

SITUATED IN SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

THE DEVELOPER, HIS SUCCESSORS OR 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. A PUBLIC EASEMENT FOR INGRESS AND EGRESS AND FOR ACCESS FOR EMERGENCY VEHICLES IS GRANTED OVER THE CITY OF AURORA, ON AN ALTERNATING BASIS, TO THE CITY OF AURORA AND THE DEVELOPER, AS HEREIN DESIGNATED AS FIRE LANES AND EMERGENCY VEHICLE ROADS AND SHALL BE POSTED "NO PARKING - FIRE LANE."

WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND ARE POSTED AS SUCH.

"ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL, DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK, NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20. PROVIDING AN ALTERNATE ROUTE WITH A MAXIMUM SLOPE OF 1:50. CROSSWALKS SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES ACCESSIBILITY REQUIREMENTS BASED ON THE 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE ICC A117.1-2017.

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 A BUILDING PERMIT.

ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND PRIVATE UTILITY 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 PRIVATE UTILITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITY UTILITIES.

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 FROM THE 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 CITY OF AURORA 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 CONSTRUCTION WILL NOT BE ISSUED UNTIL THE CITY OF AURORA APPROVES THE ELECTRICAL AND PHOTOMETRIC PLANS.

PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROWN PAVEMENT 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 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 SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.

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 UNOBSSTRUCTED 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 SUBMITTAL BUILDING A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO BE AGREED TO BY THE APPROVED SUBDIVISION PLAN OF RECORD AT THE TIME OF A BUILDING PERMIT, AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAN 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 CONSTRUCTION OPERATIONS ARE CONDUCTED IN ACCORDANCE WITH THE CITY OF AURORA CITY CODE.

ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROJECT 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 ENCRACH INTO ANY EASEMENT OR FIRE LANE.

THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDING AND TO BE EASILY ACCESSIBLE AND AVAILABLE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C TO THE AURORA RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.

STATE ANY REQUESTED WAIVERS OF DEVELOPMENT STANDARDS AND THE APPLICABLE TERMS AND CONDITIONS PURSUANT THERETO.

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 INTERSECTING OR INTERACTING WITH PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS. SHOWS ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.

FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, SIGNAGE, AND STRIPING PACKAGE.

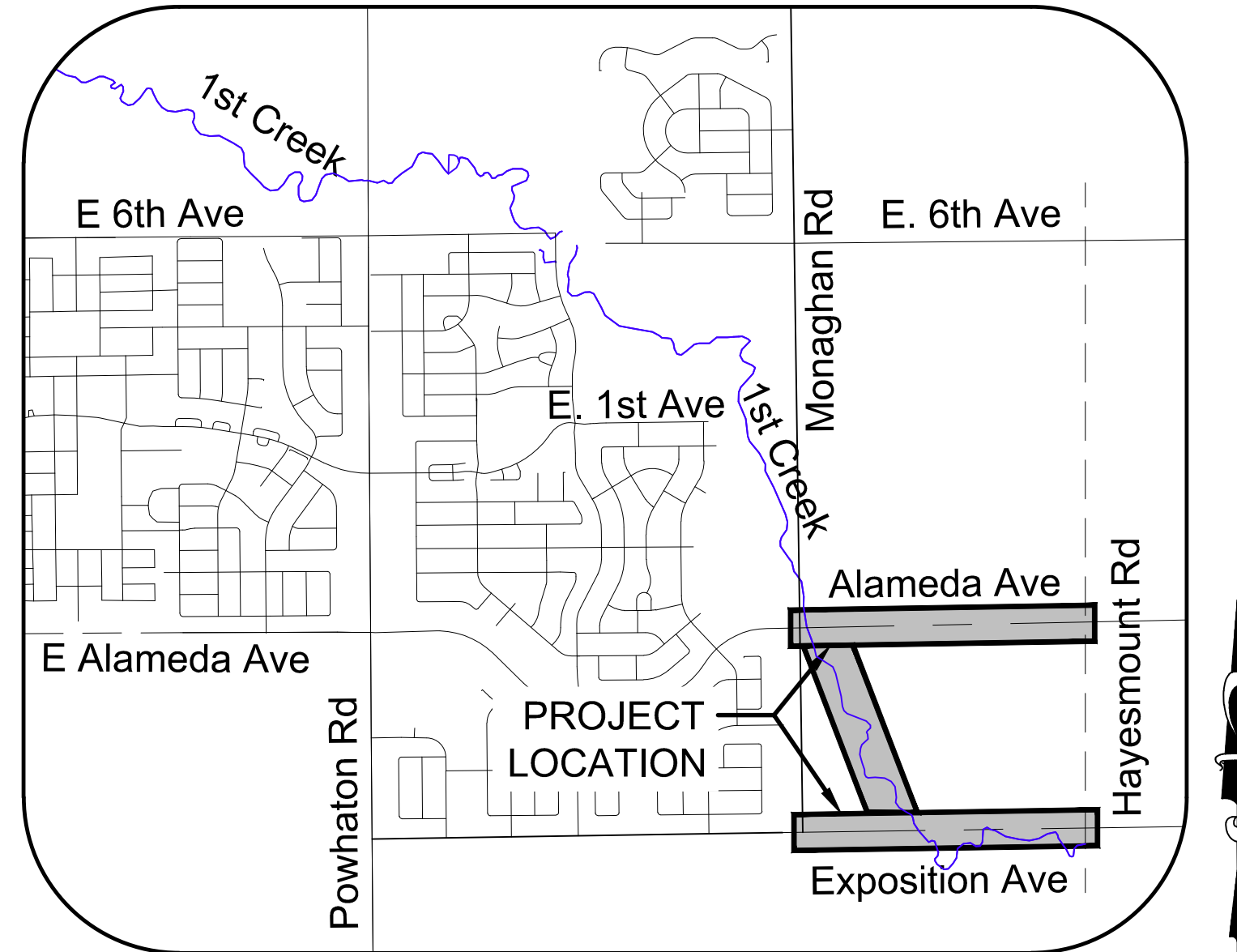
ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH CITY CODE OF THE CITY OF AURORA - VOLUME II - CHAPTER 126 - ARTICLE VII - SECTIONS 126-271 THROUGH 126-282.

THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).

THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE FINAL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBLE UNIT POINT VALUE FOR DWELLING UNITS FOR PERSONS WITH DISABILITIES AS PROVIDED IN C.R.S. 38-6-103. THE BUILDING UNIT SHALL BE CONSTRUCTED IN SUCH MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITY AND WITH COMPLIANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ICC A117.1 - 2017, OWNER OF PROPERTY TO HAVE PERFORMED.

ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE VERY 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 OR PARTIAL USE OF ANY EASEMENT OR RIGHTS-OF-WAY FOR ANY PURPOSES, INCLUDING BUT NOT LIMITED TO THE RIGHT TO 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.

SITE DATA	
CURRENT ZONE	R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
SITE AREA	60.05 ACRE
LANDSCAPE AREA	2.87 ACRE
RIGHT OF WAY AREA	11.99 ACRE



### VICINITY MAP

Sheet Number	Sheet Title
1	COVER SHEET
2	AREA GRADING PLAN
3	AREA GRADING PLAN
4	AREA GRADING PLAN
5	AREA GRADING PLAN
6	AREA GRADING PLAN
7	AREA GRADING PLAN
8	AREA GRADING PLAN
9	AREA UTILITY PLAN
10	AREA UTILITY PLAN
11	AREA UTILITY PLAN
12	AREA UTILITY PLAN
13	AREA UTILITY PLAN
14	AREA UTILITY PLAN
15	AREA UTILITY PLAN
16	AREA UTILITY PLAN
17	AREA UTILITY PLAN
18	ALAMEDA AVE SIGNAGE & STRIPING
19	ALAMEDA AVE SIGNAGE & STRIPING
20	EXPOSITION AVE SIGNAGE & STRIPING
21	EXPOSITION AVE SIGNAGE & STRIPING
22	COVER
23	PLANT SCHEDULE
24	LANDSCAPE PLAN
25	LANDSCAPE PLAN
26	LANDSCAPE PLAN
27	LANDSCAPE PLAN
28	LANDSCAPE PLAN
29	LANDSCAPE DETAILS

**PROPERTY OWNERS:**  
MELCOR/TC AURORA, LLC  
C/O MARATHON LAND COMPANY  
9750 W. CAMBRIDGE PLACE  
LITTLETON CO 80127  
TEL: (303) 920-9400  
FAX: (303) 920-9440  
CONTACT: JAMES SPEHALSKI

**CIVIL ENGINEER/SURVEYOR:**  
**WESTWOOD PROFESSIONAL SERVICES**  
 10333 E DRY CREEK ROAD, SUITE 400  
 ENGLEWOOD, CO 80112  
 CONTACT: DANIEL OSMULSKI  
 PHONE: (720) 249-3530  
 EMAIL: DANIEL.OSMULSKI@WESTWOODPS.COM

**LANDSCAPE ARCHITECT:**  
PCS GROUP INC.  
200 KALAMATH ST  
DENVER, CO 80223  
CONTACT: GARRETT GRAHAM  
PHONE: (303) 531-4905  
EMAIL: GARRETT@PCSGROUPCO.COM

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.

IN WITNESS THEREOF, \_\_\_\_\_ HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_  
AD. \_\_\_\_\_.

BY: \_\_\_\_\_  
(PRINCIPALS OR OWNERS)

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

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 COMMISSION EXPIRES \_\_\_\_\_

NOTARY BUSINESS ADDRESS:

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

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

PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

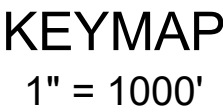
CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_

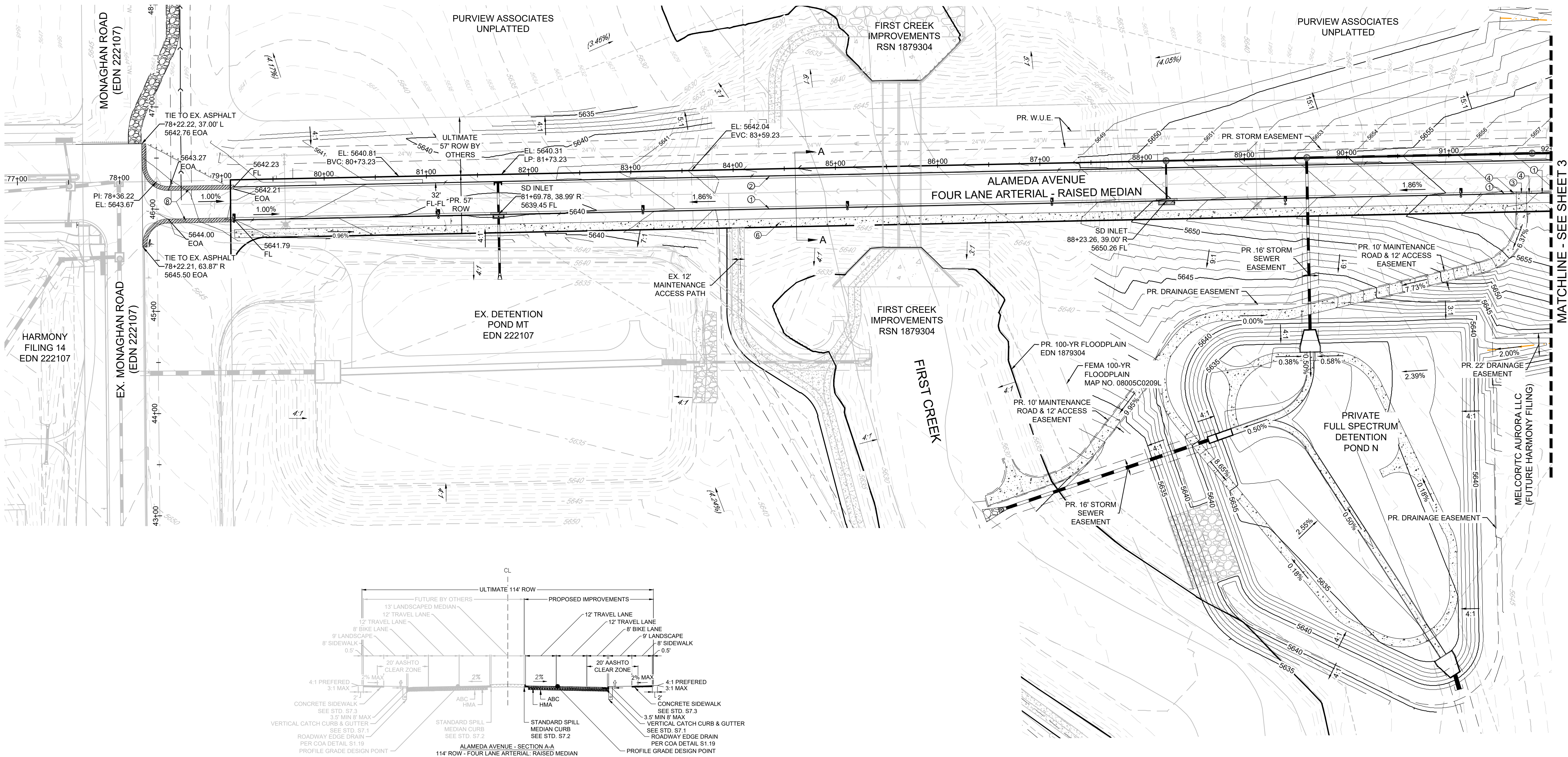
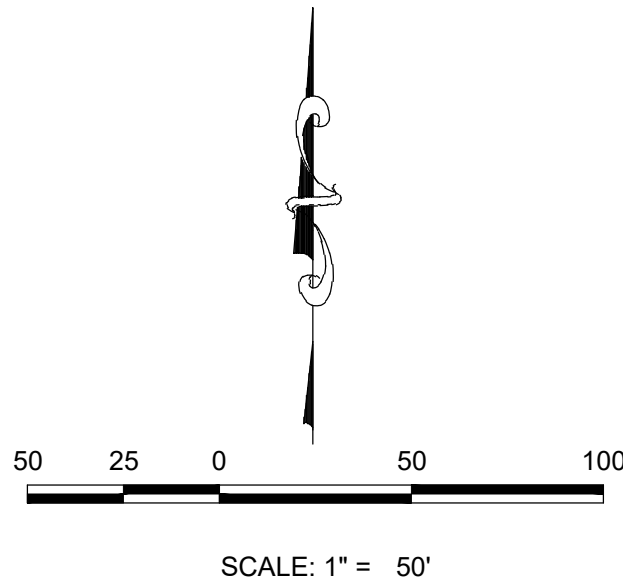
DATABASE APPROVAL DATE: \_\_\_\_\_


AD	ANGLE DIFFERENCE	PVI	POINT OF VERT. INTERSECTION
BVC	BEGIN VERTICAL CURVE	PVT	POINT OF VERTICAL TANGENT
BVP	BEGIN VERTICAL PROFILE	RCBC	REINFORCED CONCRETE BOX
CL	CENTERLINE		CULVERT
CO	CLEANOUT FOR UNDERDRAIN	RCP	REINFORCED CONCRETE PIPE
DUE	DRAINAGE AND UTILITY EASEMENT	ROW	RIGHT OF WAY
E	ELEVATION	RD	RAW WATER LINE
EOL	EDGE OF PAVEMENT	SD	STORM DRAIN
EVP	END VERTICAL CURVE	SL	SECTION LINE
EVF	END VERTICAL PROFILE	SS	EDGE OF SHOULDER OFFSET
FG	FINISHED GROUND	S	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GE	GAS EASEMENT	S.U.E.	SANITARY UTILITY EASEMENT
HP	HIGH POINT	TBC	TOP OF CURB
INV	INVERT	TOB	TOP OF BERM
K	CURVATURE COEFFICIENT	T.O.P.	TOP OF PIPE
LF	LINEAR FEET	UE	UTILITY EASEMENT
MH	MANHOLE	VC	VERTICAL CURVE
N.T.S.	NOT TO SCALE	WL	WATER LINE
PL	POLYLINE	WSE	WATER SURFACE ELEVATION
PVC	PROPERTY VINYL CHLORIDE	W.U.E.	WATER UTILITY EASEMENT

	EXISTING MAJOR CONTOUR EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR PROPOSED MINOR CONTOUR
	EXISTING OVERLAND FLOW PROPOSED OVERLAND FLOW
	CENTERLINE RIGHT-OF-WAY
	EASEMENT LINE EXISTING EASEMENT LINE
	EXISTING STORM INLET PROPOSED STORM INLET
	PROPOSED FLARED END SECTION PROPOSED STORM DRAIN WITH MANHOLE
	OVERLAND DRAINAGE PATH TYPE 3 BARRICADE
	PROPOSED 6" VERTICAL CATCH CURB AND GUTTER (COA STD S7.1)
	PROPOSED 6" VERTICAL MEDIAN CURB AND GUTTER (COA STD S7.2)
	PROPOSED 6" MOUNTABLE CATCH CURB AND GUTTER (COA STD S7.1)
	PROPOSED 6" VERTICAL TO MOUNTABLE TRANSITION CURB AND GUTTER
	TYPICAL 6' SIDEWALK (COA STD S7.3)
	TYPICAL 8' SIDEWALK (COA STD S7.3)
	TYPICAL ADA RAMP (COA STD S9.1)
	PROPOSED 4' PAVED SHOULDER



