

January 7, 2025

Rachid Rabbaa
City of Aurora
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, CO 80012

RE: Response to Comments

Rocky Mountain Railpark Roadways – Infrastructure Site Plan – Fifth Review

Application Number: DA-2329-00

Case Numbers: 2022-6045-00

Dear Rachid:

Below are the city comments followed by the responses.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

Comment

1A. No comments were received from outside registered neighborhood organizations or agencies.

Response: Acknowledged.

2. Planning

Comment

2A. No comments.

Response: Acknowledged

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering

Comment

3A. No comments.

Response: Acknowledged

4. Traffic Engineering

Comment

4A. This intersection should align better. Eastbound and westbound are offset and this will cause issues in the future

Response: 48th Avenue ROW east of Peterson Road does not currently exist. The adjacent developer to the east will be responsible for removing the 48th Avenue offset at the time of their development.

Paving of 48th Avenue east of the Peterson Rd. centerline and North of the 48th Ave. centerline will be limited to the extents of the existing right-of-way.

Comment

4B. This is an interim condition. Will need a right turn lane based on TIS. Please provide ultimate condition also.

Response: The plan set has been updated to include full design and interim plans. The full design includes a dedicated right turn lane from Peterson Rd. onto Colfax Ave. The interim plan includes no improvements in the UPRR ROW.

TIS

4D-4U.

Response: Response to TIS comments 4D-4U were provided and uploaded to the Development portal on 12/19/2024

5. Aurora Water

Comment

5A. I am not seeing the license agreement as in process for the private lines. The ISP cannot be approved without this agreement being ready for signature.

Response: The license agreement reception number is 2023000007917 and has been uploaded to portal for reference.

6. Easements

Comment

6A. No comments.

Response: Acknowledged.

Thank you for the comments received. We look forward to working with CDOT on the next phase of the project (Access and Utility Permit) once the ISP has gone through Administrative Approvals with the City of Aurora.

Sincerely,

Jeff Killion, P.E.
Vice President
Matrix Design Group, Inc.

cc: 21.1280.001

MASTER LICENSE AGREEMENT

M.L.A. 22-174

THIS AGREEMENT is made this 9th day of February 2023, by and between the CITY OF AURORA, COLORADO, a home-rule municipal corporation, hereinafter referred to as "City," and Rocky Mountain Rail Park Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado, hereinafter referred to as "Licensee".

WITNESSETH:

WHEREAS, City desires to grant to Licensee a license, without warranting title or interest, allowing Licensee to access and use streets, public easements, and other public places within a portion of **Petterson Road right-of-way in the East half of Section 26, Township 3 South, Range 64 West, of the 6th Principal Meridian, City of Aurora, County of Adams, State of Colorado** for the installation, maintenance, repair and replacement of all privately owned and maintained improvements, **as depicted in the attached Exhibit A Illustrations, hereinafter referred to as "Licensed Encroachment(s)";** and

WHEREAS, the City is authorized, through its' Department of Public Works, to enter into license agreements after a determination is made that any encroaching installations will not interfere with the City's use or interests; and

WHEREAS, the parties identified herein have agreed, for their mutual convenience, and consideration, to enter into this Agreement covering certain installations and subject to later modifications with respect to subsequent installation, upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the covenants contained herein, and for other good and valuable consideration, the City and Licensee hereby agree as follows:

CITY APPROVAL OR REJECTION

Upon receipt of the drawings as provided by Licensee for this Agreement, the City shall either (a) grant the application of Licensee by the execution of the Agreement and returning the same to Licensee; or (b) return the Agreement to Licensee with required modifications which would make the Agreement acceptable to the City; or (c) notify Licensee of its rejection of the application.

TERMS OF LICENSE

At such time as the City has executed an Agreement and returned the same to Licensee, Licensee shall be granted a license for the construction of the facilities described in the Agreement and the drawing attached thereto. Said license shall be granted in accordance with and subject to the terms and conditions hereinafter set forth.

The term "Licensee" shall include employees, agents and contractors of Licensee and its affiliates.

The term "City Property" as used herein refers to real property and includes easements, rights-of-way and other City interests in land and may sometimes be referred to herein as "City Property."

The City, by these presents, without warranting title or granting any real property interest and subject to the covenants hereinafter set forth, does hereby authorize Licensee, its authorized successors and assigns to: construct, maintain, repair and replace privately owned and maintained improvements, including but not limited to: the **Licensed Encroachment within the Property.**

ADDENDUM TO AGREEMENT

Upon completion of this Agreement, and at such times as Licensee from time to time desires to construct in public property in the City, Licensee shall submit to City a drawing acceptable to the City setting forth a description of the facilities to be installed, including the manner of construction, the height or depth, size, and nature of facilities to be installed, at which time the City will enter into a proposed addendum form provided by the City.

CONSTRUCTION REGULATIONS

Any construction or maintenance operations initiated under this Agreement shall comply with and conform to the standards formulated by the City, including, but not by way of limitation, Rules and Regulations promulgated by the Directors of Aurora Water, Public Works, and Parks, Recreation and Open Space, all ordinances of the City, and any and all applicable state statutes and federal law.

PLAN REVIEW

Licensee, at least fifteen (15) days prior to the proposed date for commencement of the work hereby authorized, shall submit to the City for its approval a duplicate set of final detailed plans of the installation Licensee proposes to construct, utilize, modify, repair, replace or maintain hereunder. No construction will be permitted on the Property until the City has approved the plans therefor.

NOTICE OF CONSTRUCTION

Licensee shall notify the City's Directors of Public Works, Aurora Water, and Parks, Recreation and Open Space at least three (3) days prior to commencement of the construction of, modifications or repairs to the Licensed Encroachment, so that the City may make such inspections as it deems necessary. Such notice shall make reference to this Agreement number. In the event of emergency repairs required for safety or restoration of service to utility customers, Licensee shall not be required to furnish notice prior to commencing said repairs but shall notify the City of the nature and extent of any such emergency work.

RESERVATION OF RIGHTS IN PROPERTY

The City reserves the right to make full use of the Property involved as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any of its facilities located within the Property at any time and in such a manner as it deems necessary or convenient. In the event the Licensed Encroachment should interfere with the City's use or operation of its Property at any time hereafter, Licensee shall, upon request by the City and at Licensee's sole expense, immediately relocate, rearrange or remove its Licensed Encroachment so as not to interfere with any such City use.

COMPLETION AND CLEANUP

Licensee shall complete its installation, clear the area of all construction debris and restore the area to its pre-existing condition as nearly as may be possible within 30 days from the date of completion of construction. In the event clearing and restoration of the area is not completed within the time specified, the City may complete the work at the sole expense of Licensee.

RESTORATION OF ROADS, FENCES AND FACILITIES

All City roads, fencing and other facilities which are disturbed by the construction of the Licensed Encroachment shall, within the time prescribed in paragraph headed COMPLETION AND CLEANUP hereof, be restored to a condition satisfactory to the City. City roads and fencing disturbed by the reconstruction, maintenance, modification, operation, repair or replacement of the Licensed Encroachment shall immediately be restored by Licensee to a condition satisfactory to the City. Restoration of roads shall include, but is not limited to, resurfacing when deemed necessary by the City. If restoration is not accomplished by Licensee within the time specified then the City, at its election, may perform such restoration at Licensee's expense. Licensee shall conduct all construction, modification, operation, repair, replacement and maintenance of the Licensed Encroachment in such a manner that the City at all times shall have full and complete access to its Property.

MARKERS

Licensee shall, if required by the City, place and maintain permanent, visible markers of a type and at locations designated by the City to define the centerline of the Licensed Encroachment. If the placing of the centerline markers is not completed within the time specified, the City may complete the work at the sole expense of Licensee.

TREE TRIMMING

Licensee shall not trim or cut down any trees, shrubs or brush on the City's Property without permission of the City. When required by the City, Licensee, at its expense, shall trim or cut down trees, shrubs or brush and remove and dispose of the cutting debris to the satisfaction of the City.

SERVICE LINE INSTALLATION

All service lines within the City's Property from the facility herein licensed shall be installed in a manner satisfactory to the City.

BACKFILLING

All trenches and excavations within City Property shall be backfilled in the following manner: All material in embankments shall be compacted to the specified relative compaction. The moisture content of the soil at the time of compaction shall be as specified.

Within the areas indicated on the plans and to the designated depth below sub-grade, for the full width of roadway in all cut sections, earth shall be thoroughly scarified and the moisture content increased or reduced, as necessary, to bring the moisture to the content specified. This scarified layer shall then be compacted to the relative compaction specified. The remainder of the area up to subgrade elevation shall be constructed of suitable material placed at the moisture content specified and compacted to the percent relative compaction specified. Maximum dry density of all soil types encountered or to be used will be determined in accordance with AASHTO T99 or AASHTO T180. The minimum percent of relative compaction and moisture content shall be 95% of AASHTO T99 for soil classification (AASHTO M 145) A-6 & A-7 and 95% of AASHTO T180 for soil classification (AASHTO M 145) A-1 through A-5. Tamping equipment shall be subject to the approval of the City.

GATE INSTALLATIONS

Gate installations shall be installed according to City specifications attached hereto, at the expense of Licensee. Licensee, his or her successors and assigns shall be responsible for installation, maintenance and replacement of the Access Control Gate or barrier system to ensure emergency vehicle access to within the site. If the above conditions are not met, the Licensee, his successors and assigns, shall be required by the Aurora Fire Department Order Notice that all affected gates be chained and locked in the open position until repaired or replaced, and retested to all City standards at the time of the violation. If the gating system is not maintained to the satisfaction of the Aurora Fire Department, License for the Emergency Vehicle Gate Opening System will be revoked and the gating system must be removed. The gating system will include an Emergency Vehicle Gate Opening System utilizing a redundancy back-up system that consists of; A) siren operated system; B) automatic knox key switch; C) an electrical or battery back-up system that opens the gate on the loss of the primary electrical power; AND/OR D) manual override (in the event of system failure).

WATER DISCHARGE

Licensee shall not and will not be permitted to discharge water into or upon any City property or facility but shall provide for carriage of any water over or across City property or facility in a manner satisfactory to the City and at no expense to the City.

INTERFERENCE WITH CITY FACILITIES

At no time shall Licensee interfere with City facilities, Licensee shall assume all risks incident to Licensee's presence on City facilities.

CARE AND REPAIR OF CITY FACILITIES

Licensee will use all reasonable means to prevent any loss or damage to the City or to others resulting from the construction, modification, replacement, repair, operation and maintenance of the Licensed Encroachment. Any repair or replacement of any of the City's installation on its property made necessary in the opinion of the City, because of the construction, modification, operation, maintenance, repair or replacement of the Licensed Encroachment, shall be made only by the City and at the sole expense of Licensee.

INSURANCE AND INDEMNITIES

Prior to commencement of activities under this Agreement, Licensee shall maintain the following insurance coverages and provide a certificate of insurance evidencing the following coverages:

(a) Commercial General Liability Insurance. During the term of this Agreement, Licensee shall provide commercial general liability coverage against claims arising out of bodily injury, death, damage to or destruction of the property of others, including loss of use thereof, and including products and completed operations included in an amount not less than One Million Dollars (\$1,000,000.00) per occurrence and Two Million Dollars (\$2,000,000.00) general aggregate. The policy shall name the City of Aurora as additional insured by endorsement.

Licensee's general contractor shall maintain the following insurance coverages and, at the time of permitting, provide a certificate of insurance evidencing the following coverages:

(a) Commercial General Liability Insurance. During the term of this Agreement, Licensee's general contractor shall provide general liability coverage against claims arising out of bodily injury, death, damage to or destruction of the property of others, including loss of use thereof, and including products and completed operations with XCU (underground, collapse & explosion) included in an amount not less than One Million Dollars (\$1,000,000.00) per occurrence and Two Million Dollars (\$2,000,000.00) general Aggregate. The policy shall name the City of Aurora as additional insured by endorsement.

(b) Excess or Umbrella Liability. Licensee's general contractor shall maintain an Excess or Umbrella Liability policy on an occurrence basis in excess of the underlying insurance described in (a), which has coverages as broad as the underlying policy, with a limit of Two Million Dollars (\$2,000,000.00) per occurrence.

(c) Workers' Compensation and Employers' Liability Insurance. Licensee and/or its general Contractor shall provide proof of workers' compensation coverage with limits as required by the laws of the State of Colorado. Additionally, Licensee and/or its general contractor shall provide proof of Employers' Liability Insurance with limits as follows:

- \$1,000,000 bodily injury each accident
- \$1,000,000 bodily injury each disease
- \$1,000,000 bodily injury disease aggregate

(d) City as Additional Insured. All insurance policies required by this Agreement for Licensee and its general contractor, except workers' compensation, shall name the City, its officers and employees as an additional insureds by endorsement and shall contain a waiver of subrogation by endorsement.

(e) Limits of Insurance. The total limits of general and excess liability insurance set forth above may be provided to the City using a combination of primary and excess liability insurance.

(f) Certificates of Insurance. Prior to the execution of this Agreement, Licensee has provided, to the City's satisfaction, certificates of insurance to the City demonstrating that at the minimum coverages required herein are in effect. All certificates of insurance must be kept in force throughout the duration of this Agreement. If any of Licensee's or its general contractor's coverage is renewed at any time prior to the expiration of this Agreement, Licensee shall be responsible for obtaining updated insurance certificates from its insurance carrier and forwarding the replacement certificates to the City within ten (10) days of the City's written request therefor or expiration date of any previously delivered certificate.

Contractor shall provide a certificate of insurance to the City at the time of obtaining a permit to conduct the work with the same requirements as described paragraph (f).

The minimum A.M. Best rating of each primary insurer shall be A-VIII and the minimum A.M. Best rating of each excess insurer shall be A-VII. The Licensee shall provide copies of insurance policies to the City Risk Manager upon request.

Any of the minimum limits of insurance set out herein may be raised or lowered at the sole discretion of the Risk Manager for the City in response to the particular circumstances giving rise to this Agreement. Licensee's and its general contractor's insurance policies will be primary and non-contributory with respect to any and all self-insurance or insurance policies purchased by the City.

INDEMNIFICATION

Licensee shall indemnify and save harmless the City, its officers, employees and agents, against any and all claims, damages, actions or causes of action and expense to which it, or they, may be subjected by reason of the Licensed Encroachment being located within and across the property of the City or by reason of any work done or omission or negligence made by Licensee, its agents or

employees in connection with the construction, operation, modification, replacement, maintenance, repair or removal of the Licensed Encroachment. If the construction of all or any part of the Licensed Encroachment is to be performed by an independent contractor under contract with Licensee, then Licensee shall so notify the City and shall incorporate the stipulations and conditions of this Agreement into the contract specifications and, if required by the City, cause said independent contractor to obtain prior to commencement of the work, an insurance policy or policies in amounts and with companies satisfactory to the City, which will protect the City from any loss or damage resulting from the work performed by the contractor.

Nothing in this section shall be interpreted as a waiver by any governmental entity entitled to claim the rights, immunities, and protections provided by the Colorado Governmental Immunity Act, Sections 24-10-101 et seq., C.R.S., ("CGIA") as amended from time to time.

EXPENSES TO BE BORNE BY LICENSEE

All work authorized by this Agreement shall be performed by Licensee at no expense to the City and, except as otherwise set forth herein, Licensee shall own and maintain its installation thereafter.

NO WARRANTY OF TITLE

The rights and privileges granted in this Agreement are subject to prior written agreements, and conveyances, recorded or unrecorded, and it shall be Licensee's sole responsibility to determine the existence of any rights, uses or installations conflicting with Licensee's use of the City's property hereunder and to resolve any conflict.

REVOCATION AND REMOVAL

If Licensee does not use the right herein granted on its installation for a period of one (1) year, or if Licensee shall at any time fail or refuse to comply with or carry out any of the conditions of this Agreement, the City may, at its election, revoke this Agreement forthwith by written notice to the Licensee in person or by mail at Licensee's last-known address. Upon termination of the Agreement, Licensee shall have ten (10) days to remove its installation from the City's property. In the event Licensee does not remove said installation within the time allowed, the City may remove said installation at Licensee's expense and without liability to Licensee by such removal.

The City may, at any time, by giving Licensee thirty (30) days' written notice, terminate this Agreement.

If the City at any time during the period of this Agreement deems it necessary to excavate in the area of the crossing for which this Agreement is granted, for construction, modification, replacement, repair, operation of, or maintenance of any of its utility lines, mains or facilities, which work requires the moving of Licensee's utility lines, mains or facilities, such costs of movement of Licensee's utility lines, mains or facilities shall be borne by Licensee.

ABANDONMENT

Upon abandonment of any right or privilege herein granted, the right of Licensee to that extent shall terminate, but its obligation to indemnify and save harmless the City, its officers, employees and agents, shall not terminate in any event.

ASSIGNMENTS

The rights granted Licensee hereunder shall not be assigned without the prior written consent of the City.

FEES

The base license fee for this Agreement includes two (2) hours of processing, review, or inspection by the City; and if the City requires further inspection, Licensee shall pay at the rate set forth in the City's annual service fee schedule for any specific year. Work on holidays and weekends may be charge a 4-hour minimum.

SPECIAL CONDITIONS

This Agreement is subject to the foregoing conditions and to the following special conditions: **Changes to this Agreement may only be made through an approved addendum form provided by the City. Only Licensee may request a change to this Agreement. In case of a change of ownership by Licensee, a Consent to Assignment to this agreement must be obtained through the City.**

PARAGRAPH HEADINGS

The headings of the several paragraphs of this Agreement are inserted solely for convenience of reference and are not a part of and are not intended to govern, limit or aid in the construction of any term or provision hereof.

NOTICE

Wherever herein notice is required to be given to any party hereto, such notice shall be given by U. S. Postal Service first class delivery, or by personal hand delivery addressed as follows:

To the City:

City of Aurora
Real Property Services Division
15151 East Alameda Parkway
Aurora, CO 80012

To Licensee:

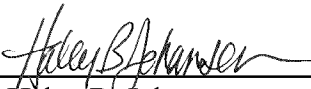
Rocky Mountain Rail Park Metro District
C/O Spencer Fane LLP
1700 Lincoln St #2000
Denver, CO 80203

RECORDATION

Following execution of this Agreement by the parties hereto, the City shall cause this Agreement to be recorded with the County Clerk and Recorder's Office in Adams County, Colorado.

IN WITNESS WHEREOF, this instrument has been executed as of the day and year first above written.

APPROVED:
CITY OF AURORA, COLORADO,
a home rule municipal corporation

By: 
Haley B. Johansen
City Engineer

Reviewed by:

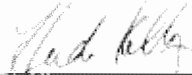

Darren Akrie
Real Property Services

AUTHORIZATION AND ACCEPTANCE:

The undersigned officer of Rocky Mountain Rail Park Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado authorized to do business in the State of Colorado, has read the foregoing Agreement and agrees for and on behalf of said Licensee that it will accept and will abide by all the terms and conditions thereof.

LICENSEE:

Rocky Mountain Rail Park Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado



Heidi Webb Kelly
President

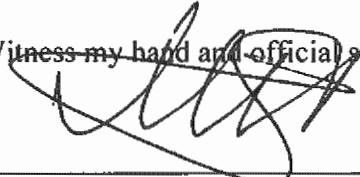
STATE OF COLORADO)
County of Arapahoe) ss.

The above and foregoing instrument was subscribed and sworn to before me this 9th
day of February, 2023, by Heidi Webb Kelly as President for Rocky Mountain Rail
Park Metropolitan District, a quasi-municipal corporation and political subdivision of the State of
Colorado.

My Commission expires:

12-18-26

~~Witness my hand and official seal.~~



Notary Public

SEAL

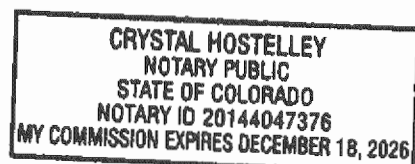
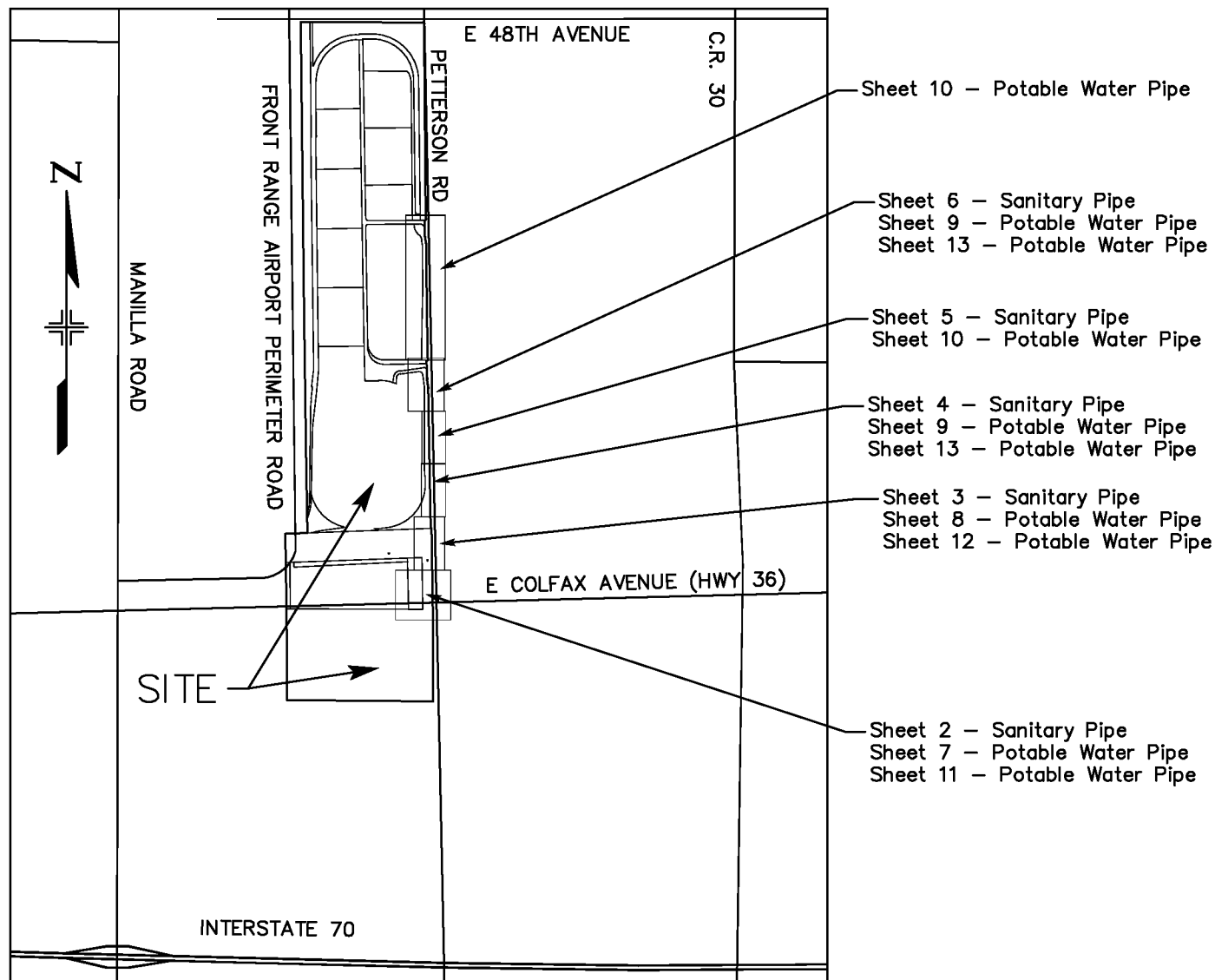


EXHIBIT A ILLUSTRATION

SHEET 1 OF 13
DA-2329-00



Vicinity Map
NOT TO SCALE

OWNER:
ROCKY MOUNTAIN RAIL PARK METRO DISTRICT
6200 S. SYRACUSE WAY, SUITE 450
GREENWOOD VILLAGE, CO 80111

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 26, T3S, R64W, 6TH P.M., BEING N89°44'01"W.
This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

PETERSON ROAD

A PARCEL OF LAND SITUATED IN THE E 1/2 OF SECTION 26,
T3S, R64W OF THE 6th P.M.,
COUNTY OF ADAMS, STATE OF COLORADO.

DRAWN BY:
MV

SCALE:
NONE

R.O.W. FILE NUMBER

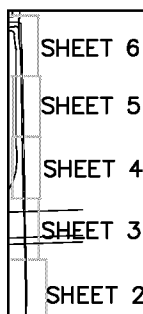
CHECKED BY:
JZG/JJK

DATE:
01-19-2023

JOB NUMBER:
22-79,053

EXHIBIT A ILLUSTRATION

SHEET 2 OF 13
DA-2329-00



Legend

- /// EDGE OF ASPHALT
- ST— EXISTING STORM SEWER LINE
- SS— PROPOSED SANITARY LINE
- G— GAS LINE
- +++++ RAILROAD TRACKS
- ⊙ PROPOSED SANITARY SEWER MANHOLE

MATCHLINE A-A (SEE SHEET 3)

N01°15'31"W
448.55'

PETTERSON ROAD
(60' R.O.W.)

8" SANITARY
SEWER PIPE

UNPLATTED LAND
RECEPTION NO.
2014000062014
(09/05/2014)

N00°51'23"W 355.54'

POINT OF COMMENCEMENT
SOUTHEAST CORNER SECTION 26
FOUND #6 REBAR WITH 3 1/4"
ALUMINUM CAP IN RANGE BOX,
"T3S R64W S26 S25 S35 S36
1994 RLS 10372"
PER MONUMENT RECORD
DATED FEBRUARY 14, 1994

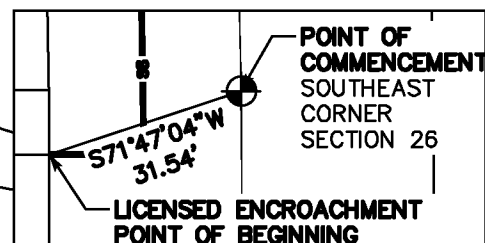
SOUTH QUARTER CORNER SECTION 26
FOUND #6 REBAR WITH 3" BRASS
CAP, "CITY OF AURORA LS 23527
T3S 1/4 26 35 R64W 1993"
PER MONUMENT RECORD
DATED DECEMBER 5, 1993

N89°44'01"W 2666.51'
BASIS OF BEARINGS

N90°00'00"E
14.78'

**LICENSED
ENCROACHMENT
POINT OF BEGINNING**

TRACT K
RECEPTION NO.
2021000002091
(01/07/2021)



OWNER:
ROCKY MOUNTAIN RAIL PARK METRO DISTRICT
6200 S. SYRACUSE WAY, SUITE 450
GREENWOOD VILLAGE, CO 80111

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CITY OF AURORA, COLORADO

SANITARY LINE ENCROACHMENT
PETTERSON ROAD

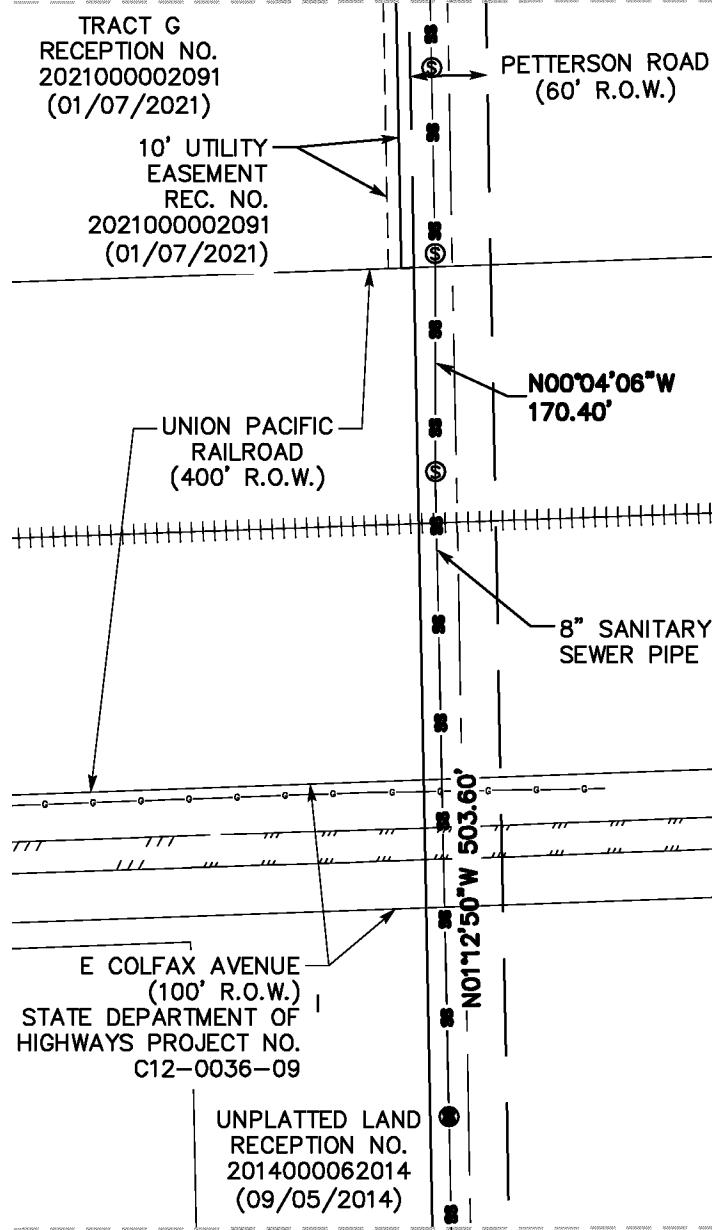
A PARCEL OF LAND SITUATED IN THE E 1/2 OF SECTION 26,
T3S, R64W OF THE 6th P.M.,
COUNTY OF ADAMS, STATE OF COLORADO.

DRAWN BY: MV	SCALE: 1"=150'	R.O.W. FILE NUMBER
CHECKED BY: JZG/JJK	DATE: 01-19-2023	JOB NUMBER: 22-79,053

EXHIBIT A ILLUSTRATION

SHEET 3 OF 13
DA-2329-00

MATCHLINE B-B (SEE SHEET 4)



MATCHLINE A-A (SEE SHEET 2)

Legend

- EDGE OF ASPHALT
- ST — EXISTING STORM SEWER LINE
- SS — PROPOSED SANITARY LINE
- G — GAS LINE
- +++++ RAILROAD TRACKS
- Ⓢ PROPOSED SANITARY SEWER MANHOLE

OWNER:
ROCKY MOUNTAIN RAIL PARK METRO DISTRICT
6200 S. SYRACUSE WAY, SUITE 450
GREENWOOD VILLAGE, CO 80111

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 26, T3S, R64W, 6TH P.M., BEING N89°44'01\"W. This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

SANITARY LINE ENCROACHMENT
PETTERSON ROAD

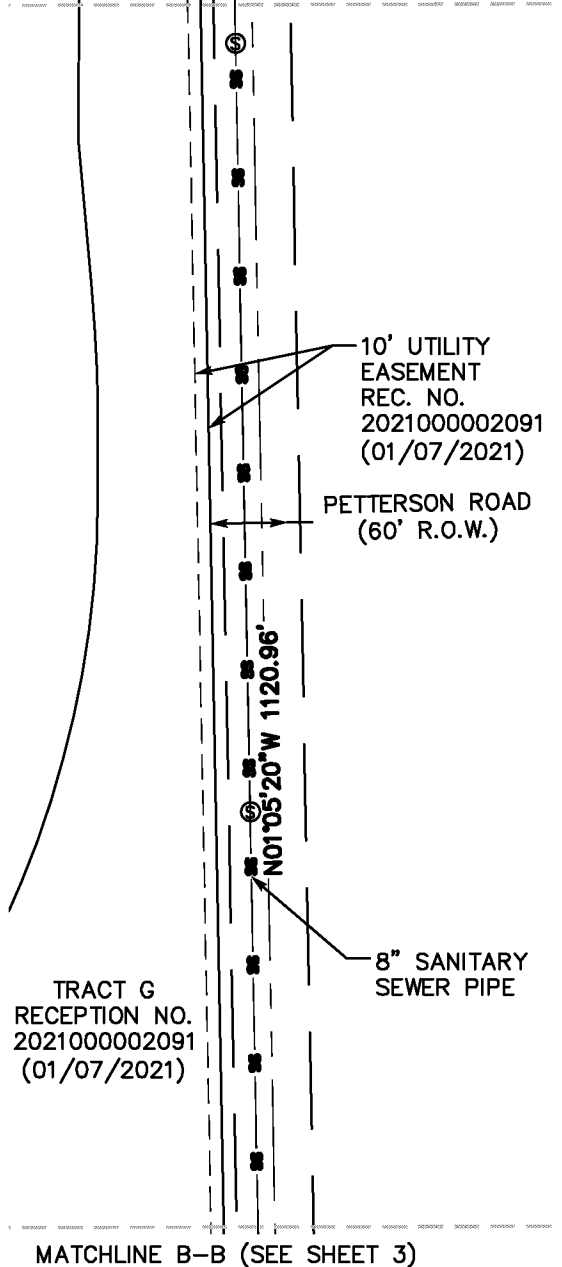
A PARCEL OF LAND SITUATED IN THE E 1/2 OF SECTION 26,
T3S, R64W OF THE 6th P.M.,
COUNTY OF ADAMS, STATE OF COLORADO.

DRAWN BY: MV	SCALE: 1"=150'	R.O.W. FILE NUMBER
CHECKED BY: JZG/JJK	DATE: 01-19-2023	JOB NUMBER: 22-79,053

EXHIBIT A ILLUSTRATION

SHEET 4 OF 13
DA-2329-00

MATCHLINE C-C (SEE SHEET 5)



Legend

- /// EDGE OF ASPHALT
- ST — EXISTING STORM SEWER LINE
- SS — PROPOSED SANITARY LINE
- G — GAS LINE
- +++++ RAILROAD TRACKS
- Ⓢ PROPOSED SANITARY SEWER MANHOLE



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ROCKY MOUNTAIN RAIL PARK METRO DISTRICT
6200 S. SYRACUSE WAY, SUITE 450
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SANITARY LINE ENCROACHMENT
PETTERSON ROAD

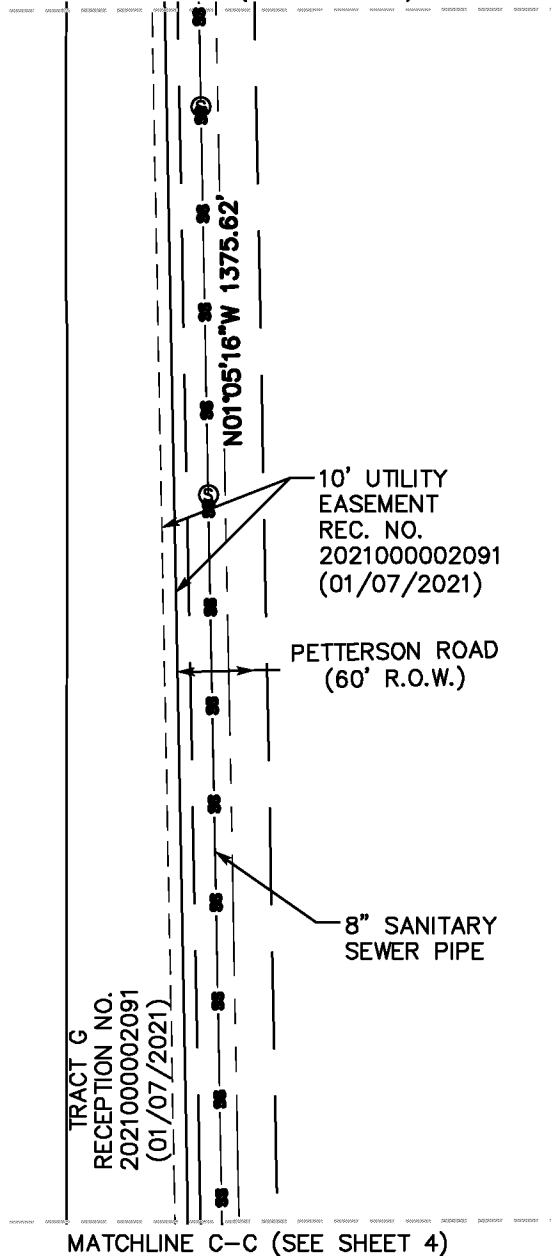
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COUNTY OF ADAMS, STATE OF COLORADO.

