

SITE PLAN NOTES:

- 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.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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."
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- FOR LANDSCAPING REQUIREMENTS, SEE LANDSCAPING NOTES AND TABLES ON SUBSET SHEET LS001.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
- 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.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE 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.
- 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.
- 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.
- 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.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
- 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 THE CITY ENGINEER.
- 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. STREETLIGHT 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 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 STREETLIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- 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.
- 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.
- 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.
- THE DEVELOPER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL ON-SITE AND OFF-SITE INFRASTRUCTURE NEEDED TO ESTABLISH TWO POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND EACH INTERNAL PHASE OF CONSTRUCTION. THIS REQUIREMENT INCLUDES, BUT IS NOT LIMITED TO, THE CONSTRUCTION OF ANY EMERGENCY CROSSINGS IMPROVEMENTS, LOOPED WATER SUPPLY, AND FIRE HYDRANTS AS REQUIRED BY THE ADOPTED FIRE CODE AND CITY ORDINANCES.
- STREET TREES ARE NOT PERMITTED ALONG THIS SECTION OF AEROTROPOLIS PARKWAY DUE TO THE EXISTING 150 FT P.S.C.O. EASEMENT (REC. NO. C1193528), 66 FT PANHANDLE PIPELINE COMPANY EASEMENT (BOOK 2004, PAGE 259), 10 FT US WEST COMMUNICATIONS INC. EASEMENT (BOOK 3845, PAGE 201), AND 210 FT PUBLIC SERVICE COMPANY OF COLORADO RIGHT-OF-WAY (BOOK 798, PAGE 210).

PHASING NOTES:

- THE FUTURE CONSTRUCTION OF AERTROPOLIS PARKWAY WILL BE COORDINATED AND CONSTRUCTED AT A SIMILAR TIME FRAME AS 48TH AVENUE AND 26TH AVENUE. TRAFFIC OPERATIONS WILL BE CONNECTED WITH 48TH AVENUE AND 26TH AVENUE. ADDITIONALLY, THE WATERLINE MAIN WILL BE BUILT AND TIED INTO THE 48TH AVENUE AND 26TH AVENUE WATERLINE MAINS. UNTIL THE WATERLINE MAIN CAN BE CONNECTED TO THE 48TH AVENUE AND 26TH AVENUE WATERLINE MAINS, A TEMPORARY BLOWOFF SHALL BE PLACED AT THE END OF THE LINE.
- THE PROPOSED GRADING AT THE 32ND AVENUE AND 42ND AVENUE CROSS STREETS WILL TIE INTO EXISTING GROUND. THE ROADS WILL BE BUILT AT A FUTURE DATE AND TIE INTO THE CONSTRUCTED AEROTROPOLIS PARKWAY. MINIMAL GRADING ADJUSTMENTS WILL BE REQUIRED TO MAKE THE ROAD CONNECTIONS.
- TRAFFIC SIGNALS WILL BE BUILT OUT AT THE AEROTROPOLIS PARKWAY INTERSECTIONS ONCE THEY BECOME WARRANTED BY MUTCD CRITERIA. TRAFFIC SIGNAL ESCROW WILL BE COLLECTED AT A FUTURE DATE AND WILL BE TRIGGERED BY VERTICAL DEVELOPMENT AS INDICATED BY THE TRAFFIC SIGNAL ESCROW ORDINANCE.
- TEMPORARY WATER QUALITY PONDS SC-1, SC-2, AND 8562 WILL BE CONSTRUCTED ALONG AETROPOLIS PARKWAY. THE PONDS WILL PROVIDE WATER QUALITY FOR THE ROADWAY DRAINAGE UNTIL THE FINAL CONSTRUCTION OF THE PONDS PER THE AURORA HIGHLANDS MASTER DRAINAGE PLAN AND REPORT.
- WESTERN MIDSTREAM'S GAS PIPELINE IN THEIR EXISTING 66' EASEMENT WILL BE RELOCATED INTO A NEW 50' EASEMENT. THE RELOCATION WILL OCCUR PRIOR TO THE AERTROPOLIS PARKWAY CONSTRUCTION. COORDINATION WITH WESTERN MIDSTREAM IS ONGOING.
- COORDINATION WITH THE AURORA HIGHLANDS TO THE WEST IS ONGOING.

CITY OF AURORA STANDARDS

STANDARD PLAN NO.	DESCRIPTION
S1.19	ROADWAY EDGE DRAIN
S2.1	14' AND 26' RAISED MEDIAN TURNING LANE AND TRANSITION
S7.1	CURB AND GUTTER
S7.2	STANDARD MEDIAN CURB
S7.3	SIDEWALK CONSTRUCTION JOINTS
S7.4	CURB, GUTTER AND WALK CURB OUTS
S9.1	CURB RAMP TYPE 1
S9.2	CURB RAMP TYPE 2
S12.1	24" TYPE "R" INLET RING AND COVER
402	STORM SEWER DETAIL WATER OR SEWER CROSSING

NO	DATE	BY	REVISION DESCRIPTION



7595 TECHNOLOGY WAY
SUITE 200
DENVER, CO 80237

AEROTROPOLIS
REGIONAL
TRANSPORTATION
AUTHORITY



DESIGN BY:	DRAWN BY:
KML	KML
SCALE	DATE:
N/A	03/28/25

AEROTROPOLIS PARKWAY
INFRASTRUCTURE SITE PLAN
COVER SHEET

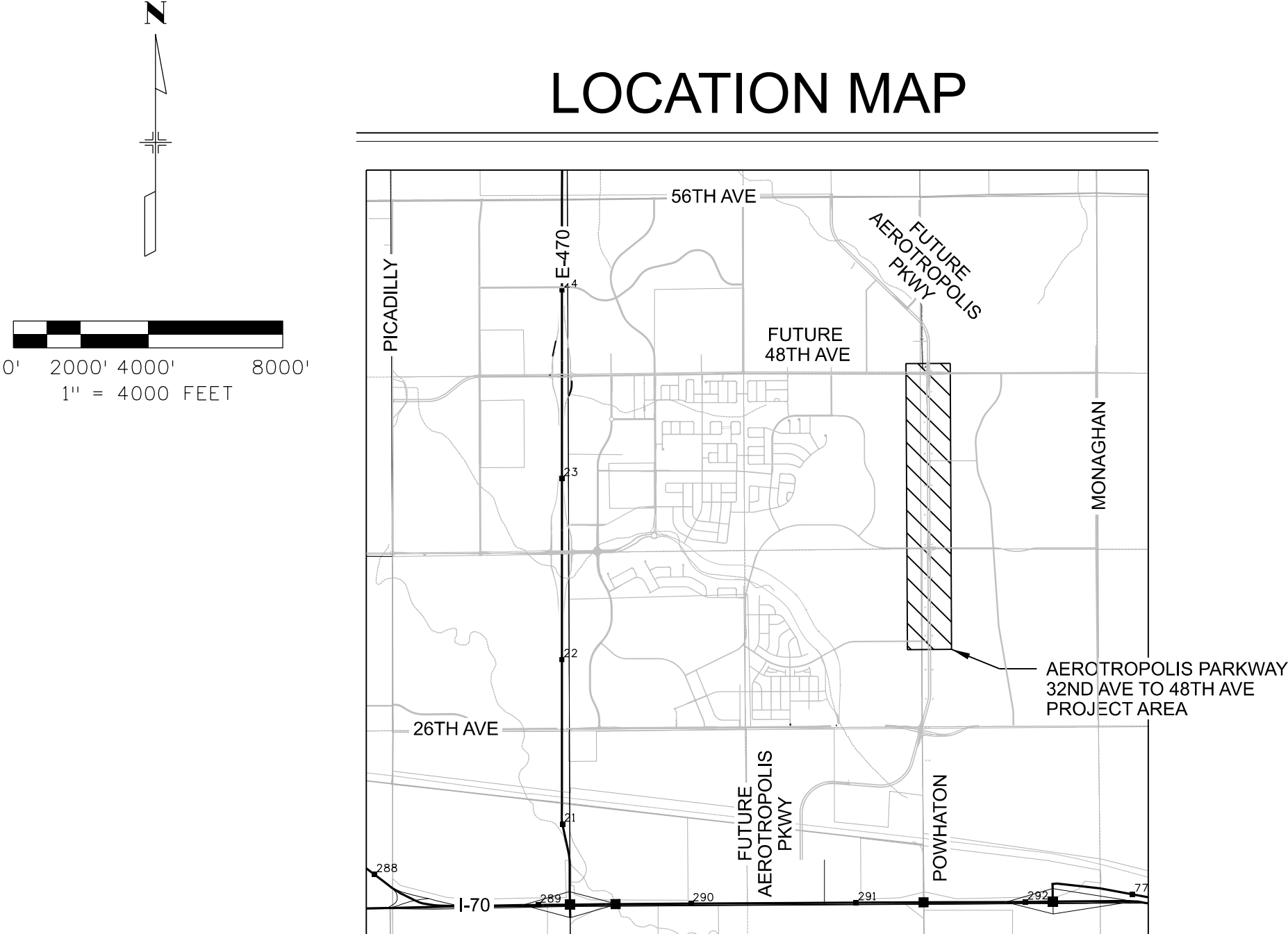
SHEET NO.

1

AEROTROPOLIS PARKWAY (32ND AVENUE TO 48TH AVENUE) INFRASTRUCTURE SITE PLAN

LOCATED IN SECTIONS 16, 21, 28 TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

LOCATION MAP



SITE BENCHMARK:
CITY OF AURORA BENCHMARK 356636NE003 BEING A 3" DIAM. BRASS CAP (COA BM, 19-020B, E-090A) ATOP THE S. WALL @ THE S.E. COR. OF THE E. 26TH AVE. BRIDGE CROSSING OVER E-470. BRASS CAP AT LOWER STEP ON WALL WHERE THE RAILING ENDS ON THE E. END. AKA 19-020B.
ELEVATION = 5521.54 (NAVD88)

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE ASSUMED BEARING OF NORTH 89°51'48" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY 3" BRASS CAP STAMPED "CITY OF AURORA LS 16848 1993" IN A RANGE BOX AT THE NORTHWEST CORNER OF SAID SECTION 21, AND BY A 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS INC. LS 36580 (2006)" IN A RANGE BOX AT THE NORTH QUARTER CORNER OF SAID SECTION 21 AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

SITE PLAN DATA BLOCK:

PROPOSED SIDEWALK AREA:	233,418 +/- SQ FT (5.36 +/- ACRES) OR 16.4%
PROPOSED ROADWAY AREA:	815,523 +/- SQ FT (18.72 +/- ACRES) OR 57.4%
PROPOSED LANDSCAPE AREA:	371,432 +/- SQ FT (8.53 +/- ACRES) OR 26.2%
PRESENT ZONING CLASSIFICATION:	AIRPORT DISTRICT (AD), MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2)
OVERALL ISP AREA:	1,420,409 +/- SQ FT (32.61 +/- ACRES)

ENGINEER CONTACT(S):

AECOM
MARGIE KRELL, PE, ENV SP
7595 East Technology Way, Suite 200
Denver, CO 80237
PH: 303-796-4631
Margie.Krell@aecom.com

LANDSCAPE DESIGN:

AECOM
JEFF MCKELVEY, PLA, ASLA, ENV SP
7595 East Technology Way, Suite 200
Denver, CO 80237
PH: 303-843-3617
Jeff.McKelvey@aecom.com

PROPERTY OWNERS:

AURORA TECH CENTER DEVELOPMENT LLC
250 Pilot Rd, Suite 150
Las Vegas, NV 89119-3543

PUBLIC SERVICE CO OF COLORADO
C/O PROPERTY AND LOCAL TAXES
PO Box 1979
Denver, CO 80201-1979

LEGAL DESCRIPTION

ROW TO BE DEDICATED BY PLAT IN
THE AEROTROPOLIS PARKWAY
INFRASTRUCTURE FILING NO. 1

PRELIMINARY NOT FOR CONSTRUCTION

Not for permits, pricing or other official purposes. This document has not been finalized and is for general review and information and comment only.

SHEET INDEX

SHEET NUMBER	SUBSET NUMBER	SHEET TITLE
1		COVER SHEET
2		ROADWAY TYPICALS
3-11		ROADWAY SITE PLANS
12		FIRE HYDRANT LAYOUT
13	LS001	LANDSCAPE NOTES AND TABLES
14	LS002	LANDSCAPE SCHEDULES
15-19	LS101-LS105	LANDSCAPE PLAN
20-21	LS201-LS202	HYDROZONE PLAN

SIGNATURE BLOCKS:

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON ARRIVAL 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 OPERATIONS 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, AURORA TECH CENTER DEVELOPMENT LLC, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____ AD, ____.

BY: _____
(PRINCIPALS OR OWNERS)

NAME: _____

TITLE: _____

STATE OF COLORADO

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____ AD, ____

BY _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

IN WITNESS THEREOF, PUBLIC SERVICE CO OF COLORADO C/O PROPERTY AND LOCAL TAXES, HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS ____ DAY OF _____ AD, ____.

BY: _____
(PRINCIPALS OR OWNERS)

NAME: _____

TITLE: _____

STATE OF COLORADO

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____ AD, ____

BY _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

PROJECT OWNER/OPERATOR

AEROTROPOLIS REGIONAL TRANSPORTATION AUTHORITY
MATT HOPPER
8390 E. Crescent Parkway, Suite 300
Greenwood Village, CO 80111
PH: 303-779-5710
matt@summit-strategies.net

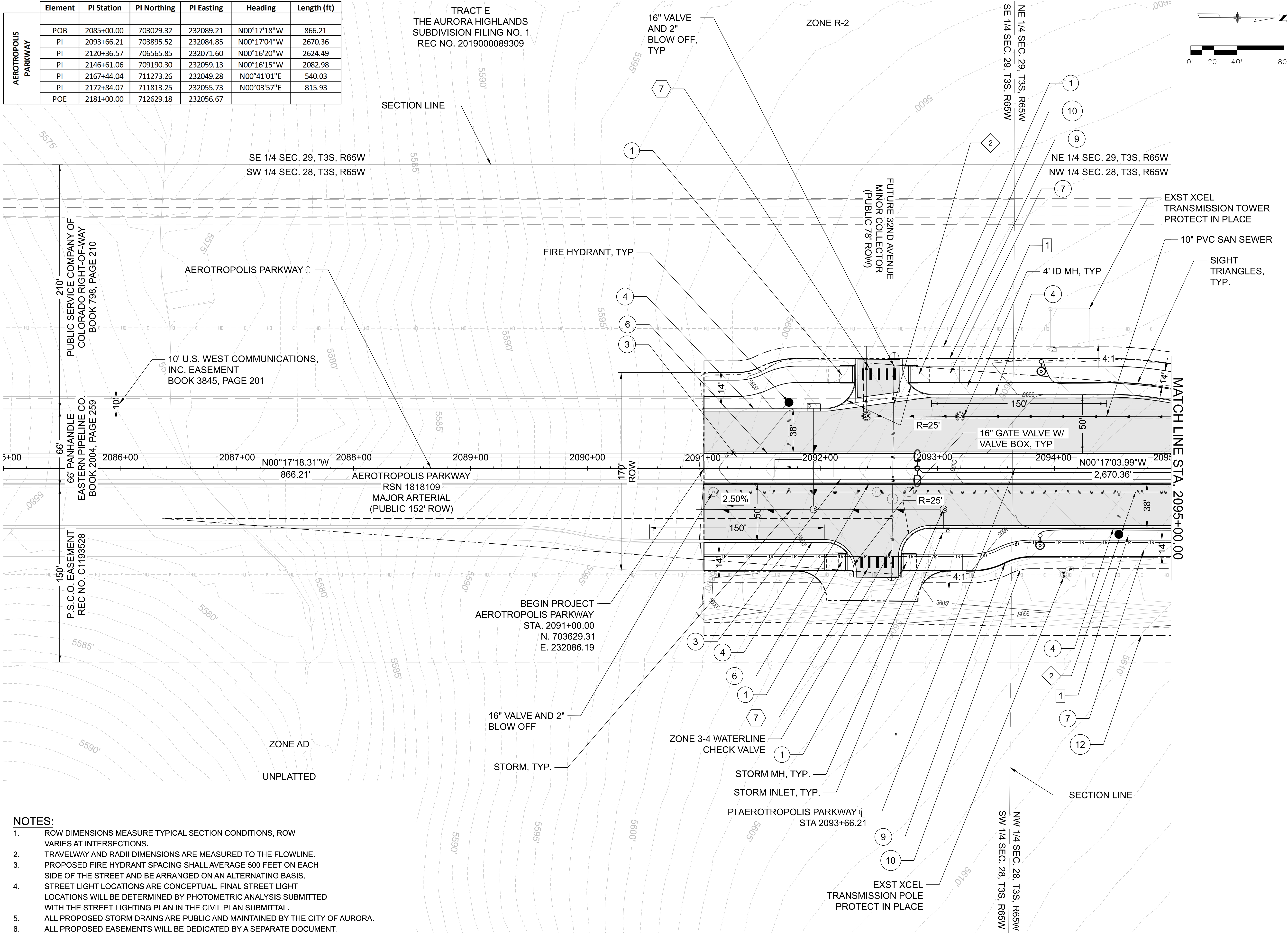
CITY OF AURORA APPROVALS:

CITY ATTORNEY:	DATE: _____
PLANNING DIRECTOR:	DATE: _____
PLANNING AND ZONING COMMISSION:	DATE: _____
CITY COUNCIL:	DATE: _____
ATTEST:	DATE: _____
DATABASE APPROVAL DATE:	DATE: _____

AMENDMENTS:

\\wle\hrt\4-28-20 PM pwe\asecom-na-pw-bentley.com-aecom-usa-colorado\Documents\60673742-ARTA Aero Parkway\900-CAD GIS\910-CAD\20-SHEETS\01 - Roadway\ISP Submit\Aero Pkwy_32nd to 48th_40 Sc Plan_01.dgn

Element	PI Station	PI Northing	PI Easting	Heading	Length (ft)
POB	2085+00.00	703029.32	232089.21	N00°17'18"W	866.21
PI	2093+66.21	703895.52	232084.85	N00°17'04"W	2670.36
PI	2120+36.57	706565.85	232071.60	N00°16'20"W	2624.49
PI	2146+61.06	709190.30	232059.13	N00°16'15"W	2082.98
PI	2167+44.04	711273.26	232049.28	N00°41'01"E	540.03
PI	2172+84.07	711813.25	232055.73	N00°03'57"E	815.93
POE	2181+00.00	712629.18	232056.67		



NOTES:

- ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS, ROW VARIES AT INTERSECTIONS.
- TRAVELWAY AND RADII DIMENSIONS ARE MEASURED TO THE FLOWLINE.
- PROPOSED FIRE HYDRANT SPACING SHALL AVERAGE 500 FEET ON EACH SIDE OF THE STREET AND BE ARRANGED ON AN ALTERNATING BASIS.
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
- ALL PROPOSED STORM DRAINS ARE PUBLIC AND MAINTAINED BY THE CITY OF AURORA.
- ALL PROPOSED EASEMENTS WILL BE DEDICATED BY A SEPARATE DOCUMENT.

KEY MAP	
SHEET LEGEND	
	EXISTING PIPELINE
	EXISTING TELEPHONE
	EXISTING OVERHEAD ELECTRIC
	EXISTING FIBEROPTIC
	EXISTING EASEMENT
	TOP OF CUT
	TOE OF FILL
	PROPOSED ROW
	PROPOSED STORM
	PROPOSED WATER LINE
	PROPOSED UTILITY EASEMENT
	TWO 2" TRAFFIC INTER-CONNECT CONDUIT
	SECTION LINE
	PROPOSED SEWER
①	CURB RAMP COA DTL S9.1
②	CURB RAMP COA DTL S9.2
③	3' CONCRETE LANDSCAPE STRIP
④	VERTICAL CURB AND GUTTER (CATCH) COA DTL S7.1
⑥	STANDARD MEDIAN CURB COA DTL S7.2
⑦	14' PUBLIC CONCRETE SIDEWALK PROS T-1.0 (6")
⑧	PROPOSED SIGNAL EASEMENT
⑨	PROPOSED ROW/SITE BOUNDARY
⑩	PROPOSED UTILITY EASEMENT
⑪	PROPOSED SIDEWALK EASEMENT
⑫	PROPOSED DRAINAGE EASEMENT
①	CURBSIDE LANDSCAPE
①	PROPOSED 12" PVC WATERLINE
②	PROPOSED 16" PVC WATERLINE
	PROPOSED ASPHALT
	PROPOSED INLET
	PROPOSED MANHOLE
	PROPOSED OUTLET
	PROPOSED STREET/PED LIGHT
	PROPOSED FIRE HYDRANT
	PROPOSED SANITARY SEWER MANHOLE
①	4" BROKEN WHITE LANE LINE (10" SEGMENT - 30' GAP)
②	8" DOTTED WHITE LANE LINE (3' SEGMENT - 9' GAP)
③	4" SOLID WHITE EDGE LINE
④	8" WHITE CHANNELIZING LINE
⑥	4" DOUBLE YELLOW CENTER LINE
⑦	10' X 2' CROSSWALK BARS
⑧	2' WHITE STOP BAR
⑨	KEEP RIGHT SIGN 24"X30" R4-7
⑩	LANE ENDS 36" X 36" W4-2R
⑪	LEFT LANE MUST TURN LEFT 36" X 36" R3-7L
⑫	SPEED LIMIT SIGN 30" X 36" R2-1
⑬	PED/BIKE CROSSING SIGN 36" X 36" W11-15
⑭	RIGHT LANE ENDS 36"X36" W9-1R
⑮	ROAD CLOSED 48"X30" R11-2 & TYPE III BARRICADE
⑯	SIDEWALK CLOSED 24"X12" R9-9 & TYPE III BARRICADE
⑰	DOUBLE ARROW 36"X36" W12-1
⑱	PAVEMENT MARKING ARROW
⑲	RIGHT LANE MUST TURN RIGHT SIGN 36" X 36" R3-7R
⑳	STOP SIGN 36"X36"

PRELIMINARY
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DRAWN BY: _____ JOB DATE: _____
APPROVED: _____ JOB NUMBER: _____
CAD DATE: 3/28/2025
CAD FILE: Aero Pkwy_32nd to 48th_40 Sc Plan_01.dgn

BAR IS ONE INCH ON
OFFICIAL DRAWINGS.
IF NOT ONE INCH
ADJUST SCALE ACCORDINGLY.

NO	DATE	BY	REVISION DESCRIPTION

AECOM

7595 TECHNOLOGY WAY
SUITE 200
DENVER, CO 80237

AEROTROPOLIS
REGIONAL
TRANSPORTATION
AUTHORITY

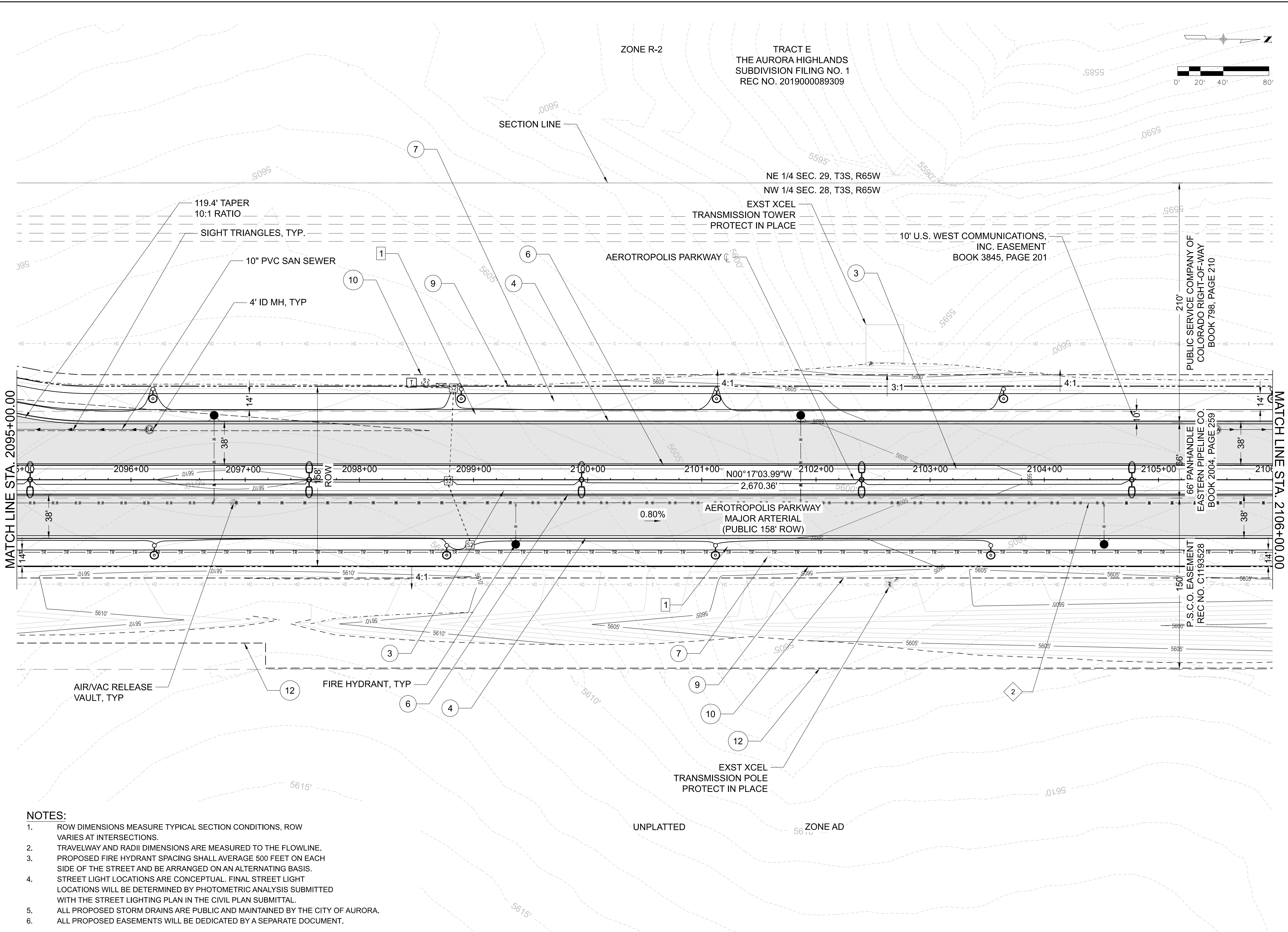


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DRAWN BY: KML
DATE: 03/28/25

AEROTROPOLIS PARKWAY
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET

SHEET NO.
3

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NOTES:

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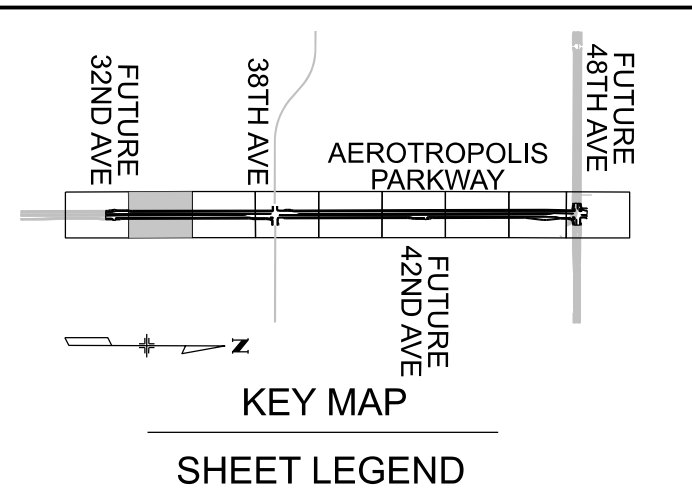


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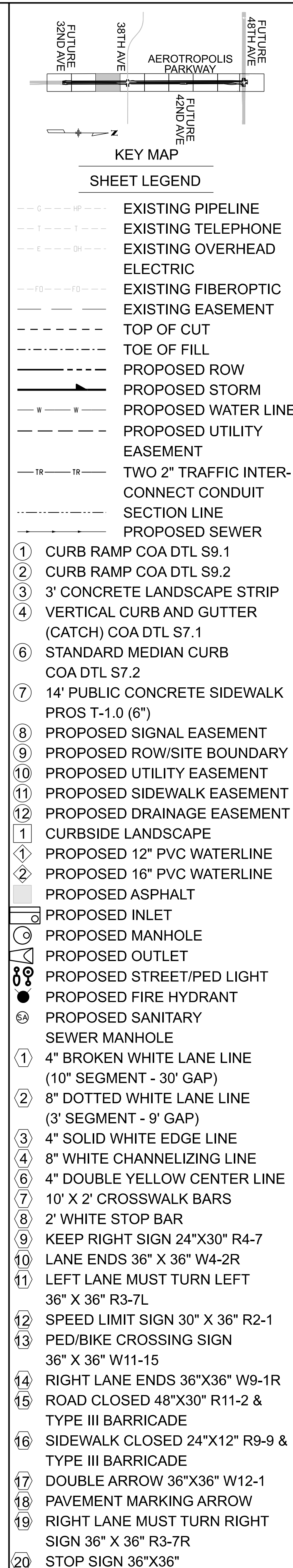
AEROTROPOLIS PARKWAY
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET

SHEET NO.

