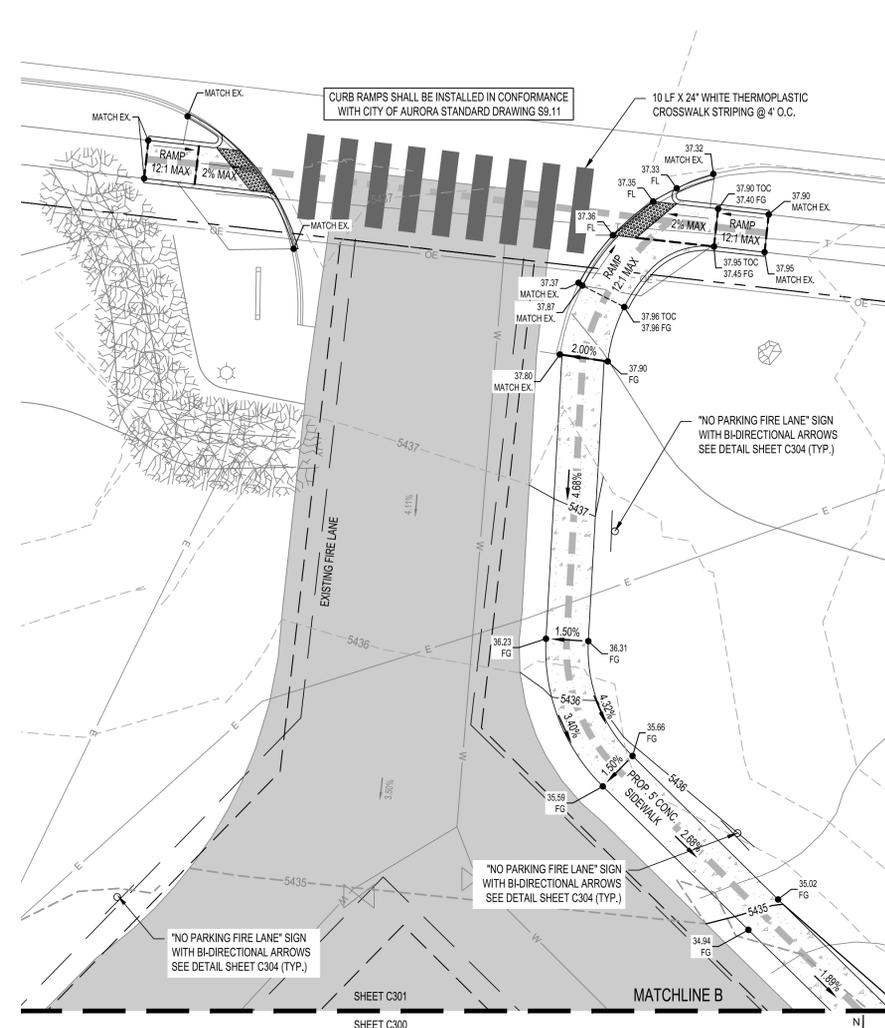
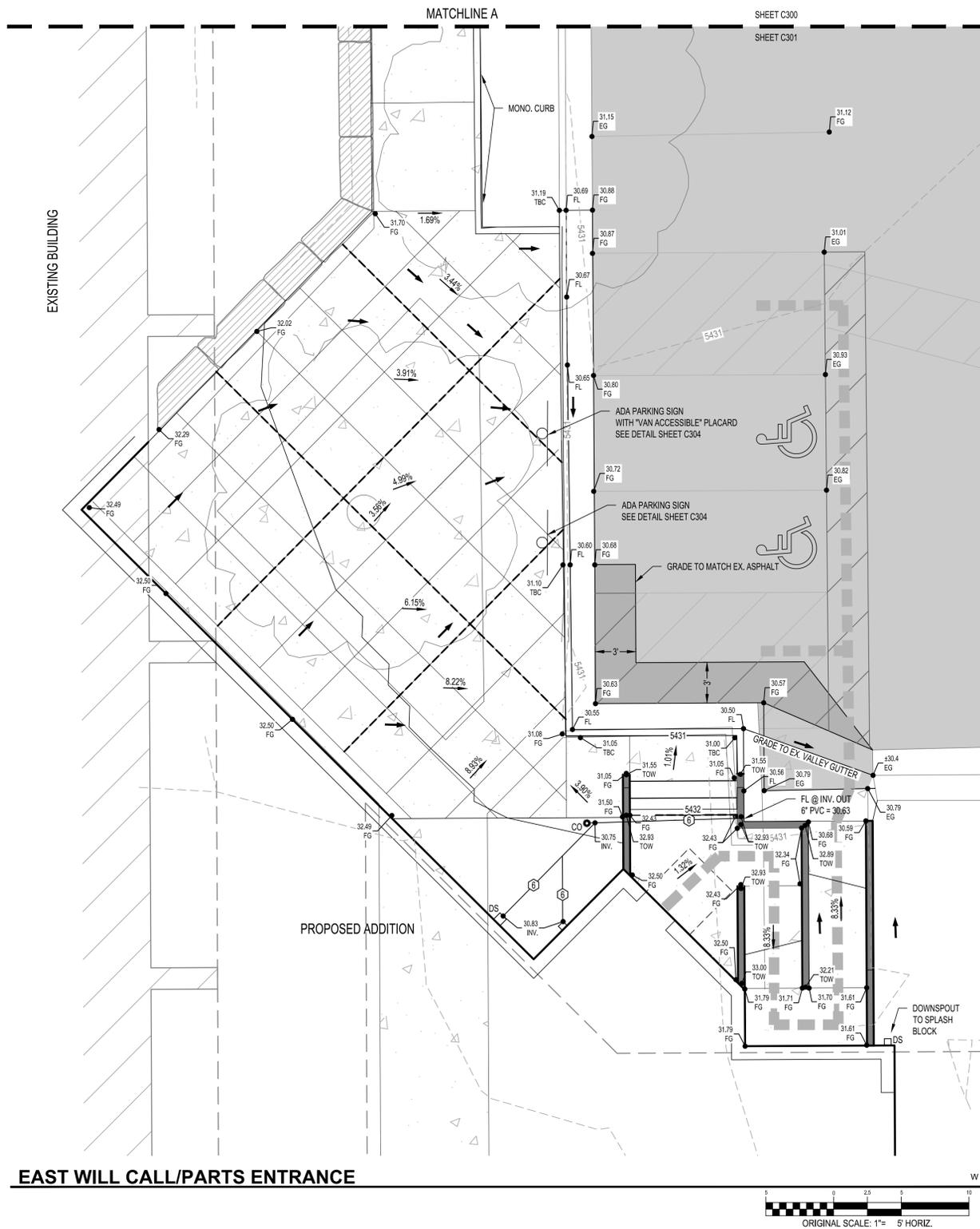
THIS SET IS A FACSIMILE OF THE SIGNED AND SEALED PDF SET

REVISION:
1 06/25/20 COA COMMENTS
DEV PLAN - MINOR MOD
RESUBMITTAL #2 - 11/18/2020

DESIGN DOCUMENTS
DATE: 05/14/2020
DRAWN BY: BLR
CHECKED BY: BMW

E&SC DETAILS

C202



VICINITY MAP
1" = 2000'

LEGEND

EXISTING	PROPOSED	
[Symbol]	[Symbol]	ASPHALT
[Symbol]	[Symbol]	SIDEWALK / CONCRETE
[Symbol]	[Symbol]	BUILDING (PROP. EXTERIOR DOORS AS SHOWN)
[Symbol]	[Symbol]	LANDSCAPING
[Symbol]	[Symbol]	TOP OF CURB
[Symbol]	[Symbol]	FLOWLINE
[Symbol]	[Symbol]	PAN
[Symbol]	[Symbol]	EASEMENT LINE
[Symbol]	[Symbol]	STORM SEWER LINE
[Symbol]	[Symbol]	ROOF DRAIN LEADER (SIZE IN INCHES)
[Symbol]	[Symbol]	SANITARY SEWER LINE
[Symbol]	[Symbol]	WATER LINE
[Symbol]	[Symbol]	WATER SERVICE LINE
[Symbol]	[Symbol]	WATER FIRE LINE
[Symbol]	[Symbol]	GAS LINE
[Symbol]	[Symbol]	TELEPHONE LINE
[Symbol]	[Symbol]	ELECTRIC LINE
[Symbol]	[Symbol]	ACCESS ROUTE
[Symbol]	[Symbol]	ADA PARKING SYMBOL
[Symbol]	[Symbol]	STORM SEWER INLET
[Symbol]	[Symbol]	STORM SEWER MANHOLE
[Symbol]	[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	[Symbol]	TELECOMM MANHOLE
[Symbol]	[Symbol]	LIGHT POLE
[Symbol]	[Symbol]	POWER POLE
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	WATER VALVE
[Symbol]	[Symbol]	FLARED END SECTION
[Symbol]	[Symbol]	STORM CLEANOUT
[Symbol]	[Symbol]	SIGN
[Symbol]	[Symbol]	FENCE
[Symbol]	[Symbol]	MAJOR CONTOUR
[Symbol]	[Symbol]	MINOR CONTOUR
[Symbol]	[Symbol]	SPOT ELEVATION TRUNCATION
[Symbol]	[Symbol]	PROPOSED GRADE
[Symbol]	[Symbol]	FLOW DIRECTION

- NOTES:**
- ALL ROOF DRAIN LEADERS SHALL MAINTAIN 1.0% MIN. SLOPE.
 - ROOF DRAIN LEADER SIZES HAVE BEEN BASED ON DOWNSPOUT SIZE. CONTRACTOR SHALL VERIFY ADEQUACY BASED ON ROOF AREA AND COORDINATE WITH ENGINEER.
 - SITE CONDITIONS SHOWN AS REPORTED BY OWNER AND CONTRACTOR ON FEBRUARY 4, 2020. SURVEY INFORMATION MAY BE OUTDATED ADJACENT TO BUILDING. CONTRACTOR TO VERIFY EXISTING RENOVATED PLANTER BED SLOPE IS COMPLIANT WITH 5% MINIMUM REQUIREMENT.