DRAWN BY: MV	SCALE: 1"=150'	R.O.W. FILE NUMBER
CHECKED BY: JZG/JJK	DATE: 01-19-2023	JOB NUMBER: 22-79,053

EXHIBIT A ILLUSTRATION

SHEET 5 OF 13
DA-2329-00

MATCHLINE D-D (SEE SHEET 6)



Legend

- /// EDGE OF ASPHALT
- ST EXISTING STORM SEWER LINE
- SS PROPOSED SANITARY LINE
- G GAS LINE
- ++++ RAILROAD TRACKS
- Ⓢ PROPOSED SANITARY SEWER MANHOLE

OWNER:
ROCKY MOUNTAIN RAIL PARK METRO DISTRICT
6200 S. SYRACUSE WAY, SUITE 450
GREENWOOD VILLAGE, CO 80111

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 26, T3S, R64W, 6TH P.M., BEING N89°44'01"W.
This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO

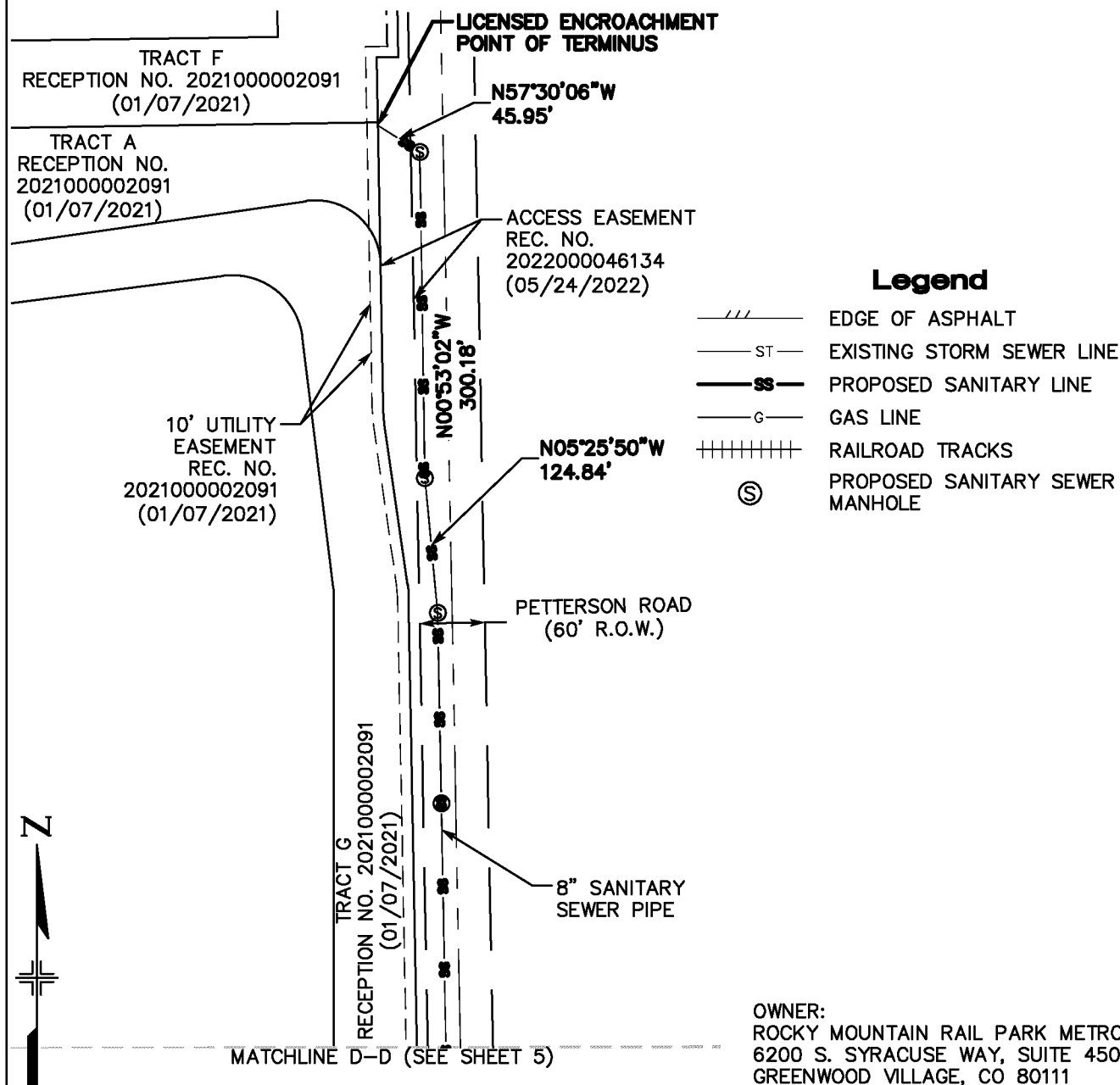
SANITARY LINE ENCROACHMENT
PETTERSON ROAD

A PARCEL OF LAND SITUATED IN THE E 1/2 OF SECTION 26,
T3S, R64W OF THE 6th P.M.,
COUNTY OF ADAMS, STATE OF COLORADO.

DRAWN BY: MV	SCALE: 1"=150'	R.O.W. FILE NUMBER
CHECKED BY: JZG/JJK	DATE: 01-19-2023	JOB NUMBER: 22-79,053

EXHIBIT A ILLUSTRATION

SHEET 6 OF 13
DA-2329-00



BEARINGS ARE BASED ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 26, T3S, R64W, 6TH P.M., BEING N89°44'01"W.
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CITY OF AURORA, COLORADO

SANITARY LINE ENCROACHMENT
PETTERSEN ROAD

A PARCEL OF LAND SITUATED IN THE E 1/2 OF SECTION 26,
T3S, R64W OF THE 6th P.M.,
COUNTY OF ADAMS, STATE OF COLORADO.

DRAWN BY:
MV

SCALE:
1"=150'

R.O.W. FILE NUMBER

CHECKED BY:
JZG/JJK

DATE:
01-19-2023

JOB NUMBER:
22-79,053

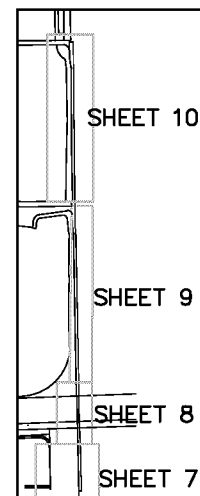
EXHIBIT A ILLUSTRATION

SHEET 7 OF 13
DA-2329-00

MATCHLINE E-E (SEE SHEET 8)

Legend

- /// EDGE OF ASPHALT
- ST— EXISTING STORM SEWER LINE
- W— PROPOSED 12" POTABLE WATER PIPE
- W— PROPOSED PARALLEL 12" POTABLE WATER PIPE
- ⊠ PROPOSED WATER VALVE
- G— GAS LINE
- +++++ RAILROAD TRACKS



SOUTH QUARTER CORNER SECTION 26
FOUND #6 REBAR WITH 3" BRASS
CAP, "CITY OF AURORA LS 23527
T3S 1/4 26 35 R64W 1993"
PER MONUMENT RECORD
DATED DECEMBER 5, 1993

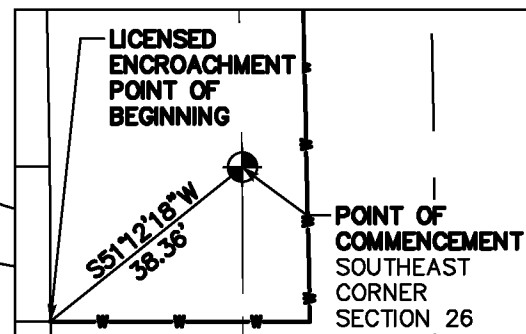
N89°44'01"W 2666.51'
BASIS OF BEARINGS



S89°59'58"E
40.50'

LICENSED
ENCROACHMENT
POINT OF BEGINNING
TRACT K
RECEPTION NO.
2021000002091
(01/07/2021)

POINT OF COMMENCEMENT
SOUTHEAST CORNER SECTION 26
FOUND #6 REBAR WITH 3 1/4"
ALUMINUM CAP IN RANGE BOX,
"T3S R64W S26 S25 S35 S36
1994 RLS 10372"
PER MONUMENT RECORD
DATED FEBRUARY 14, 1994



OWNER:
ROCKY MOUNTAIN RAIL PARK METRO DISTRICT
6200 S. SYRACUSE WAY, SUITE 450
GREENWOOD VILLAGE, CO 80111

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 26, T3S, R64W, 6TH P.M., BEING N89°44'01"W.
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CITY OF AURORA, COLORADO

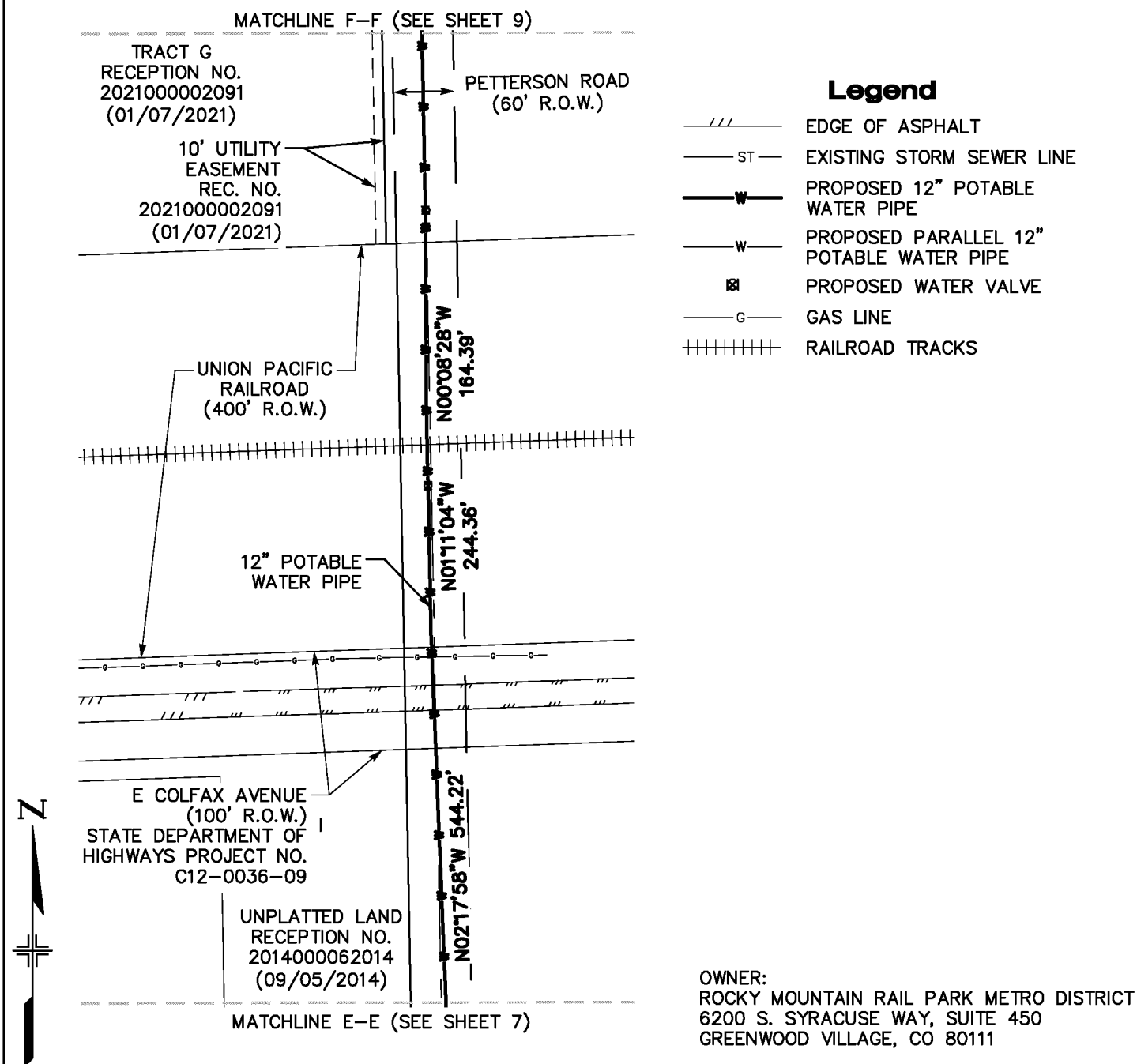
WATER LINE ENCROACHMENT
PETTERSON ROAD

A PARCEL OF LAND SITUATED IN THE E 1/2 OF SECTION 26,
T3S, R64W OF THE 6th P.M.,
COUNTY OF ADAMS, STATE OF COLORADO.

DRAWN BY: MV	SCALE: 1"=150'	R.O.W. FILE NUMBER
CHECKED BY: JZG/JJK	DATE: 01-19-2023	JOB NUMBER: 22-79,053

EXHIBIT A ILLUSTRATION

SHEET 8 OF 13
DA-2329-00



BEARINGS ARE BASED ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 26, T3S, R64W, 6TH P.M., BEING N89°44'01"W.
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CITY OF AURORA, COLORADO

WATER LINE ENCROACHMENT
PETTERSON ROAD

A PARCEL OF LAND SITUATED IN THE E 1/2 OF SECTION 26,
T3S, R64W OF THE 6th P.M.,
COUNTY OF ADAMS, STATE OF COLORADO.

DRAWN BY: MV	SCALE: 1"=150'	R.O.W. FILE NUMBER
CHECKED BY: JZG/JJK	DATE: 01-19-2023	JOB NUMBER: 22-79,053

EXHIBIT A ILLUSTRATION

SHEET 9 OF 13
DA-2329-00

MATCHLINE G-G (SEE SHEET 10)

TRACT A
RECEPTION NO.
2021000002091
(01/07/2021)

ACCESS EASEMENT
REC. NO.
2022000046134
(05/24/2022)

N01°11'04"W
279.37'

N04°17'20"W
132.35'

10' UTILITY
EASEMENT
REC. NO.
2021000002091
(01/07/2021)

PETTERSON ROAD
(60' R.O.W.)

N01°05'18"W 2484.95'

12" POTABLE
WATER PIPE

TRACT G
RECEPTION NO.
2021000002091
(01/07/2021)

MATCHLINE F-F (SEE SHEET 8)

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 26, T3S, R64W, 6TH P.M., BEING N89°44'01"W.
This drawing does not represent a monumented survey. It is intended only to depict the attached legal description.

Legend

- /// EDGE OF ASPHALT
- ST — EXISTING STORM SEWER LINE
- W — PROPOSED 12" POTABLE WATER PIPE
- W — PROPOSED PARALLEL 12" POTABLE WATER PIPE
- ⊠ PROPOSED WATER VALVE
- G — GAS LINE
- +++++ RAILROAD TRACKS



OWNER:
ROCKY MOUNTAIN RAIL PARK METRO DISTRICT
6200 S. SYRACUSE WAY, SUITE 450
GREENWOOD VILLAGE, CO 80111

CITY OF AURORA, COLORADO

WATER LINE ENCROACHMENT
PETTERSON ROAD

A PARCEL OF LAND SITUATED IN THE E 1/2 OF SECTION 26,
T3S, R64W OF THE 6th P.M.,
COUNTY OF ADAMS, STATE OF COLORADO.

DRAWN BY:
MV

SCALE:
1"=150'

R.O.W. FILE NUMBER

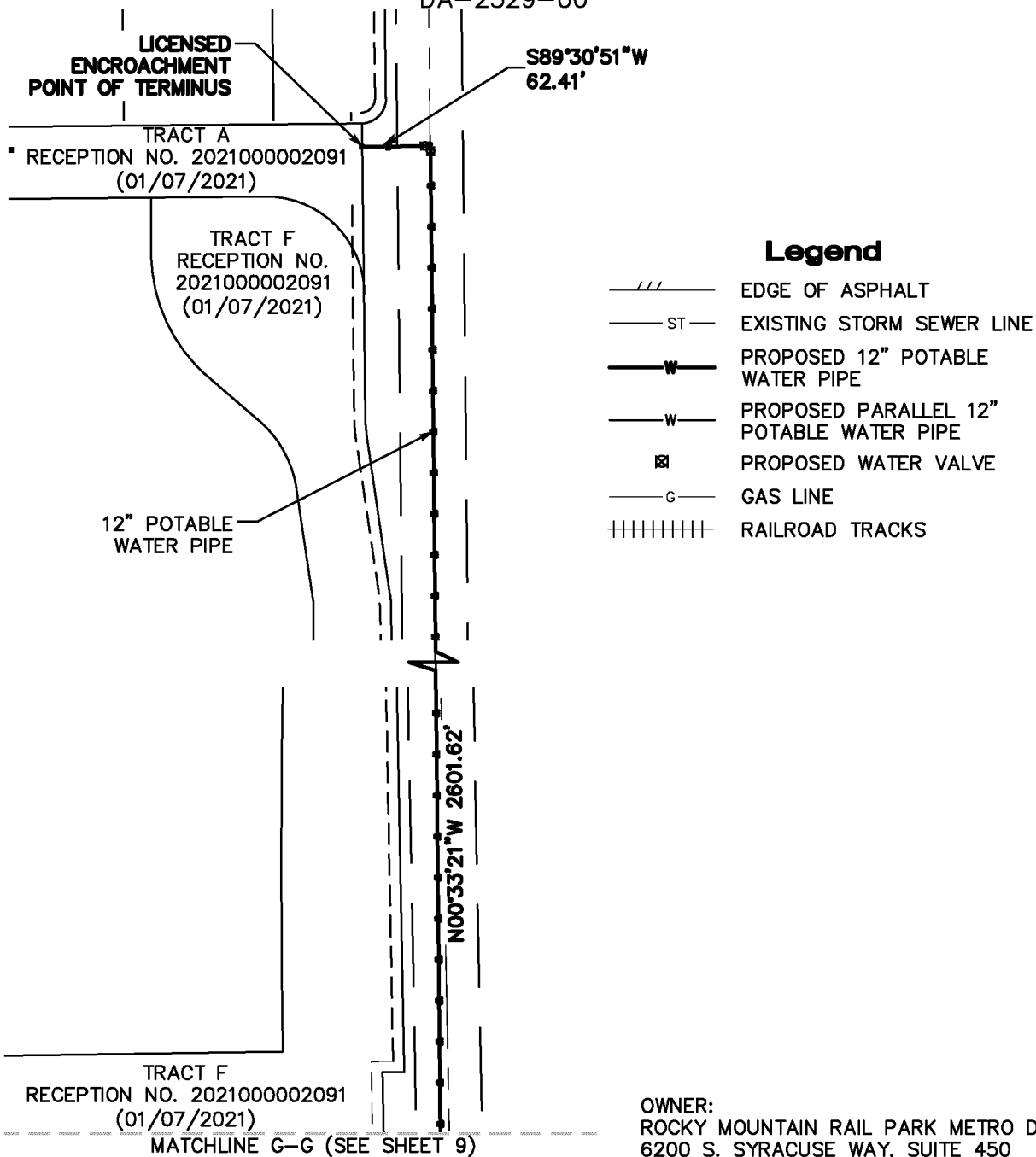
CHECKED BY:
JZG/JJK

DATE:
01-19-2023

JOB NUMBER:
22-79,053

EXHIBIT A ILLUSTRATION

SHEET 10 OF 13
DA-2329-00



OWNER:
ROCKY MOUNTAIN RAIL PARK METRO DISTRICT
6200 S. SYRACUSE WAY, SUITE 450
GREENWOOD VILLAGE, CO 80111

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 26, T3S, R64W, 6TH P.M., BEING N89°44'01"W.
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CITY OF AURORA, COLORADO

WATER LINE ENCROACHMENT
PETTERSON ROAD

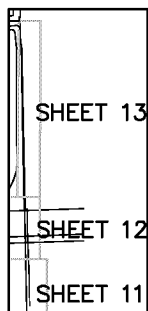
A PARCEL OF LAND SITUATED IN THE E 1/2 OF SECTION 26,
T3S, R64W OF THE 6th P.M.,
COUNTY OF ADAMS, STATE OF COLORADO.

DRAWN BY: MV	SCALE: 1"=150'	R.O.W. FILE NUMBER
CHECKED BY: JZG/JJK	DATE: 01-19-2023	JOB NUMBER: 22-79,053

EXHIBIT A ILLUSTRATION

SHEET 11 OF 13
DA-2329-00

MATCHLINE H-H (SEE SHEET 12)



Legend

- /// EDGE OF ASPHALT
- ST — EXISTING STORM SEWER LINE
- W — PROPOSED 12" POTABLE WATER PIPE
- W — PROPOSED PARALLEL 12" POTABLE WATER PIPE
- ⊠ PROPOSED WATER VALVE
- G — GAS LINE
- +++++ RAILROAD TRACKS

SOUTH QUARTER CORNER SECTION 26
FOUND #6 REBAR WITH 3" BRASS
CAP, "CITY OF AURORA LS 23527
T3S 1/4 26 35 R64W 1993"
PER MONUMENT RECORD
DATED DECEMBER 5, 1993

N89°44'01"W 2666.51'
BASIS OF BEARINGS



LICENSED
ENCROACHMENT
POINT OF BEGINNING

TRACT K
RECEPTION NO.
2021000002091
(01/07/2021)

12"
PARALLEL
POTABLE
WATER PIPE

12" POTABLE
WATER PIPE

PETTERSON ROAD
(60' R.O.W.)

UNPLATTED LAND
RECEPTION NO.
2014000062014
(09/05/2014)

N01°15'22"W 551.60'

POINT OF COMMENCEMENT
SOUTHEAST CORNER SECTION 26
FOUND #6 REBAR WITH 3 1/4"
ALUMINUM CAP IN RANGE BOX,
"T3S R64W S26 S25 S35 S36
1994 RLS 10372"
PER MONUMENT RECORD
DATED FEBRUARY 14, 1994

POINT OF
COMMENCEMENT
SOUTHEAST
CORNER SECTION
26

LICENSED
ENCROACHMENT
POINT OF BEGINNING

S36°22'51"E
29.65'

OWNER:
ROCKY MOUNTAIN RAIL PARK METRO DISTRICT
6200 S. SYRACUSE WAY, SUITE 450
GREENWOOD VILLAGE, CO 80111

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 26, T3S, R64W, 6TH P.M., BEING N89°44'01"W.
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CITY OF AURORA, COLORADO

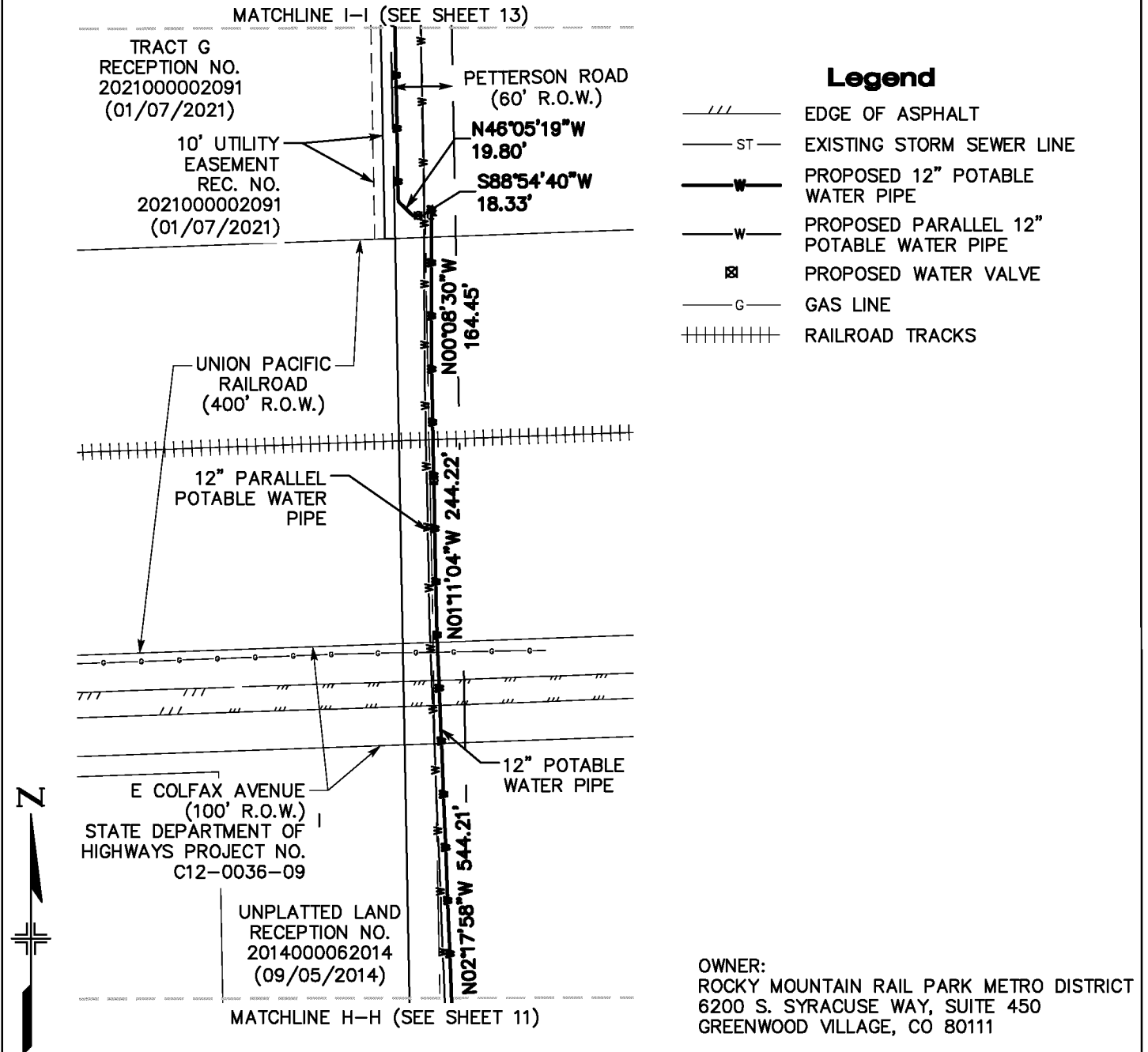
WATER LINE ENCROACHMENT
PETTERSON ROAD

A PARCEL OF LAND SITUATED IN THE E 1/2 OF SECTION 26,
T3S, R64W OF THE 6th P.M.,
COUNTY OF ADAMS, STATE OF COLORADO.

DRAWN BY: MV	SCALE: 1"=150'	R.O.W. FILE NUMBER
CHECKED BY: JZG/JJK	DATE: 01-19-2023	JOB NUMBER: 22-79,053

EXHIBIT A ILLUSTRATION

SHEET 12 OF 13
DA-2329-00



BEARINGS ARE BASED ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 26, T3S, R64W, 6TH P.M., BEING N89°44'01"W.
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CITY OF AURORA, COLORADO

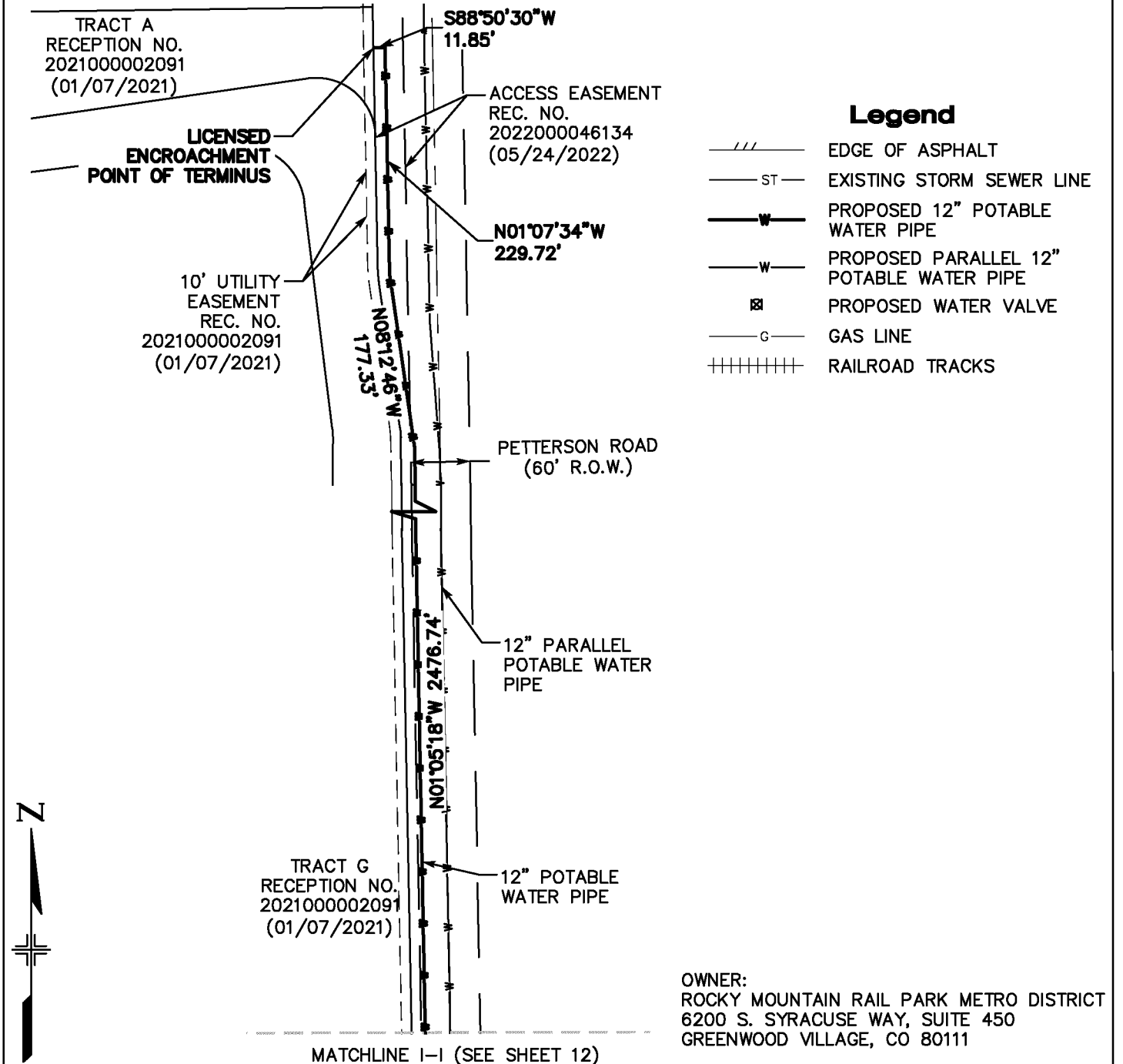
WATER LINE ENCROACHMENT
PETTERSON ROAD

A PARCEL OF LAND SITUATED IN THE E 1/2 OF SECTION 26,
T3S, R64W OF THE 6th P.M.,
COUNTY OF ADAMS, STATE OF COLORADO.

DRAWN BY: MV	SCALE: 1"=150'	R.O.W. FILE NUMBER
CHECKED BY: JZG/JJK	DATE: 01-19-2023	JOB NUMBER: 22-79,053

EXHIBIT A ILLUSTRATION

SHEET 13 OF 13
DA-2329-00



BEARINGS ARE BASED ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 26, T3S, R64W, 6TH P.M., BEING N89°44'01"W.
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CITY OF AURORA, COLORADO

WATER LINE ENCROACHMENT
PETTERSON ROAD

A PARCEL OF LAND SITUATED IN THE E 1/2 OF SECTION 26,
T3S, R64W OF THE 6th P.M.,
COUNTY OF ADAMS, STATE OF COLORADO.

DRAWN BY: MV	SCALE: 1"=150'	R.O.W. FILE NUMBER
CHECKED BY: JZG/JJK	DATE: 01-19-2023	JOB NUMBER: 22-79,053



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

November 4, 2024

Robert Wahl
JHL Constructors
9100 Panorama Drive, Suite #300
Englewood, CO 80112

Re: First Technical Submission Review – Rocky Mountain Railpark Roadways – Infrastructure Site Plan
Application Number: **DA-2329-00**
Case Numbers: **2022-6045-00**

Dear Mr. Wahl:

Thank you for your first technical submission, which we started to process on October 24, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Please revise your previous work and resubmit your technical corrections submittal. Note that all our comments are numbered. When you resubmit, include a comment response letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7541 or rrabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa, Planner III
City of Aurora Planning Department

cc: Eric Sakotas - THK Associates 2956 S Peoria St Ste 101 Aurora, Colorado, 80014
Rachid Rabbaa, Case Manager
Jacob Cox, ODA
Filed: K:\\$DA\2329-00tech1



First Technical Submission Review

48th Avenue ROW east of Peterson Road does not currently exist. The adjacent developer to the east will be responsible for removing the 48th Avenue offset at the time of their development. Paving of 48th Avenue east of the Peterson Rd. centerline and North of the 48th Ave. centerline will be limited to the extents of the existing right-of-way.

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please see all the comments from Traffic in the Site Plan and TIS (Item 4)
- License agreement for the private lines is needed. The ISP cannot be approved without this agreement being ready for signature - Water (Item 5)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No comments were received from outside registered neighborhood organizations or agencies.

2. Planning (Rachid Rabbaa / 303-739-7541 / rrabbaa@auroragov.org)

2A. No comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green).

3A. No comments.

4. Traffic Engineering (Jason Igo/ 303-739-1792 / jigo@auroragov.org / Comments in amber)

- 4A. This intersection should align better. Eastbound and westbound are offset and this will cause issues in the future.
- 4B. This is an interim condition. Will need a right turn lane based on TIS. Please provide ultimate condition also.
- 4C. The 48th\Peterson intersection is skewed. City doesn't allow skewed intersections. Colfax\ Peterson intersection will need a SB right turn lane. This could be an interim design. full design of the intersection.

The plan set has been updated to include full design and interim plans. The full design includes a dedicated right turn lane from Peterson Rd. onto Colfax Ave. The interim plan includes no improvements to the UPRR ROW.