4

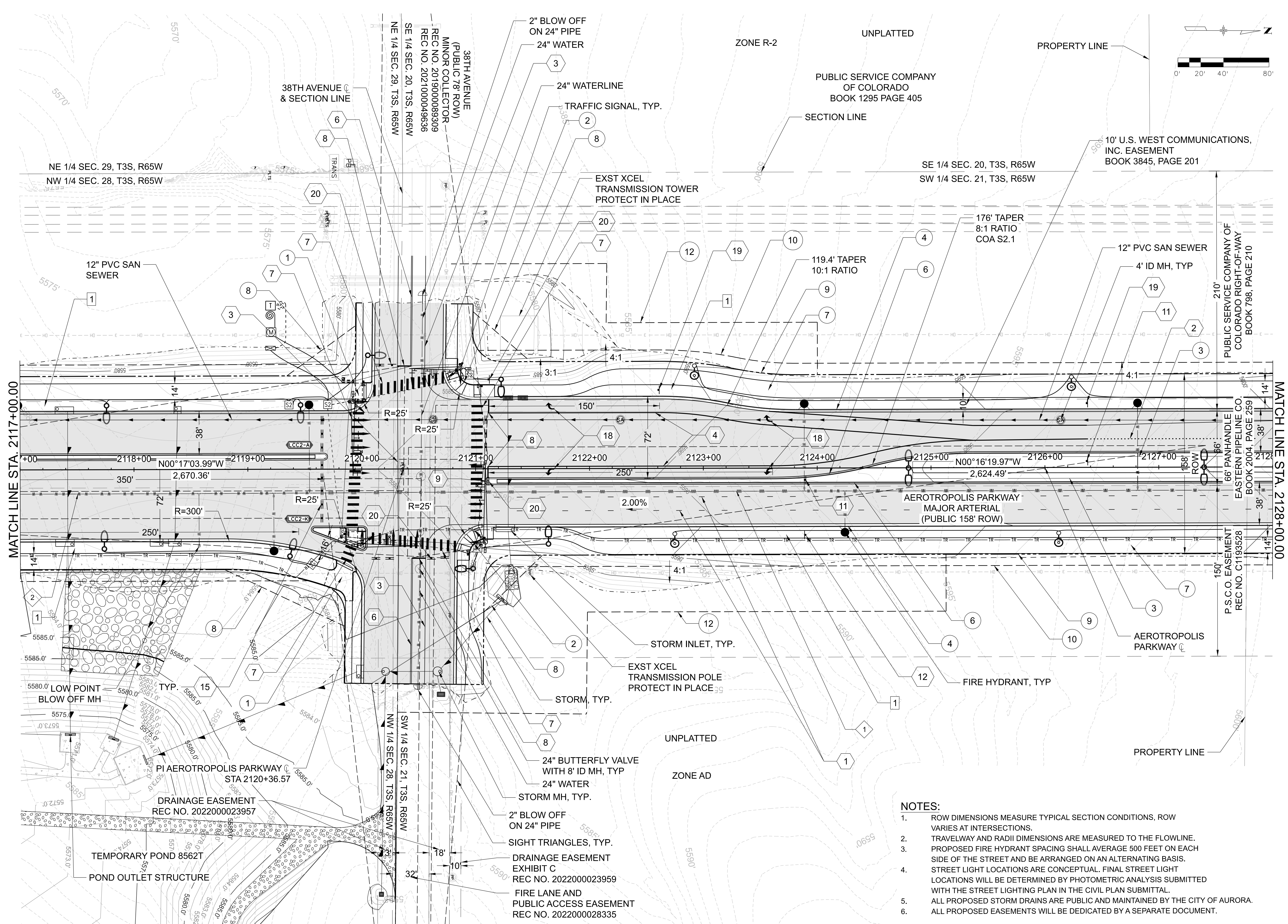


- 1 CURB RAMP COA DTL S9.1
- 2 CURB RAMP COA DTL S9.2
- 3 3' CONCRETE LANDSCAPE STRIP
- 4 VERTICAL CURB AND GUTTER (CATCH) COA DTL S7.1
- 6 STANDARD MEDIAN CURB COA DTL S7.2
- 7 14' PUBLIC CONCRETE SIDEWALK PROS T-1.0 (6")
- 8 PROPOSED SIGNAL EASEMENT
- 9 PROPOSED ROW/SITE BOUNDARY
- 10 PROPOSED UTILITY EASEMENT
- 11 PROPOSED SIDEWALK EASEMENT
- 12 PROPOSED DRAINAGE EASEMENT
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- PROPOSED INLET
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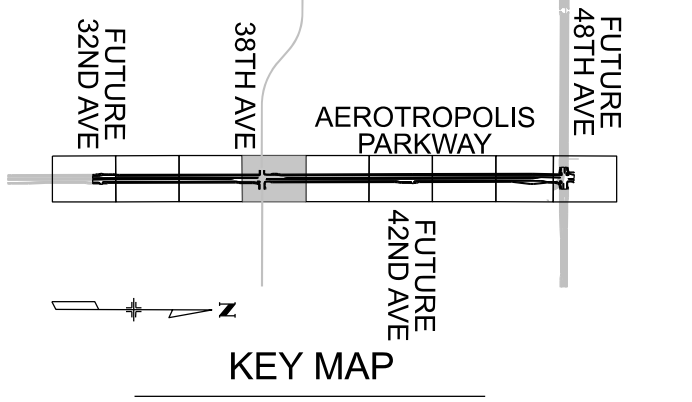


SHEET NO.
5

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- NOTES:**
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 - PROPOSED FIRE HYDRANT SPACING SHALL AVERAGE 500 FEET ON EACH SIDE OF THE STREET AND BE ARRANGED ON AN ALTERNATING BASIS.
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7595 TECHNOLOGY WAY
SUITE 200
DENVER, CO 80237

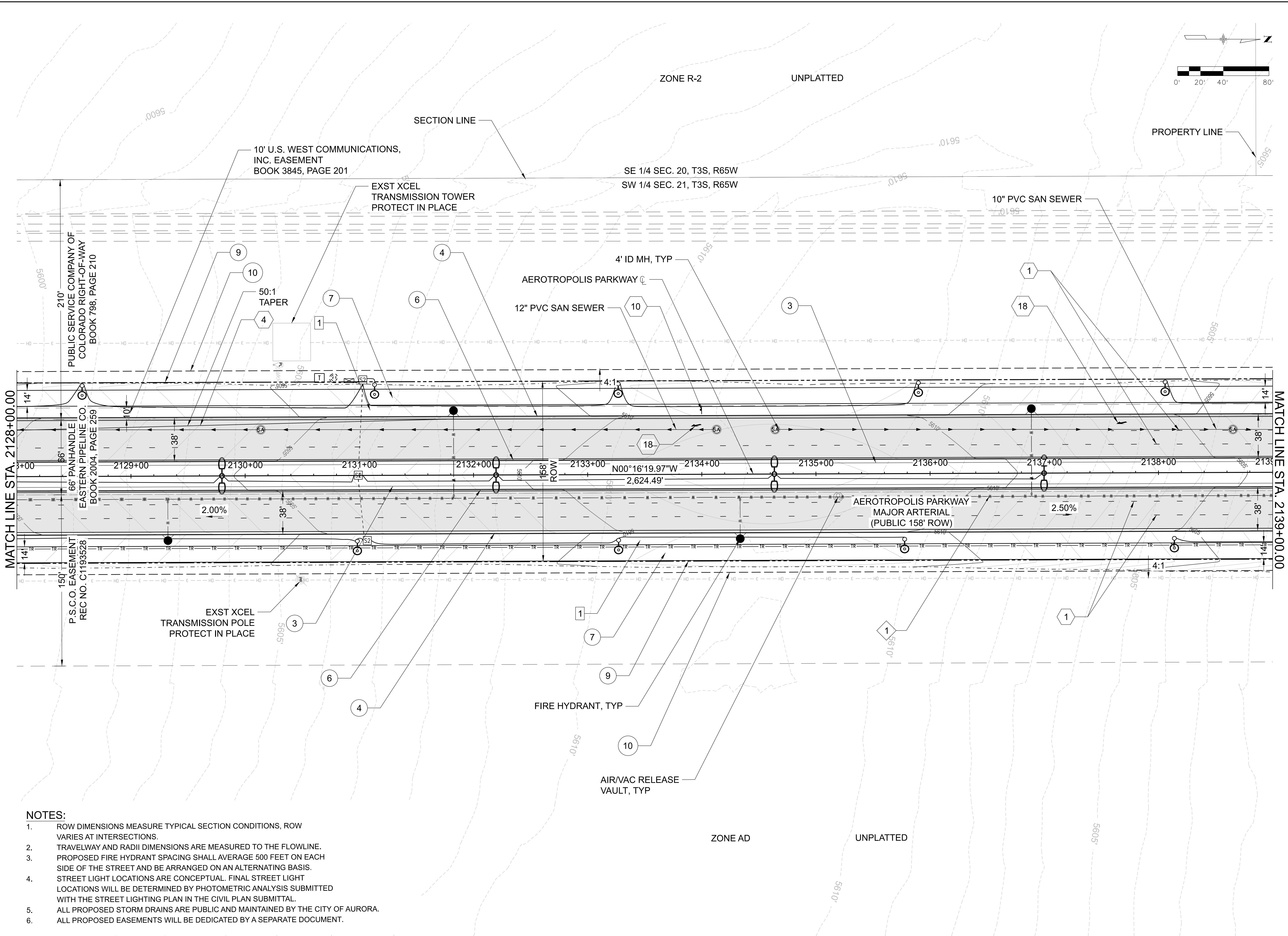
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SCALE: 1"= 40'	DATE: 03/28/25

AEROTROPOLIS PARKWAY
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET

SHEET NO.
6

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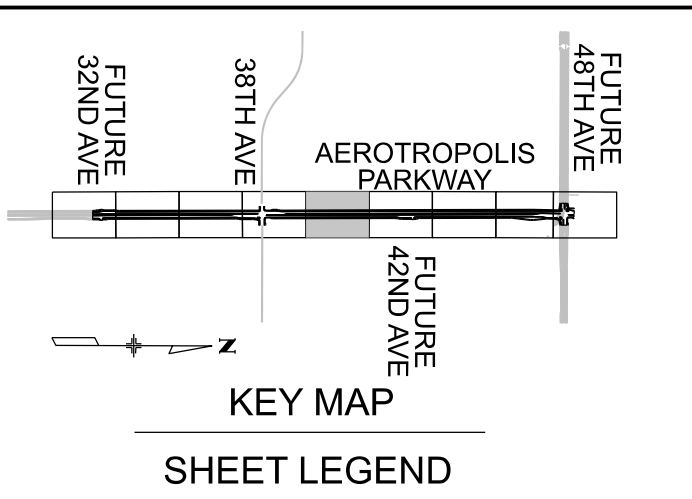


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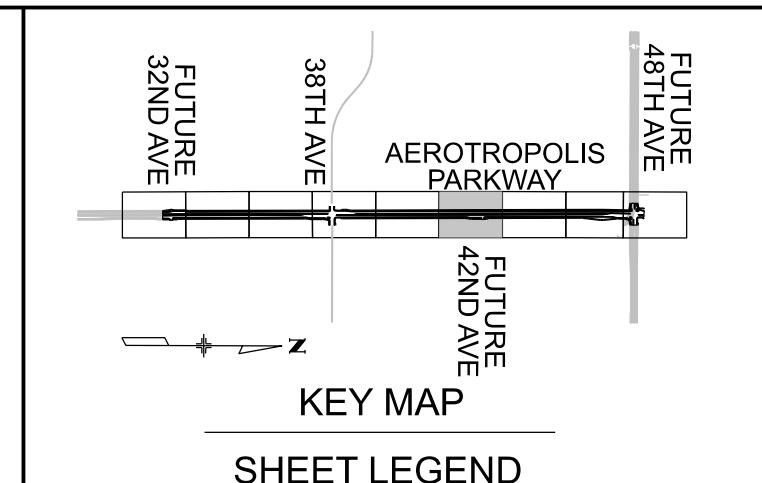
AEROTROPOLIS PARKWAY
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET

SHEET NO.

7

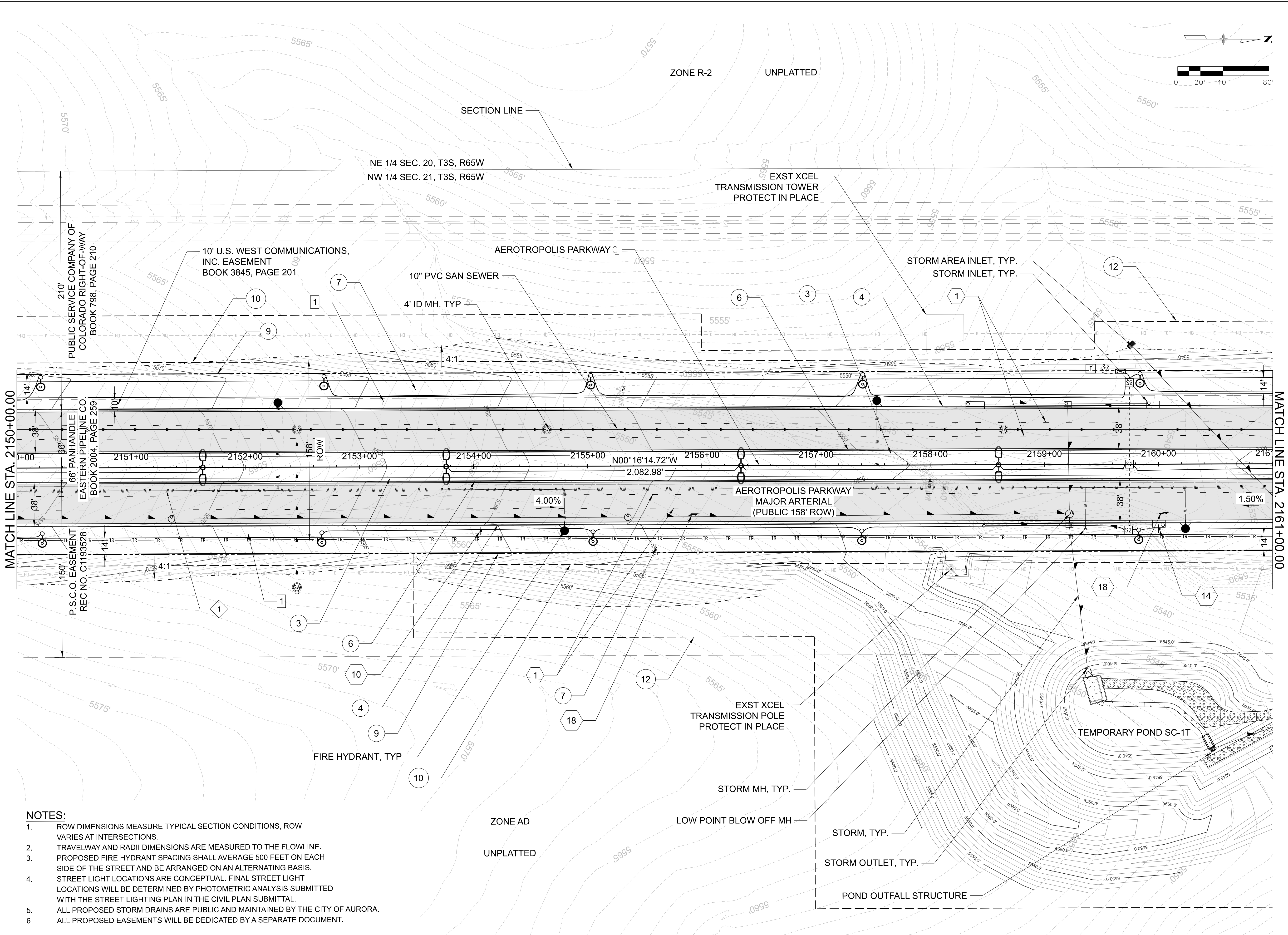


- KEY MAP**
- SHEET LEGEND**
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 - EXISTING TELEPHONE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING FIBEROPTIC
 - EXISTING EASEMENT
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- SHEET NO.
- 8

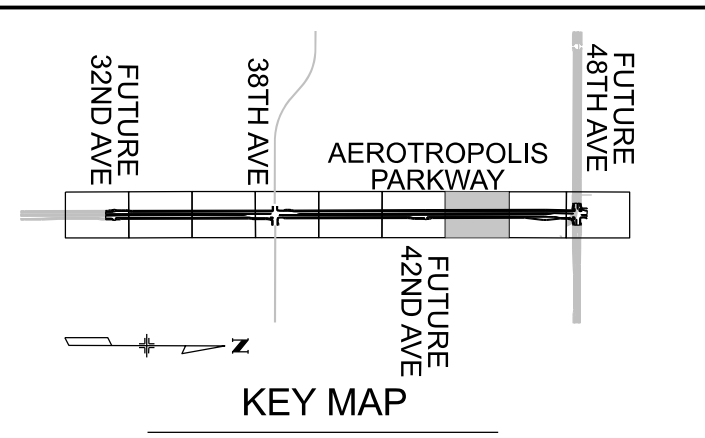
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7595 TECHNOLOGY WAY
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DENVER, CO 80237

