

AURORA 310 DEVELOPMENT. 56TH AVENUE, (PICADILLY TO E470)
INFRASTRUCTURE SITE PLAN

SOUTH HALF OF SECTION 12 & NORTH HALF OF SECTION 13, TOWNSHIP 3S, RANGE 66W OF THE 6TH P.M., CITY AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13, THENCE S57°43'02"E, A DISTANCE OF 133.66 FEET, TO A POINT ON A LINE 72.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 13, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE 72.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE, N89°38'53"E, A DISTANCE OF 1246.98 FEET;

THENCE S00°21'07"E, A DISTANCE OF 55.43 FEET;

THENCE S07°14'34"W, A DISTANCE OF 60.53 FEET;

THENCE S00°21'07"W, A DISTANCE OF 812.64 FEET;

THENCE S89°38'53"W, A DISTANCE OF 68.00 FEET;

THENCE N00°21'07"W, A DISTANCE OF 26.45 FEET;

THENCE S89°38'53"W, A DISTANCE OF 928.73 FEET;

THENCE S00°01'50"E, A DISTANCE OF 342.13 FEET;

THENCE N89°58'10"E, A DISTANCE OF 49.45 FEET;

THENCE S00°01'50"E, A DISTANCE OF 68.00 FEET;

THENCE S89°58'10"W, A DISTANCE OF 308.62 FEET, TO A POINT ON A CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 25.00 FEET, A LENGTH OF 39.27 FEET (THE CHORD OF SAID CURVE BEARS S44°58'10"W, A DISTANCE OF 35.36 FEET), TO A POINT ON A LINE 76.00 FEET EAST THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 13;

THENCE 76.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE, N00°01'50"W, A DISTANCE OF 991.07 FEET, TO A POINT ON A CURVE TO THE RIGHT;

THENCE ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 0826°28", A RADIUS OF 570.75 FEET, A LENGTH OF 84.09 FEET (THE CHORD OF SAID CURVE BEARS N04°13'18"E, A DISTANCE OF 84.01 FEET),TO A POINT ON A LINE 88.00 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 13;

THENCE 88.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE, N00°01'50"W, A DISTANCE OF 157.63 FEET, TO A POINT ON A CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°40'43", A RADIUS OF 25.00 FEET, A LENGTH OF 39.13 FEET (THE CHORD OF SAID CURVE BEARS N44°48'32"E , A DISTANCE OF 35.26 FEET), TO A POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,271,599 SQUARE FEET OR 29.192 ACRES, MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

Table with 2 columns: Land Use Data, Values. Rows include: LAND AREA WUTHIN R.O.W & POND, NUMBER OF LOT PROPOSED, BUILDING HEIGHT, LOT AREA, HARD SURFACE AREA*, LANDSCAPE AREA, PRESENT ZONING CLASSIFICATION, MAXIMUM PERMITTED SIGN AREA, 2015 IRC OCCUPANCY CLASSIFICATION, CONSTRUCTION TYPE.

*SIDEWALKS, STREETS, CURB AND GUTTER

SITE BENCHMARK:

NATIONAL GEODETIC SURVEY CONTROL MONUMENT, DESIGNATION DVX H, BEING A STAINLESS STEEL ROD IN SLEEVE IN MONUMENT BOX STAMPED "DVX H 1995", LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, LYING APPROXIMATELY 623 FEET NORTH AND 6 FEET EAST OF THE WEST QUARTER CORNER OF SAID SECTION 2. ELEVATION = 5425.25 (NAVD 88)

COA BENCHMARK:

CITY OF AURORA BENCH MARK, COA ID 356611NW002 (OLD BENCH MARK ID AD-075A), BEING A 3" BRASS DISK ON 30" STEEL PIPE IN CONCRETE, SET ON SOUTH SIDE OF 64TH AVE. IN D-W 3/STAND BARBED WIRE FENCE, 3' WEST OF BENCH MARK IS 4' HIGH 2 1/2" YELLOW COLORED PIPE, IN THE VICINITY OF THE N 1/4 CORNER OF SECTION 11, T3S, R66W. ELEVATION = 5424.588 (NAVD 88)

PROJECT TEAM

OWNER

MARK WITKIEWICZ
AURORA 310 PROPERTY LLC
C/O WESTSIDE INVESTMENT PARTNERS, INC.
DENVER, CO 80246

DIBC 56TH AND E-470, LLC

RICK WELLS
C/O LC FULENWIDER, INC.
1125 17TH ST, SUITE 2500
DENVER, CO 80202

ACM MOFFITT VII CRE, LLC

MEGAN WALDSCHMIDT
C/O WESTSIDE INVESTMENT PARTNERS, INC.
4100 E MISSISSIPPI AVE., SUITE 500
GLENDALE, CO 80246

LANDSCAPE ARCHITECT:

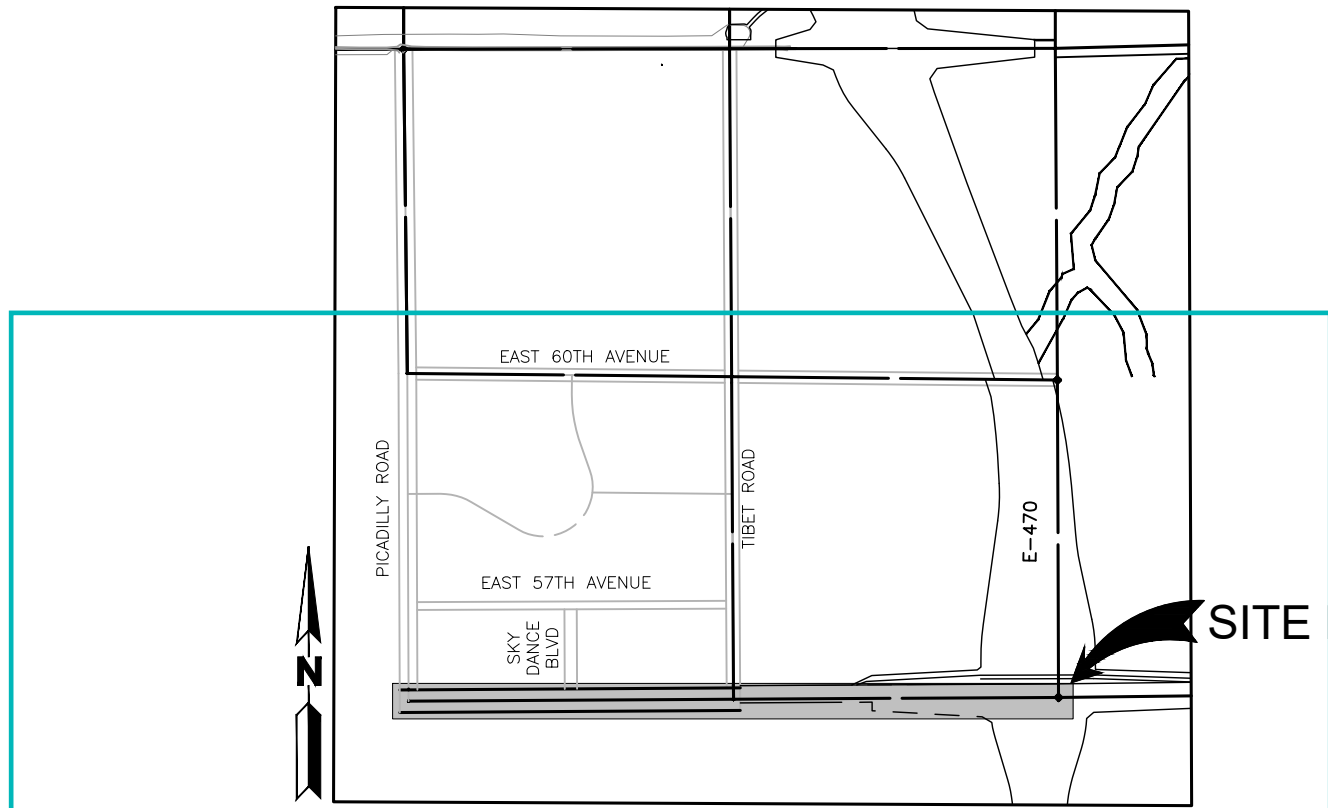
PCS GROUP, INC.
ALAN CUNNINGHAM, PLA,
200 KALAMATH STREET
DENVER, CO 80223
720-259-8247

OWNER'S REPRESENTATIVE:

SILVERBLUFF COMPANIES
TED L. LAUDICK
303-638-9553

ENGINEER/SURVEYOR:

MARTIN/MARTIN, INC.
ATTN: DAVID LE, P.E.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
PH: (720) 544-5490
DLE@MARTINMARTIN.COM



VICINITY MAP

SCALE: 1"=2000'

SHEET LIST TABLE

Table with 2 columns: SHEET #, SHEET TITLE. Rows 1-18 listing various site plan components like COVER, NOTES, OVERALL, SITE PLAN, GRADING AND UTILITY PLAN, etc.