FOR MARKING OF UNDERGROUND MEMBER UTILITIES. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

**WAGNER
EQUIPMENT**
18000 SMITH ROAD, TOWER
CENTER FOR IND SUB NO. 3,
AURORA, CO 80011
19097



THIS SET IS A FACSIMILE OF THE SIGNED AND SEALED PDF SET

REVISION:
1 06/25/20 COA COMMENTS
DEV PLAN - MINOR MOD
RESUBMITTAL #2 - 11/18/2020

DESIGN DOCUMENTS
DATE: 05/14/2020
DRAWN BY: BLR
CHECKED BY: BMW

GRADING PLAN

C301



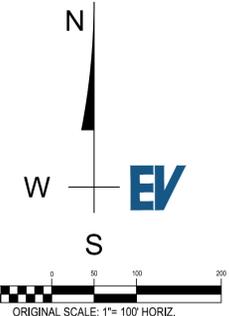
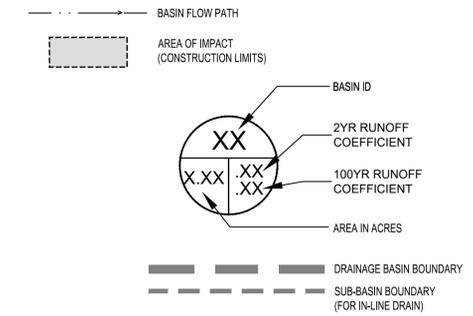
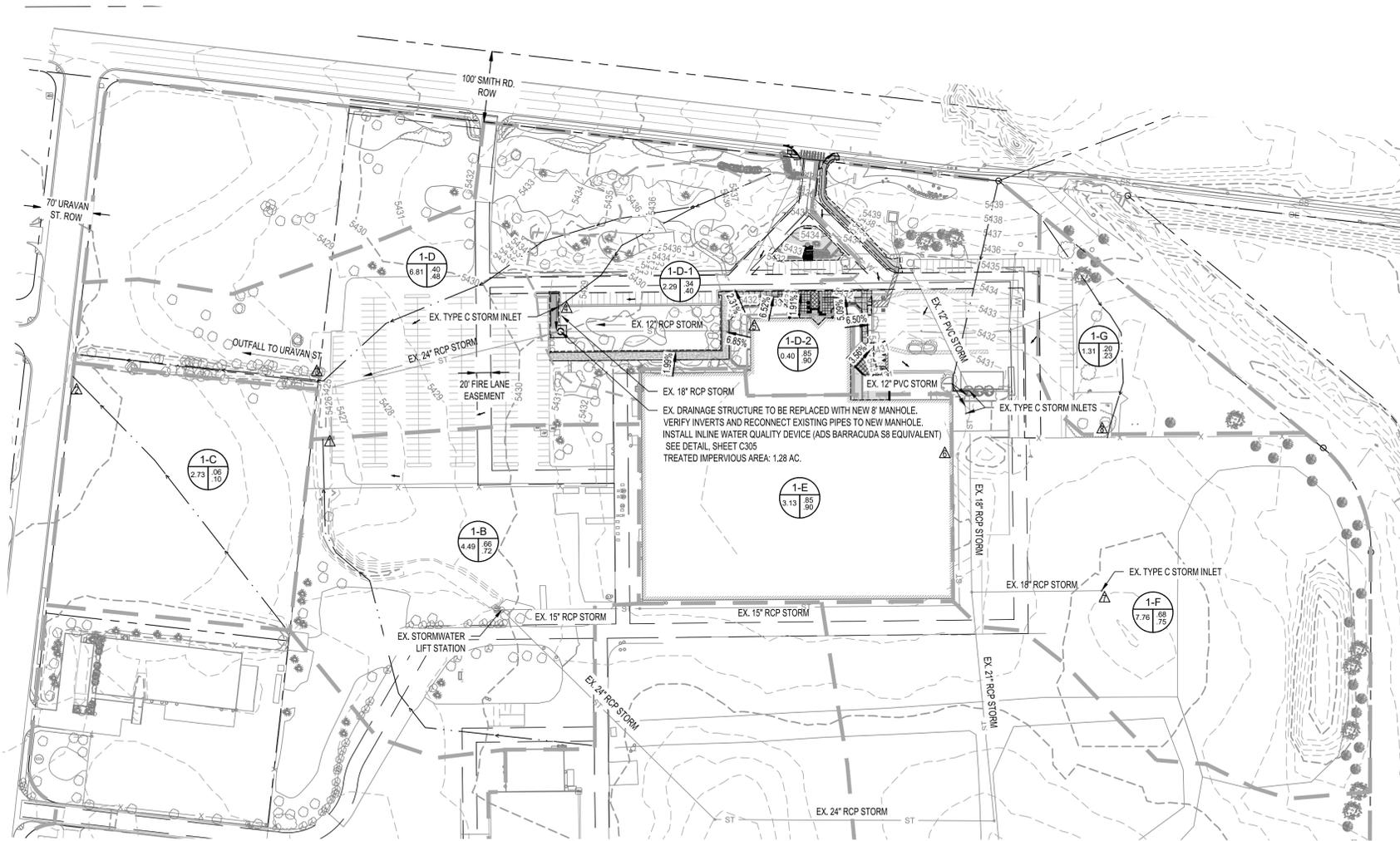
VICINITY MAP
1" = 2000

EVstudio
Denver, CO
Evergreen, CO
303.670.7242
design@evstudio.com
inspections@evstudio.com
www.evstudio.com

Contact:
Brian Welch, PE
brian.welch@evstudio.com
303.670.7242 x50

UTILITY NOTIFICATION CENTER
The Promise.com

FOR MARKING OF UNDERGROUND MEMBER UTILITIES:
THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



- NOTES:
- CONTRACTOR TO VERIFY ALL EXISTING STORM INVERTS.
 - ALL EXISTING INFRASTRUCTURE IS PRIVATE UNLESS OTHERWISE NOTED.

EXISTING SITE DRAINAGE										
BASIN ID	DESIGN POINT	AREA (ACRES)	PERCENT IMPERVIOUS	RUNOFF COEFFICIENT		DIRECT RUNOFF				TOTAL RUNOFF
				C 5-YR	C 100-YR	Q 5-YR (CFS)	Q 100-YR (CFS)	Q 5-YR (CFS)	Q 100-YR (CFS)	Q 100-YR (CFS)
1-B	1	4.49	72.12%	0.66	0.72	9.66	20.05	9.66	20.05	
1-C	2	2.73	2.00%	0.06	0.10	0.55	1.76	0.55	1.76	
1-D	3	6.81	43.61%	0.40	0.48	8.28	18.75	8.28	18.75	
1-D-1	4	2.29	32.28%	0.34	0.40	2.69	6.08	2.69	6.08	
1-D-2	5	0.40	90.00%	0.85	0.90	1.55	3.13	3.85	8.41	
1-E	6	3.13	90.00%	0.85	0.90	12.27	24.75	28.41	59.36	
1-F	7	7.76	74.05%	0.68	0.75	24.29	51.44	19.17	40.74	
1-G	8	1.31	17.79%	0.20	0.23	0.89	2.02	0.89	2.02	

PROPOSED SITE DRAINAGE										
BASIN ID	DESIGN POINT	AREA (ACRES)	PERCENT IMPERVIOUS	RUNOFF COEFFICIENT		DIRECT RUNOFF				TOTAL RUNOFF
				C 5-YR	C 100-YR	Q 5-YR (CFS)	Q 100-YR (CFS)	Q 5-YR (CFS)	Q 100-YR (CFS)	Q 100-YR (CFS)
1-B	1	4.49	72.12%	0.66	0.72	9.66	20.05	9.66	20.05	
1-C	2	2.73	2.00%	0.06	0.10	0.55	1.76	0.55	1.76	
1-D	3	6.81	44.30%	0.41	0.48	8.40	18.98	8.40	18.98	
1-D-1	4	2.29	33.52%	0.35	0.41	2.77	6.23	2.77	6.23	
1-D-2	5	0.40	90.00%	0.85	0.90	1.55	3.13	3.92	8.56	
1-E	6	3.13	90.00%	0.85	0.90	12.27	24.75	28.89	60.24	
1-F	7	7.76	76.23%	0.70	0.77	24.92	52.61	10.13	20.64	
1-G	8	1.31	17.79%	0.20	0.23	0.89	2.02	0.89	2.02	

**WAGNER
EQUIPMENT**
18000 SMITH ROAD, TOWER
CENTER FOR IND SUB NO. 3,
AURORA, CO 80011
19097



THIS SET IS A FACSIMILE OF THE SIGNED AND SEALED PDF SET

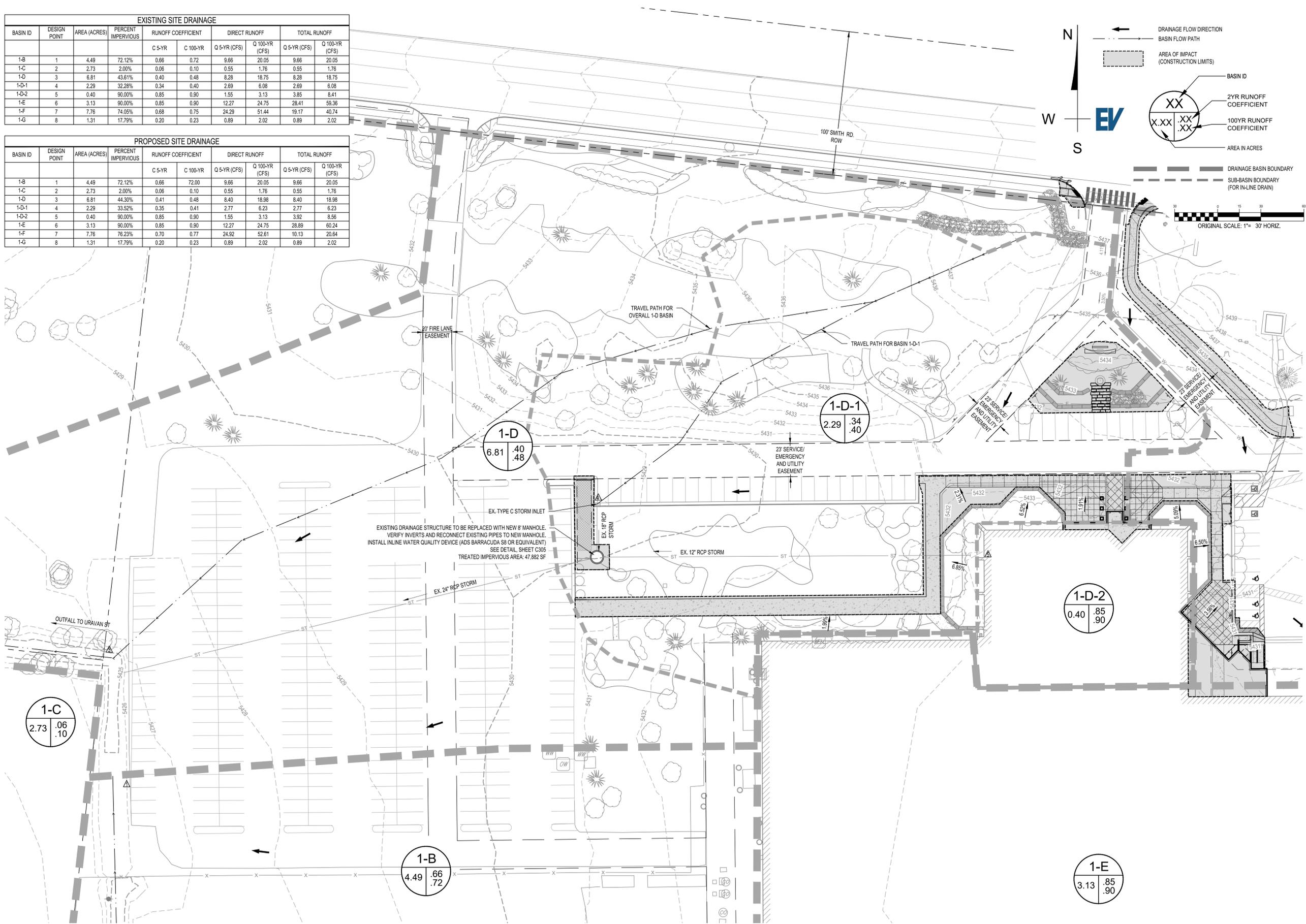
REVISION:
1 06/25/20 COA COMMENTS
DEV PLAN - MINOR MOD
RESUBMITTAL #2 - 11/18/2020

DESIGN DOCUMENTS
DATE: 05/14/2020
DRAWN BY: BLR
CHECKED BY: BLR

PROPOSED
DRAINAGE & WQ
OVERVIEW
C302

EXISTING SITE DRAINAGE									
BASIN ID	DESIGN POINT	AREA (ACRES)	PERCENT IMPERVIOUS	RUNOFF COEFFICIENT		DIRECT RUNOFF		TOTAL RUNOFF	
				C 5-YR	C 100-YR	Q 5-YR (CFS)	Q 100-YR (CFS)	Q 5-YR (CFS)	Q 100-YR (CFS)
1-B	1	4.49	72.12%	0.66	0.72	9.66	20.05	9.66	20.05
1-C	2	2.73	2.00%	0.06	0.10	0.55	1.76	0.55	1.76
1-D	3	6.81	43.61%	0.40	0.48	8.28	18.75	8.28	18.75
1-D-1	4	2.29	32.28%	0.34	0.40	2.69	6.08	2.69	6.08
1-D-2	5	0.40	90.00%	0.85	0.90	1.55	3.13	3.85	8.41
1-E	6	3.13	90.00%	0.85	0.90	12.27	24.75	28.41	59.36
1-F	7	7.76	74.05%	0.68	0.75	24.29	51.44	19.17	40.74
1-G	8	1.31	17.79%	0.20	0.23	0.89	2.02	0.89	2.02

PROPOSED SITE DRAINAGE									
BASIN ID	DESIGN POINT	AREA (ACRES)	PERCENT IMPERVIOUS	RUNOFF COEFFICIENT		DIRECT RUNOFF		TOTAL RUNOFF	
				C 5-YR	C 100-YR	Q 5-YR (CFS)	Q 100-YR (CFS)	Q 5-YR (CFS)	Q 100-YR (CFS)
1-B	1	4.49	72.12%	0.66	0.72	9.66	20.05	9.66	20.05
1-C	2	2.73	2.00%	0.06	0.10	0.55	1.76	0.55	1.76
1-D	3	6.81	44.30%	0.41	0.48	8.40	18.98	8.40	18.98
1-D-1	4	2.29	33.52%	0.35	0.41	2.77	6.23	2.77	6.23
1-D-2	5	0.40	90.00%	0.85	0.90	1.55	3.13	3.92	8.56
1-E	6	3.13	90.00%	0.85	0.90	12.27	24.75	28.89	60.24
1-F	7	7.76	76.23%	0.70	0.77	24.92	52.61	10.13	20.64
1-G	8	1.31	17.79%	0.20	0.23	0.89	2.02	0.89	2.02



EVstudio
 Denver, CO
 Evergreen, CO

303.670.7242
 design@evstudio.com
 inspections@evstudio.com
 www.evstudio.com

Contact:
 Brian Welch, PE
 brian.welch@evstudio.com
 303.670.7242 x50

UTILITY NOTIFICATION CENTER
The Promise.com

FOR MARKING OF UNDERGROUND MEMBER UTILITIES:
 THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN
 PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS,
 HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD
 VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO
 CONSTRUCTION.

