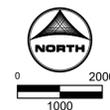
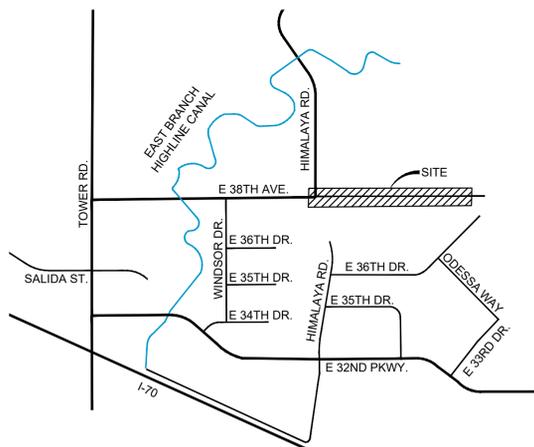


# EAST 38TH AVENUE INFRASTRUCTURE SITE PLAN

LOCATED IN SECTION 26, TOWNSHIP 3 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTIES OF ADAMS & DENVER, STATE OF COLORADO

## LOCATION MAP



## SHEET INDEX

PAGE NUMBER	SHEET TITLE
01	COVER SHEET
02	NOTES & TYPICAL SECTIONS
03-04	ROADWAY SITE SHEET
05-06	LANDSCAPE PLANS
07-08	HYDROZONE PLANS
09	LANDSCAPE NOTES
10	LANDSCAPE DETAILS

### OWNERS SIGNATURES

38TH AVENUE (BETWEEN HIMALAYA RD AND N ODESSA ST)

LEGAL DESCRIPTION:  
REFER TO RIGHT OF WAY DEDICATIONS: BOOK 2798, PAGE 317; RECEPTION NUMBER 2000004577; RECEPTION NUMBER 2020000051242

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

### OWNER

IN WITNESS THEREOF,

TOWER METROPOLITAN DISTRICT

BY: \_\_\_\_\_

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

ITS: \_\_\_\_\_

STATE OF \_\_\_\_\_)SS

COUNTY OF \_\_\_\_\_)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD,  
BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

### CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING 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 CLERK AND RECORDER

OF ADAMS COUNTY, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

20\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_M.

COUNTY CLERK AND RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_

INSTRUMENT NO.: \_\_\_\_\_

### DATA BLOCK

PROJECT AREA	8.22 ACRES
NUMBER OF LOTS	N/A
BUILDING HEIGHT	N/A
PROPOSED HARD SURFACE AREA	203,769 S.F.
LANDSCAPE AREA	137,288 S.F.
SIDEWALKS	30,835 S.F.
PRESENT ZONING CLASSIFICATION	I-1 (COA), R-2 (CCD)
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	N/A
PROPOSED TOTAL SIGN AREA	0
PROPOSED NUMBER OF SIGNS	0
PARKING SPACES REQUIRED	N/A
PARKING SPACES PROVIDED	0
HANDICAP SPACES REQUIRED	N/A
HANDICAP SPACES PROVIDED	N/A
OPEN SPACE	N/A
BUILDING CODE VERSION	IFC 2021, IBC 2021, COA ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS 2023, COA WATER, SANITARY SEWER, & STORM DRAINAGE INFRASTRUCTURE STANDARDS & SPECIFICATIONS 2023

### AMENDMENTS

--

### SITE BENCHMARK:

CITY OF AURORA BENCHMARK 3S6626NW008 BEING A 3" DIAM. BRASS CAP STAMPED "COA BM 3S6626NW008, 2007" LOCATED ON THE NORTHWEST CORNER OF A CONCRETE APRON FOR POWER TOWER #36 (3RD POWER TOWER EAST OF HIMALAYA ROAD AND EAST 38TH AVE. EXTENDED), +/- 140 FEET WEST OF HIMALAYA STREET AND EAST 38TH AVENUE EXTENDED

ELEVATION = 5474.92 (NAVD88)

### BASIS OF BEARINGS:

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'

Dial 811 or 1-800-892-0123



Know what's below.  
Call before you dig.