OWNER'S SIGNATURES:

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

IN WITNESS THEREOF, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS DAY OF AD. BY: (PRINCIPALS OR OWNERS)

STATE OF)SS
COUNTY OF)

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

WITNESS MY HAND AND OFFICIAL SEAL (NOTARY PUBLIC) NOTARY BUSINESS ADDRESS: MY COMMISSION EXPIRES

CITY OF AURORA APPROVALS:

CITY ATTORNEY: DATE: PLANNING DIRECTOR: DATE: PLANNING & ZONING COMMISSION: DATE: CITY COUNCIL: (MAYOR) DATE: ATTEST: (CITY CLERK) DATE:

IN WITNESS THEREOF, AURORA 310 PROPERTY LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS DAY OF AD. BY: (PRINCIPALS OR OWNERS)

STATE OF)SS
COUNTY OF)

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

WITNESS MY HAND AND OFFICIAL SEAL (NOTARY PUBLIC) NOTARY BUSINESS ADDRESS: MY COMMISSION EXPIRES

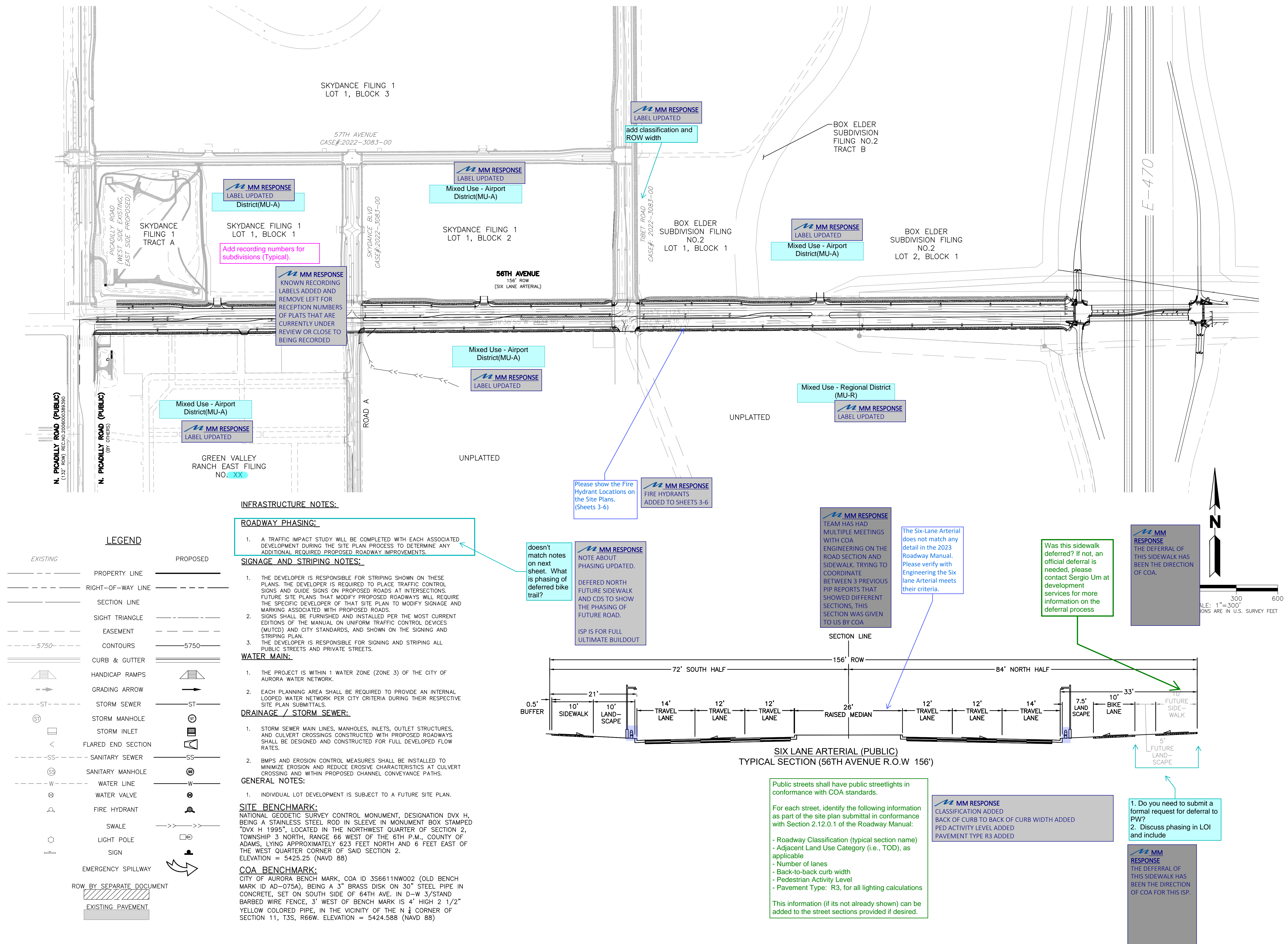
IN WITNESS THEREOF, DIBC 56TH AND 3-470, LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS DAY OF AD. BY: (PRINCIPALS OR OWNERS)

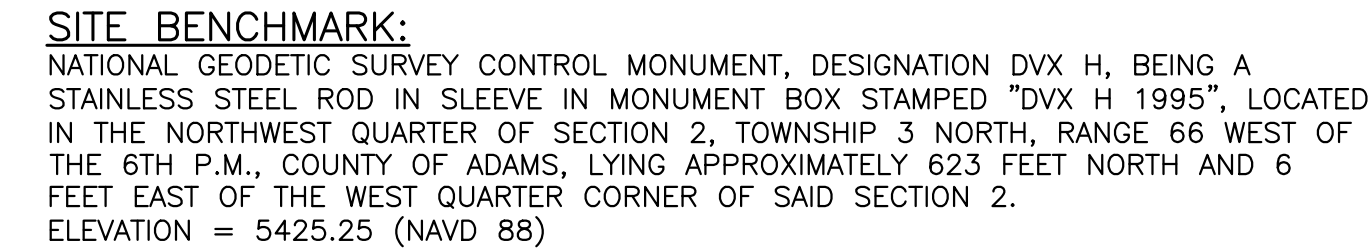
STATE OF)SS
COUNTY OF)

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

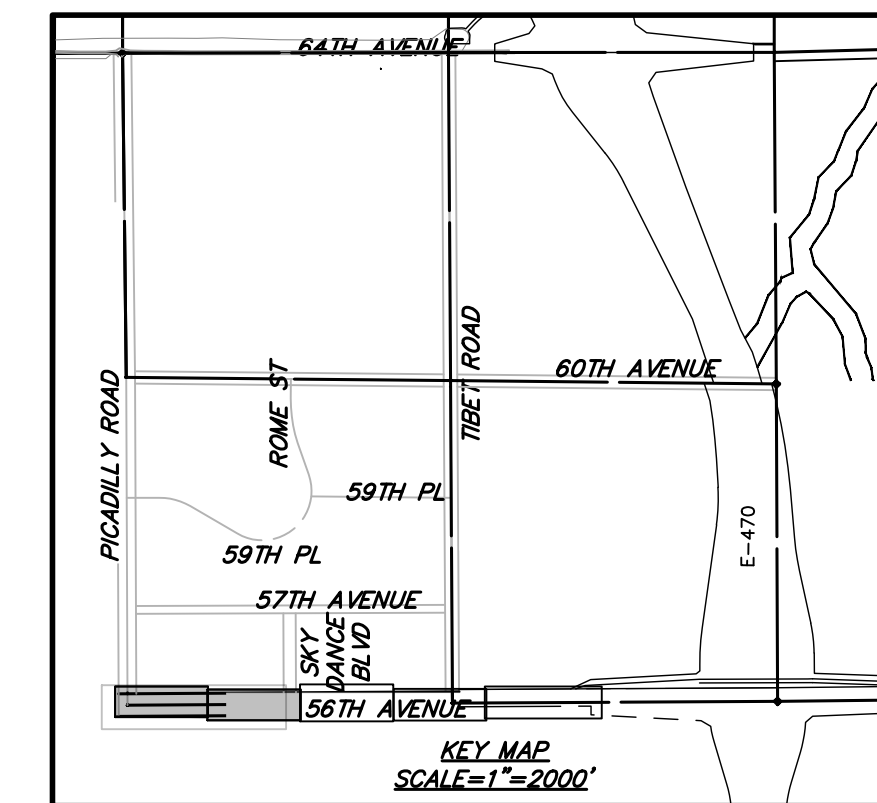
WITNESS MY HAND AND OFFICIAL SEAL (NOTARY PUBLIC) NOTARY BUSINESS ADDRESS: MY COMMISSION EXPIRES
















Vertical sidebar containing: NOT FOR CONSTRUCTION, Date/Revision table, Martin/Martin Consulting Engineers logo and address, vertical title '56TH AVENUE (PICADILLY ROAD TO E470) IMPROVEMENT SITE PLAN AURORA, COLORADO', revision table, and drawing number '1'.