**WAGNER
 EQUIPMENT**
 18000 SMITH ROAD, TOWER
 CENTER FOR IND SUB NO. 3,
 AURORA, CO 80011
 19097

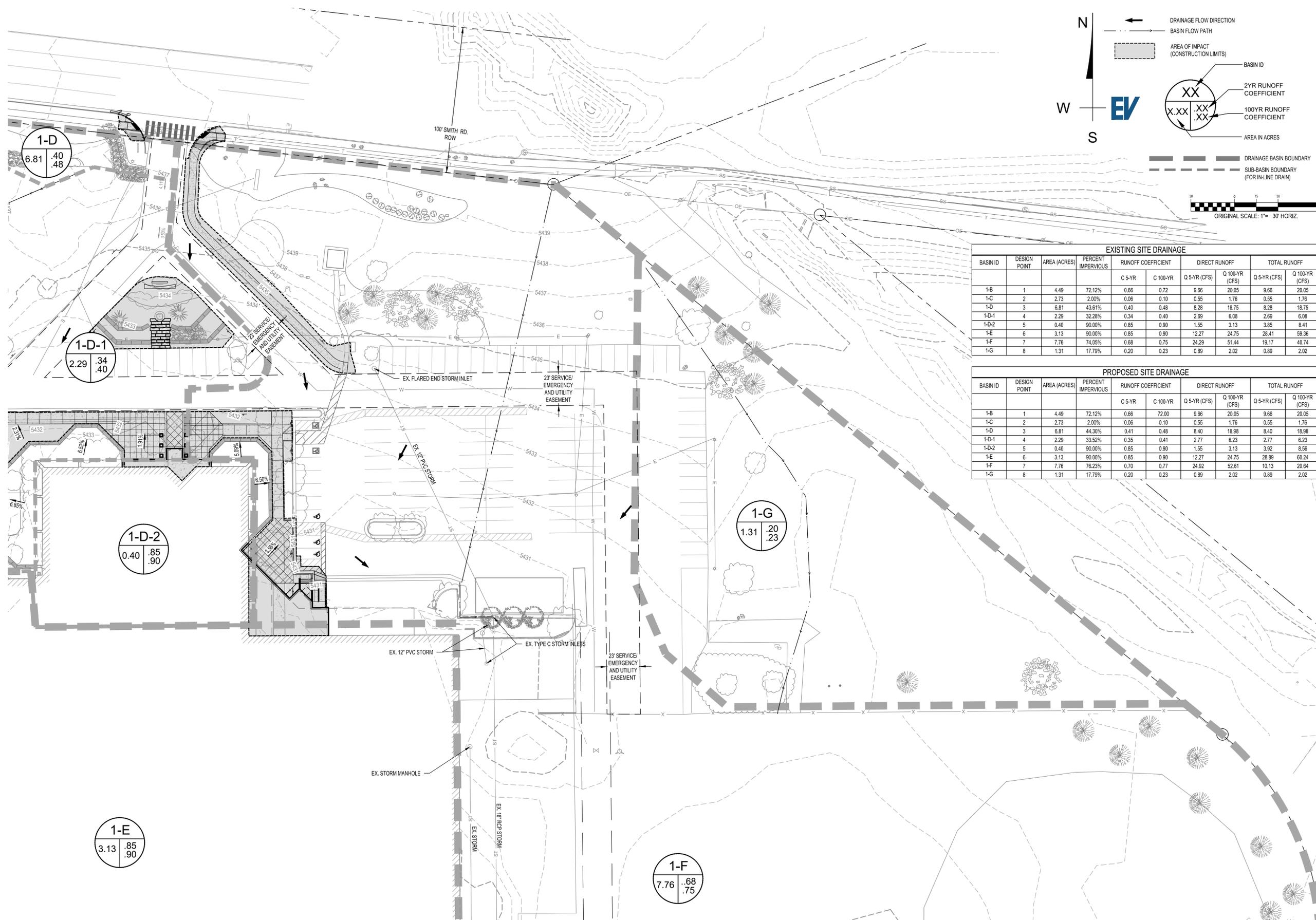


THIS SET IS A FACSIMILE OF THE
 SIGNED AND SEALED PDF SET

REVISION:
 1 06/25/20 COA COMMENTS
 DEV PLAN - MINOR MOD
 RESUBMITTAL #2 - 11/18/2020

DESIGN DOCUMENTS
 DATE: 05/14/2020
 DRAWN BY: BLR
 CHECKED BY: BLR

PROPOSED
 DRAINAGE & WQ
 PLAN WEST
C303



EVstudio
 Denver, CO
 Evergreen, CO

303.670.7242
 design@evstudio.com
 inspections@evstudio.com
 www.evstudio.com

Contact:
 Brian Welch, PE
 brian.welch@evstudio.com
 303.670.7242 x50

UTILITY NOTIFICATION CENTER
The Promise.com

FOR MARKING OF UNDERGROUND MEMBER UTILITIES:
 THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

DRAINAGE FLOW DIRECTION
 BASIN FLOW PATH
 AREA OF IMPACT (CONSTRUCTION LIMITS)
 BASIN ID
 2YR RUNOFF COEFFICIENT
 100YR RUNOFF COEFFICIENT
 AREA IN ACRES
 DRAINAGE BASIN BOUNDARY
 SUB-BASIN BOUNDARY (FOR IN-LINE DRAIN)
 ORIGINAL SCALE: 1" = 30' HORIZ.

EXISTING SITE DRAINAGE

BASIN ID	DESIGN POINT	AREA (ACRES)	PERCENT IMPERVIOUS	RUNOFF COEFFICIENT		DIRECT RUNOFF		TOTAL RUNOFF	
				C 5-YR	C 100-YR	Q 5-YR (CFS)	Q 100-YR (CFS)	Q 5-YR (CFS)	Q 100-YR (CFS)
1-B	1	4.49	72.12%	0.66	0.72	9.66	20.05	9.66	20.05
1-C	2	2.73	2.00%	0.06	0.10	0.55	1.76	0.55	1.76
1-D	3	6.81	43.61%	0.40	0.48	8.28	18.75	8.28	18.75
1-D-1	4	2.29	32.28%	0.34	0.40	2.89	6.08	2.69	6.08
1-D-2	5	0.40	90.00%	0.85	0.90	1.55	3.13	3.85	8.41
1-E	6	3.13	90.00%	0.85	0.90	12.27	24.75	28.41	59.36
1-F	7	7.76	74.05%	0.68	0.75	24.29	51.44	19.17	40.74
1-G	8	1.31	17.79%	0.20	0.23	0.89	2.02	0.89	2.02

PROPOSED SITE DRAINAGE

BASIN ID	DESIGN POINT	AREA (ACRES)	PERCENT IMPERVIOUS	RUNOFF COEFFICIENT		DIRECT RUNOFF		TOTAL RUNOFF	
				C 5-YR	C 100-YR	Q 5-YR (CFS)	Q 100-YR (CFS)	Q 5-YR (CFS)	Q 100-YR (CFS)
1-B	1	4.49	72.12%	0.66	0.72	9.66	20.05	9.66	20.05
1-C	2	2.73	2.00%	0.06	0.10	0.55	1.76	0.55	1.76
1-D	3	6.81	44.30%	0.41	0.48	8.40	18.98	8.40	18.98
1-D-1	4	2.29	33.52%	0.35	0.41	2.77	6.23	2.77	6.23
1-D-2	5	0.40	90.00%	0.85	0.90	1.55	3.13	3.92	8.56
1-E	6	3.13	90.00%	0.85	0.90	12.27	24.75	28.89	60.24
1-F	7	7.76	76.23%	0.70	0.77	24.92	52.61	10.13	20.64
1-G	8	1.31	17.79%	0.20	0.23	0.89	2.02	0.89	2.02