TIS

- 4D. Due to safety concerns arising from the railroad crossing's proximity (approximately 225 ft from intersection), the City of Aurora will not allow a queue exceeding two vehicles in the southbound direction on Peterson Road. In anticipation of an Intergovernmental Agreement (IGA) between the County, CDOT, and the City, the traffic study should perform a threshold analysis to establish the maximum development density that will not surpass the acceptable queue length at the intersection. This density limit will be documented within the IGA to ensure ongoing safety and operational efficiency at this location.
- 4E. The City of Aurora strongly encourages RMRP to start the coordination process with UP/PUC to reduce delay in regard to the improvements within UP's ROW.
- 4F. Three WB-50 trucks in queue could actually require up to 195 ft, which would be far closer to the 225-ft distance. This shorter buffer could be problematic under higher volumes of traffic, particularly if more than three trucks queue or if there are mixed vehicle types. At the Peterson Road intersection, such as a longer-than-expected queue or slower-moving vehicles near the railroad crossing.
- 4G. This section feels out of place.
- 4H. Provide the Trip Gen Version and provide if average rate is being used or if the fitted curve is being used.
- 4I. Discussion of south section should be included with this report. This report is only covering the North section. The report is also going to 2050. This report is implying that south section is not going to be built till after 2050.
- 4J. Repeat comment. As discussed in last meeting. Eastbound is roughly 30 vehicles lower than counts taken in 2022 for Colfax/Manila. Colfax/Peterson eastbound is 8 vehicles lower than counts taken in 2022. We need to be conservative for this report.
- 4K. Repeat comment. As discussed in last meeting. Eastbound is roughly 30 vehicles lower than counts taken in 2022 for both Colfax/Manila and Colfax/Peterson. We need to be conservative for this report.

Response to TIS comments 4D-4U were provided and uploaded to the Development portal on 12/19/2024

particularly if Peterson Road clearance time



- 4L. The table doesn't include SB movement for Peterson. It should be included can reference text below.
- 4M. Page 149 has the 2030 PM queue for southbound to be 2.06 vehicles.
- 4N. Vehicle queues do not exceed two
- 4O. At least three trucks can queue on the southbound approach.
- 4P. This is dependent on the size of vehicle. Based on Invervehicle Spacing and Queue Characteristics study done in 2022 it showed that the average distance between vehicles stopped is 12'.
(<https://journals.sagepub.com/doi/abs/10.3141/1796-10?journalCode=tra>) Three WB-67's would be 201 feet long and the space between is 24'. That puts 3 vehicles at 225' and with a possibility of trucks hummers being queued and be on the tracks.
- 4Q. Conversation needs to be reference with a date
- 4R. Discussion of the queue length being 3.13 vehicle for the southbound movement puts the queues over the train tracks if all vehicles are WB 67.
- 4S. A SB Right turn will be required for Colfax\Peterson based on queue data provided and the proximity to the railroad line.
- 4T. Due to safety concerns arising from the railroad crossing's proximity (approximately 225 feet from the intersection), the City of Aurora will not allow a queue exceeding two vehicles in the southbound direction on Peterson Road. In anticipation of an Intergovernmental Agreement (IGA) between the County, CDOT, and the City, the traffic study should perform a threshold analysis to establish the maximum development density that will not surpass the acceptable queue length at the intersection. This density limit will be documented within the IGA to ensure ongoing safety and operational efficiency at this location.
- 4U. This shows that it exceeds 2 vehicles but text shows less than 2.

Response to TIS comments
4D-4U were provided and
uploaded to the Development
portal on 12/19/2024

5. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

- 5A. I am not seeing the license agreement as in process for the private lines. The ISP cannot be approved without this agreement being ready for signature.

The license agreement reception number is 2023000007917 and has been uploaded to portal for reference.

6. Easements (Grace Gray / 303-739-7277 / ggray@auroragov.org / Com

- 6A. No comments.

LEGAL DESCRIPTION:

PARCEL 1 (15.69215 ACRES)
A TRACT OF LAND, BEING A PORTION OF:
1. A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED, RECORDED ON FEBRUARY 02, 2018 AT RECEPTION NO. 2018000010164 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE.
2. A PARCEL OF LAND (ADAMS COUNTY PARCEL NO. 0181700000262) DESCRIBED IN A RESOLUTION TERMINATING FRONT RANGE AIRPORT AUTHORITY AND CREATING A COUNTY AIRPORT PURSUANT TO C.R.S. 41-4-101, ET SEQ., RECORDED ON OCTOBER 19, 2016 AT RECEPTION NO. 2016000089167 IN SAID RECORDS.
3. A PARCEL OF LAND (ADAMS COUNTY PARCEL NO. 0181700000269) DESCRIBED IN A RESOLUTION TERMINATING FRONT RANGE AIRPORT AUTHORITY AND CREATING A COUNTY AIRPORT PURSUANT TO C.R.S. 41-4-101, ET SEQ., RECORDED ON OCTOBER 19, 2016 AT RECEPTION NO. 2016000089167 IN SAID RECORDS.
4. A PARCEL OF LAND DESCRIBED IN A CORRECTION DEED, RECORDED ON OCTOBER 31, 2011 AT RECEPTION NO. 2011000071342 IN SAID RECORDS.
5. THE RIGHT-OF-WAY OF PETERSON ROAD (C.R. 29N) IN SECTIONS 13, 23, 24, 25, 26, 35 & 36 TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH P.M.
THE TRACT OF LAND BEING DESCRIBED IS LOCATED IN SECTIONS 13, 23, 24, 25, 26, 35 & 36 TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 23 MONUMENTED BY A 1" AXLE IN RANGE BOX (MONUMENT RECORD DECEMBER 9, 1993); THENCE SOUTH 89°38'33" EAST AND COINCIDENT WITH THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 23, A DISTANCE OF 400.06 FEET TO A NO.4 REBAR WITH ILLEGIBLE YELLOW PLASTIC CAP, ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 00°21'27" EAST AND PERPENDICULAR WITH SAID NORTH LINE, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 89°38'33" EAST AND PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 2,289.03 FEET TO A POINT 30 FEET EAST OF THE NORTHERLY PROJECTED EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 23;

THENCE 60 FEET EAST OF AND PARALLEL WITH THE EAST LINES OF SAID SECTIONS 23 AND 26 THE FOLLOWING FOUR (4) COURSES:

1. THENCE SOUTH 00°34'06" EAST, A DISTANCE OF 2,675.73 FEET;
2. THENCE SOUTH 00°34'07" EAST, A DISTANCE OF 2,645.89 FEET;
3. THENCE SOUTH 01°05'16" EAST, A DISTANCE OF 2,649.76 FEET;
4. THENCE SOUTH 01°05'24" EAST, A DISTANCE OF 1,190.54 FEET TO A POINT ON THE NORTHERN LINE OF THE UNION PACIFIC RAILROAD 400-FOOT-WIDE RIGHT-OF-WAY DESCRIBED IN STATE DEPARTMENT OF HIGHWAYS PROJECT NO. C12-0036-09;

THENCE SOUTH 87°55'30" WEST AND COINCIDENT WITH SAID NORTHERN RIGHT-OF-WAY LINE, A DISTANCE OF 60.03 FEET TO A POINT 30 FEET WEST OF THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 26, ALSO BEING ON THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN A WARRANTY DEED AT SAID RECEPTION NO. 2018000010164;

THENCE 30 FEET WEST AND PARALLEL WITH THE EAST LINES OF SAID SECTIONS 26 AND 23 THE FOLLOWING FOUR (4) COURSES:

1. THENCE NORTH 01°05'20" WEST, A DISTANCE OF 1,191.58 FEET;
2. THENCE NORTH 01°05'16" WEST, A DISTANCE OF 2,650.03 FEET;
3. THENCE NORTH 00°34'07" WEST, A DISTANCE OF 2,646.16 FEET;
4. THENCE NORTH 00°34'06" WEST, A DISTANCE OF 2,616.69 FEET TO A POINT 30 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 23;

THENCE NORTH 89°38'33" WEST AND PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 2,229.47 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROJECTED WEST LINE OF TRACT C OF ROCKY MOUNTAIN RAIL PARK FILING NO.1, RECORDED JANUARY 7, 2021 AT RECEPTION NO. 2021000002091 IN SAID RECORDS;

THENCE NORTH 00°39'07" WEST AND COINCIDENT WITH SAID PROJECTED LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 683,550 SQUARE FEET OR (15.69215 ACRES), MORE OR LESS.

PROJECT CONTROL:

PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE CENTRAL ZONE 83(2011) COORDINATES. PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:
PROJECT NORTHING = (STATE PLANE NORTHING * 1.0002542620) - 1000000.00'
PROJECT EASTING = (STATE PLANE EASTING * 1.0002542620) - 3000000.00'

BENCHMARKS:

A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK, CITY OF AURORA BENCHMARK E-200 41-20, APPROX. 30' WEST OF THE NORTHEAST CORNER OF SECTION 35, BEING FOUND A "3" BRASS CAP ON A 30" LONG STEEL PIPE IN CONCRETE WITH AN ELEVATION OF 5,548.25 FEET (NAVD88). NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THIS ELEVATION.

BASIS OF BEARINGS:

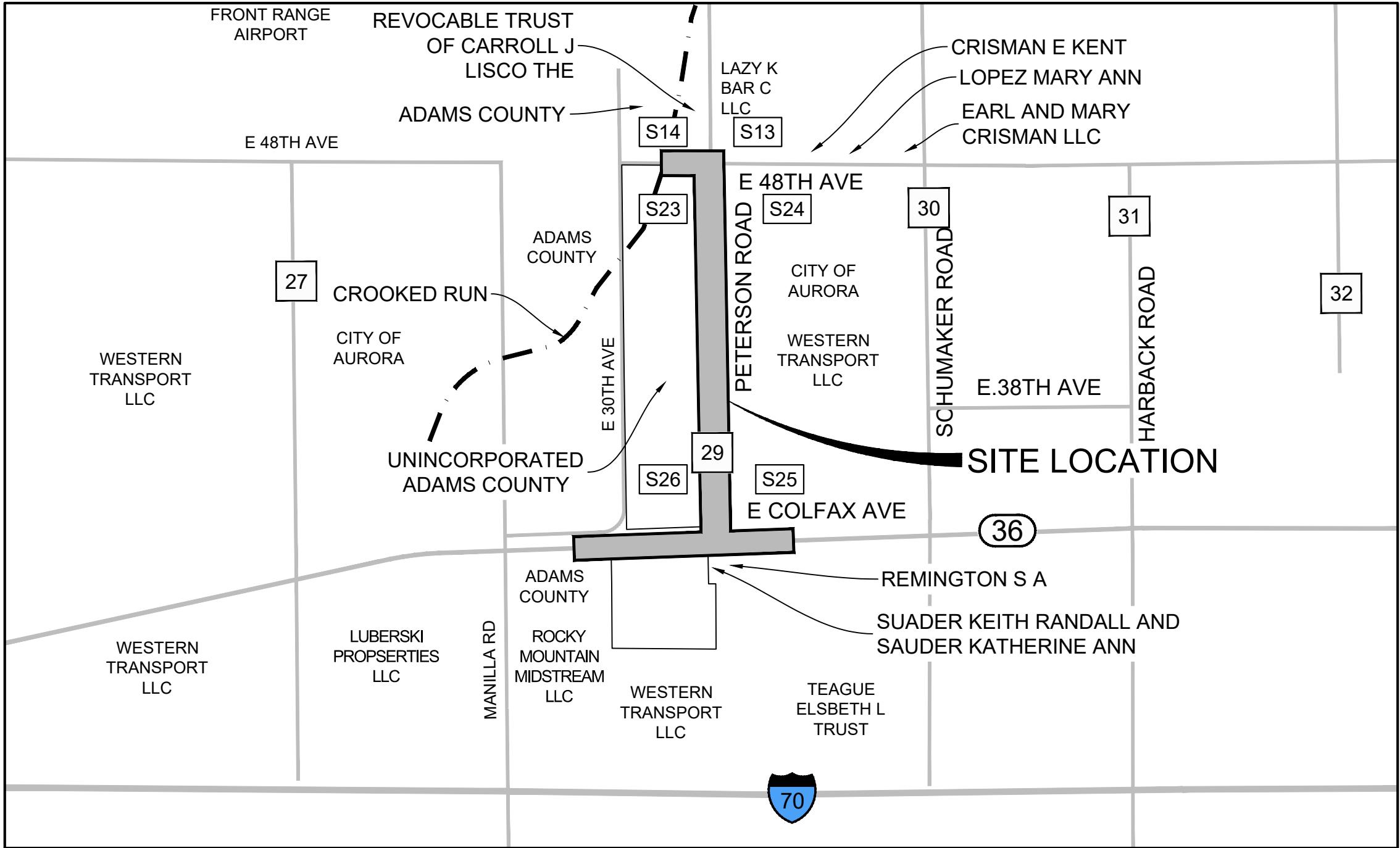
CONSIDERING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 35 TO BEAR NORTH 89°24'01" WEST, A DISTANCE OF 2657.29 FEET BETWEEN THE EAST QUARTER CORNER OF SECTION 35, BEING A FOUND #6 REBAR WITH 2 1/2" ALUMINUM CAP, "LS 5112 T3S R64W 35 36 1/4 1991" AND THE CENTER QUARTER OF SECTION 35, BEING A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP, "T3S R67W [SIC] CENTER 1/4 SEC 35 1992 LS 10734" WITH ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

SUPPLEMENTAL REPORTS:

DRAINAGE, UTILITY, AND TRAFFIC STUDIES HAVE BEEN PREPARED FOR THE ROCKY MOUNTAIN RAIL PARK PUD. THESE DOCUMENTS ARE INCLUDED FOR SUBMISSION TO ADAMS COUNTY AND SHALL BE INCORPORATED HEREIN BY THIS REFERENCE.

ROCKY MOUNTAIN RAIL PARK
E 48TH AVE, PETERSON RD AND E COLFAX AVE
INFRASTRUCTURE SITE PLAN

PARCEL 1: LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14 SOUTHWEST QUARTER OF SECTION 13 AND W 1/2 HALF OF SECTIONS 24 AND 25
TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP

SCALE 1" = 3000'

INDEX OF SHEETS

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DEVELOPER

ROCKY MOUNTAIN RESOURCES
4601 DTC BOULEVARD, SUITE 120
DENVER, CO 80237
CONTACT: MIKE MCCLINTOCK
(720) 459-8675

ELECTRIC

XCEL ENERGY
4601 DTC BOULEVARD, SUITE 120
DENVER, CO 80237

DESIGN-BUILDER

JHL CONSTRUCTORS, INC.
9100 E PANORAMA DRIVE, SUITE 300
ENGLEWOOD, CO 80112
CONTACT: ROBERT WAHL
(303) 741-6116
RW AHL@JHLCONSTRUCTORS.COM

CIVIL ENGINEER

MATRIX DESIGN GROUP
707 17TH STREET, SUITE 3150
DENVER, CO 80202
(303) 572-0200
CONTACT: PATRICK CHELIN, PE
PATRICK_CHELIN@MATRIXDESIGNGROUP.COM

SURVEYOR

FLATIRONS, INC.
3825 IRIS AVE, SUITE 395
BOULDER, CO 80301
CONTACT: BOB LUND
(303) 443-7001 EXT. 183

LANDSCAPE ARCHITECT

MATRIX DESIGN GROUP
707 17TH STREET, SUITE 3150
DENVER, CO 80202
(303) 572-0200
CONTACT: JON GOODAN
JON_GOODAN@MATRIXDESIGNGROUP.COM

OWNERS SIGNATURES

PETERSON ROAD (BETWEEN E 48TH AVENUE TO EAST COLFAX AVENUE) AND 48TH AVENUE (BETWEEN E 30TH AVENUE TO PETERSON ROAD)

LEGAL DESCRIPTION: ROCKY MOUNTAIN RAIL PAR (SEE DESCRIPTION THIS SHEET)

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

IN WITNESS THEREOF, ROCKY MOUNTAIN RESOURCES, A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED

THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD 20__.

BY: _____, AS _____

STATE OF COLORADO _____)SS

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____,

AD 20__.

BY _____, AS _____

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING & ZONING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY,

COLORADO ON THIS _____ DAY OF _____

20__ AD AT _____ O'CLOCK __ M.

COUNTY CLERK AND RECORDER _____ DEPUTY

INSTRUMENT NO.: _____

SITE PLAN DATA BLOCK		
PRESENT ZONING CLASSIFICATION		I-2
PROPOSED USE		I-2
TOTAL LIMIT OF CONSTRUCTION	100%	700,284 SF (16.5 AC)
TOTAL HARD SURFACE AREA	53.8%	376,672 SF
SIDEWALK		104,816 SF
ROADWAY		244,146 SF
CURB & GUTTER		27,710 SF
TOTAL LANDSCAPE AREA	46.2%	323,612 SF
TURF & SEED MIX		80,721 SF
SHRUBS		25,581 SF
OTHER		217,310 SF

REFER TO TRACKING CHART SHEET FOR MORE INFORMATION

ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

COVER SHEET

DATE: OCTOBER 21, 2024

PREPARED BY:

Matrix
Excellence by Design

707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com



Know what's below.
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SHEET: 1 OF 31

REQUIRED SITE PLAN NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. 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."
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THIS SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
10. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT, AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
11. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
12. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
13. THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
14. ENTRY ISLANDS LOCATED WITHIN CITY RIGHT-OF-WAY WILL BE MAINTAINED BY THE METROPOLITAN DISTRICT.
15. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
16. TRAFFIC SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

ADDITIONAL NOTES

1. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED.

SYMBOLS

	EXISTING PAVED ROAD
	EXISTING UNDERGROUND UTILITY
	PROPOSED UNDERGROUND UTILITY
	DRAINAGE
	RIGHT OF WAY
	PROPOSED STORM DRAIN
	PROPOSED SANITARY SEWER
	PROPOSED WATER
	DECIDUOUS TREE
	CONIFEROUS TREE
	EXISTING SIGN
	PROPOSED SIGN
	PROPOSED STREET LIGHT
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING POWER POLE
	PROPOSED BEND W/ THRUST BLOCK
	PROPOSED CROSS W/THRUST BLOCK
	PROPOSED TEE W/ THRUST BLOCK
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED BUTTERFLY VALVE
	EXISTING VALVE
	WATER SERVICE W/ METER
	PIPE PLUG
	PROPOSED BLOWOFF ASSEMBLY
	SANITARY SEWER SERVICE
	FLOW ARROW
	PROPOSED STORM DRAIN/INLET
	EXISTING STORM DRAIN/INLET

SITE SPECIFIC NOTES:

1. CONTRACTOR TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH ADJACENT PROJECTS.

ABBREVIATIONS

AB	AS-BUILT	LP	LOW POINT
ASSY	ASSEMBLY	MAX	MAXIMUM
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS	MFGR	MANUFACTURER
APPROX	APPROXIMATE OR APPROXIMATELY	MH	MANHOLE
AVE	AVENUE	MID	MIDDLE OR MIDPOINT
R OR B/L	BASELINE BLVD BOULEVARD	MIN	MINIMUM
CI	CAST IRON	MJ	MECHANICAL JOINT
CEN	CENTER	MOD	MODIFIED
CL	CENTERLINE	MSL	MEAN SEA LEVEL
CLR	CLEAR	NIC	NOT IN CONTRACT
CMP	CORRUGATED METAL PIPE	NO	NUMBER
CONC	CONCRETE	NOM	NOMINAL
CONST	CONSTRUCTION	NTS	NOT TO SCALE
CONT	CONTINUOUS	OC	ON CENTER
CFS	CUBIC FEET PER SECOND	PR OR PP	PROPOSED
CY	CUBIC YARD	PGL	PROFILE GRADE LINE
DWMD	DENVER WASTEWATER MANAGEMENT DISTRICT	R OR P/L	PROPERTY LINE
DIA	DIAMETER	PVC	POINT OF VERTICAL CURVE
DN	DOWN	PVC	POLYVINYL CHLORIDE
DTL	DETAIL	PVI	POINT OF VERTICAL INTERSECTION
DIP	DUCTILE IRON PIPE	PVMT OR PVT	PAVEMENT
DWG	DRAWING	R OR RAD	RADIUS
EA	EACH	RCBC	REINFORCED CONCRETE BOX CULVERT
ELEV OR EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EOP	EDGE OF PAVEMENT	RED	REDUCER
ESMT	EASEMENT	REF	REFERENCE
EW	EACH WAY	REINF	REINFORCING
EX. OR EXIST	EXISTING	REQ	REQUIRED
FIN	FINISHED	REV	REVISION
Q	FLOW (CFS)	RT	RIGHT
FL	FLOWLINE	SCH	SCHEDULE
FLG	FLANGE	SD OR STM	STORM SEWER
FPS	FEET PER SECOND	SWK / SDWK / SW	SIDEWALK
FH	FIRE HYDRANT	SQ	SQUARE
FT	FOOT/FEET	ST	STREET
FRP	FIBERGLASS REINFORCED PIPE	STA	STATION
FUT	FUTURE	STD	STANDARD
GAL	GALLON	STL	STEEL
GALV	GALVANIZED	SS OR SAN	SANITARY SEWER
GAU	GAUGE (MATERIAL)	TB	THRUST BLOCK
GB	GRADE BREAK	THD	THREADED
GV	GATE VALVE	THICK	THICKNESS
GW	GROUNDWATER	T.O.P.	TOP OF PIPE
HBP	HOT BITUMINOUS PAVEMENT	TYP	TYPICAL
HDPE	HIGH DENSITY POLYETHYLENE	VERT	VERTICAL
HGL	HYDRAULIC GRADE LINE	VGC	VERTICAL GRANITE CURB
HP	HIGH POINT	w/	WITH
HORIZ	HORIZONTAL	WSE	WATER SURFACE ELEVATION
HCL	HORIZONTAL CONTROL LINE		
HR	HOOR		
IN	INCH		
INV	INVERT		
JT	JOINT		
LAT	LATERAL		
LBS	POUNDS		
LF	LINEAR FEET		
LT	LEFT		
BVCS	BEGINNING VERTICAL CURVE STATION		
BVCE	BEGINNING VERTICAL CURVE ELEVATION		
EVCS	ENDING VERTICAL CURVE STATION		
EVCE	ENDING VERTICAL CURVE ELEVATION		

ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

GENERAL NOTES AND LEGEND

DATE: OCTOBER 21, 2024

PREPARED BY:

Matrix
Excellence by Design

707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

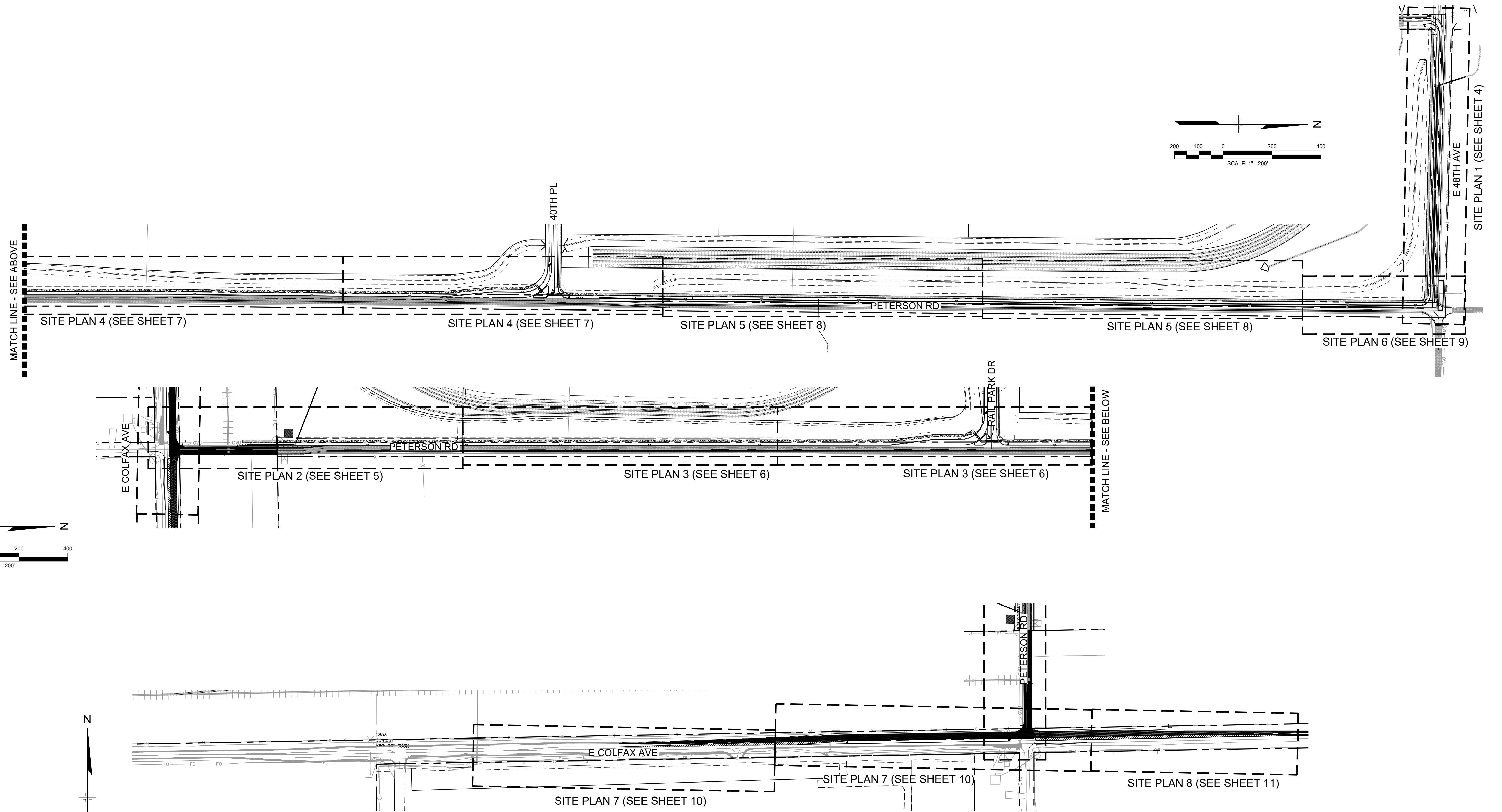
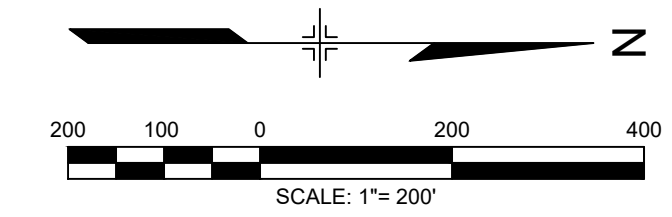
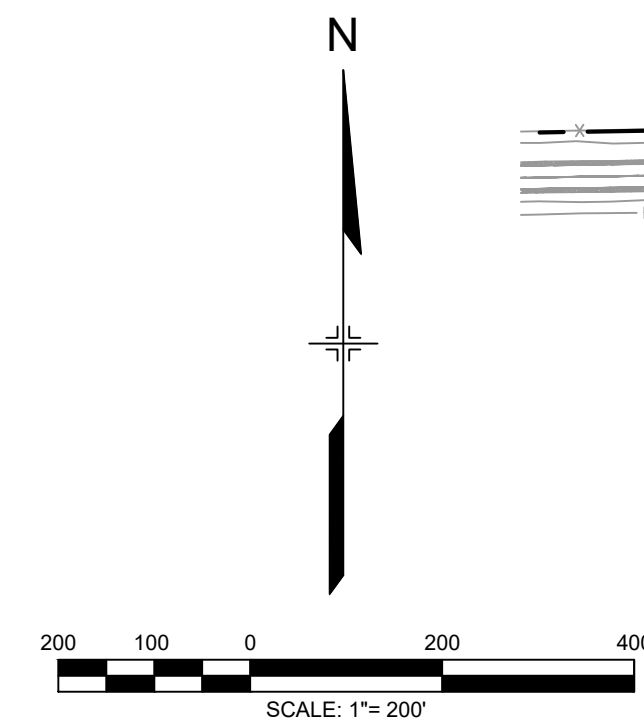
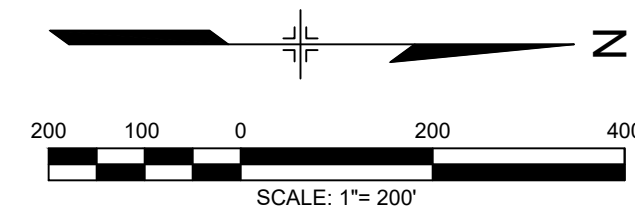


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SHEET: 2 OF 31

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ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

SITE PLAN SHEET INDEX

DATE: OCTOBER 21, 2024

PREPARED BY:

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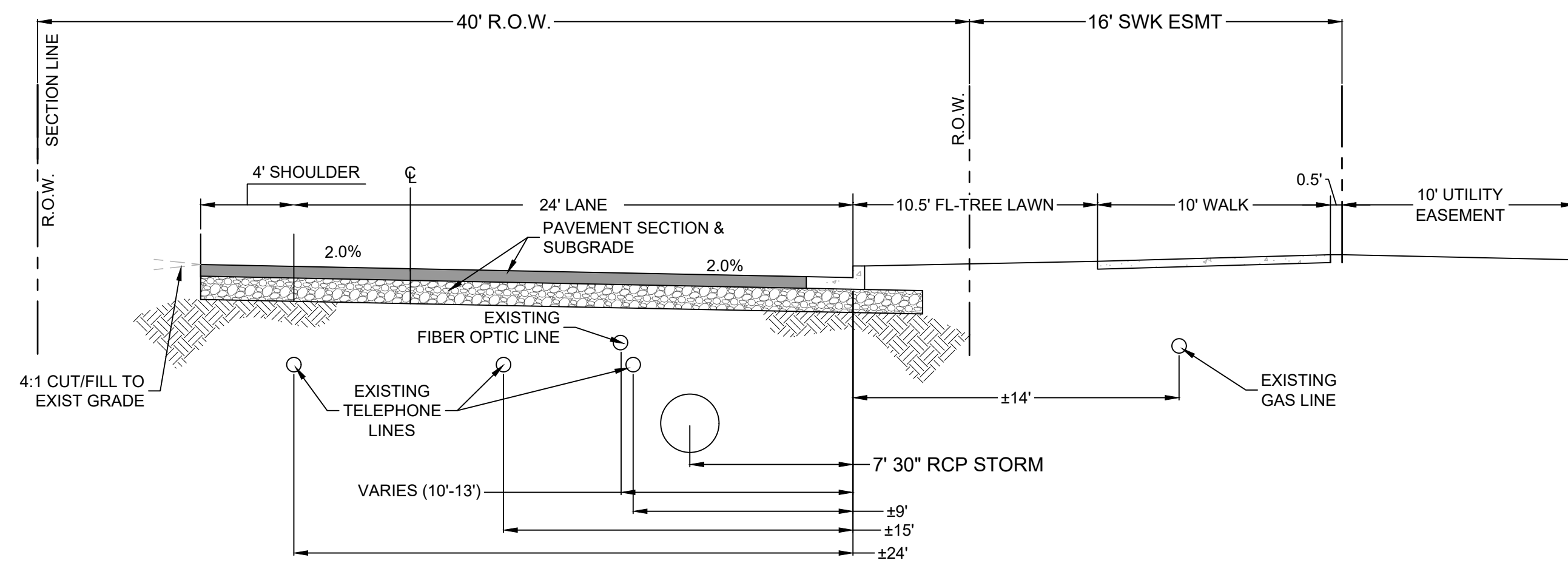
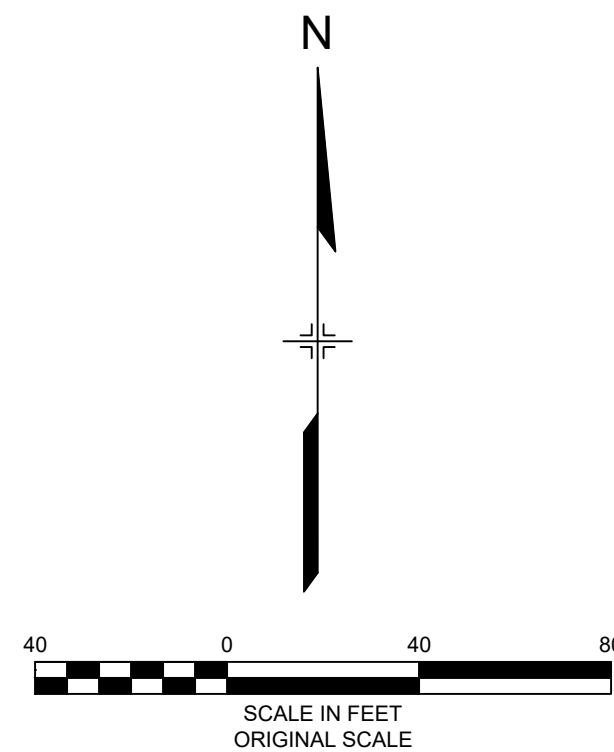
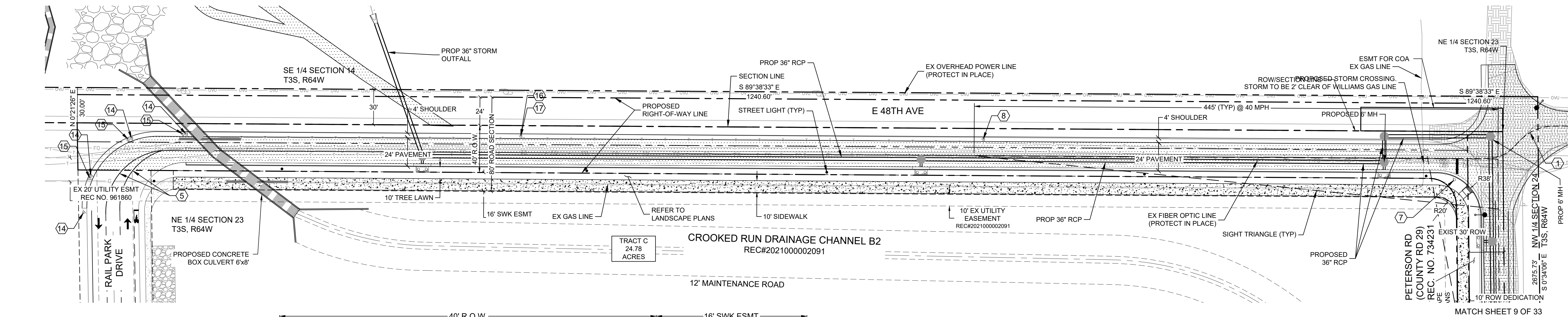


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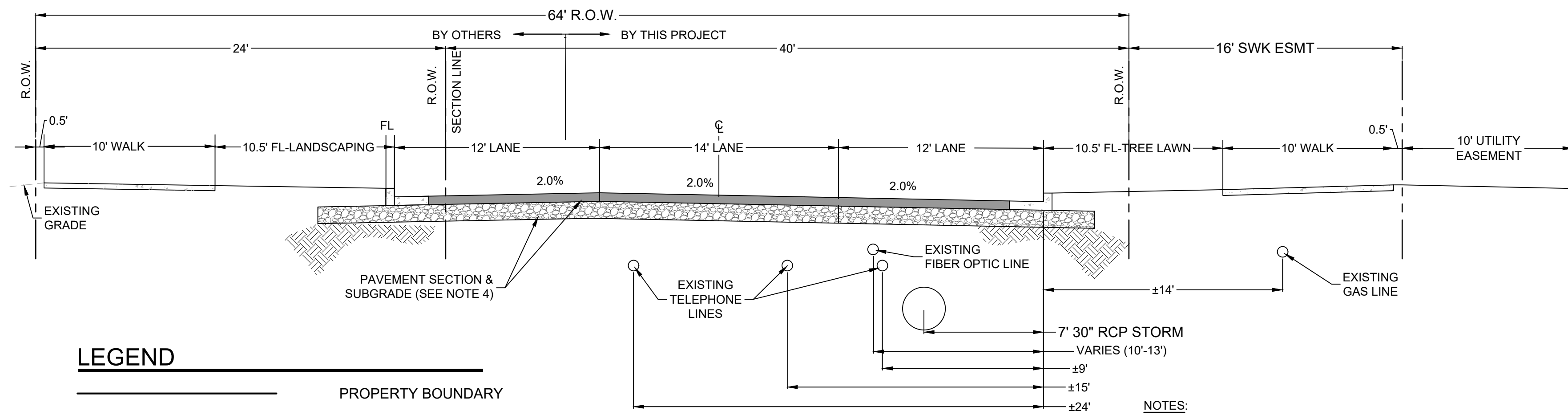
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SHEET: 3 OF 31

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E 48TH AVE - COLLECTOR DETAIL
(TYPICAL SECTION, LOOKING EAST) (UTILITY DEPTHS APPROXIMATE ONLY)



ULTIMATE BUILT OUT CONDITION
(TYPICAL SECTION, LOOKING EAST) (UTILITY DEPTHS APPROXIMATE ONLY)

LEGEND

	PROPERTY BOUNDARY
	ROAD CENTER LINE
	PROPERTY BUFFER
	EX FENCE
	EX EDGE OF PAVEMENT
	PR EDGE OF PAVEMENT
	LOT LINE
	EX EDGE OF DIRT ROAD
	RIGHT OF WAY LINE
	SECTION LINE
	PR EDGE OF PAVEMENT
	SIGHT TRIANGLE

DEVELOPER NOTE:

THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

NOTES:

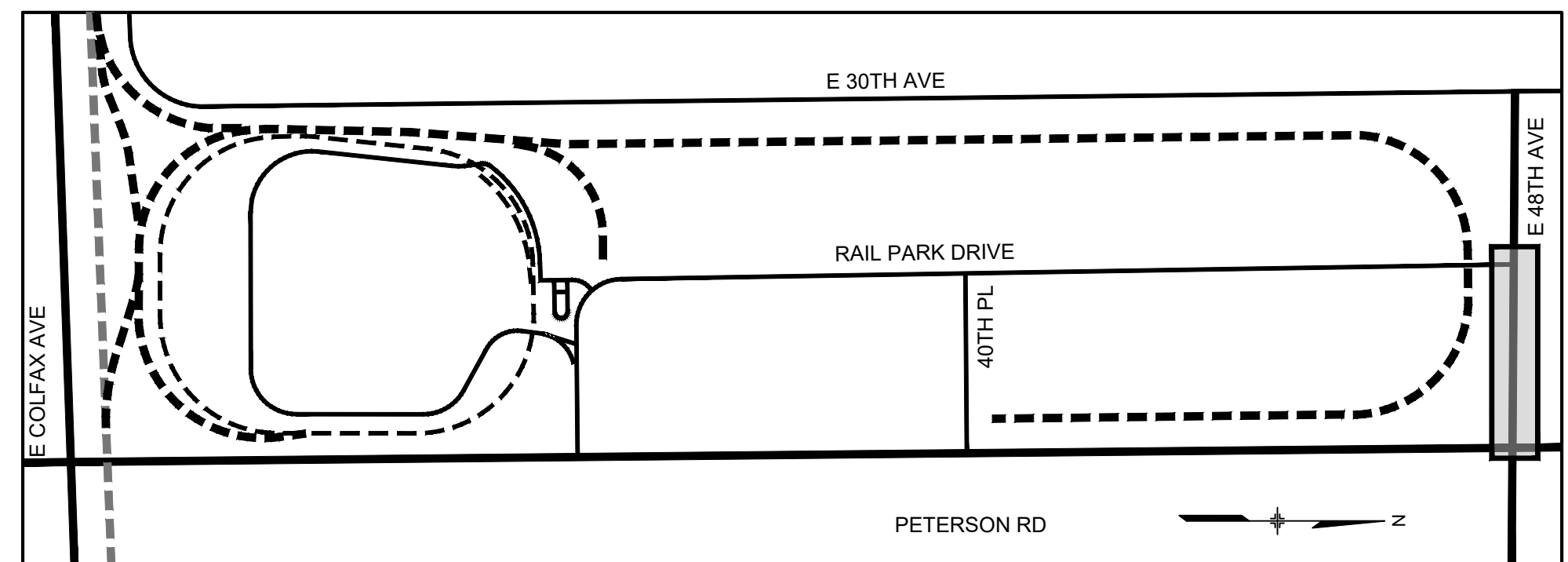
- THE STORM SEWER SYSTEM WITHIN THE PUBLIC R.O.W. IS PUBLIC AND TO BE MAINTAINED BY THE CITY OF AURORA. THE STORM SEWER SYSTEM OUTSIDE OF THE PUBLIC R.O.W. IS PRIVATE AND TO BE MAINTAINED BY THE RMMD.
- STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL PLACEMENT WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS AND WILL BE SUBMITTED WITH FINAL CIVIL STREET LIGHTING PLAN.
- REFER TO GRADING AND UTILITY PLANS FOR UNDERGROUND UTILITY INFORMATION.

