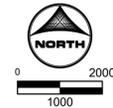
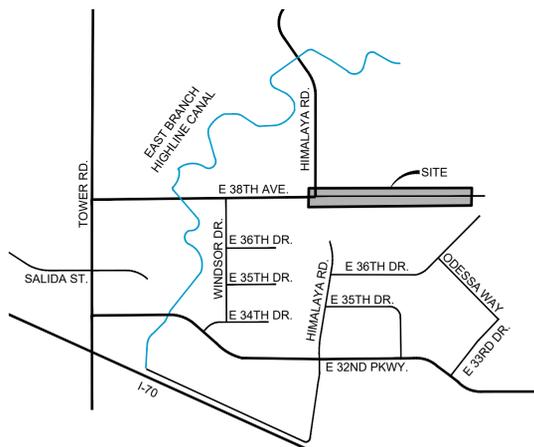


EAST 38TH AVENUE INFRASTRUCTURE SITE PLAN

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: _____

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:

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER BEING MONUMENTED BY A 3" DIAMETER PIPE WITH A 3-1/4" BRASS CAP STAMPED "CITY OF AURORA T3S 22 23 27 26 R66W 2006 PLS 23527" IN A RANGE BOX AND THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER BEING MONUMENTED BY A BENT 1" SMOOTH IRON BAR, WHICH BEARS SOUTH 89°45'06" WEST, A DISTANCE OF 2,651.21 FEET.

COORDINATE SYSTEM:

PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE CENTRAL ZONE 83(2011) COORDINATES. PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:

$$\text{PROJECT NORTHING} = (\text{STATE PLANE NORTHING} * 1.0002542620) - 1000000.00'$$

$$\text{PROJECT EASTING} = (\text{STATE PLANE EASTING} * 1.0002542620) - 3000000.00'$$

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

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

--

ENGINEER CONTACT(S):

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

PROJECT OWNER/OPERATOR(S):

TOWER METROPOLITAN DISTRICT
MICHAEL KAPOOR
20100 EAST 32ND PARKWAY, SUITE 150
AURORA, CO 80011
PH: 303-574-8903
MKAPOOR@MAJESTICREALTY.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

