



REQUIRED SITE PLAN NOTES

1.

THE DEVELOPER, ITS 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.

EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED NO PARKING-FIRE LANE".
4.

THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5.

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.
6.

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.
7.

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.
8.

ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
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 UNOBSCTURED 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.

FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
11.

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 PLANING 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.
12.

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.
13.

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.
14.

ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY PUBLIC EASEMENT OR FIRE LANE.
15.

THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH

- PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
16.

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.
17.

PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 20 FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT. INSIDE AND 52 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED ON DEAD-END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF, OR COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1 1/2 INCH RIVER ROCK, CRUSHED GRANITE, OR OTHER AGGREGATE WITH NOT LESS THAN ONE INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS, IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.
18.

THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE FIRE/LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSING IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THIS SITE.
19.

EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINT OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATERLINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
20.

ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIAL SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.
21.

DEVELOPMENTS OF ONE-OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE

- APPARATUS ROADS...(2015 IFC D107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NO LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OF AREA TO BE SERVED, MEASURED IN A S STRAIGHT LINE BETWEEN ACCESSES. (2015 IFC D104.3)
22.

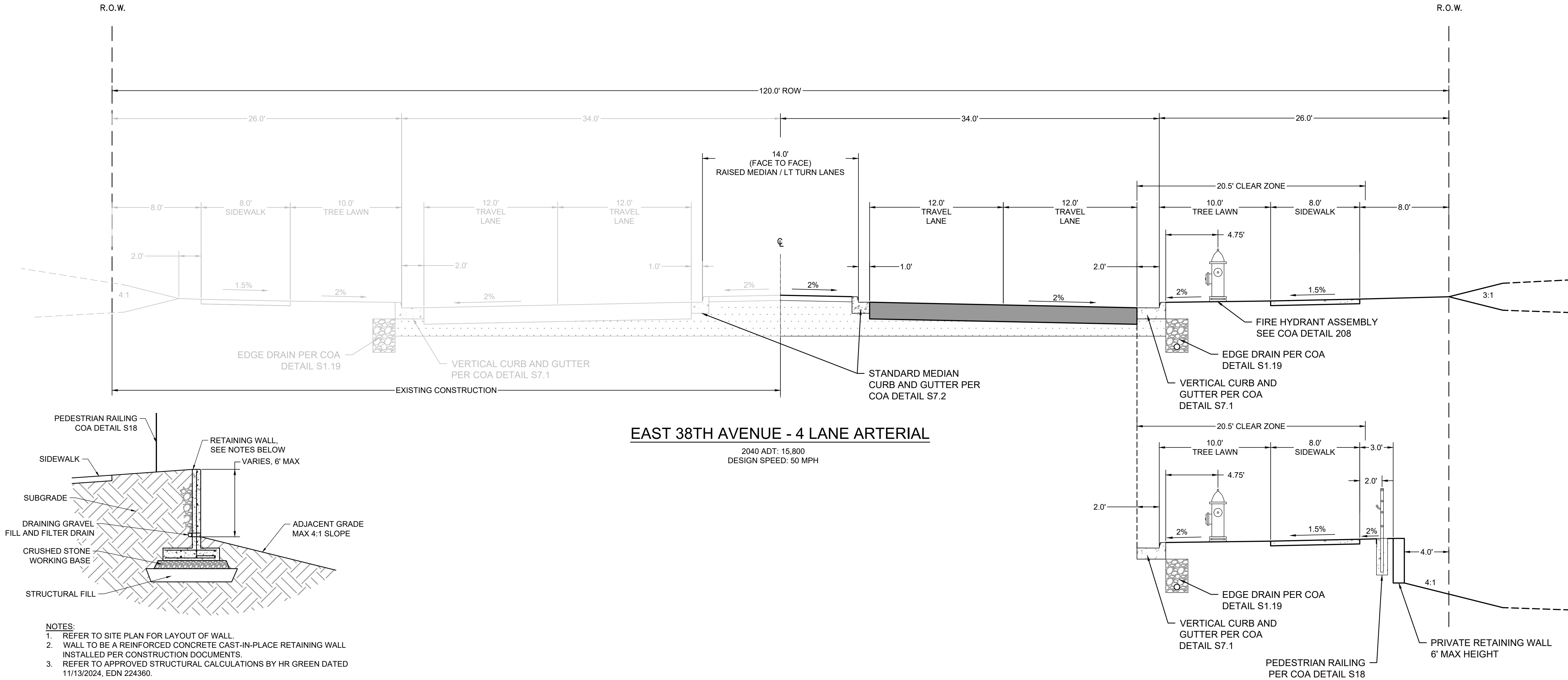
TRAFFIC SIGNAL ESCROWS WILL BE PAID CONSISTENT WITH CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE PER SECTION 147-37.5.
23.

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.
24.

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 PHOTOMETRICS 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 SUBMITTING 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. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
25.

THE DEVELOPER, TOWER METRO DISTRICT, 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 UPON COMPLETION OF THE ROADWAY INFRASTRUCTURE.
26.

PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE.THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.