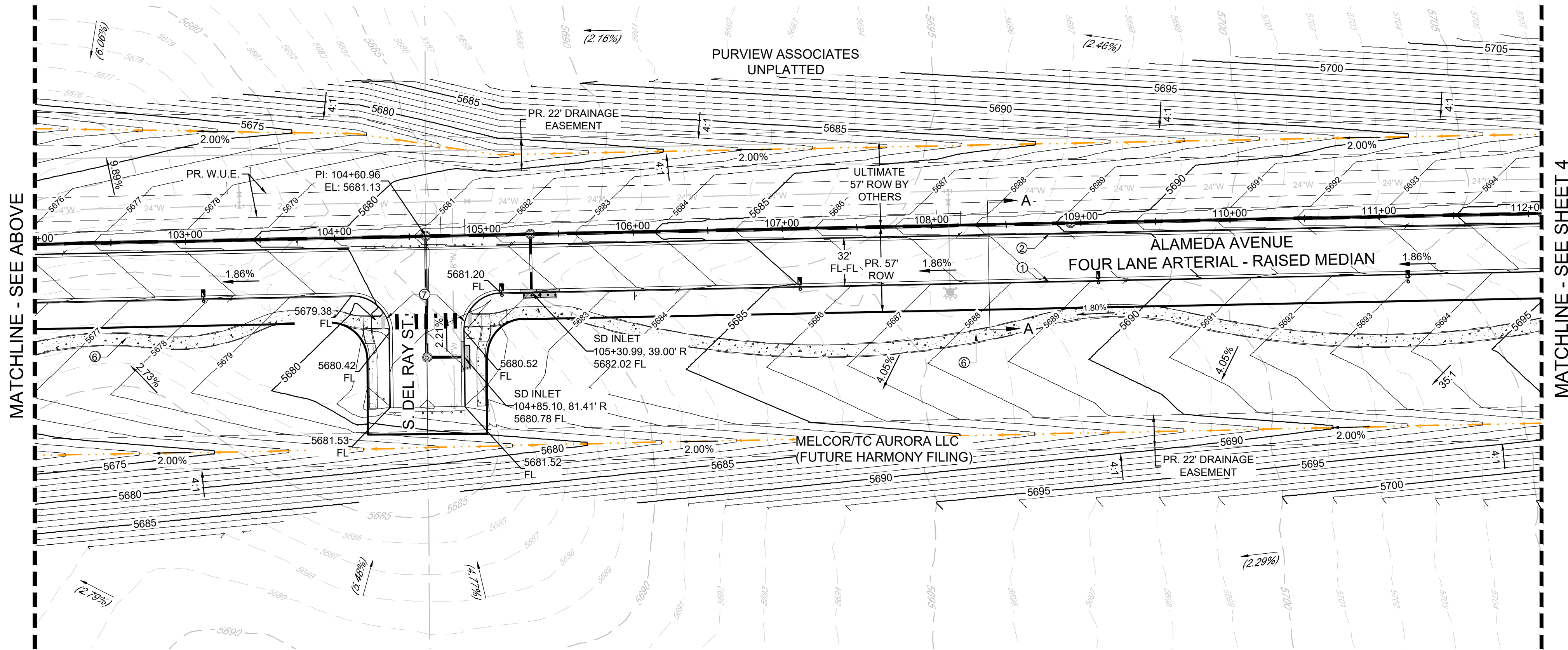
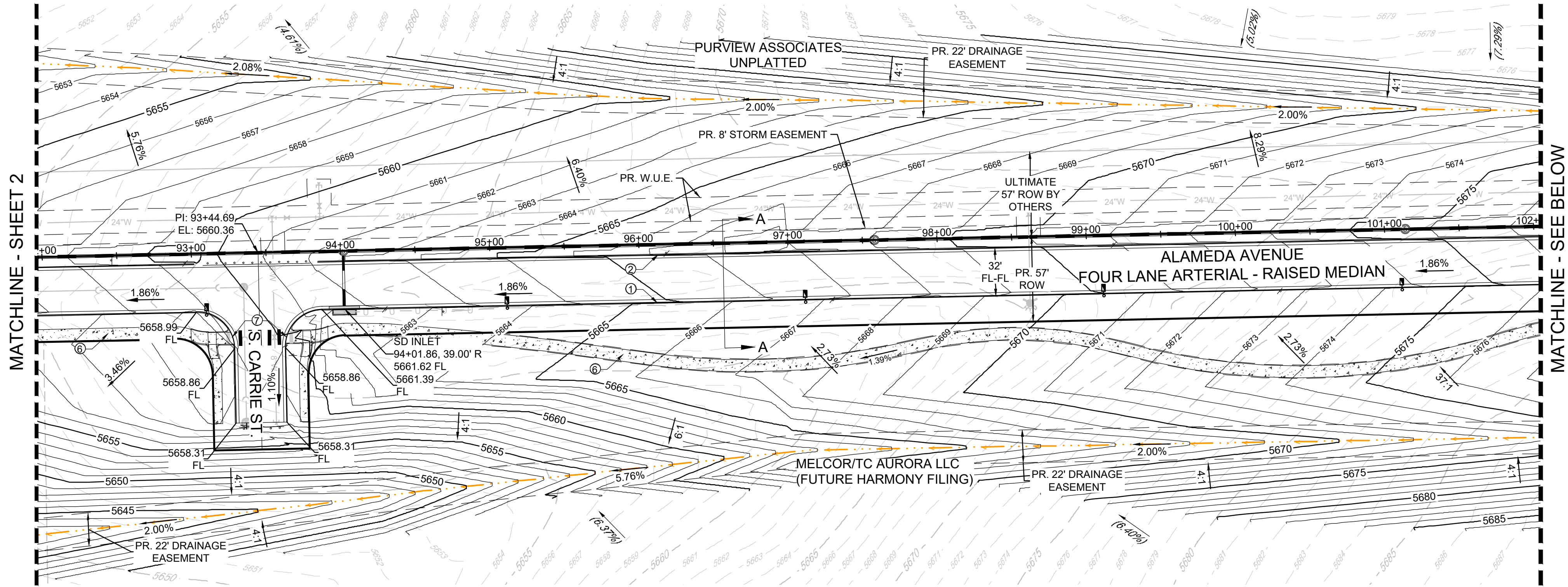
1. MAXIMUM SLOPES SHALL BE 3:1 UNLESS APPROVED BY PUBLIC WORKS AND PLANNING DEPARTMENTS. THE MAXIMUM LANDSCAPED GRADES WITHIN PUBLIC RIGHT-OF-WAYS SHALL BE 4:1 UNLESS OTHERWISE APPROVED BY PUBLIC WORKS.
2. ALL STORM DRAIN IS PUBLIC AND SIZED FOR THE 100-YR STORM EVENT (TYP.) UNLESS OTHERWISE NOTED.
3. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL AN ELEVATION CERTIFICATE HAD BEEN SUBMITTED TO AND APPROVED BY THE ENGINEERING DIVISION. THE DEVELOPER/CONTRACTOR IS ENCOURAGED TO VERIFY THE ADEQUACY OF LOT GRADES AND TO REQUEST ELEVATION ADJUSTMENTS PRIOR TO POURING A FOUNDATION. IT IS RECOMMENDED THE ELEVATION CERTIFICATE BE SUBMITTED AT LEAST A WEEK IN ADVANCE OF A REQUEST FOR A CERTIFICATE OF OCCUPANCY.
4. ALL POND IMPROVEMENTS TO BE PRIVATE UNLESS OTHERWISE NOTED AND TO BE MAINTAINED WITHIN THE DISTRICT.
5. ALL SIDEWALKS AND TRAILS SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE AND MAXIMUM 2% CROSS SLOPE.



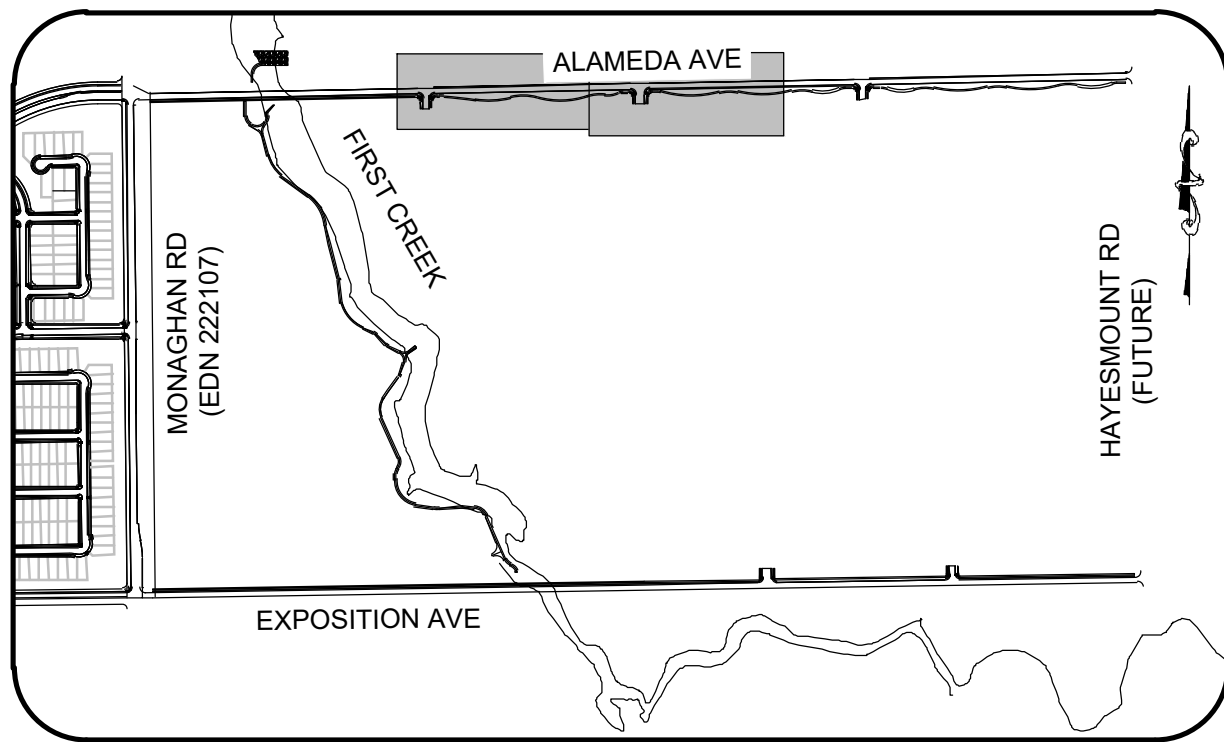
- PEDESTRIAN ACTIVITY LEVEL: LOW
- ADJACENT LAND USE CATEGORY: SINGLE FAMILY RESIDENTIAL
- PAVEMENT TYPE: R3
- DESIGN SPEED: 50 MPH
- 11,310 ADT (2040)

SHEET NUMBER  <div>2</div>	DRAWN BY: <div>ACM</div>	SCALE: AS SHOWN	ALAMEDA & EXPOSITION AVENUE INFRASTRUCTURE SITE PLAN  AREA GRADING PLAN	MELCOR/TC AURORA, LLC C/O MARATHON LAND COMPANY 9750 W. CAMBRIDGE PLACE LITTLETON, CO 80127 TEL: (303) 920-9400	<div>Westwood</div> <div>10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526</div> <div>Westwoodps.com Westwood Professional Services, Inc.</div>									
		CHECKED BY:												
	DATE:	FILE NO:												
		R0057802.01												
		APRIL 2025												
										No.	Revisions	Date	Init.	Appr.

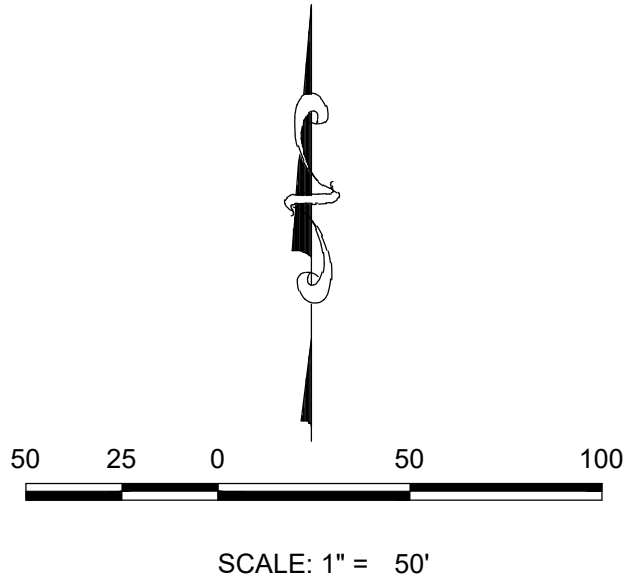
N:\PROJECT\30175604 SAND CREEK\CA\ENGINEERING\SHSHEET SETS\CS\CS\SP - ALAMEDA & EXPOSITION\ALAMEDA AVE CSP - AREA GRADING PLAN.DWG, MKHARAKH, 5/6/23



MATCHLINE - SEE SHEET 4



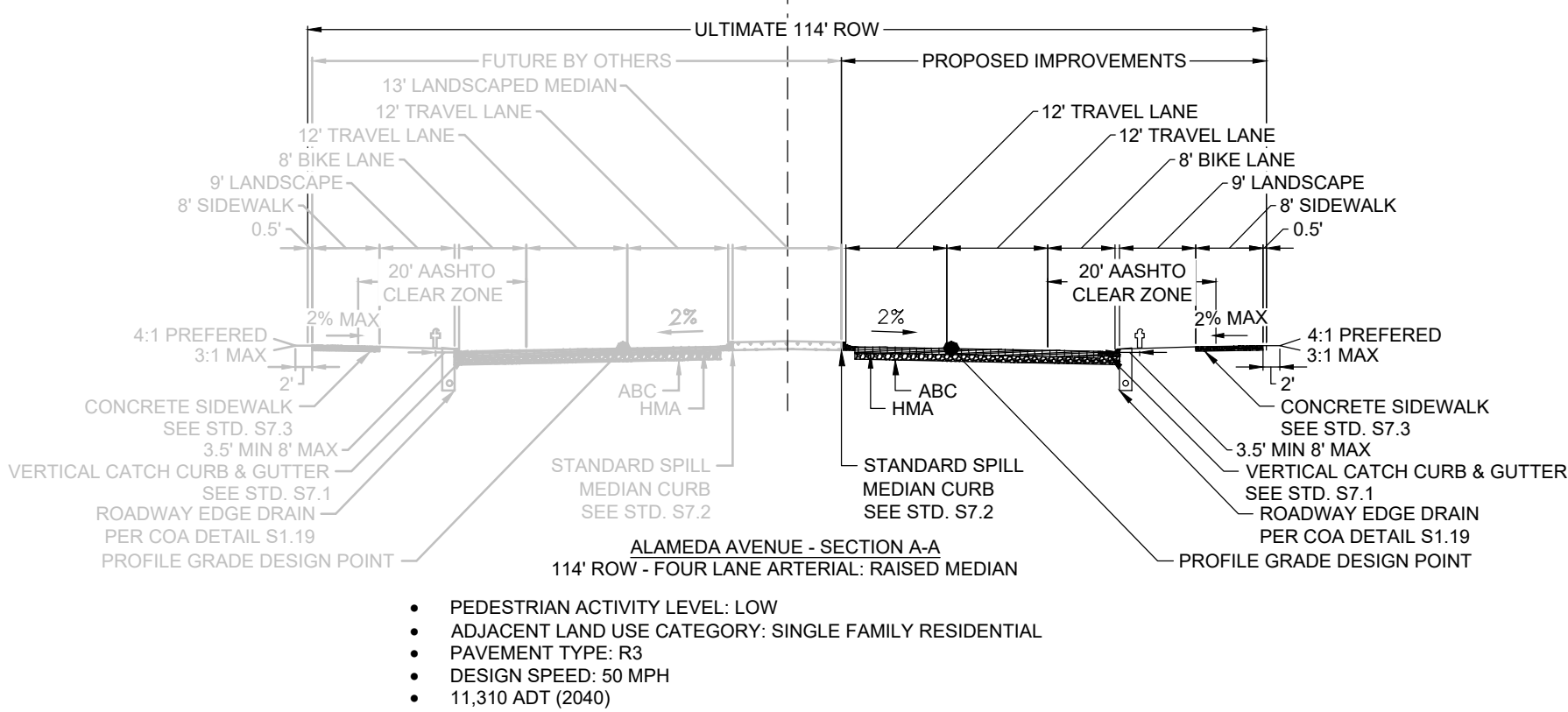
KEYMAP  
1" = 1000'



LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING OVERLAND FLOW
	PROPOSED OVERLAND FLOW
	CENTERLINE
	RIGHT-OF-WAY
	EASEMENT LINE
	EXISTING EASEMENT LINE
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
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	PROPOSED 6" VERTICAL CATCH CURB AND GUTTER (COA STD S7.1)
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	PROPOSED 4" PAVED SHOULDER

NOTES:

1. MAXIMUM SLOPES SHALL BE 3:1 UNLESS APPROVED BY PUBLIC WORKS AND PLANNING DEPARTMENTS. THE MAXIMUM LANDSCAPED GRADES WITHIN PUBLIC RIGHT-OF-WAYS SHALL BE 4:1 UNLESS OTHERWISE APPROVED BY PUBLIC WORKS.
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ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVI	POINT OF VERT. INTERSECTION
BVC	BEGIN VERTICAL CURVE	PVT	POINT OF VERTICAL TANGENT
BVP	BEGIN VERTICAL PROFILE	RCBC	REINFORCED CONCRETE BOX CULVERT
CL	CENTERLINE	RCP	REINFORCED CONCRETE PIPE
CO	CLEANOUT FOR UNDERDRAIN	ROW	RIGHT OF WAY
DUE	DRAINAGE AND UTILITY EASEMENT	RW	RAW WATER LINE
EL	ELEVATION	SD	STORM DRAIN
EOP	EDGE OF PAVEMENT	SL	SECTION LINE
EVC	END VERTICAL CURVE	SO	EDGE OF 6' SHOULDER OFFSET
EVP	END VERTICAL PROFILE	SS	SANITARY SEWER
FG	FINISHED GROUND	STA	STATION
FL	FLOW LINE	S.U.E.	SANITARY UTILITY EASEMENT
GE	GAS EASEMENT	TBC	TOP OF CURB
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INV	INVERT	T.O.P.	TOP OF PIPE
K	CURVATURE COEFFICIENT	UE	UTILITY EASEMENT
LF	LINEAR FEET	VC	VERTICAL CURVE
MH	MANHOLE	WL	WATER LINE
N.T.S.	NOT TO SCALE	WSE	WATER SURFACE ELEVATION
PL	PROPERTY LINE	W.U.E.	WATER UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE		

**Westwood**

10333 E DRY CREEK RD.  
SUITE 400  
ENGLEWOOD, CO 80112  
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MELCOR/Tc AURORA, LLC  
C/O MARATHON LAND COMPANY  
9750 W. CAMBRIDGE PLACE  
LITTLETON, CO 80127  
TEL: (303) 920-9400

ALAMEDA & EXPOSITION AVENUE  
INFRASTRUCTURE SITE PLAN

AREA GRADING PLAN

SCALE: AS SHOWN

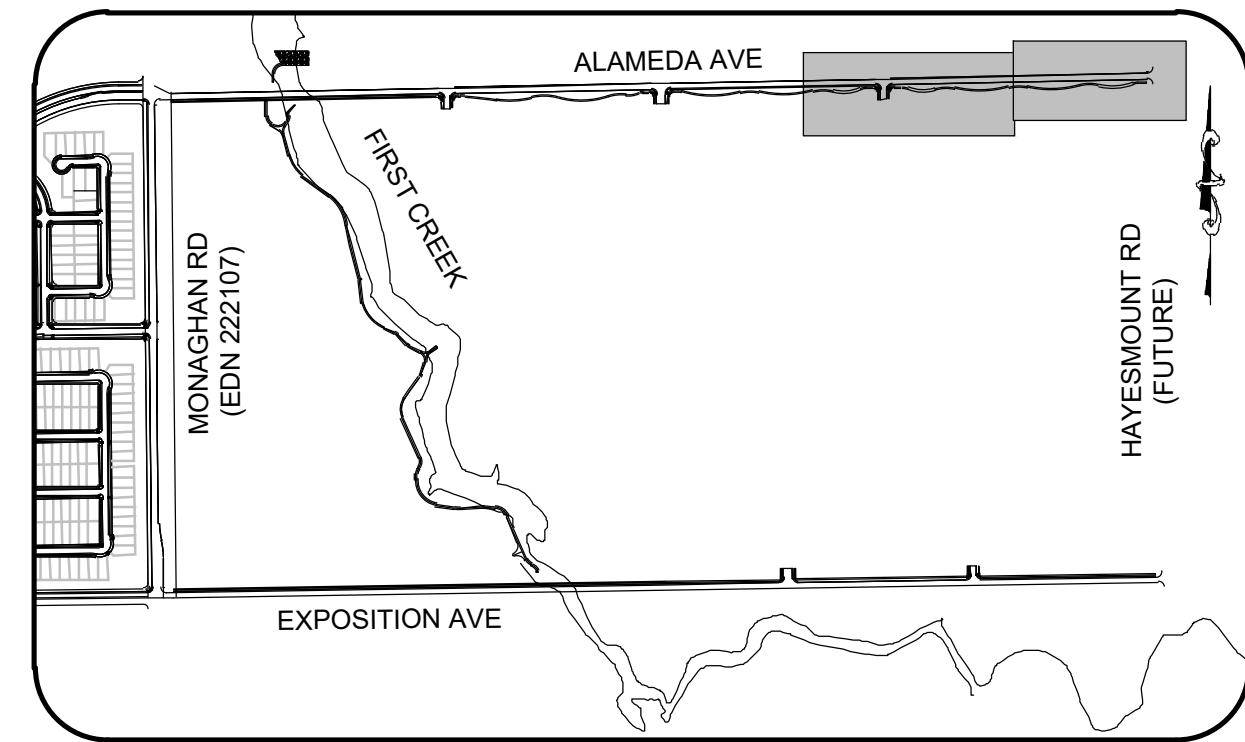
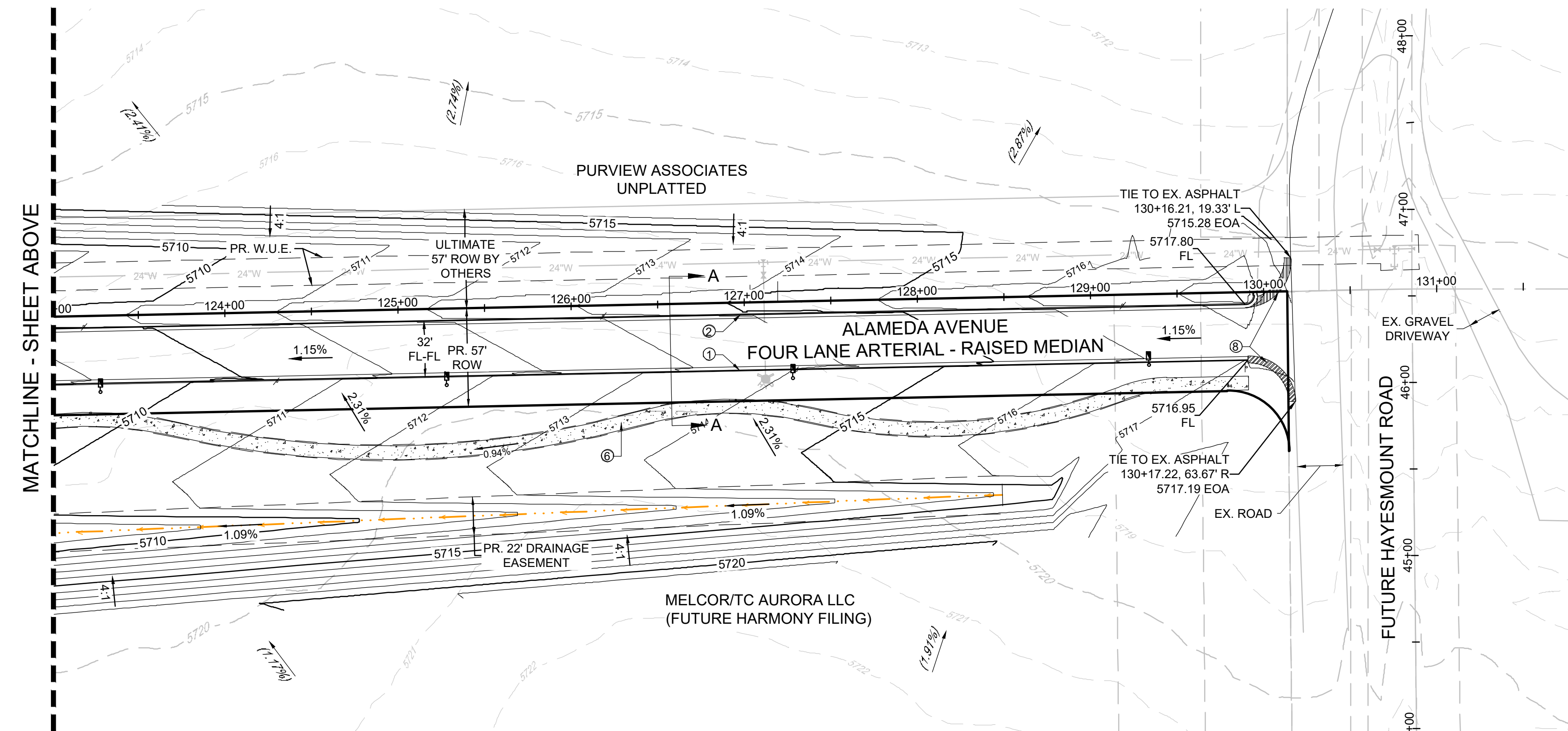
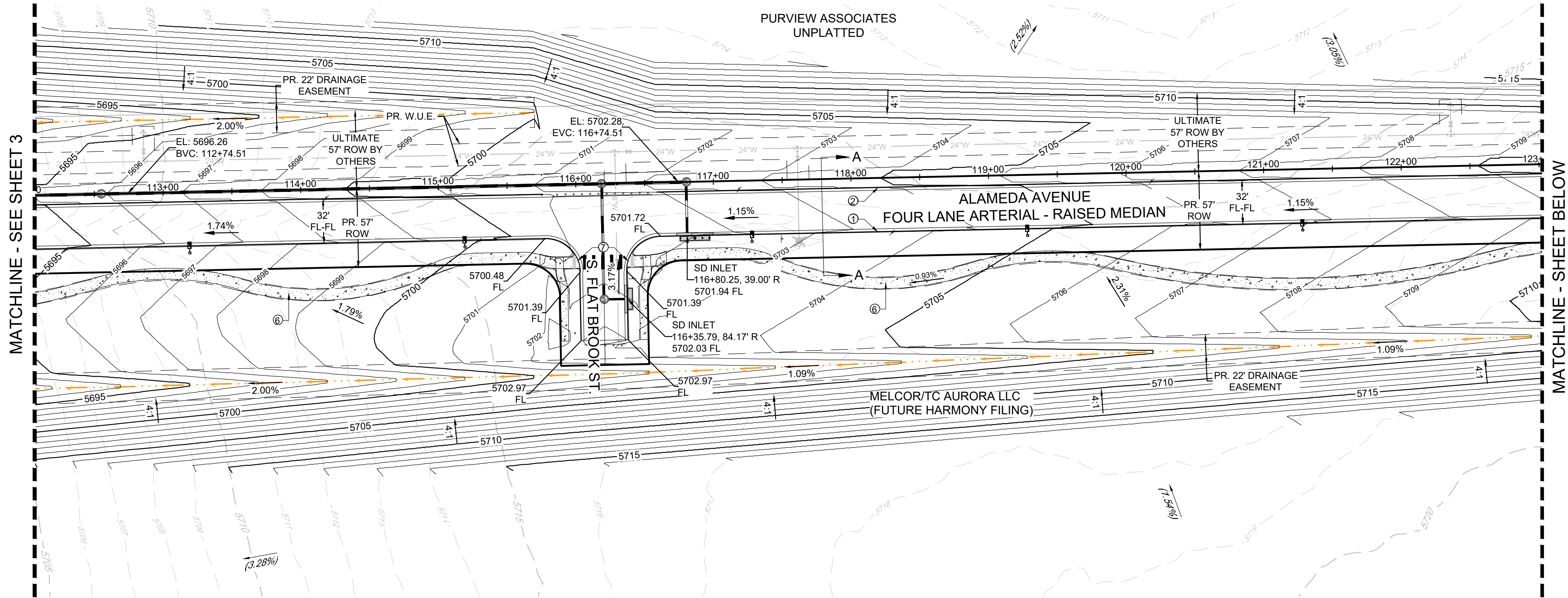
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CHECKED BY: DJO  
DATE: APRIL 2023

FILE NO: R0057802.01

SHEET NUMBER

3

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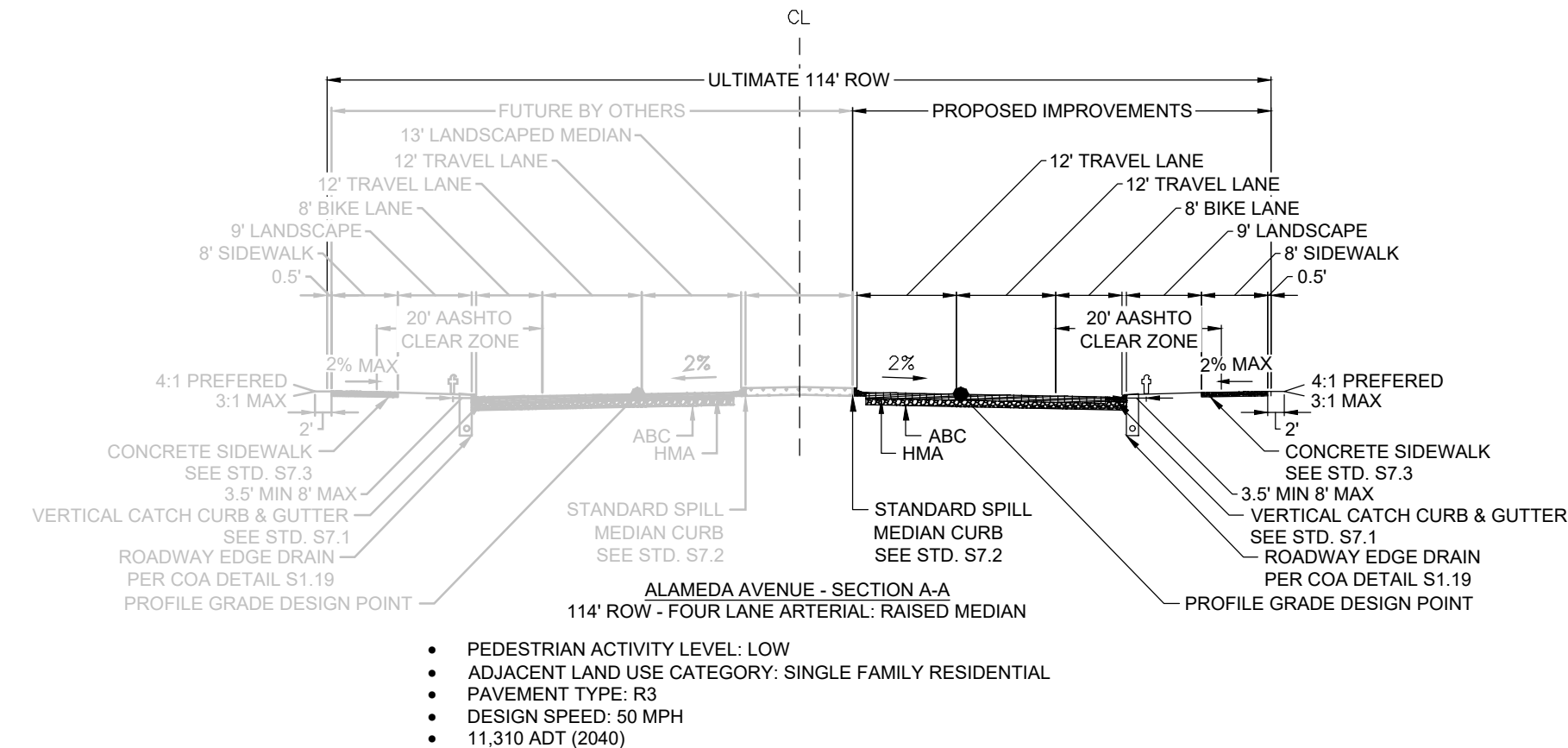
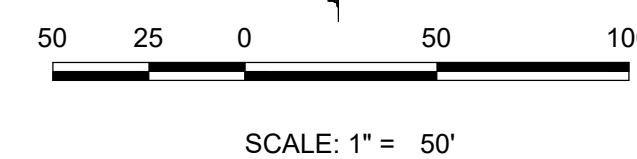


KEYMAP  
1" = 1000'

LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING OVERLAND FLOW
	PROPOSED OVERLAND FLOW
	CENTERLINE
	RIGHT-OF-WAY
	EASEMENT LINE
	EXISTING EASEMENT LINE
	EXISTING STORM INLET
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN WITH MANHOLE
	OVERLAND DRAINAGE PATH
	TYPE 3 BARRICADE
	PROPOSED 6" VERTICAL CATCH CURB AND GUTTER (COA STD S7.1)
	PROPOSED 6" VERTICAL MEDIAN CURB AND GUTTER (COA STD S7.2)
	PROPOSED 6" MOUNTABLE CATCH CURB AND GUTTER (COA STD S7.1)
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	TYPICAL 6" SIDEWALK (COA STD S7.3)
	TYPICAL 8" SIDEWALK (COA STD S7.3)
	TYPICAL ADA RAMP (COA STD S9.1)
	PROPOSED 4" PAVED SHOULDER