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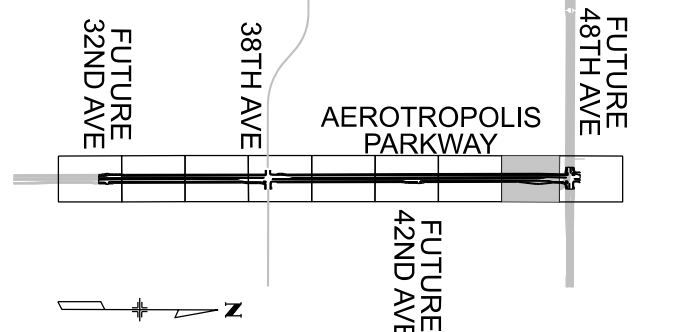
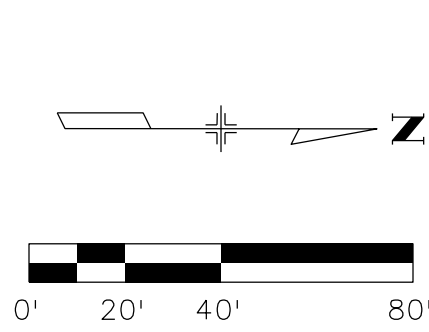
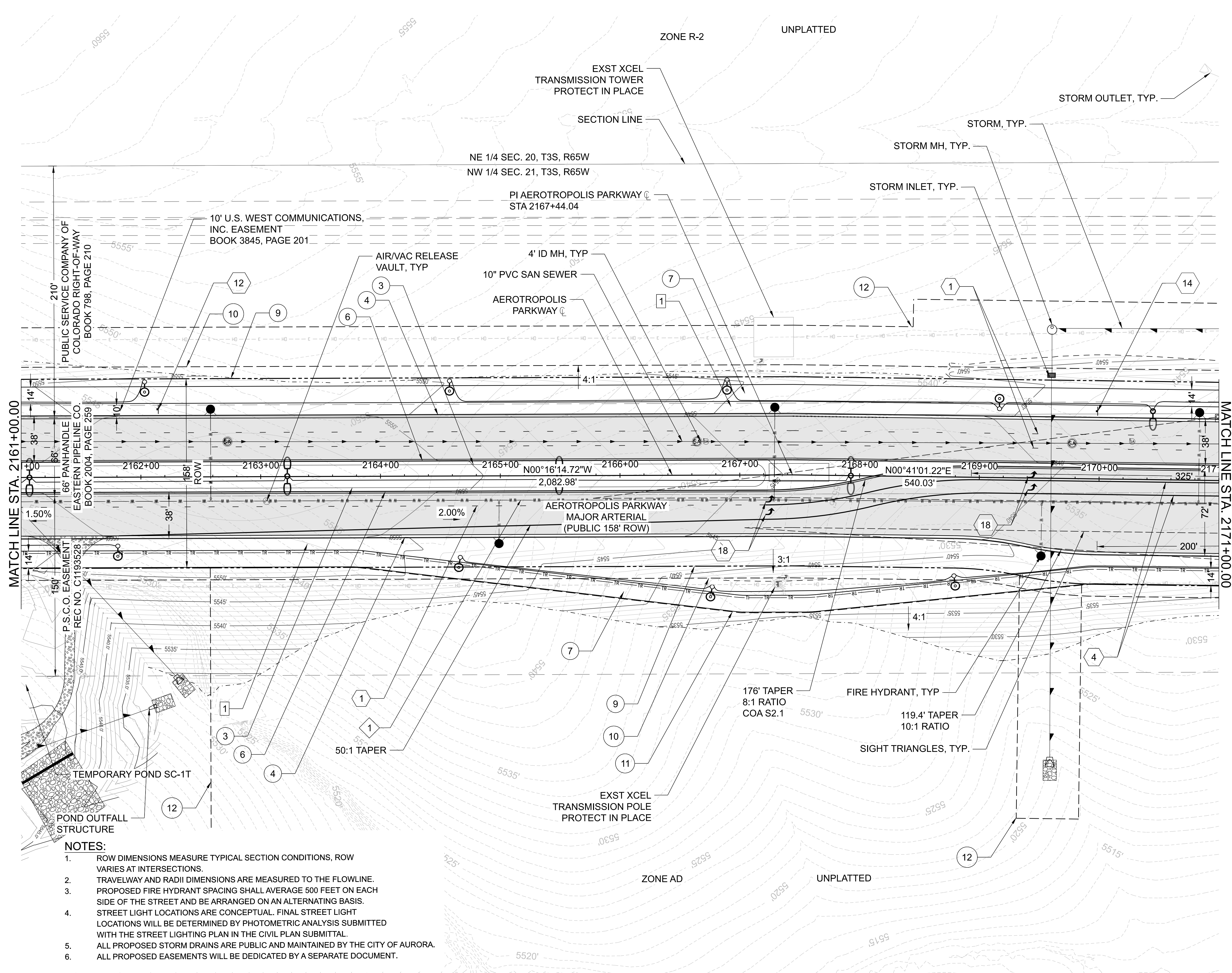


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SCALE: 1" = 40'
DRAWN BY: KML
DATE: 03/28/25

AEROTROPOLIS PARKWAY
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET

SHEET NO.
9

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SHEET LEGEND

- EXISTING PIPELINE
- EXISTING TELEPHONE
- EXISTING OVERHEAD ELECTRIC
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- EXISTING EASEMENT
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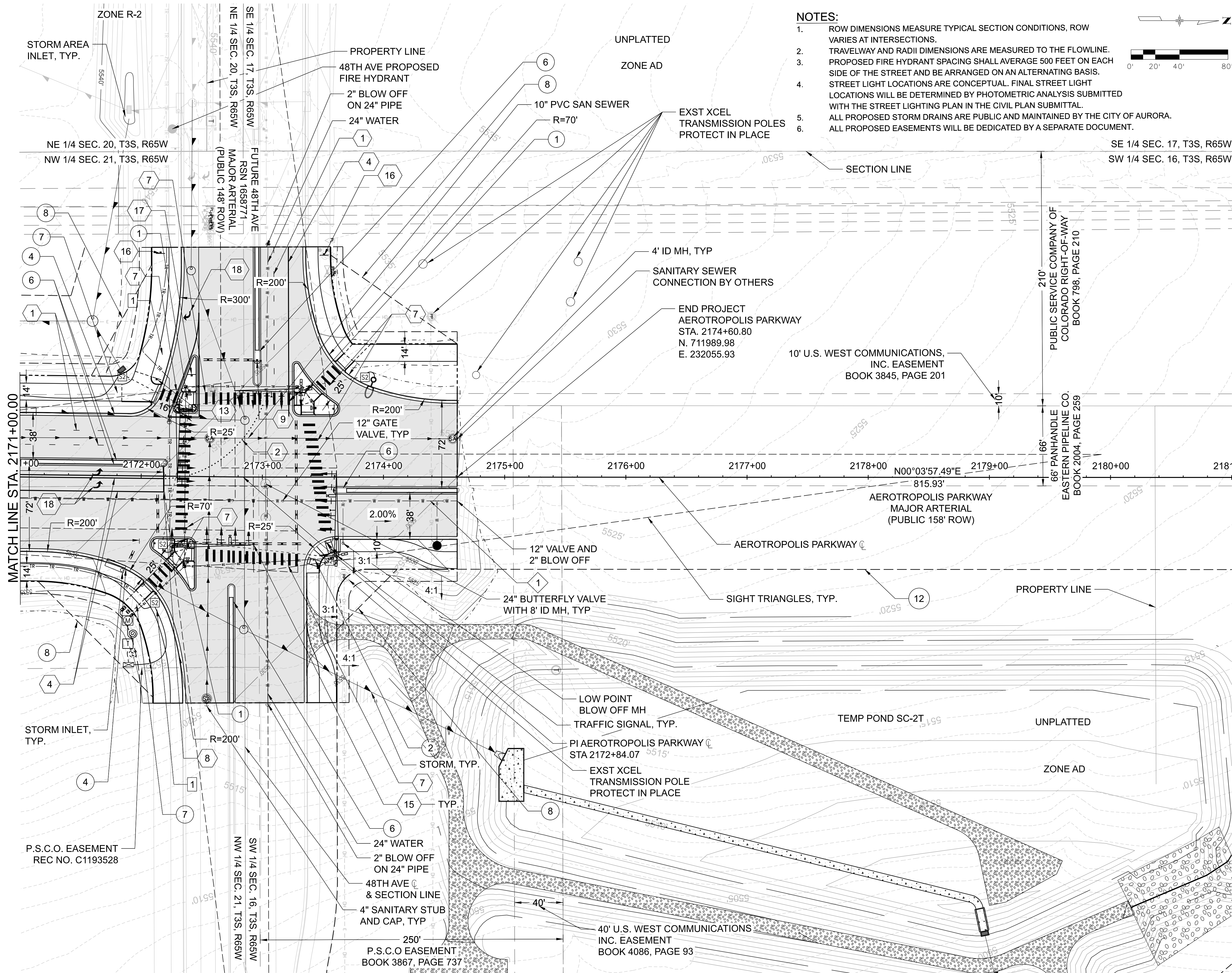
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SCALE: 1"=40'
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AEROTROPOLIS PARKWAY
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET

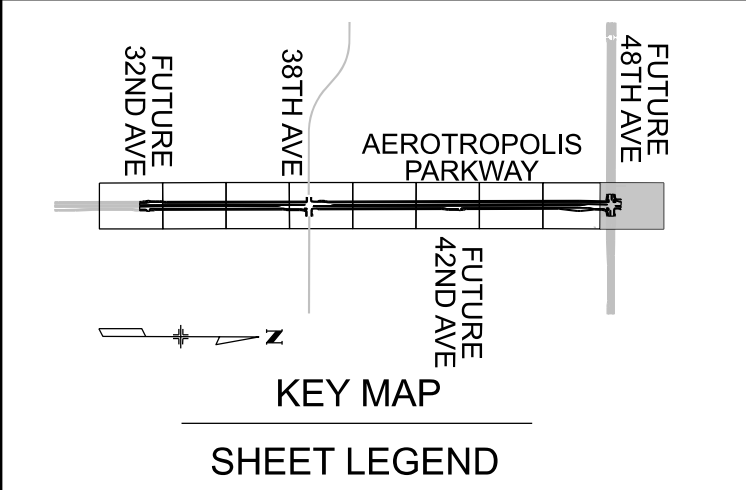
SHEET NO.
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0' 20' 40' 80'



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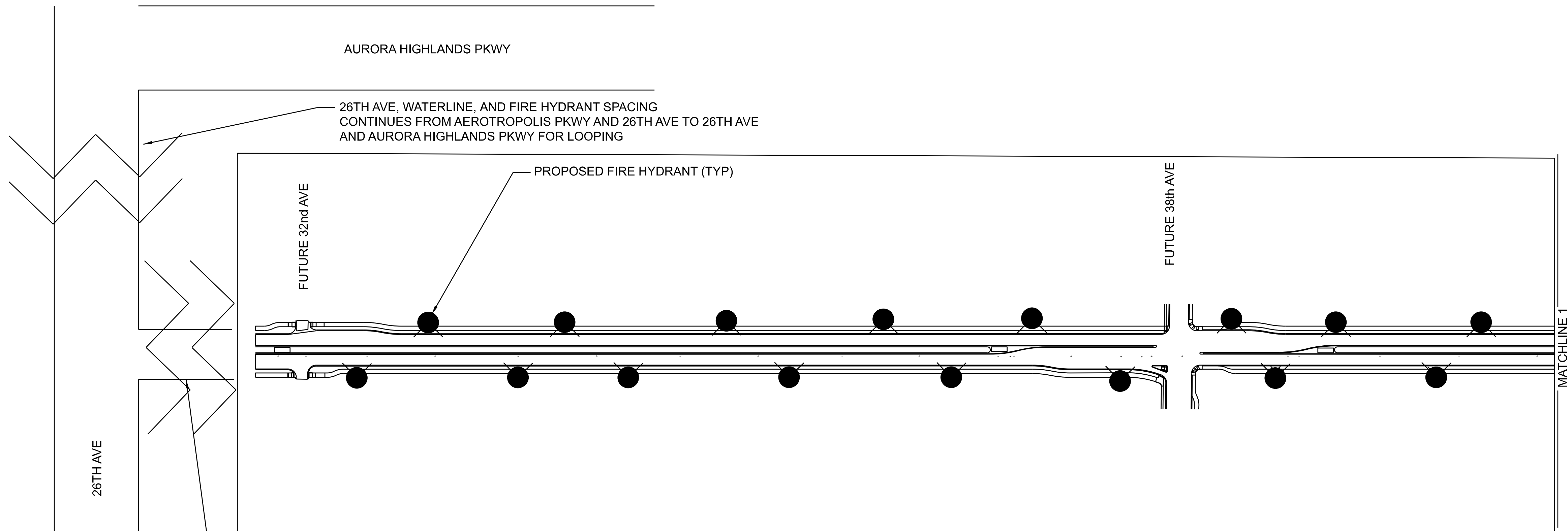
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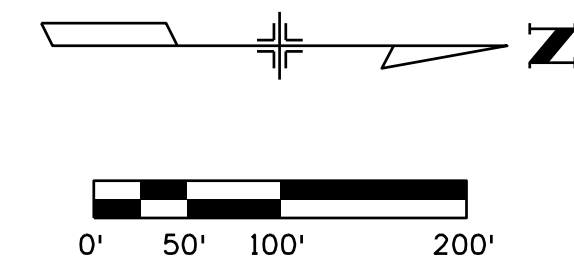
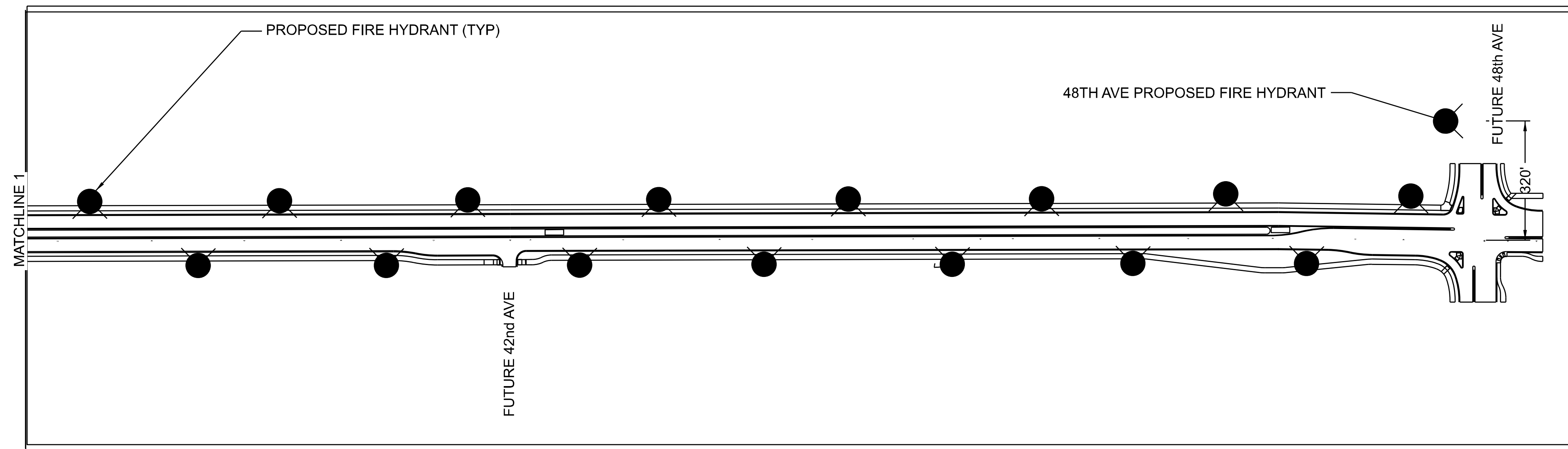
AEROTROPOLIS PARKWAY
INFRASTRUCTURE SITE PLAN
ROADWAY SITE SHEET

SHEET NO.
11

Escondido 12/12/23 p:\aecom-na-pw-bentley.com\AECOM_USA_Colorado\Documents\6067749-ARTA_Aero_Parkway\900-CAD_GIS\910_CAD\20_SHEETS\02 - Utilities\Fire Hydrant Layout-1 - Fire Hydrant Layout-1.dgn



AEROTROPOLIS PKWY WATERLINE AND FIRE HYDRANT SPACING CONTINUES FROM 32ND AVE TO 26TH AVE FOR WATERLINE LOOPING



PRELIMINARY
NOT FOR CONSTRUCTION

SHEET LEGEND

—●— PROPOSED WATER

● PROPOSED FIRE HYDRANT

DRAWN BY: _____ JOB DATE: _____
APPROVED: _____ JOB NUMBER: _____
CAD DATE: 19/03/2025
CAD FILE: Fire Hydrant Layout-1 - Fire Hydrant Layout-1.dgn

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NO	DATE	BY	REVISION DESCRIPTION

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7595 TECHNOLOGY WAY
SUITE 200
DENVER, CO 80237

AEROTROPOLIS
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AUTHORITY



DESIGN BY:	DRAWN BY:
SRC	SCB
SCALE	DATE:
1"=200'	03/28/25

AEROTROPOLIS PARKWAY
INFRASTRUCTURE SITE PLAN
FIRE HYDRANT LAYOUT

SHEET NO.
12

CURBSIDE LANDSCAPE TABLE

DESCRIPTION	LENGTH (LF)	EXCLUSIONS (LF)	FINAL LENGTH (LF)	WIDTH (CL)	AREA (SF)	TREES REQUIRED (1/40 LF)	TREES PROVIDED (NOTE: 5)	TREE EQUIV SHRUBS PROVIDED (12 SHRUBS/1 TREE)	SHRUBS REQUIRED (NOTE: 4)	SHRUBS PROVIDED		
AEROTROPOLIS PKWY - SB (WEST SIDE)	8,059	254	7,805	10	78,050	195	0	2,373	0	SHRUBS:	1,587	66.90%
										GRASSES:	786	33.10%
										SUBTOTAL - SB:	2,373	100.00%
AEROTROPOLIS PKWY - NB (EAST SIDE)	8,166	298	7,868	10	78,680	197	0	2,392	0	SHRUBS:	1606	67.10%
										GRASSES:	786	32.90%
										SUBTOTAL - NB:	2,392	100.00%
TOTALS:	16,225	552	15,673	10	156,730	392	0	4,765	0	4,765		