38TH AVENUE WIDENING  
INFRASTRUCTURE SITE PLAN  
TITLE: NOTES & TYPICAL SECTIONS

DATE: MAY 5, 2025



5613 DTC PARKWAY SUITE 950  
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SHEET: 02







- **PHASE 1:**
  - ROADWAY CONSTRUCTED WITHIN PHASE LIMITS (FROM THE TIE-IN AT HIMALAYA ROAD THROUGH THE INTERSECTION WITH LISBON STREET).
  - THE TEMPORARY TAPEL UTILIZING FULL DEPTH STREET SECTION SHALL BE CONSTRUCTED FROM THE INTERSECTION WITH LISBON STREET TO TRANSITION TRAFFIC TO THE NORTH HALF OF 38TH AVENUE.
  - TWO STUB ACCESSSES SHALL BE CONSTRUCTED FOR THE FUTURE FOOD BANK OF THE ROCKIES SITE.
  - WATER INFRASTRUCTURE CONSTRUCTED WITHIN PHASE LIMITS. 16" WATER MAIN IN 38TH IS EXISTING AND WILL BE TAPPED INTO FOR FIRE HYDRANTS WITHIN PHASE LIMITS AND 2" CONNECTIONS FOR FUTURE FOOD BANK OF THE ROCKIES SITE.
  - STORM DRAIN CONSTRUCTED WITHIN PHASE LIMITS.
  - ALL OTHER INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO SIDEWALKS, STREET LIGHTS, AND CURB RAMPS TO BE CONSTRUCTED WITHIN PHASE LIMITS.
  - PHASE 1 MAY BE DEVELOPED INDEPENDENTLY.
- **PHASE 2:**
  - ROADWAY CONSTRUCTED WITHIN PHASE LIMITS (FROM THE INTERSECTION WITH LISBON STREET TO THE INTERSECTION WITH ODESSA STREET).
  - THE TEMPORARY TAPEL FROM PHASE 1 SHALL BE REPLACED, WHERE APPLICABLE, WITH THE ROADWAY MEDIAN.
  - WATER INFRASTRUCTURE CONSTRUCTED WITHIN PHASE LIMITS. 16" WATER MAIN IN 38TH IS EXISTING AND WILL BE TAPPED INTO FOR FIRE HYDRANTS WITHIN PHASE LIMITS.
  - STORM DRAIN CONSTRUCTED WITHIN PHASE LIMITS.
  - ALL OTHER INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO SIDEWALKS, STREET LIGHTS, AND CURB RAMPS TO BE CONSTRUCTED WITHIN PHASE LIMITS.
  - PHASE 2 MAY BE DEVELOPED CONCURRENTLY WITH PHASE 1 OR AFTER PHASE 1 IS COMPLETED.
  - PHASE 2 MUST BE COMPLETED AND ACCEPTED PRIOR TO ISSUANCE OF C.O. OR T.C.O. FOR FOOD BANK OF THE ROCKIES PROJECT.

- 1 CURB RAMP, COA DETAIL S9.1
- 2 PROPOSED 6" VERTICAL CURB AND GUTTER, COA DETAIL S7.1
- 3 PROPOSED STANDARD MEDIAN CURB, COA DETAIL S7.2
- 4 ROADWAY EDGE DRAIN, COA DETAIL S1.19
- 5 PROPOSED CROSS PAN, COA DETAIL S4.1  
(CROSS PAN SHOWN BUT NOT REVIEWED OR APPROVED BY SITE PLAN APPROVAL)
- 6 PROPOSED INLET
- 7 PROPOSED STREET LIGHT
- 8 PROPOSED FIRE HYDRANT
- 9 PROPOSED SIDEWALK EASEMENT
- 10 SIGHT TRIANGLES
- 11 PROPOSED RETAINING WALL
- 12 PROPOSED PEDESTRIAN RAILING, COA DETAIL S18

EXISTING MINOR (1')

EXISTING MAJOR (5')

PROPOSED MINOR (1')

PROPOSED MAJOR (5')

FUTURE MINOR (1')

FUTURE MAJOR (5')

PHASING LINE

CENTERLINE

RIGHT-OF-WAY

PROPOSED WATER LINE

EXISTING/FUTURE WATER

PROPOSED SANITARY SEWER

EXISTING/FUTURE SANITARY SEWER

PROPOSED STORM

EXISTING/FUTURE STORM

OVERHEAD ELECTRIC

EASEMENT

EXISTING/FUTURE EASEMENT

EXISTING FEEDER

EXISTING STORM MANHOLE

RANGE BOX (CONTRACTOR RESPONSIBLE)

FOR INSTALLATION

TURN ARROW PAVEMENT MARKINGS

PROPOSED FIRE HYDRANT

PROPOSED GATE VALVE

PROPOSED PUBLIC STREET LIGHT (SL, 30' HEIGHT)

EXISTING STREET LIGHT

PROPOSED DRAINAGE ARROW

PROPOSED ASPHALT

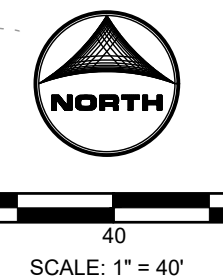
1. THE CITY WILL MAINTAIN THE CONCRETE SIDEWALK PER CODE SECTION 114-35, WHICH INCLUDES REPAIR/ RECONSTRUCTION OF THE SIDEWALK AND DOES NOT INCLUDE OWNER-OBLIGATED ITEMS SUCH AS SNOW, ICE, DEBRIS REMOVAL, ETC.
2. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
3. ALL STORM INFRASTRUCTURE IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA UNLESS OTHERWISE NOTED.
4. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
5. THE MAXIMUM SLOPE WITHIN RIGHT OF WAY IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE RIGHT OF WAY IS 3:1.