#### NOTES:

1. MAXIMUM SLOPES SHALL BE 3:1 UNLESS APPROVED BY PUBLIC WORKS AND PLANNING DEPARTMENTS. THE MAXIMUM LANDSCAPED GRADES WITHIN PUBLIC RIGHT-OF-WAYS SHALL BE 4:1 UNLESS OTHERWISE APPROVED BY PUBLIC WORKS.
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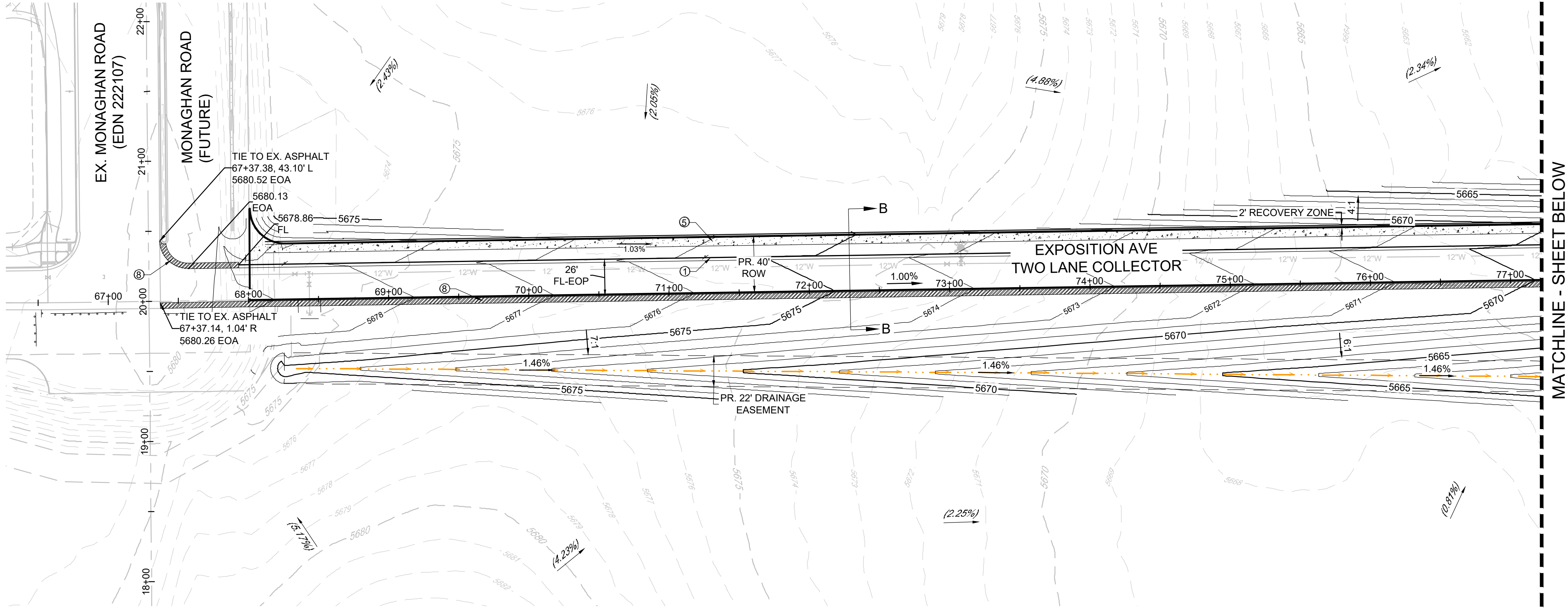
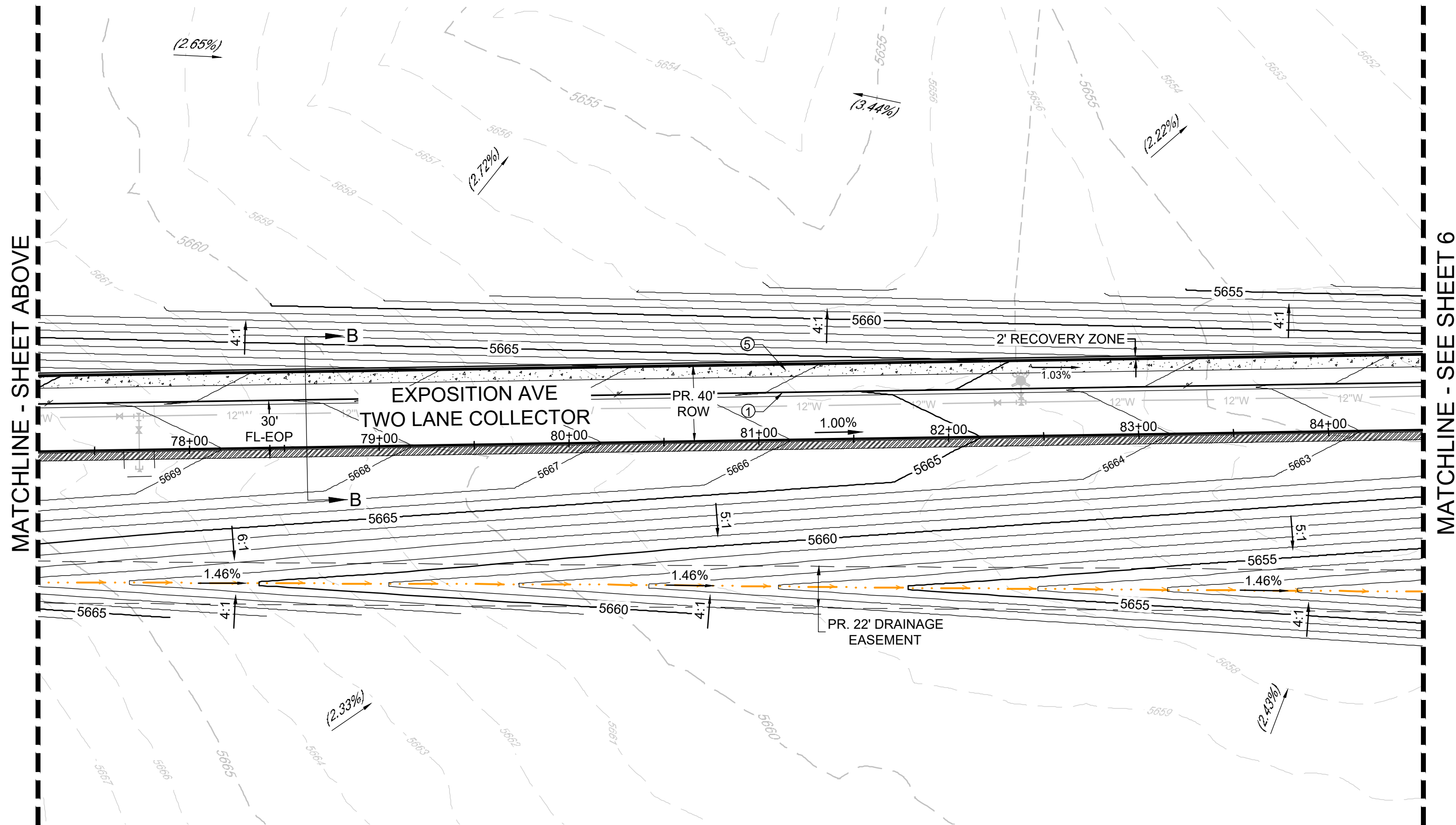


#### ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVI	POINT OF VERT. INTERSECTION
BVC	BEGIN VERTICAL CURVE	PVT	POINT OF VERTICAL TANGENT
BVP	BEGIN VERTICAL PROFILE	RCBC	REINFORCED CONCRETE BOX CULVERT
CL	CENTERLINE	RCP	REINFORCED CONCRETE PIPE
CO	CLEANOUT FOR UNDERDRAIN	ROW	RIGHT OF WAY
DUE	DRAINAGE AND UTILITY EASEMENT	RW	RAW WATER LINE
EL	ELEVATION	SD	STORM DRAIN
EOP	EDGE OF PAVEMENT	SL	SECTION LINE
EVC	END VERTICAL CURVE	SO	EDGE OF 6' SHOULDER OFFSET
EVP	END VERTICAL PROFILE	SS	SANITARY SEWER
FG	FINISHED GROUND	STA	STATION
FL	FLOW LINE	S.U.E.	SANITARY UTILITY EASEMENT
GE	GAS EASEMENT	TBC	TOP OF CURB
HP	HIGH POINT	TBC	TOP OF CURB
INV	INVERT	TBC	TOP OF BERM
K	CURVATURE COEFFICIENT	T.O.P.	TOP OF PIPE
LF	LINEAR FEET	UE	UTILITY EASEMENT
MH	MANHOLE	VC	VERTICAL CURVE
N.T.S.	NOT TO SCALE	WL	WATER LINE
PL	PROPERTY LINE	WSE	WATER SURFACE ELEVATION
PVC	POLYVINYL CHLORIDE	W.U.E.	WATER UTILITY EASEMENT

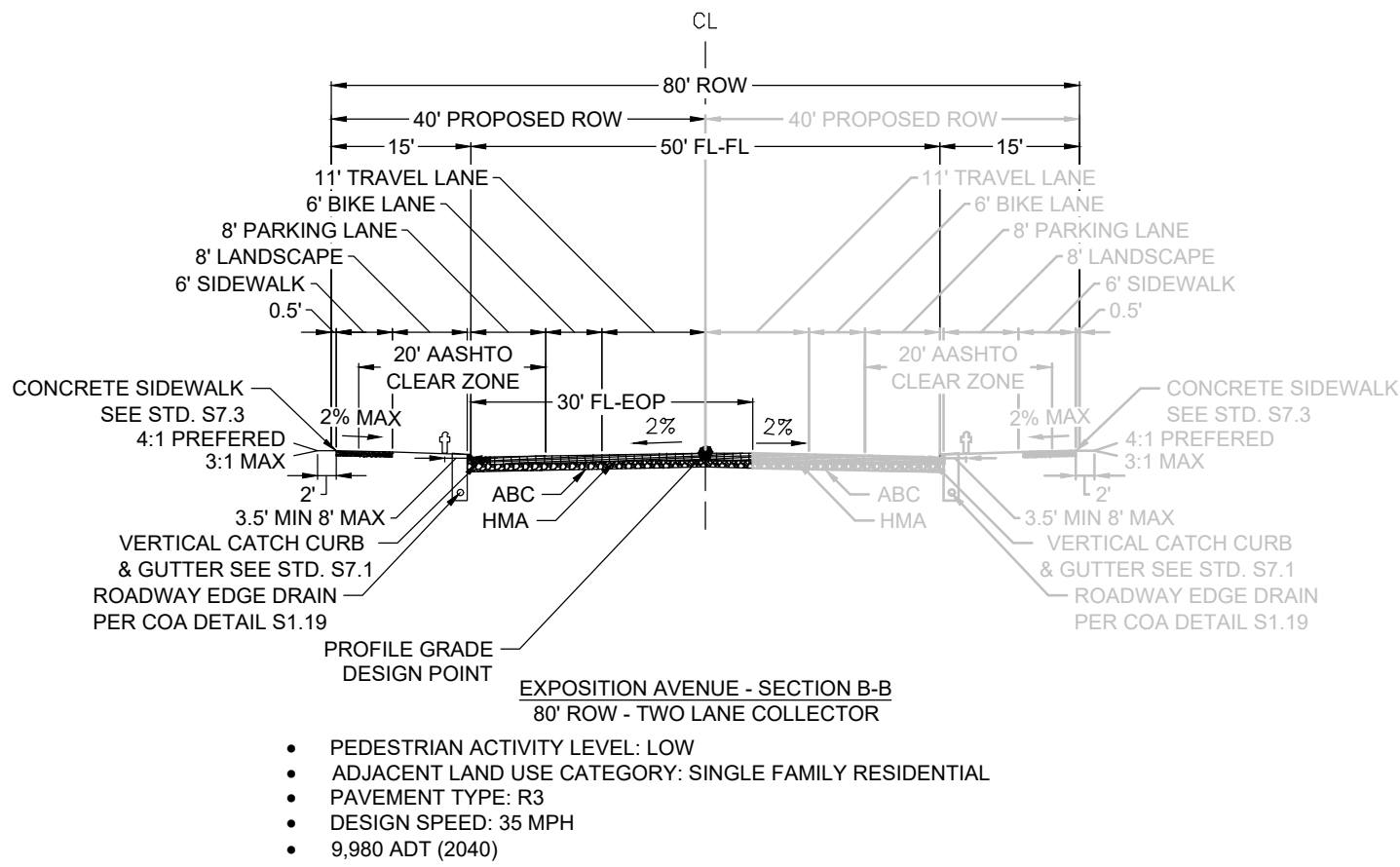
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DRAWN BY: ACW		SCALE: AS SHOWN		SHEET NUMBER 4			
CHECKED BY: DJO		FILE NO: R0057802.01		DATE: APRIL 2025			

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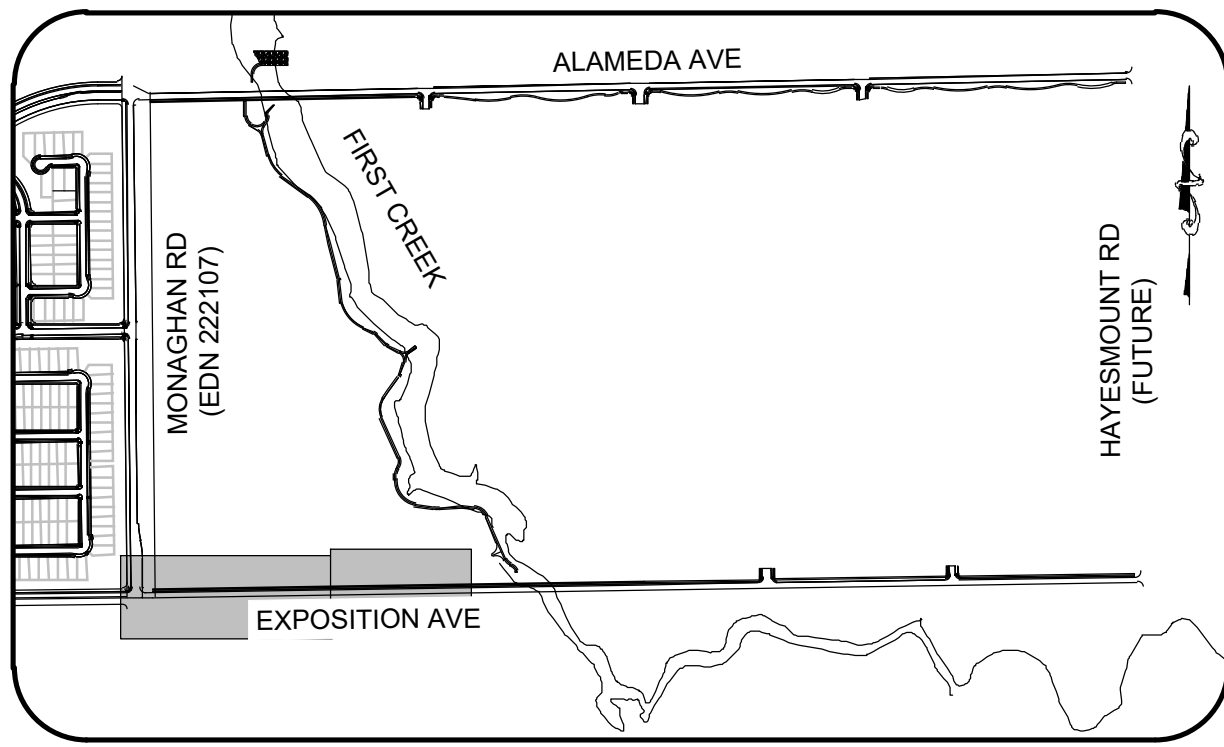


LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING OVERLAND FLOW
	PROPOSED OVERLAND FLOW
	CENTERLINE
	RIGHT-OF-WAY
	EASEMENT LINE
	EXISTING EASEMENT LINE
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN WITH MANHOLE
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	TYPE 3 BARRICADE
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	PROPOSED 4" PAVED SHOULDER

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BVP	BEGIN VERTICAL PROFILE
CL	CENTERLINE
CO	CLEANOUT FOR UNDERDRAIN
DUE	DRAINAGE AND UTILITY EASEMENT
EL	ELEVATION
EOP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EVP	END VERTICAL PROFILE
FG	FINISHED GROUND
FL	FLOW LINE
GE	GAS EASEMENT
HP	HIGH POINT
INV	INVERT
K	CURVATURE COEFFICIENT
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SD	STORM DRAIN
SL	SECTION LINE
SO	EDGE OF 6' SHOULDER OFFSET
SS	SANITARY SEWER
STA	STATION
S.U.E.	SANITARY UTILITY EASEMENT
TBC	TOP OF CURB
TOB	TOP OF BERM
T.O.P.	TOP OF PIPE
UE	UTILITY EASEMENT
VC	VERTICAL CURVE
WL	WATER LINE
WSE	WATER SURFACE ELEVATION
W.U.E.	WATER UTILITY EASEMENT



Westwood

10333 E DRY CREEK RD.  
SUITE 400  
ENGLEWOOD, CO 80112  
TEL: 720.482.9526  
Westwoodops.com  
Westwood Professional Services, Inc.

MELCORIC AURORA, LLC  
C/O MARATHON LAND COMPANY  
9750 W. CAMBRIDGE PLACE  
LITTLETON, CO 80127  
TEL: (303) 920-9400

ALAMEDA & EXPOSITION AVENUE  
INFRASTRUCTURE SITE PLAN  
AREA GRADING PLAN

SCALE:  
AS SHOWN

CHECKED BY:  
ACW

DRAWN BY:  
ACW

FILE NO:  
DJO

DATE:  
APRIL 2025

R0057802.01

Revisions

No.