WAGNER EQUIPMENT
 18000 SMITH ROAD, TOWER
 CENTER FOR IND SUB NO. 3,
 AURORA, CO 80011
 19097

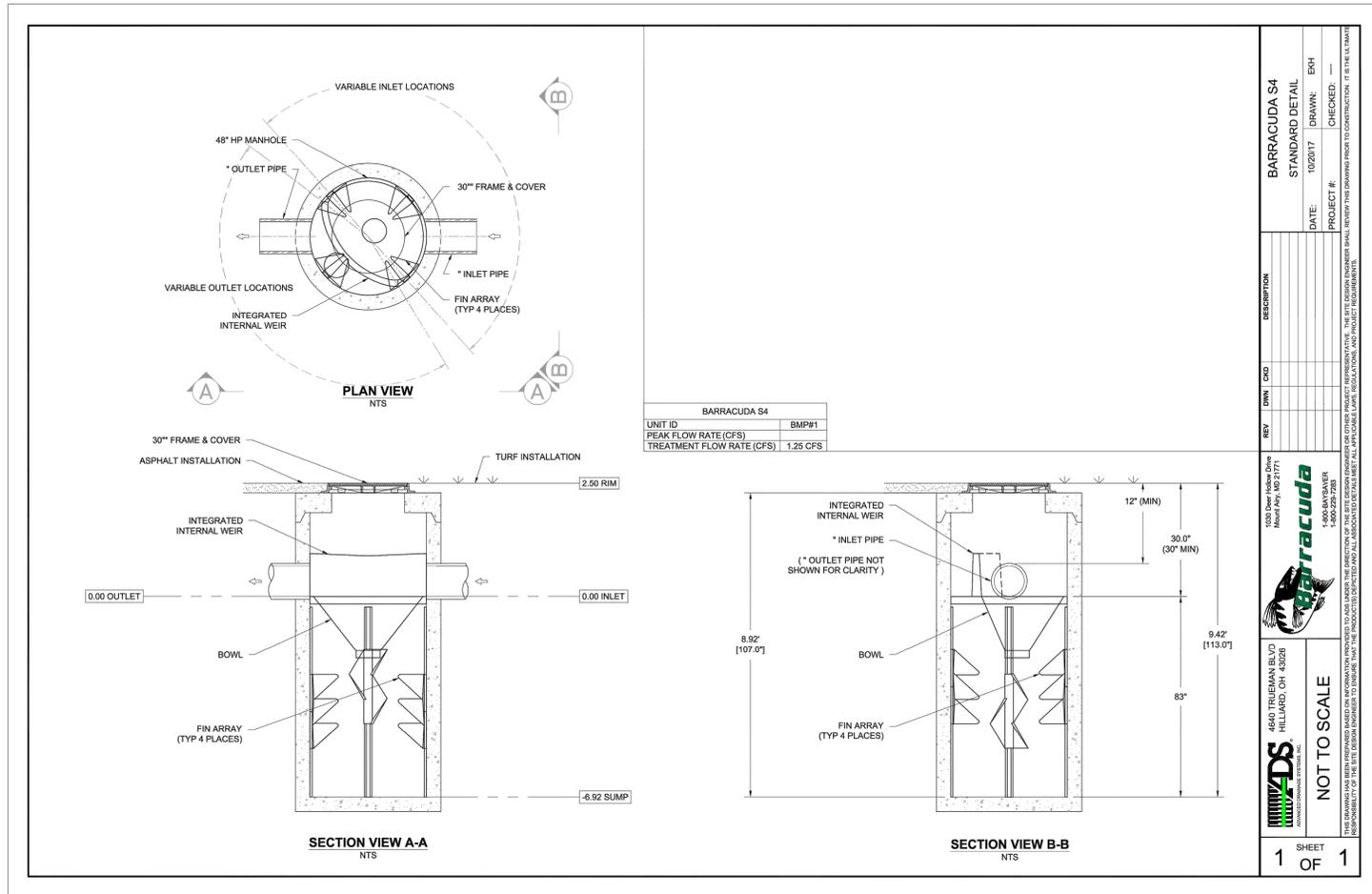


THIS SET IS A FACSIMILE OF THE SIGNED AND SEALED PDF SET

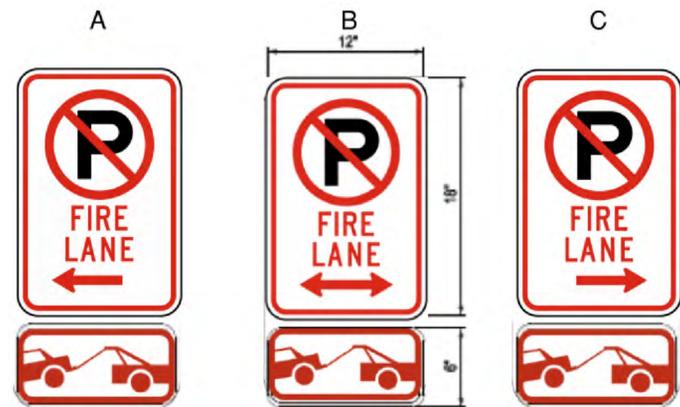
REVISION:
 1 06/25/20 COA COMMENTS
 DEV PLAN - MINOR MOD
 RESUBMITTAL #2 - 11/18/2020

DESIGN DOCUMENTS
 DATE: 05/14/2020
 DRAWN BY: BLR
 CHECKED BY: BLR

PROPOSED DRAINAGE & WQ PLAN EAST
C304



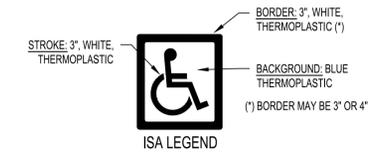
ADS BARRACUDA STANDARD DETAIL



- SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE-HEADED ARROWS POINTING IN BOTH DIRECTIONS.
- TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
- THE FIRE LANE 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.
- FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
- THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
- PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 20' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

FIRE LANE SIGNAGE

NTS



CROSSWALK STRIPING
24", WHITE, THERMOPLASTIC

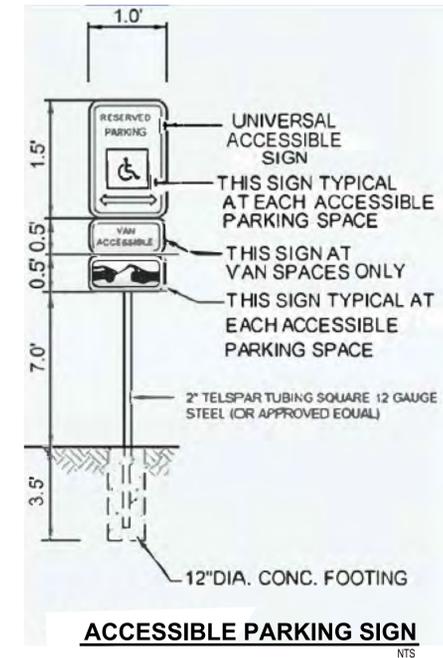
LANE/STALL STRIPING
4", WHITE, THERMOPLASTIC

DIAGONAL STRIPE
4", WHITE, THERMOPLASTIC

NOTE:
1. ALL STRIPING SHALL CONFORM TO SECTION 28.00 OF THE CURRENT CITY OF AURORA STANDARDS, AS APPLICABLE.

PAVEMENT STRIPING AND LEGENDS

NTS



ACCESSIBLE PARKING SIGN

NTS

WAGNER
EQUIPMENT
18000 SMITH ROAD, TOWER
CENTER FOR IND SUB NO. 3,
AURORA, CO 80011
19097



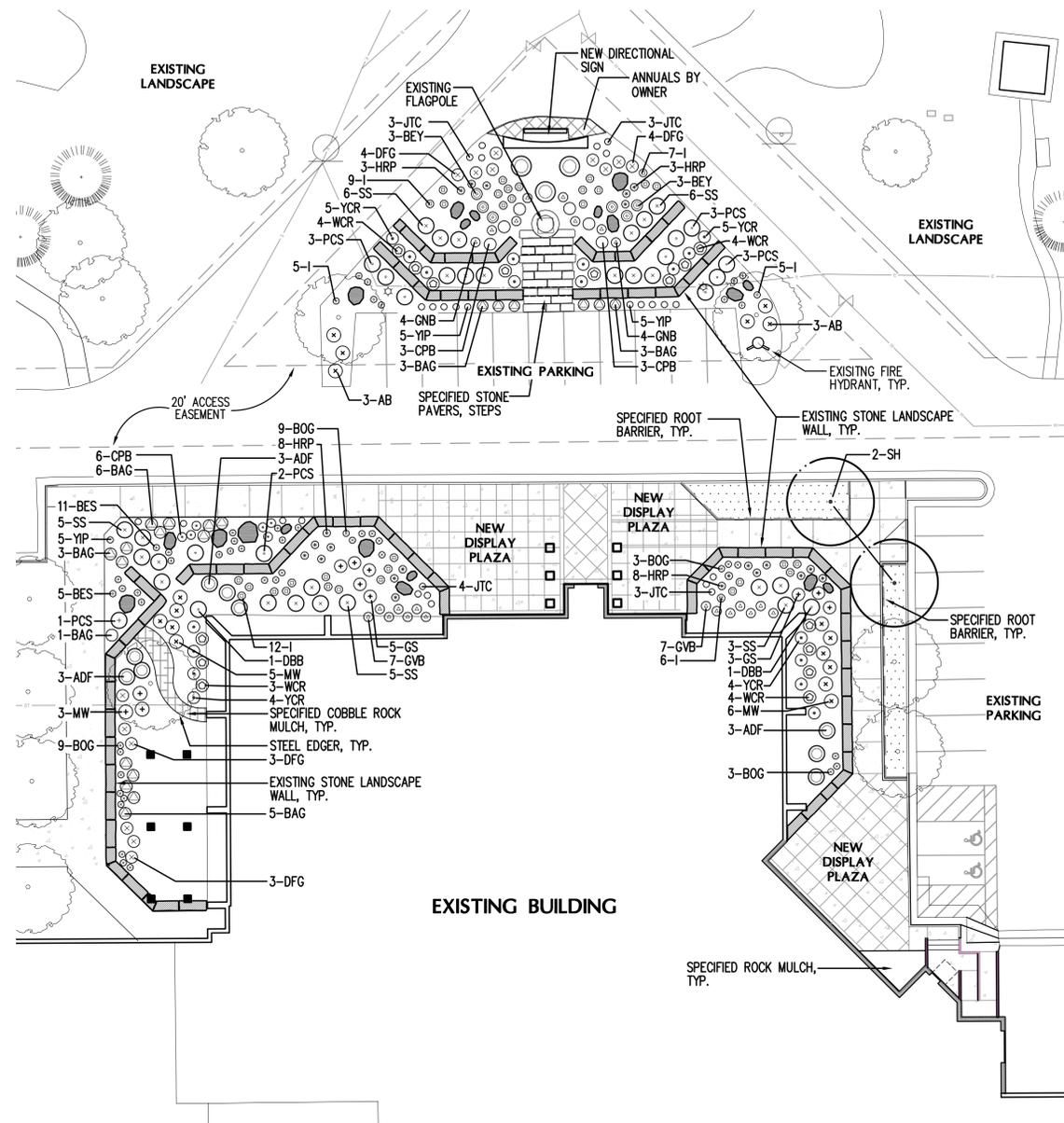
THIS SET IS A FACSIMILE OF THE SIGNED AND SEALED PDF SET

REVISION:
1 06/25/20 COA COMMENTS
DEV PLAN - MINOR MOD
RESUBMITTAL #2 - 11/18/2020

DESIGN DOCUMENTS
DATE: 05/14/2020
DRAWN BY: BLR
CHECKED BY: BLR

DETAILS

C305



GROUND COVER LEGEND:

- NILEX HYDROTURF SYNTHETIC TURF
- IRRIGATED SEED MIX
BLUE GRAMA 'HACHITA' (100%)
- 3"-6" ROUNDED RIVER COBBLE MULCH OVER SPEC. FILTER FABRIC, OR APPROVED EQUAL

MULCH NOTES:

- ALL NEW ROCK MULCH IN SHRUB BEDS SHALL MATCH EXISTING ROCK MULCH IN SIZE, SHAPE, AND COLOR. PLACE FILTER FABRIC UNDER ROCK MULCH.
- ALL NEW TREE RINGS SHALL BE MULCHED WITH 4" DEPTH WESTERN RED CEDAR WOOD MULCH. DO NOT PLACE FILTER FABRIC UNDER WOOD MULCH.

LANDSCAPE LEGEND

- NEW DECIDUOUS SHADE TREE
- NEW DECIDUOUS SHRUBS
- NEW PERENNIALS
- NEW ORNAMENTAL GRASSES
- SALVAGED BOULDERS
- EXISTING DECIDUOUS SHADE TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN

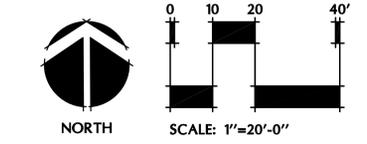
PLANT LIST

QTY.	SYM.	COMMON/ BOTANIC NAME	SIZE	COMMENTS
DECIDUOUS SHADE TREES				
2	SH	Shademaster Honeylocust <i>Gleditsia triacanthos inermis</i> 'Shademaster'	2-1/2' cal.	Specimen quality, full crown, B&B, staked
DECIDUOUS SHRUBS				
6	AB	Admiration Barberry <i>Berberis 'Admiration'</i>	#3 cont.	container, 5 canes min. 24" ht.
8	GNB	Golden Nugget Barberry <i>Berberis 'Golden Nugget'</i>	#3 cont.	container, 5 canes min. 18" ht.
12	CPB	Crimson Pygmy Barberry <i>Berberis 'Crimson Pygmy'</i>	#3 cont.	container, 5 canes min. 24" ht.
14	GVB	Green Velvet Boxwood <i>Buxus 'Green velvet'</i>	#5 cont.	container, 5 canes min. 4" ht.
2	DBB	Dwarf Brnng Bush <i>Euonymus alatus 'Compacta'</i>	#5 cont.	container, 5 canes min. 6" ht.
12	ADF	Arnold Dwarf Forsythia <i>Forsythia 'Arnold Dwarf'</i>	#5 cont.	container, 5 canes min. 3' ht.
19	YCR	Yellow Carpet Rose <i>Rosa 'Yellow Carpet'</i>	#5 cont.	container, 5 canes min. 30" ht.
15	WCR	White Carpet Rose <i>Rosa 'White Carpet'</i>	#5 cont.	container, 5 canes min. 2' ht.
8	GS	Goldmound Spirea <i>Spiraea 'Goldmound'</i>	#5 cont.	container, 5 canes min. 2' ht.
25	SS	Summer Sumac <i>Rhus 'Summer'</i>	#5 cont.	container, 5 canes min. 3' ht.
14	MW	Midnight Wine Weigela <i>Weigela florida 'Midnight Wine'</i>	#5 cont.	container, 5 canes min. 2' ht.
6	BEY	Bright Edge Yucca <i>Yucca filamentosa 'Bright Edge'</i>	#5 cont.	container, 5 canes min. 30" ht.
PERENNIALS/ORNAMENTAL GRASSES				
24	BOG	Basket-of-Gold <i>Aurinia saxatilis</i>	#1 cont.	container, 12" ht.
26	BES	Black-Eyed Susan <i>Rudbeckia fulgida 'Goldsturm'</i>	#1 cont.	container, 24" ht.
13	JTC	Jethro Tull Coreopsis <i>Coreopsis 'Jethro Tull'</i>	#1 cont.	container, 24" ht.
34	I	Yellow/Dark Purple Iris <i>Iris sp.</i>	#1 cont.	container, 24" ht.
15	YIP	Yellow Iceplant <i>Delosperma nubigenum</i>	#1 cont.	container, 3" ht.
22	HRP	Husker Red Penstemon <i>Penstemon 'Husker Red'</i>	#1 cont.	container, 36" ht.
9	PCS	Powis Castle Sage <i>Artemisia 'Powis Castle'</i>	#1 cont.	container, 36" ht.
14	DFG	Dwarf Fountain Grass <i>Pennisetum alopec. 'Hameln'</i>	#1 cont.	container, 24" ht.
21	BAG	Blue Avena Grass <i>Helictotrichon sempervirens</i>	#1 cont.	container, 30" ht.