- 1 4" BROKEN WHITE LANE LINE  
(10" SEGMENT - 30" GAP)
- 2 8" WHITE CHANNELIZING LINE
- 3 PAVEMENT MARKING ARROW
- 4 PEDESTRIAN CROSSWALK (2'X10' STRIPES)
- 5 RIGHT LANE MUST TURN RIGHT SIGN R3-7  
(36"X36")
- 6 SPEED LIMIT SIGN R2-1 (30"X36") & OM-3L  
(12"X36")
- 7 KEEP RIGHT SIGN R4-7 (24"X30")
- 8 NO LEFT TURN SIGN R3-2 (24"X24")
- 9 TYPE III BARRICADE & ROAD CLOSED SIGN  
R11-2 (48"X30")
- 10 LANE ENDS MERGE LEFT SIGN W9-2 (30"X30")
- 11 8" YELLOW CHANNELIZING LINE  
(45" OFFSET 40 MPH)



SHEET: 03





- PHASE 2:
  - ROADWAY CONSTRUCTED WITHIN PHASE LIMITS (FROM THE INTERSECTION WITH LISBON STREET TO THE INTERSECTION WITH ODESSA STREET).
  - THE TEMPORARY TAPER FROM PHASE 1 SHALL BE REPLACED, WHERE APPLICABLE, WITH THE ROADWAY MEDIAN.
  - WATER INFRASTRUCTURE CONSTRUCTED WITHIN PHASE LIMITS. 16" WATER MAIN IN 38TH IS EXISTING AND WILL BE TAPPED INTO FOR FIRE HYDRANTS WITHIN PHASE LIMITS.
  - STORM DRAIN CONSTRUCTED WITHIN PHASE LIMITS.
  - ALL OTHER INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO SIDEWALKS, STREET LIGHTS, AND CURB RAMPS TO BE CONSTRUCTED WITHIN PHASE LIMITS.
- PHASE 2 MAY BE DEVELOPED CONCURRENTLY WITH PHASE 1 OR AFTER PHASE 1 IS COMPLETED.
- PHASE 3 MUST BE COMPLETED AND ACCEPTED PRIOR TO ISSUANCE OF C.O. OR T.C.O. FOR FOOD BANK OF THE ROCKIES PROJECT.

- 6 PROPOSED INLET
- 7 PROPOSED STREET LIGHT
- 8 PROPOSED FIRE HYDRANT
- 9 PROPOSED SIDEWALK EASEMENT
- 10 SIGHT TRIANGLES
- 11 PROPOSED RETAINING WALL
- 12 PROPOSED PEDESTRIAN RAILING,  
COA DETAIL S18

EXISTING/FUTURE STORM OVERHEAD ELECTRIC EASEMENT  
EXISTING/FUTURE EASEMENT EXISTING FENCE  
EXISTING STORM MANHOLE  
RANGE BOX (CONTRACTOR RESPONSIBLE FOR INSTALLATION)  
TURN ARROW PAVEMENT MARKINGS  
PROPOSED FIRE HYDRANT  
PROPOSED GATE VALVE  
PROPOSED PUBLIC STREET LIGHT (SL4, 30' HEIGHT)  
EXISTING STREET LIGHT  
PROPOSED DRAINAGE ARROW  
PROPOSED ASPHALT

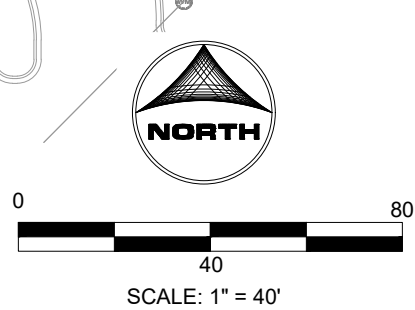
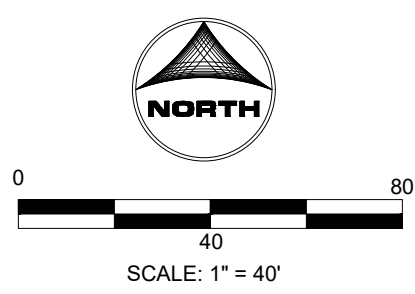
5. THE MAXIMUM SLOPE WITHIN RIGHT OF WAY IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE RIGHT OF WAY IS 3:1.

- 7 KEEP RIGHT SIGN R4-7 (24"x30")
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SHEET: 04





## NOTES




- 
- The map shows a proposed transit alignment (indicated by a thick grey line) passing through four designated areas: AREA 1, AREA 2, AREA 3, and AREA 4. The alignment runs generally east-west. Key roads shown include Himalaya Rd to the north, E 38th Ave and E 36th Dr to the south, and Futaba Way to the southwest. Other streets shown are N Oakes St, N Malta St, N Lisbon St, and N Sierchio St. A KeyMap logo is located at the bottom center of the map.