Date

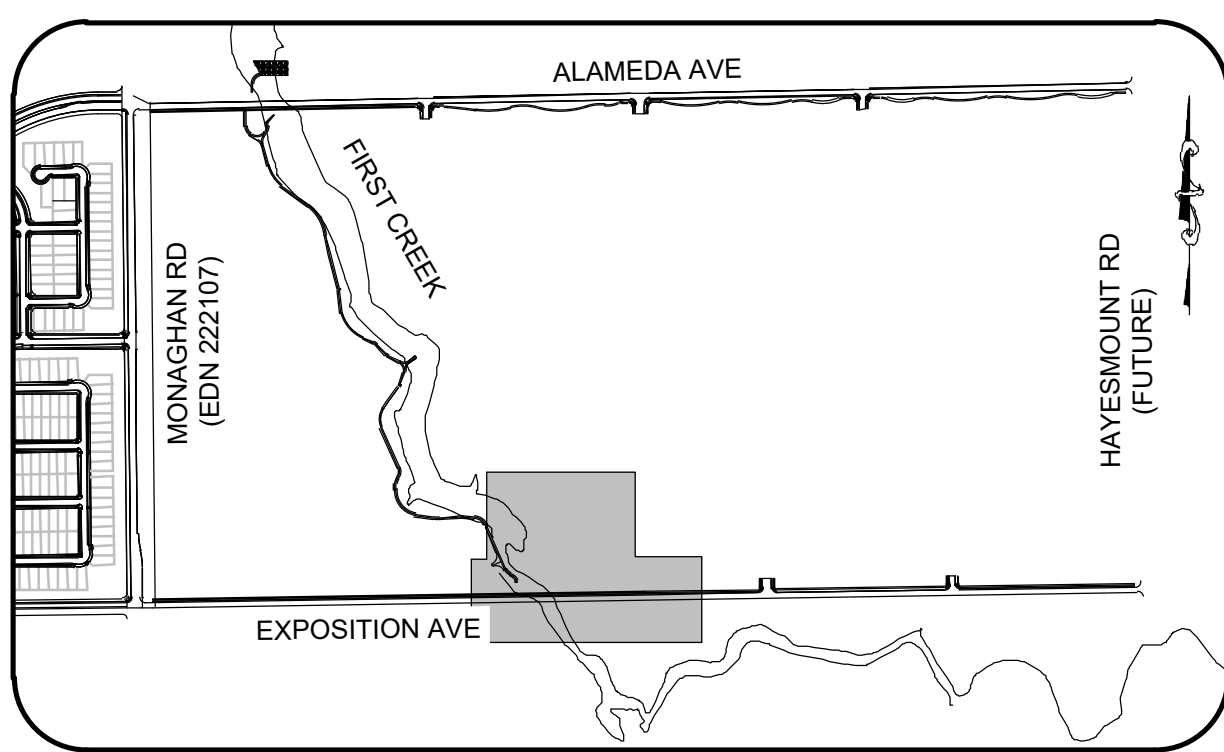
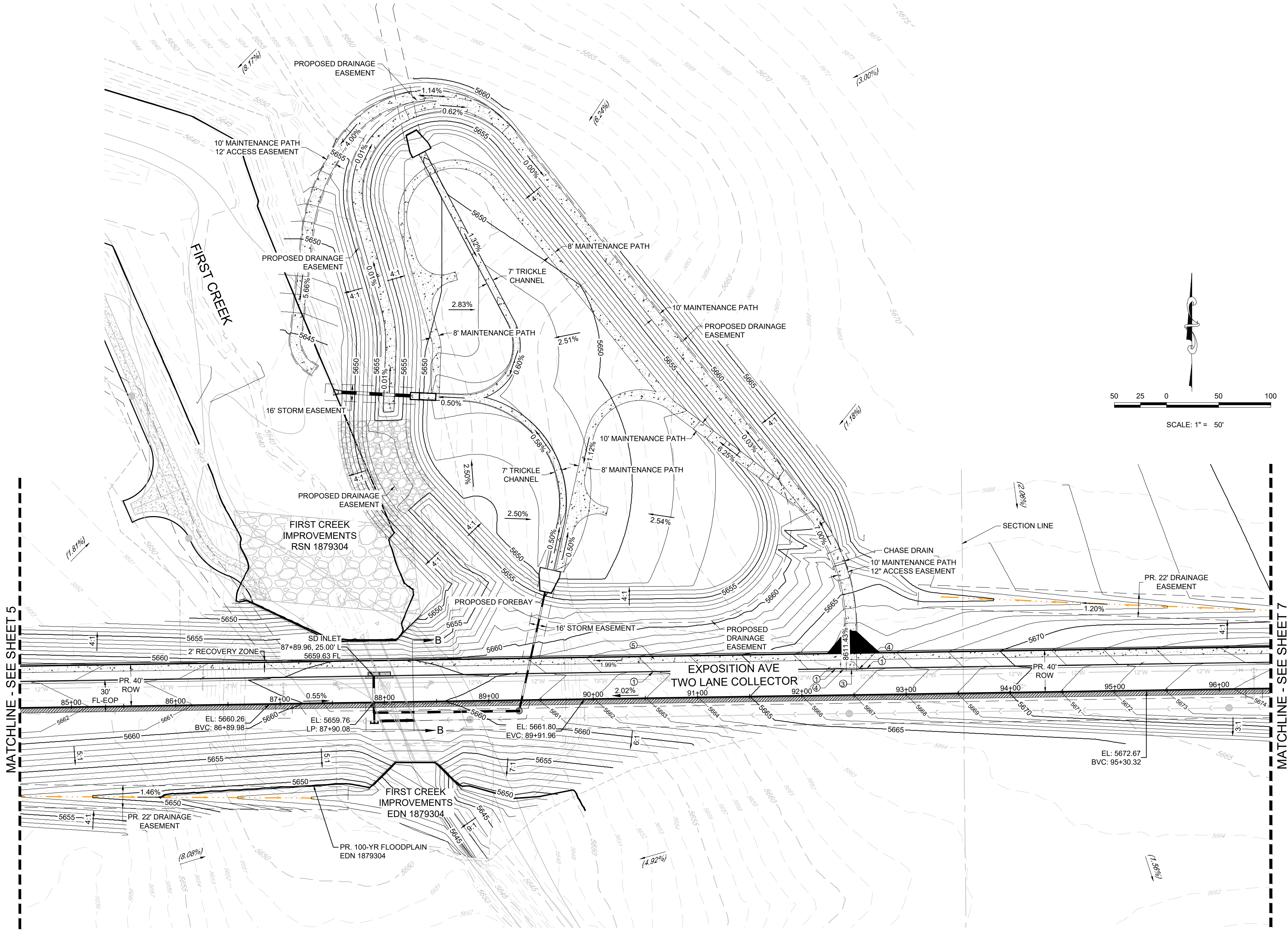
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Date

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N:\PROJECT\30175604 SAND CREEK\CA\ENGINEERING\SHSHEET SETS\CS\PCS\ALAMEDA & EXPOSITION\ALAMEDA AVE CSP - AREA GRADING PLAN.DWG, MKH\ARAKHI, 5/5/23



KEYMAP  
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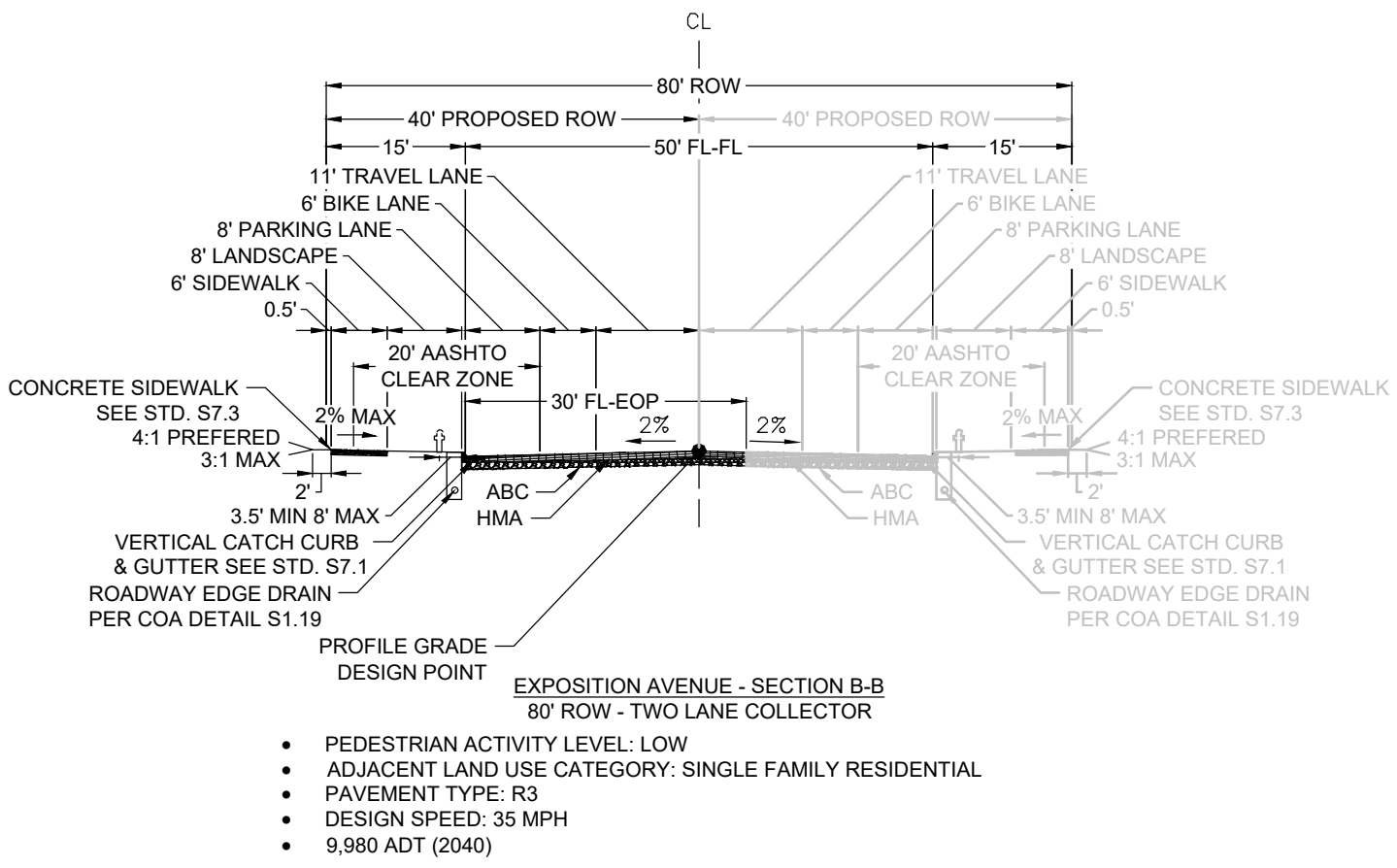
LEGEND	
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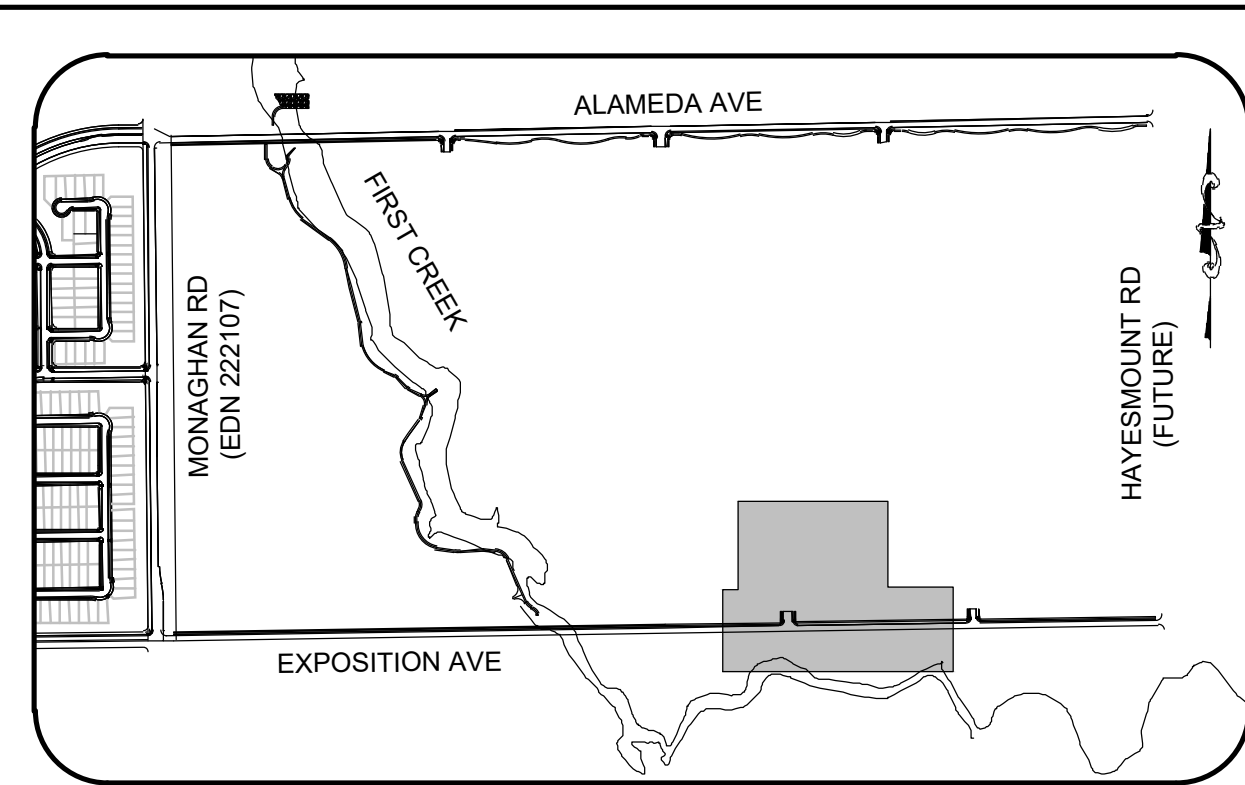
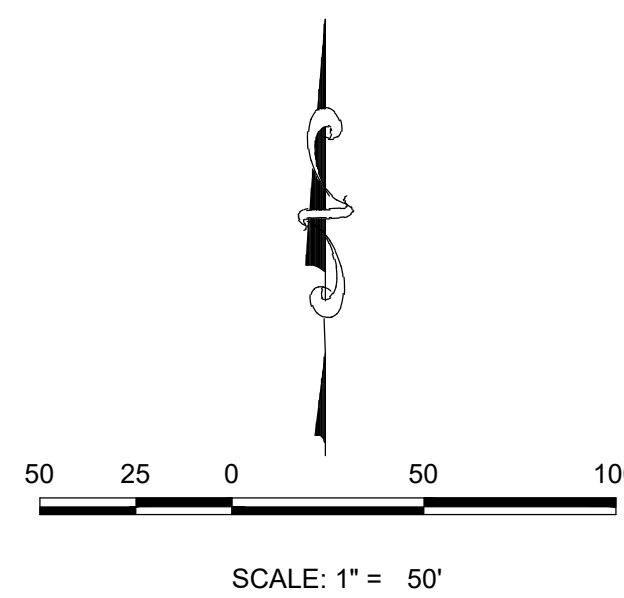
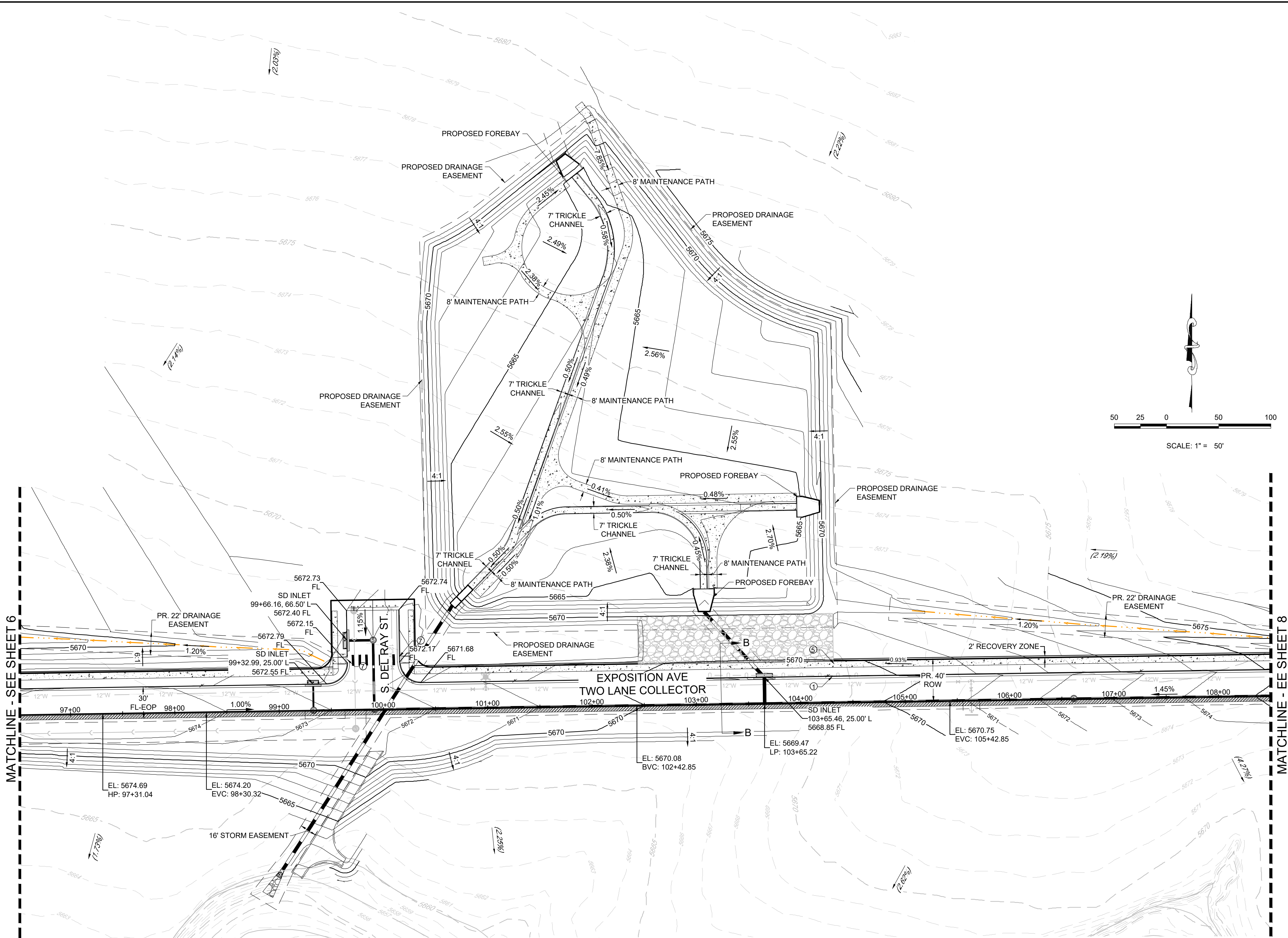
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SHEET NUMBER	6	DRAWN BY:	ACW	CHECKED BY:	DJD	DATE:	APRIL 2023	SCALE:	AS SHOWN	FILE NO:	R0057802.01	ALAMEDA & EXPOSITION AVENUE INFRASTRUCTURE SITE PLAN  AREA GRADING PLAN				
MELCOR/TC AURORA, LLC C/O MARATHON LAND COMPANY 9750 W. CAMBRIDGE PLACE LITTLETON, CO 80127 TEL: (303) 920-9400												Westwood 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodsps.com Westwood Professional Services, Inc.				
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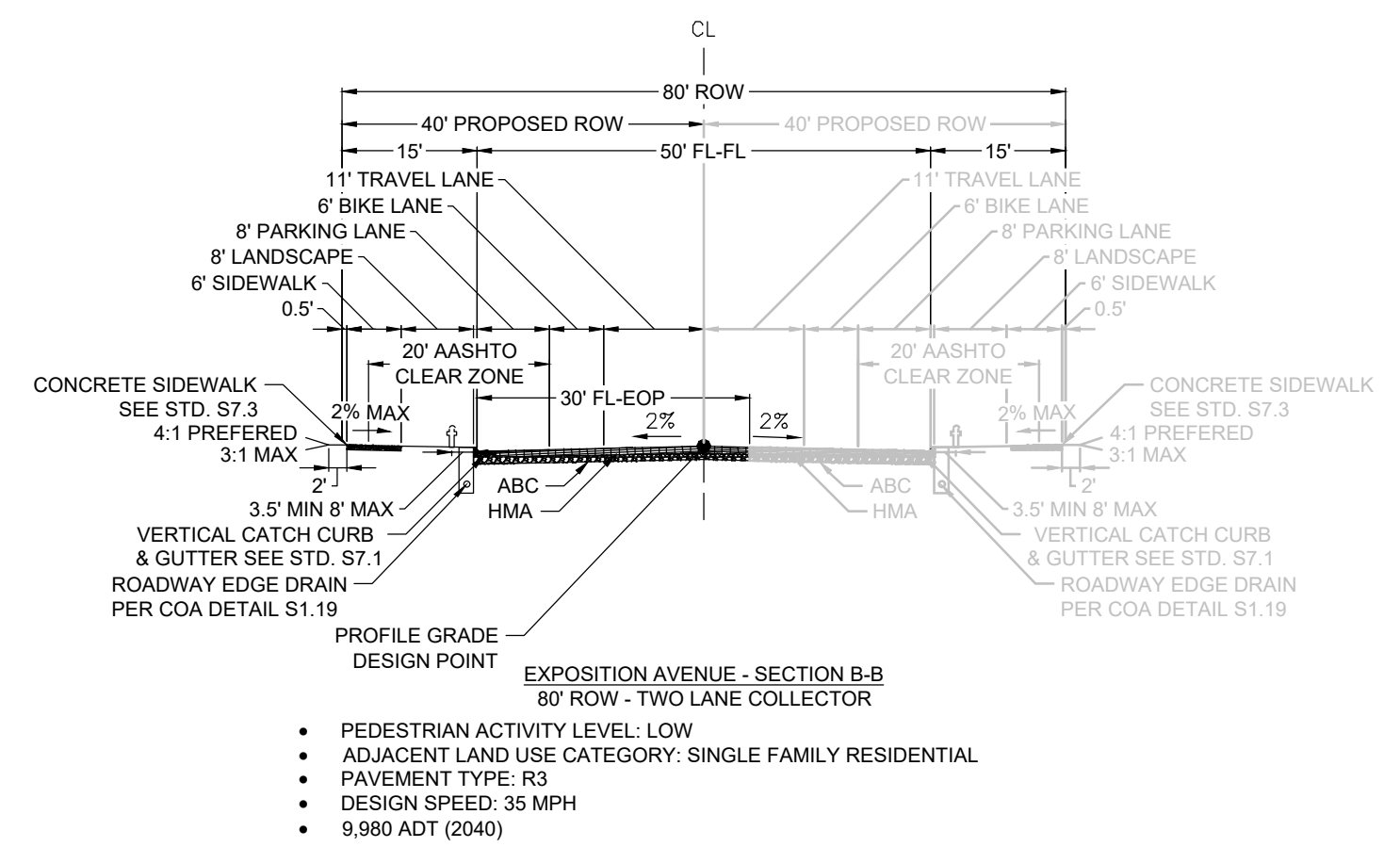
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KEYMAP  
1" = 1000'