WITH THE FOLLOWING:  
COUNTY: ADAMS  
CITY-TOWNSHIP: AURORA-TOWNSHIP 3 SOUTH  
SEC. & 1/4 SEC. NO.# SECTION 26

Two (2) working days before you dig  
(Excluding Sat., Sun. & Holidays)



5613 DTC PARKWAY SUITE 950 | GREENWOOD VILLAGE, COLORADO 80111  
Phone: 720.602.4999 | Toll Free: 800.728.7805 | HRGreen.com

### ENGINEER CONTACT(S):

HR GREEN DEVELOPMENT, LLC  
RYAN LITTLETON, P.E.  
5613 DTC PARKWAY SUITE 950  
GREENWOOD VILLAGE, CO 80111  
PH: 720-602-4999  
rlittleton@hrgreen.com

### PROJECT OWNER/OPERATOR(S):

TOWER METROPOLITAN DISTRICT  
ISMAEL ACOSTA  
20100 EAST 32ND PARKWAY, SUITE 150  
AURORA, CO 80011  
PH: 303-574-8907  
IACOSTA@COMMERCELP.COM

### LANDSCAPE ARCHITECT:

HR GREEN DEVELOPMENT, LLC  
JAMIE RAMOS  
5613 DTC PARKWAY SUITE 950  
GREENWOOD VILLAGE, CO 80111  
PH: 720-602-4999  
jramos@hrgreen.com

Only include the actual sheet number. Do not do X of X.

Updated to show just sheet number



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

SHEET: 01 OF 10

### REQUIRED SITE PLAN NOTES

- 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.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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".
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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.
- 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.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
- 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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 ENCROACH INTO ANY PUBLIC EASEMENT OR FIRE LANE.
- 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

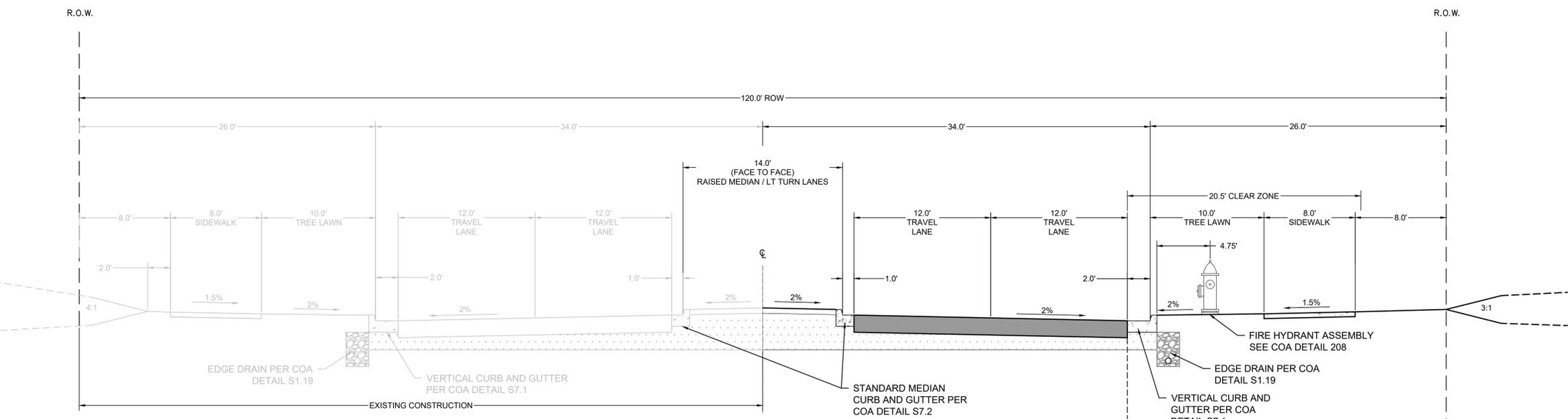
- PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
- 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.
- THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF ACCESS TO EACH DEVELOPMENT AS APPROVED BY THE FIRE/LIFE SAFETY REPRESENTATIVE OF THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ROADWAY OR EMERGENCY CROSSING IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THIS SITE.
- 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.
- 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.
- 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)
- TRAFFIC SIGNAL ESCROWS WILL BE PAID CONSISTENT WITH CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE PER SECTION 147-37.5.
- 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.
- 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.
- 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.
- PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT PROPERTY IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PANS SHALL BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTERS 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.

Specify whether a specific Metro District or some other entity.

