

COLORADO DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ACCESS PERMIT APPLICATION

Issuing authority application
acceptance date:

- Instructions:
- Contact the Colorado Department of Transportation (CDOT) or your local government to determine your issuing authority.
 - Contact the issuing authority to determine what plans and other documents are required to be submitted with your application.
 - Complete this form (some questions may not apply to you) and attach all necessary documents and Submit it to the issuing authority.
 - Submit an application for each access affected.
 - If you have any questions, contact the issuing authority.
 - For additional information, see CDOT's Access Management website at <http://www.codot.gov/business/permits/accesspermits>.
- Please print or type**
- *Indicates required field*

1) Property Owner (Permittee)*		2) Applicant or Agent for Permittee (if different from property owner)	
Street Address*		Mailing Address	
City, State & Zip*	Phone #	City, State & Zip	Phone #
E-mail Address*		E-mail Address (if available)	
3) Address of property to be served by permit*			
4) Legal description of property: (If within jurisdictional limits of Municipality, City and/or County, which one?			
county	subdivision	block	lot
5) What State Highway are you requesting access from?*		6) What side of the highway?*	
		<input type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W	
7) How many feet is the proposed access from the nearest milepost (or cross street if mile post unknown)?*			
feet (<input type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W) from:			
8) What is the approximate date you intend to begin construction?			
9) Check here if you are requesting a:*			
<input type="checkbox"/> New Access <input type="checkbox"/> Temporary Access (duration anticipated: _____) <input type="checkbox"/> Improvement to Existing Access <input type="checkbox"/> Change in Access Use <input type="checkbox"/> Removal of Access <input type="checkbox"/> Relocation of an Existing Access (provide detail)			
10) Provide existing property use			
11) Do you have knowledge of any State Highway access permits serving this property, or adjacent properties in which you have a property interest?*			
<input type="checkbox"/> No <input type="checkbox"/> Yes, if yes – what are the permit number(s) and provide copies: _____ and/or, permit date: _____			
12) Does the property owner own or have any interests in any adjacent property?*			
<input type="checkbox"/> No <input type="checkbox"/> Yes, if yes – please describe: _____			
13) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property?*			
<input type="checkbox"/> No <input type="checkbox"/> Yes, if yes – list them on your plans and indicate the proposed and existing access points.			
14) If you are requesting agriculture field access – how many acres will the access serve?			
15) If you are requesting commercial or industrial access, please indicate the types and number of businesses and provide the floor area square footage of each.			
Business/Land Use	Square Footage	Business/Land Use	Square Footage
16) If you are requesting residential development access, what is the type (single family, apartment, townhouse) and number of units?			
Type	Number of Units	Type	Number of Units
17) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts.*			
Indicate if your counts are <input type="checkbox"/> peak hour volumes or <input type="checkbox"/> average daily volumes.	# of passenger cars and light trucks at peak hour volumes	# of multi-unit trucks at peak hour volumes	
# of single unit vehicles in excess of 30 ft.	# of farm vehicles (field equipment)	Total count of all vehicles	

18) Check with the issuing authority to determine which of the following documents are required to complete the review of your application.

- | | |
|--|---|
| a) Property map indicating other access, bordering roads and streets. | e) Subdivision, zoning, or development plan. |
| b) Highway and driveway plan profile. | f) Proposed access design. |
| c) Drainage plan showing impact to the highway right-of-way. | g) Parcel and ownership maps including easements. |
| d) Map and letters detailing utility locations before and after development in and along the right-of-way. | h) Traffic studies. |
| | i) Proof of ownership. |

1- It is the applicant's responsibility to contact appropriate agencies and obtain all environmental clearances that apply to their activities. Such clearances may include Corps of Engineers 404 Permits or Colorado Discharge Permit System permits, or ecological, archeological, historical or cultural resource clearances. The COOT Environmental Clearances Information Summary presents contact information for agencies administering certain clearances, information about prohibited discharges, and may be obtained from Regional COOT Utility/Special Use Permit offices or accessed via the COOT Planning/Construction-Environmental-Guidance webpage: <https://www.codot.gov/programs/environmental/resources/guidance-standards/environmental-clearances-info-summary-august-2017/view>.

2- All workers within the State Highway right of way shall comply with their employer's safety and health policies/ procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations -including, but not limited to the applicable sections of 29 CFR Part 1910 -Occupational Safety and Health Standards and 29 CFR Part 1926

- Safety and Health Regulations for Construction.

Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed, and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment: High visibility apparel as specified in the Traffic Control provisions of the documentation accompanying the Notice to Proceed related to this permit (at a minimum, ANSI/ISEA 107-1999, class 2); head protection that complies with the ANSI 289.1-1997 standard; and at all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96. If required, such footwear shall meet the requirements of ANSI 241-1999.

Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

3- The Permittee is responsible for complying with the Revised Guidelines that have been adopted by the Access Board under the American Disabilities Act (ADA). These guidelines define traversable slope requirements and prescribe the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new Standards Plans and can be found on the Design and Construction Project Support web page at: <https://www.codot.gov/business/civilrights/ada/resources-engineers>.

If an access permit is issued to you, it will state the terms and conditions for its use. Any changes in the use of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

The applicant declares under penalty of perjury in the second degree, and any other applicable state or federal laws, that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.

I understand receipt of an access permit does not constitute permission to start access construction work.

Applicant or Agent for Permittee Signature

Print Name

Date

Jeff Killion

9/3/24

If the applicant is not the owner of the property, we require this application also to be signed by the property owner or their legally authorized representative (or other acceptable written evidence). This signature shall constitute agreement with this application by all owners-of-interest unless stated in writing. If a permit is issued, the property owner, in most cases, will be listed as the permittee.

Property Owner Signature

Print Name

Date

Mike McClintock

**INSTRUCTIONS FOR COMPLETING APPLICATION FOR ACCESS PERMIT
(CDOT FORM NO. 137)
December 2018**

To construct, relocate, close, or modify access(es) to a State Highway or when there are changes in use of such access point(s), an application for access permit must be submitted to the Colorado Department of Transportation (CDOT) or the local jurisdiction serving as the issuing authority for State Highway Access Permits. Contact the CDOT Regional Access Unit in which the subject property is located to determine where the application must be submitted. The following link will help you determine which CDOT Region office to contact:

<https://www.codot.gov/business/permits/accesspermits/regional-offices.html>

All applications are processed and access permits are issued in accordance to the requirements and procedures found in the most current version of the State Highway Access Code (Access Code). Code and the application form are also available from CDOT's web site at:

<https://www.codot.gov/business/permits/accesspermits>

Please complete all information requested accurately. Access permits granted based on applications found to contain false information may be revoked. An incomplete application will not be accepted. If additional information, plans and documents are required, attach them to the application. Keep a copy of your submittal for your records. Please note that only the original signed copy of the application will be accepted. Do not send or enclose any permit fee at this time. A permit fee will be collected if an access permit is issued. The following is a brief description of the information to be provided on each enumerated space on the application form (CDOT Form 137, 2010).

1. Property Owner (Permittee): Please provide the full name, mailing address and telephone number and the E-mail address (if available) of the legal property owner (owner of the surface rights). Please provide a telephone number where the Permittee can be reached during business hours (8:00 a.m. to 5:00 p.m.). Having a contract on the property is not a sufficient legal right to that property for purposes of this application. If the access is to be on or across an access easement, then a copy of the easement MUST accompany this application. If federal land is involved, provide the name of the relevant federal agency AND attach copy of federal authorization for property use.

2. Agent for permittee: If the applicant (person completing this application) is different than the property owner (Permittee), provide entity name (if applicable), the full name of the person serving as the Agent, mailing address, telephone number, and the E-mail address (if available). Please provide a telephone number where the Agent can be reached during business hours (8:00 a.m. to 5:00 p.m.). Joint applications such as owner/lessee may be submitted. Corporations must be licensed to do business in Colorado: All corporations serving as, or providing, an Agent as the applicant must be licensed to do business in Colorado.

3. **Address of Property to be Served:** Provide if property to be served has an official street address. If the access is a public road, note the name (or future name) of the road.
4. **Legal Description of Property:** Fill in this item to the extent it applies. This information is available at your local County Courthouse, or on your ownership deed(s). A copy of the deed may be required as part of this application in some situations. To determine applicability, check with the CDOT's Regional Access Manager or issuing authority staff.
5. **State Highway:** Provide the State Highway number from which the access is requested.
6. **Highway Side:** Mark the appropriate box to indicate what side of the highway the requested access is located.
7. **Access Mile Point:** Without complete information, we may not be able to locate the proposed access. To obtain the distance in feet, drive the length between the mile point and the proposed access, rounding the distance on the odometer to the nearest tenth of a mile; multiply the distance by 5,280 feet to obtain the number of feet from the mile point. Then enter the direction (i.e. north, south, east, west) from the mile point to the proposed access. Finally, enter the mile point number. It is helpful in rural or undeveloped areas if some flagging is tied to the right-of-way fence at the desired location of the access. If the mile post is unknown, note the distance in feet (using the same procedures noted above) from that cross street or road closest to the proposed access.
8. **Access Construction Date:** Fill in the date on which construction of the access is planned to begin.
9. **Access Request:** Mark items that apply. More than one item may be checked.
10. **Existing property use:** Describe how the property is currently being used. For example, common uses are Single Family Residential, Commercial or Agricultural.
11. **Existing Access:** Does the property have *any other legal alternatives to reach a public road* other than the access requested in this application? Note the access permit number(s) for any existing state highway access point(s) along with their issue date(s). If there are no existing access point(s), mark the "no" box.
12. **Adjacent Property:** Please mark the appropriate box. If the "yes" box is marked, provide a brief description of the property (location of the property in relation to the property for which this access application is being made).
13. **Abutting Streets:** If there are any other existing or proposed public roads or easements abutting the property, they should be shown on a map or plan attached to this application.
14. **Agricultural Acres:** Provide number of acres to be served.