COA BENCHMARK:
CITY OF AURORA BENCH MARK, COA ID 3S6611NW002 (OLD BENCH MARK ID AD-075A), BEING A 3" BRASS DISK ON 30" STEEL PIPE IN CONCRETE, SET ON SOUTH SIDE OF 64TH AVE. IN D-W 3/STAND BARBED WIRE FENCE, 3' WEST OF BENCH MARK IS 4' HIGH 2 1/2" YELLOW COLORED PIPE, IN THE VICINITY OF THE N 1/4 CORNER OF SECTION 11, T3S, R66W. ELEVATION = 5424.588 (NAVD 88)

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EXISTING		PROPOSED
----	PROPERTY LINE	=====
-----	RIGHT-OF-WAY LINE	=====
----	SECTION LINE	=====
----	SIGHT TRIANGLE	-----
----	EASEMENT	-----
---5750---	CONTOURS	=====5750=====
=====	CURB & GUTTER	=====
	HANDICAP RAMPS	
	GRADING ARROW	
---ST---	STORM SEWER	=====ST=====
	STORM MANHOLE	
	STORM INLET	
<	FLARED END SECTION	
---SS---	SANITARY SEWER	=====SS=====
	SANITARY MANHOLE	
---W---	WATER LINE	=====
	WATER VALVE	=====
	FIRE HYDRANT	=====
	SWALE	====>
	LIGHT POLE	=====
	SIGN	=====
	EMERGENCY SPILLWAY	=====

INFRASTRUCTURE NOTES:

ROADWAY PHASING:

1. ROADWAY IS ANTICIPATED TO POSSIBLY BE PHASED TO SUPPORT ADJACENT DEVELOPMENTS AND REGIONAL NEEDS. A TRAFFIC IMPACT STUDY WILL BE COMPLETED WITH EACH ASSOCIATED DEVELOPMENT DURING THE SITE PLAN PROCESS TO DETERMINE ANY ADDITIONAL REQUIRED PROPOSED ROADWAY IMPROVEMENTS.

SIGNAGE AND STRIPING NOTES:

1. THE DEVELOPER IS RESPONSIBLE FOR STRIPING SHOWN ON THESE PLANS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON PROPOSED ROADS AT INTERSECTIONS. FUTURE SITE PLANS THAT MODIFY PROPOSED ROADWAYS WILL REQUIRE THE SPECIFIC DESIGNER TO PROVIDE THE PLAN TO MODIFY SIGNAGE AND MARKING ASSOCIATED WITH PROPOSED ROADS.
2. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN.
3. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS AND PRIVATE STREETS.

WATER MAIN:

1. THE PROJECT IS ENTIRELY WITHIN WATER ZONE 3 OF THE CITY OF AURORA WATER NETWORK.
2. EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE SITE PLAN SUBMITTALS.

DRAINAGE / STORM SEWER:

1. STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET STRUCTURES, AND CULVERT CROSSINGS CONSTRUCTED WITH PROPOSED ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED FOR FULL DEVELOPED FLOW RATES.
 2. BMPs AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS OF CULVERT CROSSING AND WITHIN PROPOSED CHANNEL CONVEYANCE PATHS.
 3. STORM SEWER SHOWN IS PUBLIC UNLESS OTHERWISE NOTED.
- GENERAL NOTES:**

GENERAL NOTES:

1. INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO A FUTURE SITE PLAN.
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.



MARTIN/MARTIN
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12499 WEST COLFAX AVENUE
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303.431.6100
MARTINMARTIN.COM

56TH AVENUE (PICADILLY ROAD TO E470) IMPROVEMENT SITE PLAN

AURORA, COLORADO

AURORA, COLORADO

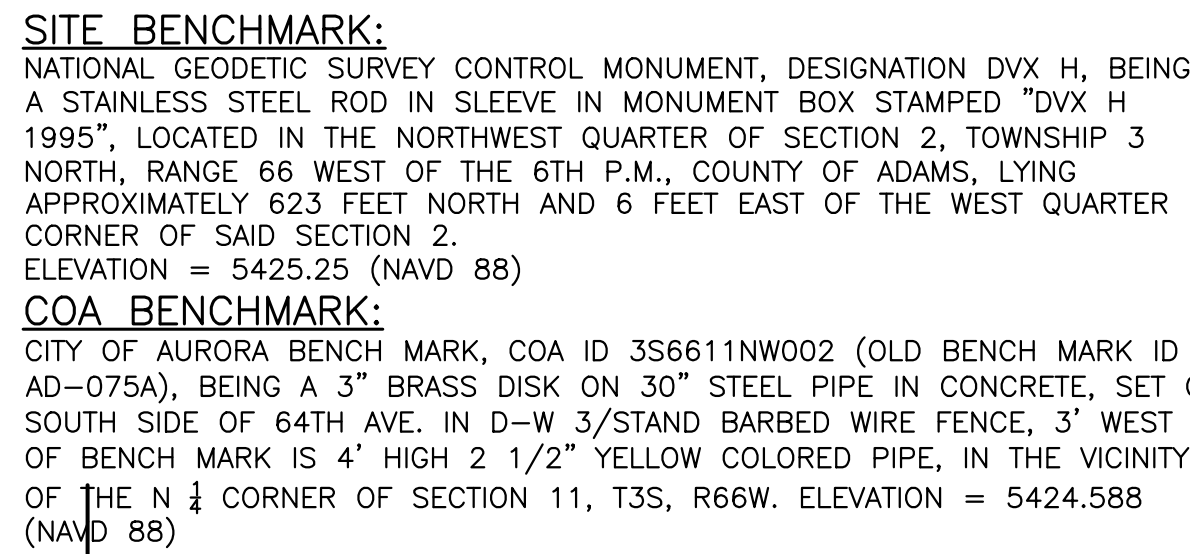
Design Project No. **24.1527**

Drawing Title

SITE PLAN

Drawing No.

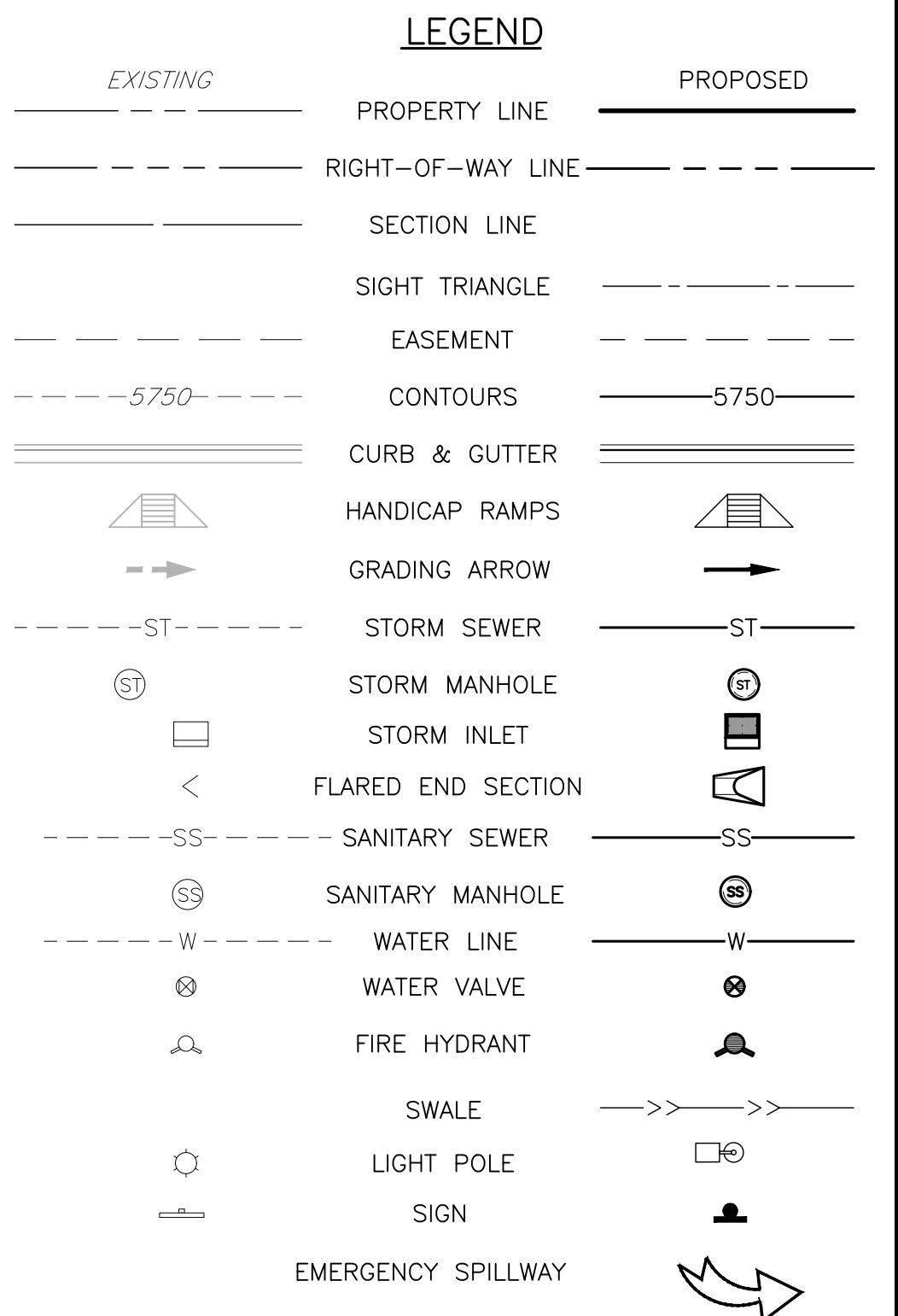
4



Add recording numbers for subdivisions (Typical).



is this ROW?
Also, may be
city boundary



INFRASTRUCTURE NOTES:

ROADWAY PHASING:

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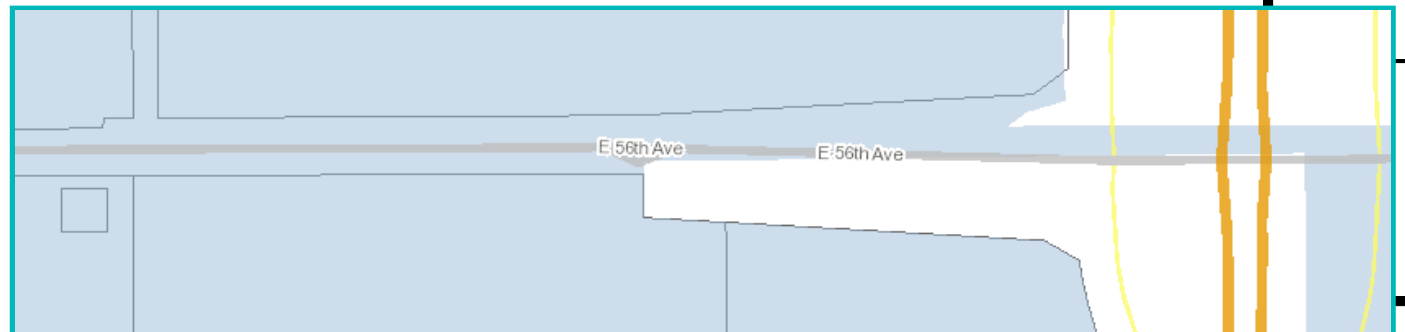
1. THE PROJECT IS ENTIRELY WITHIN WATER ZONE 3 OF THE CITY OF AURORA WATER NETWORK.
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56TH AVENUE (PICADILLY ROAD TO E470) IMPROVEMENT SITE PLAN

AURORA, COLORADO

SITE PLAN

5



SITE BENCHMARK:

NATIONAL GEODETIC SURVEY CONTROL MONUMENT, DESIGNATION DVX H, BEING A STAINLESS STEEL ROD IN MONUMENT BOX STAMPED "IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, THE 6TH P.M., COUNTY OF ADAMS, LYING APPROXIMATELY 623 FEET EAST OF THE WEST QUARTER CORNER OF SAID SECTION 2. ELEVATION = 5425.25 (NAVD 88)

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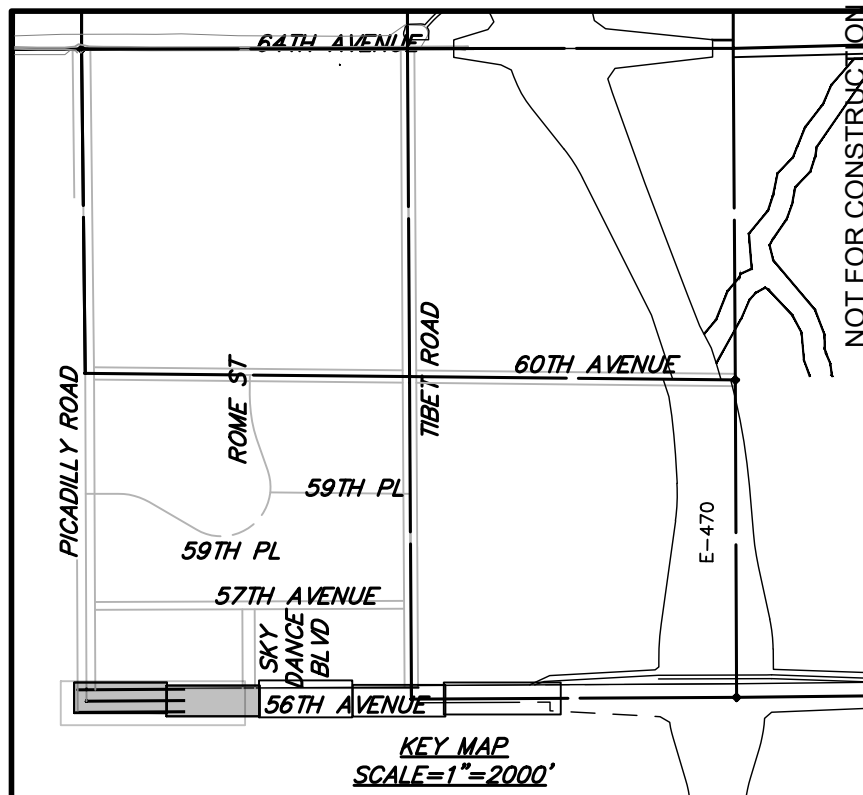
MM RESPONSE
EXISTING, CASE
NUMBER FROM SKY
DANCE PHASE 1 POND
ADDED

or proposed? Add
name of site plan and
case number

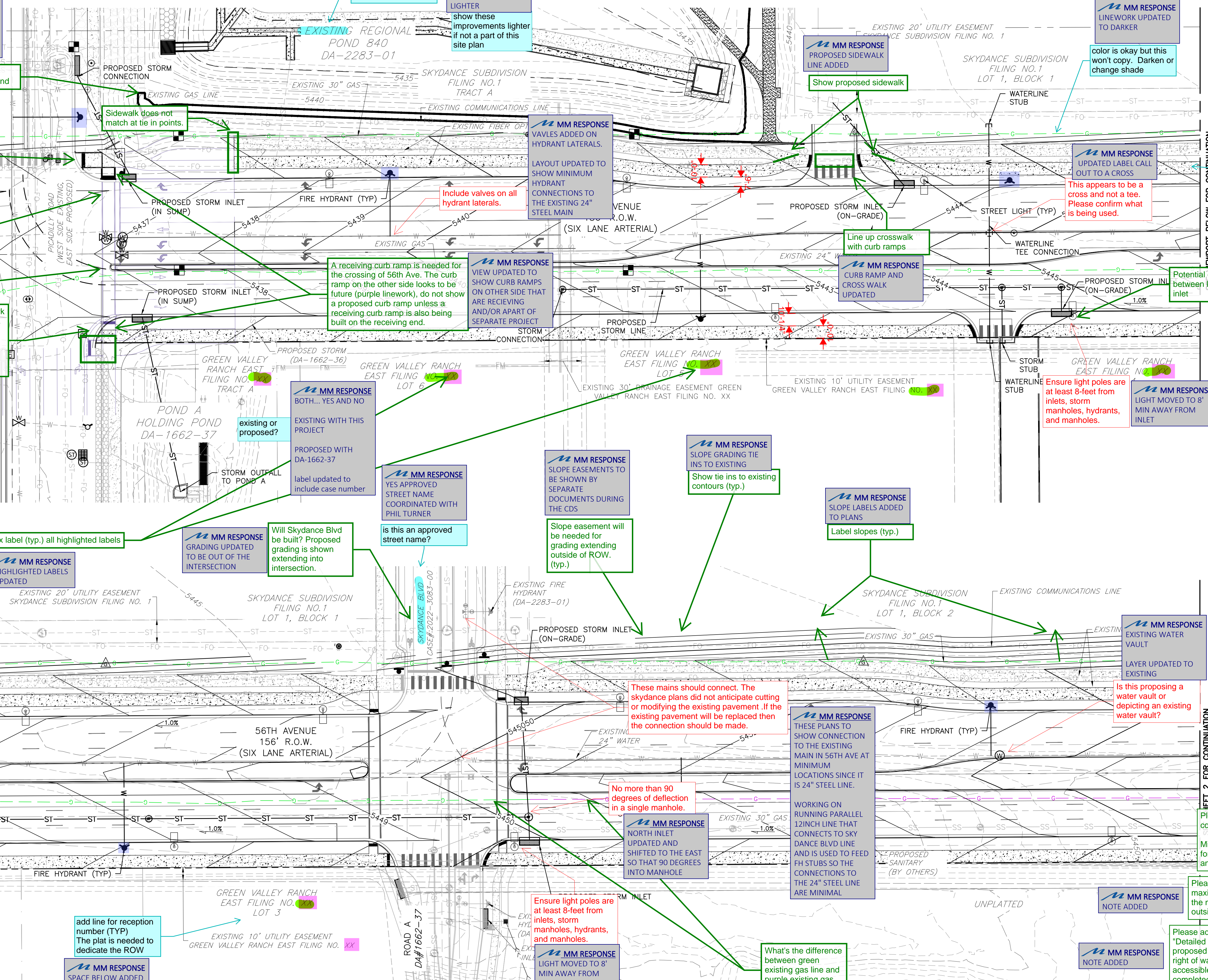
MM RESPONSE
LINEWORK THAT IS
PART OF SEPARATE
SITE PLANS MADE
LIGHTER
show these
improvements lighter
if not a part of this
site plan

Add recording numbers for
subdivisions (Typical).

MM RESPONSE
KNOWN RECORDING
LABELS ADDED AND
REMOVE LEFT FOR
RECEPTION NUMBERS
OF PLATS THAT ARE
CURRENTLY UNDER
REVIEW OR CLOSE TO
BEING RECORDED



Date	Submission / Revision
02/04/2025	1ST COA SUBMITTAL



EXISTING	PROPOSED
MM RESPONSE CONCRETE HATCH ADDED TO ALL LEGENDS	PROPERTY LINE
concrete? add to legend. TYP all symbols	RIGHT-OF-WAY LINE
	SECTION LINE
	SIGHT TRIANGLE
	EASEMENT
	CONTOURS
	CURB & GUTTER
	HANDICAP RAMPS
	GRADING ARROW
	STORM SEWER
	STORM MANHOLE
	STORM INLET
	FLARED END SECTION
	SANITARY SEWER
	SANITARY MANHOLE
	WATER LINE
	WATER VALVE
	FIRE HYDRANT
	SWALE
	LIGHT POLE
	SIGN
	EMERGENCY SPILLWAY

INFRASTRUCTURE NOTES:

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- PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

Please add the following
comments:
Minimum pavement slopes: 1%
for asphalt, 0.5% for concrete,
and 2% for landscaping.