38TH AVENUE WIDENING
INFRASTRUCTURE SITE PLAN

TITLE: COVER SHEET

DATE: APRIL 2, 2025



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

SHEET: 01

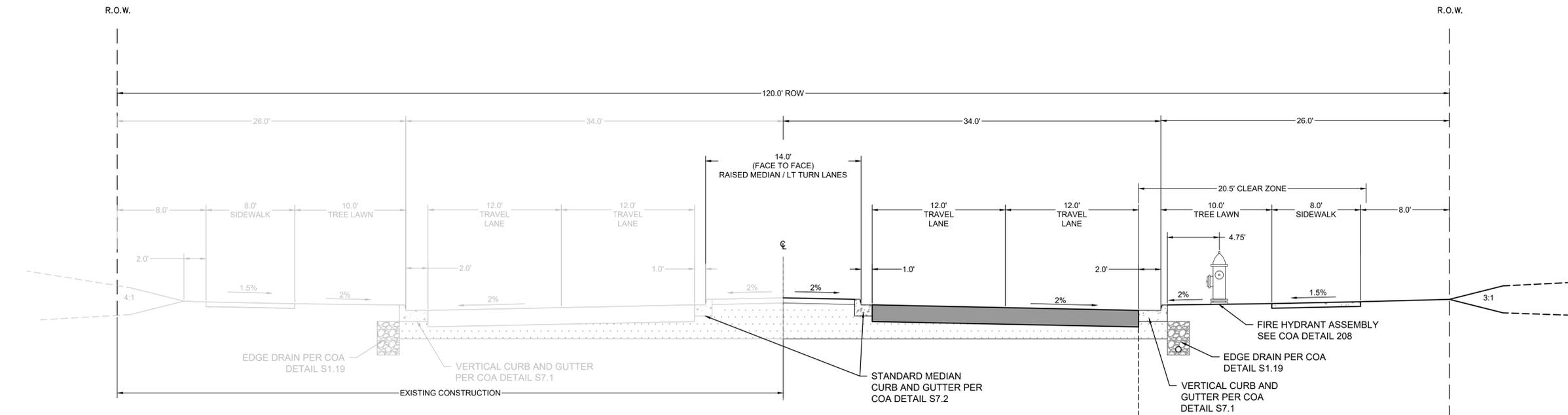
REQUIRED SITE PLAN NOTES

1. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED NO PARKING-FIRE LANE".
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
6. ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

7. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
9. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THIS SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN 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. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
11. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE. IN THE AURORA CITY 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.
12. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
13. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
14. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY PUBLIC EASEMENT OR FIRE LANE.
15. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH

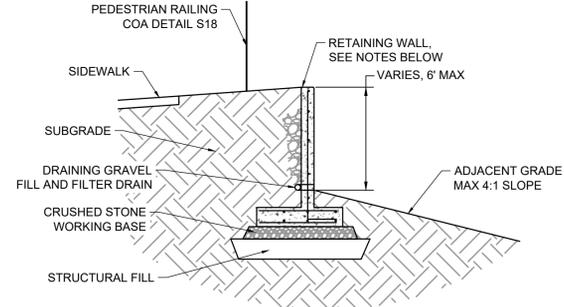
16. THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
17. PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 20 FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT. INSIDE AND 52 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED ON DEAD-END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF, OR COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1 1/2 INCH RIVER ROCK, CRUSHED GRANITE, OR OTHER AGGREGATE WITH NOT LESS THAN ONE INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS, IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.
18. THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE FIRE/LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSING IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THIS SITE.
19. EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINT OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATERLINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
20. ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIAL SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.
21. DEVELOPMENTS OF ONE-OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE

22. TRAFFIC SIGNAL ESCROWS WILL BE PAID CONSISTENT WITH CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE PER SECTION 147-37.5.
23. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
24. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE 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. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
25. THE DEVELOPER, TOWER METRO DISTRICT, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED UPON COMPLETION OF THE ROADWAY INFRASTRUCTURE.
26. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.



EAST 38TH AVENUE - 4 LANE ARTERIAL

2040 ADT: 15,800
DESIGN SPEED: 50 MPH



- NOTES:**
1. REFER TO SITE PLAN FOR LAYOUT OF WALL.
 2. WALL TO BE A REINFORCED CONCRETE CAST-IN-PLACE RETAINING WALL INSTALLED PER CONSTRUCTION DOCUMENTS.
 3. REFER TO STRUCTURAL CALCULATIONS PERFORMED BY HR GREEN ON 10/11/2024. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ENGINEERED SHOP DRAWINGS AND STRUCTURAL PERMITS.

PRIVATE 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.

Structural calculations for this wall have been reviewed and approved. Civil Plans were approved on 12/23/2024 EDN224360

REPEAT COMMENT FROM PREVIOUS REVIEW
Please remove this verbiage. Structural calculations must be submitted with 1st review of Civil Plans. See advisory note above.

Verbiage Removed. See response to advisory note.

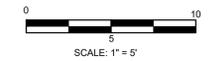
38TH AVENUE WIDENING INFRASTRUCTURE SITE PLAN
TITLE: NOTES & TYPICAL SECTIONS

DATE: APRIL 2, 2025



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

SHEET: 02



GENERAL NOTES:

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

ORDINANCE LANDSCAPE REQUIREMENTS AND CALCULATIONS

ONE TREE EVERY 40 LINEAR FOOT
 ONE SHRUB PER 40 SQUARE FEET OR SHRUB EQUIVALENTS MAY BE INSTALLED WITHIN THE CURBSIDE LANDSCAPE AREA.