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NOT FOR CONSTRUCTION SHEET:05



GROUND COVERS	
	1" ROCK MULCH
	LOW GROW NATIVE
	NATIVE SEEDING

- ## NOTES
1. THE CITY WILL MAINTAIN THE CONCRETE SIDEWALK PER A CODE SECTION 114-35, WHICH INCLUDES REPAIR/RECONSTRUCTION OF THE SIDEWALK AND DOES NOT INCLUDE OWNER-OBLIGATED ITEMS SUCH AS SNOW, ICE, DEBRIS REMOVAL, ETC.
  2. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
  3. ALL STORM INFRASTRUCTURE IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA UNLESS OTHERWISE NOTED.
  4. ALL NATIVE SEEDING BEHIND BACK OF WALK SHALL BE TEMPORARILY IRRIGATED FOR ESTABLISHMENT.
  5. ALL NATIVE SEEDING IN CURBSIDE LANDSCAPE SHALL BE TEMPORARILY IRRIGATED FOR ESTABLISHMENT.

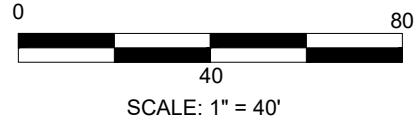
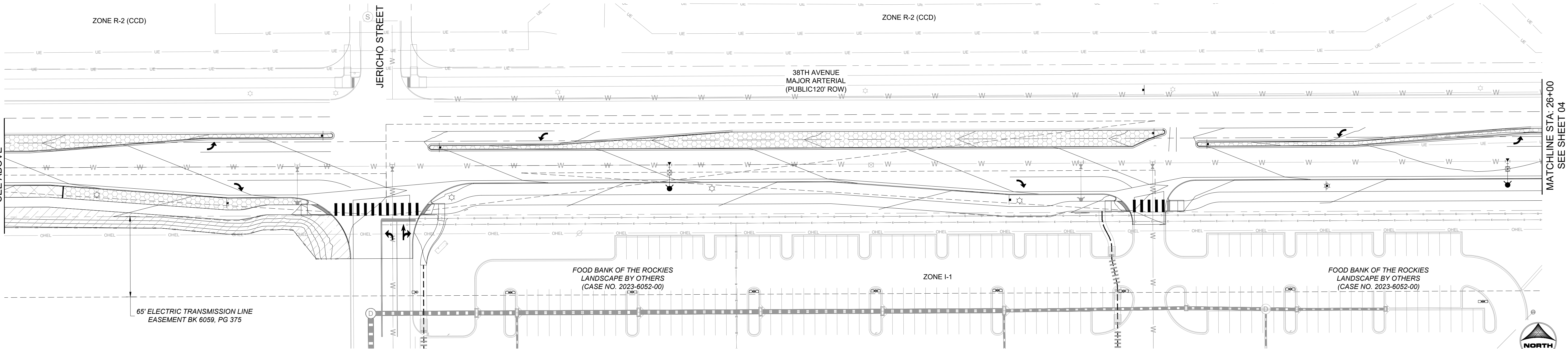
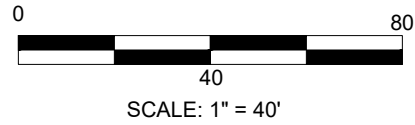
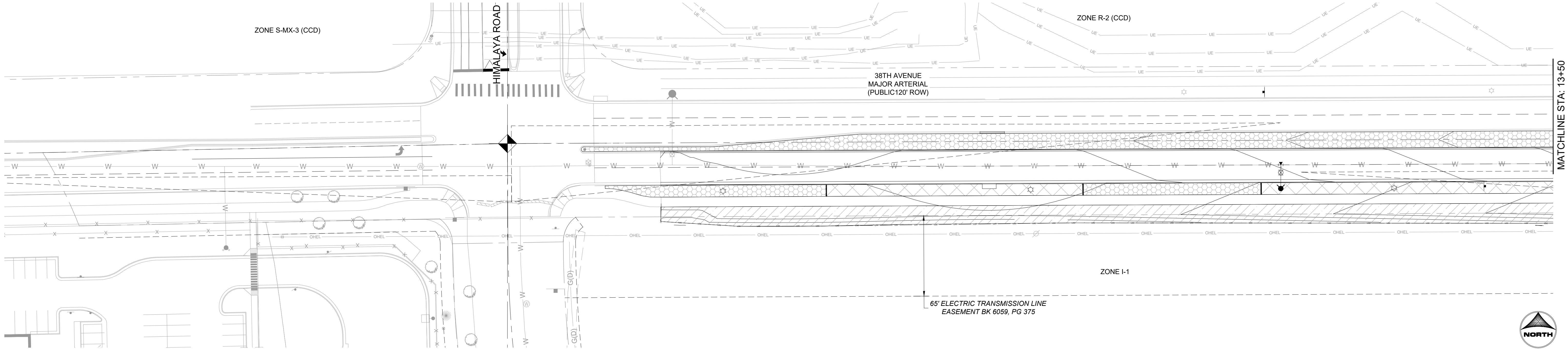