LEGEND

	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	SITE BOUNDARY
	DRAINAGE SWALE
	SIGHT TRIANGLE
	PROPOSED STORM INLET
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	RESTRICTED FIRE LANE ACCESS
	PROPOSED GRAVEL PATHWAY
	PROPOSED CONCRETE PAVING
	PROPOSED ASPHALT PAVING
	PROPOSED RIPRAP POND SPILLWAY
	EXISTING DIRT ROAD

KEY MAP

SCALE: 1" = 1000'



- | | | | |
|----|--|----|--|
| 1 | INSTALL SKIP LANE LINE 4" DASHED WHITE STRIPING. | 15 | W1-8R CHEVRON ALIGNMENT RIGHT (18"x24") |
| 2 | INSTALL BIKE LANE 6" SOLID WHITE STRIPING PER CITY OF AURORA STANDARDS & SPECIFICATIONS. | 16 | W1-1L HORIZONTAL ALIGNMENT LEFT (30"x30") |
| 3 | INSTALL PAVEMENT MARKING AS SHOWN, MARKING SHALL BE IN ACCORDANCE WITH CITY OF AURORA STANDARDS AND CDOT STANDARDS. | 17 | W13-1P ADVISORY SPEED (18"x18") |
| 4 | INSTALL DOTTED LANE LINE 4" SOLID WHITE STRIPING AT 2' LENGTH AND 4' INTERVALS. INSTALL IN ACCORDANCE WITH STRIPING STANDARDS. | 18 | INSTALL SKIP LANE LINE 4" DASHED YELLOW STRIPING. PER CITY OF AURORA STANDARDS & SPECIFICATIONS. |
| 5 | INSTALL 4" SOLID DOUBLE YELLOW STRIPING LINE PER CITY OF AURORA STANDARDS & SPECIFICATIONS. | 19 | W11-2 PEDESTRIAN CROSSING (30X30) |
| 6 | INSTALL CHANNELIZING LANE LINE 8" SOLID WHITE STRIPING. | | |
| 7 | R1-1 STOP SIGN w/ STREET NAME SINGLE LANE (30"x30") MULTI-LANE (36"x36") | | |
| 8 | R2-1 SPEED LIMIT SIGN (18"x24") SINGLE LANE (24"x30") MULTI LANE (30"x36") | | |
| 9 | PEDESTRIAN CROSSWALK SOLID WHITE STRIPS (24"x10', 4' SPACING EDGE TO EDGE) COA DETAIL TE-12 | | |
| 10 | YELLOW TWO-WAY-LEFT-TURN LANE STRIPING (THERMOPLASTIC) | | |
| 11 | STREET SIGN (36"x14.4") | | |
| 12 | R1-2 YIELD SIGN (24", 30" OR 36") | | |
| 13 | R15-1 RAIL CROSSING (48"x9") | | |
| 14 | W1-8L CHEVRON ALIGNMENT LEFT (18"x24") | | |

ROCKY MOUNTAIN RAIL PARK INFRASTRUCTURE SITE PLAN

SITE PLAN 1 - E 48TH AVE

DATE: OCTOBER 21, 2024

PREPARED BY:

Matrix
Excellence by Design

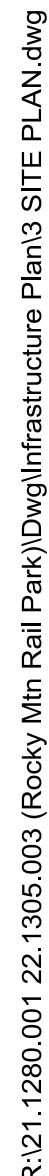
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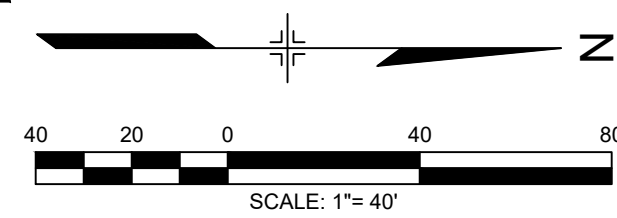
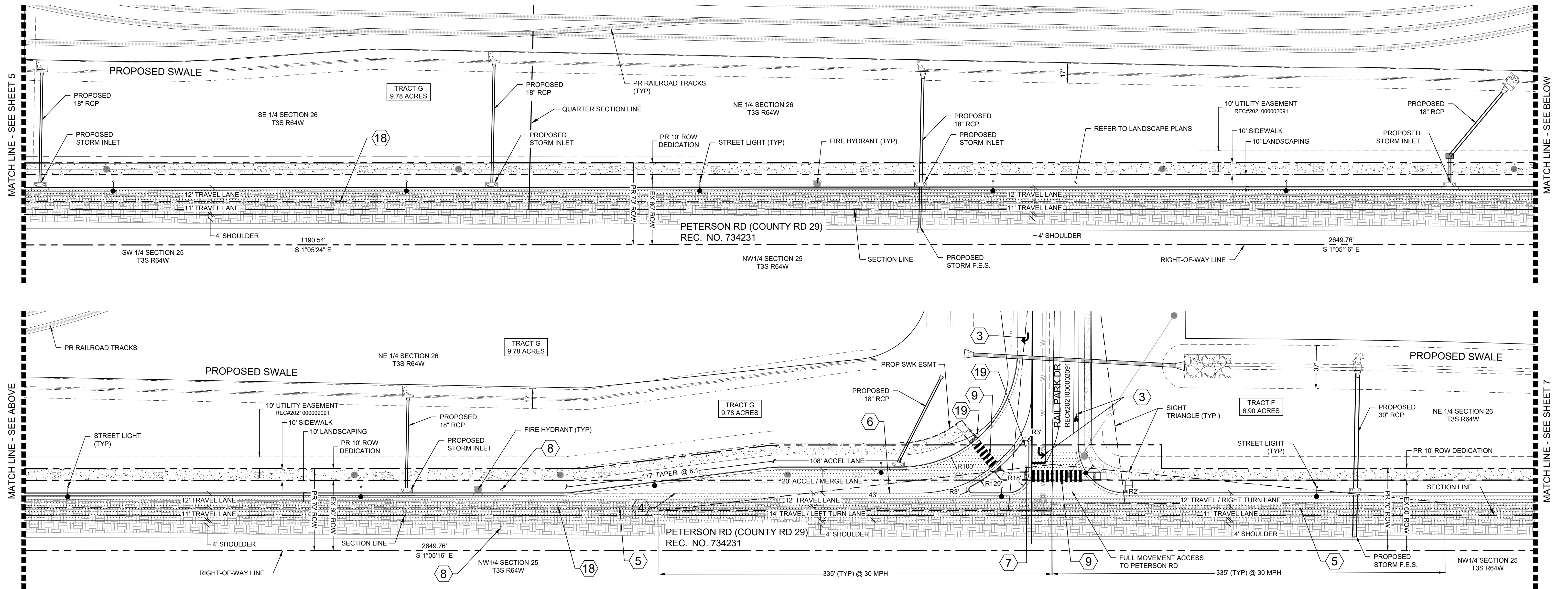
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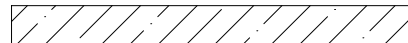
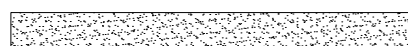
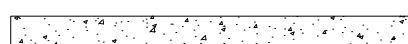
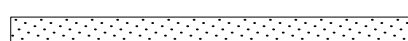


















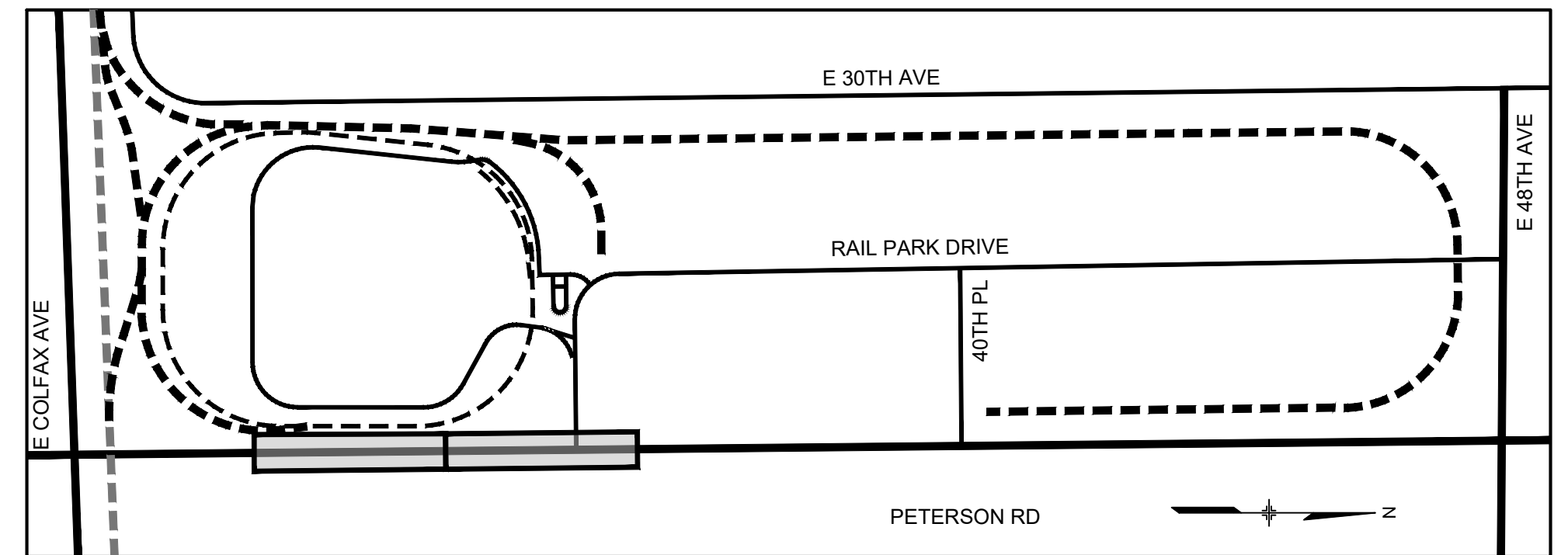
DEVELOPER NOTE:
THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

- NOTES:**
1. THE STORM SEWER SYSTEM WITHIN THE PUBLIC R.O.W. IS PUBLIC AND TO BE MAINTAINED BY THE CITY OF AURORA. THE STORM SEWER SYSTEM OUTSIDE OF THE PUBLIC R.O.W. IS PRIVATE AND TO BE MAINTAINED BY THE RMMD.
 2. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL PLACEMENT WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS AND WILL BE SUBMITTED WITH FINAL CIVIL STREET LIGHTING PLAN.
 3. REFER TO GRADING AND UTILITY PLANS FOR UNDERGROUND UTILITY INFORMATION.

LEGEND

	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	SITE BOUNDARY
	DRAINAGE SWALE
	PROPERTY BOUNDARY
	ROAD CENTER LINE
	PROPERTY BUFFER
	EX FENCE
	EX EDGE OF PAVEMENT
	PR EDGE OF PAVEMENT
	LOT LINE
	EX EDGE OF DIRT ROAD
	RIGHT OF WAY LINE
	SECTION LINE
	PR EDGE OF PAVEMENT
	SIGHT TRIANGLE

LEGEND	
	PROPOSED STORM INLET
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	RESTRICTED FIRE LANE ACCESS
	PROPOSED GRAVEL PATHWAY
	PROPOSED CONCRETE PAVING
	PROPOSED ASPHALT PAVING
	PROPOSED RIPRAP POND SPILLWAY
	EXISTING DIRT ROAD
	INSTALL SKIP LANE LINE 4" DASHED WHITE STRIPING.
	INSTALL BIKE LANE 6" SOLID WHITE STRIPING PER CITY OF AURORA STANDARDS & SPECIFICATIONS.
	INSTALL PAVEMENT MARKING AS SHOWN, MARKING SHALL BE IN ACCORDANCE WITH CITY OF AURORA STANDARDS AND CDOT STANDARDS.
	INSTALL DOTTED LANE LINE 4" SOLID WHITE STRIPING AT 2' LENGTH AND 4' INTERVALS. INSTALL IN ACCORDANCE WITH STRIPING STANDARDS.
	INSTALL 4" SOLID DOUBLE YELLOW STRIPING LINE PER CITY OF AURORA STANDARDS & SPECIFICATIONS.
	INSTALL CHANNELIZING LANE LINE 8" SOLID WHITE STRIPING.
	R1-1 STOP SIGN w/ STREET NAME SINGLE LANE (30"x30") MULTI-LANE (36"x36")
	R2-1 SPEED LIMIT SIGN (18"x24") SINGLE LANE (24"x30") MULTI LANE (30"x36")
	PEDESTRIAN CROSSWALK SOLID WHITE STRIPS (24"x10", 4' SPACING EDGE TO EDGE) COA DETAIL TE-12
	YELLOW TWO-WAY-LEFT-TURN LANE STRIPING (THERMOPLASTIC)
	STREET SIGN (36"x14.4")
	R1-2 YIELD SIGN (24", 30" OR 36")
	R15-1 RAIL CROSSING (48"x9")
	W1-8L CHEVRON ALIGNMENT LEFT (18"x24")



KEY MAP
SCALE: 1" = 1000'

ROCKY MOUNTAIN RAIL PARK INFRASTRUCTURE SITE PLAN

SITE PLAN 3 - PETERSON RD

DATE: OCTOBER 21, 2024

PREPARED BY:

Matrix
Excellence by Design

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P 303.572.0200
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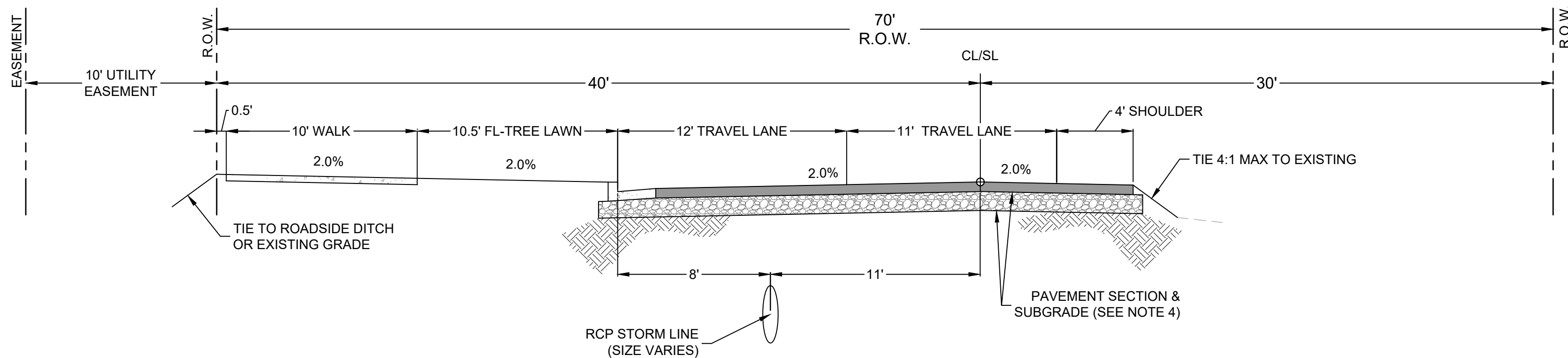
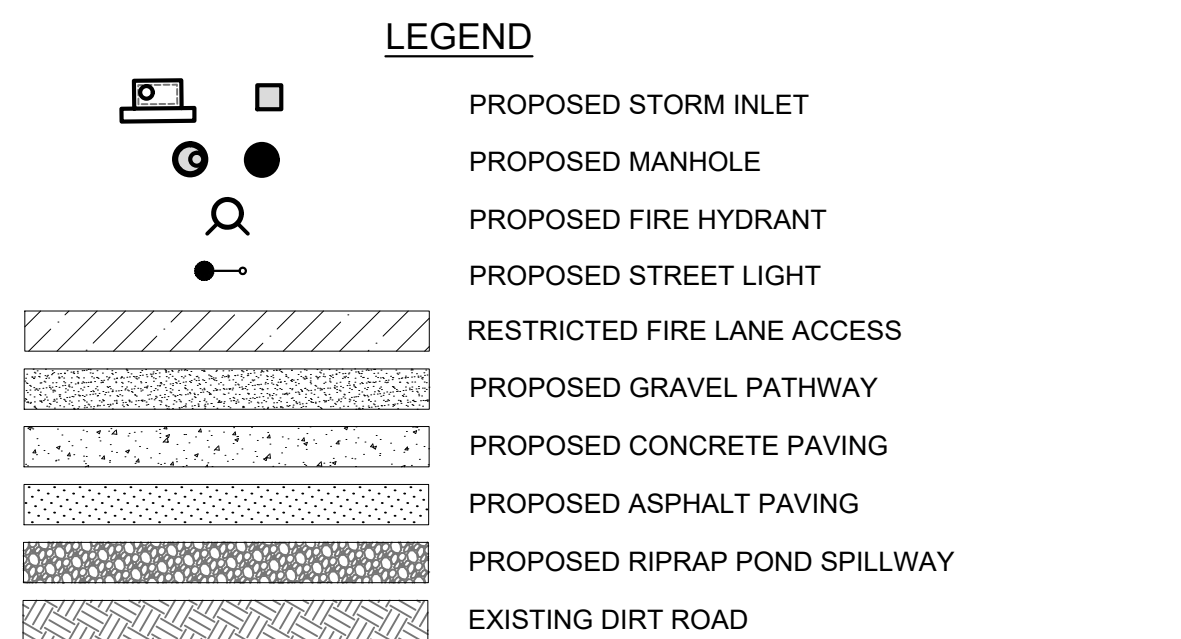
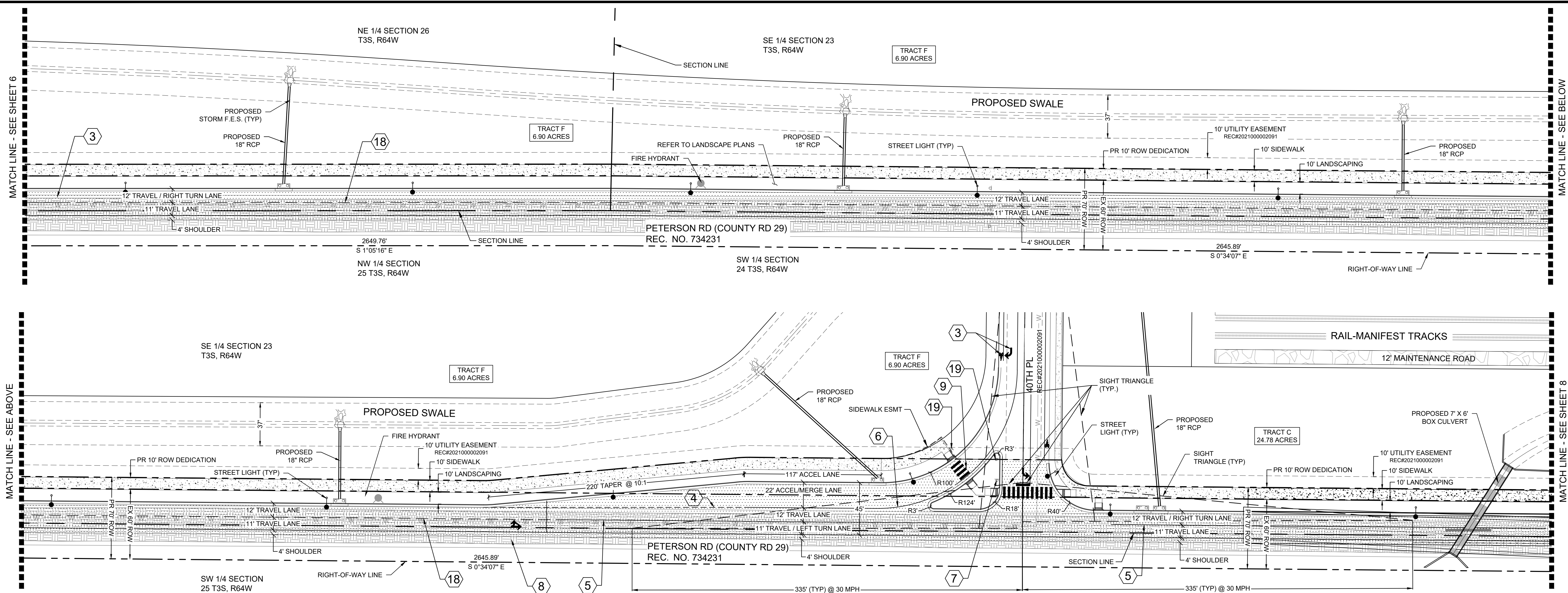


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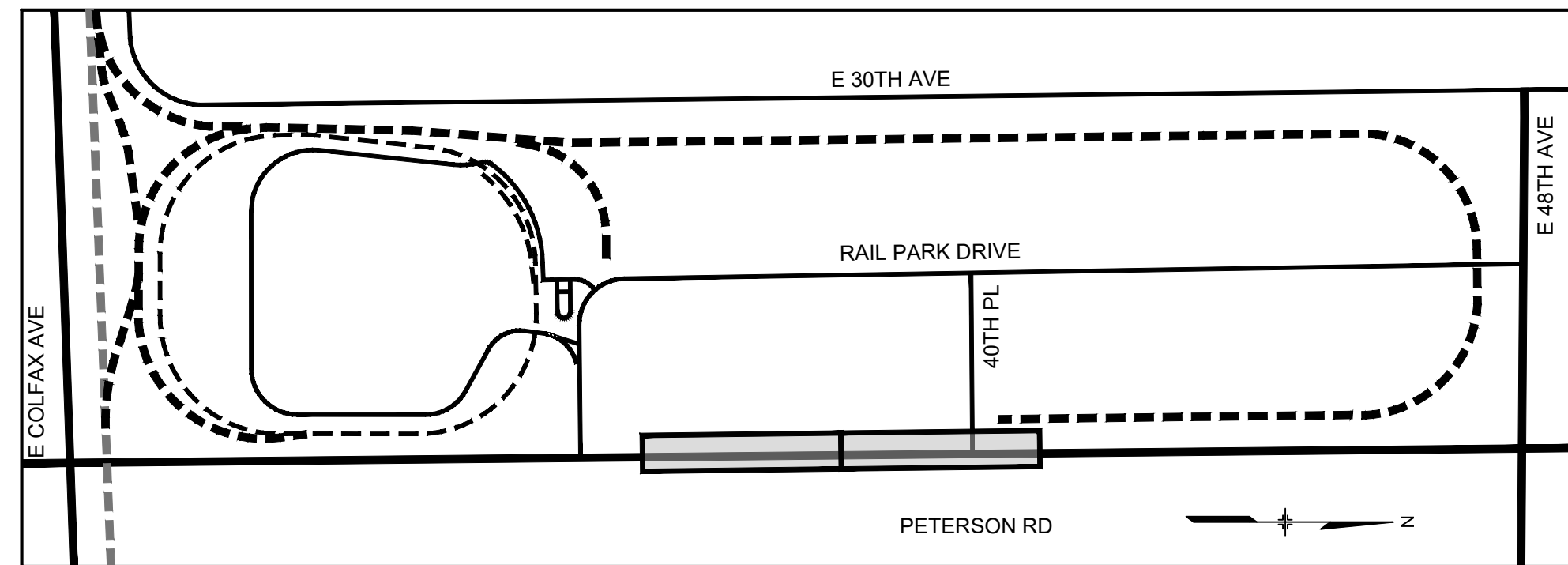
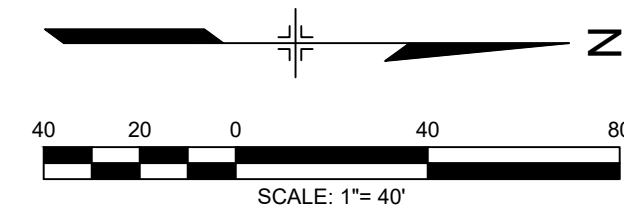
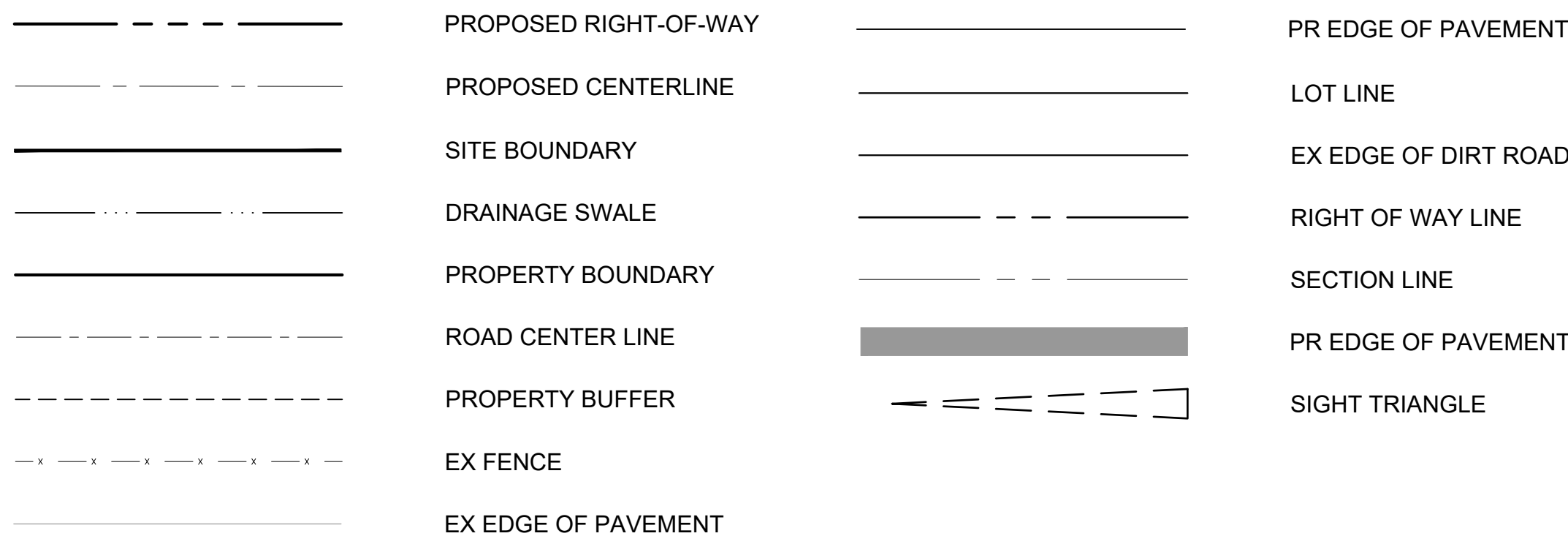
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PETERSON RD - COLLECTOR DETAIL
(40TH PL - 48TH AVE)

(TYPICAL SECTION, LOOKING NORTH) (UTILITY DEPTHS APPROXIMATE ONLY)

LEGEND



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KEY MAP

SCALE: 1" = 1000'

ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

SITE PLAN 4 - PETERSON RD

DATE: OCTOBER 21, 2024

PREPARED BY:

Matrix
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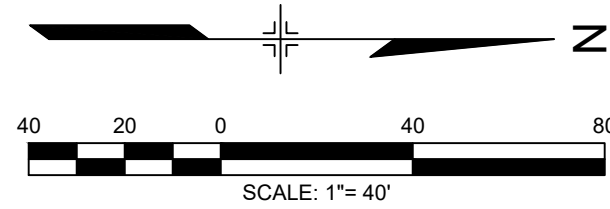
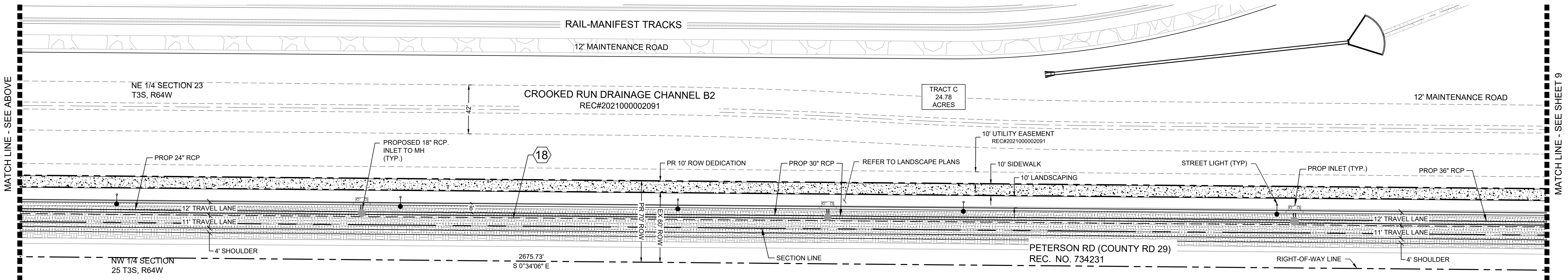
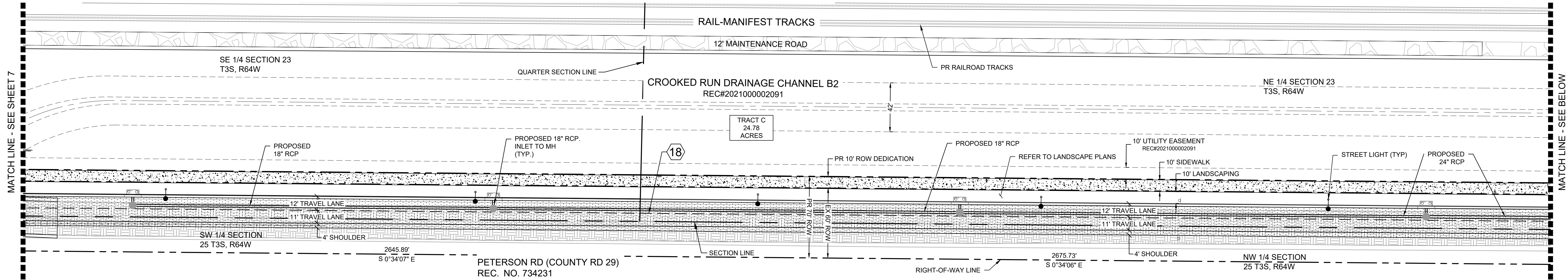


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DEVELOPER NOTE:

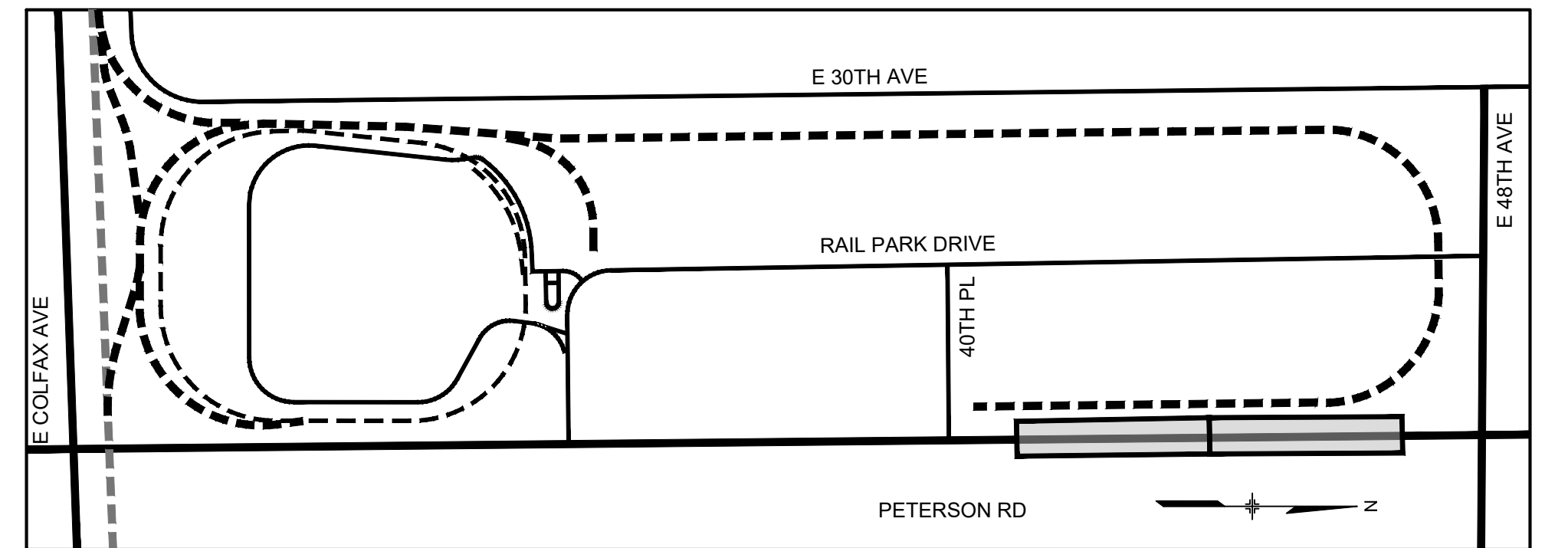
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LEGEND

	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	SITE BOUNDARY
	DRAINAGE SWALE
	PROPERTY BOUNDARY
	ROAD CENTER LINE
	PROPERTY BUFFER
	EX FENCE
	EX EDGE OF PAVEMENT
	PR EDGE OF PAVEMENT
	LOT LINE
	EX EDGE OF DIRT ROAD
	RIGHT OF WAY LINE
	SECTION LINE
	PR EDGE OF PAVEMENT
	SIGHT TRIANGLE

LEGEND	
	PROPOSED STORM INLET
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	RESTRICTED FIRE LANE ACCESS
	PROPOSED GRAVEL PATHWAY
	PROPOSED CONCRETE PAVING
	PROPOSED ASPHALT PAVING
	PROPOSED RIPRAP POND SPILLWAY
	EXISTING DIRT ROAD
	1 INSTALL SKIP LANE LINE 4" DASHED WHITE STRIPING.
	2 INSTALL BIKE LANE 6" SOLID WHITE STRIPING PER CITY OF AURORA STANDARDS & SPECIFICATIONS.
	3 INSTALL PAVEMENT MARKING AS SHOWN. MARKING SHALL BE IN ACCORDANCE WITH CITY OF AURORA STANDARDS AND CDOT STANDARDS.
	4 INSTALL DOTTED LANE LINE 4" SOLID WHITE STRIPING AT 2' LENGTH AND 4' INTERVALS. INSTALL IN ACCORDANCE WITH STRIPING STANDARDS.
	5 INSTALL 4" SOLID DOUBLE YELLOW STRIPING LINE PER CITY OF AURORA STANDARDS & SPECIFICATIONS.
	6 INSTALL CHANNELIZING LANE LINE 8" SOLID WHITE STRIPING.
	7 R1-1 STOP SIGN w/ STREET NAME SINGLE LANE (30"x30") MULTI-LANE (36"x36")
	8 R2-1 SPEED LIMIT SIGN (18"x24") SINGLE LANE (24"x30") MULTI LANE (30"x36")
	9 PEDESTRIAN CROSSWALK SOLID WHITE STRIPS (24"x10", 4' SPACING EDGE TO EDGE) COA DETAIL TE-12
	10 YELLOW TWO-WAY-LEFT-TURN LANE STRIPING (THERMOPLASTIC)
	11 STREET SIGN (36"x14.4")
	12 R1-2 YIELD SIGN (24", 30" OR 36")
	13 R15-1 RAIL CROSSING (48"x9")
	14 W1-8L CHEVRON ALIGNMENT LEFT (18"x24")



KEY MAP
SCALE: 1" = 1000'

ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

SITE PLAN 5 - PETERSON RD

DATE: OCTOBER 21, 2024

PREPARED BY:

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Excellence by Design

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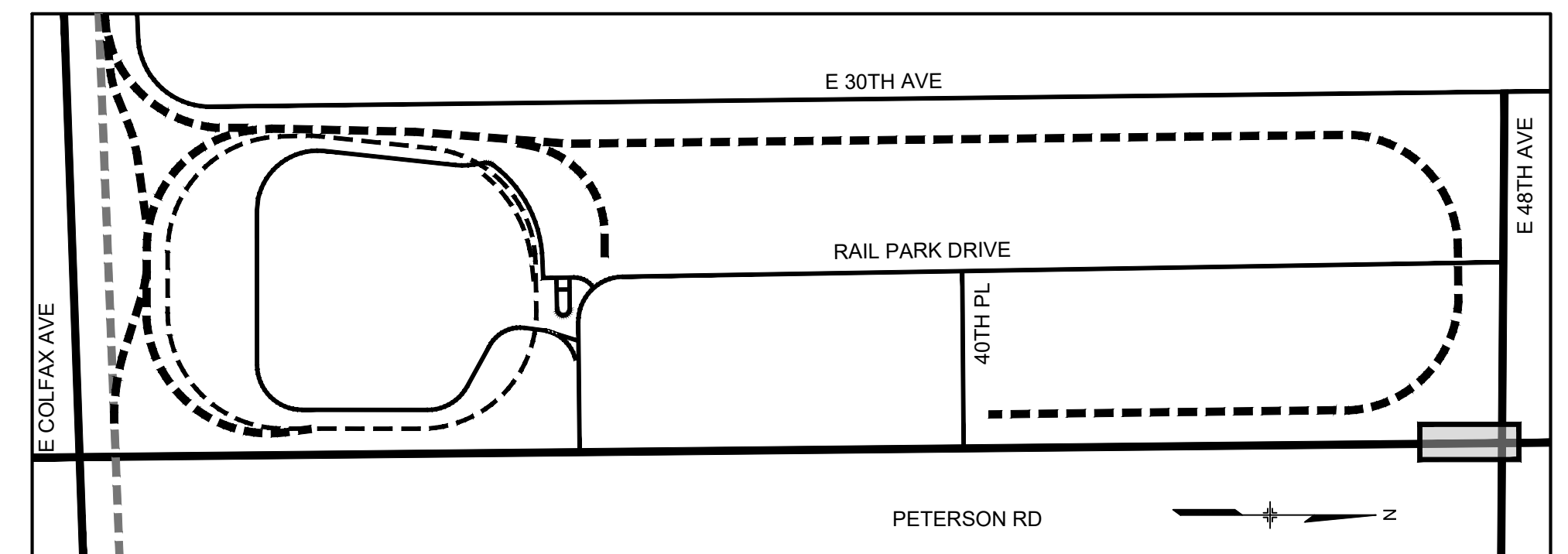
LEGEND

	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	SITE BOUNDARY
	DRAINAGE SWALE
	PROPERTY BOUNDARY
	ROAD CENTER LINE
	PROPERTY BUFFER
	EX FENCE
	EX EDGE OF PAVEMENT
	PR EDGE OF PAVEMENT
	LOT LINE
	EX EDGE OF DIRT ROAD
	RIGHT OF WAY LINE
	SECTION LINE
	PR EDGE OF PAVEMENT
	SIGHT TRIANGLE

LEGEND	
	PROPOSED STORM INLET
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	RESTRICTED FIRE LANE ACCESS
	PROPOSED GRAVEL PATHWAY
	PROPOSED CONCRETE PAVING
	PROPOSED ASPHALT PAVING
	PROPOSED RIPRAP POND SPILLWAY
	EXISTING DIRT ROAD
	1. INSTALL SKIP LANE LINE 4" DASHED WHITE STRIPING.
	2. INSTALL BIKE LANE 6" SOLID WHITE STRIPING PER CITY OF AURORA STANDARDS & SPECIFICATIONS.
	3. INSTALL PAVEMENT MARKING AS SHOWN. MARKING SHALL BE IN ACCORDANCE WITH CITY OF AURORA STANDARDS AND CDOT STANDARDS.
	4. INSTALL DOTTED LANE LINE 4" SOLID WHITE STRIPING AT 2' LENGTH AND 4' INTERVALS. INSTALL IN ACCORDANCE WITH STRIPING STANDARDS.
	5. INSTALL 4" SOLID DOUBLE YELLOW STRIPING LINE PER CITY OF AURORA STANDARDS & SPECIFICATIONS.
	6. INSTALL CHANNELIZING LANE LINE 8" SOLID WHITE STRIPING.
	7. R1-1 STOP SIGN w/ STREET NAME SINGLE LANE (30"x30") MULTI-LANE (36"x36")
	8. R2-1 SPEED LIMIT SIGN (18"x24") SINGLE LANE (24"x30") MULTI LANE (30"x36")
	9. PEDESTRIAN CROSSWALK SOLID WHITE STRIPS (24"x10", 4' SPACING EDGE TO EDGE) COA DETAIL TE-12
	10. YELLOW TWO-WAY-LEFT-TURN LANE STRIPING (THERMOPLASTIC)
	11. STREET SIGN (36"x14.4")
	12. R1-2 YIELD SIGN (24", 30" OR 36")
	13. R15-1 RAIL CROSSING (48"x9")
	14. W1-8L CHEVRON ALIGNMENT LEFT (18"x24")

	15. W1-8R CHEVRON ALIGNMENT RIGHT (18"x24")
	16. W1-1L HORIZONTAL ALIGNMENT LEFT (30"x30")
	17. W13-1P ADVISORY SPEED (18"x18")
	18. INSTALL SKIP LANE LINE 4" DASHED YELLOW STRIPING. PER CITY OF AURORA STANDARDS & SPECIFICATIONS.
	19. W11-2 PEDESTRIAN CROSSING (30X30)

KEY MAP
SCALE: 1" = 1000'



ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

SITE PLAN 6 - PETERSON RD

DATE: OCTOBER 21, 2024

PREPARED BY:

Matrix
Excellence by Design

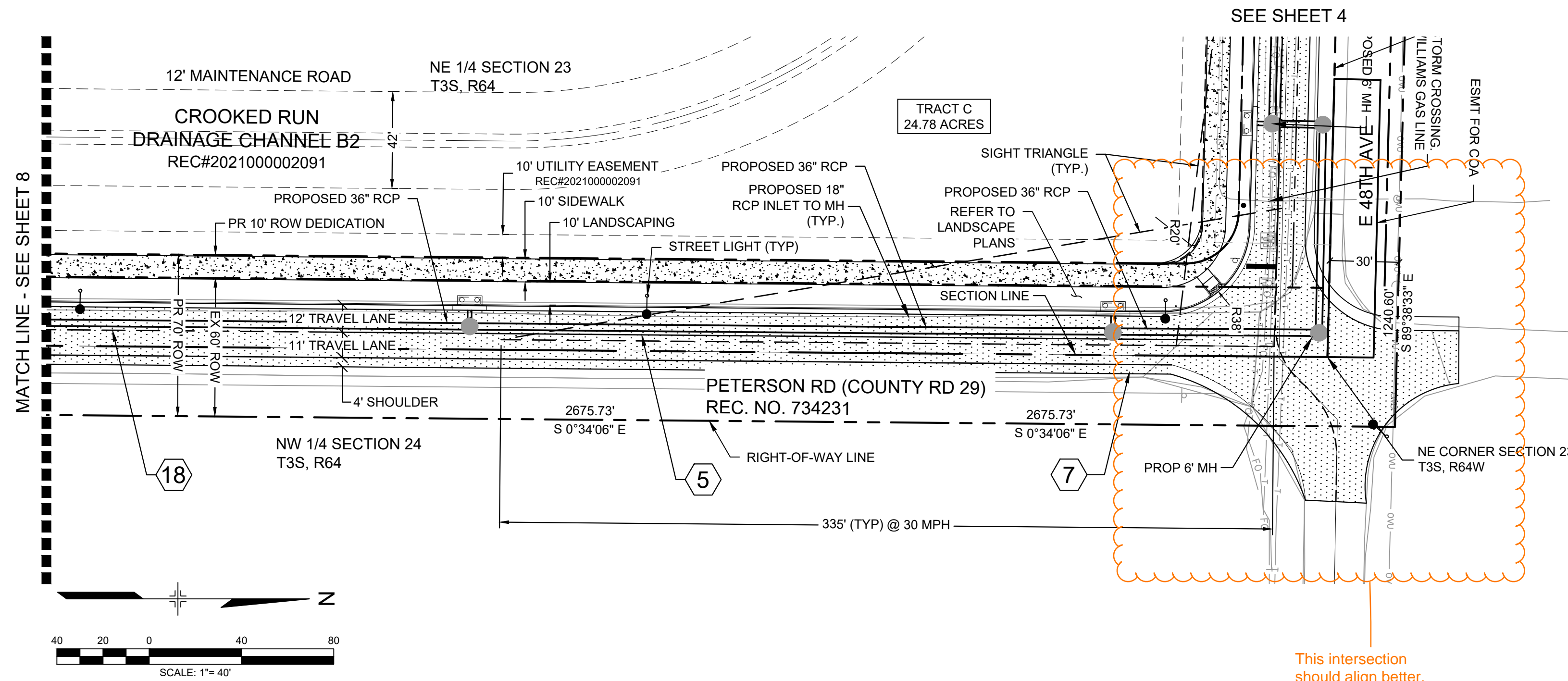
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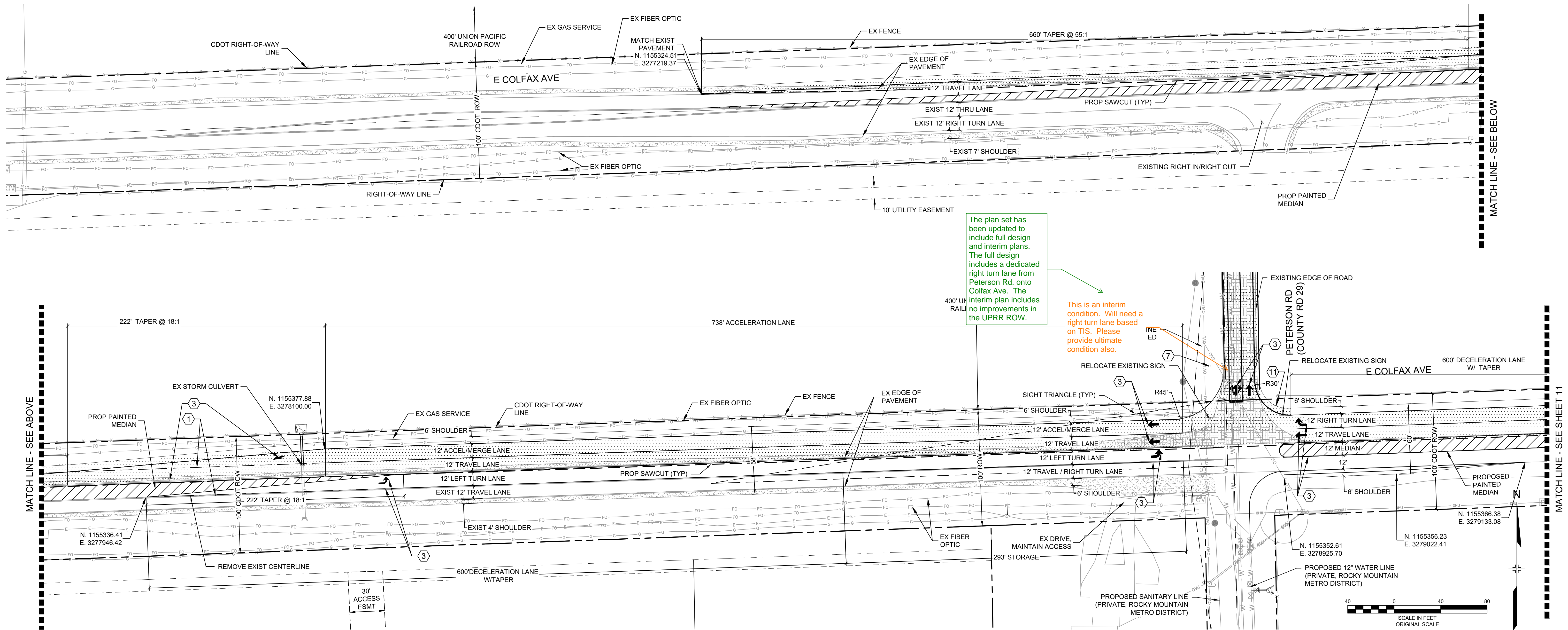
SHEET: 9 OF 31



This intersection
should align better.
Eastbound and
westbound are offset
and this will cause
issues in the future.

48th Avenue ROW east of Peterson Road does not currently exist. The adjacent developer to the east will be responsible for removing the 48th Avenue offset at the time of their development. Pavement if 48th Avenue east of the Peterson Rd. centerline and North of the 48th Ave. centerline will be limited to the extents of the existing right-of-way.

R:\21.1280.001 22.1305.003 (Rocky Mtn Rail Park)\Dwg\Infrastructure Plan\3 SITE PLAN_COLFAX.dwg



DEVELOPER NOTE:

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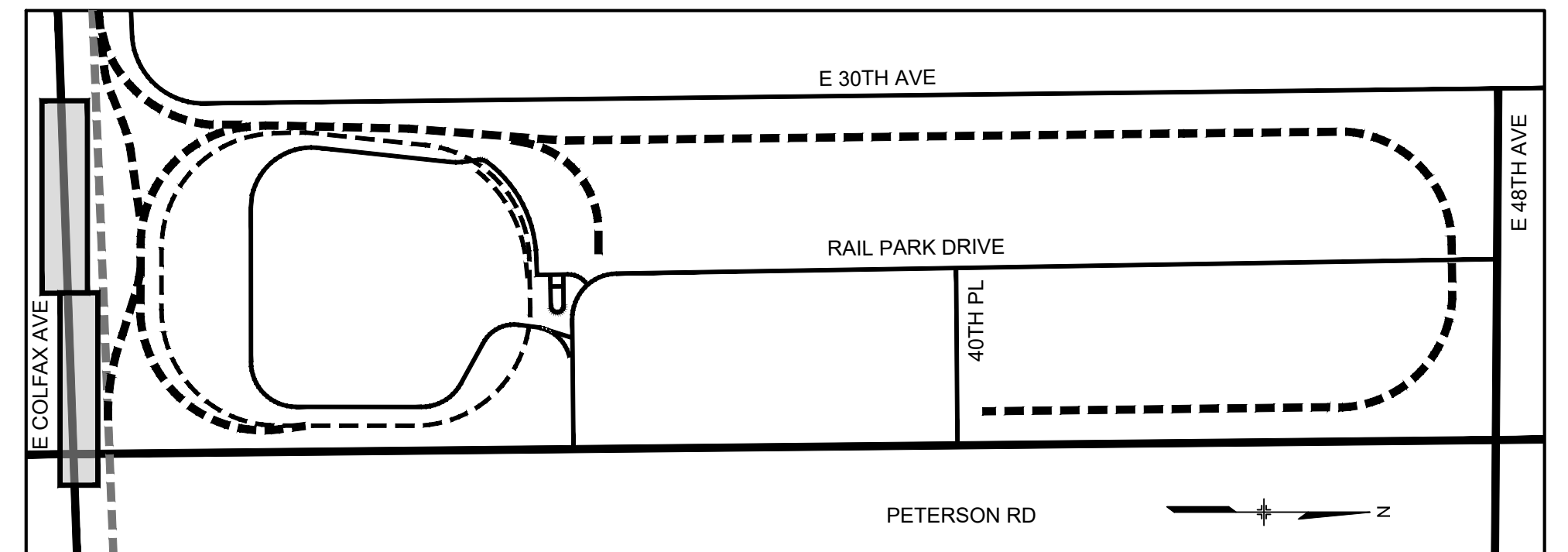
LEGEND

	PROPERTY BOUNDARY
	ROAD CENTER LINE
	PROPERTY BUFFER
	EX FENCE
	EX EDGE OF PAVEMENT
	PR EDGE OF PAVEMENT
	LOT LINE
	EX EDGE OF DIRT ROAD
	RIGHT OF WAY LINE
	SECTION LINE
	PR EDGE OF PAVEMENT
	SIGHT TRIANGLE
	EXISTING ASPHALT

LEGEND

	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	SITE BOUNDARY
	DRAINAGE SWALE
	SIGHT TRIANGLE
	PROPOSED STORM INLET
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	PROPOSED PAINTED MEDIAN
	RESTRICTED FIRE LANE ACCESS
	PROPOSED GRAVEL PATHWAY
	PROPOSED CONCRETE PAVING
	PROPOSED ASPHALT PAVING
	PROPOSED RIPRAP POND SPILLWAY
	EXISTING DIRT ROAD

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KEY MAP
SCALE: 1" = 1000'

NOTES:

1. THE STORM SEWER SYSTEM WITHIN THE PUBLIC R.O.W. IS PUBLIC AND TO BE MAINTAINED BY THE CITY OF AURORA. THE STORM SEWER SYSTEM OUTSIDE OF THE PUBLIC R.O.W. IS PRIVATE AND TO BE MAINTAINED BY THE RMMD.
2. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL PLACEMENT WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS AND WILL BE SUBMITTED WITH FINAL CIVIL STREET LIGHTING PLAN.
3. REFER TO GRADING AND UTILITY PLANS FOR UNDERGROUND UTILITY INFORMATION.

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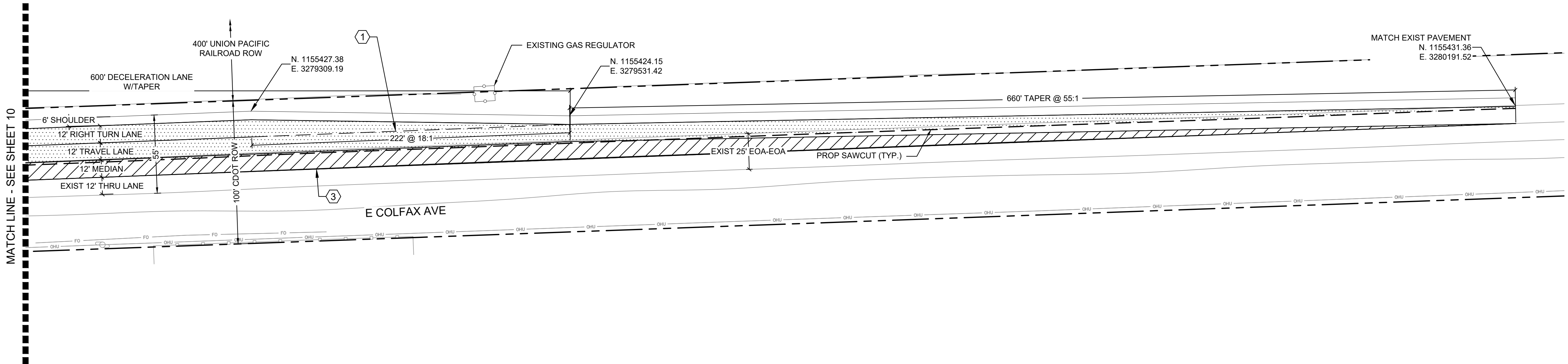
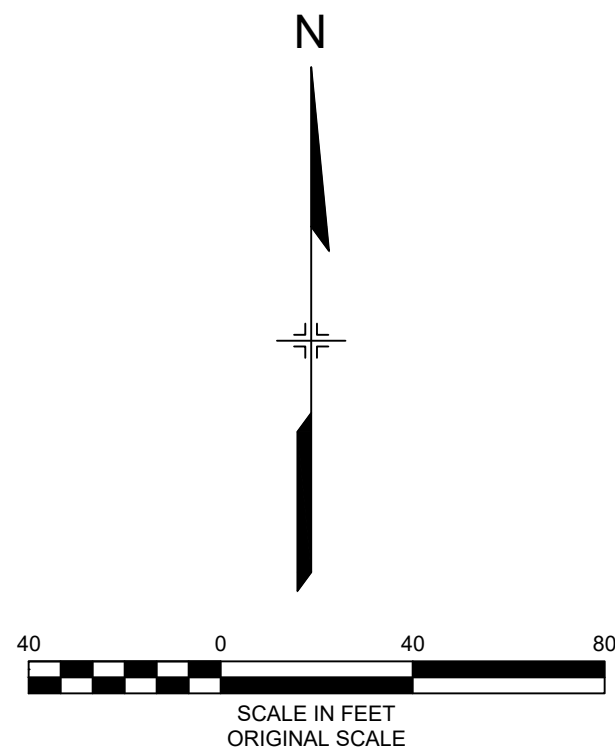
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SHEET: 10 OF 31

R:\21.1280.001 22.1305.003 (Rocky Mtn Rail Park)\Dwg\Infrastructure Plan\3 SITE PLAN_COLFAX.dwg



DEVELOPER NOTE:

THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

LEGEND

	PROPERTY BOUNDARY
	ROAD CENTER LINE
	PROPERTY BUFFER
	EX FENCE
	EX EDGE OF PAVEMENT
	PR EDGE OF PAVEMENT
	LOT LINE
	EX EDGE OF DIRT ROAD
	RIGHT OF WAY LINE
	SECTION LINE
	PR EDGE OF PAVEMENT
	SIGHT TRIANGLE
	EXISTING ASPHALT

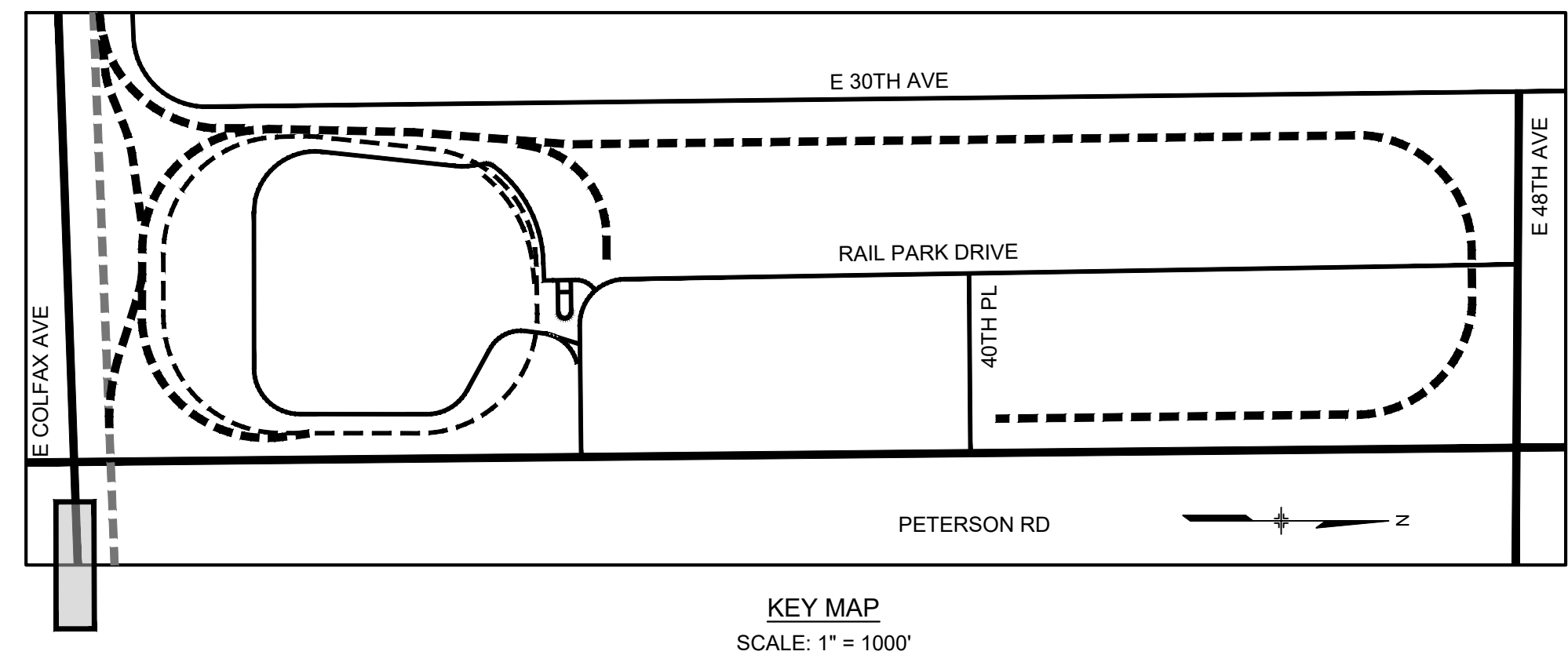
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- REFER TO GRADING AND UTILITY PLANS FOR UNDERGROUND UTILITY INFORMATION.

LEGEND

	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	SITE BOUNDARY
	DRAINAGE SWALE
	SIGHT TRIANGLE
	PROPOSED STORM INLET
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	PROPOSED PAINTED MEDIAN
	RESTRICTED FIRE LANE ACCESS
	PROPOSED GRAVEL PATHWAY
	PROPOSED CONCRETE PAVING
	PROPOSED ASPHALT PAVING
	PROPOSED RIPRAP POND SPILLWAY
	EXISTING DIRT ROAD

- INSTALL SKIP LANE LINE 4" DASHED WHITE STRIPING.
- INSTALL BIKE LANE 6" SOLID WHITE STRIPING PER CITY OF AURORA STANDARDS & SPECIFICATIONS.
- INSTALL PAVEMENT MARKING AS SHOWN, MARKING SHALL BE IN ACCORDANCE WITH CITY OF AURORA STANDARDS AND CDOT STANDARDS.
- INSTALL DOTTED LANE LINE 4" SOLID WHITE STRIPING AT 2' LENGTH AND 4' INTERVALS. INSTALL IN ACCORDANCE WITH STRIPING STANDARDS.
- INSTALL 4" SOLID DOUBLE YELLOW STRIPING LINE PER CITY OF AURORA STANDARDS & SPECIFICATIONS.
- INSTALL CHANNELIZING LANE LINE 8" SOLID WHITE STRIPING.
- R1-1 STOP SIGN w/ STREET NAME
SINGLE LANE (30"x30") MULTI-LANE (36x36")
- R2-1 SPEED LIMIT SIGN (18"x24")
SINGLE LANE (24"x30") MULTI LANE (30x36")
- PEDESTRIAN CROSSWALK SOLID WHITE STRIPS (24"x10", 4' SPACING EDGE TO EDGE)
COA DETAIL TE-12
- YELLOW TWO-WAY-LEFT-TURN LANE STRIPING (THERMOPLASTIC)
- STREET SIGN (36"x14.4")
- R1-2 YIELD SIGN (24", 30" OR 36")
- R15-1 RAIL CROSSING (48"x9")



ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

SITE PLAN 8 - E COLFAX AVE

DATE: OCTOBER 21, 2024

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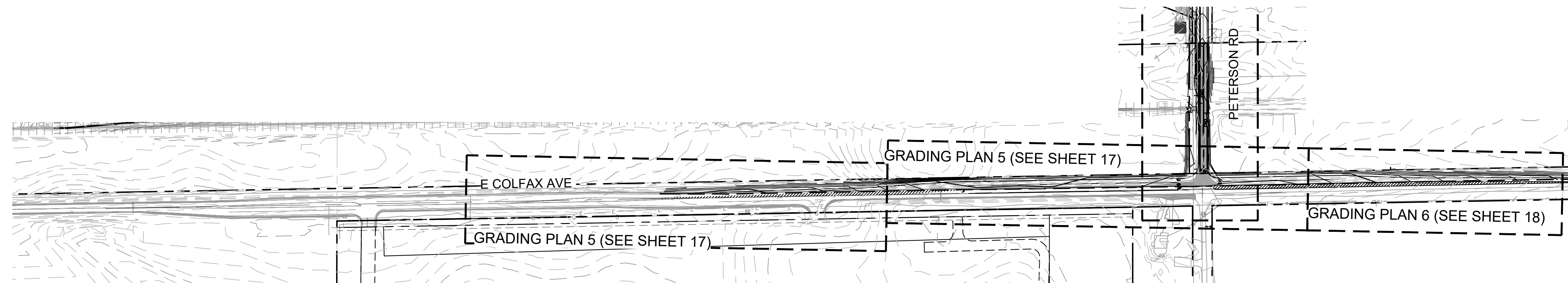
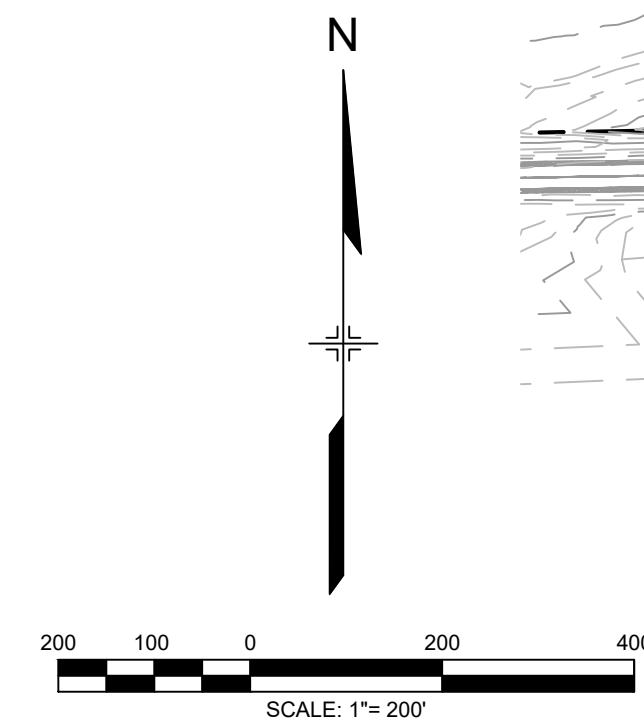
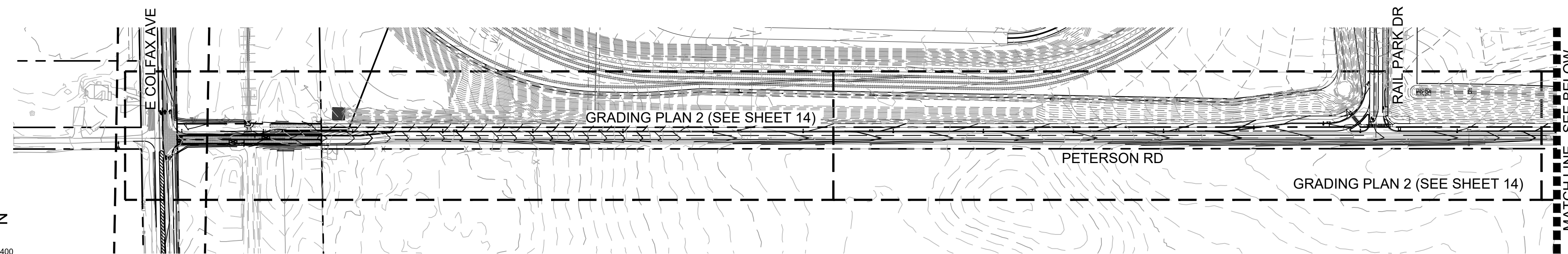
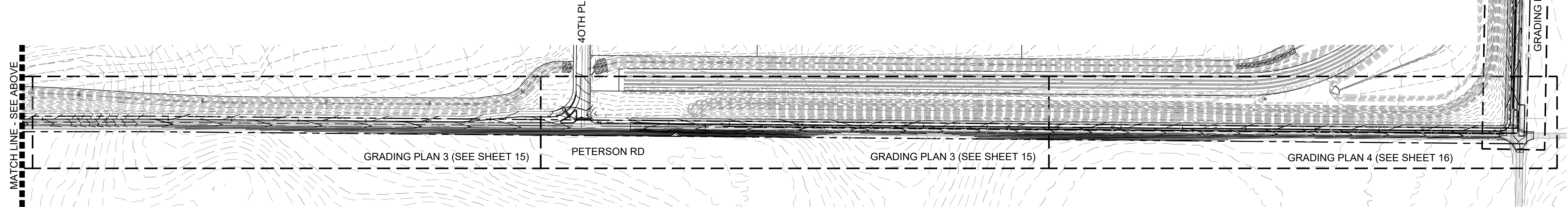
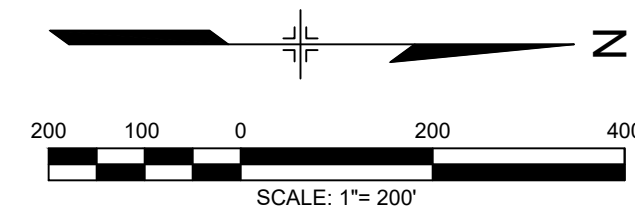