NOTES:
1) STREET FRONTAGE MEASURED 5-FT BACK FROM INTERSECTING SIDEWALK TO 5-FT FROM RAMP END OR INTERSECTING SIDEWALK.
2) EXCLUSIONS: INTERSECTING DRIVES AND STREETS AND REQUIRED SETBACKS OF 50' AT STOP SIGNS ARE EXCLUDED FROM LINEAR FOOT CALCULATIONS.
3) CL=CURBSIDE LANDSCAPE (WIDTH IN FEET)
4) CURBSIDE LANDSCAPE AREAS THAT ARE 10 FEET IN WIDTH OR WIDER MAY BE PLANTED ENTIRELY WITH EITHER WATER CONSERVING (XERIC) OR COOL SEASON GRASS, OR NATIVE SEED, UDO/146-4.7.5.C.2.A.IV
5) DUE TO THE EXISTING 150FT P.S.C.O. EASEMENT (REC. NO. C1193528), 66FT PANHANDLE PIPELINE COMPANY EASEMENT (BOOK 2004, PAGE 259), 10FT US WEST COMMUNICATIONS INC. EASEMENT (BOOK 3845, PAGE 201) AND 210FT PUBLIC SERVICE COMPANY OF COLORADO RIGHT-OF-WAY (BOOK 798, PAGE 210), RELATED TO OVERHEAD ELECTRICAL TRANSMISSION LINES, COMMUNICATION LINES, AND GAS PIPELINE LOCATED WITHIN THE PROPOSED RIGHT-OF-WAY, STREET TREES CANNOT BE PLANTED IN THIS STREET CORRIDOR
6) SOUTHBOUND FRONTAGE - 2340 SHRUB EQUIVALENTS ARE PROVIDED FOR 195 TREES (12 SHRUBS/1 TREE)
7) NORTHBOUND FRONTAGE - 2364 SHRUB EQUIVALENTS ARE PROVIDED FOR 197 TREES (12 SHRUBS/1 TREE)

WATER USE TABLE

DESCRIPTION	TOTAL AREA (SF)	NON-WATER CONSERVING IRRIGATION (SF)	WATER CONSERVING IRRIGATION		NON-WATER USING (Z)		IMPERVIOUS SURFACE	
			SF	% TOTAL AREA	SF	% TOTAL AREA	SF	% TOTAL AREA
AEROTROPOLIS PKWY - SB (WEST SIDE)	569,568	0	59,699	4.2%	24,607	1.8%	485,262	35.9%
AEROTROPOLIS PKWY - NB (EAST SIDE)	600,582	0	69,758	5.2%	26,077	1.9%	504,747	37.4%
AEROTROPOLIS PKWY - MEDIANS	181,223	0	0	0%	121,248	8.9%	59,975	4.4%
TOTALS:	1,351,373	0	129,457	9.4%	171,932	12.6%	1,049,984	77.7%

LANDSCAPE DATA TABLE

DESCRIPTION	TOTAL AREA (SF)	IMPERVIOUS SURFACE		PERVIOUS SURFACE		MAXIMUM COOL SEASON GRASSES ALLOWED		COOL SEASON GRASSES PROVIDED	
		SF	% TOTAL AREA	SF	% TOTAL AREA	SF	% TOTAL AREA	SF	% TOTAL AREA
AEROTROPOLIS PKWY - SB (WEST SIDE)	569,568	485,262	35.9%	84,306	6.2%	193,246	14.3%	0	0%
AEROTROPOLIS PKWY - NB (EAST SIDE)	600,582	504,747	37.4%	95,835	7.1%	194,597	14.4%	0	0%
AEROTROPOLIS PKWY - MEDIANS	181,223	59,975	4.4%	121,248	8.9%	59,109	4.3%	0	0%
TOTALS:	1,351,373	1,049,984	77.7%	301,389	22.2%	446,952	33%	0	0%

MEDIAN LANDSCAPE TABLE

DESCRIPTION	LENGTH (LF)	MAX. PLANTS ALLOWED (20/100 LF)	PLANTS PROVIDED
AEROTROPOLIS PKWY - MEDIANS	7,980	1,596	1,518

NOTES:
1) PERENNIALS, SHRUBS, AND GRASSES SHOULD COVER AN AVERAGE TOTAL OF NO MORE THAN TWENTY (20) PLANTS PER ONE HUNDRED (100) LINEAR FEET OF MEDIAN, PER COA PROS D&DC MANUAL/6.15.F.7.C.I
2) MEDIAN LENGTHS ARE MEASURE FROM NOSE TO NOSE.
3) ALL SHRUBS/GRASSES IN MEDIAN ARE INCLUDED IN THE CITY XERISCAPE PLANT LIST AND/OR THE Z-ZONE LIST.

CITY OF AURORA STANDARD LANDSCAPE NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION MATERIAL AT A RATE OF FOUR (4) CU. YARDS/1,000 SF OF AREA.
- ALL FREESTANDING LIGHTS WITHIN THIS PLAN ARE STREET LIGHTS AND PEDESTRIAN LIGHTS.
- THE SURFACE MATERIAL OF WALKS IS STANDARD GRAY CONCRETE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- THE OWNER/DEVELOPER, THEIR SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED IN THE CURBSIDE LANDSCAPE AREAS 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.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN THE APPROVED AURORA HIGHLANDS FRAMEWORK DEVELOPMENT PLAN (REC. No.2019000089306) AND/OR UNIFIED DEVELOPMENT ORDINANCE SECTION 146-4.7.3.C. 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.

GENERAL LANDSCAPE NOTES


- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1.5" TAN RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 4"-6" COBBLESTONE (RIVER ROCK). WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.02.2.10. OBJECTS AND STRUCTURES SHALL NOT IMPEDE VISION WITHIN THESE SIGHT TRIANGLES. LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN THE SIGHT TRIANGLES.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.

PARKS, RECREATION & OPEN SPACE STANDARD MEDIAN NOTES

- THE AEROTROPOLIS AREA COORDINATING METROPOLITAN DISTRICT (AACMD) SHALL MAINTAIN THE MEDIANS FOR A THREE (3) YEAR WARRANTY AND MAINTENANCE PERIOD FOLLOWING ISSUANCE OF THE NOTICE OF SUBSTANTIAL COMPLETION. FINAL MAINTENANCE RESPONSIBILITY WILL BE ASSUMED BY CITY OF AURORA PARKS, RECREATION AND OPEN SPACE (PROS) AFTER THE WARRANTY AND MAINTENANCE PERIOD AND THE ISSUANCE OF A CERTIFICATE OF FINAL ACCEPTANCE.
- THE MEDIANS WILL BE WATERED BY A WATER TRUCK FOR ESTABLISHMENT DURING THE THREE (3) YEAR WARRANTY AND MAINTENANCE PERIOD.
- PLANTS WITHIN THE MEDIANS WILL BE INSPECTED BY PROS STAFF UP TO THREE TIMES DURING THE GROWING SEASON (APRIL1 - OCTOBER 1) TO IDENTIFY PLANTS THAT ARE DEAD OR DYING. CONTRACTOR SHALL REPLACE ALL DEAD AND DYING PLANTS WITHIN THREE WEEKS OF INSPECTION. NO PLANT REPLACEMENTS SHALL BE MADE BETWEEN JULY 1 AND SEPTEMBER 1.
- CONTRACTOR SHALL REPLACE DEAD AND DYING PLANT WITH ORIGINAL SPECIES UNLESS OTHERWISE REQUIRED BY PROS. SPECIES SHALL BE SIMILAR IN CONTAINER SIZE TO SPECIES ORIGINALLY PLANTED.

PLOT DATE: 2025-03-26

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DESIGN BY: EA/NT	DRAWN BY: NT
SCALE:	DATE: 03/28/25

AEROTROPOLIS PARKWAY
INFRASTRUCTURE SITE PLAN
LANDSCAPE NOTES



Know what's below.
Call before you dig.

SHEET NO.
13
SUBSET SHEET NO.
L-001

PLANT SCHEDULE - CURBSIDE LANDSCAPE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SHRUBS					
	AMO LEA	72	AMORPHA CANESCENS	LEADPLANT	#5 CONT.
	AMO NAN	309	AMORPHA NANA	FALSE INDIGO	#5 CONT.
	ARC CHI	144	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN'	CHIEFTAIN MANZANITA	#5 CONT.
	ART LUD	72	ARTEMISIA LUDOVICIANA 'SILVER KING'	SILVER KING WHITE SAGEBRUSH	#5 CONT.
	CAR BMS	312	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST BLUEBEARD	#5 CONT.
	COT BEA	240	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	#5 CONT.
	ERI NAU	180	ERICAMERIA NAUSEOSUS NAUSEOSUS	DWARF BLUE RABBITBRUSH	#5 CONT.
	PER ATR	108	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5 CONT.
	PER LIT	364	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	#5 CONT.
	POT DRO	408	POTENTILLA FRUTICOSA 'GOLD DROP'	GOLD DROP BUSH CINQUEFOIL	#5 CONT.
	PRU PAW	144	PRUNUS BESSEYI 'P011S' TM	PAWNEE BUTTES SAND CHERRY	#5 CONT.
	RIB GRE	720	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	#5 CONT.
	SPI MOU	120	SPIRAEA X BUMALDA 'GOLDMOUND'	GOLD MOUND SPIREA	#5 CONT.
SUBTOTAL:		3,193			

GRASSES

	ACH LTI	240	ACHNATHERUM CALAMAGROSTIS 'PUND02S'	UNDAUNTED® ALPINE PLUME GRASS	#5 CONT.
	BOU BLO	180	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	#5 CONT.
	CAL KAR	144	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#5 CONT.
	CAL OVD	144	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM'	OVERDAM FEATHER REED GRASS	#5 CONT.
	HEL SEM	288	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#5 CONT.
	PEN MOU	288	PENNISETUM ALOPECUROIDES 'MOUDRY'	MOUDRY FOUNTAIN GRASS	#5 CONT.
	SCH BLU	144	SCHIZACHYRIUM SCOPARIUM 'MINBLUEA'	BLUE HEAVEN LITTLE BLUESTEM	#5 CONT.
	SPO HET	144	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#5 CONT.
SUBTOTAL:		1,572			

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	TUR WCM	69,016 SF	CYNODON DACTYLON X TRANSVAALENSIS 'TAHOMA 31'	TAHOMA 31 BERMUDAGRASS	SOD
	TUR NID	15,647 SF	SEEDED TURF-TYPE 2	NON-IRRIGATED DRYLAND SEED	SEED
SUBTOTAL:		84,802 SF			

PLANT SCHEDULE - MEDIAN

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SHRUBS					
	AMO LEA	90	AMORPHA CANESCENS	LEADPLANT	#5 CONT.
	ART LUD	90	ARTEMISIA LUDOVICIANA 'SILVER KING'	SILVER KING WHITE SAGEBRUSH	#5 CONT.
	ERI NAU	90	ERICAMERIA NAUSEOSUS NAUSEOSUS	DWARF BLUE RABBITBRUSH	#5 CONT.
	PER LIT	90	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	#5 CONT.
	PRU PAW	220	PRUNUS BESSEYI 'P011S' TM	PAWNEE BUTTES SAND CHERRY	#5 CONT.
	RHU GRO	66	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#5 CONT.
SUBTOTAL:		646			

GRASSES

	CAL KAR	440	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#5 CONT.
	HEL SEM	216	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#5 CONT.
	PEN MOU	216	PENNISETUM ALOPECUROIDES 'MOUDRY'	MOUDRY FOUNTAIN GRASS	#5 CONT.
SUBTOTAL:		872			

SOD AND SEED SCHEDULE

SOODED TURF: IRRIGATED MANICURED TURF (TUR IMT)

NOTES:
1) DROUGHT TOLERANT, WATER CONSERVING (<15" SUPPLEMENTAL WATER PER YEAR), 'TAHOMA 31' BERMUDA GRASS HYBRID, OR APPROVED EQUAL

SEEDED TURF - TYPE 2: NON-IRRIGATED DRYLAND SEED (TUR NID)

W/C	SCIENTIFIC NAME	COMMON NAME	LBS PLS/ACRE*	% OF TOTAL**
W	ACHNATHERUM HYMENOIDES	INDIAN RICEGRASS	5	14.00%
W	ANDROPOGON GERARDII	BIG BLUESTEM	4	6.00%
W	BOUTELOUA GRACILIS	BLUE GRAMA	3	25.00%
W	CALAMOVILF LONGIFOLI	PREAIRIE SANDSEED	4.5	14.50%
W	PANACUM VIRGATUM	SWITCHGRASS	4	18.50%
W	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	4.5	12.00%
W	SORGHASTRUM NUTANS	INDIANGRASS	5	10.00%
TOTAL:			30.0	100%

NOTES:
1) W/C = WARM OR COOL SEASON
2) * PLS: PURE LIVE SEED; RATES SHOWN ARE FOR DRILL SEEDING, IF BROADCAST, RATES SHOULD BE DOUBLED.
3) ** PERCENT BY SEED NUMBER

MATERIAL SCHEDULE - CURBSIDE LANDSCAPE

SYMBOL	MATERIAL	DESCRIPTION
	ROCK MULCH - TYPE 1	3/4" WYOMING RED ROCK OR APPROVED EQUAL - SUBMIT SAMPLE FOR APPROVAL
	ROCK MULCH - TYPE 2	3/4" - 1 1/2" LOCAL RIVER ROCK OR APPROVED EQUAL - SUBMIT SAMPLE FOR APPROVAL
	ROCK MULCH - TYPE 3	4" - 6" WHITE RIVER COBBLE OR APPROVED EQUAL - SUBMIT SAMPLE FOR APPROVAL
-----	LANDSCAPE EDGING - TYPE 1	STEEL EDGING

MATERIAL SCHEDULE - MEDIAN

SYMBOL	MATERIAL	DESCRIPTION
	ROCK MULCH - TYPE 1	3/4" WYOMING RED ROCK OR APPROVED EQUAL - SUBMIT SAMPLE FOR APPROVAL
	ROCK MULCH - TYPE 2	3/4" - 1 1/2" LOCAL RIVER ROCK OR APPROVED EQUAL - SUBMIT SAMPLE FOR APPROVAL
	ROCK MULCH - TYPE 3	4" - 6" WHITE RIVER COBBLE OR APPROVED EQUAL - SUBMIT SAMPLE FOR APPROVAL
	ROCK MULCH - TYPE 4	3/4" BLACK GRANITE OR APPROVED EQUAL - SUBMIT SAMPLE FOR APPROVAL
-----	LANDSCAPE EDGING - TYPE 2	6"X6" CONCRETE EDGING