LANDSCAPE NOTES:

- THE TURF AREAS, AS WELL AS THE SHRUB BEDS SHALL BE ROTOTILLED WITH PURE ORGANIC COMPOST MATTER AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
- ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING). COLOR TO BE DARK GREEN.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR SYNTHETIC TURF, 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 IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OFF 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 CERTIFICATE OF OCCUPANCY.
- ALL VEHICULAR DRIVES AND PARKING AREAS TO BE CONSTRUCTED OF ASPHALT AND ALL PEDESTRIAN SIDEWALKS ADJACENT TO PUBLIC STREETS TO BE CONSTRUCTED OF CONCRETE.
- LANDSCAPE MATERIALS SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE FIVE (5) FEET.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRONCH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- ALL PROPOSED PLANTS WITHIN THE SIGHT TRIANGLES MUST COMPLY WITH THE CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- 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.

REFER TO SHEET L2 FOR LANDSCAPE DETAILS



NOT FOR CONSTRUCTION

Wagner Equipment MAIN ENTRY

18000 Smith Road
Aurora, CO 80011
Remodel & Addition

ISSUE RECORD:

11.22.19	CITY SUBMITTAL
02.24.20	CITY SUBMITTAL
08.19.20	CITY SUBMITTAL
DEV PLAN - MINOR MOD	
RESUBMITTAL #2 - 11/18/2020	

SHEET DESCRIPTION:

LANDSCAPE PLAN

JOB NO. 19.122

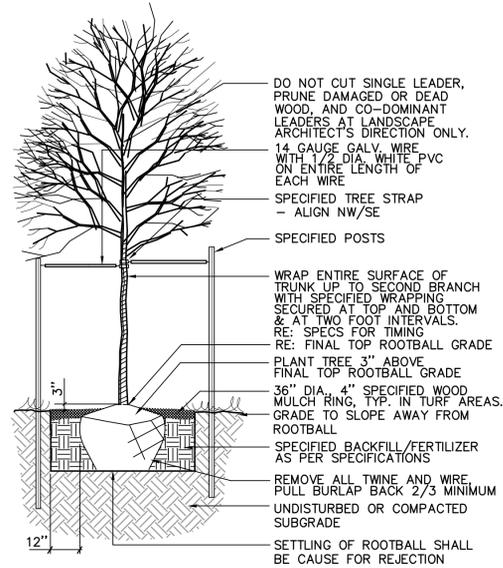
DRAWN BY: kts

CHECKED BY: kts

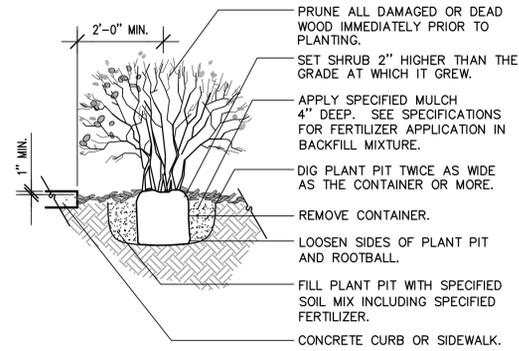
DATE OF ISSUE: 11-20-19

SHEET NUMBER:

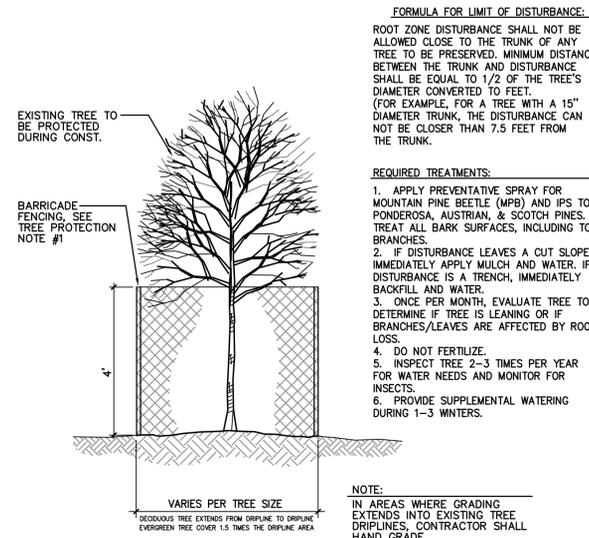
C:\Users\kts\OneDrive\Meuran\Design\Wagner Entry_SDS.dwg Aug 19, 2020 9:40am



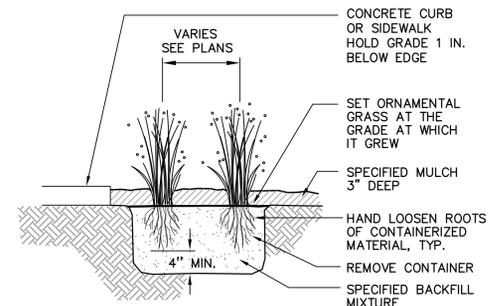
1 DECIDUOUS TREE PLANTING N.T.S.



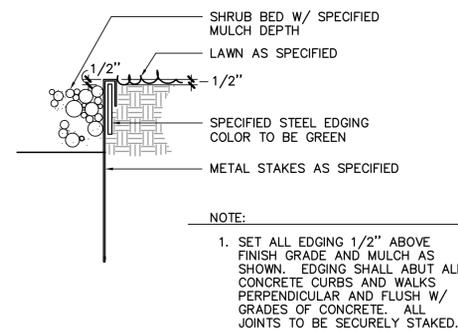
2 SHRUB PLANTING DETAIL N.T.S.



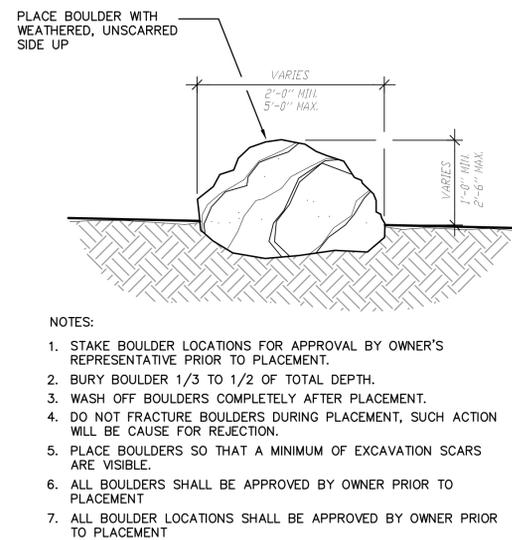
3 EXISTING TREE PROTECTION N.T.S.



4 ORNAMENTAL GRASS DETAIL N.T.S.



5 STEEL EDGER DETAIL N.T.S.



6 FIELD BOULDER DETAIL N.T.S.

ISSUE RECORD:	
11.22.19	CITY SUBMITTAL
02.24.20	CITY SUBMITTAL
08.19.20	CITY SUBMITTAL
DEV PLAN - MINOR MOD	
RESUBMITTAL #2 - 11/18/2020	

Ownership of Instruments of Service All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the Consultant as instruments of service shall remain the property of the Consultant. The Consultant shall retain all common law, statutory and other reserved rights, including the copyright thereto.

SHEET DESCRIPTION:
LANDSCAPE PLAN & DETAILS

JOB NO. 19.122

DRAWN BY: kts

CHECKED BY: kts

DATE OF ISSUE: 11-20-19

SHEET NUMBER:

L2



**Wagner
Equipment
Offices**

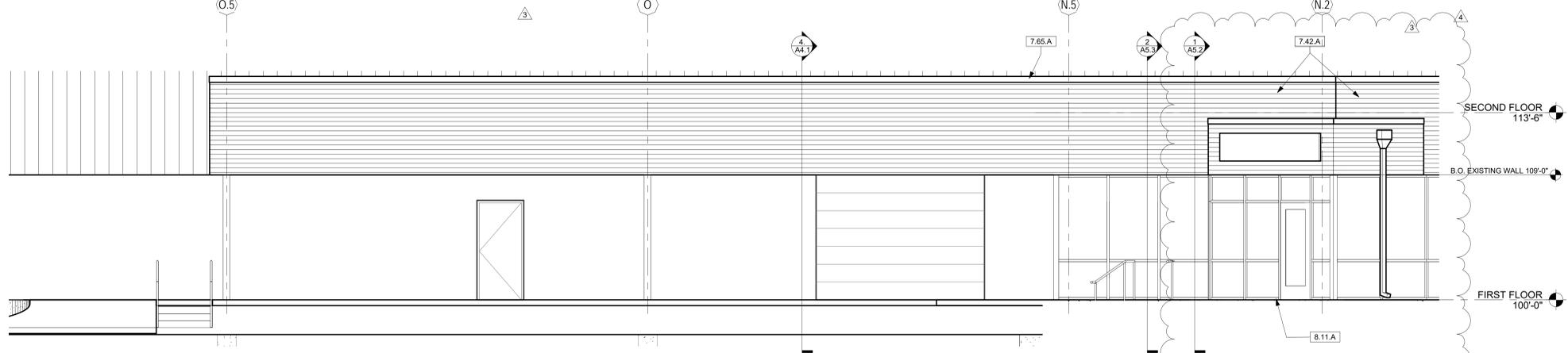
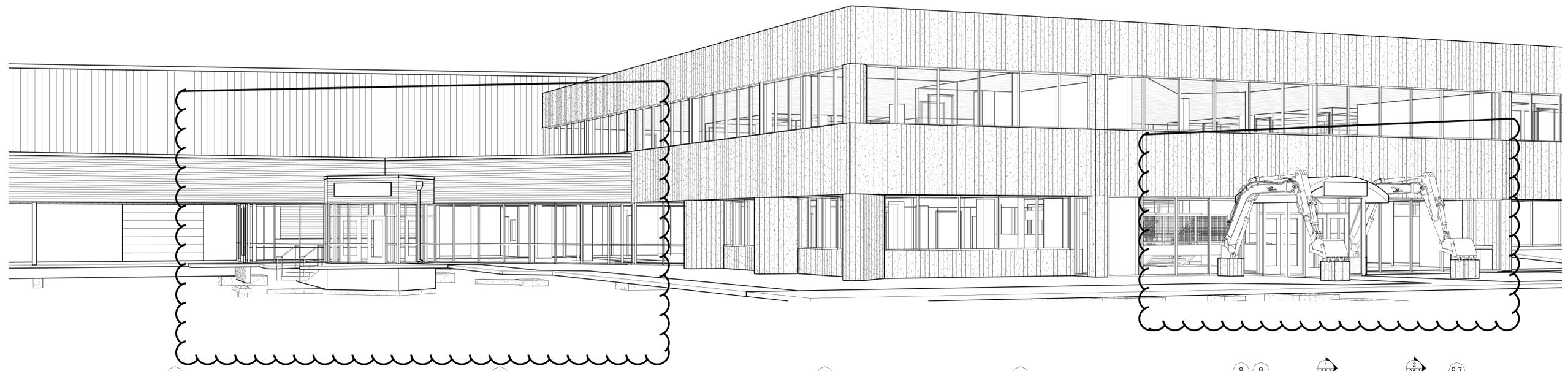
18000 Smith Road
Aurora, CO 80011