Please add the following note: "The
maximum slope within ROW is 4:1,
the maximum slope for property
outside of the ROW is 3:1."

Please add the following note:
"Detailed layout and design for
proposed curb ramps within
right of way or along an
accessible route will be
completed with the civil plans."



**56TH AVENUE (PICADILLY ROAD TO E470)
IMPROVEMENT SITE PLAN
AURORA, COLORADO**

Design Project No. 24.1527
Drawing Title
**GRADING
AND UTILITY
PLAN**

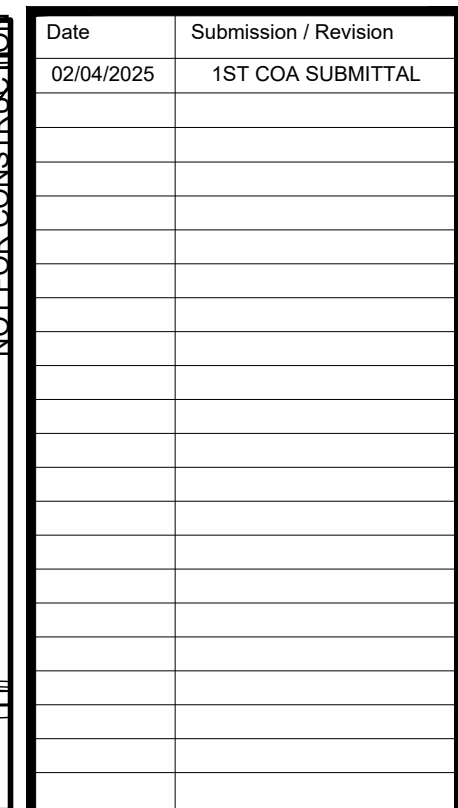
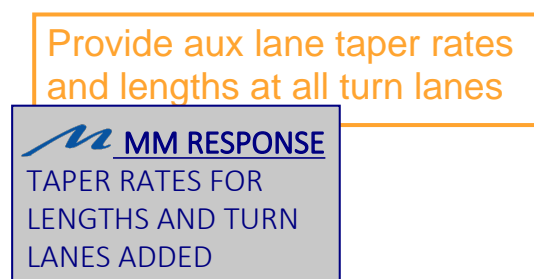
Drawing No.
7

1. INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO A FUTURE SITE PLAN.
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9

6. "THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT."






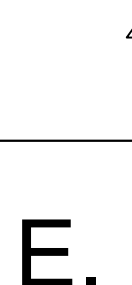





Add "PLAN" to match previous 2 sheets.



MARTIN/MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
303.431.6100
MARTINMARTIN.COM

SEE VIEWPORT BELOW FOR CONTINUATION

	R1-1 30 X 30 C		R4-7 24 X 30 D		R2-1(45) 24 X 30 E		R4-7 24 X 30 K
	R3-7R 30 X 30 F			R11-2 48 X 30 G			
	E. 54TH AVE					(SPECIAL) A	
	ROAD A BLVD					(SPECIAL) B	
	E. 56TH AVE					(SPECIAL) H	
	N. PICADILLY RD					(SPECIAL) I	
	N. TIBET RD					(SPECIAL) J	

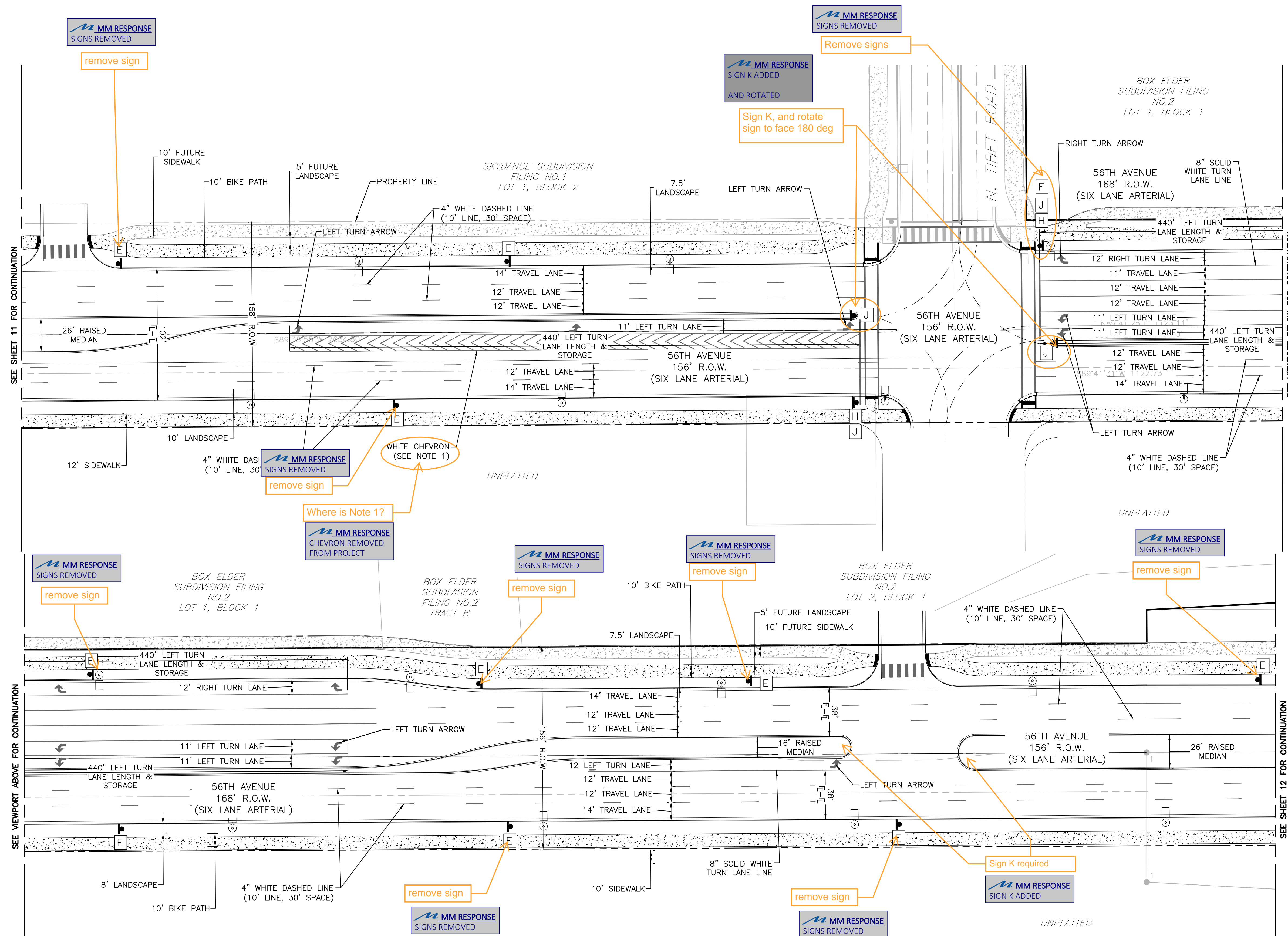
 MM RESPONSE
SIGNS UPDATED

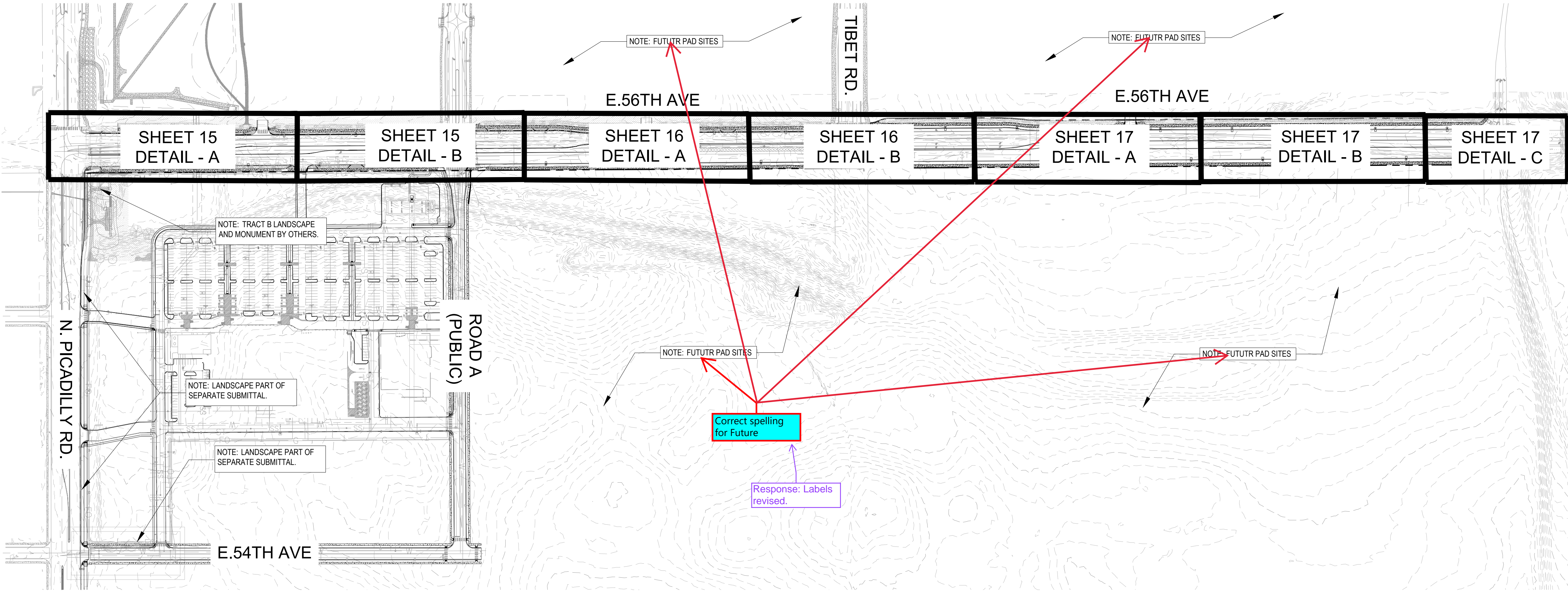
56TH AVENUE (PICADILLY ROAD TO E470) IMPROVEMENT SITE PLAN