PLOT DATE: 2025-03-26

DRAWN BY: NT JOB DATE: 03/28/25
APPROVED: DC JOB NUMBER: 60673742
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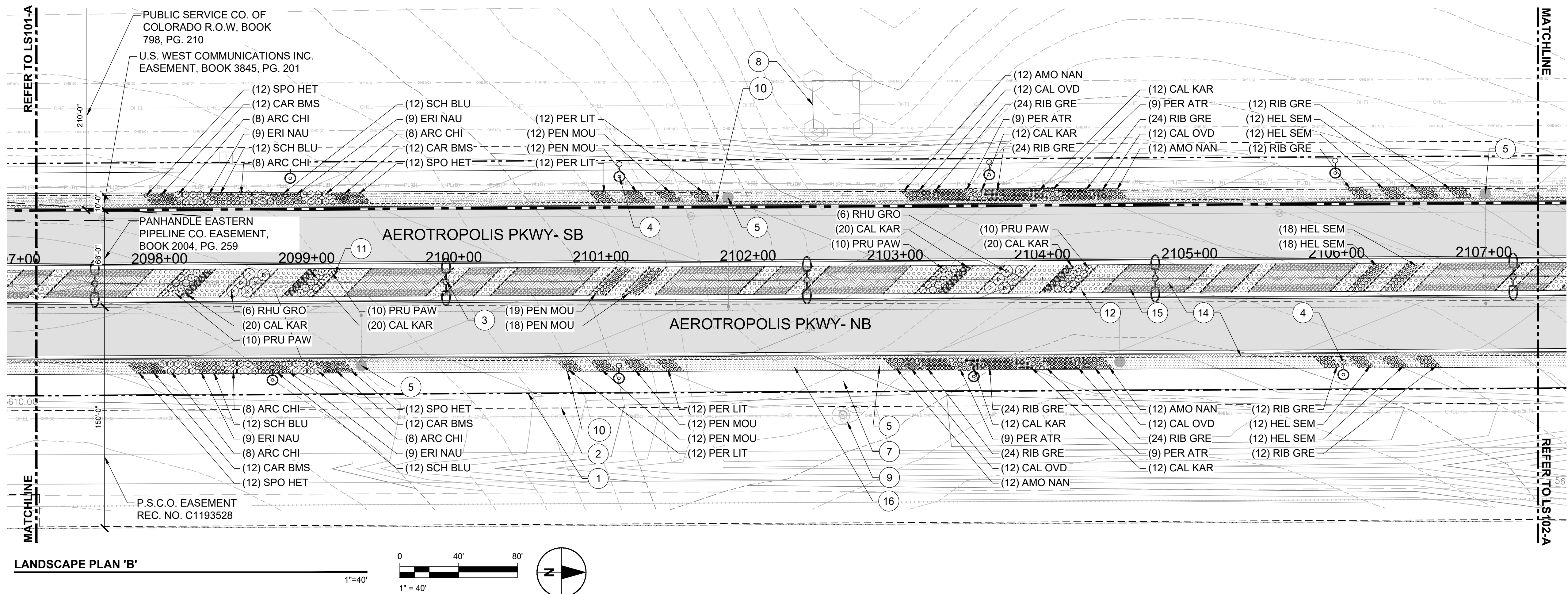
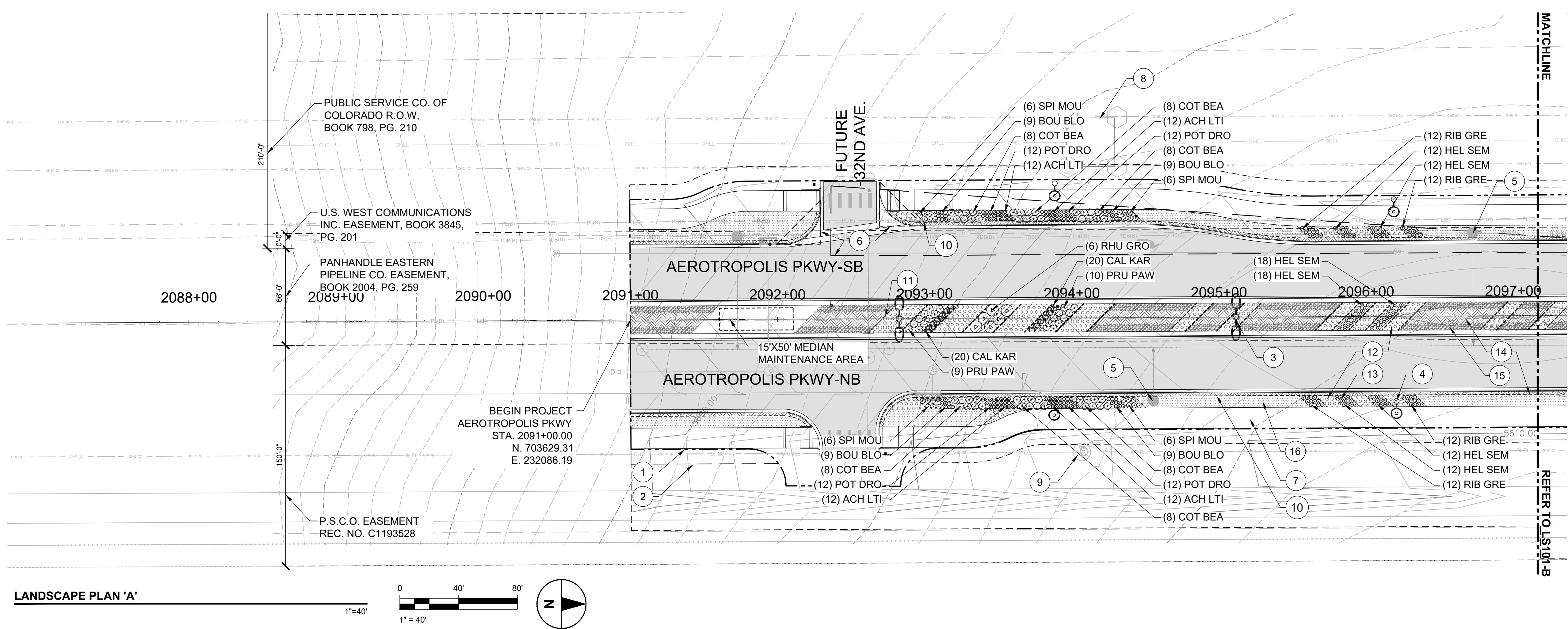


DESIGN BY: EA/NT	DRAWN BY: NT
SCALE:	DATE: 03/28/25

AEROTROPOLIS PARKWAY
INFRASTRUCTURE SITE PLAN
LANDSCAPE SCHEDULES

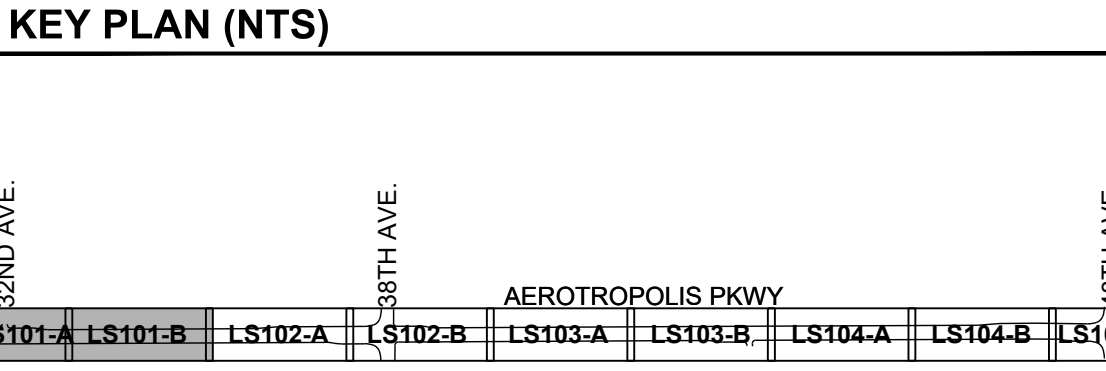


SHEET NO.
14
SUBSET SHEET NO.
L-002



- LEGEND
- EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - PROPOSED R.O.W
 - UTILITY EASEMENT
 - STREET LIGHT
 - PEDESTRIAN LIGHT
 - FIRE HYDRANT
 - SIGHT TRIANGLE
 - CONCRETE SIDEWALK
 - EX. TRANSMISSION TOWER
 - EX. POWER POLE
 - LANDSCAPE EDGER - TYPE 1
 - LANDSCAPE EDGER - TYPE 2
 - ROCK MULCH - TYPE 1
 - ROCK MULCH - TYPE 2
 - ROCK MULCH - TYPE 3
 - ROCK MULCH - TYPE 4
 - SODDED TURF - (TUR WCM)
 - SEEDED TURF - TYPE 2 (TUR NID)
 - SHRUBS
 - ORNAMENTAL GRASSES

- SHEET NOTES
- ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.20.
 - SEEDED TURF - TYPE 2 (TUR NID) WILL BE PROVIDED FOR TEMPORARY STABILIZATION FROM THE BACK OF THE SIDEWALKS TO THE OUTER SLOPE CATCH POINTS/LIMITS OF GRADING DISTURBANCE.
 - EXTENT OF TEMPORARY SEEDING IS DETERMINED BY EXTENT OF SOIL DISTURBANCE AND DAMAGE TO EXISTING GROUND COVER. AREAS WITH SEEDED TURF - TYPE 2 (TUR NID) TO RECEIVE TEMPORARY IRRIGATION UNTIL ESTABLISHMENT.



PLOT DATE: 2025-03-26

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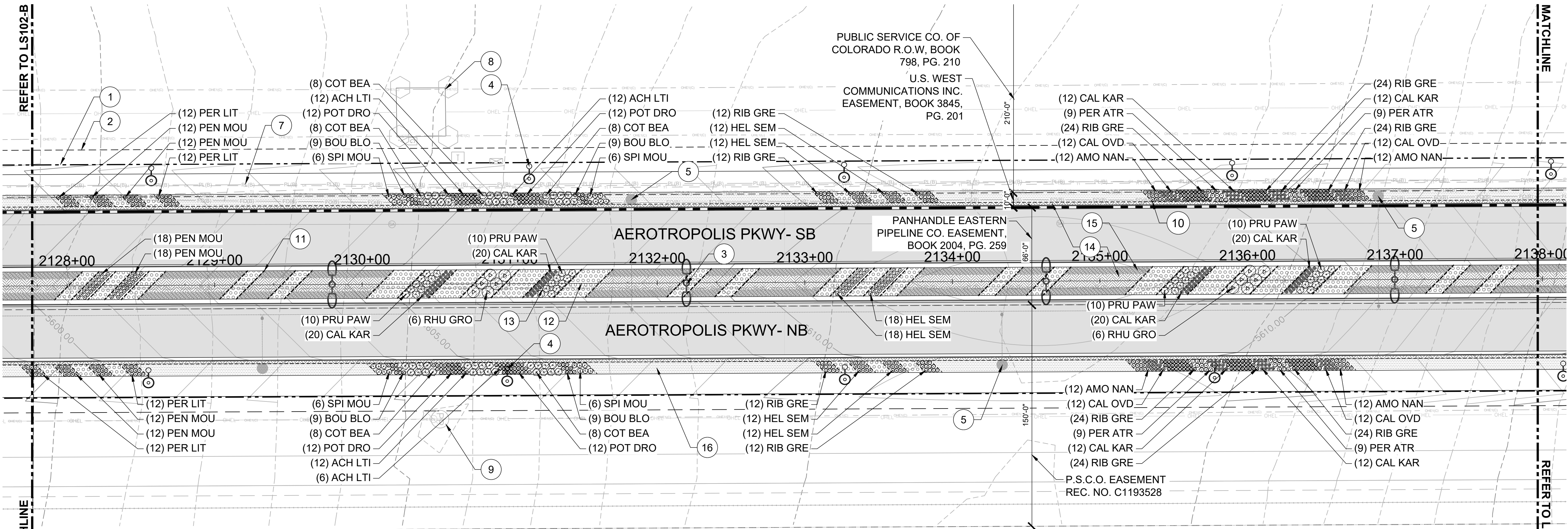
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DRAWN BY: NT
DATE: 03/28/25

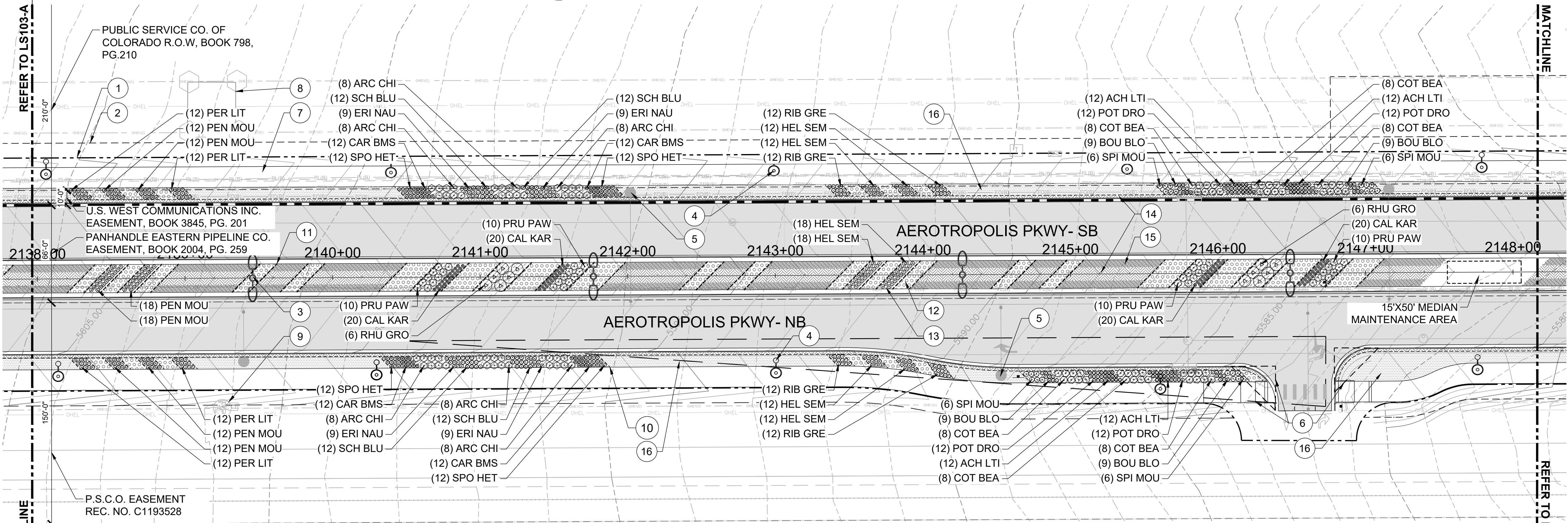
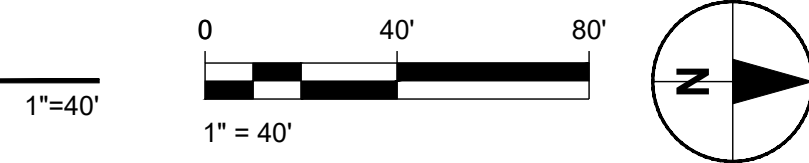
AEROTROPOLIS PARKWAY
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN

SHEET NO.
15
SUBSET SHEET NO.
LS101

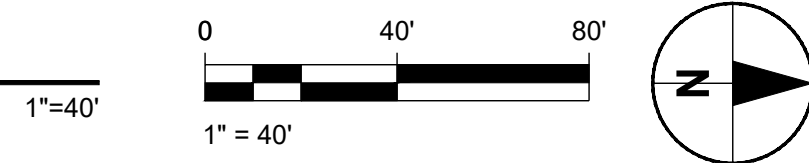




LANDSCAPE PLAN 'A'



LANDSCAPE PLAN 'B'



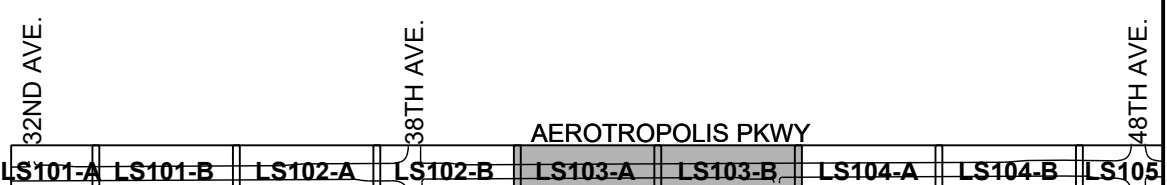
LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED R.O.W
- UTILITY EASEMENT
- STREET LIGHT
- PEDESTRIAN LIGHT
- FIRE HYDRANT
- SIGHT TRIANGLE
- CONCRETE SIDEWALK
- EX. TRANSMISSION TOWER
- EX. POWER POLE
- LANDSCAPE EDGER - TYPE 1
- LANDSCAPE EDGER - TYPE 2
- ROCK MULCH - TYPE 1
- ROCK MULCH - TYPE 2
- ROCK MULCH - TYPE 3
- ROCK MULCH - TYPE 4
- SODDED TURF - (TUR WCM)
- SEEDDED TURF - TYPE 2 (TUR NID)
- SHRUBS
- ORNAMENTAL GRASSES

SHEET NOTES

- ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.20.
- SEEDDED TURF - TYPE 2 (TUR NID) WILL BE PROVIDED FOR TEMPORARY STABILIZATION FROM THE BACK OF THE SIDEWALKS TO THE OUTER SLOPE CATCH POINTS/LIMITS OF GRADING DISTURBANCE.
- EXTENT OF TEMPORARY SEEDING IS DETERMINED BY EXTENT OF SOIL DISTURBANCE AND DAMAGE TO EXISTING GROUND COVER. AREAS WITH SEEDDED TURF - TYPE 2 (TUR NID) TO RECEIVE TEMPORARY IRRIGATION UNTIL ESTABLISHMENT.