Developer specified as Tower Metro District

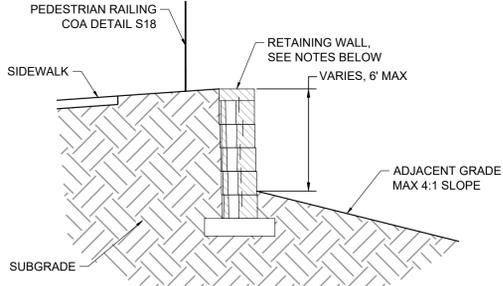
Update: Upon completion of the roadway infrastructure.

Updated



### EAST 38TH AVENUE - 4 LANE ARTERIAL

2040 ADT: 15,800  
DESIGN SPEED: 50 MPH



#### NOTES:

- REFER TO SITE PLAN FOR LAYOUT OF WALL.
- WALL PRODUCT TO BE KEYSSTONE HALF CENTURY WALL, TAN COLOR, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- HR GREEN IS NOT RESPONSIBLE FOR THE STRUCTURAL ENGINEERING ASSOCIATED WITH THIS DETAIL. REFER TO STRUCTURAL CALCULATIONS PERFORMED BY [REDACTED] CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ENGINEERED SHOP DRAWINGS AND STRUCTURAL PERMITS.

### RETAINING WALL TYPICAL SECTION

Advisory Note: Structural calculations for this proposed retaining wall, per section 4.02.7 of the COA Roadway Design & Construction Specifications, will be required with the 1st review submittal of the Civil Plans.

Acknowledged. Structural calculations were submitted with the Civil Plans.

Please remove this verbiage. Structural calculations must be submitted with 1st review of Civil Plans.

Verbiage of notes have been modified. Structural calculations were submitted with the Civil Plans but contractor will still be responsible for shop drawings and structural permits.

Please label as 'PRIVATE'. Labeled as private.

Acknowledged. A license agreement is in progress and is submitted to licenseagreement@auroragov.org.

Advisory Note: License Agreement will be required for private retaining wall within public ROW.

Please label as 'PRIVATE'. Labeled as private.

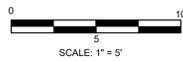
38TH AVENUE WIDENING INFRASTRUCTURE SITE PLAN  
TITLE: NOTES & TYPICAL SECTIONS

DATE: APRIL 26, 2024



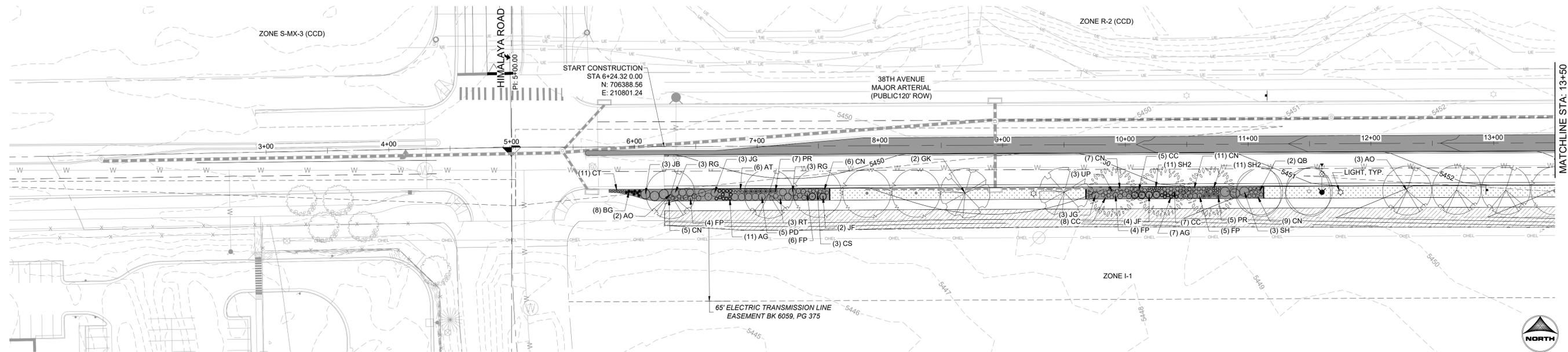
5613 DTC PARKWAY SUITE 950  
GREENWOOD VILLAGE, CO 80111  
PHONE: 720.602.4999  
HRGREEN.COM