Interior Remodel

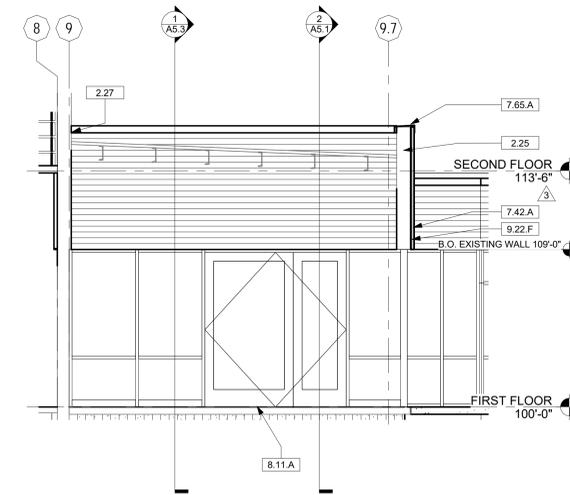
ISSUE RECORD

3	ASI #3	7/19/2019
4	ASI #4	8/8/2019

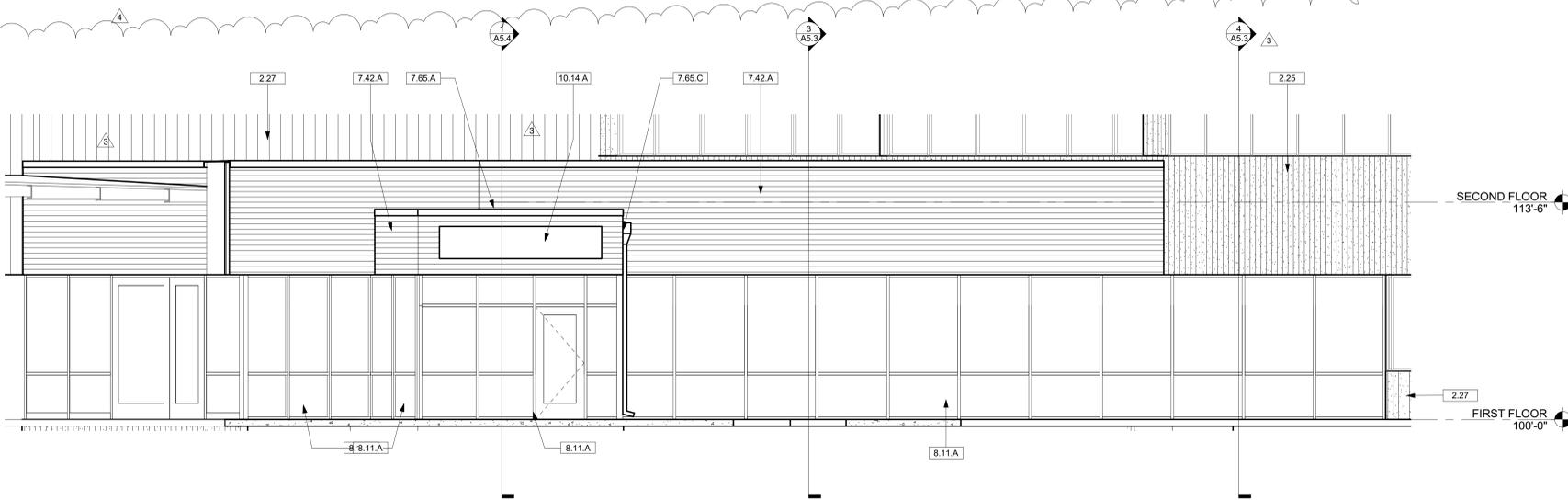
DEV PLAN - MINOR MOD
RESUBMITTAL #2 - 11/18/2020



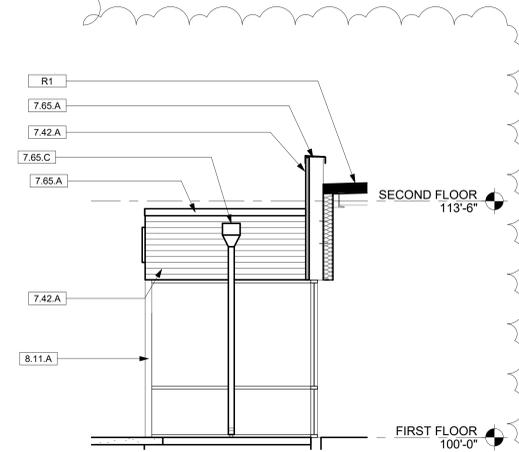
5 WILL CALL & DOCK NORTH ELEVATION
A4.1 Scale: 1/4" = 1'-0"



4 WILL CALL EAST ELEVATION
A4.1 Scale: 1/4" = 1'-0"



2 EAST ENTRANCE NORTHEAST ELEVATION
A4.1 Scale: 1/4" = 1'-0"



3 VESTIBULE ELEVATION - NORTH
A4.1 Scale: 1/4" = 1'-0"

KEYNOTES

2.25	EXISTING PRECAST WALLS TO REMAIN
2.27	EXISTING EXTERIOR WALL TO REMAIN
7.42.A	METAL PANEL SIDING
7.65.A	PARAPET CAP FLASHING
7.65.C	PREFINISHED METAL SCUPPER AND DOWNSPOUT
8.11.A	ALUMINUM STOREFRONT DOOR AND WINDOW
9.22.F	7/8" HAT CHANNELS SHIM AS REQUIRED FOR STRAIGHT WALL PANEL INSTALLATION
10.14.A	IDENTITY SIGNAGE
R1	MEMBRANE ROOFING OVER RIGID INSULATION OVER METAL DECK PER STRUCTURAL

Ownership of Instruments of Service
All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the Consultant are instruments of service and shall remain the property of the Consultant. The Consultant shall retain all common law, statutory and other reserved rights, including the copyright thereto.

SHEET DESCRIPTION
EXTERIOR ELEVATIONS

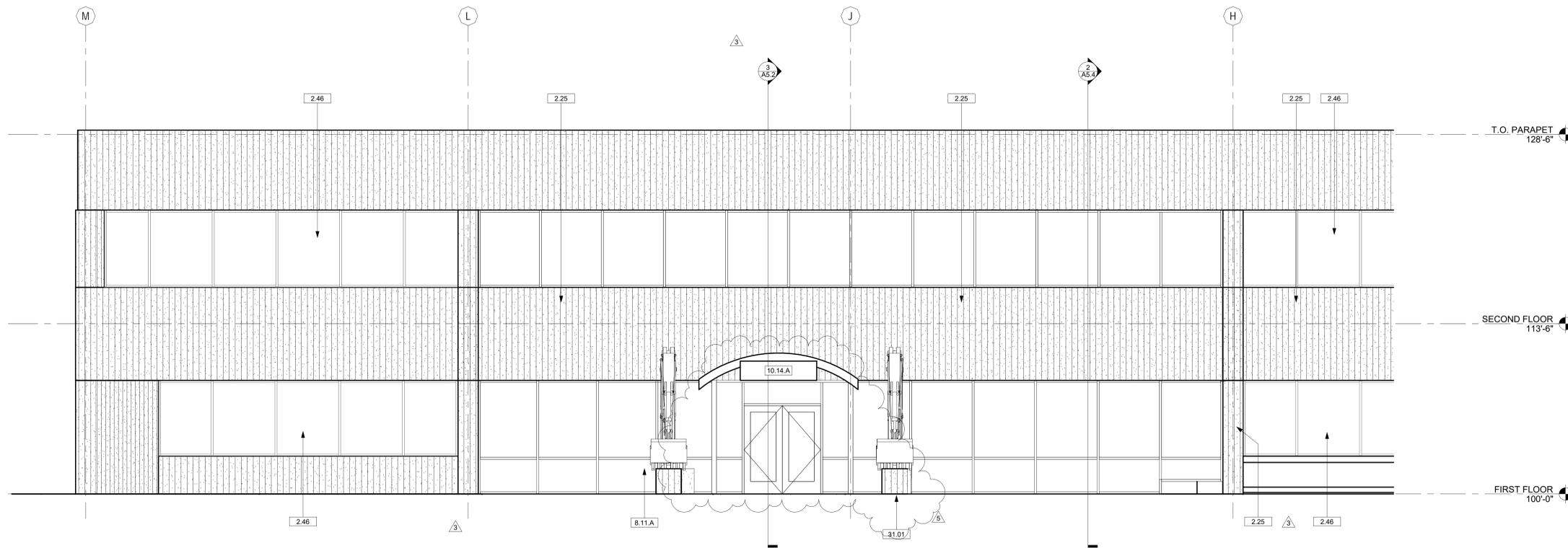
JOB NO. 18016
DRAWN BY: SLH
CHECKED BY: DDC
DATE OF ISSUE: 5/2/2019
SHEET NUMBER

A4.1

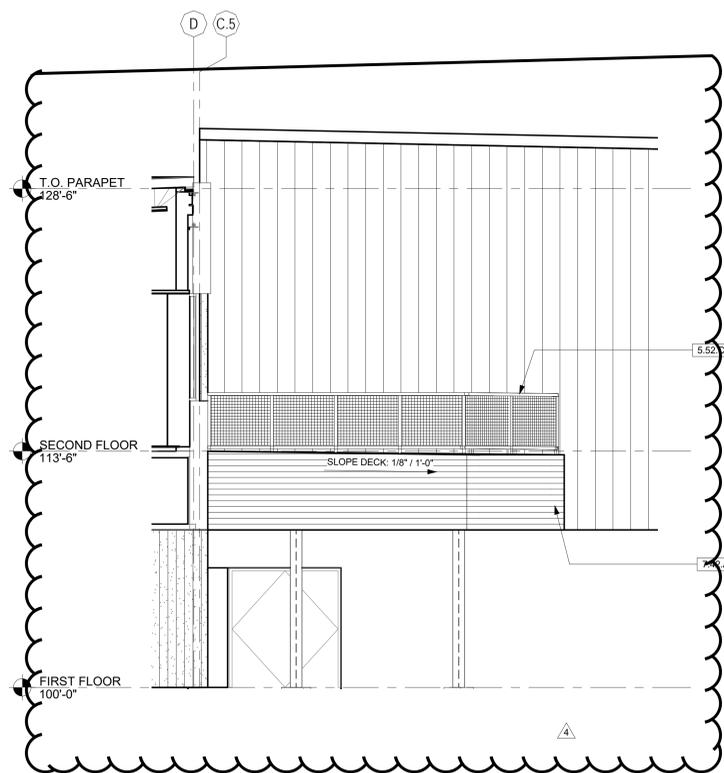
ISSUE RECORD	
3	ASI #3 7/19/2019
4	ASI #4 8/8/2019
5	ASI #5 tbd