- NO MORE THAN 40 PERCENT OF THE SHRUBS COUNT CAN BE ORNAMENTAL GRASSES PROVIDED AS SHRUB EQUIVALENTS.
- NO MORE THAN FIVE PERCENT OF PERENNIALS MAY BE PROVIDED AS SHRUB EQUIVALENTS.
- SHRUBS AND ORNAMENTAL GRASSES SHALL BE FIVE (5) GALLON AT TIME OF INSTALLATION.
- PERENNIALS SHALL BE PROVIDED AT A RATIO OF THREE TO ONE (3:1)- THREE ONE (1) GALLON PERENNIALS TO ONE FIVE (5) GALLON SHRUB.

REQUIRED LANDSCAPING:

38TH AVENUE:
 2,113 LF = 53 TREES

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

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

PROVIDED:

38TH AVENUE: 55 TREES

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



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



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

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

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

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

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE
DECIDUOUS TREES				
	AO	10	AESCULUS GLABRA OHIO BUCKEYE	2.5" CAL.
	CS	14	CATALPA SPECIOSA NORTHERN CATALPA	2.5" CAL.
	GK	12	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE	2.5" CAL.
	QB	8	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL.
	UP	11	ULMUS X 'MORTON GLOSSY' TRIUMPH™ ELM	2.5" CAL.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS SHRUBS				
	CC	84	CARYOPTERIS X CLANDONENSIS BLUE MIST SPIREA	5 GAL.
	CN	92	CHRYSOETHAMNUS NAUSEOSUS DWARF BLUE RABBITBRUSH	5 GAL.
	CA	6	COTONEASTER APICULATUS CRANBERRY COTONEASTER	5 GAL.
	FP	54	FALLUCIA PARADOXA APACHE PLUME	5 GAL.
	PD	13	PHILADELPHUS MICROPHYLLUS 'DESERT SNOW' MOCK ORANGE	5 GAL.
	RG	32	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL.
	RT	49	RHUS TRILOBATA SKUNKBUSH SUMAC	5 GAL.
	SH	9	SYRINGA X HYACINTHIFLORA 'EXCEL' EXCEL LILAC	5 GAL.

EVERGREEN SHRUBS				
	JF	17	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	5 GAL.
	JG	19	JUNIPERUS CONFERTA 'GOLDEN PACIFIC' GOLDEN PACIFIC SHORE JUNIPER	5 GAL.
	JB	25	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP CREEPING JUNIPER	5 GAL.

GRASSES				
	AG	44	ANDROPOGON GERARDII BIG BLUESTEM	5 GAL.
	BG	110	BOUTELOUA GRACILIS BLUE GRAMA GRASS	5 GAL.
	PR	50	PENNISETUM ALOPECUROIDES 'RUBRUM' PURPLE FOUNTAIN GRASS	5 GAL.
	SH2	62	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED	5 GAL.

PERENNIALS				
	AT	9	ACHILLEA MILLEFOLIUM 'TERRA COTTA' TERRA COTTA COMMON YARROW	1 GAL.
	CT	32	CERASTIUM TOMENTOSUM SNOW IN SUMMER	1 GAL.
	ER	9	ECHINOPS RITRO GLOBE THISTLE	1 GAL.
	HB	22	HEMEROCALLIS X 'DOUBLE YELLOW' DOUBLE YELLOW DAYLILY	1 GAL.
	PA	27	PEROVSKIA ABROTANOIDES RUSSIAN SAGE	1 GAL.
	LF	114	STEEL EDGER	

GROUND COVERS

SYMBOL	QTY	BOTANICAL / COMMON NAME
GROUND COVERS		
	13,569 SF	LOW GROW NATIVE
	62,989 SF	NATIVE SEEDING
	49,244 SF	ROCK MULCH

38TH AVENUE WIDENING
 INFRASTRUCTURE SITE PLAN
 TITLE: LANDSCAPE NOTES

DATE: APRIL 2, 2025



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