KEY PLAN (NTS)



PLOT DATE: 2025-03-26

DRAWN BY: NT JOB DATE: 03/28/25
APPROVED: DC JOB NUMBER: 60673742
CAD DATE: 2025-03-20 (HENDRIXP)
CAD FILE: 60673742-SHT-60-AERO-L-LS100.DWG
BAR IS ONE INCH ON OFFICIAL DRAWINGS.
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY.

NO	DATE	BY	REVISION DESCRIPTION

AECOM
7595 TECHNOLOGY WAY
SUITE 200
DENVER, CO 80237

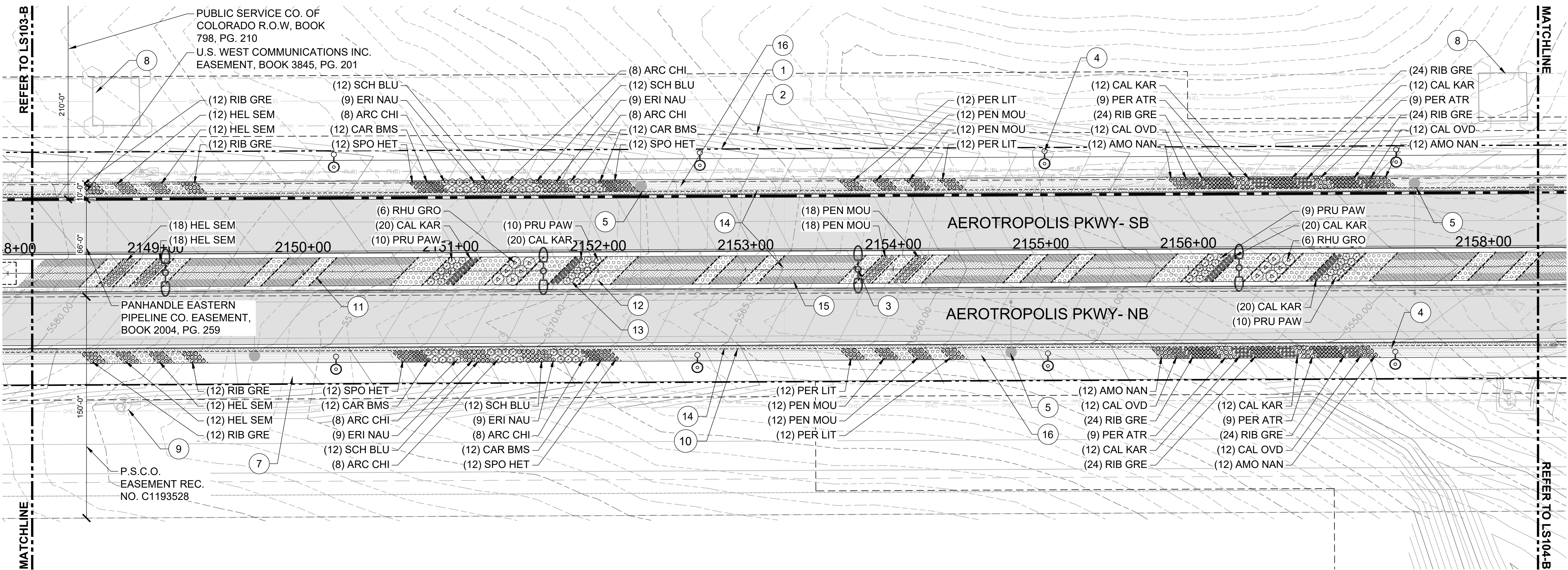
AEROTROPOLIS
REGIONAL
TRANSPORTATION
AUTHORITY

DESIGN BY: EA/NT
SCALE: 1" = 40'
DRAWN BY: NT
DATE: 03/28/25

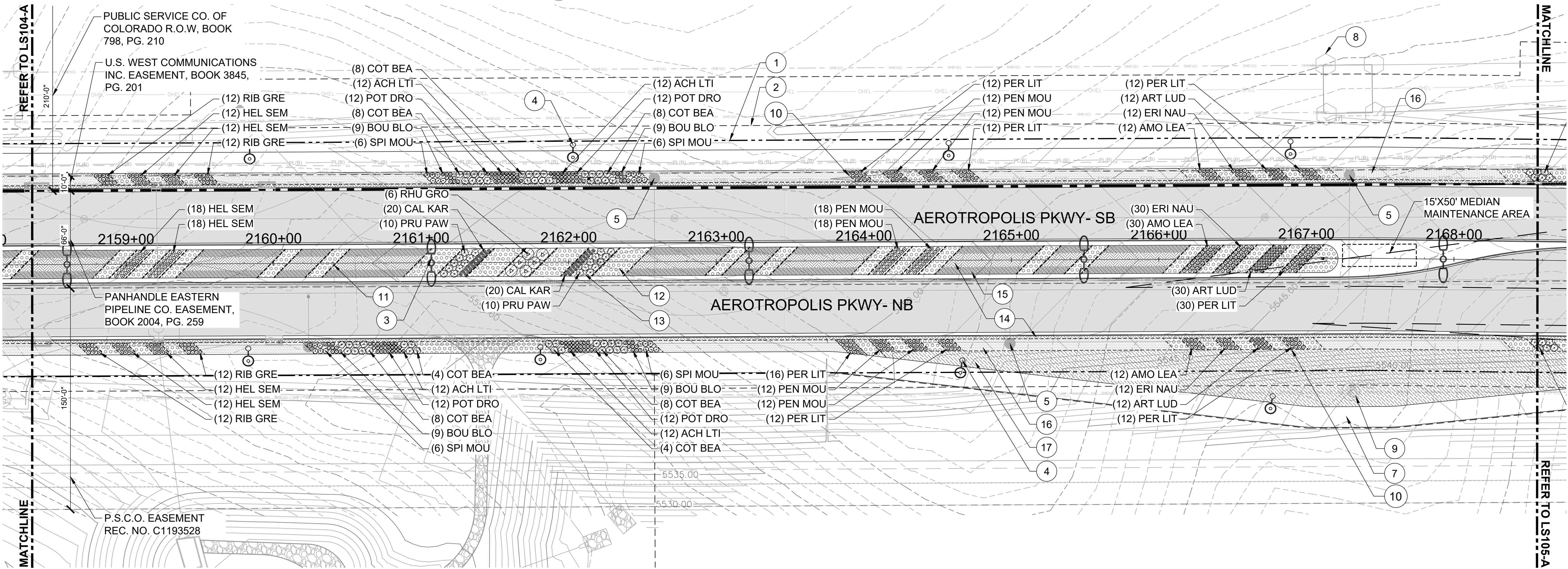
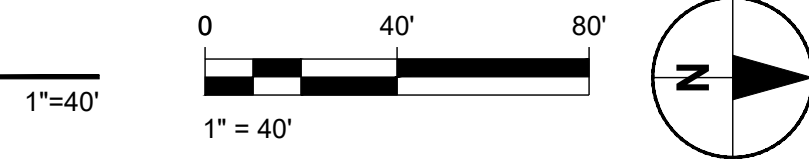
AEROTROPOLIS PARKWAY
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN

SHEET NO.
17
SUBSET SHEET NO.
LS103

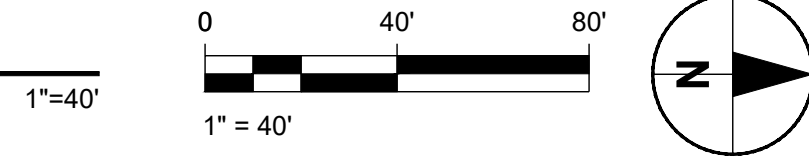




LANDSCAPE PLAN 'A'



LANDSCAPE PLAN 'B'



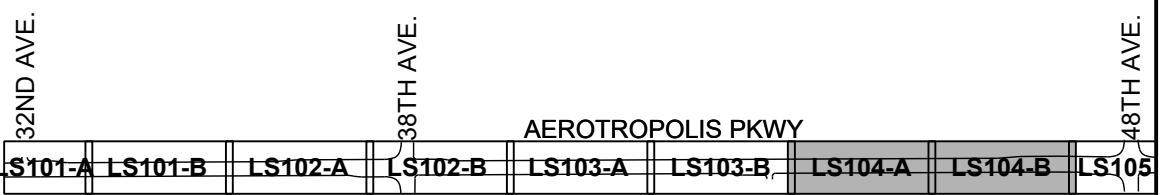
LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 1 PROPOSED R.O.W
- 2 UTILITY EASEMENT
- 3 STREET LIGHT
- 4 PEDESTRIAN LIGHT
- 5 FIRE HYDRANT
- 6 SIGHT TRIANGLE
- 7 CONCRETE SIDEWALK
- 8 EX. TRANSMISSION TOWER
- 9 EX. POWER POLE
- 10 LANDSCAPE EDGER - TYPE 1
- 11 LANDSCAPE EDGER - TYPE 2
- 12 ROCK MULCH - TYPE 1
- 13 ROCK MULCH - TYPE 2
- 14 ROCK MULCH - TYPE 3
- 15 ROCK MULCH - TYPE 4
- 16 SODDED TURF - (TUR WCM)
- 17 SEEDED TURF - TYPE 2 (TUR NID)
- SHRUBS
- ORNAMENTAL GRASSES

SHEET NOTES

- ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.20.
- SEEDED TURF - TYPE 2 (TUR NID) WILL BE PROVIDED FOR TEMPORARY STABILIZATION FROM THE BACK OF THE SIDEWALKS TO THE OUTER SLOPE CATCH POINTS/LIMITS OF GRADING DISTURBANCE.
- EXTENT OF TEMPORARY SEEDING IS DETERMINED BY EXTENT OF SOIL DISTURBANCE AND DAMAGE TO EXISTING GROUND COVER. AREAS WITH SEEDED TURF - TYPE 2 (TUR NID) TO RECEIVE TEMPORARY IRRIGATION UNTIL ESTABLISHMENT.

KEY PLAN (NTS)



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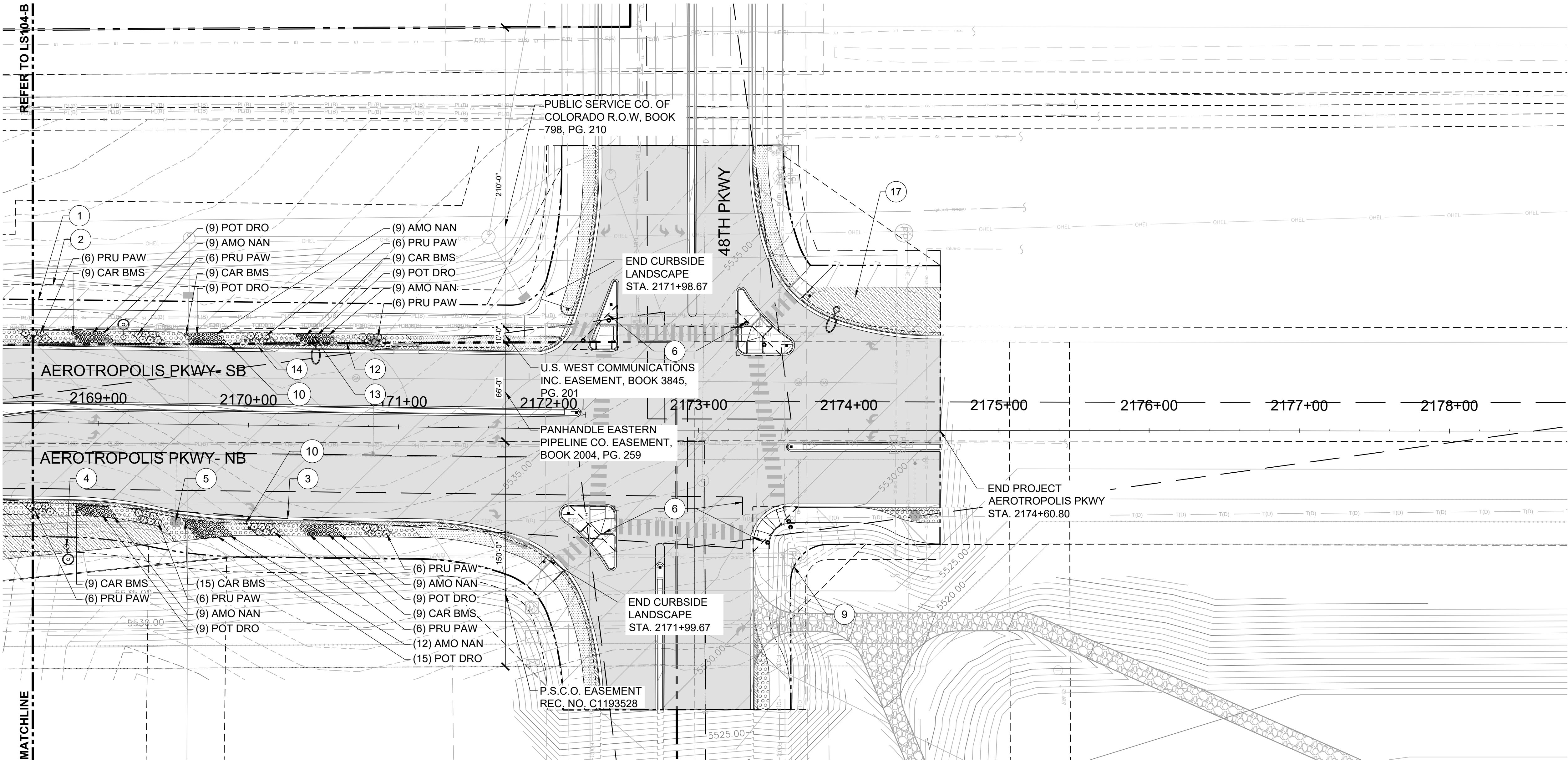
AEROTROPOLIS
REGIONAL
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AUTHORITY



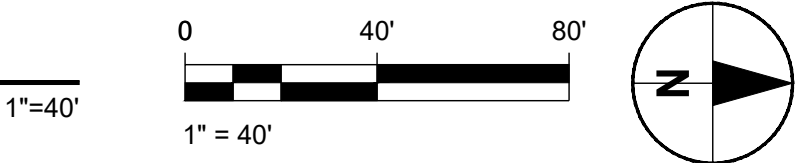
DESIGN BY: EA/NT
SCALE: 1" = 40'
DRAWN BY: NT
DATE: 03/28/25

AEROTROPOLIS PARKWAY
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN

SHEET NO.
18
SUBSET SHEET NO.
LS104

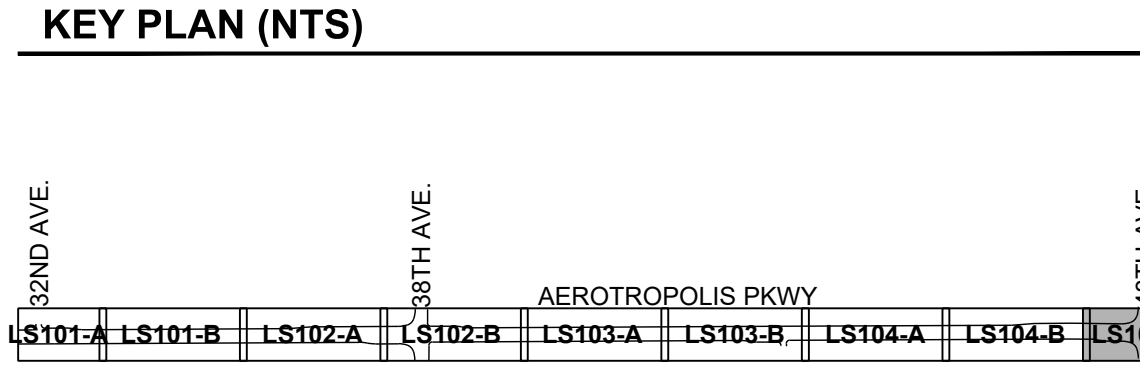


LANDSCAPE PLAN 'A'