38TH AVENUE WIDENING  
INFRASTRUCTURE SITE PLAN  
TITLE: LANDSCAPE PLANS

DATE: MAY 5, 2025



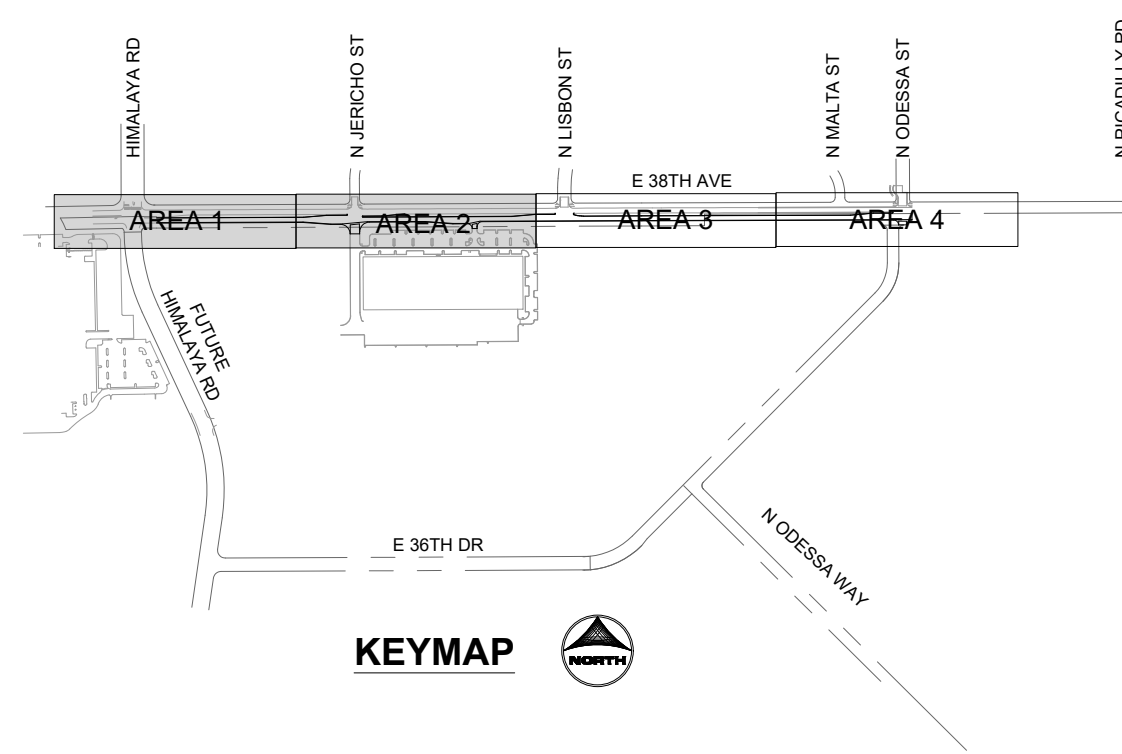
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GROUND COVERS			
	52,646 SF	1" ROCK MULCH	MEDIUM
	13,569 SF	LOW GROW NATIVE	LOW
	62,989 SF	NATIVE SEEDING	LOW

NOTES

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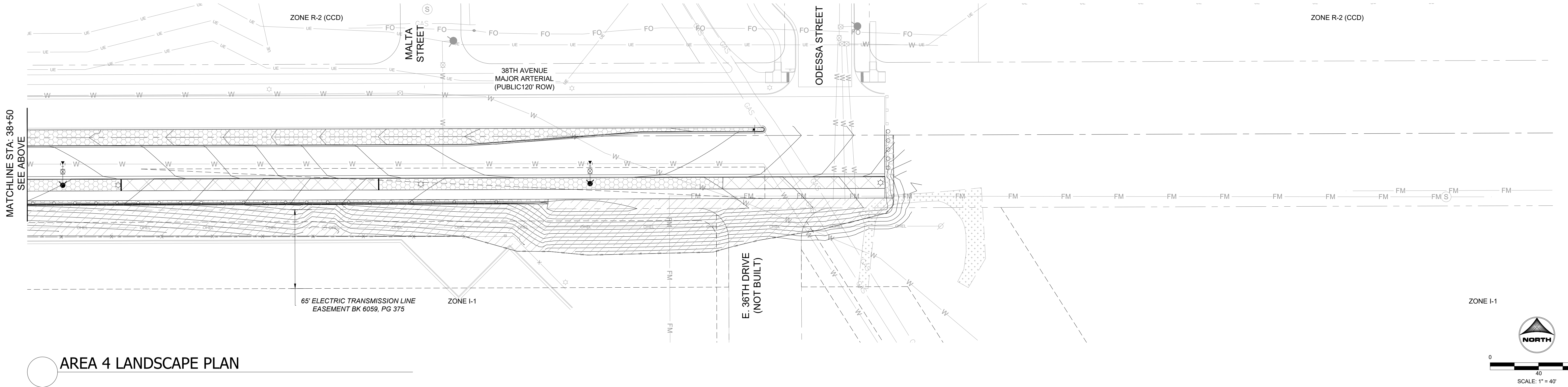
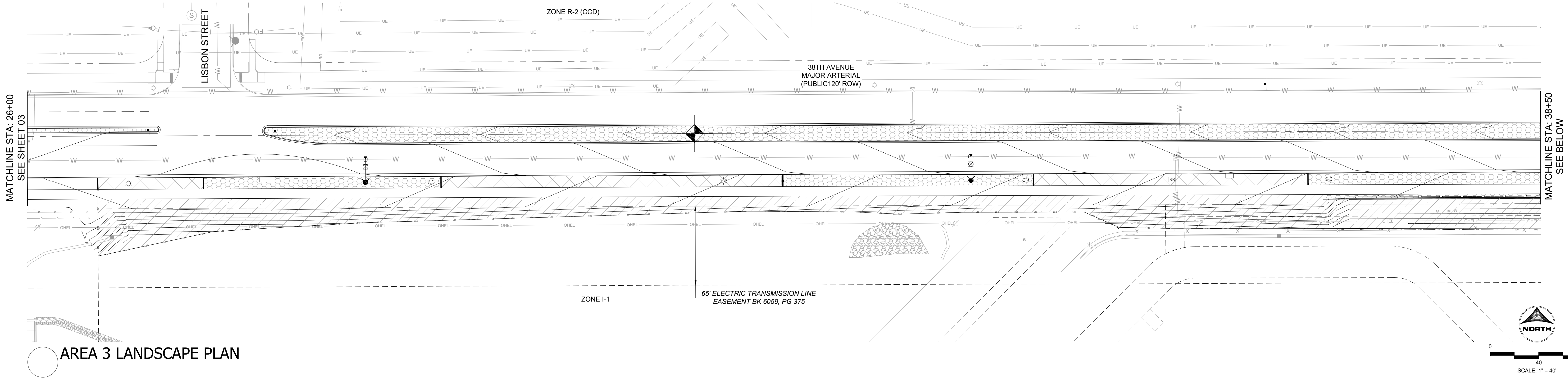
38TH AVENUE WIDENING  
INFRASTRUCTURE SITE PLAN  
TITLE: HYDROZONE PLANS