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	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
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Westwood

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LITTLETON, CO 80127  
TEL: (303) 920-9400

ALAMEDA & EXPOSITION AVENUE  
INFRASTRUCTURE SITE PLAN

AREA GRADING PLAN

SCALE: AS SHOWN

CHECKED BY: DJO

DRAWN BY: ACM

FILE NO: R0057802.01

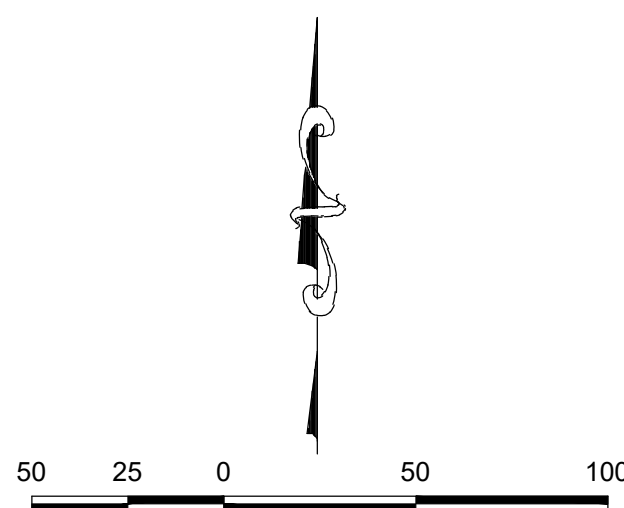
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Revisions















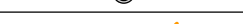
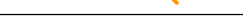








No.	Date	Init.	Appr.	Date

SHEET NUMBER

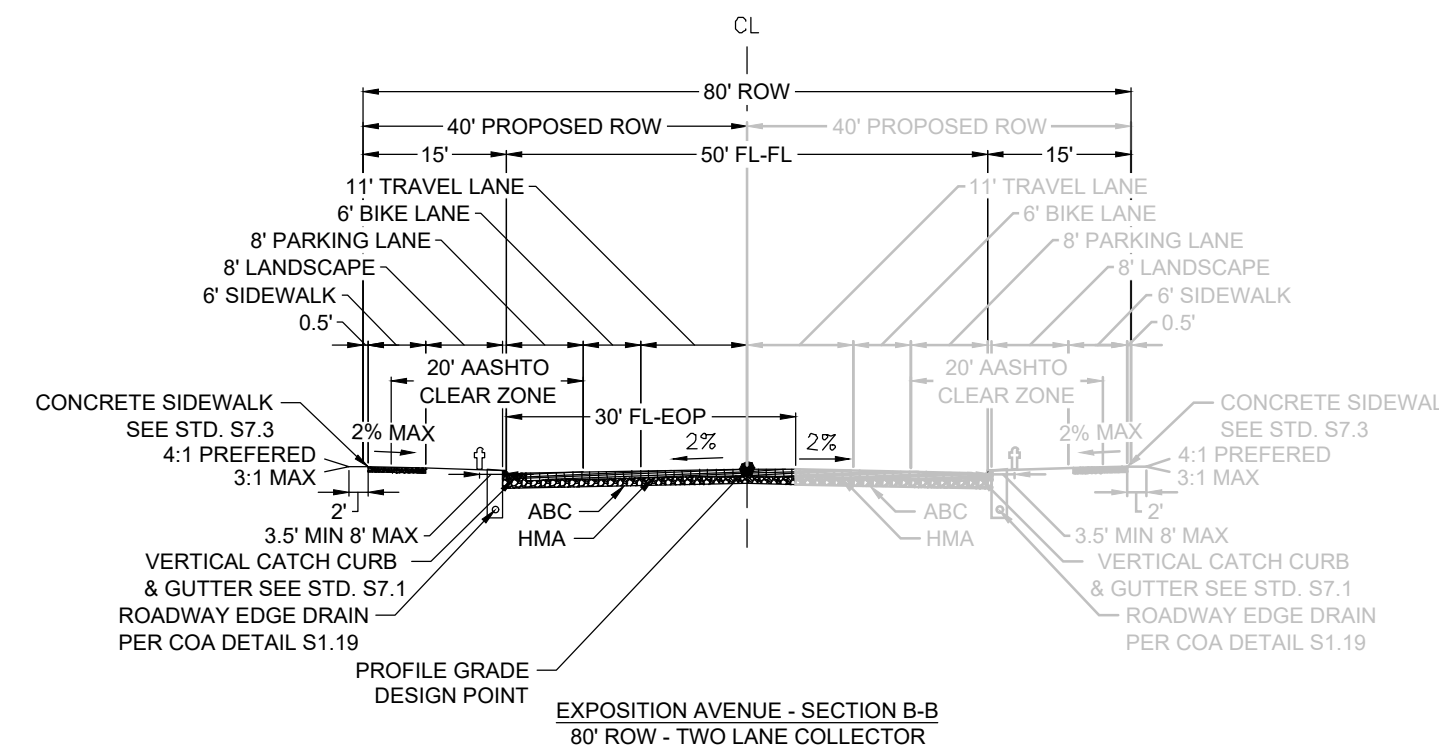
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The map shows a rectangular area bounded by Alameda Ave to the north, Exposition Ave to the south, Monaghan Rd (EDN 22107) to the west, and Hayesmount Rd (Future) to the east. A winding line representing First Creek runs from the northwest corner towards the southeast. A north arrow is located in the top right corner, and a scale bar is in the bottom right corner. A small black rectangle is located on the east side of the map, near the intersection of Hayesmount Rd (Future) and Exposition Ave.

LEGEND	
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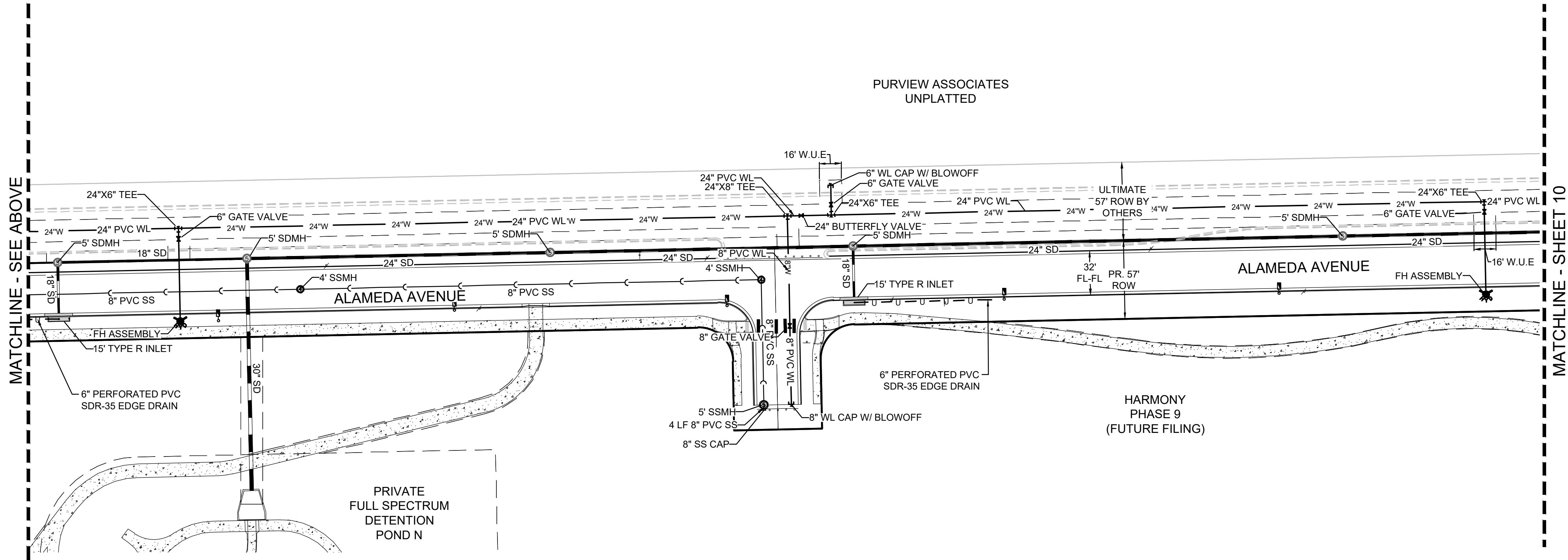
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4. ALL POND IMPROVEMENTS TO BE PRIVATE UNLESS OTHERWISE NOTED AND TO BE MAINTAINED BY THE MEDIAN DISTRICT.
5. ALL SIDEWALKS AND TRAILS SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE AND MAXIMUM 2% CROSS SLOPE.