SHEET: 02 OF 10

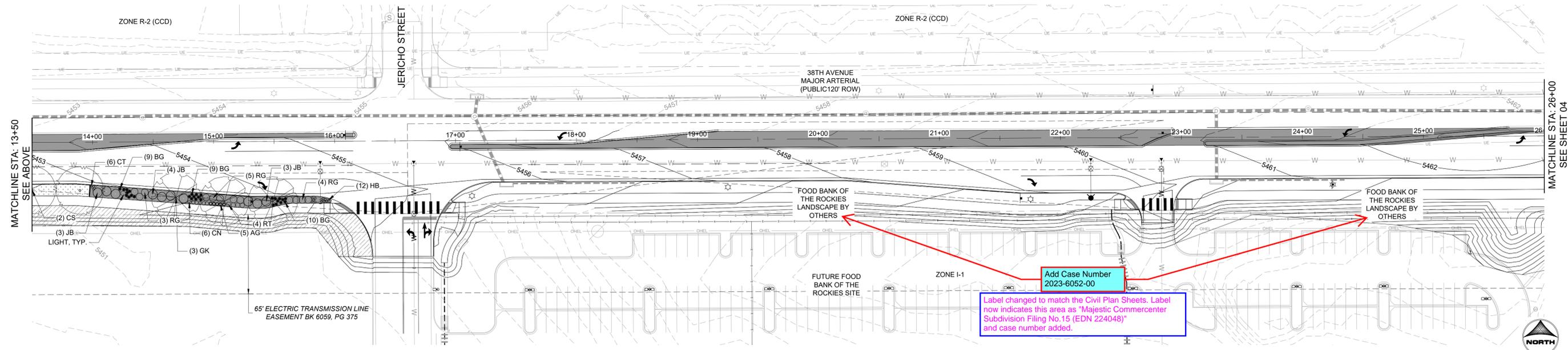
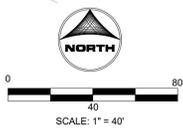




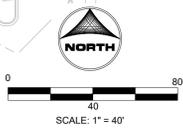




AREA 1 LANDSCAPE PLAN



AREA 2 LANDSCAPE PLAN

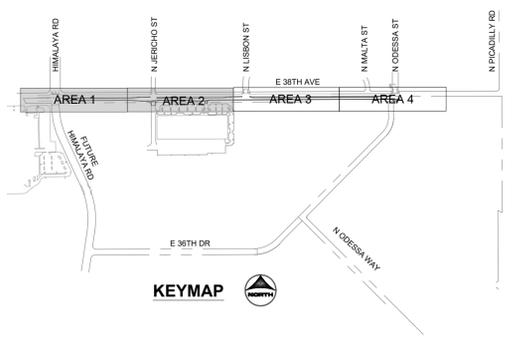


GROUNDCOVER LEGEND

SYMBOL	DESCRIPTION
	ROCK MULCH
	NATIVE SEEDING
	LOW GROW NATIVE SEED

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.