- LEGEND**
- EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - 1 PROPOSED R.O.W
 - 2 UTILITY EASEMENT
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 - 14 ROCK MULCH - TYPE 3
 - 15 ROCK MULCH - TYPE 4
 - 16 SODDED TURF - (TUR WCM)
 - 17 SEEDED TURF - TYPE 2 (TUR NID)
 - SHRUBS
 - ORNAMENTAL GRASSES

- SHEET NOTES**
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NO	DATE	BY	REVISION DESCRIPTION

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SUITE 200
DENVER, CO 80237

AEROTROPOLIS
REGIONAL
TRANSPORTATION
AUTHORITY

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AEROTROPOLIS PARKWAY
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN

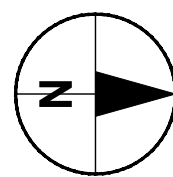
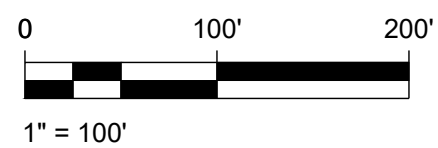
SHEET NO.
19
SUBSET SHEET NO.
LS105

PLOT DATE: 2025-03-26

PLOT DATE: 2025-03-26

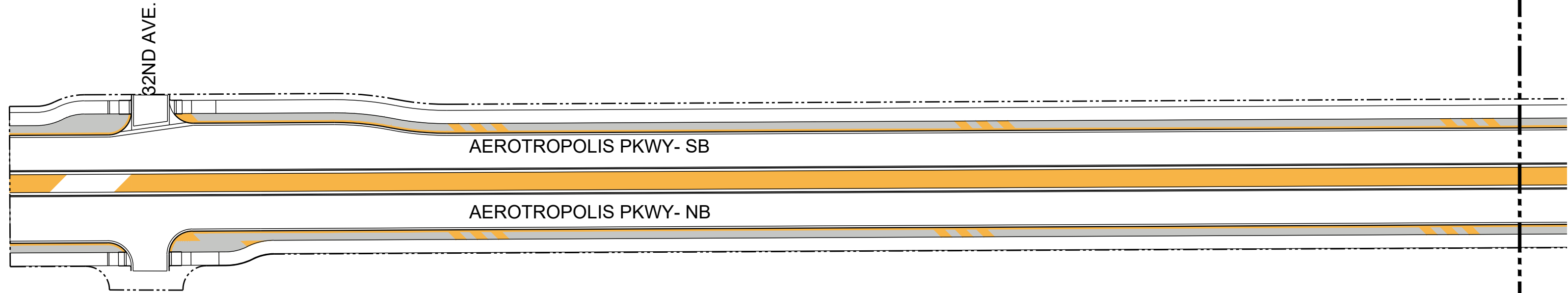
HYDROZONE PLAN 'A'

1"=100'



MATCHLINE

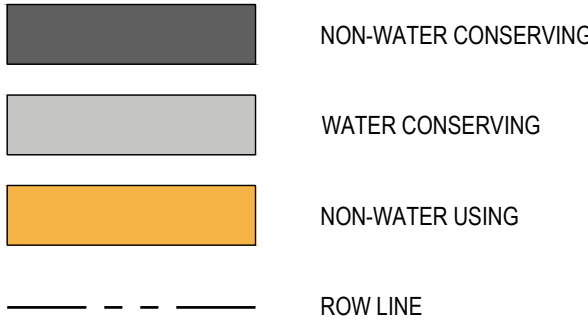
REFER TO LS201-A



MATCHLINE

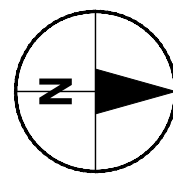
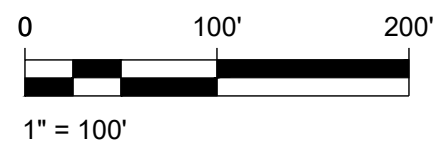
REFER TO LS201-B

HYDRO-ZONES LEGEND



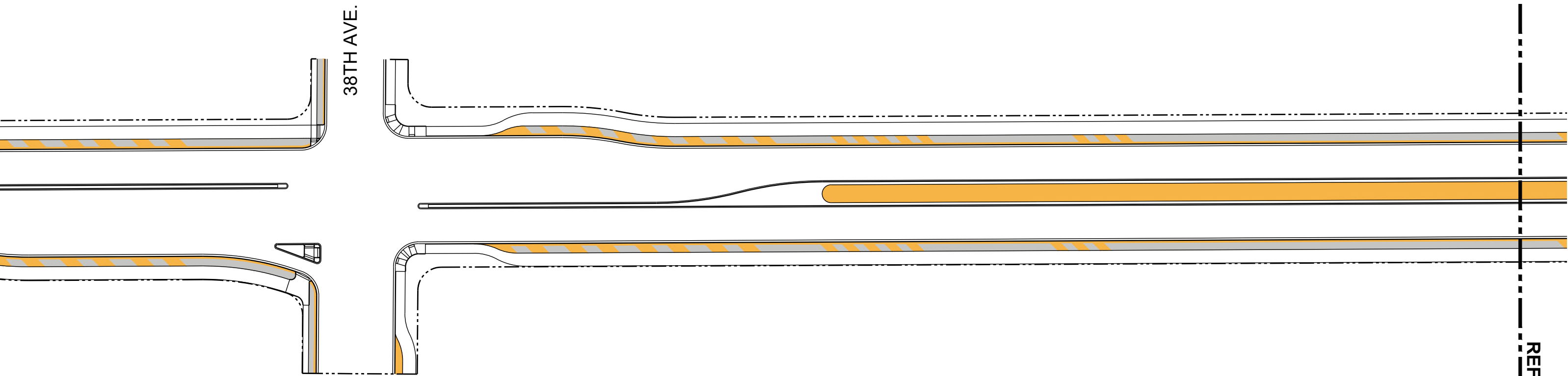
HYDROZONE PLAN 'B'

1"=100'



MATCHLINE

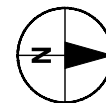
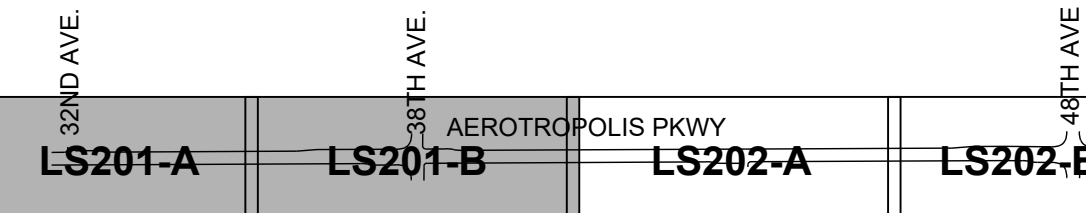
REFER TO LS201-A



MATCHLINE

REFER TO LS202-A

KEY PLAN (NTS)



WATER USE TABLE

DESCRIPTION	TOTAL AREA (SF)	NON-WATER CONSERVING IRRIGATION (SF)	WATER CONSERVING IRRIGATION		NON-WATER USING (Z)		IMPERVIOUS SURFACE	
			SF	% TOTAL AREA	SF	% TOTAL AREA	SF	% TOTAL AREA
AEROTROPOLIS PKWY - SB (WEST SIDE)	569,568	0	59,699	4.2%	24,607	1.8%	485,262	35.9%
AEROTROPOLIS PKWY - NB (EAST SIDE)	600,582	0	69,758	5.2%	26,077	1.9%	504,747	37.4%
AEROTROPOLIS PKWY - MEDIANS	181,223	0	0	0%	121,248	8.9%	59,975	4.4%
TOTALS:	1,351,373	0	129,457	9.4%	171,932	12.6%	1,049,984	77.7%

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AECOM

7595 TECHNOLOGY WAY
SUITE 200
DENVER, CO 80237

AEROTROPOLIS
REGIONAL
TRANSPORTATION
AUTHORITY



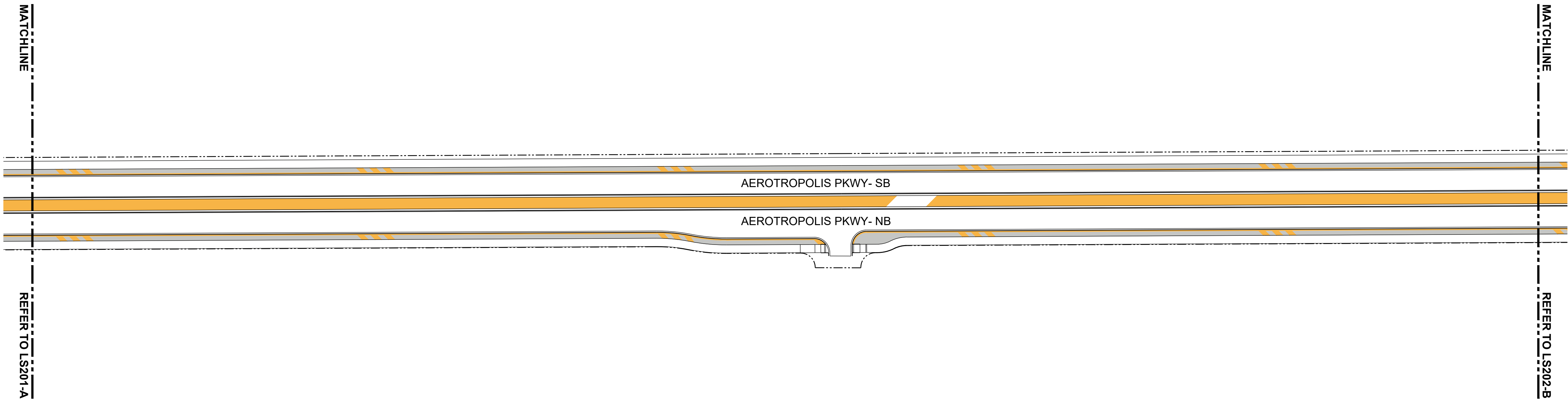
DESIGN BY: EA/NT
SCALE: 1"=100'
DRAWN BY: NT
DATE: 03/28/25

AEROTROPOLIS PARKWAY
INFRASTRUCTURE SITE PLAN
HYDROZONE PLAN

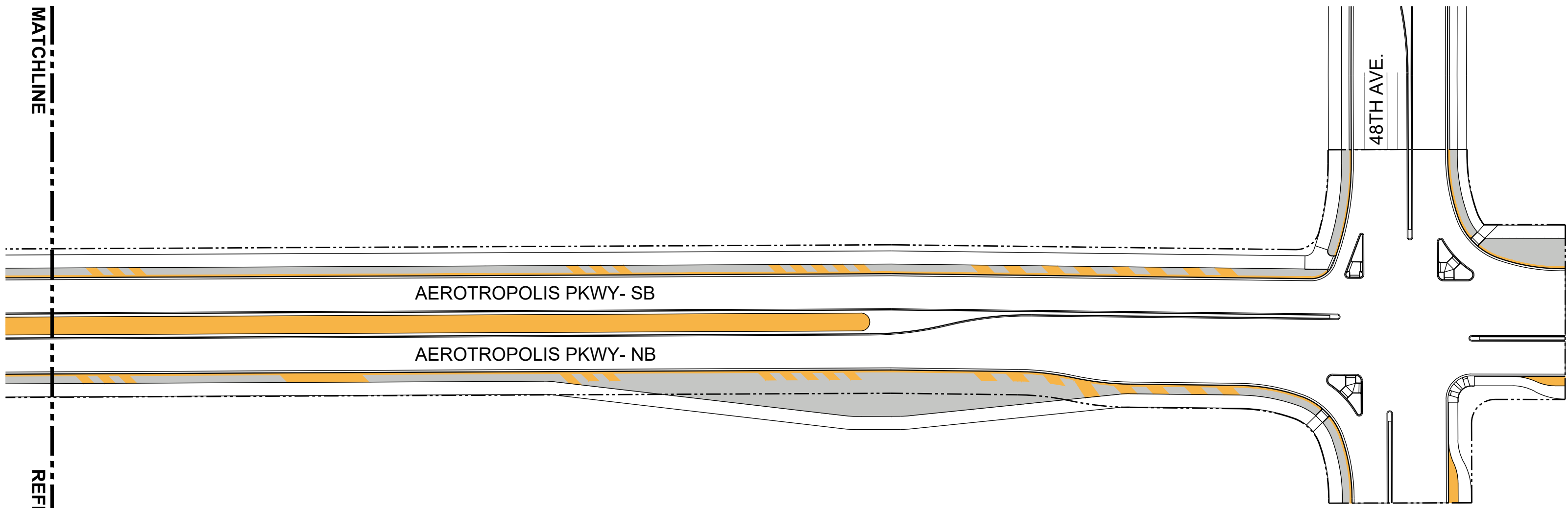
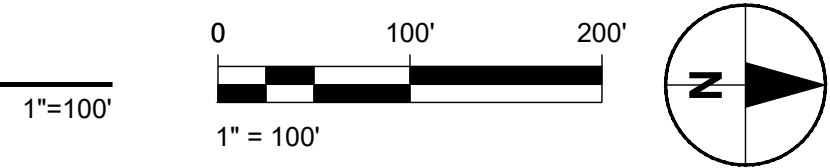
SHEET NO.
20
SUBSET SHEET NO.
LS201



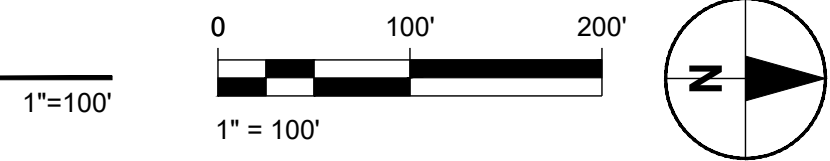
Know what's below.
Call before you dig.



HYDROZONE PLAN 'A'



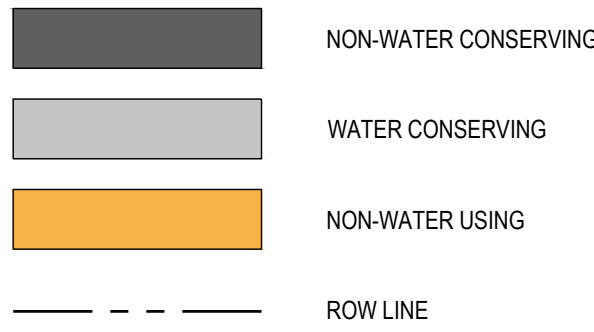
HYDROZONE PLAN 'B'



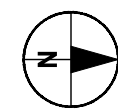
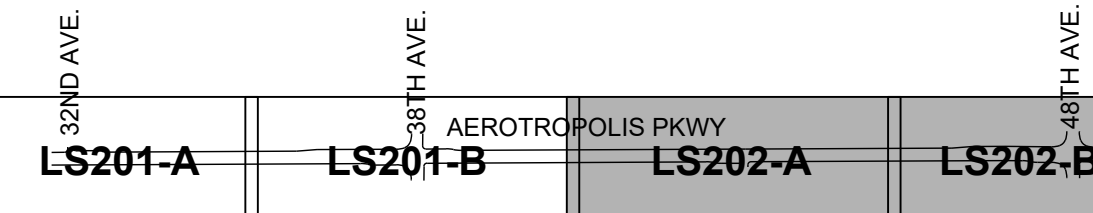
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HYDRO-ZONES LEGEND



KEY PLAN (NTS)



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AEROTROPOLIS PARKWAY
INFRASTRUCTURE SITE PLAN
HYDROZONE PLAN

SHEET NO.
21
SUBSET SHEET NO.
LS202