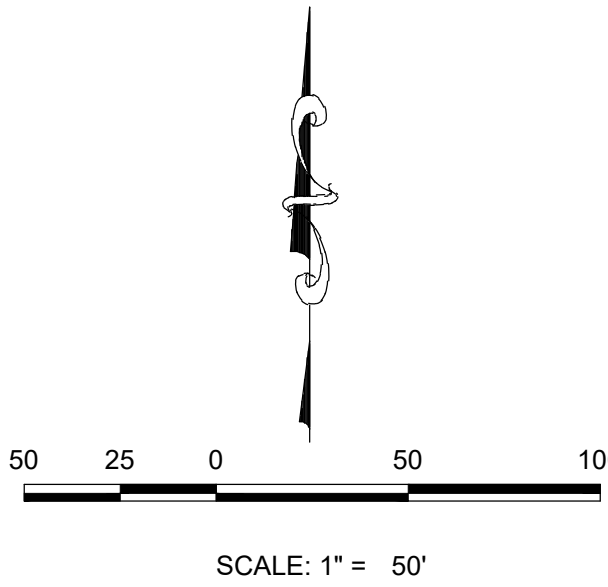
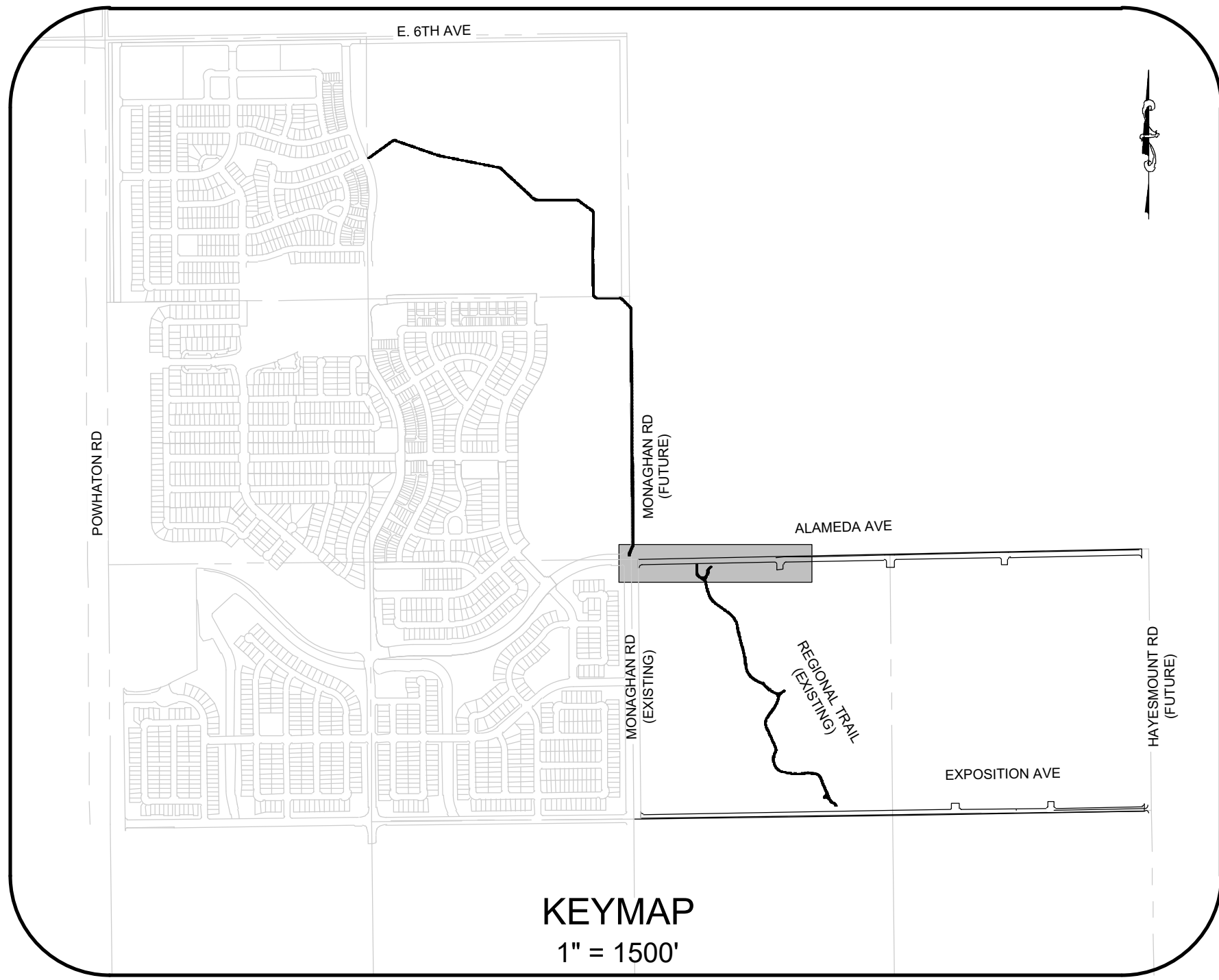
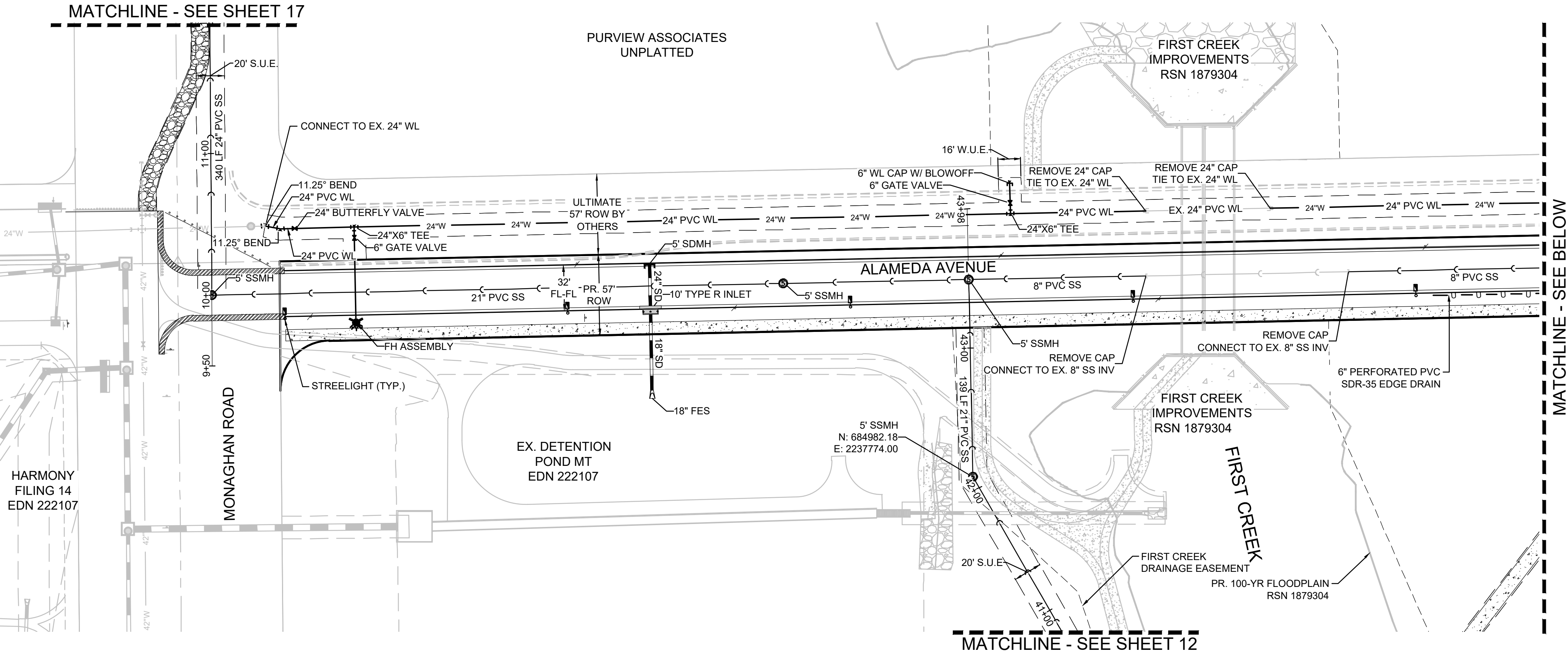
- ## ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVI	POINT OF VERT. INTERSECTION
BVC	BEGIN VERTICAL CURVE	PVT	POINT OF VERTICAL TANGENT
BVP	BEGIN VERTICAL PROFILE	RCCB	REINFORCED CONCRETE BOX
CL	CENTERLINE		CULVERT
CO	CLEANOUT FOR UNDERDRAIN	RCP	REINFORCED CONCRETE PIPE
DUE	DRAINAGE AND UTILITY EASEMENT	ROW	RIGHT OF WAY
EL	ELEVATION	RW	RAW WATER LINE
EOP	EDGE OF PAVEMENT	SD	STORM DRAIN
EVC	END VERTICAL CURVE	SL	SECTION LINE
EVF	END VERTICAL PROFILE	SO	EDGE OF 6' SHOULDER OFFSET
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GE	GAS EASEMENT	S.U.E.	SANITARY UTILITY EASEMENT
GP	HIGH POINT	TBC	TOP OF CURB
INV	INVERT	TOB	TOP OF BERM
K	CURVATURE COEFFICIENT	T.O.P.	TOP OF PIPE
LF	LINEAR FEET	UE	UTILITY EASEMENT
MH	MANHOLE	VC	VERTICAL CURVE
N.T.S.	NOT TO SCALE	WL	WATER LINE
PL	PROPERTY LINE	WSE	WATER SURFACE ELEVATION
PVC	POLYVINYL CHLORIDE	W.U.E.	WATER UTILITY EASEMENT





















\\WESTWOODPS\LOCAL\GLOBAL PROJECTS\PROJECTS\30175604 SAND CREEK\CAD\ENGINEERING\SET\CSPP\ALAMEDA & EXPOSITION\ALAMEDA AVE CSP - AREA UTILITY PLAN.DWG, MKHARAKH, 5/5/25



- NOTES:
- ALL STORM UTILITIES ARE PUBLIC UNLESS OTHERWISE SPECIFIED.
  - STREETLIGHT LOCATIONS ARE PRELIMINARY AND WILL BE FINALIZED WITH CONSTRUCTION DRAWINGS.



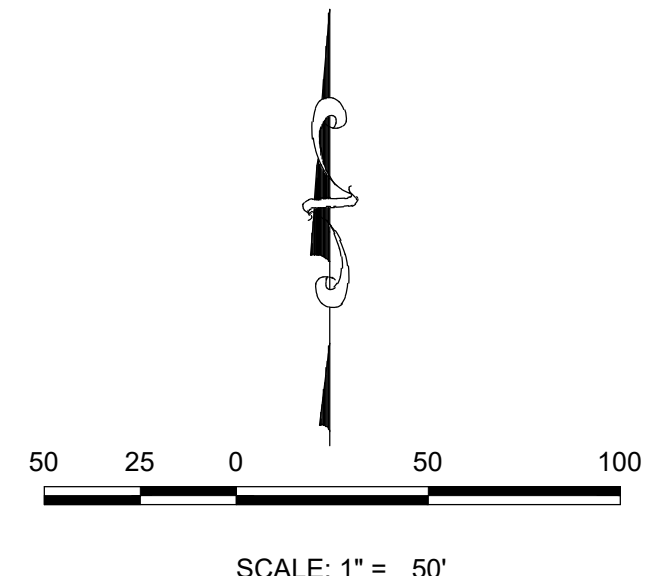
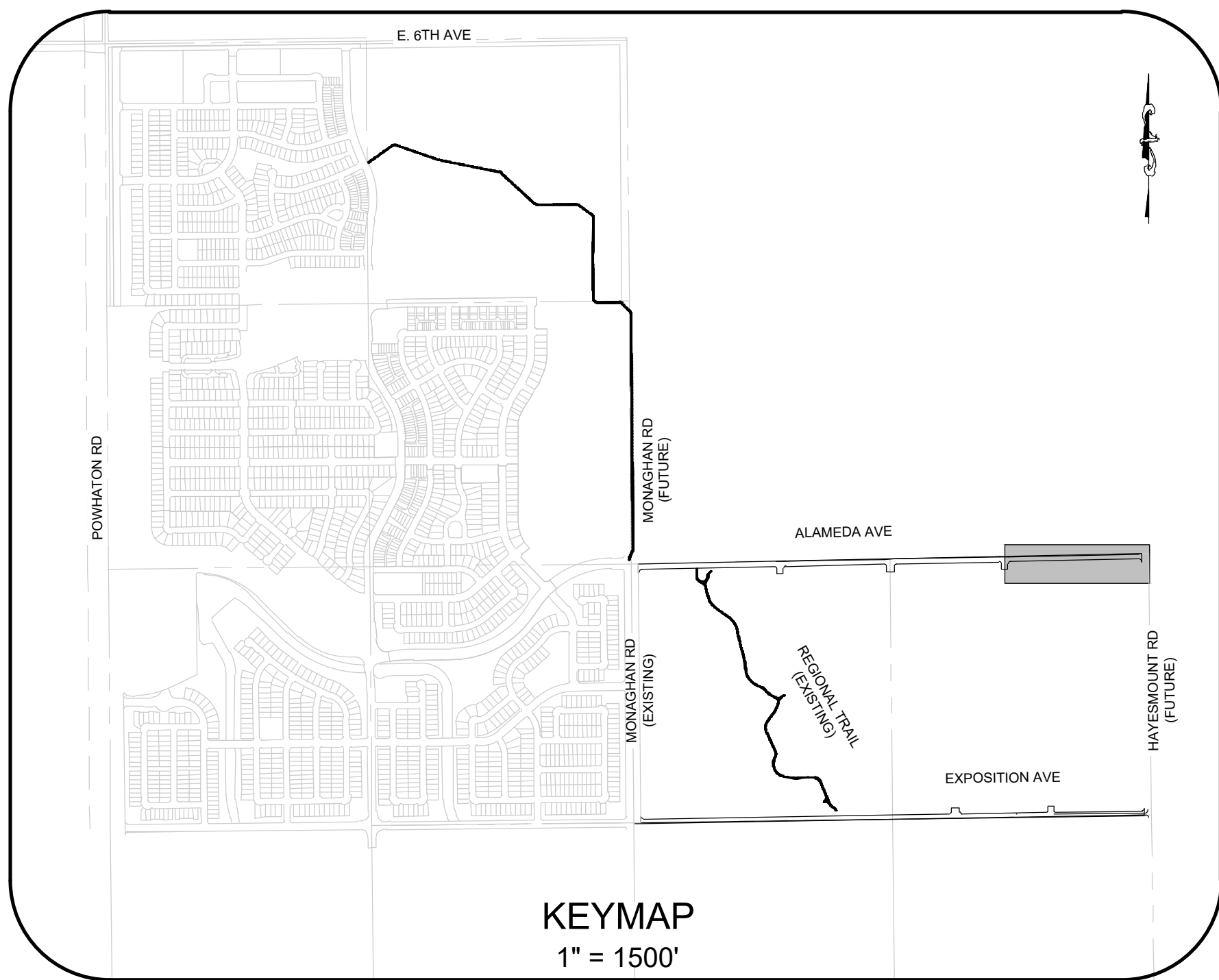
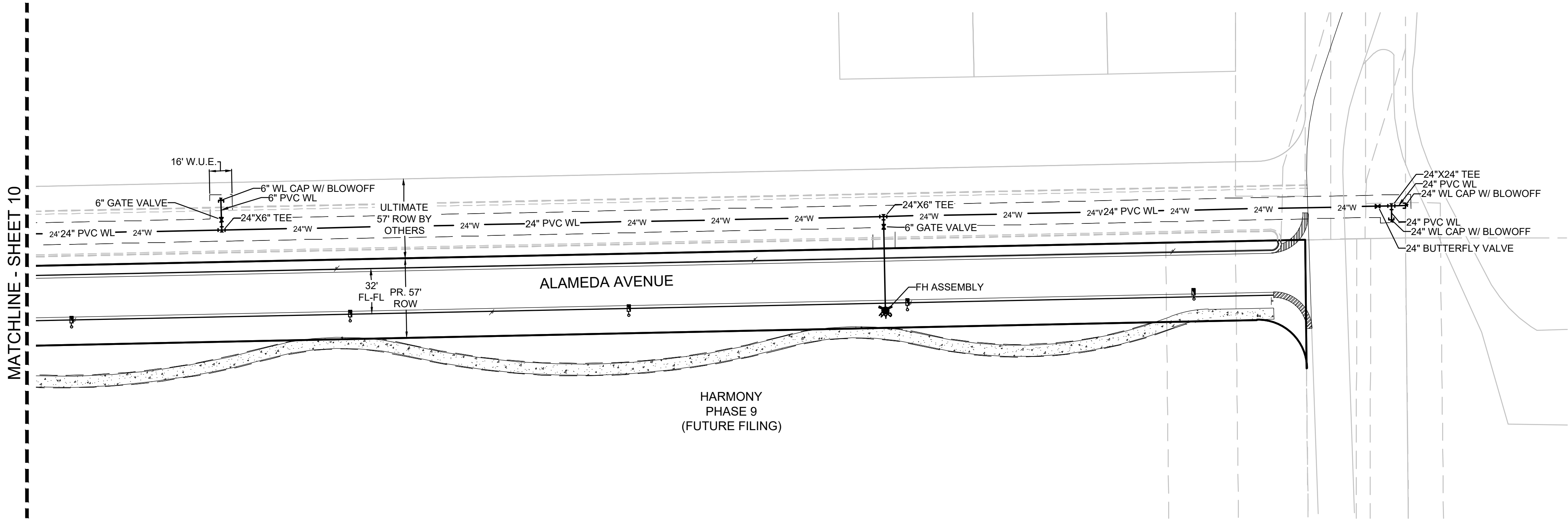
# UTILITY LEGEND

	PROPOSED WATERLINE		PROPOSED CAP W/ BLOW OFF
	PROPOSED GATE VALVE		RANGE BOX
	PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED		PROPOSED FLARED END SECTION
	CENTERLINE		PROPOSED STORM INLET
	RIGHT-OF-WAY		PROPOSED STORM DRAIN WITH MANHOLE
	PROPERTY LINE		EASEMENT LINE
	PROPOSED IRRIGATION		PROPOSED AREA INLET
	PROPOSED EDGE DRAIN		IRRIGATION METER
	PROPOSED 6" FIRE HYDRANT ASSEMBLY		AIR RELEASE VALVE
	EXISTING FIRE HYDRANT		STREET LIGHT





















ABBREVIATIONS			
AD	ANGLE DIFFERENCE	PVI	POINT OF VERT. INTERSECTION
BVC	BEGIN VERTICAL CURVE	PVT	POINT OF VERTICAL TANGENT
BVP	BEGIN VERTICAL PROFILE	RCBC	REINFORCED CONCRETE BOX CULVERT
CL	CENTERLINE	RCP	REINFORCED CONCRETE PIPE
CO	CLEANOUT FOR UNDERDRAIN	ROW	RIGHT OF WAY
DUE	DRAINAGE AND UTILITY EASEMENT	RW	RAW WATER LINE
EL	ELEVATION	SD	STORM DRAIN
EOP	EDGE OF PAVEMENT	SL	SECTION LINE
EVC	END VERTICAL CURVE	SO	EDGE OF 6' SHOULDER OFFSET
EVP	END VERTICAL PROFILE	SS	SANITARY SEWER
FG	FINISHED GROUND	STA	STATION
FL	FLOW LINE	S.U.E.	SANITARY UTILITY EASEMENT
GE	GAS EASEMENT	TBC	TOP OF CURB
HP	HIGH POINT	TOB	TOP OF BERM
INV	INVERT	T.O.P.	TOP OF PIPE
K	CURVATURE COEFFICIENT	UE	UTILITY EASEMENT
LF	LINEAR FEET	VC	VERTICAL CURVE
MH	MANHOLE	WL	WATER LINE
N.T.S.	NOT TO SCALE	WSE	WATER SURFACE ELEVATION
PL	PROPERTY LINE	W.U.E.	WATER UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE		

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SHEET NUMBER	DRAWN BY: <div>ACW</div>		SCALE:	ALAMEDA & EXPOSITION AVENUE INFRASTRUCTURE SITE PLAN	MELCOR/TC AURORA, LLC C/O MARATHON LAND COMPANY 9750 W. CAMBRIDGE PLACE LITTLETON, CO 80127 TEL: (303) 920-9400	<div>Westwood</div> <div>10333 E DRY CREEK RD, SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526</div> <div>Westwoodps.com Westwood Professional Services, Inc.</div>								
	CHECKED BY: <div>DJD</div>		AS SHOWN											
	DATE: <div>APRIL 2025</div>		FILE NO: <div>R0057802.01</div>											
				AREA UTILITY PLAN			No.	Revisions	Date	Init.	Appr.	Date		



## UTILITY LEGEND

	PROPOSED WATERLINE		PROPOSED CAP W/ BLOW OFF
	PROPOSED GATE VALVE		RANGE BOX
	PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED		PROPOSED FLARED END SECTION
	CENTERLINE		PROPOSED STORM INLET
	RIGHT-OF-WAY		PROPOSED STORM DRAIN WITH MANHOLE
	PROPERTY LINE		EASEMENT LINE
	PROPOSED IRRIGATION		PROPOSED AREA INLET
	PROPOSED EDGE DRAIN		IRRIGATION METER
	PROPOSED 6" FIRE HYDRANT ASSEMBLY		AIR RELEASE VALVE
	EXISTING FIRE HYDRANT		STREET LIGHT