15. Access Use: List the land uses and square footage of the site as it will be when it is fully developed. The planned land uses as they will be when the site is fully developed are used to project the amount of traffic that the site will generate, peak hour traffic levels and the type of vehicles that can be expected as a result of the planned land uses. There may be exceptional circumstances that would allow phased installation of access requirements. This is at the discretion of the CDOT Regional Access Unit or issuing authority staff.

16. Estimated Traffic Count: Provide a reasonable estimate of the traffic volume expected to use the access. Note the type of vehicles that will use the access along with the volume (number of vehicles in and out at either the peak hour or average daily rates) for each type of vehicle. A vehicle leaving the property and then returning counts as two trips. If 40 customers are expected to visit the business daily, there would be 80 trips in addition to the trips made by all employees and other visitors (such as delivery and trash removal vehicles). If the PDF on-line version of this application is being used, the fields for each type of vehicle will automatically be added together to populate the last field on the page.

17. Documents and Plans: The CDOT Regional Access Manager or issuing authority staff will determine which of these items must be provided to make the application complete. Incomplete applications will not be accepted. If an incomplete application is received via U.S. mail or through means other than in the hand of the Access Manager or issuing authority staff, it will not be processed. *It is the responsibility of the applicant to verify with the CDOT Regional Access Manager or issuing authority staff whether the application is complete at the time of submission.*

Signature: Generally, if the applicant is not the property owner, then the property owner or a legally authorized representative must sign the application. With narrow exceptions, proof of the property owner's consent is required to be submitted with the application (proof may be a power of attorney or a similar consent instrument). The CDOT Regional Access Manager or issuing authority staff will determine if the exception provided in the Access Code (2.3 (3) (b)) is applicable.

If CDOT is the issuing authority for this application, direct your questions to the CDOT Regional Access Manager or the issuing authority staff serving the subject property.

<https://www.codot.gov/business/permits/accesspermits/regional-offices.html>

If the application is accepted, it will be reviewed by the CDOT Regional Access Manager or the issuing authority staff. If an Access Permit is issued, be sure to read all of the attached Terms and Conditions before signing and returning the Access Permit. The Terms and Conditions may require that additional information be provided prior to issuance of the Notice to Proceed.

The CDOT Regional Access Manager (or issuing authority staff) **MUST** be contacted prior to commencing work on any Access Permit project. *A Notice to Proceed that authorizes the Permittee to begin access related construction MUST be issued prior to working on the access in the State Highway right-of-way.* The Notice to Proceed may also have Terms and Conditions that must be fulfilled before work may begin on the permitted access.

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. 2021000002091IN 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:

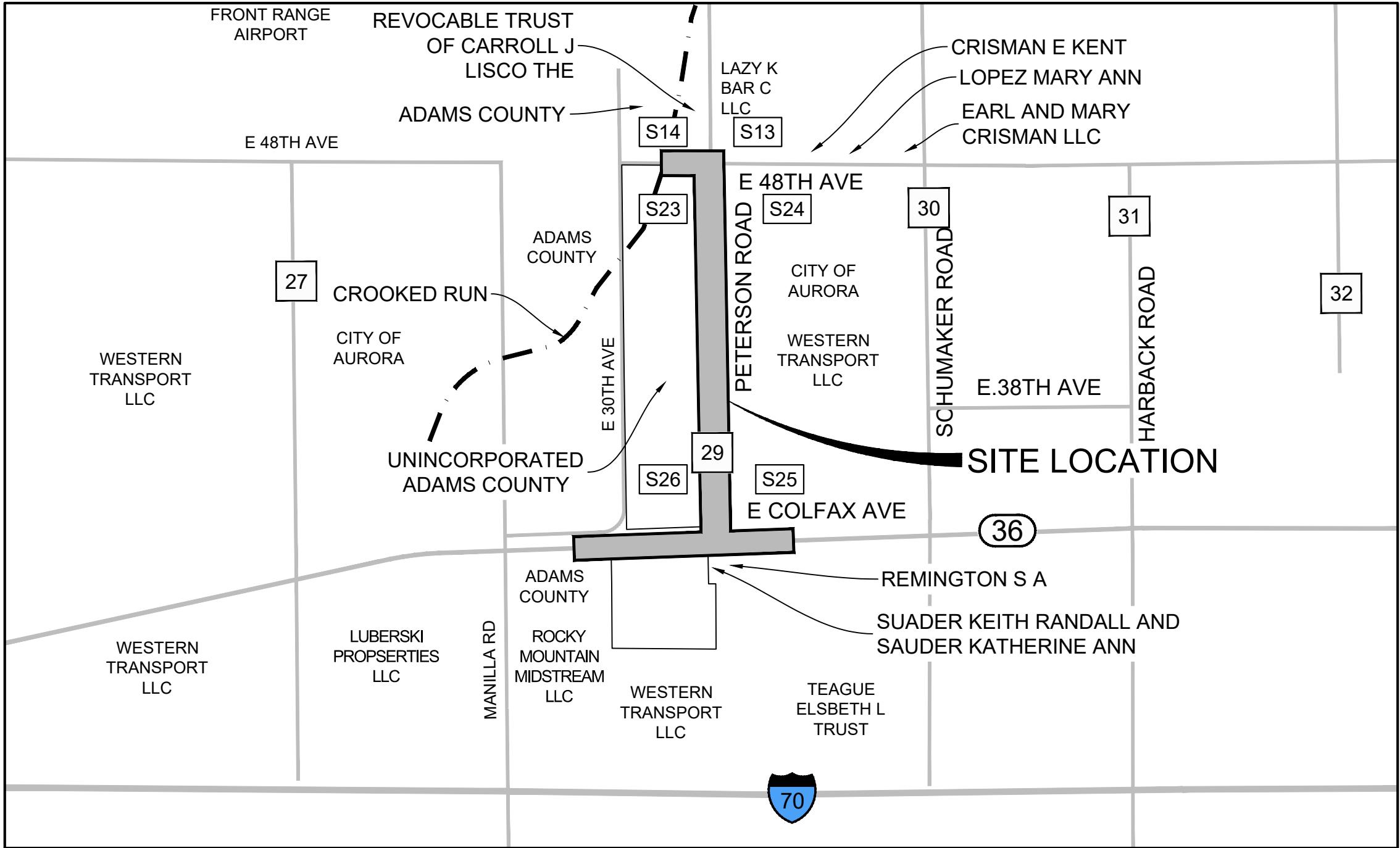
CONSIDERING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 35 TO BEAR NORTH 89°24'01" WEST, A DISTANCE OF 2657.29 FEET BETWEEN THE EAST QUARTER CORNER OF SECTION 35, BEING A FOUND #6 REBAR WITH 2 1/2" ALUMINUM CAP, "LS 5112 T3S R64W 35 36 1/4 1991" AND THE CENTER QUARTER OF SECTION 35, BEING A FOUND #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'

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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.
Call before you dig.