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ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

GRADING PLAN SHEET INDEX

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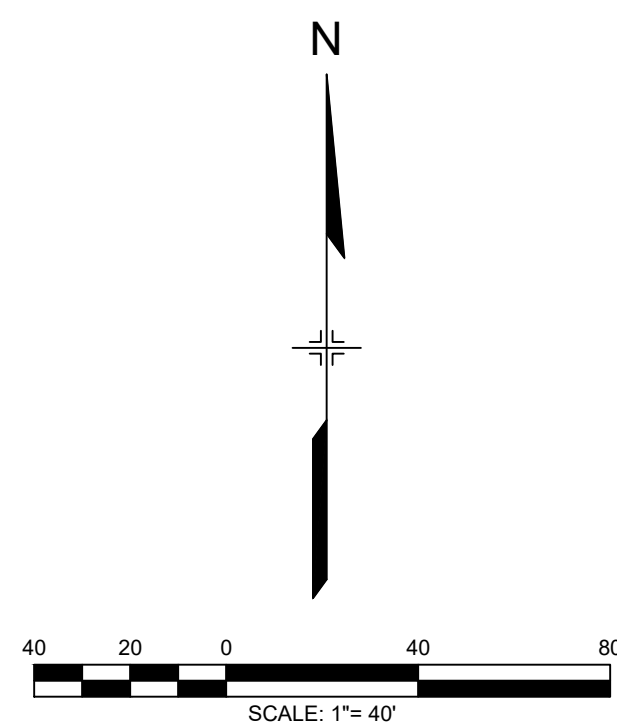
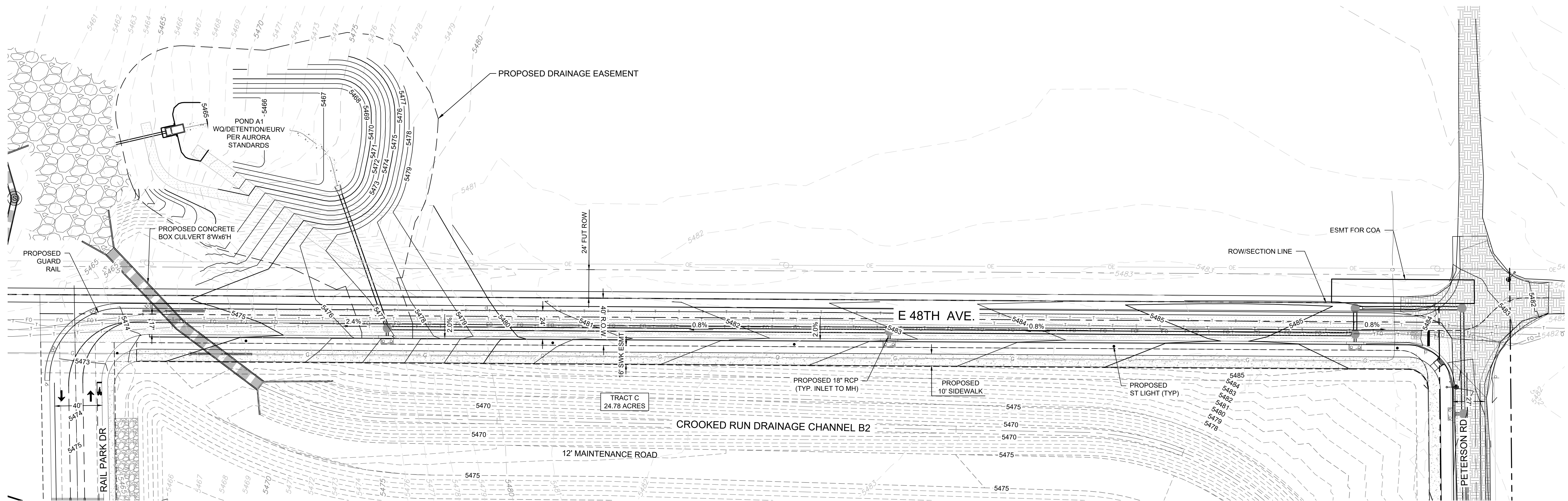


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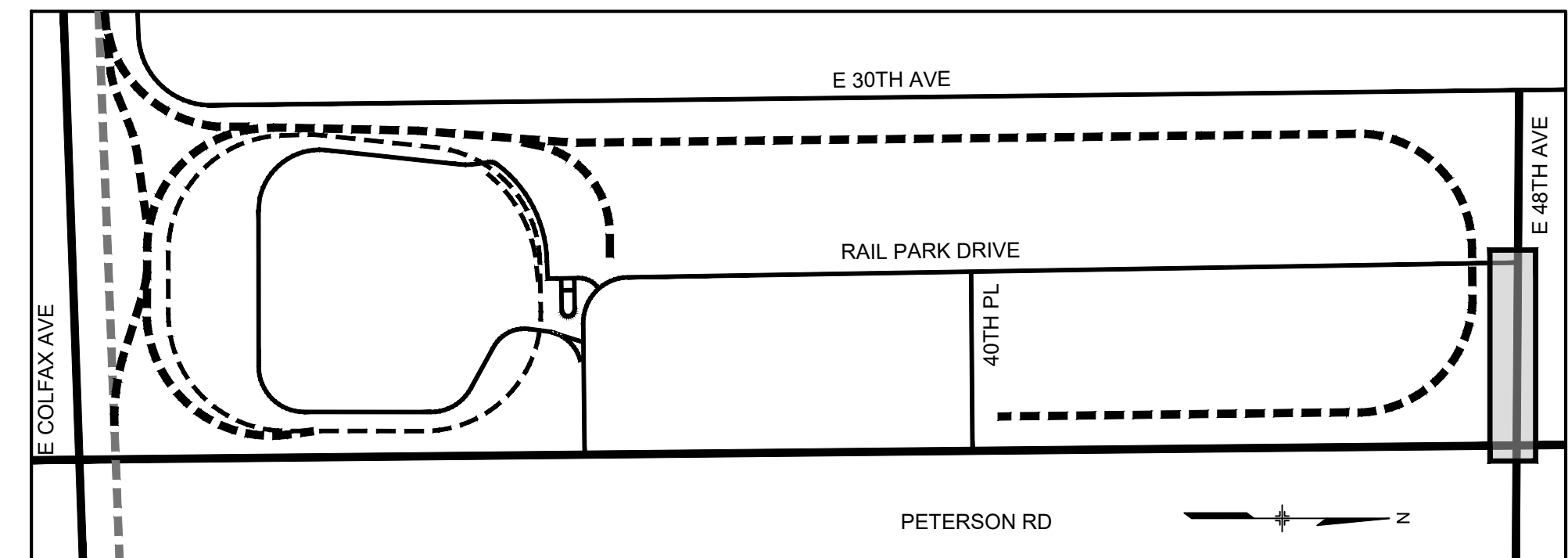
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SHEET: 12 OF 31

R:\21.1280.001.22.1305.003 (Rocky Mtn Rail Park)\Dwg\Infrastructure Plan\4 GR-E 48TH AVE.dwg



LEGEND	
---	SITE BOUNDARY
---	PROPOSED SANITARY
---	PROPOSED STORM
---	PROPOSED WATER
□	PROPOSED INLET
○	PROPOSED FIRE HYDRANT
●	PROPOSED MANHOLE
●	PROPOSED LIGHT POLE
---	PROPOSED 5' CONTOUR
---	PROPOSED 1' CONTOUR
---	PROPOSED 5' CONTOUR (BY OTHERS)
---	PROPOSED 1' CONTOUR (BY OTHERS)
---	EXISTING 5' CONTOUR
---	EXISTING 1' CONTOUR



KEY MAP
SCALE: 1" = 1000'

NOTE:
1. THE STORM SEWER SYSTEM WITHIN THE PUBLIC R.O.W. IS PUBLIC AND TO BE MAINTAINED BY THE CITY OF AURORA. THE STORM SEWER SYSTEM OUTSIDE OF THE PUBLIC R.O.W. IS PRIVATE AND TO BE MAINTAINED BY THE AACMD.

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ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

GRADING PLAN 1 - E 48TH AVE

DATE: OCTOBER 21, 2024

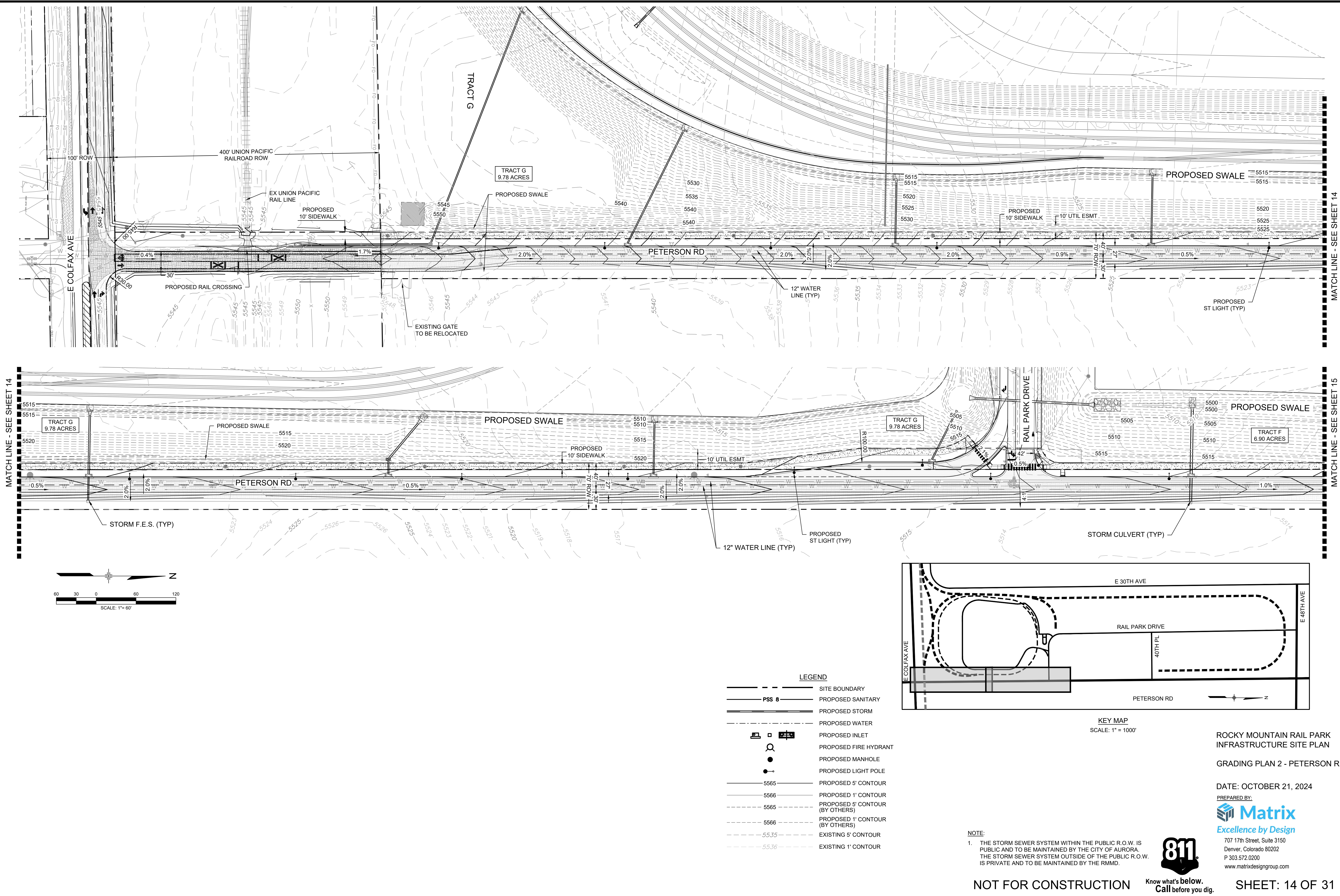
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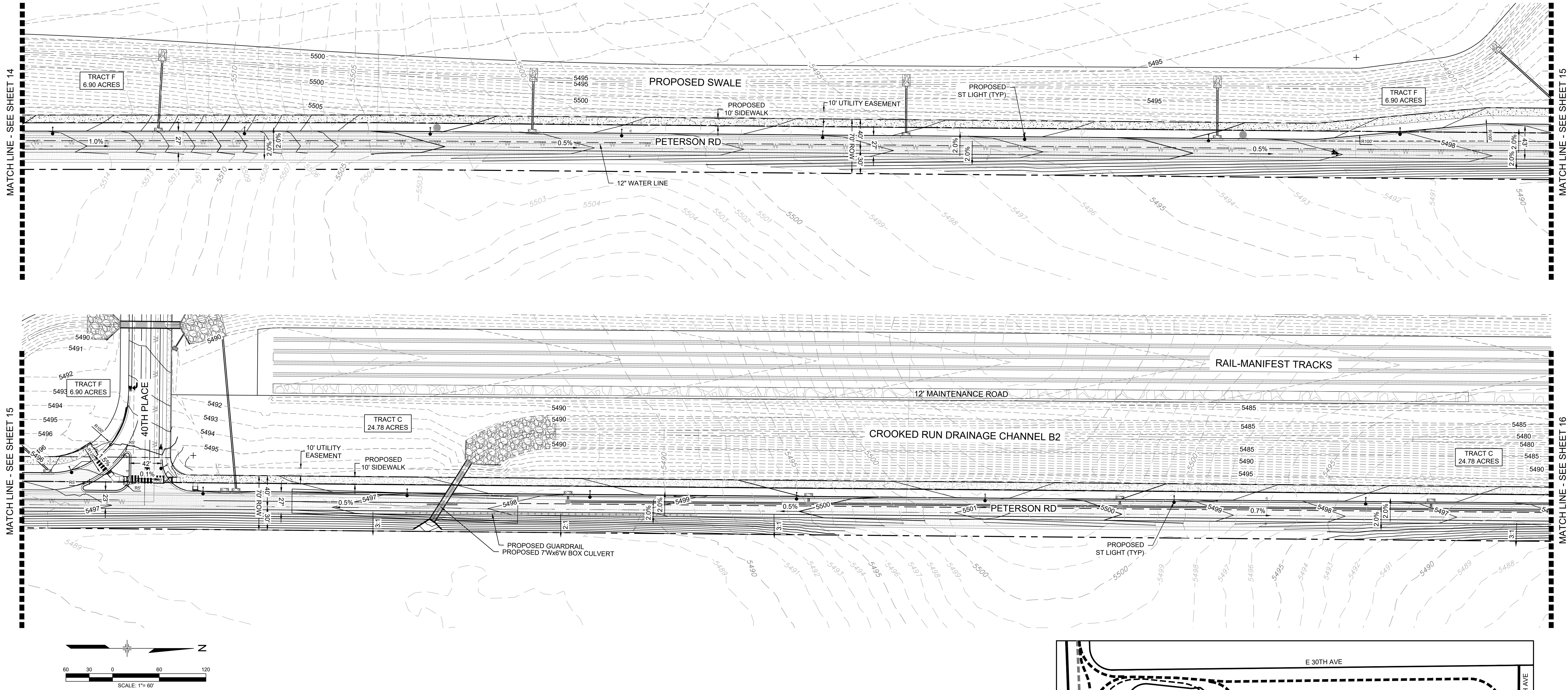
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R:\21.1280.001.22.1305.003 (Rocky Mtn Rail Park)\Dwg\Infrastructure Plan\5 GR-PETERSON RD.dwg



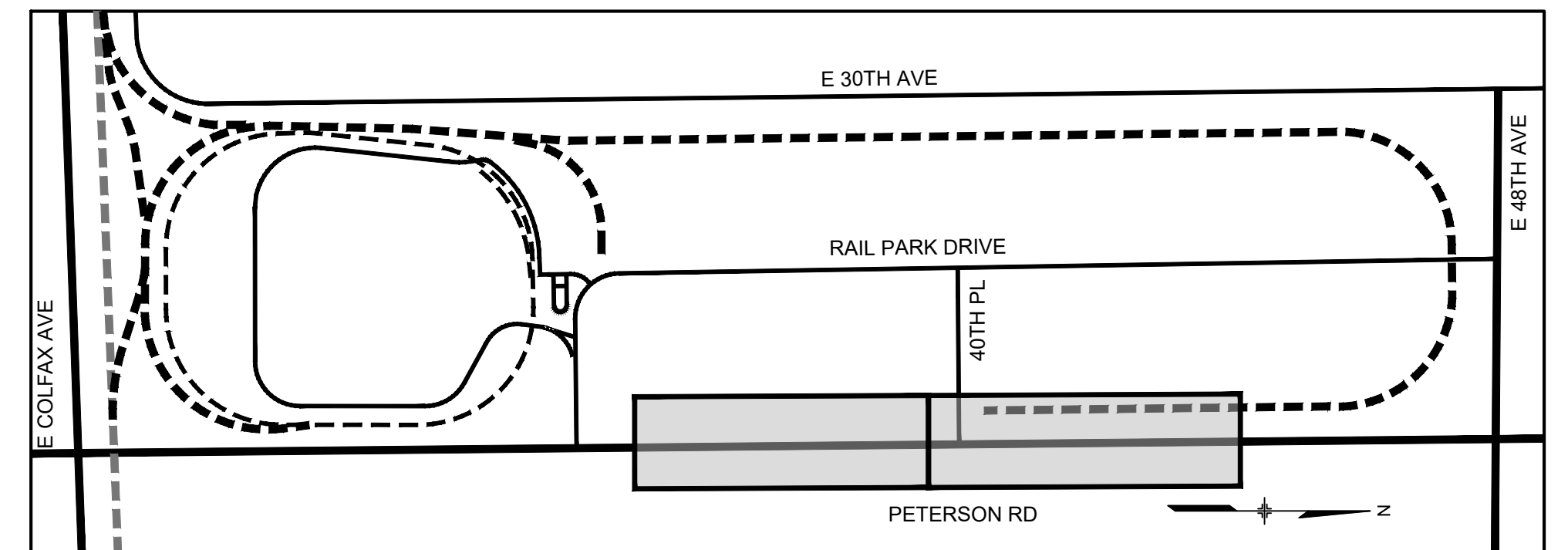
R:\21,1280.001.22.1305.003 (Rocky Mtn Rail Park)\Dwg\Infrastructure Plan\5 GR-PETERSON RD.dwg



LEGEND	
	SITE BOUNDARY
	PROPOSED SANITARY
	PROPOSED STORM
	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED MANHOLE
	PROPOSED LIGHT POLE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	PROPOSED 5' CONTOUR (BY OTHERS)
	PROPOSED 1' CONTOUR (BY OTHERS)
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR

NOTE:

- THE STORM SEWER SYSTEM WITHIN THE PUBLIC R.O.W. IS PUBLIC AND TO BE MAINTAINED BY THE CITY OF AURORA. THE STORM SEWER SYSTEM OUTSIDE OF THE PUBLIC R.O.W. IS PRIVATE AND TO BE MAINTAINED BY THE RMMD.



KEY MAP
SCALE: 1" = 1000'

ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

GRADING PLAN 3 - PETERSON RD

DATE: OCTOBER 21, 2024

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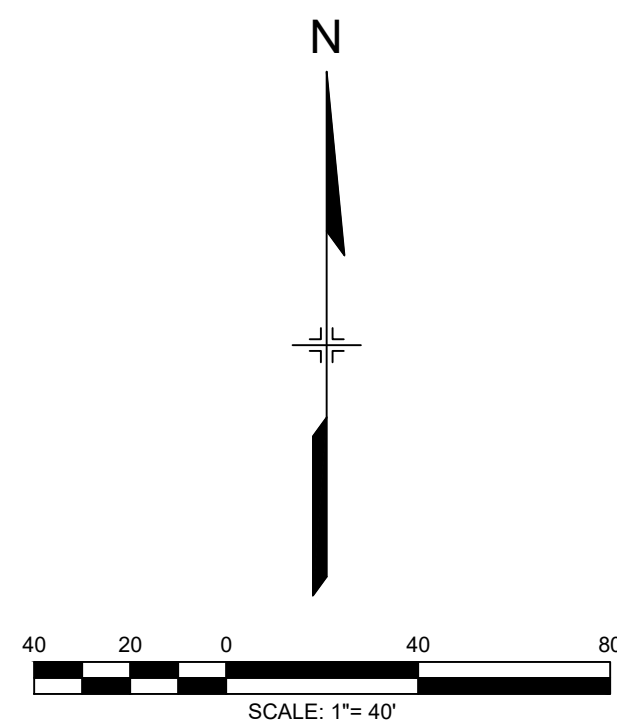
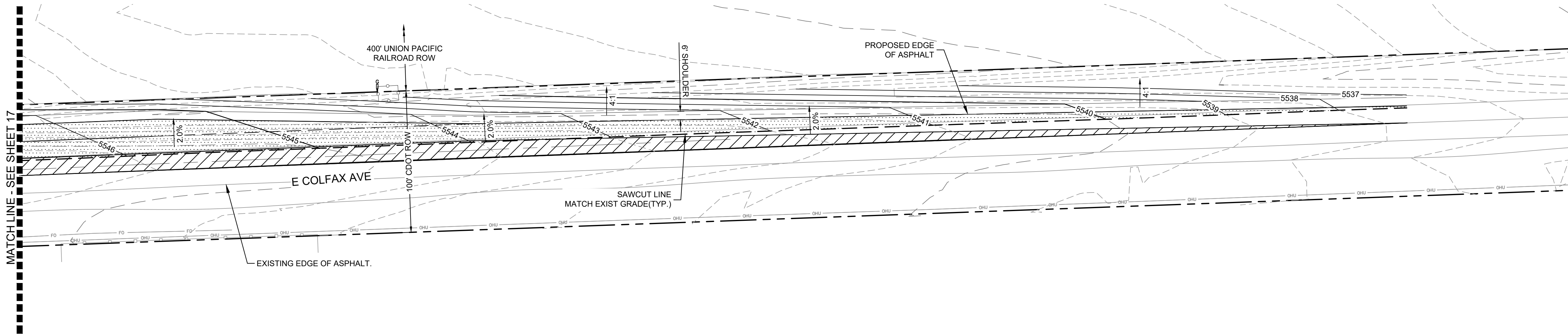


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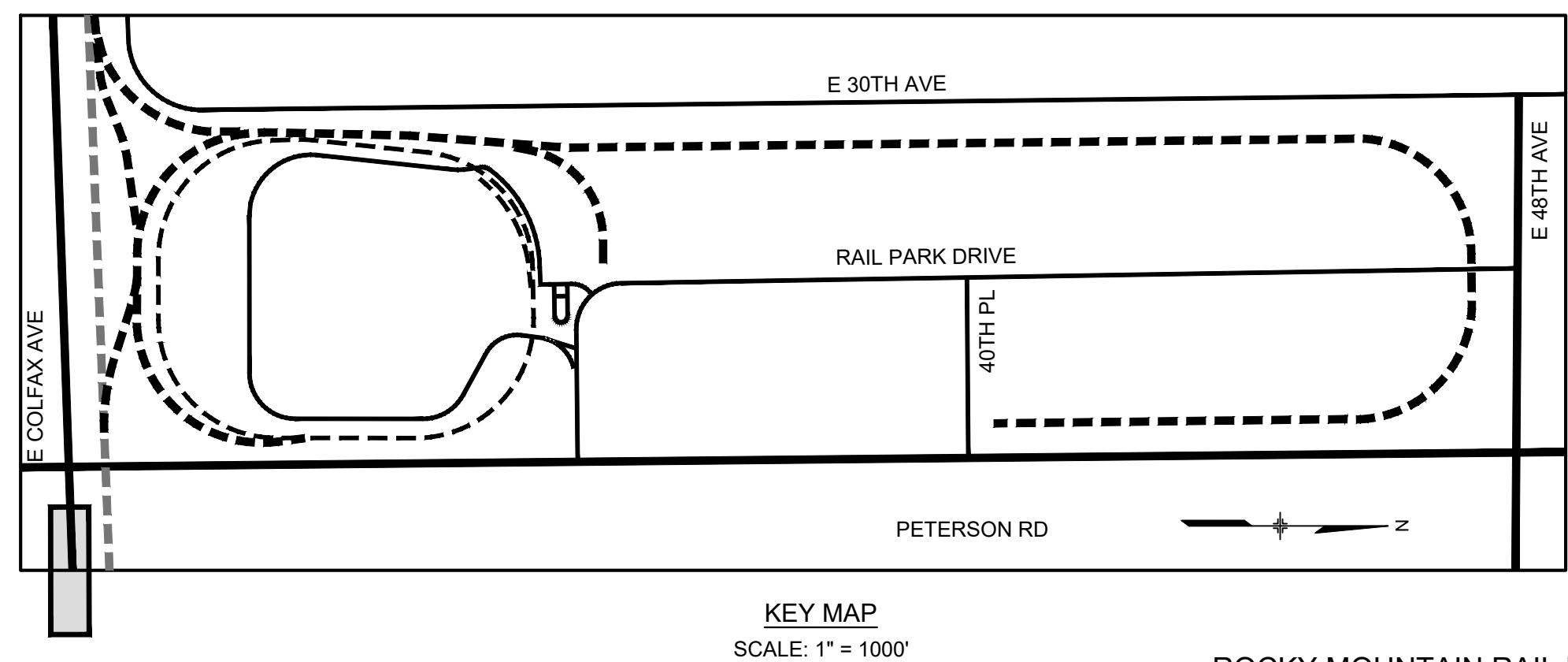
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SHEET: 15 OF 31

R:\21.1280.001.22.1305.003 (Rocky Mtn Rail Park)\Dwg\Infrastructure Plan\6 GR-E COLFAX AVE.dwg



LEGEND	
---	SITE BOUNDARY
--- PSS 8 ---	PROPOSED SANITARY
====	PROPOSED STORM
- - - - -	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED MANHOLE
	PROPOSED LIGHT POLE
5565	PROPOSED 5' CONTOUR
5566	PROPOSED 1' CONTOUR
5565	PROPOSED 5' CONTOUR (BY OTHERS)
5566	PROPOSED 1' CONTOUR (BY OTHERS)
5535	EXISTING 5' CONTOUR
5536	EXISTING 1' CONTOUR



ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

GRADING PLAN 6 - E COLFAX AVE

DATE: OCTOBER 21, 2024

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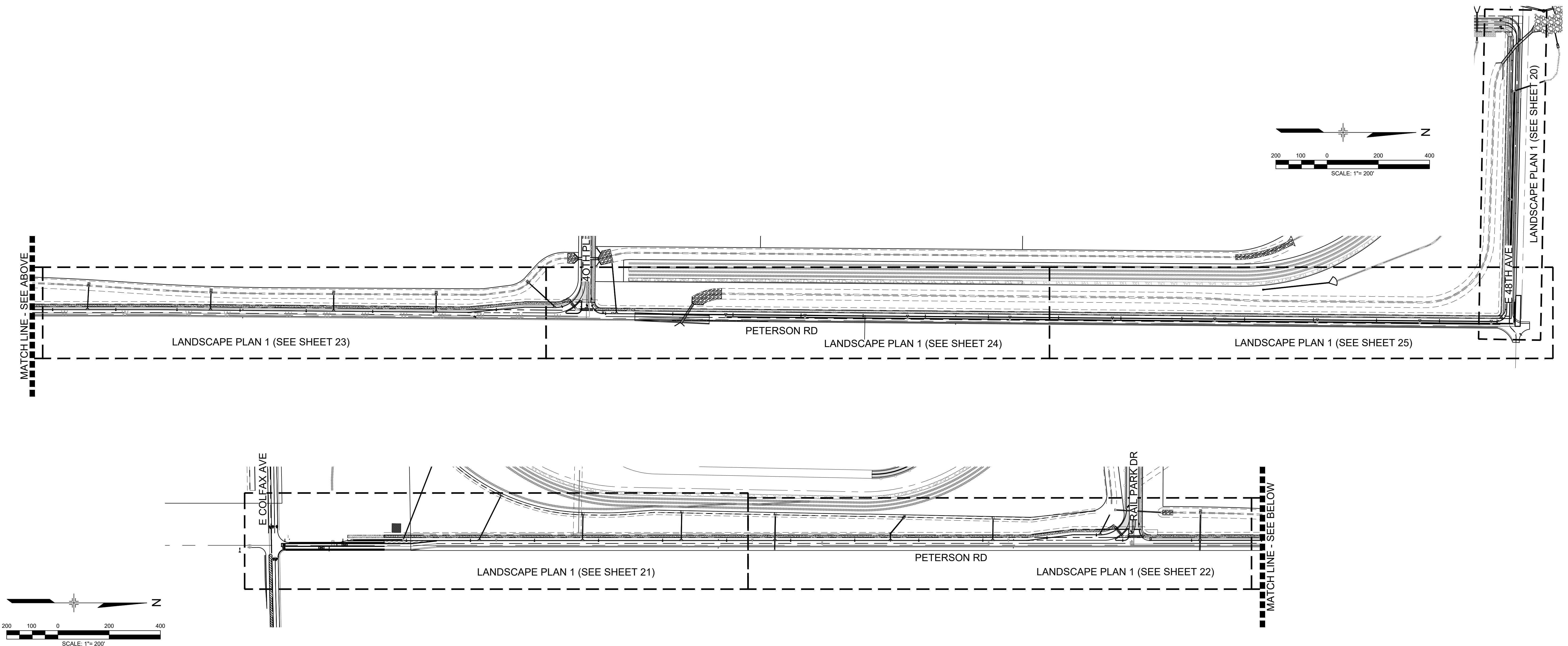
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NOTE:
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ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN SHEET INDEX

DATE: OCTOBER 21, 2024

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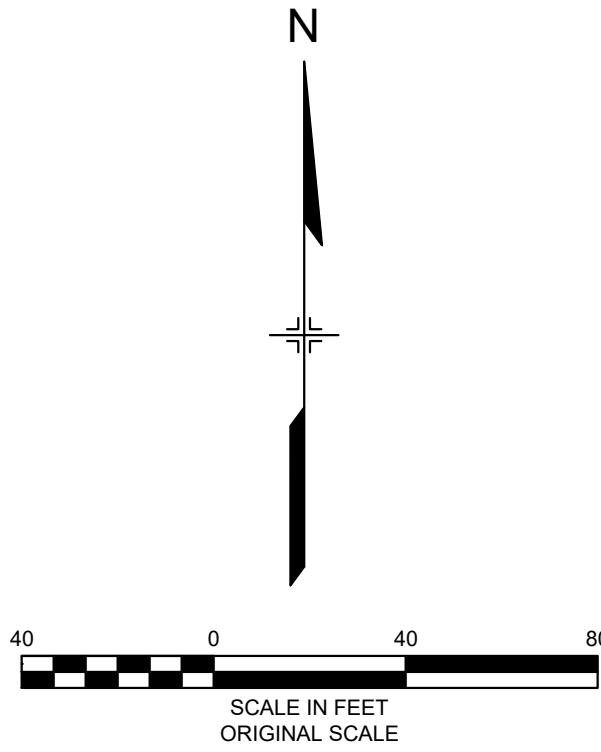
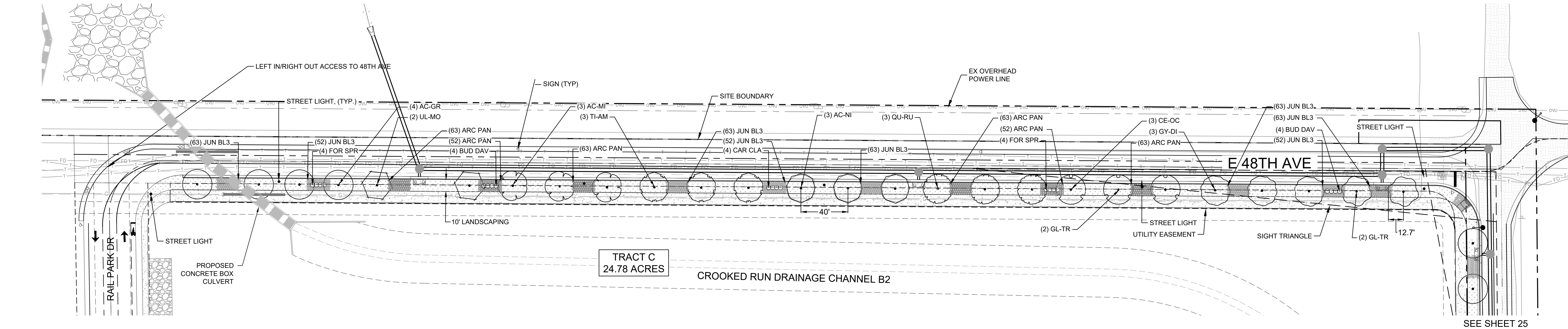
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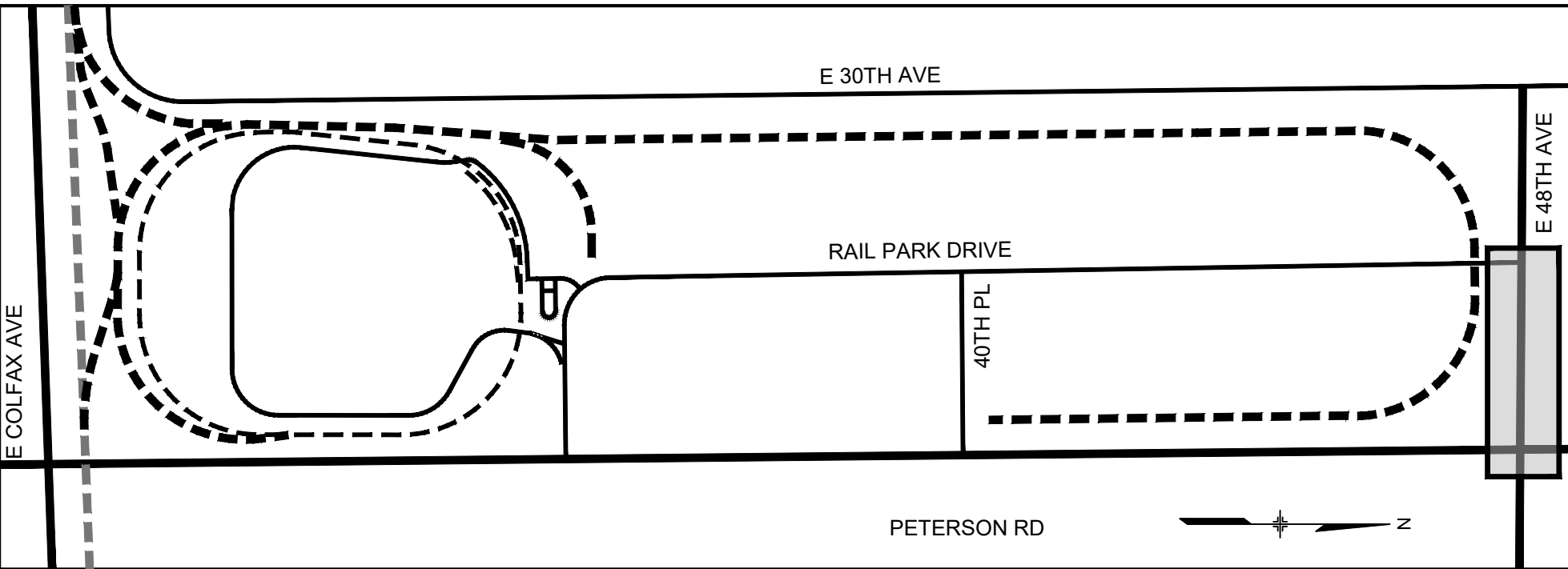
LEGEND

PLANT SCHEDULE				
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE
DECIDUOUS SHADE TREES				
	AC-GR	28	ACER GRANDIDENTATUM BIGTOOTH MAPLE	2.5" CAL.
	AC-MI	27	ACER MIYABEI 'MORTON' TM STATE STREET MIYABE MAPLE	2.5" CAL.
	AC-NI	27	ACER NIGRUM BLACK MAPLE	2.5" CAL.
	CA-SP	14	CATALPA SPECIOSA WESTERN CATALPA	2" CAL.
	CE-OC	15	CELTIS OCCIDENTALIS COMMON HACKBERRY	2.5" CAL.
	GL-TR	20	GLEDTISIA TRIACANTHOS INERMIS SHADEMASTER HONEY LOCUST	2.5" CAL.
	GY-DI	21	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE	2.5" CAL.
	QU-RO	12	QUERCUS ROBUR ENGLISH OAK	2.5" CAL.
	QU-RU	27	QUERCUS RUBRA RED OAK	2" CAL.
	TI-AM	26	TILIA AMERICANA 'MCKSENTRY' TM AMERICAN SENTRY LINDEN	2.5" CAL.
	UL-MO	26	ULMUS X 'MORTON' TM ACCOLADE ELM	2.5" CAL.
SHRUBS				
	ARC PAN	3,390	ARCTOSTAPHYLOS X COLORADENSIS PANCHITO	#5 CONT.
	BUD DAV	56	PANCHITO MANZANITA BUDDLEJA DAVIDII	#5 CONT.
	CAR CLA	56	BUTTERFLY BUSH CARYOPTERIS X CLAUDONENSIS	#5 CONT.
	FOR SPR	56	BLUEBEARD FORSYTHIA X INTERMEDIA 'SPRING GLORY'	#5 CONT.
	JUN BL3	3,579	SPRING GLORY FORSYTHIA JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP CREEPING JUNIPER	#5 CONT.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPACING
TURF & SEED MIXES				
	TUR LOW	77,594 SF	TURF SEED LOW GROW MIX LOW GROW NATIVE SEED MIX	

STANDARD RIGHT-OF-WAY TABLE			
STREET NAME	STREET LENGTH	TREES REQUIRED (1 / 40 LF)	TREES PROVIDED
E 48TH AVE	1,080 LF	27	26
PETERSON RD	3,250 LF	222	162

LEGEND

	PROPERTY BOUNDARY
	ROAD CENTER LINE
	PROPERTY BUFFER
	EX FENCE
	EX EDGE OF PAVEMENT
	PR EDGE OF PAVEMENT
	LOT LINE
	EX EDGE OF DIRT ROAD
	RIGHT OF WAY LINE
	SECTION LINE
	PR EDGE OF PAVEMENT
	SIGHT TRIANGLE



- NOTES:
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
 - FINAL STREET TREE PLACEMENT SUBJECT TO STOP SIGNS AND STREET LIGHTS.

ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

LANDSCAPE PLAN 1 - E 48TH AVE

DATE: OCTOBER 21, 2024

PREPARED BY:
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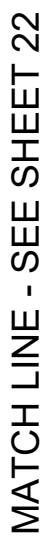
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









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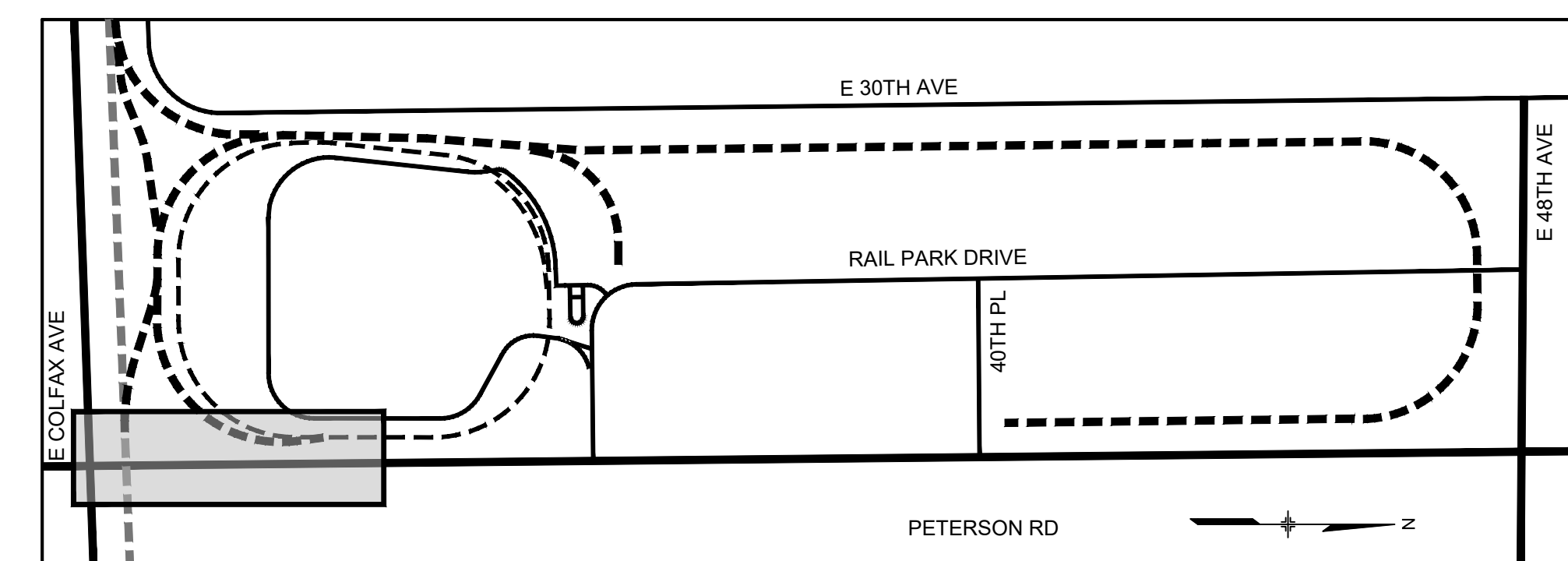
SHEET: 20 OF 31



PLANT SCHEDULE				
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE
DECIDUOUS SHADE TREES				
	AC-GR	28	ACER GRANDIDENTATUM BIGTOOTH MAPLE	2.5' CAL
	AC-MI	27	ACER MIYABEI MORTON TM STATE STREET MIYABE MAPLE	2.5' CAL
	AC-NI	27	ACER NIGRUM BLACK MAPLE	2.5' CAL
	CA-SP	14	CATALPA SPECIOSA WESTERN CATALPA	2" CAL
	CE-OC	15	CELTIS OCCIDENTALIS COMMON HACKBERRY	2.5' CAL
	GL-TR	20	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST	2.5' CAL
	GY-DI	21	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE	2.5' CAL
	QU-RO	12	QUERCUS ROBUR ENGLISH OAK	2.5' CAL
	QU-RU	27	QUERCUS RUBRA RED OAK	2" CAL
	TI-AM	26	TELIA AMERICANA 'MCKSENTRY' TM AMERICAN SENTRY LINDEN	2.5' CAL
	UL-MO	26	ULMUS X MORTON TM ACCOLADE ELM	2.5' CAL
SHRUBS				
	ARC PAN	3,390	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	#5 CONT.
	BUD DAV	56	BUDDEJA MANZANITA BUDDEJA DAVIDI	#5 CONT.
	CAR CLA	56	CARYOPTERIS X CLANDONENSIS BLUESBIRD	#5 CONT.
	FOR SPR	56	FORSYTHIA X INTERMEDIA 'SPRING GLORY' SPRING GLORY FORSYTHIA	#5 CONT.
	JUN BL3	3,579	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP CREEPING JUNIPER	#5 CONT.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPACING
TURF & SEED MIXES				
	TUR LOW	77,594 SF	TURF SEED LOW GROW MIX LOW GROW NATIVE SEED MIX	

STANDARD RIGHT-OF-WAY TABLE			
STREET NAME	STREET LENGTH	TREES REQUIRED (1 / 40 LF)	TREES PROVIDED
E 48TH AVE	1,080 LF	27	26
PETERSON RD	3,250 LF	222	162

	PROPERTY BOUNDARY
	ROAD CENTER LINE
	PROPERTY BUFFER
	EX FENCE
	EX EDGE OF PAVEMENT
	PR EDGE OF PAVEMENT
	LOT LINE
	EX EDGE OF DIRT ROAD
	RIGHT OF WAY LINE
	SECTION LINE
	PR EDGE OF PAVEMENT
	SIGHT TRIANGLE



KEY MAP
SCALE: 1" = 1000'

- NOTES:**
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
 2. FINAL STREET TREE PLACEMENT SUBJECT TO STOP SIGNS AND STREET LIGHTS.
 3. NO TREES IN WESTERN TREELAWN FROM COLFAX AVE TO RAIL PARK DRIVE IN PETERSON RD DUE TO A PROPOSED WATER LINE. THERE ARE SIX PROPOSED UTILITIES BETWEEN ROCK MOUNTAIN RAIL AND TRANSPORT IN PETERSON.

ROCKY MOUNTAIN RAIL PARK INFRASTRUCTURE SITE PLAN

LANDSCAPE PLAN 2 -
PETERSON RD

DATE: OCTOBER 21, 2024

PREPARED BY:



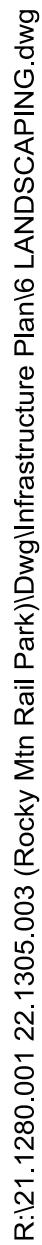
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PLANT SCHEDULE				
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE
DECIDUOUS SHADE TREES				
	AC-GR	28	ACER GRANDIDENTATUM BIGTOOTH MAPLE	2.5" CAL.
	AC-MI	27	ACER MYABEI 'MORTON' TM STATE STREET MYABE MAPLE	2.5" CAL.
	AC-NI	27	ACER NIGRUM BLACK MAPLE	2.5" CAL.
	CA-SP	14	CATALPA SPECIOSA WESTERN CATALPA	2" CAL.
	CE-OC	15	CELTIS OCCIDENTALIS COMMON HACKBERRY	2.5" CAL.
	GL-TR	20	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER HONEY LOCUST	2.5" CAL.
	GY-DI	21	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE	2.5" CAL.
	QU-RO	12	QUERCUS ROBUR ENGLISH OAK	2.5" CAL.
	QU-RU	27	QUERCUS RUBRA RED OAK	2" CAL.
	TI-AM	26	TELIA AMERICANA 'MCKSENTRY' TM AMERICAN SENTRY LINDBEN	2.5" CAL.
	UL-MO	26	ULMUS X 'MORTON' TM ACCOLADE ELM	2.5" CAL.
SHRUBS				
	ARC-PAN	3,390	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA	#5 CONT.
	BUD-DAV	56	BUDDELEIA DAVIDII BUTTERFLY BUSH	#5 CONT.
	CAR-CLA	56	CARYOPTERIS X CLANDONENSIS BLUEBEARD	#5 CONT.
	FOR-SPR	56	FORSYTHIA X INTERMEDIA 'SPRING GLORY' SPRING GLORY FORSYTHIA	#5 CONT.
	JUN-BL3	3,579	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP CREEPING JUNIPER	#5 CONT.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPACING
TURF & SEED MIXES				
	TURF LOW	77,594 SF	TURF SEED LOW GROW MIX LOW GROW NATIVE SEED MIX	

LEGEND

E 30TH AVE

RAIL PARK DRIVE

40TH PL

E 48TH AVE

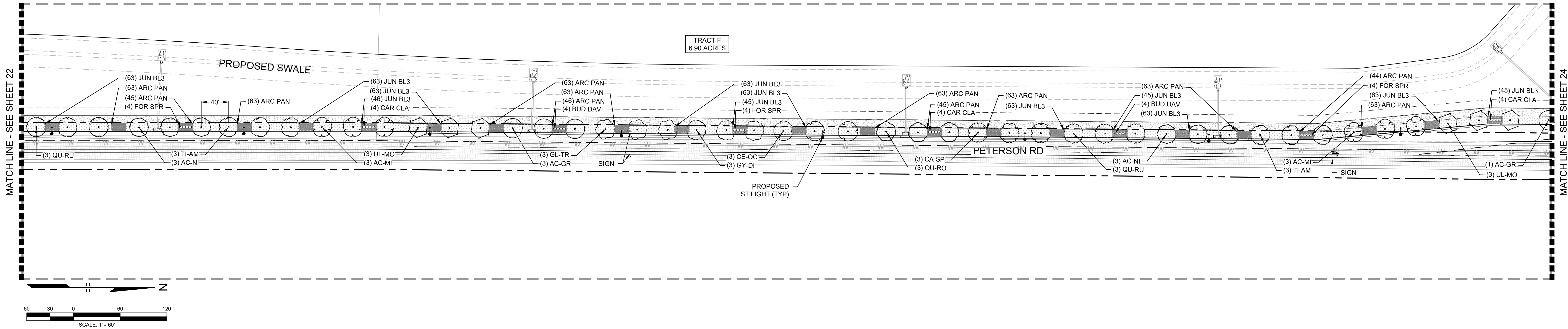
E COLFAX AVE

PETERSON RD

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R:\21.1280.001 22.1305.003 (Rocky Mtn Rail Park)\Dwg\Infrastructure Plan\6 LANDSCAPING.dwg



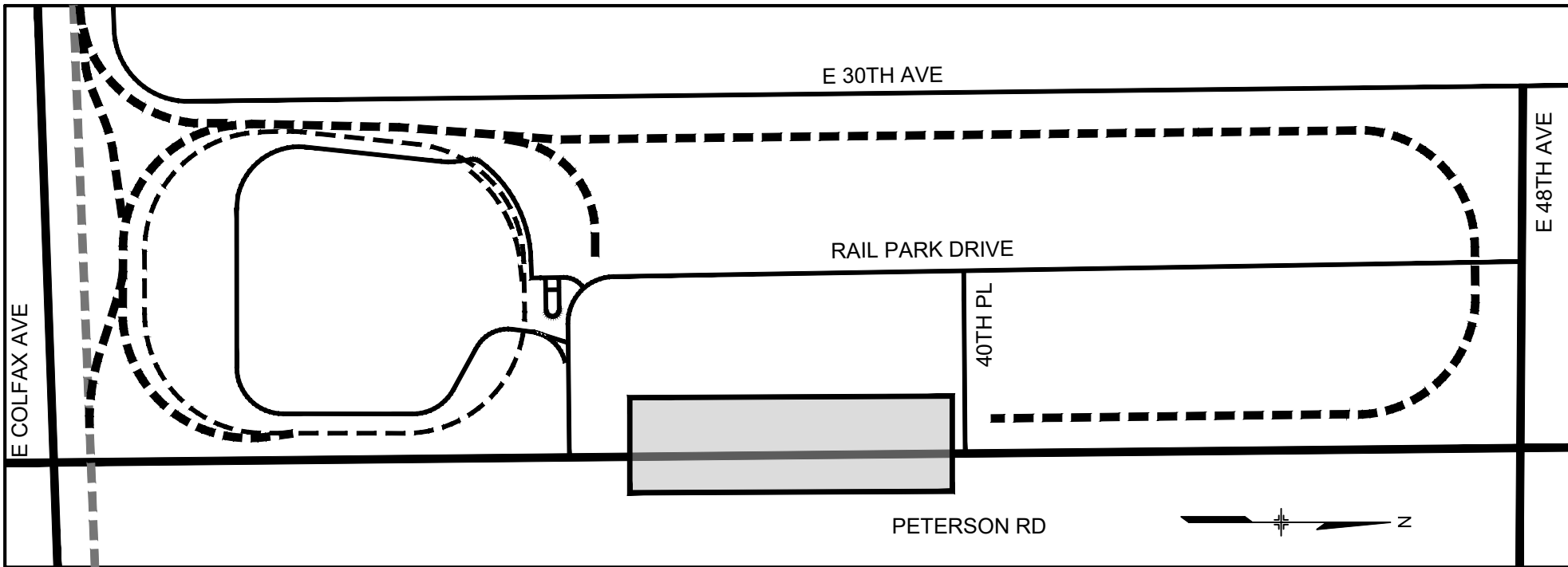
LEGEND

PLANT SCHEDULE				
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE
DECIDUOUS SHADE TREES				
	AC-GR	28	ACER GRANDIDENTATUM BIGTOOTH MAPLE	2.5" CAL.
	AC-MI	27	ACER MIYABEI MORTON TM STATE STREET MIYABE MAPLE	2.5" CAL.
	AC-NI	27	ACER NIGRUM BLACK MAPLE	2.5" CAL.
	CA-SP	14	CATALPA SPECIOSA WESTERN CATALPA	2" CAL.
	CE-OC	15	CELTIS OCCIDENTALIS COMMON HACKBERRY	2.5" CAL.
	GL-TR	20	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	2.5" CAL.
	GY-DI	21	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE	2.5" CAL.
	QU-RO	12	QUERCUS ROBUR ENGLISH OAK	2.5" CAL.
	QU-RU	27	QUERCUS RUBRA RED OAK	2" CAL.
	TI-AM	26	TILIA AMERICANA 'MOKSENTRY' TM AMERICAN SENTRY LINDEN	2.5" CAL.
	UL-MO	26	ULMUS X MORTON TM ACCOLADE ELM	2.5" CAL.
SHRUBS				
	ARC PAN	3,390	ARCTOSTAPHYLOS X COLORADENSIS PANCHITO	#5 CONT.
	BUD DAV	56	PANCHITO MANZANITA BUDDLEJA DAVIDII	#5 CONT.
	CAR CLA	56	CARYOPTERIS X CLAUDONENSIS BLUEBEARD	#5 CONT.
	FOR SPR	56	FORSYTHIA X INTERMEDIA 'SPRING GLORY' SPRING GLORY FORSYTHIA	#5 CONT.
	JUN BL3	3,579	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP CREEPING JUNIPER	#5 CONT.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPACING
TURF & SEED MIXES				
	TUR LOW	77,594 SF	TURF SEED LOW GROW MIX LOW GROW NATIVE SEED MIX	

STANDARD RIGHT-OF-WAY TABLE			
STREET NAME	STREET LENGTH	TREES REQUIRED (1 / 40 LF)	TREES PROVIDED
E 48TH AVE	1,080 LF	27	26
PETERSON RD	3,250 LF	222	162

LEGEND

	PROPERTY BOUNDARY
	ROAD CENTER LINE
	PROPERTY BUFFER
	EX FENCE
	EX EDGE OF PAVEMENT
	PR EDGE OF PAVEMENT
	LOT LINE
	EX EDGE OF DIRT ROAD
	RIGHT OF WAY LINE
	SECTION LINE
	PR EDGE OF PAVEMENT
	SIGHT TRIANGLE



- NOTES:
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
 - FINAL STREET TREE PLACEMENT SUBJECT TO STOP SIGNS AND STREET LIGHTS.

ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

LANDSCAPE PLAN 4 -
PETERSON RD

DATE: OCTOBER 21, 2024

PREPARED BY:

Excellence by Design

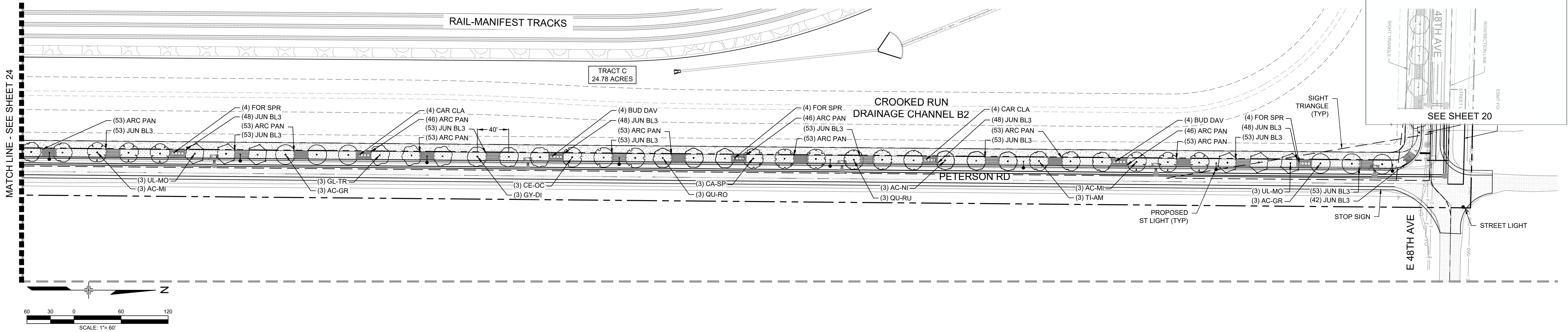
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SHEET: 23 OF 31

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LEGEND

PLANT SCHEDULE				
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE
DECIDUOUS SHADE TREES				
	AC-GR	28	ACER GRANDIDENTATUM BIGTOOTH MAPLE	2.5" CAL.
	AC-MI	27	ACER MIYABEI MORTON TM STATE STREET MIYABE MAPLE	2.5" CAL.
	AC-NI	27	ACER NIGRUM BLACK MAPLE	2.5" CAL.
	CA-SP	14	CATALPA SPECIOSA WESTERN CATALPA	2" CAL.
	CE-OC	15	CELTIS OCCIDENTALIS COMMON HACKBERRY	2.5" CAL.
	GL-TR	20	GLEDTISIA TRIACANTHOS INERMIS SHADEMASTER HONEY LOCUST	2.5" CAL.
	GY-DI	21	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE	2.5" CAL.
	QU-RO	12	QUERCUS ROBUR ENGLISH OAK	2.5" CAL.
	QU-RU	27	QUERCUS RUBRA RED OAK	2" CAL.
	TI-AM	26	TILIA AMERICANA 'MOKSENTRY' TM AMERICAN SENTRY LINDEN	2.5" CAL.
	UL-MO	26	ULMUS X MORTON TM ACCOLADE ELM	2.5" CAL.
SHRUBS				
	ARC PAN	3,390	ARCTOSTAPHYLOS X COLORADENSIS PANCHITO	#5 CONT.
	BUD DAV	56	BUDDLEJA DAVIDII BUTTERFLY BUSH	#5 CONT.
	CAR CLA	56	CARYOPTERIS X CLANDONENSIS BLUEBEARD	#5 CONT.
	FOR SPR	56	FORSYTHIA X INTERMEDIA 'SPRING GLORY' SPRING GLORY FORSYTHIA	#5 CONT.
	JUN BL3	3,579	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP CREEPING JUNIPER	#5 CONT.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPACING
TURF & SEED MIXES				
	TUR LOW	77,594 SF	TURF SEED LOW GROW MIX LOW GROW NATIVE SEED MIX	

STANDARD RIGHT-OF-WAY TABLE			
STREET NAME	STREET LENGTH	TREES REQUIRED (1 / 40 LF)	TREES PROVIDED
E 48TH AVE	1,080 LF	27	26
PETERSON RD	3,250 LF	222	162

LEGEND

	PROPERTY BOUNDARY
	ROAD CENTER LINE
	PROPERTY BUFFER
	EX FENCE
	EX EDGE OF PAVEMENT
	PR EDGE OF PAVEMENT
	LOT LINE
	EX EDGE OF DIRT ROAD
	RIGHT OF WAY LINE
	SECTION LINE
	PR EDGE OF PAVEMENT
	SIGHT TRIANGLE

- NOTES:
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
 - FINAL STREET TREE PLACEMENT SUBJECT TO STOP SIGNS AND STREET LIGHTS.

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ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

LANDSCAPE PLAN 6 -
PETERSON RD

DATE: OCTOBER 21, 2024

PREPARED BY:

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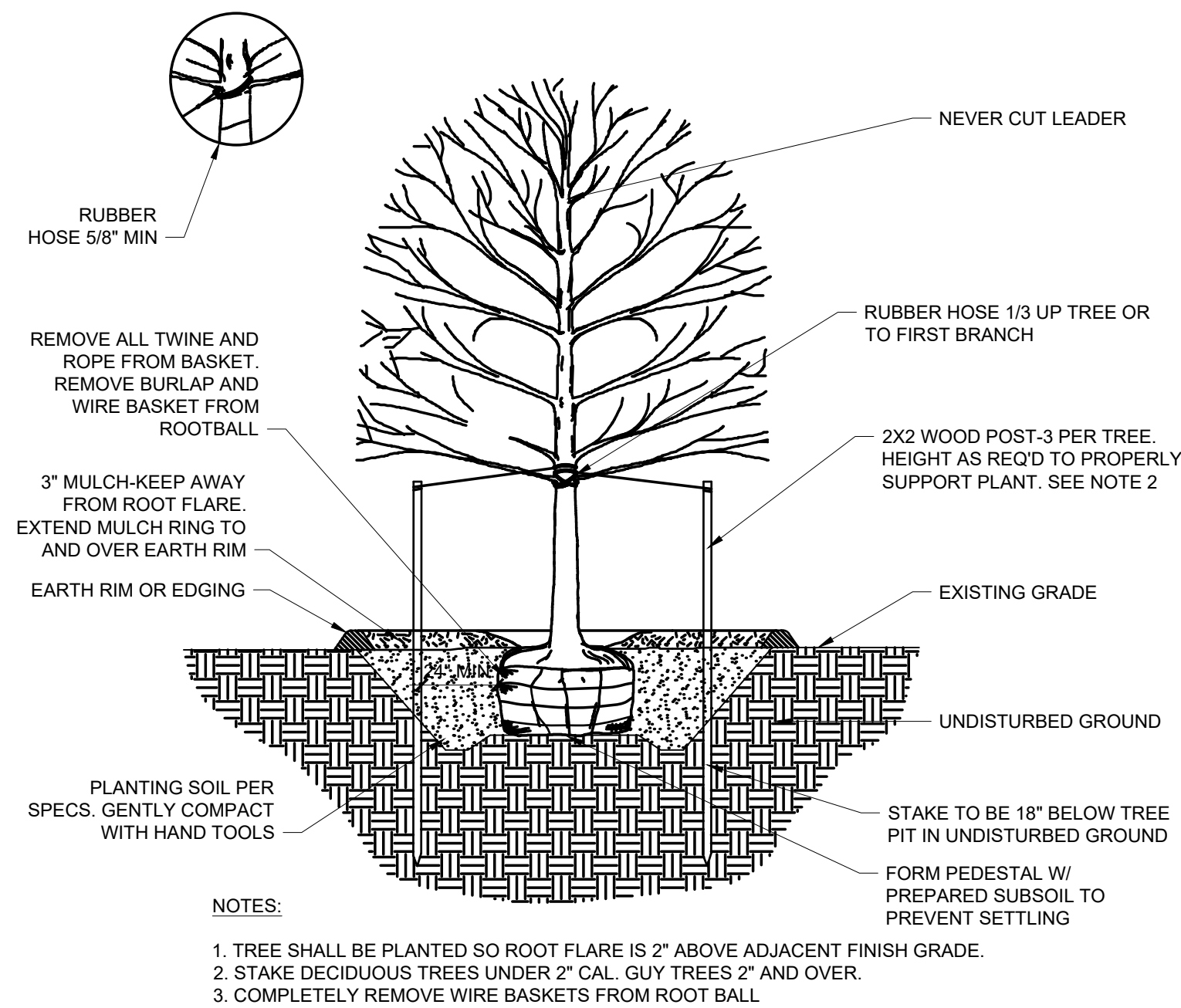
SHEET: 25 OF 31

CITY OF AURORA STANDARD NOTES

- 1. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY
- 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, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY
- 3. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- 4. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- 5. FREESTANDING LIGHTS SHALL BE LUMEC BY SIGNIFY LED LIGHTS SUITABLE FOR WET LOCATIONS. TYPE III DISTRIBUTION WITH A GRAY OR BLACK FINISH.
- 6. SURFACE MATERIAL OF WALKS SHALL BE BROOM FINISH CONCRETE.

GENERAL LANDSCAPE NOTES

- 1. WALKS SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 2. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- 3. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- 4. TREES SHALL BE PLANTED WITH THE TOP MOST ROOT IN THE ROOT BALL 3" TO 5" HIGHER THAN THE FINISHED LANDSCAPE GRADE. THIS INCLUDES TREES THAT ARE SET ON SLOPES. SET ROOT BALL ON UNDISTURBED SOIL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
- 5. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 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. TREES IN THE RIGHT-OF-WAYS MUST BE A MINIMUM OF 8-FEET AWAY FROM ANY WATER AND SANITARY SEWER MAIN.



TREE PLANTING DETAIL

ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

LANDSCAPE NOTES AND DETAIL

DATE: OCTOBER 21, 2024

PREPARED BY:

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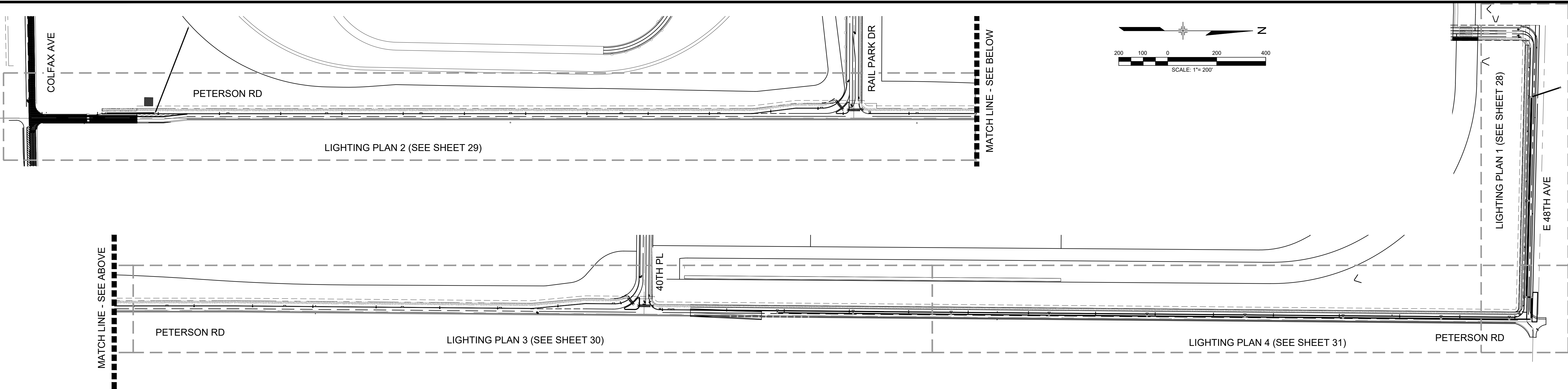


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SHEET: 26 OF 31

R:\21.1280.001 22.1305.003 (Rocky Mtn Rail Park)\Dwg\Infrastructure Plan\7 LIGHTING PLAN.dwg



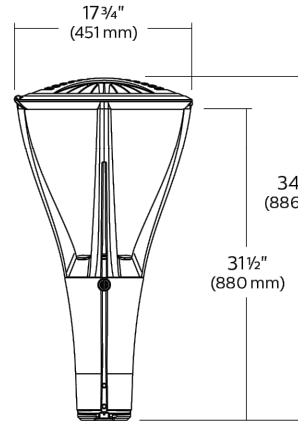
Lumec UrbanScape LED post top luminaire features flexible, robust energy-saving solutions for modern-styled urban architectural lighting. With its slightly rounded hood, the post top model comes with a flat lens to highlight the thinness of the LEDs. The luminaire provides attractive lighting at night, adding appeal to the surroundings and promoting safe use of the environment. Includes Service Tag. Innovative way to provide assistance throughout the life of the product.



MPTC UrbanScape post top urban luminaire

Project: _____
Location: _____
Cat No: _____
Type: _____ Qty: _____
Lamps: _____
Notes: _____

Dimensions



EPA: 1.7 sq ft
Weight: 32.2 lbs (14.6 kg)

Motion Response* (must be ordered as a separate item) Example: ACC-120-MR4PC1-BKTX

Series	Voltage	Motion Response module	Finish
ACC			
ACC Accessory	120 120 volt 277 277 volt	MR4PC1 Single grey MR4PC2 Double grey MR4PW1 Single white MR4PW2 Double white	Consult Lumec's Color Chart for complete specifications.

*OVR option is required for Motion Response Accessory

Luminaire ordering guide

Example: MPTC-42W32LED4K-G3-LE3-120-CDMG05-PH8-BKTX

Series	LED Module	CCT	Gen.	Optical System	Voltage	Driver	Luminaire option	Mounting	Pole	Finish
MPTC	55W4LED	4K	G3	LE3	120V	CDMG ¹	RCDD ⁷			
MPTC ¹ UrbanScape LED post top luminaire	35W32LED ² 55W32LED ² 72W32LED ² 97W32LED ² 55W4LED ² 80W4LED ² 108W4LED ² 140W4LED ² 70W4LED ² 110W4LED ² 90W6LED ² 135W6LED ²	3K 3000K 4K 4000K	G3 Gen3	LE2 Type II (ASYM) 208 flat lens LE3 Type III (ASYM) 240 flat lens LE3W ¹ Type III (ASYM) 240V wide flat lens LE4 Type IV (ASYM) 347V wide flat lens LE5 Type V (SYMM) flat lens	120 208 240 240V 277V 347V 480 480V	CDMG ¹ Dynamdimmer for standard dimming (consult complete Dynamdimmer scenarios on pg 3) CLO ¹ Pre-set driver to manage lumen depreciation AST ¹ Pre-set driver for progressive start-up OTL ¹ Pre-set driver to signal end of life of the lamp DALI ¹ Pre-set driver compatible with the DALI control system DMG ¹ 0-10 volt SRD ¹ Sensor ready driver (standard configuration) SRD1 ¹ Sensor ready driver (alternate configuration)	HS House Side Shield OVR Dynamdimmer override function PH8 Photoelectric cell PH9 Shorting Cap AST ¹ Pre-set driver for progressive start-up OTL ¹ Pre-set driver to signal end of life of the lamp DALI ¹ Pre-set driver compatible with the DALI control system DMG ¹ 0-10 volt SRD ¹ Sensor ready driver (standard configuration) SRD1 ¹ Sensor ready driver (alternate configuration)	Consult the Signify web site for details and the complete time of Mountings	Consult the Signify web site for details and the complete time of Poles	BE2TX BE2TX BE2TX BKTX BKTX GN4TX GN4TX GN4TX GN4TX GR GY3TX NP RD2TX RD4TX TG TS WHTX (consult pg 4 for code descriptions)

- DMG 0-10V driver come standard.
- The 347V and 480V are not available.
- Not available with HS option.
- Use of photoelectric cell or shorting cap is required to ensure proper illumination.
- Not available with Motion Response.