DEV PLAN - MINOR MOD
RESUBMITTAL #2 - 11/18/2020

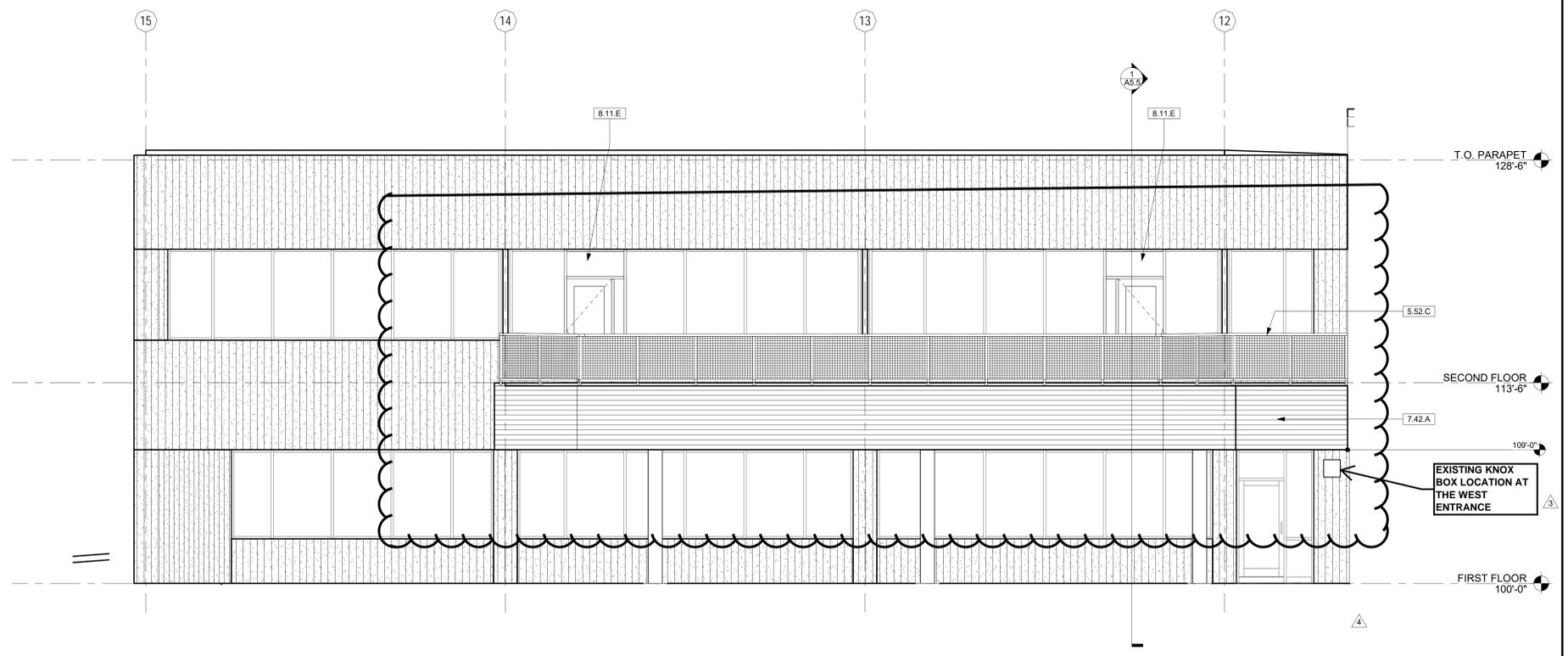
KEYNOTES	
2.25	EXISTING PRECAST WALLS TO REMAIN
2.46	EXISTING STOREFRONT TO REMAIN
5.52.C	42" MESH GUARDRAIL WITH 2X2 STEEL TUBE POSTS
7.42.A	METAL PANEL SIDING
8.11.A	ALUMINUM STOREFRONT DOOR AND WINDOW
8.11.E	RECONFIGURE STOREFRONT FRAME AND INFILL WITH DOOR, SIDELIGHT AND TRANSOM TO FIT EXISTING PANEL WIDTH
10.14.A	IDENTITY SIGNAGE
31.01	ROCK FILE



3 OFFICE - NORTH ELEVATION
A4.2 Scale: 1/4" = 1'-0"



2 DECK - NORTH ELEVATION
A4.2 Scale: 1/4" = 1'-0"



1 DECK - WEST ELEVATION
A4.2 Scale: 1/4" = 1'-0"

Ownership of Instruments of Service
All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the Consultant as instruments of service shall remain the property of the Consultant. The Consultant shall retain all common law, statutory and other reserved rights, including the copyright thereto.

SHEET DESCRIPTION
EXTERIOR ELEVATIONS

JOB NO. 18016
DRAWN BY: SLH
CHECKED BY: DDC
DATE OF ISSUE: 07/02/19
SHEET NUMBER

E-APE Series

LED Area Light
Replaces Up To 400W PSMH



Seamless, Stress-Free, Score.

Featuring a sleek and low profile design, the E-APE Area Light brings new meaning to the word "seamless." Not only does it blend right into your application, but its smooth design makes for a stress-free install. And, to protect against any electrical surprises, it comes equipped with enhanced 10kVA surge suppression. Need options? Get it in 3000K, 4000K, and 5000K. Seriously, get it. You'll thank us later.

Advanced Technology

- Sleek area product with consistent look and feel
- 3 PIN PC receptacle with shunting cap included
- High efficacy product (up to 160 LPW)

Input Voltage

- Universal (020V through 277V Operation)

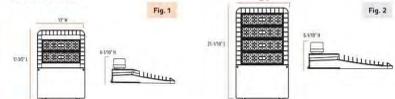
Recommended Use

- Automobile Dealerships
- Parking Lots
- General Area Lighting

Certifications



E-APE Series



Series Overview

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
120W 13.5" L x 17" W x 4.5" H (NW Short Cap)	18.0 lbs	EAP120/17/4.5	4 to 5 times the mounting height
150W 17.5" L x 17" W x 4.5" H (NW Short Cap)	18.0 lbs	EAP150/17/4.5	4 to 5 times the mounting height
220W 21.5" L x 17" W x 4.5" H (NW Short Cap)	18.0 lbs	EAP220/17/4.5	4 to 5 times the mounting height

Feature Specifications

HOUSING	LENS ASSEMBLY	MOUNTING
Die cast aluminum with die cast bezel panel for easy installation access. UV stabilized powder coat dark bronze finish.	Polycarbonate, Type II, Type III and Type IV lens.	2 inch adjustable die-cast mounting bracket. Mounting hole for pole mount. For use in 12" to 16" diameter hole.

Electrical Performance

OPERATING RANGE	LIFESPAN (ESTIMATED)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
40°C (104°F) to 50°C (122°F)	Estimated +100,000 Hours	>0.9	<20%	Yes (0-10V)

Warranty & Certifications

WARRANTY	UL LISTED	BLD
5 Year Limited	cULus Listed	Yes (See specifications)

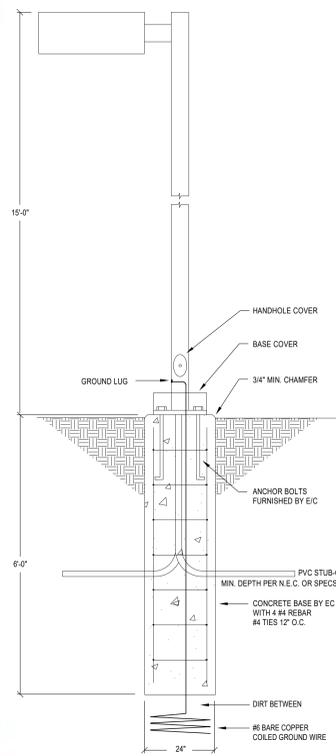
For more information, please contact us at 1-800-368-3636. www.e-conolight.com

E-APE Series (120V - 277V)

Output Specifications

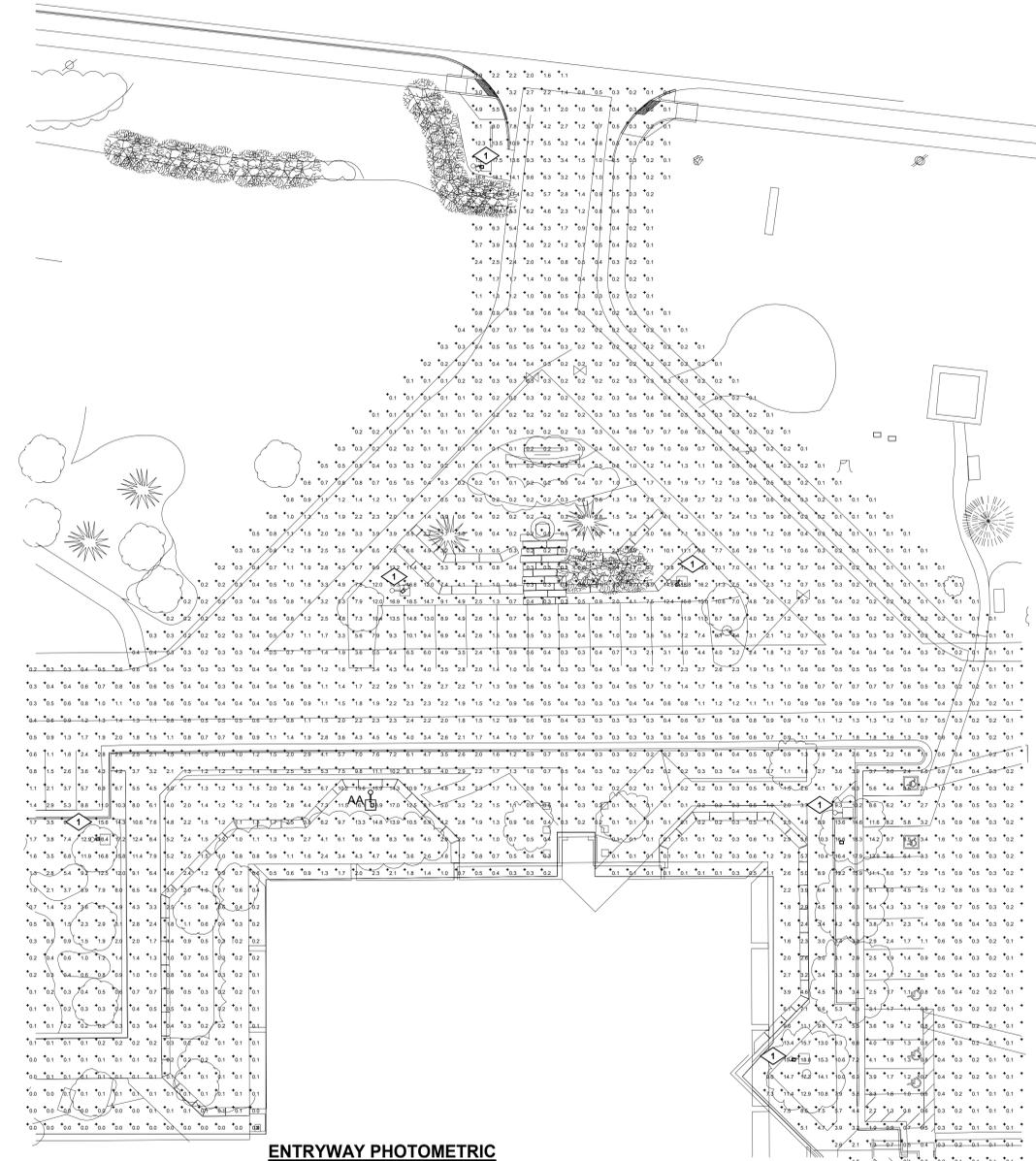
SKU	LIGHT OUTPUT	COLOR TEMP	POWER CONSUMPTION	COLOR ACCURACY	REPLACES	BLD
EAP120A-3300-432	9,200 Lumens	3000K	72W	≥ 80	250W MH	UL
EAP120A-3300-432	9,400 Lumens	4000K	72W	≥ 80	250W MH	UL
EAP120A-3300-432	9,800 Lumens	5000K	72W	≥ 80	250W MH	UL
EAP120A-3300-432	16,300 Lumens	3000K	92W	≥ 80	300W PSMH / 400W MH	UL
EAP120A-3300-432	16,800 Lumens	4000K	92W	≥ 80	300W PSMH / 400W MH	UL
EAP120A-3300-432	17,800 Lumens	5000K	92W	≥ 80	300W PSMH / 400W MH	UL
EAP120A-3300-432	21,600 Lumens	3000K	220W	≥ 80	400W PSMH	UL
EAP120A-3300-432	22,300 Lumens	4000K	220W	≥ 80	400W PSMH	UL
EAP120A-3300-432	23,300 Lumens	5000K	220W	≥ 80	400W PSMH	UL
EAP120A-3400-432	9,300 Lumens	3000K	72W	≥ 80	250W MH	UL
EAP120A-3400-432	9,600 Lumens	4000K	72W	≥ 80	250W MH	UL
EAP120A-3400-432	9,900 Lumens	5000K	72W	≥ 80	250W MH	UL
EAP120A-3400-432	16,300 Lumens	3000K	92W	≥ 80	300W PSMH / 400W MH	UL
EAP120A-3400-432	16,800 Lumens	4000K	92W	≥ 80	300W PSMH / 400W MH	UL
EAP120A-3400-432	17,800 Lumens	5000K	92W	≥ 80	300W PSMH / 400W MH	UL
EAP120A-3400-432	21,600 Lumens	3000K	220W	≥ 80	400W PSMH	UL
EAP120A-3400-432	22,300 Lumens	4000K	220W	≥ 80	400W PSMH	UL
EAP120A-3400-432	23,300 Lumens	5000K	220W	≥ 80	400W PSMH	UL
EAP120A-3500-432	9,300 Lumens	3000K	72W	≥ 80	250W MH	UL
EAP120A-3500-432	9,600 Lumens	4000K	72W	≥ 80	250W MH	UL
EAP120A-3500-432	9,900 Lumens	5000K	72W	≥ 80	250W MH	UL
EAP120A-3500-432	16,300 Lumens	3000K	92W	≥ 80	300W PSMH / 400W MH	UL
EAP120A-3500-432	16,800 Lumens	4000K	92W	≥ 80	300W PSMH / 400W MH	UL
EAP120A-3500-432	17,800 Lumens	5000K	92W	≥ 80	300W PSMH / 400W MH	UL
EAP120A-3500-432	21,600 Lumens	3000K	220W	≥ 80	400W PSMH	UL
EAP120A-3500-432	22,300 Lumens	4000K	220W	≥ 80	400W PSMH	UL
EAP120A-3500-432	23,300 Lumens	5000K	220W	≥ 80	400W PSMH	UL

For more information, please contact us at 1-800-368-3636. www.e-conolight.com



POLE BASE DIAGRAM

NOT TO SCALE



ENTRYWAY PHOTOMETRIC

SCALE: 1" = 20'-0"

PHOTOMETRIC STATISTICS					
DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM	MAXIMIN	AVGMIN
Calc: Zone #1	2.0 fc	25.2 fc	0.0 fc	NA	NA

NOTE: PHOTOMETRIC IS FOR ENTRYWAY ONLY. EXISTING PARKING LOT AND BUILDING MOUNT FIXTURES NOT SHOWN IN PLAN HAVE NOT BEEN INCLUDED IN PHOTOMETRIC.