NOT FOR CONSTRUCTION

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
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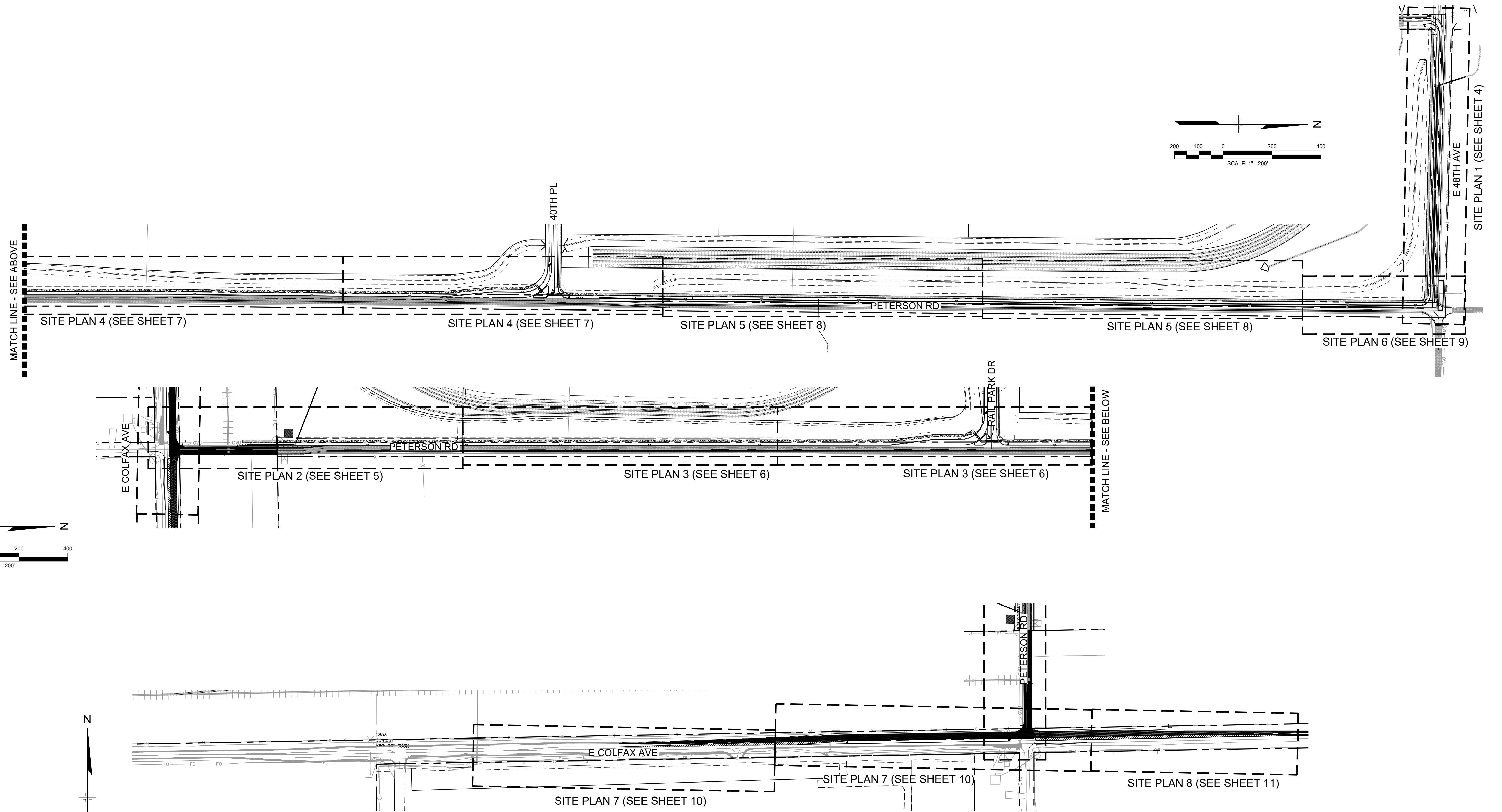
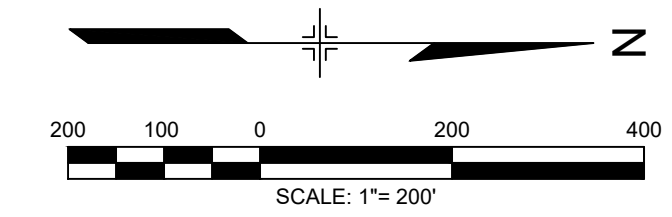
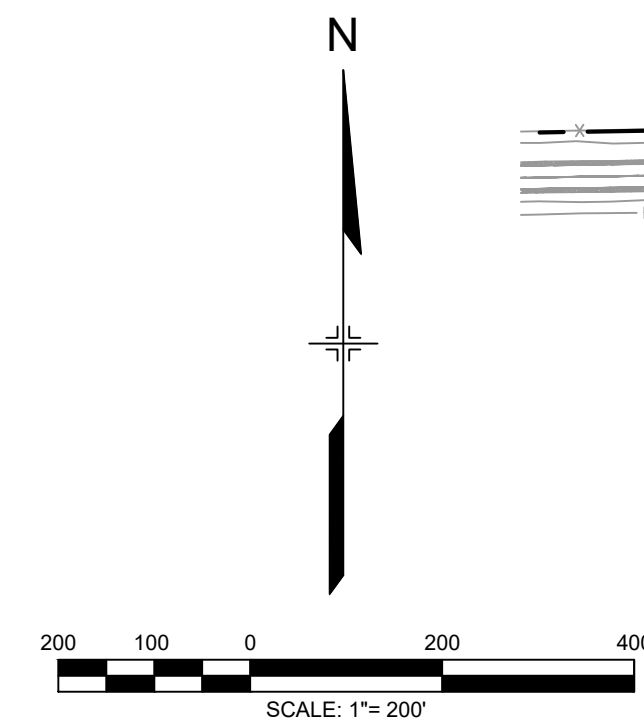
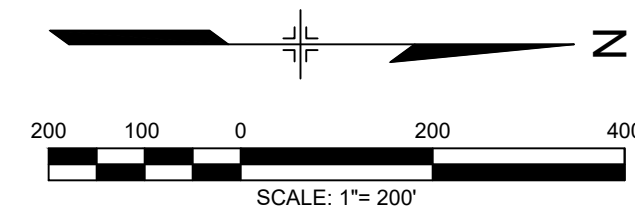