DATE: MAY 5, 2025



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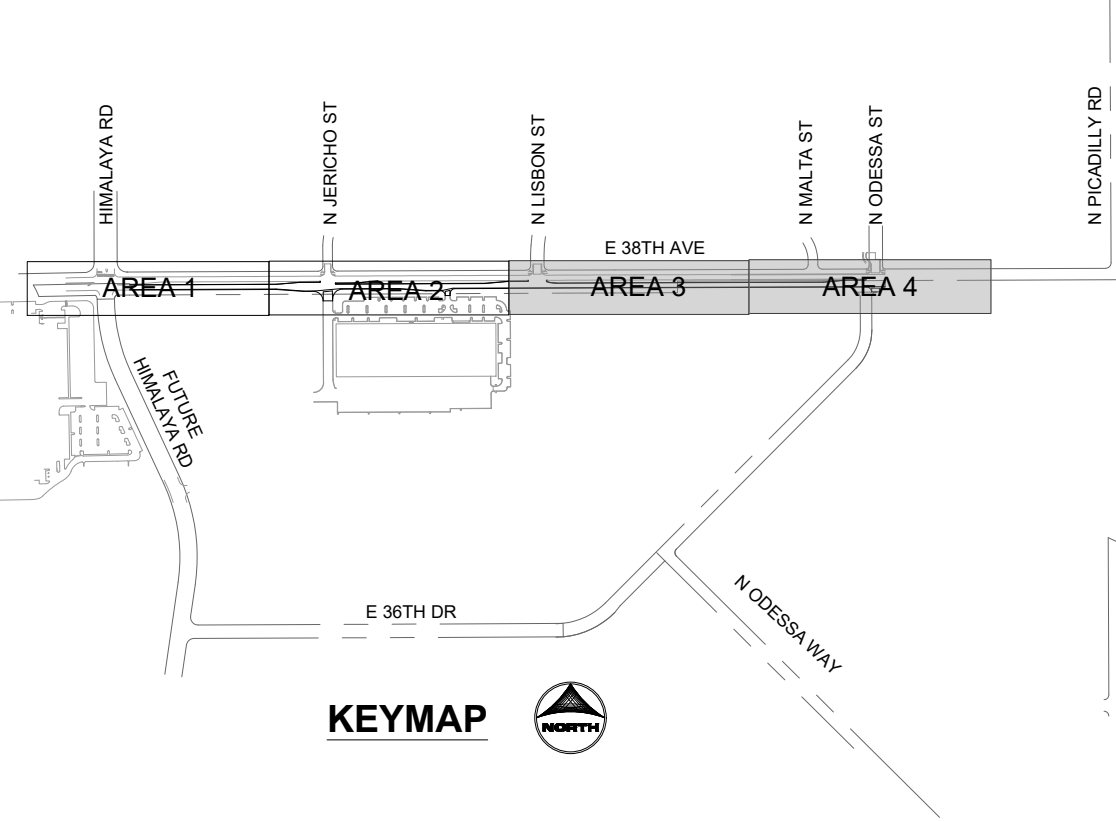




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NOTES

1. THE CITY WILL MAINTAIN THE CONCRETE SIDEWALK PER CODE SECTION 114-35, WHICH INCLUDES REPAIR/RECONSTRUCTION OF THE SIDEWALK AND DOES NOT INCLUDE OWNER-OBLIGATED ITEMS SUCH AS SNOW, ICE, DEBRIS REMOVAL, ETC.
2. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
3. ALL STORM INFRASTRUCTURE IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA UNLESS OTHERWISE NOTED.
4. ALL NATIVE SEEDING BEHIND BACK OF WALK SHALL BE TEMPORARILY IRRIGATED FOR ESTABLISHMENT.
5. ALL NATIVE SEEDING IN CURBSIDE LANDSCAPE SHALL BE TEMPORARILY IRRIGATED FOR ESTABLISHMENT.