AURORA, COLORADO

Design Project No.	24.1527
Drawing Title	SIGNAGE AND STRIPING

11





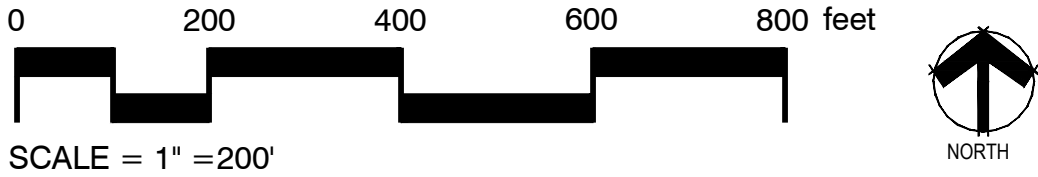
CITY OF AURORA NOTES:

1. SOIL PREPARATION FOR ALL NON-HARDSCAPE AREAS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET AND TILLED 8" DEPTH INTO SOIL. PRIOR TO INSTALLATION OF PLANT MATERIALS, ALL AREAS SHALL BE THOROUGHLY LOOSENEED.
 2. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, UPON COMPLETION OF THE ROADWAY INFRASTRUCTURE.
 3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
 4. ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATVIE, 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.
 5. LIGHTING PROPOSED WITHIN THIS PLAN ARE OVERHEAD STREET LIGHTS. PLEASE REFER TO ENGINEERING PLANS FOR FURTHER DETAIL.
 6. SURFACE MATERIAL FOR VEHICLES ARE TYPICALLY ASPHALT FOR ROADS AND SIDEWALKS ARE TYPICALLY CONCRETE. PLEASE REFER TO ENGINEERING PLANS FOR MORE DETAIL.
 7. ALL FUTURE PHASES THAT ARE DISTURBED BY CONSTRUCTION WILL BE SEEDED AND STABILIZED IN ACCORDANCE WITH REQUIREMENTS FOUND IN THE CITY OF AURORA ROADWAY SPECIFICATIONS MANUAL CHAPTER 45.00 EROSION AND SEDIMENT CONTROL ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 8. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10
- FIRE LIFE SAFETY LANDSCAPE NOTES:
9. LANDSCAPE MATERIAL PLACEMENT 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 DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
 10. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
 11. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRDACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

CITY OF AURORA MEDIAN MAINTENANCE NOTES:


1. THE METRO DISTRICT SHALL MAINTAIN THE MEDIANS FOR A 3 YEAR WARRANTY AND MAINTENANCE PERIOD FOLLOWING ISSUANCE OF THE NOTICE OF SUBSTANTIAL COMPLETION. FINAL MAINTENANCE RESPONSIBILITY WILL BE ASSUMED BY CITY OF AURORA, PARKS RECREATION & OPEN SPACE AFTER THE WARRANTY AND MAINTENANCE PERIOD AND THE ISSUANCE OF A CERTIFICATE OF FINAL ACCEPTANCE.
2. THE MEDIANS WILL BE IRRIGATED BY WATER TRUCK FOR THREE (3) YEARS FOR ESTABLISHMENT.

SHEET INDEX	
Sheet Number	Sheet Title
13	LANDSCAPE COVER SHEET
14	PLANT SCHEDULE & CALCULATIONS
15	LANDSCAPE PLAN - E. 56TH AVE - DETAIL A-B
16	LANDSCAPE PLAN - E. 56TH AVE - DETAIL A-B
17	LANDSCAPE PLAN - E. 56TH AVE - DETAIL A-B
18	LANDSCAPE WATER USE EXHIBIT & DETAILS




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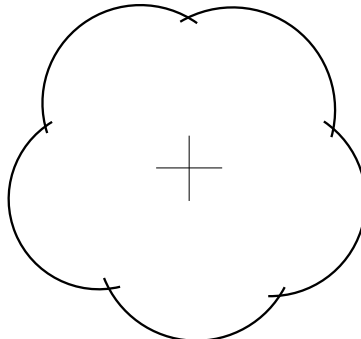
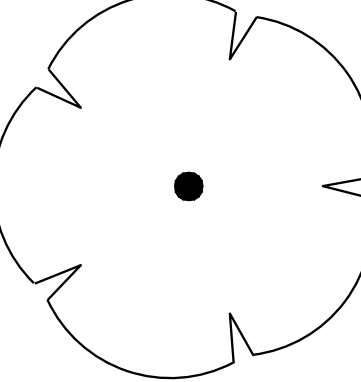
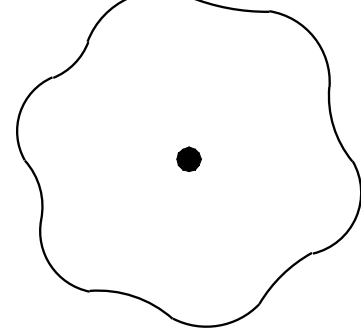
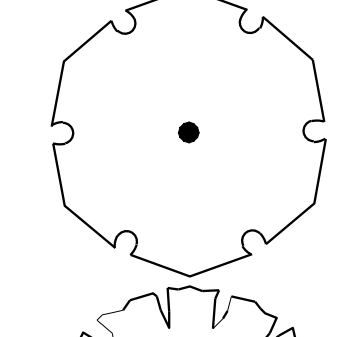
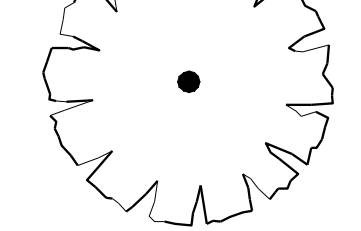
56TH AVENUE (PICADILLY ROAD TO E470)
IMPROVEMENT SITE PLAN
AURORA, COLORADO

Design / Project No.24.1527

Drawing TitleCOVER SHEET

Drawing No.13

PLANT & GROUND COVER SCHEDULE


SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.	HEIGHT/WIDTH	IRR ZONE
DECIDUOUS TREES								
	GI	17	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5" CAL	40' X 35'	LOW
	QB	27	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL	50' X 50'	LOW
	RAL	9	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	2.5" CAL	50' X 30'	MODERATE
	TC	13	TILIA CORDATA	LITTLELEAF LINDEN	B & B	2.5" CAL	40' X 30'	MODERATE
	AE	9	ULMUS X 'MORTON'	ACCOLADE ELM	B & B	2.5" CAL	50' X 30'	LOW

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH	IRR ZONE	SUN/SHADE
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DECIDUOUS SHRUBS

	BR2	25	BERBERIS THUNBERGII 'ROSE GLOW'	ROSY GLOW BARBERRY	5 GAL	5' X 4'	LOW	FULL SUN
	BR	21	BERBERIS THUNBERGII 'ROYAL BURGUNDY'	ROYAL BURGUNDY BARBERRY	5 GAL	2' X 2'	LOW-MOD	FULL SUN
	BSP	63	CARYOPTERIS X CLANDONENSIS 'BEYOND MIDNIGHT'	BEYOND MIDNIGHT BLUEBEARD	5 GAL	2.5' X 2.5'	LOW	F/P SUN
	RB	30	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	5 GAL	4' X 6'	LOW	F/P SUN
	SGB	45	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	5 GAL	4' X 4'	LOW	FULL SUN
	RSA	45	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	5' X 4'	LOW-MOD	FULL SUN
	PL2	18	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	5 GAL	2' X 3'	LOW	FULL SUN
	PL	44	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	DWARF NINEBARK	5 GAL	3' X 4'	LOW-MOD	F/P SUN
	RA	63	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	5 GAL	1.5' X 6'	LOW	FULL SUN
	FMR	134	ROSA MEIDILAND SERIES 'FIRE'	RED MEIDILAND ROSE	5 GAL	2' X 4'	LOW	FULL SUN

EVERGREEN SHRUBS


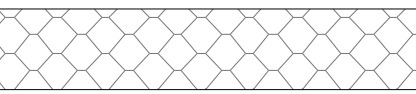
	SCJ	66	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	5 GAL	2' X 6'	LOW	FULL SUN
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GRASSES

	BB	78	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	5 GAL	2' X 3'	LOW	F/P SUN
	BOG	89	FESTUCA GLAUCA 'CASCALL'	BEYOND BLUE OAT GRASS	5 GAL	1' X 1.5'	LOW	FULL SUN
	DMG2	90	MISCANTHUS SINENSIS 'YAKU JIMA'	DWARF MAIDEN GRASS	5 GAL	4' X 4'	MODERATE	FULL SUN

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
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MULCH

	RM	22,466 SF	ROCK MULCH 4" DEPTH, 1.5" DRENNAN GRANITE OR SIMILAR	ROCK MULCH	MULCH
	WM	5,992 SF	WOOD MULCH SHREDDED CEDAR	WOOD MULCH	MULCH

RIGHT-OF-WAY STREET TREE REQUIREMENTS					
STREET NAME	STREET SIDE	*CURBSIDE LENGTH (LF)	NO. OF ROAD SIGNS (REQUIRES 50' TREE CLEAR ZONE)	TOTAL TREES REQUIRED (1/40 LF.)	TREES PROVIDED
56TH AVE	SOUTH	1188	4	24	25
	NORTH	2265	7	48	50
NOTES:					
*RIGHT OF WAY LENGTH IS CALCULATED WITH LENGTH OF CURB CUTS/INTERSECTIONS REMOVED.					