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ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

SITE PLAN SHEET INDEX

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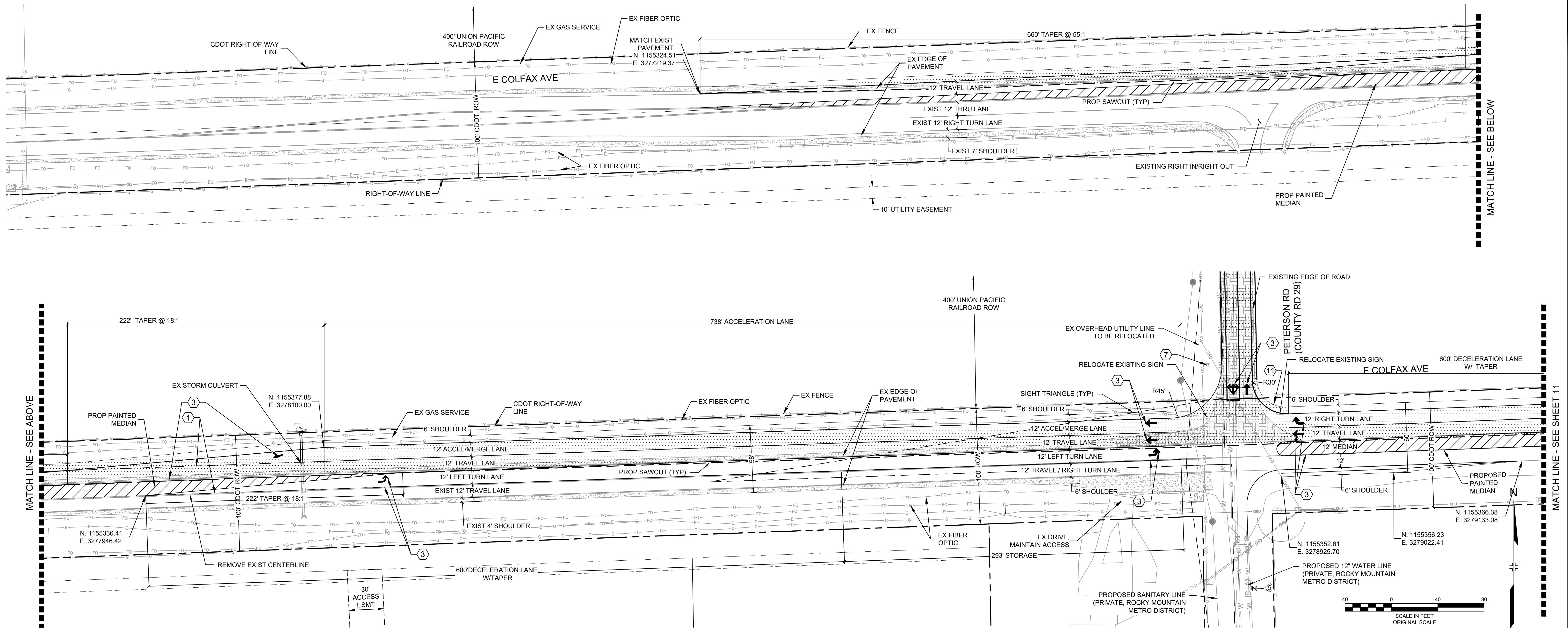


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DEVELOPER NOTE:

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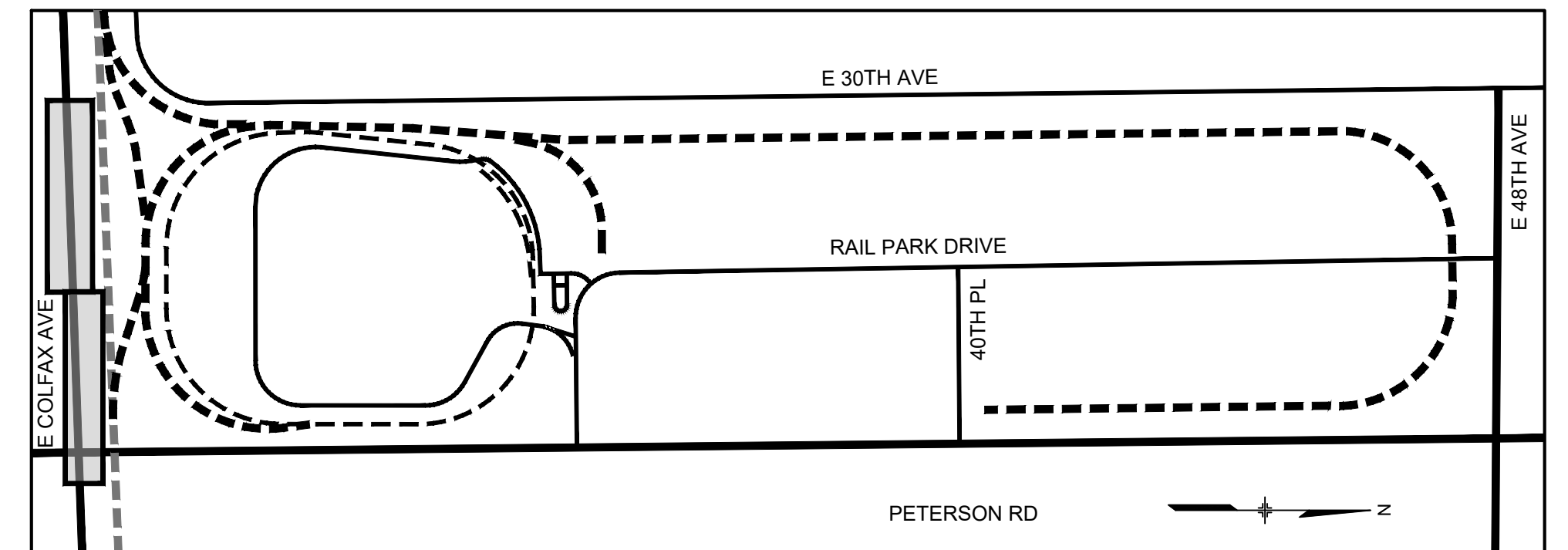
LEGEND

	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
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	PROPOSED RIPRAP POND SPILLWAY
	EXISTING DIRT ROAD

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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")