38TH AVENUE WIDENING  
INFRASTRUCTURE SITE PLAN  
TITLE: HYDROZONE PLANS

DATE: MAY 5, 2025



5613 DTC PARKWAY SUITE 950  
GREENWOOD VILLAGE, CO 80111  
PHONE: 720.602.4999  
HRGREEN.COM



LIETZKE, KRISTEN\_5/5/2025 2:46 PM

HR GREEN Xref: 00-XV-Survey; 02-XC-DSGN; 02-XC-UTIL; 02-XC-ROW; 00-XC-ROW; xpl-02-d101-ISP; 220304 - 10\_Ft\_Utility; 220304 - 10\_Ft\_Base; 02-xg-keymap-slp-LA; Export-02-ProposedContours\_xl-design

GENERAL NOTES:

1. BASE MAP INFORMATION IS ACCURATE AS OF THE DATE PRINTED ON THIS PACKAGE.
2. THE LANDSCAPE PLANS CONTAINED HEREIN ILLUSTRATE APPROXIMATE LOCATIONS OF ALL SITE CONDITIONS. REFER TO SURVEY, ARCHITECTURAL, CIVIL ENGINEERING, STRUCTURAL, ELECTRICAL, IRRIGATION AND ALL OTHER DRAWINGS, IF AVAILABLE, FOR ADDITIONAL DETAILED INFORMATION.
3. LANDSCAPE EDGING SHALL BE REQUIRED BETWEEN WHERE ALL GROUND COVER TYPES CHANGE TO A DIFFERENT GROUND COVER. SEE SPECIFICATIONS DETAIL.
4. CONTRACTOR SHALL FIELD ADJUST PLANT LOCATIONS TO ACCOMMODATE ALL LIGHTING AND ENSURE PLANTS WILL NOT INTERFERE WITH LIGHTING.
5. ALL ROCK MULCH IN CURBSIDE LANDSCAPE AND MEDIANS SHALL BE 3/4" - 1 1/2" GRANITE
6. ALL SOIL ON SITE SHALL BE AMENDED AT A RATE OF FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA.
7. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
8. THE DEVELOPER, TOWER METRO DISTRICT, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, UPON COMPLETION OF ROADWAY INFRASTRUCTURE. ONCE THE ADJACENT PROPERTY IS DEVELOPED, ALL MAINTENANCE RESPONSIBILITIES SHALL TRANSFER FROM TOWER METRO DISTRICT TO THE ADJACENT PROPERTY OWNER.
9. 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.
10. ALL MEDIANS SHALL BE MAINTAINED BY PROS.
11. ALL AREAS OF ROCK SHALL HAVE WOVEN WEED BARRIER FABRIC INSTALLED (CONTRACTOR TO SPECIFY WOVEN FABRIC BRAND).

ORDINANCE LANDSCAPE REQUIREMENTS AND CALCULATIONS

- ONE TREE EVERY 40 LINEAR FOOT  
ONE SHRUB PER 40 SQUARE FEET OR SHRUB EQUIVALENTS MAY BE INSTALLED WITHIN THE CURBSIDE LANDSCAPE AREA.
- NO MORE THAN 40 PERCENT OF THE SHRUBS COUNT CAN BE ORNAMENTAL GRASSES PROVIDED AS SHRUB EQUIVALENTS.

• NO MORE THAN FIVE PERCENT OF PERENNIALS MAY BE PROVIDED AS SHRUB EQUIVALENTS.

• SHRUBS AND ORNAMENTAL GRASSES SHALL BE FIVE (5) GALLON AT TIME OF INSTALLATION.

• PERENNIALS SHALL BE PROVIDED AT A RATIO OF THREE TO ONE (3:1)- THREE ONE (1) GALLON PERENNIALS TO ONE FIVE (5) GALLON SHRUB.


REQUIRED LANDSCAPING:  
38TH AVENUE:  
2,113 LF = 53 TREES

26,657 SF/40 SF = 666 SHRUBS OR SHRUB EQUIVALENTS


666 SHRUBS - 266 ORNAMENTAL GRASSES = 400 FIVE (5) GAL SHRUBS  
666 X 40% = 266 FIVE (5) GAL ORNAMENTAL GRASSES  
666 X 5% = 33 33 X 3 = 99 ONE (1) GAL PERENNIALS

PROVIDED:  
38TH AVENUE: 55 TREES

400 FIVE (5) GAL SHRUBS  
266 FIVE (5) GAL ORNAMENTAL GRASSES  
99 ONE (1) GAL PERENNIALS



NATIVE SEED - FOOTHILLS MIX		
LBS/ACRE	BOTANICAL NAME	COMMON NAME
4	LOLIUM MULTIFLORUM	ANNUAL RYEGRASS
3	ELYMUS TRICHYCAULUS	SLENDER WHEATGRASS
2.40	AGROPYRON CRISTATUM	CRESTED WHEATGRASS
2	BROMUS MARGINATUS	MOUNTAIN BROME
2	FESTUCA OVINA	HARD FESCUE
2	POA COMPRESSA	CANADA BLUEGRASS
1.20	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA
1.20	ANDROPOGO GERARDI	BIG BLUESTEM
1	BOUTELOUS GRACILIS	BLUE GRAMA (COATED)
1	PANICUM VIRGATUM	SWITCHGRASS
0.20	SPOROBOLUS CRYPTANDRUS	SAND DROPSEED
TOTAL: 20 LBS		