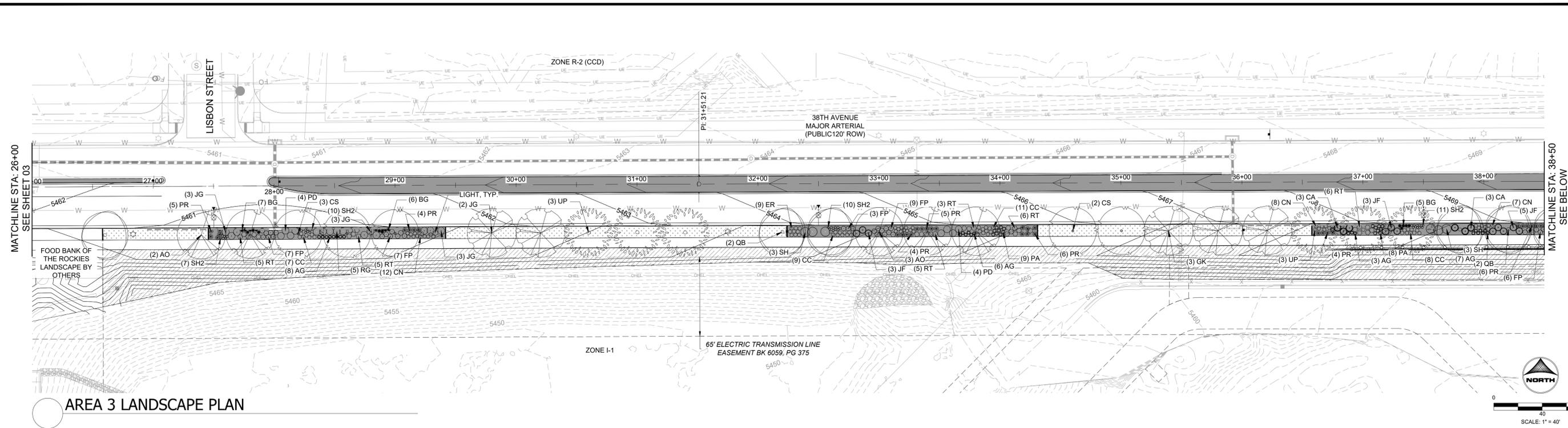


38TH AVENUE WIDENING INFRASTRUCTURE SITE PLAN  
TITLE: LANDSCAPE PLANS

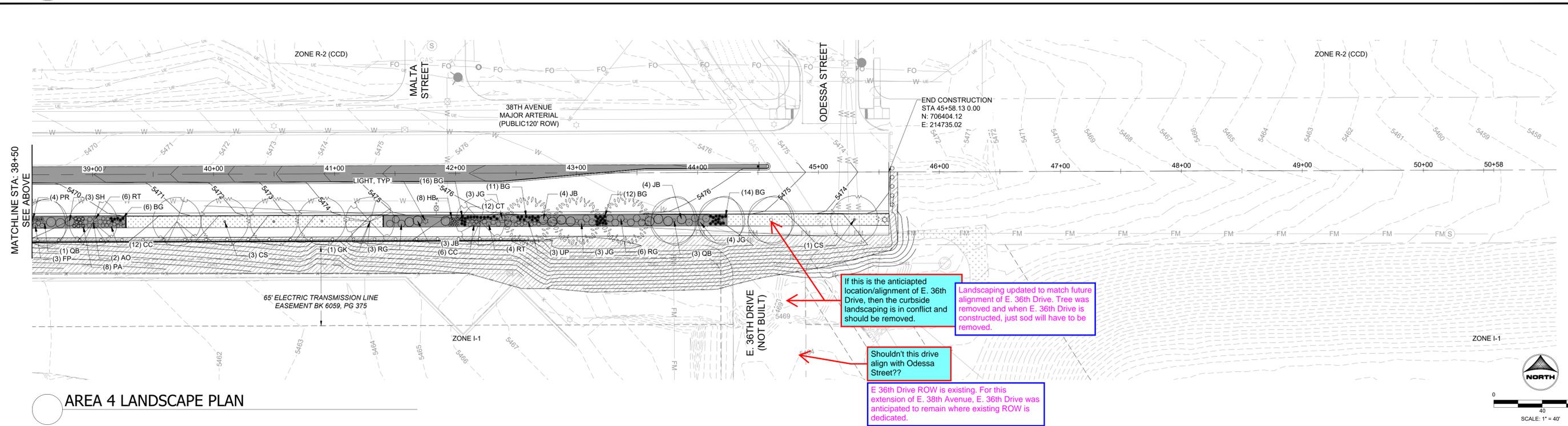
DATE: APRIL 26, 2024



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



AREA 3 LANDSCAPE PLAN



AREA 4 LANDSCAPE PLAN

If this is the anticipated location/alignment of E. 36th Drive, then the curbside landscaping is in conflict and should be removed.

Landscaping updated to match future alignment of E. 36th Drive. Tree was removed and when E. 36th Drive is constructed, just sod will have to be removed.

Shouldn't this drive align with Odessa Street??