LIGHTING FIXTURE SCHEDULE

ID	MANUFACTURER	MODEL	CATALOG NUMBER	LUMINAIRE DESCRIPTION	VOLTAGE	DIMMING	MOUNTING	LAMPS				
								QTY.	TYPE	WATTS	LUMENS	COLOR TEMP(CRI)
AA	ECONOLIGHT	E-APE SERIES	E-APE17A-3300-UJ2	LOW PROFILE LED AREA LIGHT WITH DIE CAST ALUMINUM HOUSING, HINGE PANEL AND DARK BRONZE FINISH. POLYCARBONATE LENS TYPE III OPTICS.	277	0-10V	POLE MOUNT AT 15'-0" AFG	1	LED	150	17800	5000K

DRAWING NOTES:

- EXISTING FIXTURE TO REMAIN.



Wagner Equipment Offices

18000 Smith Road
Aurora, CO 80011

Interior Remodel

ISSUE RECORD:

3/8/19 50% CD's
5/13/19 100% CD's
5/24/19 BLDG DEPT
5/24/19 ASI #1
6/18/19 ASI #2
7/19/19 ASI #3
8/08/19 ASI #4
9/06/19 ASI #5
11/11/19 RFI 023
01/24/2020 ASH9
DEV PLAN - MINOR MOD
RESUBMITTAL #2 - 11/18/2020

SHEET DESCRIPTION

ENTRYWAY PHOTOMETRIC

JOB NO.	19043
DESIGNED BY:	BJC
CHECKED BY:	DGM
DATE OF ISSUE:	05/01/20
SHEET NUMBER	

E1.11

COMcheck Software Version 4.1.1.0
Exterior Lighting Compliance Certificate

Project Information
 Energy Code: 2015 IECC
 Project Title: Wagner Equipment Office Aurora
 Project Type: Alteration
 Exterior Lighting Zone: 2 (Light industrial area with limited nighttime use)

Construction Site: 1800 Smith Rd., Aurora, CO 80011
 Owner/Agent:
 Designer/Contractor: Brian Clement, MEP Engineering Inc, 6402 S. Troy Circle Centennial, CO 80111

Allowed Exterior Lighting Power

A Area-Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Main entry	4 ft of door	20	Yes	80
Total Tradable Watts (a) =				80
Total Allowed Watts =				80
Total Allowed Supplemental Watts (b) =				600

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
 (b) A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps / Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Main entry (4 ft of door width): Tradable Wattage				
LED 1: Other:	1	3	150	450
Total Tradable Proposed Watts =				450

Exterior Lighting PASSES

Interior Lighting Compliance Statement
 Compliance Statement: The proposed exterior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.1.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Brian Clement - Electrical Engineer
 Name - Title: _____ Signature: _____ Date: 1-22-20

Project Title: Wagner Equipment Office Aurora
 Data filename: S:\Projects\2019\19043\2_Design\ComCheck\19043 elec 1st floor.cck
 Report date: 01/22/20
 Page 1 of 5

COMcheck Software Version 4.1.1.0
Interior Lighting Compliance Certificate

Project Information
 Energy Code: 2015 IECC
 Project Title: Wagner Equipment Office Aurora
 Project Type: Alteration

Construction Site: 1800 Smith Rd., Aurora, CO 80011
 Owner/Agent:
 Designer/Contractor: Brian Clement, MEP Engineering Inc, 6402 S. Troy Circle Centennial, CO 80111

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-Common Space Types/Office - Open Plan	19565	0.98	19174
Total Allowed Watts =			19174

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps / Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Common Space Types/Office - Open Plan (19565 sq.ft.)				
LED 1: A: Other:	1	134	44	5896
LED 2: B: Other:	1	27	56	1512
LED 3: Other:	1	30	34	1020
LED 4: Other:	1	17	15	255
Total Proposed Watts =				8683

Interior Lighting PASSES

Interior Lighting Compliance Statement
 Compliance Statement: The proposed interior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.1.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Brian Clement - Electrical Engineer
 Name - Title: _____ Signature: _____ Date: 4-16-19

Project Title: Wagner Equipment Office Aurora
 Data filename: S:\Projects\2019\19043\2_Design\ComCheck\19043 elec 1st floor.cck
 Report date: 04/16/19
 Page 1 of 5

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	MODEL	CATALOG NUMBER	LUMINAIRE DESCRIPTION	VOLTAGE	DIMMING	MOUNTING	QTY.	TYPE	LAMP			
										WATTS	LUMENS	COLOR TEMP	CRI
A	ACUITY	NBLT	2BLT4 40L ADPT EZ1 PWS1846 LP840 NLTAR2 RES7	TENANT FURNISHED 2X4 LED TROFFER	UNV	0-10V	RECESSED IN GRID	1	LED	40	3000 lm	4000K	80
A1	ACUITY	NBLT	2BLT4 40L ADPT EZ1 PWS1846 LP840 NLTAR2 RES7	TENANT FURNISHED 2X2 LED TROFFER	UNV	0-10V	RECESSED IN GRID	1	LED	40	3000 lm	4000K	80
A1E	ACUITY	NBLT	2BLT2 40L ADPT EZ1 PWS1846 LP840 NLTAR2 RES7	TENANT FURNISHED 2X2 LED TROFFER W/ 90 MINUTE BATTERY PACK	UNV	0-10V	RECESSED IN GRID	1	LED	40	3000 lm	4000K	80
AE	ACUITY	NBLT	2BLT2 40L ADPT EZ1 PWS1846 LP840 NLTAR2 RES7	TENANT FURNISHED 2X4 LED TROFFER W/90 MINUTE BATTERY PACK	UNV	0-10V	RECESSED IN GRID	1	LED	40	3000 lm	4000K	80
B	CREE	LS	LS4 40L 50K 10V	4' LED STRIP FIXTURE	UNV	0-10V	SUSPENDED FROM CEILING	1	LED	40	4000 lm	5000K	80
L1	FOCAL POINT	FLCAD	FLCAD RO 1000L 27V L11 BH LC4 RD 1000L 35K DN CD WL	4" DIAMETER LED DOWNLIGHT FURNISHED BY EC	UNV	0-10V	RECESSED IN CEILING	1	LED	25	855 lm	3500K	80
L5	LBL	LYNK 24	BA914-OY-SC-LED930277	DECORATIVE LED VANITY FIXTURE	120V	0-10V	WALL MOUNTED	1	LED	20	1380 lm	3000K	80
L6	PATHWAY LTG	CALIBER PLUS	P91 A1V5035DAXXX PA M XXX X	TENANT FURNISHED LED DRUM PENDANT FINISHER PER ARCHITECT	UNV	0-10V	SUSPENDED FROM CEILING	1	LED	16	1250 lm	4000K	80
L7	PATHWAY LTG	PS2	PS2-4-35-DE-C-P-7-A-2-PA12 -M-LR12	TENANT FURNISHED LED DRUM PENDANT	UNV	0-10V	SUSPENDED FROM CEILING	1	LED	58	4000 lm	4000K	80
L8	EATON	5032	3002A-RD-26LED-MFL-DIFU 8V-8K	3" INGROUND EXTERIOR LANDSCAPE FIXTURE, BLACK FINISH	UNV	0-10V	IN GROUND	1	LED	25		4000K	80
L9	LITHONIA	WST	WST LED P2 50K XX MVOLT	EXTERIOR ARCHITECTURAL WALL PACK, BLACK FINISH	UNV	0-10V	WALL MOUNTED	1	LED	25	3000 lm	5000K	80
L10	MAX LITE	DLR	DLR 8 XX XX	TENANT FURNISHED LED DOWNLIGHT TO MATCH EXISTING IN LOBBY	UNV	0-10V	RECESSED IN CEILING	1	LED	30	2500 lm	3500K	80
L11	INVICTA	16359	16359	TENANT FURNISHED LED DRUM FIXTURE TO MATCH EXISTING IN LOBBY	120V	0-10V	SUSPENDED FROM CEILING	1	LED	30	3750 lm		80
L13	HIGHLIGHT MANUFACTURING	GH-7516	GH-7516-96-B-1-CGU-CLR	TENANT FURNISHED EXTERIOR RATED GOOSENECK FIXTURE	UNV	0-10V	WALL MOUNTED	1	CFL	60	2000 lm	3500K	80
L14	CREE	CANOPY LIGHT	E-CSA07A-Z50	EXTERIOR LED TROFFER W/ 90 MINUTE BATTERY PACK	UNV	0-10V	SURFACE MOUNTED	1	LED	40	4000 lm	3500K	0

NOTE: ALL FIXTURE SELECTIONS TO BE APPROVED BY ARCHITECT AND TENANT REPRESENTATIVE PRIOR TO ORDER.

EGRESS LIGHTING SCHEDULE

TYPE	MANUFACTURER	MODEL	CATALOG NUMBER	LUMINAIRE DESCRIPTION	MOUNTING	VOLTAGE	LAMP	
							UNV	LED
X	TBD	TBD	TBD	BUILDING STANDARD EXIT SIGN	UNIVERSAL	UNV	LED	
X1	TBD	TBD	TBD	EMERGENCY FROG-EYE FIXTURE	WALL MOUNTED	UNV	LED	



105 East Moreno Avenue, Suite 102
 Colorado Springs, Colorado 80903
 Telephone: (719) 635-2142



MEP ENGINEERING INC.
 6402 S. Troy Circle, Suite 100W, 80136-1633
 Centennial, CO 80111
 Phone: (303) 934-3399
 Email: info@mepe-eng.com www.mepe-eng.com



Wagner Equipment Offices

18000 Smith Road
 Aurora, CO 80011
 Interior Remodel

- ISSUE RECORD:**
- 3/26/19 50% CD's
 - 5/13/19 100% CD's
 - 5/20/19 BLDG DEPT
 - 5/24/19 ASI #1
 - 6/18/19 ASI #2
 - 7/19/19 ASI #3
 - 8/08/19 ASI #4
 - 9/06/19 ASI #5
 - 11/11/19 RFI 023
 - 01/24/2020 AS#9
 - DEV PLAN - MINOR MOD
 - RESUBMITTAL #2 - 11/18/2020

Ownership of Instruments of Service
 All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the Consultant as instruments of service shall remain the property of the Consultant. The Consultant shall retain all common law, statutory and other reserved rights, including the copyright therein.

SHEET DESCRIPTION
 1ST FLOOR COMCHECK

JOB NO. 19043
 DESIGNED BY: BJC
 CHECKED BY: DGM
 DATE OF ISSUE: 05/01/20
 SHEET NUMBER

E1.31