SL-1

POLE NOTES:

- SL-1 LIGHTS ARE TO BE MOUNTED 20' HIGH AND POLES ARE TO BE ONE OF THE FOLLOWING:
- MILLERBERND MODEL: ART-A-060-A-200-PT5-R-(GV OR GP)-NC2 WITH 10 IN. BOLT CIRCLE BASE PLATE. PROVIDE TB2 BREAKAWAY BASE WHEN LIGHT IS NOT LOCATED BEHIND CURB.
 - VALMONT MODEL: DS210-590A200-P2-GV-HH-NC. PROVIDE TB2-17/M104 BREAKAWAY BASE WHEN LIGHT IS NOT LOCATED BEHIND CURB.
 - WHATLEY COMPOSITE MODEL: TS45-D10M-RND-20-DE-(BLK OR GR)-40

SL-3 LIGHTS ARE TO BE MOUNTED 30' HIGH AND POLES ARE TO BE ONE OF THE FOLLOWING:

- MILLERBERND MODEL: SJ1-041-A-070-A-300-R-GV-NC2. PROVIDE TB2 BREAKAWAY BASE WHEN LIGHT IS NOT LOCATED BEHIND CURB.
- VALMONT MODEL: DS32-750A300-4S-GV-HH-NC. PROVIDE TB2-17/M104 BREAKAWAY BASE WHEN LIGHT IS NOT LOCATED BEHIND CURB.
- WJM MODEL: RTU7501130-G-14S-NC WITH A95-F10-48-2-G-S. PROVIDE ATB2-17 BREAKAWAY BASE WHEN LIGHT IS NOT LOCATED BEHIND CURB.

STREET LIGHTS ARE REQUIRED ALONG ADJACENT ROADWAYS. PLEASE REFER TO THE DRAFT LIGHTING STANDARDS FOR STREET LIGHT SPACING, LOCATION, WATTAGE, ETC., INFORMATION. STREET LIGHTING ALONG PUBLIC RIGHT-OF-WAY SHALL BECOME CITY OWNED AND MAINTAINED ONCE THEY HAVE BEEN INSTALLED AND THE FINAL ACCEPTANCE LETTER FOR THE LIGHTS HAS BEEN ISSUED. STREET LIGHTING PLAN SHALL BE INCLUDED WITH THE CIVIL PLAN SUBMITTAL AND WILL DETERMINE FINAL STREET LIGHT LOCATIONS BASED ON A PHOTOMETRIC ANALYSIS.



Lumec RoadFocus LED cobra head luminaires feature a sleek design that provides seamless replacement of existing HID luminaires. RoadFocus is available in three sizes, offers multiple lumen packages, and a complete array of optical distributions, making it an outstanding solution for all types of roadway applications. Includes Service Tag, innovative way to provide assistance throughout the life of the product.

Ordering guide

example: RFM-108W4LED3K-G2-R3M-UNV-DMG-HS-PH8-RCDD-GY3

Series	LED module	CCT	Generation	Distribution	Voltage	Options	Options	Finish
RFM	120W6LED	3K	G2	R3M	UNV	DMG		GY3
RoadFocus medium	135W32LED ¹ 135W4LED ¹ 55W4LED ¹ 80W4LED ¹ 108W4LED ¹ 140W4LED ¹ 70W4LED ¹ 110W4LED ¹ 90W6LED ¹ 135W6LED ¹	4K 3000K 2.7K* 2700K	G2 Generation 2	R2S Type II short (ASYM) R2M Type II Medium (ASYM) R3S Type III (ASYM) R3M Type III Medium (ASYM) 4 Type IV (ASYM) 5 Type V (SYMM)	UNV 120-277V HVV 120-480V	D41* Zhaga-D41 certified DALI ¹ Digitally addressable lighting interface DMG ¹ 0-10V SRD ¹ Sensor ready driver, standard configuration SRD1 ¹ Sensor ready driver, alternate configuration	2C APF Factory installed NEMA label, ANSI C136-15-2015 compliant FAWS ¹ Field adjustable wattage selector CSB ¹ Curie-Side Shield FSB ¹ Front Side Shield LSB ¹ Left Side Shield RSB ¹ Right Side Shield NVC ¹ 4-position terminal block OVS ¹ Outdoor Multisensor PH8 ¹ Twist-lock photoelectric cell, UNV (120-277VAC) PH8/480 ¹ Twist-lock photoelectric cell (480VAC) PH8/480 ¹ Twist-lock photoelectric cell, extended life, UNV (120-277VAC) PH8 ¹ Shorting cap RCDD ¹ Tool less receptacle for twist-lock photocell or shorting cap, 8-pin (optional) RCDD ¹ Tool less receptacle for twist-lock photocell or shorting cap, 7-pin (standard) SP2 20kV / 10kA Surge protector TLRSR ¹ SR receptacle BAC ¹ Meets the requirements of the Buy American Act of 1933 (BAA)	BK Black BR Bronze GY3 Grey WH White

- Not available with HVV.
- Refer to Accessories section to confirm compatibility of shields with optical distribution.
- Use of photoelectric cell or shorting cap is required to ensure proper illumination.
- Select either DALI or DMG or SRD or SRD1 mandatory option.
- Please note this integrated feature come standard with RoadFocus.
- Only available with SRD or SRD1 Driver Options.
- Only available with DMG Driver Options.
- Not available with HVV.
- Not available with SRD Driver Options.
- Either RCD or RCD7 must be selected for this option.
- Extended lead-time may apply.
- FAWS table accuracy +/- 15% on these models.
- Not available with UNV.
- Only available with R2M or R3M distributions.
- 1sheld provided per LED light engine.
- TLRSR must be selected with D41.
- TLRSR and D41 must be selected with OMS.
- Failure to properly select the "BAC" suffix could result in your receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
- Consult Signify to confirm whether specific accessories are BAA-compliant.

RFM RoadFocus

LED Cobra head (medium)

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM-21-17 Addendum B. Published L₇₀ hours limited to 8 times actual LED test hours.

Ambient Temperature: °C	L ₇₀ per TM-21	Lumen Maintenance % at 50,000 hrs
25°C	>60,000 hours	>97.8%

LED Wattage values

Ordering Code	Total LEDs	Light Engine Configuration	Average System Watts ¹	Wattage label ¹
RFM-135W32LED	32	2x16LED	129	130
RFM-135W4LED	40	2x16LED-4x16LED	155	160
RFM-55W4LED	48	3x16LED	55	60
RFM-80W4LED	48	3x16LED	81	80
RFM-108W4LED	48	3x16LED	106	110
RFM-140W4LED ²	48	3x16LED	161	160
RFM-70W6LED	60	3x20LED	52	50
RFM-75W6LED	60	3x20LED	77	80
RFM-100W6LED	60	3x20LED	99	100
RFM-120W6LED	60	3x20LED	122	120
RFM-135W6LED ³	60	3x20LED	160	150
RFM-170W6LED ³	60	3x20LED	170	170

- Typical values, rounded.
- As per ANSI C136-15-2015. Consult factory for other labeling needs.
- Rated for -40°C / +104°F.

SL-3

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SHEET: 27 OF 31

ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

LIGHTING PLAN SHEET INDEX,
NOTES AND DETAILS

DATE: OCTOBER 21, 2024

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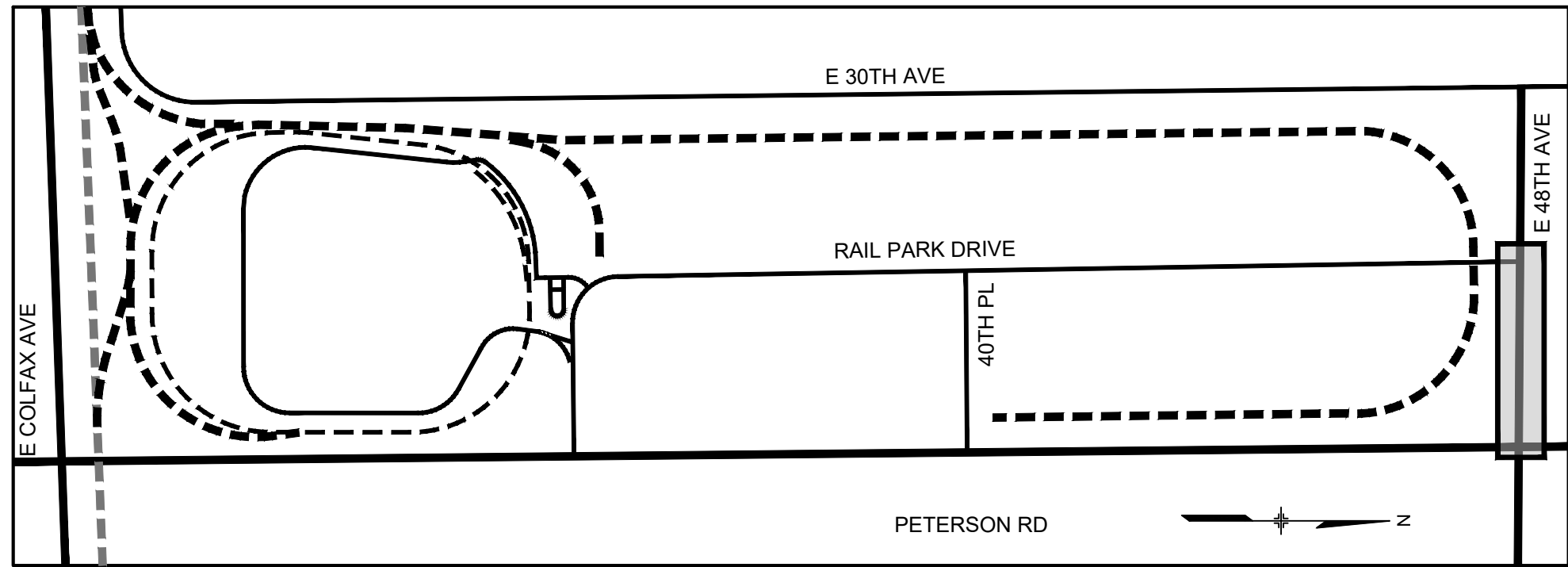
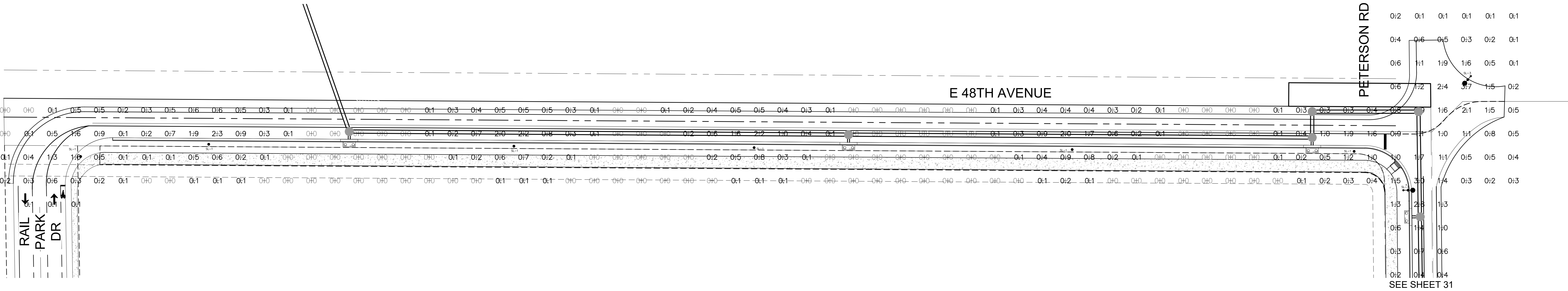
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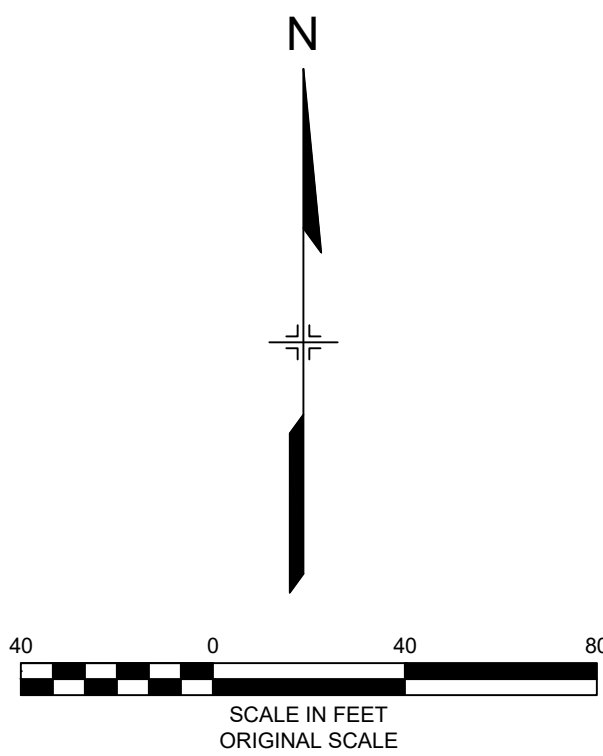
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STREET LIGHTS ARE REQUIRED ALONG ADJACENT ROADWAYS. PLEASE REFER TO THE DRAFT LIGHTING STANDARDS FOR STREET LIGHT SPACING, LOCATION, WATTAGE, ETC., INFORMATION. STREET LIGHTING ALONG PUBLIC RIGHT-OF-WAY SHALL BECOME CITY OWNED AND MAINTAINED ONCE THEY HAVE BEEN INSTALLED AND THE FINAL ACCEPTANCE LETTER FOR THE LIGHTS HAS BEEN ISSUED. STREET LIGHTING PLAN SHALL BE INCLUDED WITH THE CIVIL PLAN SUBMITTAL AND WILL DETERMINE FINAL STREET LIGHT LOCATIONS BASED ON A PHOTOMETRIC ANALYSIS.



KEY MAP
SCALE: 1" = 1000'



ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN
LIGHTING PLAN 1 - E 48TH AVE

DATE: OCTOBER 21, 2024

PREPARED BY:

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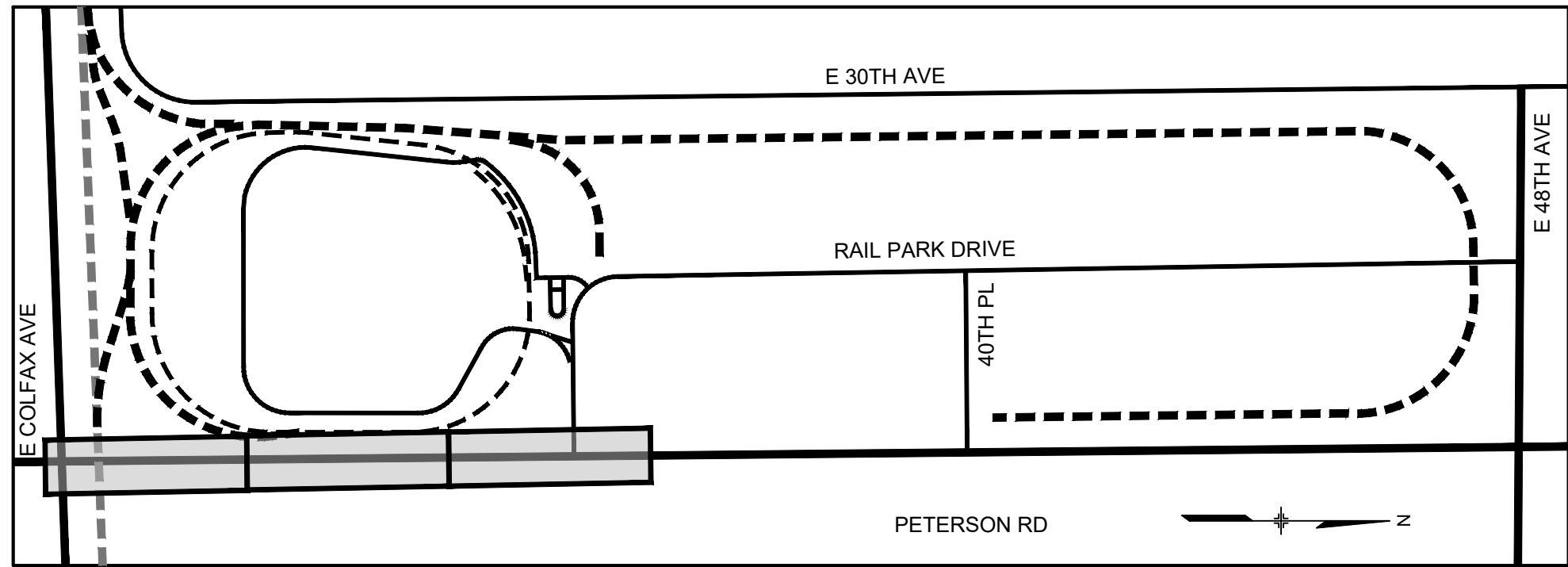
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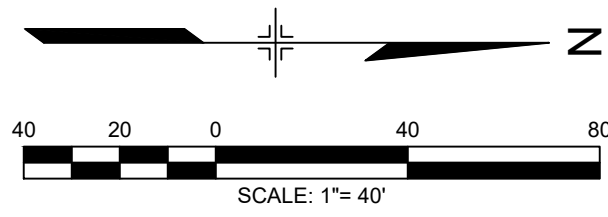
SHEET: 28 OF 31

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STREET LIGHTS ARE REQUIRED ALONG ADJACENT ROADWAYS. PLEASE REFER TO THE DRAFT LIGHTING STANDARDS FOR STREET LIGHT SPACING, LOCATION, WATTAGE, ETC., INFORMATION. STREET LIGHTING ALONG PUBLIC RIGHT-OF-WAY SHALL BECOME CITY OWNED AND MAINTAINED ONCE THEY HAVE BEEN INSTALLED AND THE FINAL ACCEPTANCE LETTER FOR THE LIGHTS HAS BEEN ISSUED. STREET LIGHTING PLAN SHALL BE INCLUDED WITH THE CIVIL PLAN SUBMITTAL AND WILL DETERMINE FINAL STREET LIGHT LOCATIONS BASED ON A PHOTOMETRIC ANALYSIS.



KEY MAP
SCALE: 1" = 1000'



ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

LIGHTING PLAN 2 - PETERSON RD

DATE: OCTOBER 21, 2024

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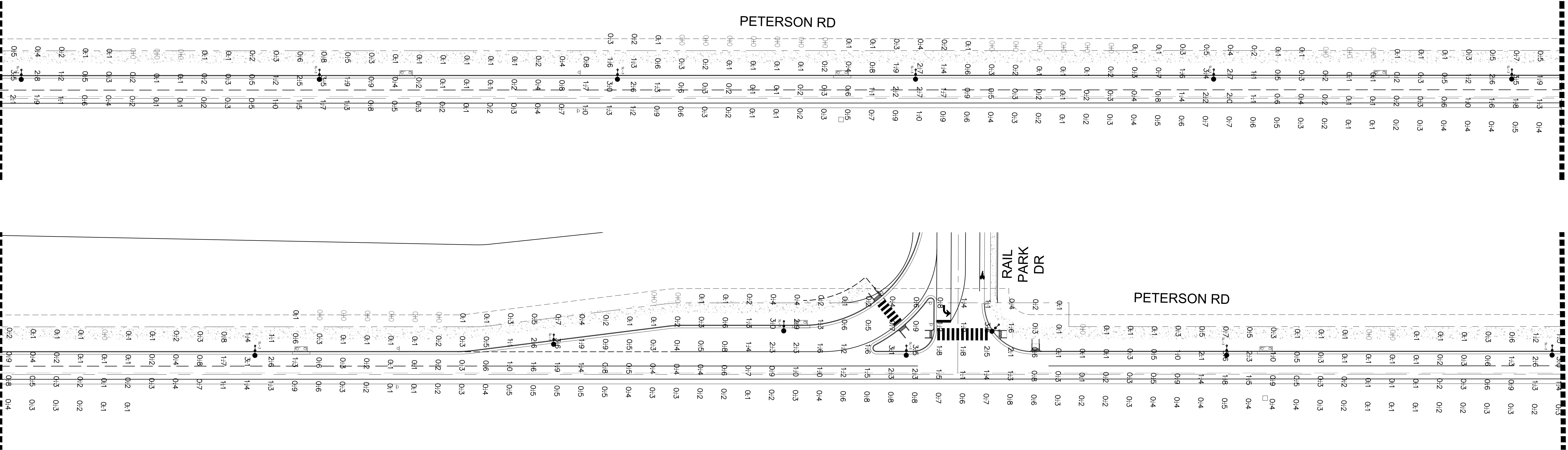
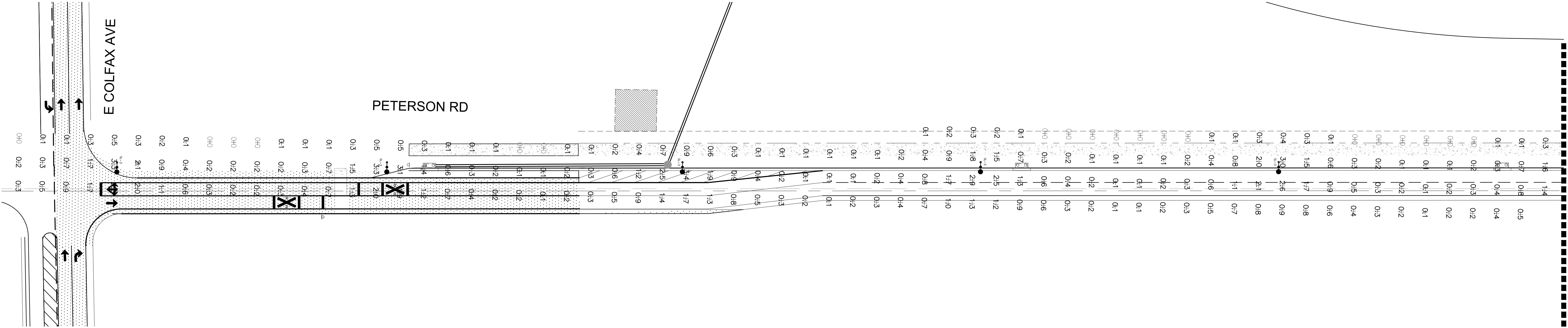
MATCH LINE - SEE ABOVE

MATCH LINE - SEE MIDDLE

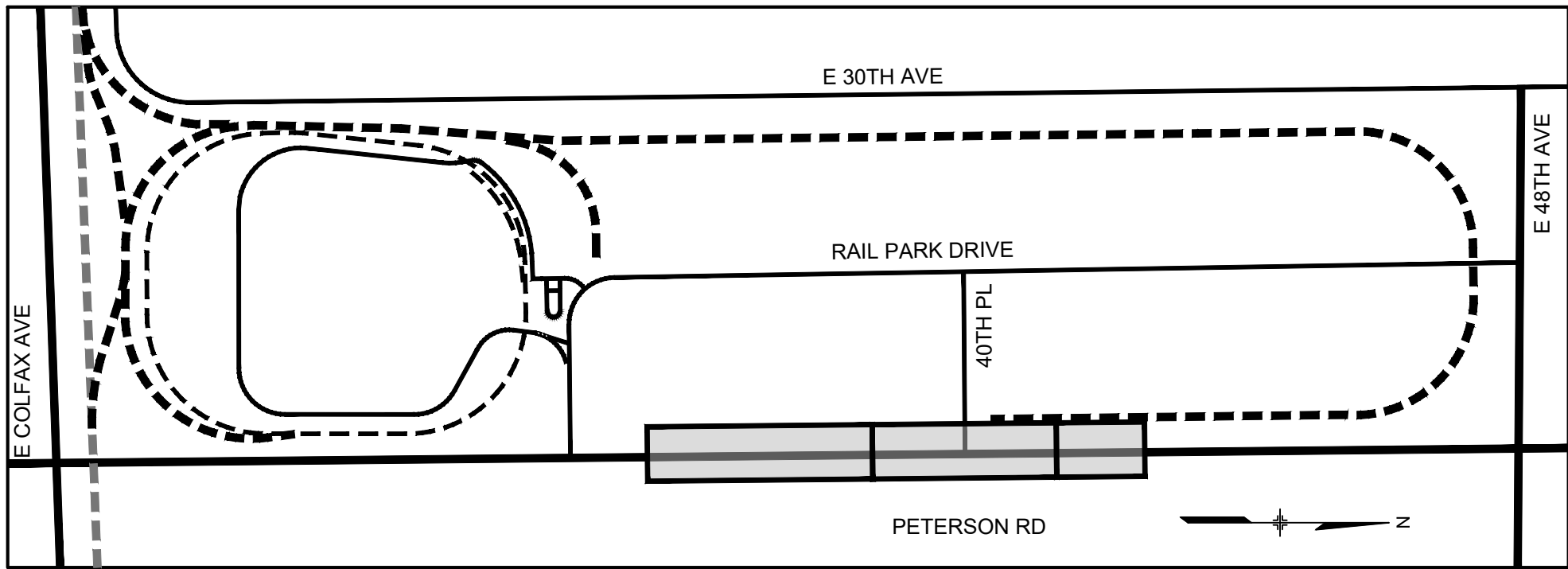
MATCH LINE - SEE BELOW

MATCH LINE - SEE SHEET 30

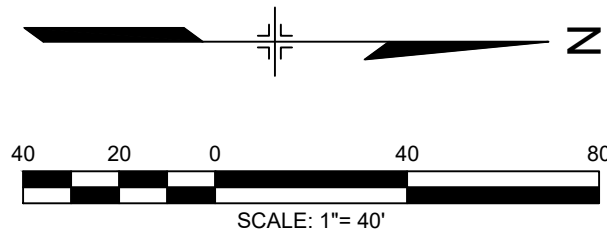
MATCH LINE - SEE MIDDLE



STREET LIGHTS ARE REQUIRED ALONG ADJACENT ROADWAYS. PLEASE REFER TO THE DRAFT LIGHTING STANDARDS FOR STREET LIGHT SPACING, LOCATION, WATTAGE, ETC., INFORMATION. STREET LIGHTING ALONG PUBLIC RIGHT-OF-WAY SHALL BECOME CITY OWNED AND MAINTAINED ONCE THEY HAVE BEEN INSTALLED AND THE FINAL ACCEPTANCE LETTER FOR THE LIGHTS HAS BEEN ISSUED. STREET LIGHTING PLAN SHALL BE INCLUDED WITH THE CIVIL PLAN SUBMITTAL AND WILL DETERMINE FINAL STREET LIGHT LOCATIONS BASED ON A PHOTOMETRIC ANALYSIS.



KEY MAP
SCALE: 1" = 1000'



ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

LIGHTING PLAN 3 - PETERSON RD

DATE: OCTOBER 21, 2024

PREPARED BY:

Matrix
Excellence by Design

707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com



Know what's below.
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SHEET: 30 OF 31

NOT FOR CONSTRUCTION

MATCH LINE - SEE SHEET 29

MATCH LINE - SEE ABOVE

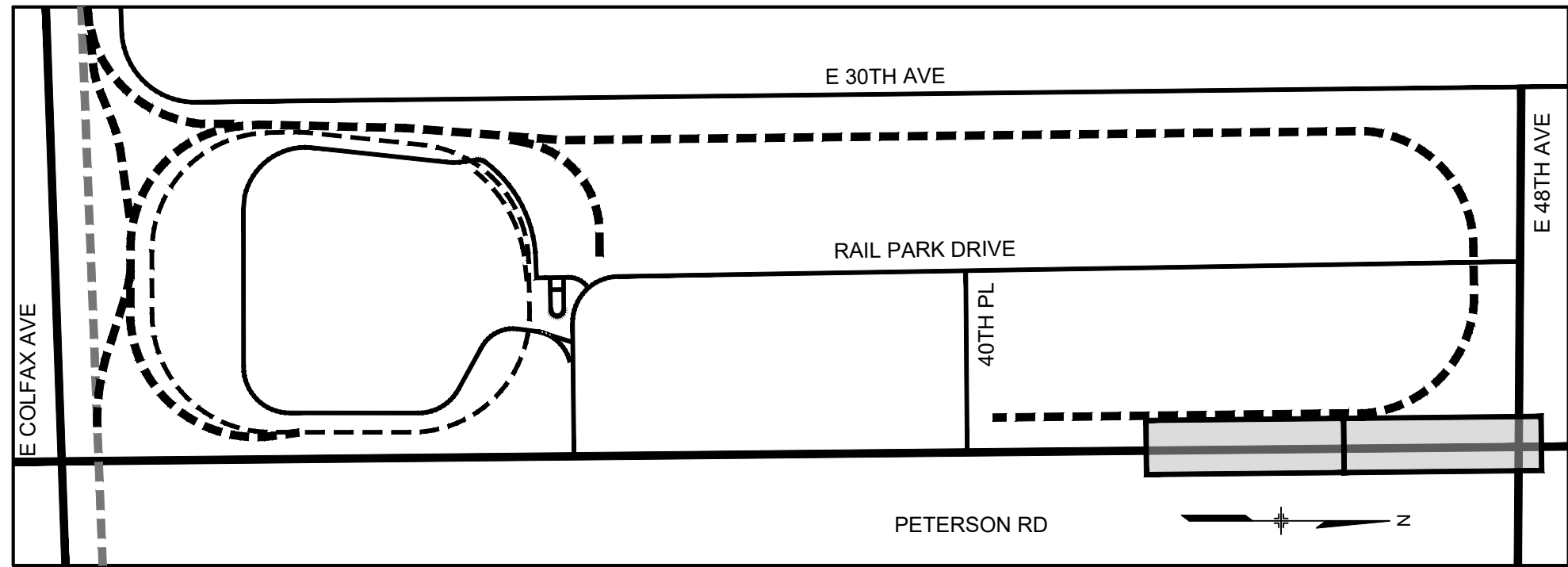
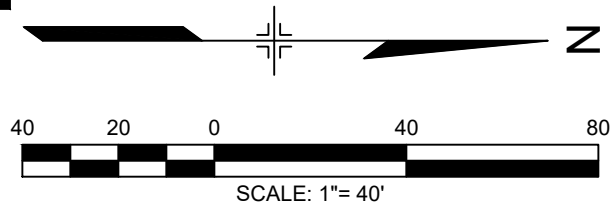
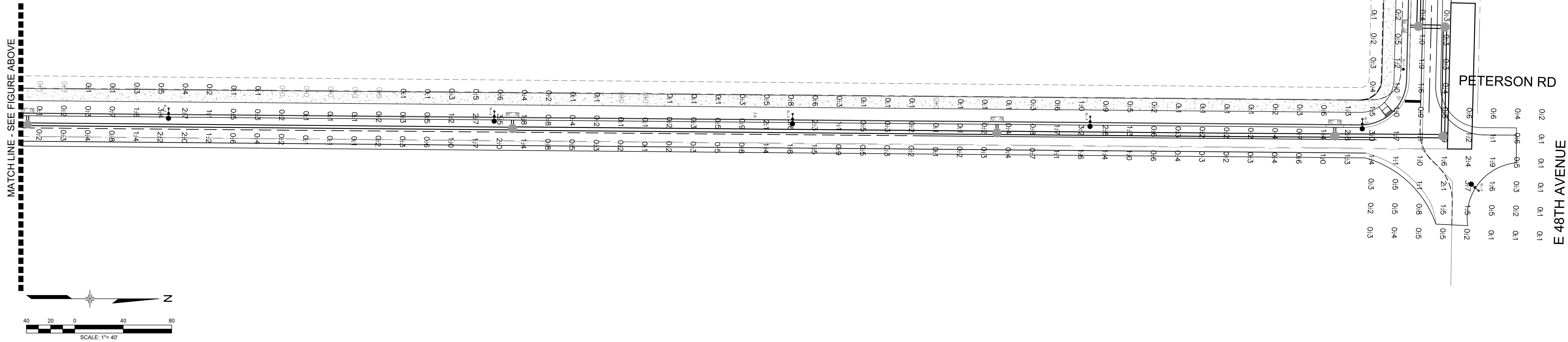
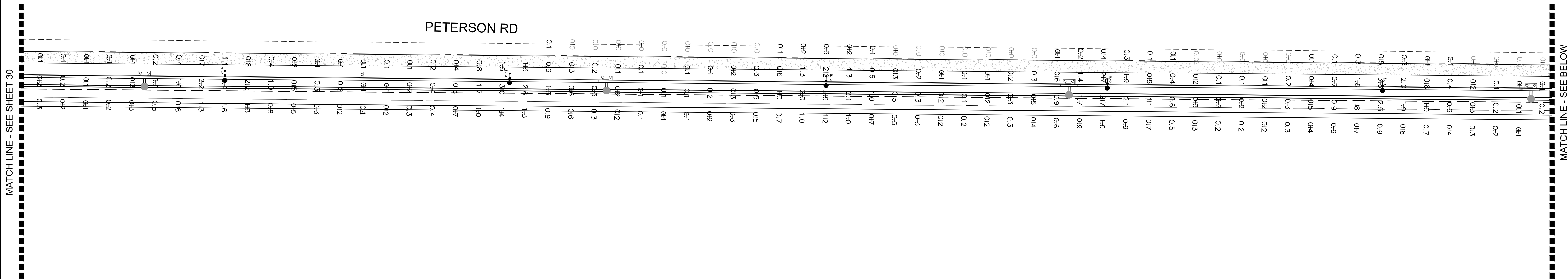
MATCH LINE - SEE MIDDLE

MATCH LINE - SEE MIDDLE

MATCH LINE - SEE BELOW

R:\21.1280.001 22.1305.003 (Rocky Mtn Rail Park)\Dwg\Infrastructure Plan\7 LIGHTING PLAN.dwg

STREET LIGHTS ARE REQUIRED ALONG ADJACENT ROADWAYS. PLEASE REFER TO THE DRAFT LIGHTING STANDARDS FOR STREET LIGHT SPACING, LOCATION, WATTAGE, ETC., INFORMATION. STREET LIGHTING ALONG PUBLIC RIGHT-OF-WAY SHALL BECOME CITY OWNED AND MAINTAINED ONCE THEY HAVE BEEN INSTALLED AND THE FINAL ACCEPTANCE LETTER FOR THE LIGHTS HAS BEEN ISSUED. STREET LIGHTING PLAN SHALL BE INCLUDED WITH THE CIVIL PLAN SUBMITTAL AND WILL DETERMINE FINAL STREET LIGHT LOCATIONS BASED ON A PHOTOMETRIC ANALYSIS.



KEY MAP
SCALE: 1" = 1000'

NOT FOR CONSTRUCTION

Know what's below.
Call before you dig.

ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

LIGHTING PLAN 4 - PETERSON RD

DATE: OCTOBER 21, 2024

PREPARED BY:

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P 303.572.0200
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