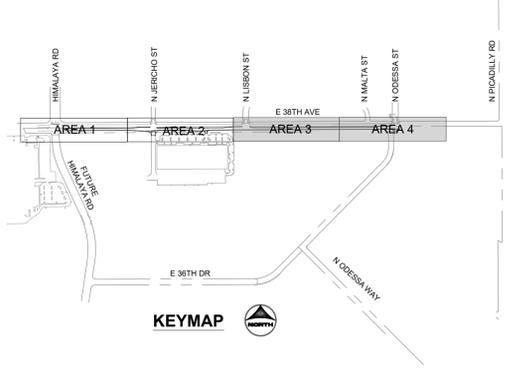
E 36th Drive ROW is existing. For this extension of E. 38th Avenue, E. 36th Drive was anticipated to remain where existing ROW is dedicated.

GROUNDCOVER LEGEND

SYMBOL	DESCRIPTION
	ROCK MULCH
	NATIVE SEEDING
	LOW GROW NATIVE SEED

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: LANDSCAPE PLANS

DATE: APRIL 26, 2024



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





**GENERAL NOTES:**

1. BASE MAP INFORMATION IS ACCURATE AS OF THE DATE OF THE SURVEY.
2. THE LANDSCAPE PLANS CONTAINED HEREIN WILL BE CONSIDERED AS THE FINAL DESIGN. 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, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
9. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 140-142S AND/OR SEC. 140-145S 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 CURBSIDE LANDSCAPE SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER.

Please clarify if this is to be Metro District, another governmental entity or adjacent property owner. There is a conflict between this note and note #11. Also update note 25 on Sheet 2 if necessary.

Indicated as Tower Metro District to match sheet 2. Notes updated to clarify that maintenance will transfer to the adjacent owner once the property is developed.

Change to "upon completion of roadway infrastructure."  
Updated.

Remove reference to the previous landscape code.  
Removed.

**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: 59 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	SIZE
<b>DECIDUOUS TREES</b>				
	AO	12	AESCULUS GLABRA / OHIO BUCKEYEE	2.5" CAL.
	CS	14	CATALPA SPECIOSA / NORTHERN CATALPA	2.5" CAL.
	GK	12	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	2.5" CAL.
	QB	11	QUERCUS BICOLOR / SWAMP WHITE OAK	2.5" CAL.
	UP	12	ULMUS X 'MORTON GLOSSY' / TRIUMPH™ ELM	2.5" CAL.
<b>DECIDUOUS SHRUBS</b>				
	CC	80	CARYOPTERIS X CLANDONENSIS / BLUE MIST SPIREA	5 GAL.
	CN	82	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS / DWARF BLUE RABBITBRUSH	5 GAL.
	CA	6	COTONEASTER APICULATUS / CRANBERRY COTONEASTER	5 GAL.
	FP	54	FALLUGIA 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	47	RHUS TRILOBATA / SKUNKBUSH SUMAC	5 GAL.
	SH	12	SYRINGA X HYACINTHIFLORA 'EXCEL' / EXCEL LILAC	5 GAL.
<b>EVERGREEN SHRUBS</b>				
	JF	17	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	5 GAL.
	JG	25	JUNIPERUS CONFERTA 'GOLDEN PACIFIC' / GOLDEN PACIFIC SHORE JUNIPER	5 GAL.
	JB	25	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP CREEPING JUNIPER	5 GAL.
<b>GRASSES</b>				
	AG	47	ANDROPOGON GERARDII / BIG BLUESTEM	5 GAL.
	BG	113	BOUTELOUA GRACILIS / BLUE GRAMA GRASS	5 GAL.
	PR	49	PENNISETUM ALOPECUROIDES 'RUBRUM' / PURPLE FOUNTAIN GRASS	5 GAL.
	SH2	60	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	5 GAL.
<b>PERENNIALS</b>				
	AT	6	ACHILLEA MILLEFOLIUM 'TERRA COTTA' / TERRA COTTA COMMON YARROW	1 GAL.
	CT	29	CERASTIUM TOMENTOSUM / SNOW IN SUMMER	1 GAL.
	ER	9	ECHINOPS RITRO / GLOBE THISTLE	1 GAL.
	HB	20	HEMEROCALLIS X 'DOUBLE YELLOW' / DOUBLE YELLOW DAYLILY	1 GAL.
	PA	25	PEROVSKIA ABROTANOIDES / RUSSIAN SAGE	1 GAL.
	LF	114	STEEL EDGER	

38TH AVENUE WIDENING  
INFRASTRUCTURE SITE PLAN  
TITLE: LANDSCAPE NOTES

DATE: APRIL 26, 2024



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