CURBSIDE TREE LAWN PLANTING REQUIREMENTS											
STREET	TREE LAWN SIDE OF STREET	TREE LAWN LENGTH (LF)	X	TREE LAWN WIDTH (LF)	=	AREA OF CURBSIDE LANDSCAPE (SF.)	PROVIDED SHRUBS (5 GAL)	+	PROVIDED ORNAMENTAL GRASS (5-GAL)	=	% GRASSES (NOT TO EXCEED 40%)
56TH AVE	SOUTH	1,188'		10.0'		11,880 SF.	211		88		29.4%
	NORTH	2,265'		7.5'		14,722 SF.	344		168		33%

SEED SCHEDULE


SHORT GRASS PRAIRIE MIX
FOR DRY, UPLAND, SAND LOAM TO CLAY LOAM SOILS, BEST WITH 1-3%+ ORGANIC MATTER. GRASSES ARE SHORT STATURE. SEEDING RATE IS 30 PLS LBS/AC. CROSS DRILL OR BROADCAST SEE AND HARROW. MULCH. FOLLOW SEED SPECIFICATIONS. PLANT HEIGHTS ARE MOSTLY <10 INCHES. WHILE NOT RECOMMENDED, OMITTING WILDFLOWERS, WESTERN WHEAT AND SAND DROPSEED, WILL ASSURE SHORTEST VEGETATION.

RATE	SPECIES	COMMON NAME
12 PLS LBS/AC.	BUCHLOE DACTYLOIDES*	BUFFALO GRASS*
8 PLS LBS/AC.	BOUTELOUA GRACILIS*	BLUE GRAMA*
3 PLS LBS/AC.	KOELERIS CRISTATA	JUNE GRASS
6 PLS LBS/AC.	PASCOPYRUM SMITHII	WESTERN WHEATGRASS
1 PLS LBS/AC.	SPOROBOLUS CRYPTANDRUS*	SAND DROPSEED*


*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST A 30 LBS/ACRE RATE FOR MIX.

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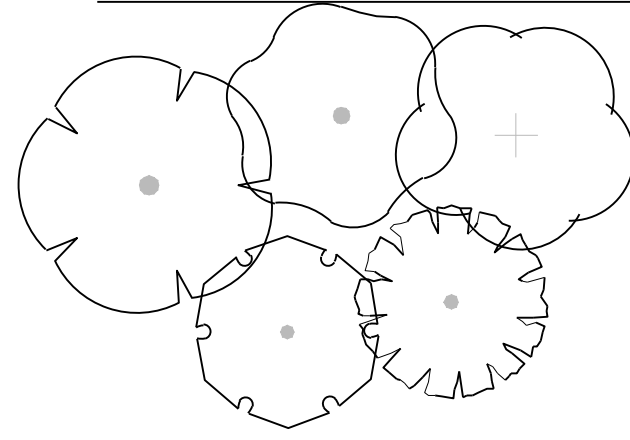
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IMPROVEMENT SITE PLAN
AURORA, COLORADO

Design Project No.24.1527

Drawing Title
PLANT SCHEDULE & CALCULATIONS

Drawing No.
14

LEGEND



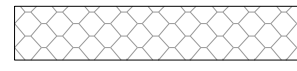
TREE SYMBOL



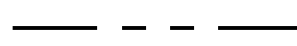
NATIVE SEED MIX



ROCK MULCH



WOOD MULCH

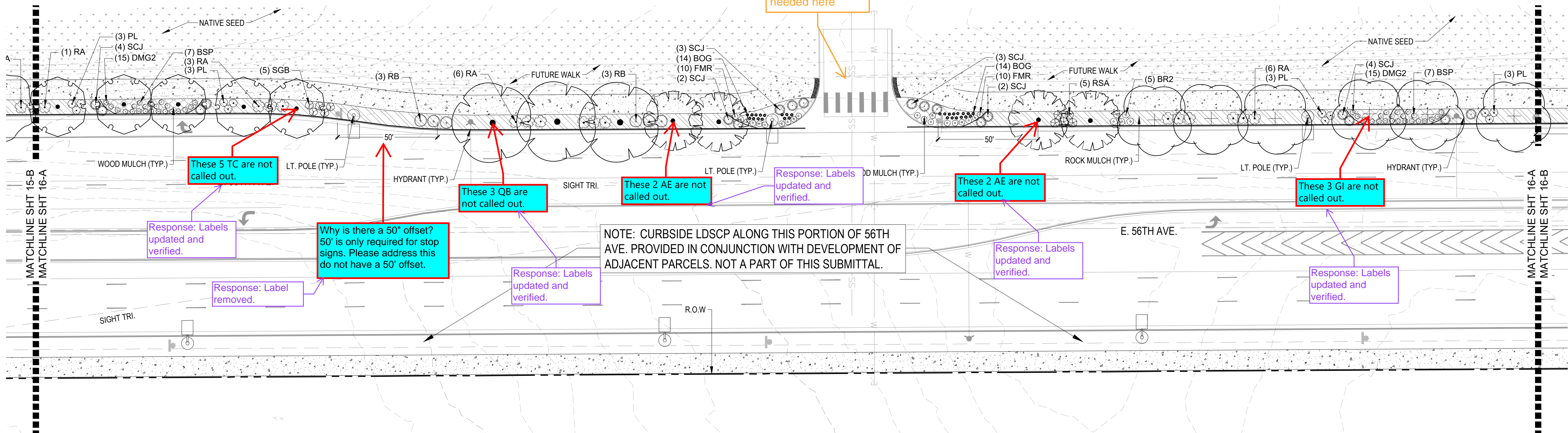
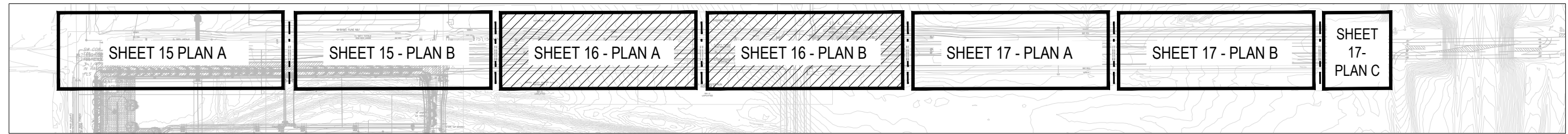


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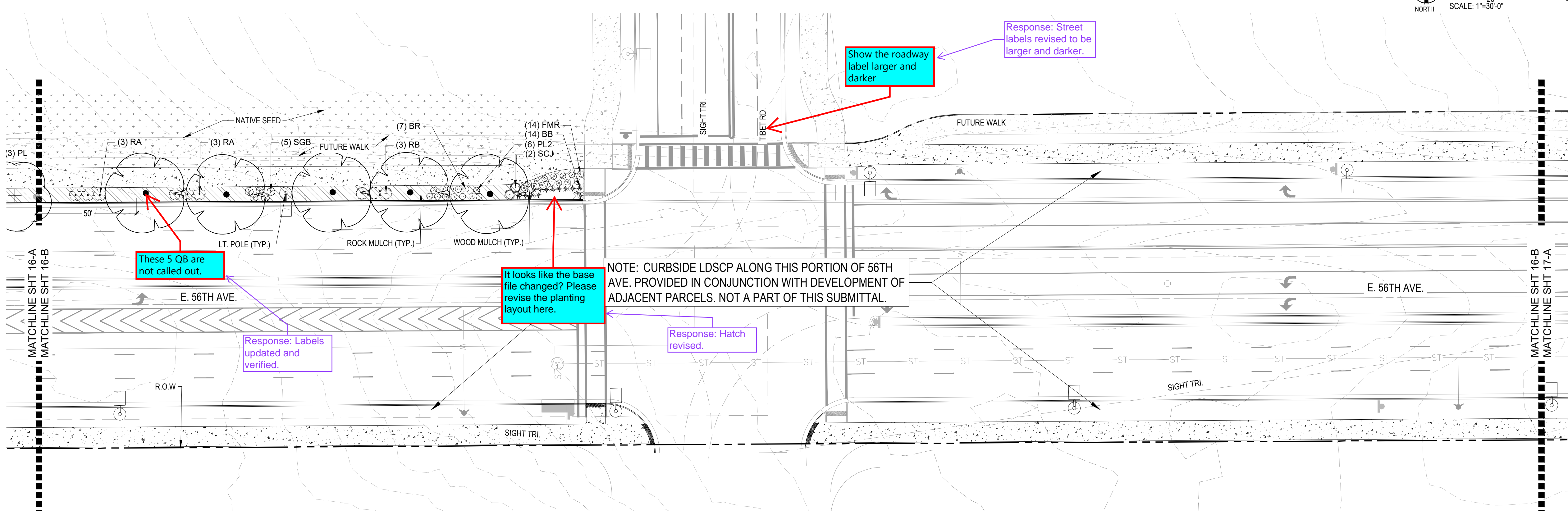