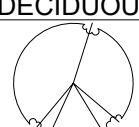
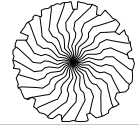
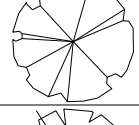
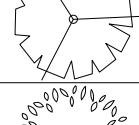
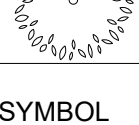
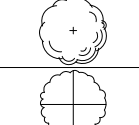
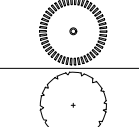
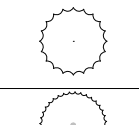
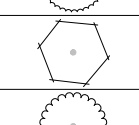

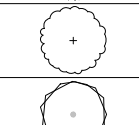

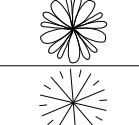
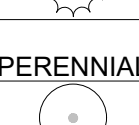
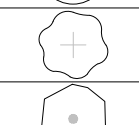
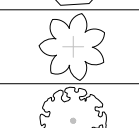
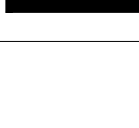











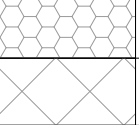


LOW GROW SEED MIX	
PERCENTAGE	COMMON NAME
30%	EPHRIAM CRESTED WHEATGRASS
25%	SHEEP FESCUE
20%	PERENNIAL RYE
15%	CHEWINGS FESCUE
TOTAL: 100%	

SEEDING RATE:  
NEW SEEDING  
BROADCAST: 20-25 LBS/ACRE  
DRILLED: 15-20 LBS/ACRE

OVERSEEDING  
BROADCAST: 10-15 LBS/ACRE  
DRILLED: 5-10 LBS/ACRE

ARKANSAS VALLEY SEED, INC.  
4300 MONACO ST.  
DENVER, CO 80216  
303.320.7500

PLANT SCHEDULE				
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE
DECIDUOUS TREES				
	AO	10	AESCULUS GLABRA OHIO BUCKEYE	2.5" CAL.
	CS	14	CATALPA SPECIOSA NORTHERN CATALPA	2.5" CAL.
	GK	12	GYMNOCADUS DIOICA KENTUCKY COFFEETREE	2.5" CAL.
	QB	8	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL.
	UP	11	ULMUS X 'MORTON GLOSSY' TRIUMPH™ ELM	2.5" CAL.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS SHRUBS				
	CC	84	CARYOPTERIS X CLANDONENSIS BLUE MIST SPIREA	5 GAL.
	CN	92	CHRYSOETHAMNUS NAUSEOSUS DWARF BLUE RABBITBRUSH	5 GAL.
	CA	6	COTONEASTER APICULATUS CRANBERRY COTONEASTER	5 GAL.
	FP	54	FALLUCIA PARADOXA APACHE PLUME	5 GAL.
	PD	13	PHILADELPHUS MICROPHYLLUS 'DESERT SNOW' MOCK ORANGE	5 GAL.
	RG	32	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL.
	RT	49	RHUS TRILOBATA SKUNKBUSH SUMAC	5 GAL.
	SH	9	SYRINGA X HYACINTHIFLORA 'EXCEL' EXCEL LILAC	5 GAL.
EVERGREEN SHRUBS				
	JF	17	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	5 GAL.
	JG	19	JUNIPERUS CONFERTA 'GOLDEN PACIFIC' GOLDEN PACIFIC SHORE JUNIPER	5 GAL.
	JB	25	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP CREEPING JUNIPER	5 GAL.
GRASSES				
	AG	44	ANDROPOGON GERARDII BIG BLUESTEM	5 GAL.
	BG	110	BOUTELOUA GRACILIS BLUE GRAMA GRASS	5 GAL.
	PR	50	PENNISETUM ALOPECUROIDES 'RUBRUM' PURPLE FOUNTAIN GRASS	5 GAL.
	SH2	62	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED	5 GAL.
PERENNIALS				
	AT	9	ACHILLEA MILLEFOLIUM 'TERRA COTTA' TERRA COTTA COMMON YARROW	1 GAL.
	CT	32	CERASTIUM TOMENTOSUM SNOW IN SUMMER	1 GAL.
	ER	9	ECHINOPS RITRO GLOBE THISTLE	1 GAL.
	HB	22	HEMEROCALLIS X 'DOUBLE YELLOW' DOUBLE YELLOW DAYLILY	1 GAL.
	PA	27	PEROVSKIA ABROTANOIDES RUSSIAN SAGE	1 GAL.
	LF	114	STEEL EDGER	

GROUND COVERS		
SYMBOL	QTY	BOTANICAL / COMMON NAME
GROUND COVERS		
	52,646 SF	1" ROCK MULCH
	13,569 SF	LOW GROW NATIVE
	62,989 SF	NATIVE SEEDING

38TH AVENUE WIDENING  
INFRASTRUCTURE SITE PLAN  
TITLE: LANDSCAPE NOTES

DATE: MAY 5, 2025



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