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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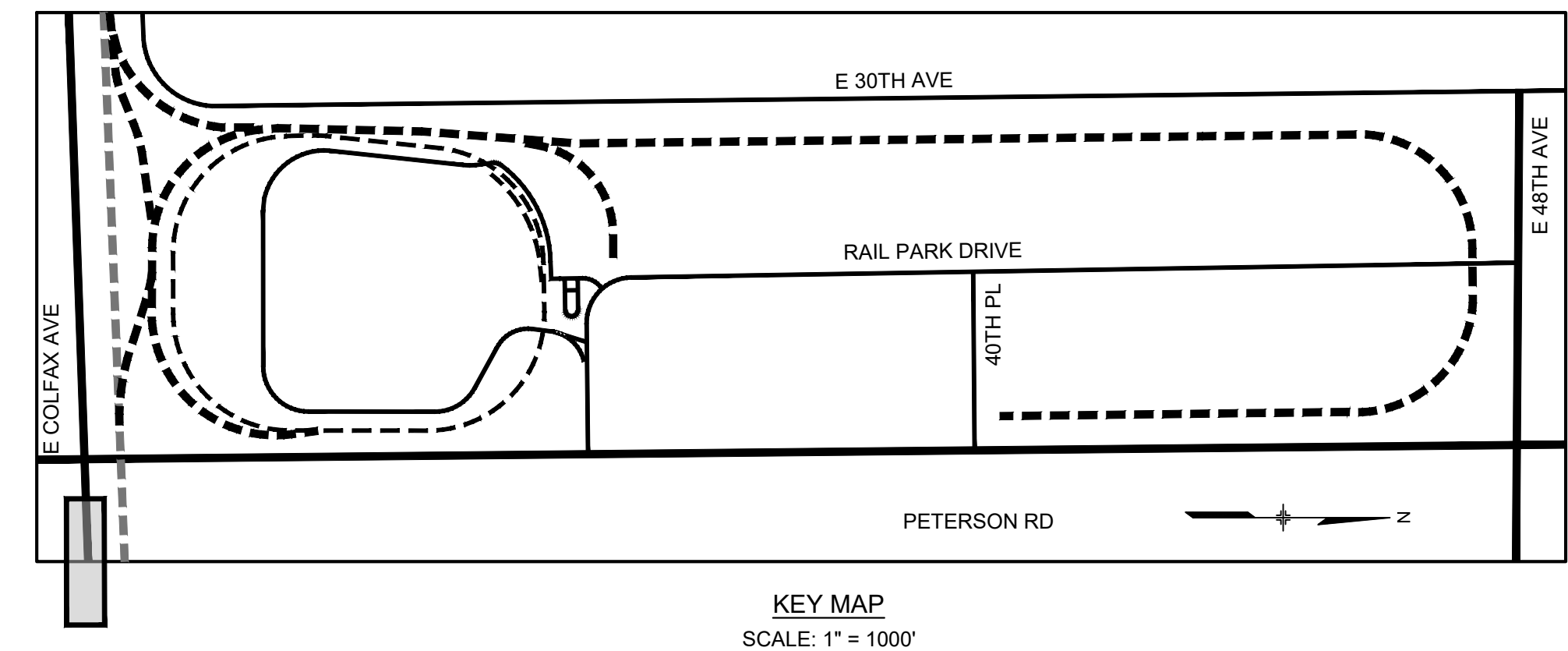
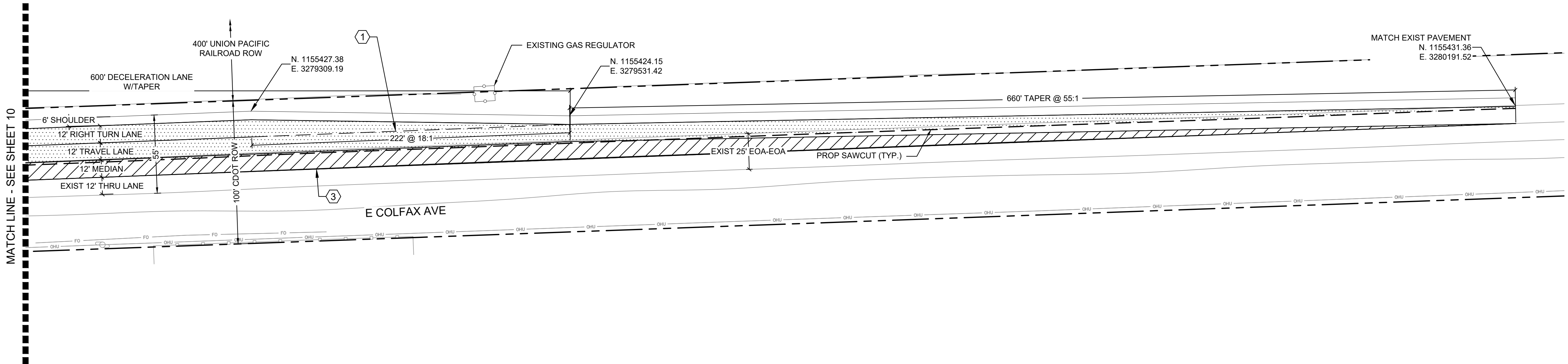
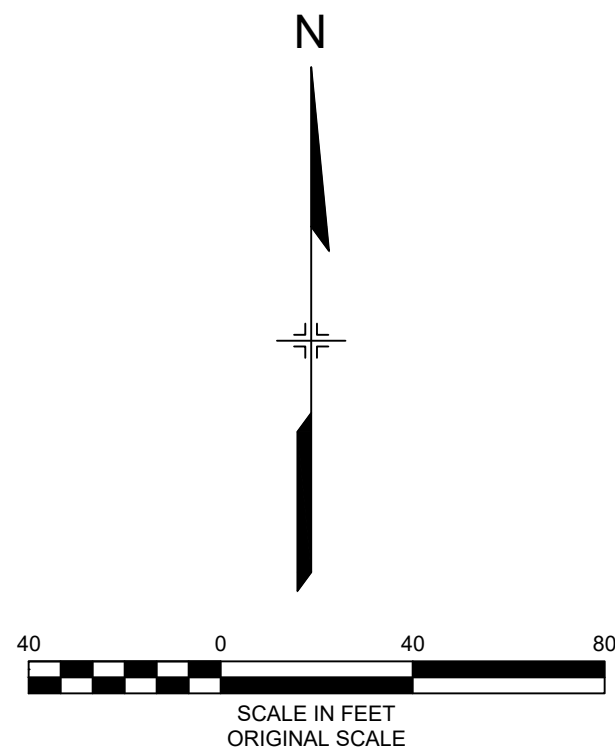
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	EX FENCE
	EX EDGE OF PAVEMENT
	PR EDGE OF PAVEMENT
	LOT LINE
	EX EDGE OF DIRT ROAD
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ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

SITE PLAN 8 - E COLFAX AVE

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