SHRUBS SYMBOL

KEYMAP



A 56th AVENUE



B 56th AVENUE

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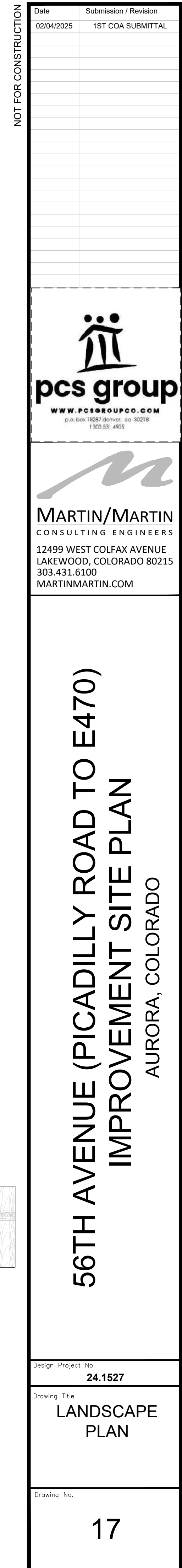
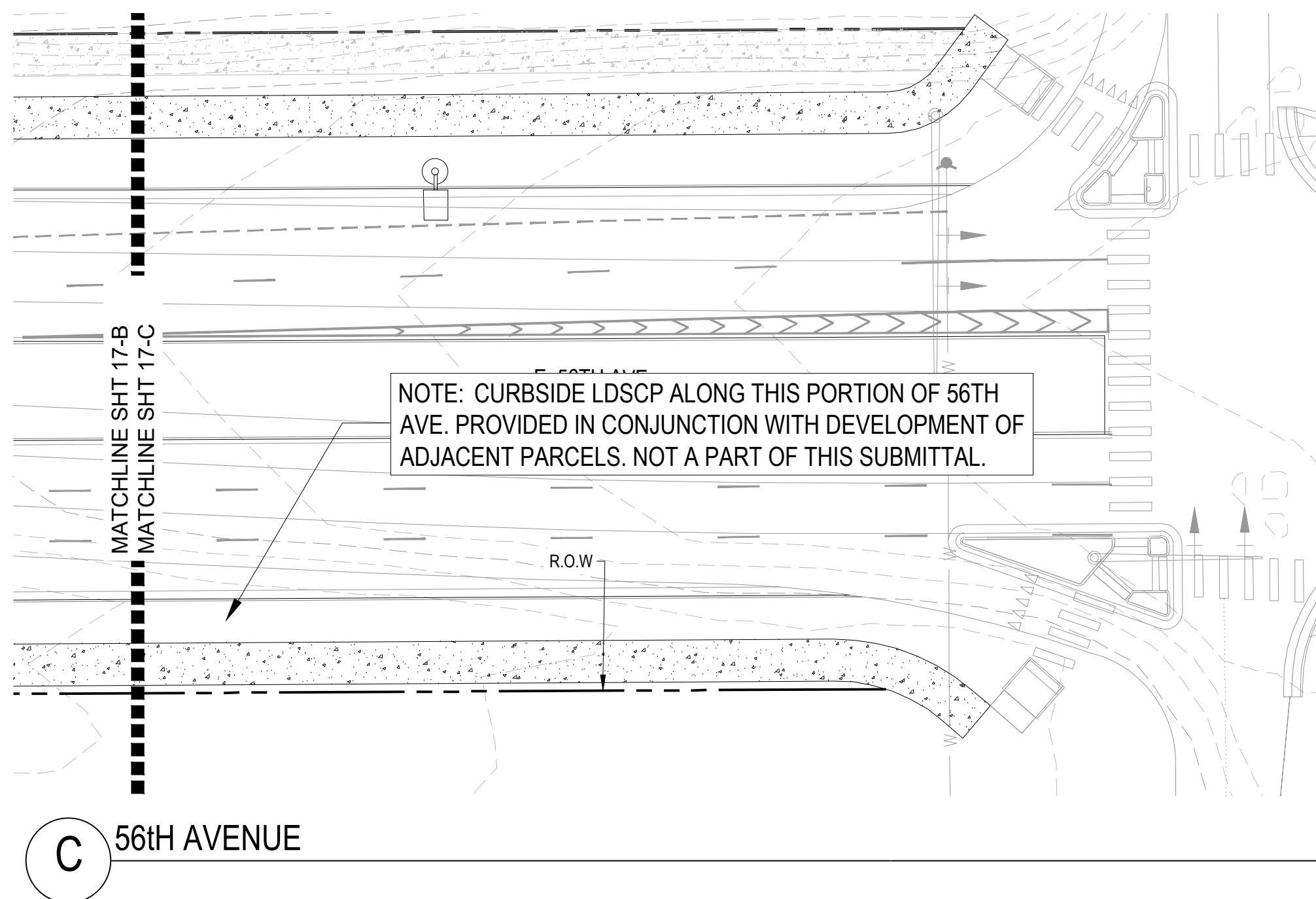
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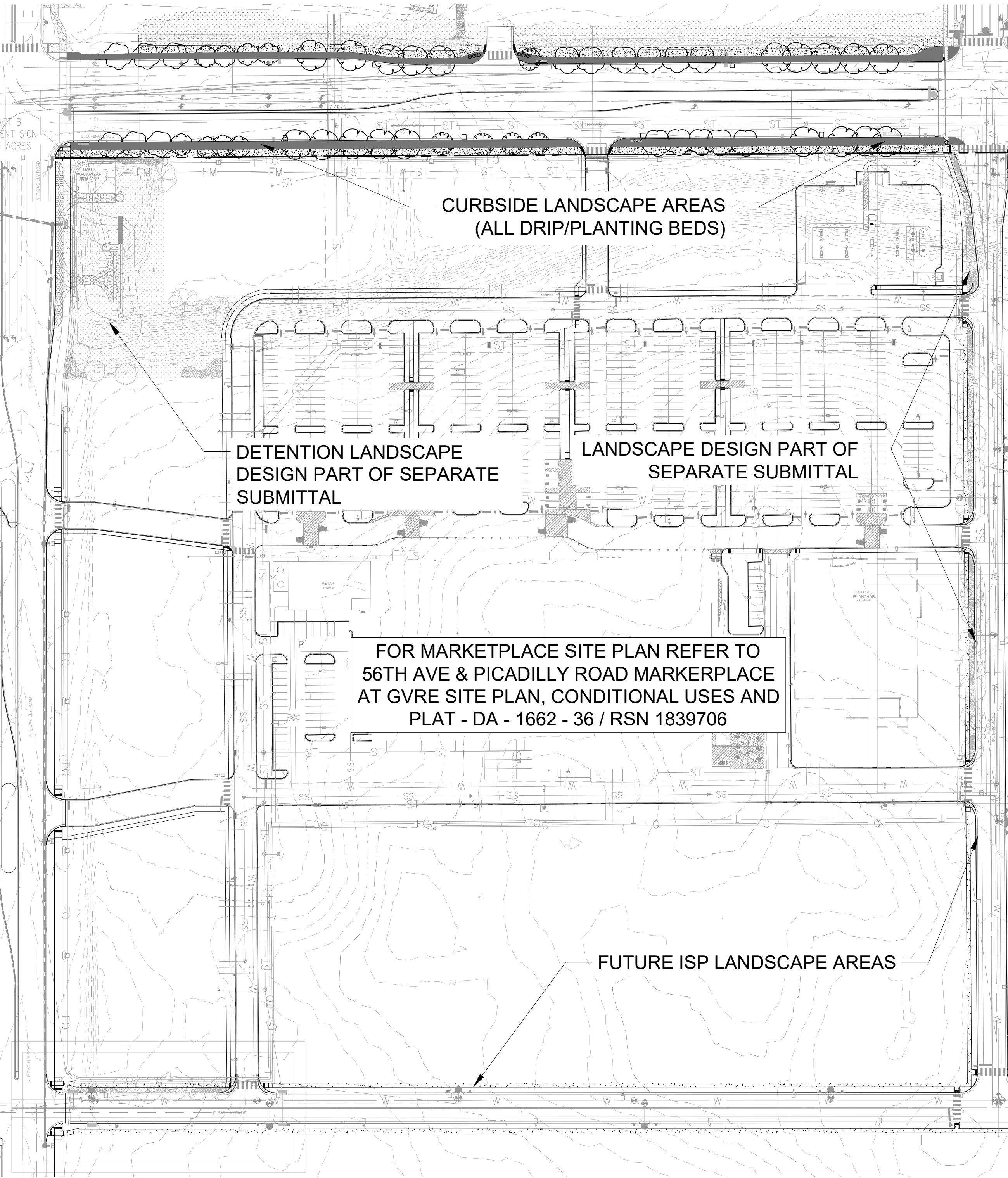
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IMPROVEMENT SITE PLAN
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Drawing Title	LANDSCAPE PLAN
Drawing No.	16





LEGEND

LOW-WATER USE PLANTINGS
DRIP IRRIGATION = 29,309 SF.
(CURBSIDE PLANTING BEDS)