## ABBREVIATIONS

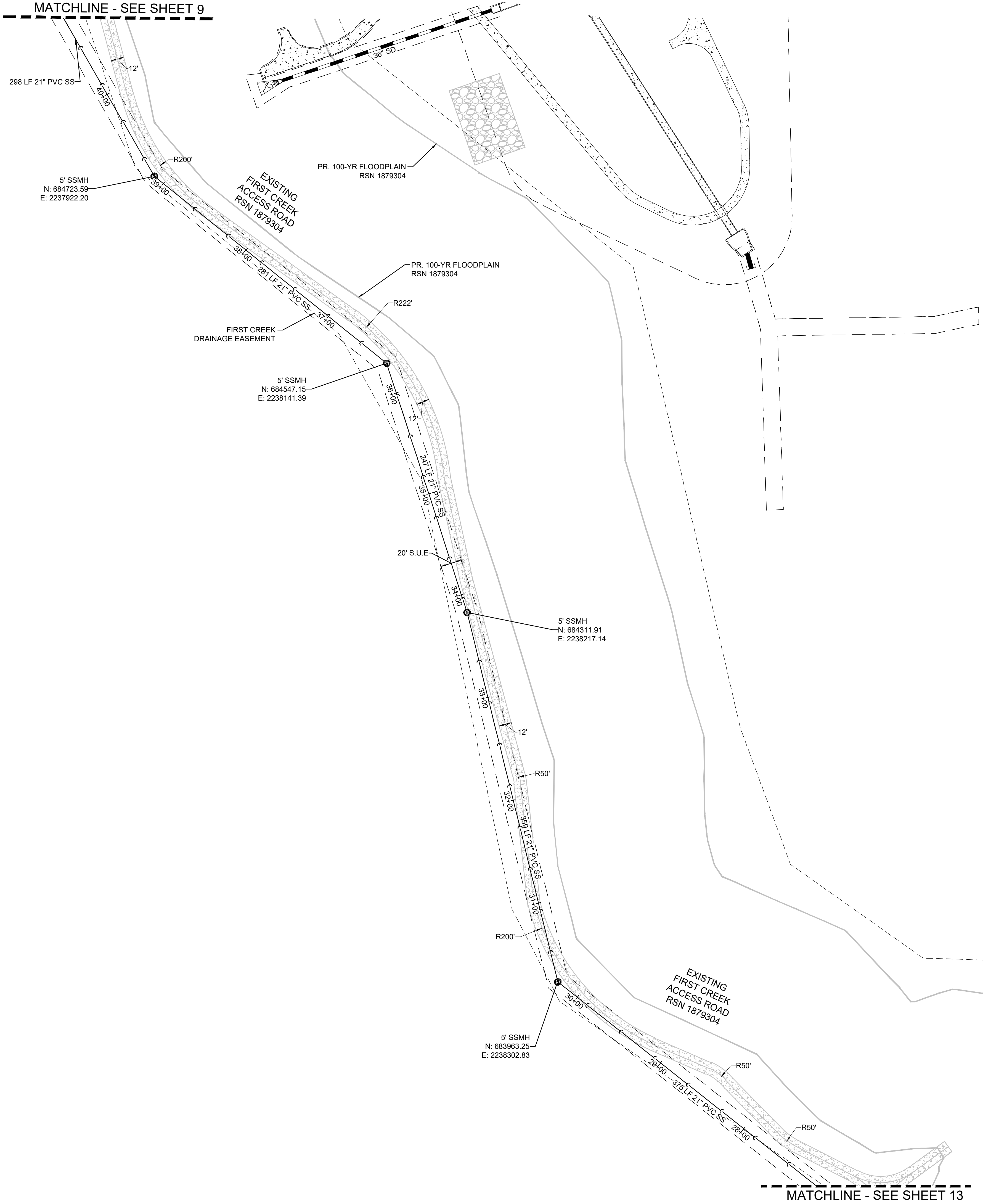
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BVC	BEGIN VERTICAL CURVE	PVT	POINT OF VERTICAL TANGENT
BVP	BEGIN VERTICAL PROFILE	RCBC	REINFORCED CONCRETE BOX
CU	CUTTER LINE	CU	CULVERT
CO	CLEANOUT FOR UNDERDRAIN	RCP	REINFORCED CONCRETE PIPE
DUE	DRAINAGE AND UTILITY EASEMENT	ROW	RIGHT OF WAY
EL	ELEVATION	RW	RAW WATER LINE
EOP	EDGE OF PAVEMENT	SD	STORM DRAIN
EVC	END VERTICAL CURVE	SL	SECTION LINE
EVP	END VERTICAL PROFILE	EDGE OF SHOULDER OFFSET	
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GE	GAS EASEMENT	S.U.E.	SANITARY UTILITY EASEMENT
HP	HIGH POINT	TBC	TOP OF CURB
INV	INVERT	TOB	TOP OF BERM
K	CURVATURE COEFFICIENT	T.O.P.	TOP OF P.
L	LINEAR FEET	UE	UTILITY EASEMENT
MH	MANHOLE	VC	VERTICAL CURVE
N.T.S.	NOT TO SCALE	WL	WATER LINE
PL	PROPERTY LINE	WSE	WATER SURFACE ELEVATION
PVC	POLYVINYL CHLORIDE	W.U.E.	WATER UTILITY EASEMENT

- NOTES:
1. ALL STORM UTILITIES ARE PUBLIC UNLESS OTHERWISE SPECIFIED.
  2. STREETLIGHT LOCATIONS ARE PRELIMINARY AND WILL BE FINALIZED WITH CONSTRUCTION DRAWINGS.

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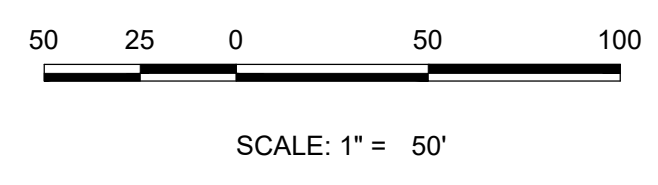
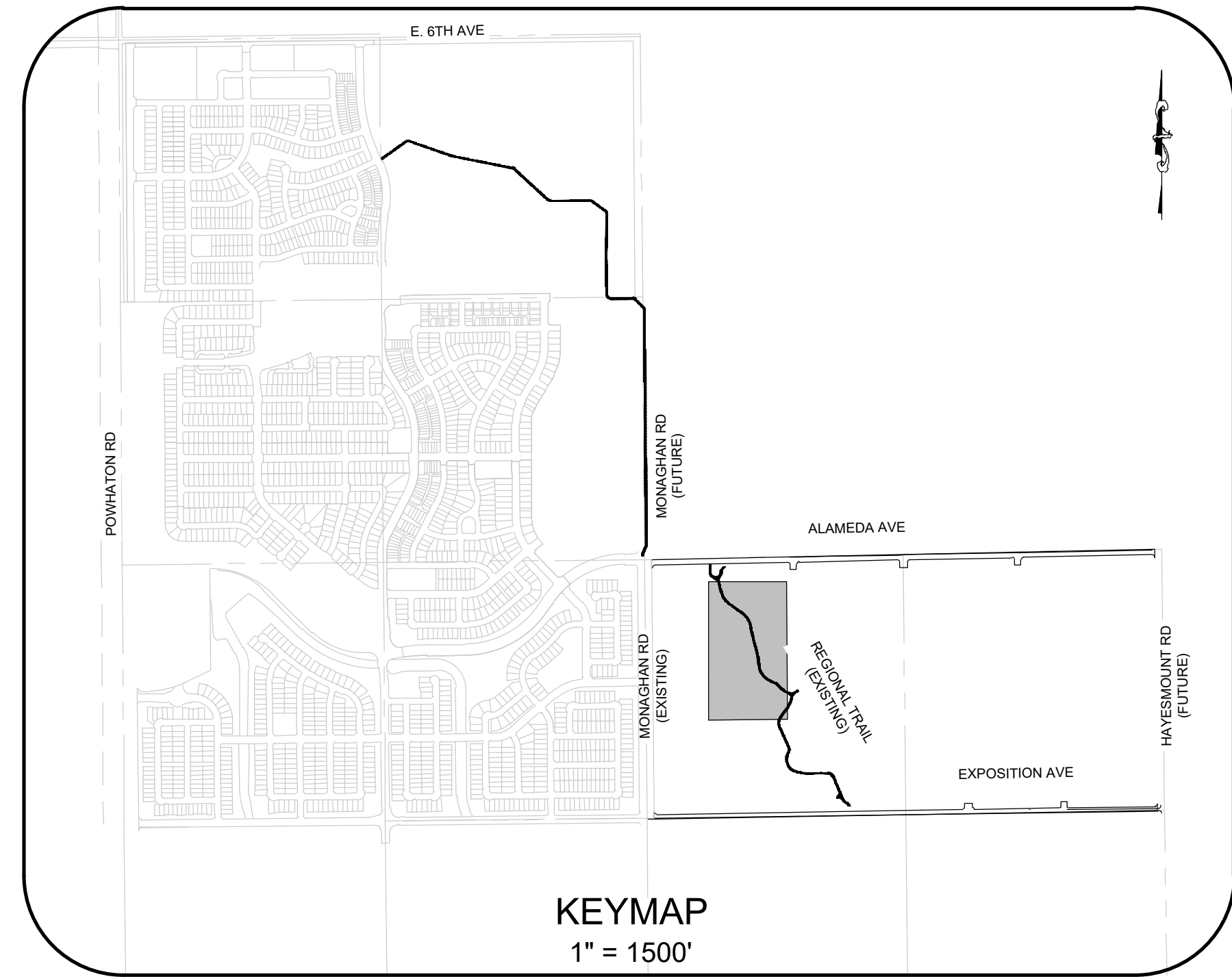
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MATCHLINE - SEE SHEET 9



MATCHLINE - SEE SHEET 13

- NOTES:
- ALL STORM UTILITIES ARE PUBLIC UNLESS OTHERWISE SPECIFIED.



UTILITY LEGEND			
	PROPOSED WATERLINE		PROPOSED CAP W/ BLOW OFF
	PROPOSED GATE VALVE		RANGE BOX
	PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED		PROPOSED FLARED END SECTION
	CENTERLINE		PROPOSED STORM INLET
	RIGHT-OF-WAY		PROPOSED STORM DRAIN WITH MANHOLE
	PROPERTY LINE		EASEMENT LINE
	IRRIGATION		PROPOSED AREA INLET
	PROPOSED EDGE DRAIN		IRRIGATION METER
	PROPOSED 6" FIRE HYDRANT ASSEMBLY		AIR RELEASE VALVE
	EXISTING FIRE HYDRANT		STREET LIGHT

ABBREVIATIONS			
AD	ANGLE DIFFERENCE	PVI	POINT OF VERT. INTERSECTION
BVC	BEGIN VERTICAL CURVE	PVT	POINT OF VERTICAL TANGENT
BVP	BEGIN VERTICAL PROFILE	RCBC	REINFORCED CONCRETE BOX CULVERT
CL	CENTERLINE	RCP	REINFORCED CONCRETE PIPE
CO	CLEANOUT FOR UNDERDRAIN	ROW	RIGHT OF WAY
DUE	DRAINAGE AND UTILITY EASEMENT	RW	RAW WATER LINE
EL	ELEVATION	SD	STORM DRAIN
EOP	EDGE OF PAVEMENT	SL	SECTION LINE
EVC	END VERTICAL CURVE	SO	EDGE OF 6' SHOULDER OFFSET
EVP	END VERTICAL PROFILE	SS	SANITARY SEWER
FG	FINISHED GROUND	STA	STATION
FL	FLOW LINE	S.U.E.	SANITARY UTILITY EASEMENT
GE	GAS EASEMENT	TBC	TOP OF CURB
HP	HIGH POINT	TOB	TOP OF BERM
INV	INVERT	T.O.P.	TOP OF PIPE
K	CURVATURE COEFFICIENT	UE	UTILITY EASEMENT
LF	LINEAR FEET	VC	VERTICAL CURVE
MH	MANHOLE	WL	WATER LINE
N.T.S.	NOT TO SCALE	WSE	WATER SURFACE ELEVATION
PL	PROPERTY LINE	W.U.E.	WATER UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE		

Westwood

10333 E DRY CREEK RD.  
SUITE 400  
ENGLEWOOD, CO 80112  
TEL: 720.482.9526  
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MELCORTC AURORA, LLC  
C/O MARATHON LAND COMPANY  
9750 W. CAMBRIDGE PLACE  
LITTLETON, CO 80127  
TEL: (303) 920-9400

ALAMEDA & EXPOSITION AVENUE  
INFRASTRUCTURE SITE PLAN  
AREA UTILITY PLAN

SCALE: AS SHOWN

DRAWN BY: ACW

CHECKED BY: DJD

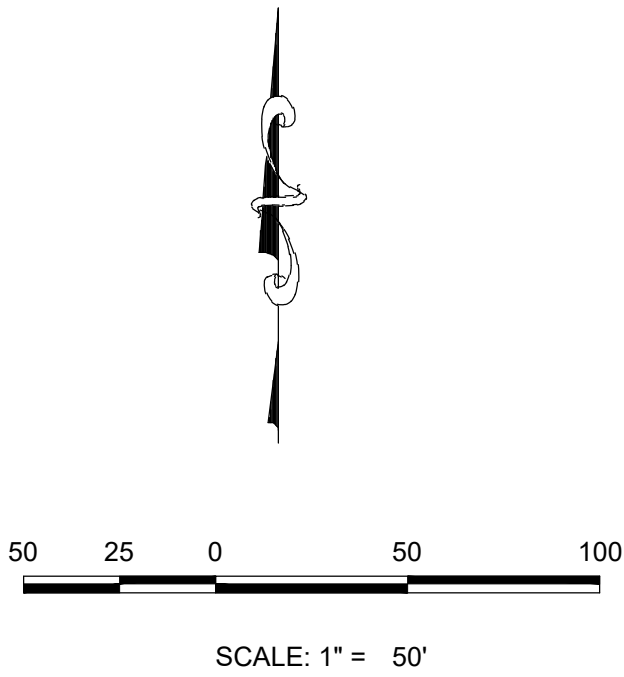
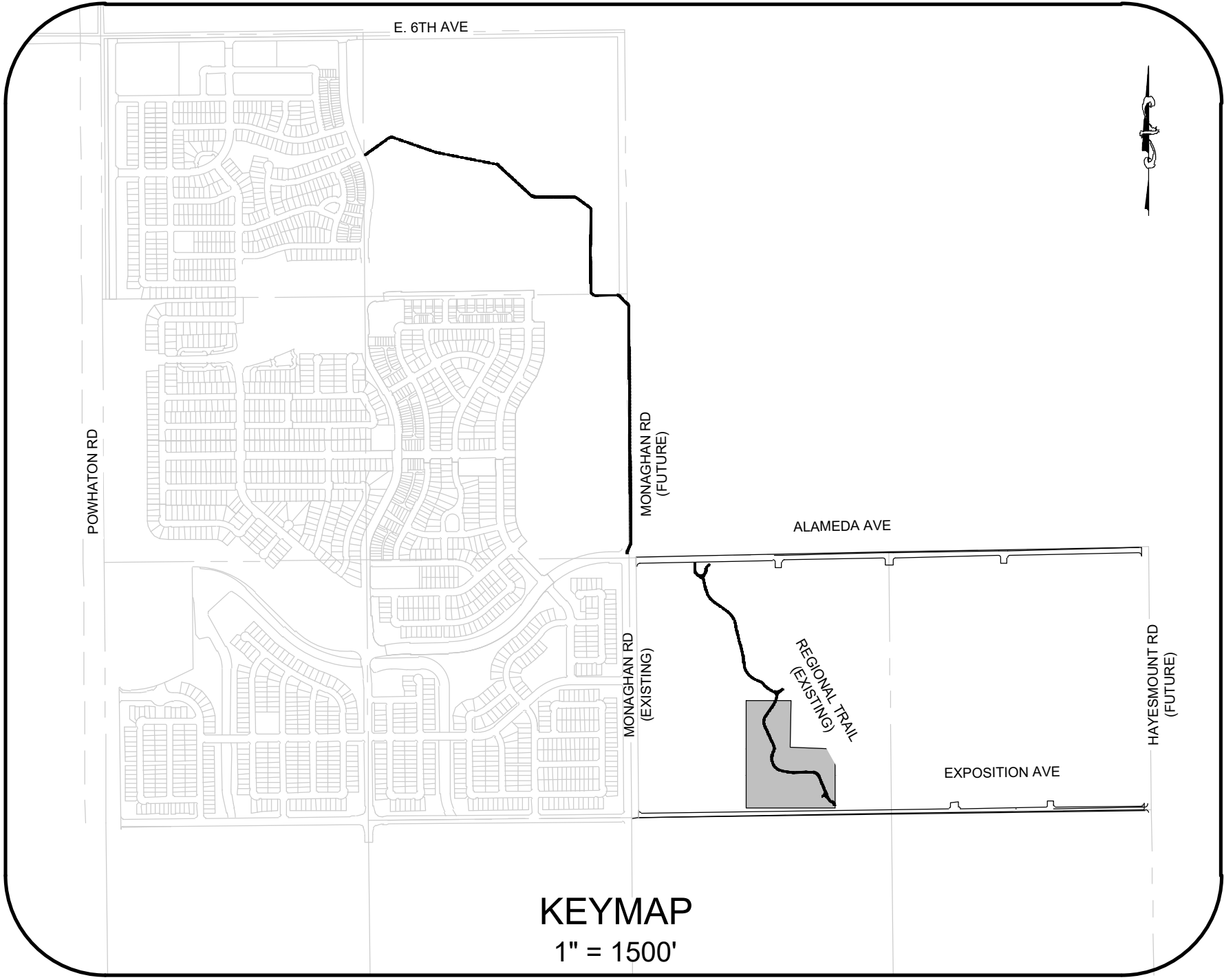
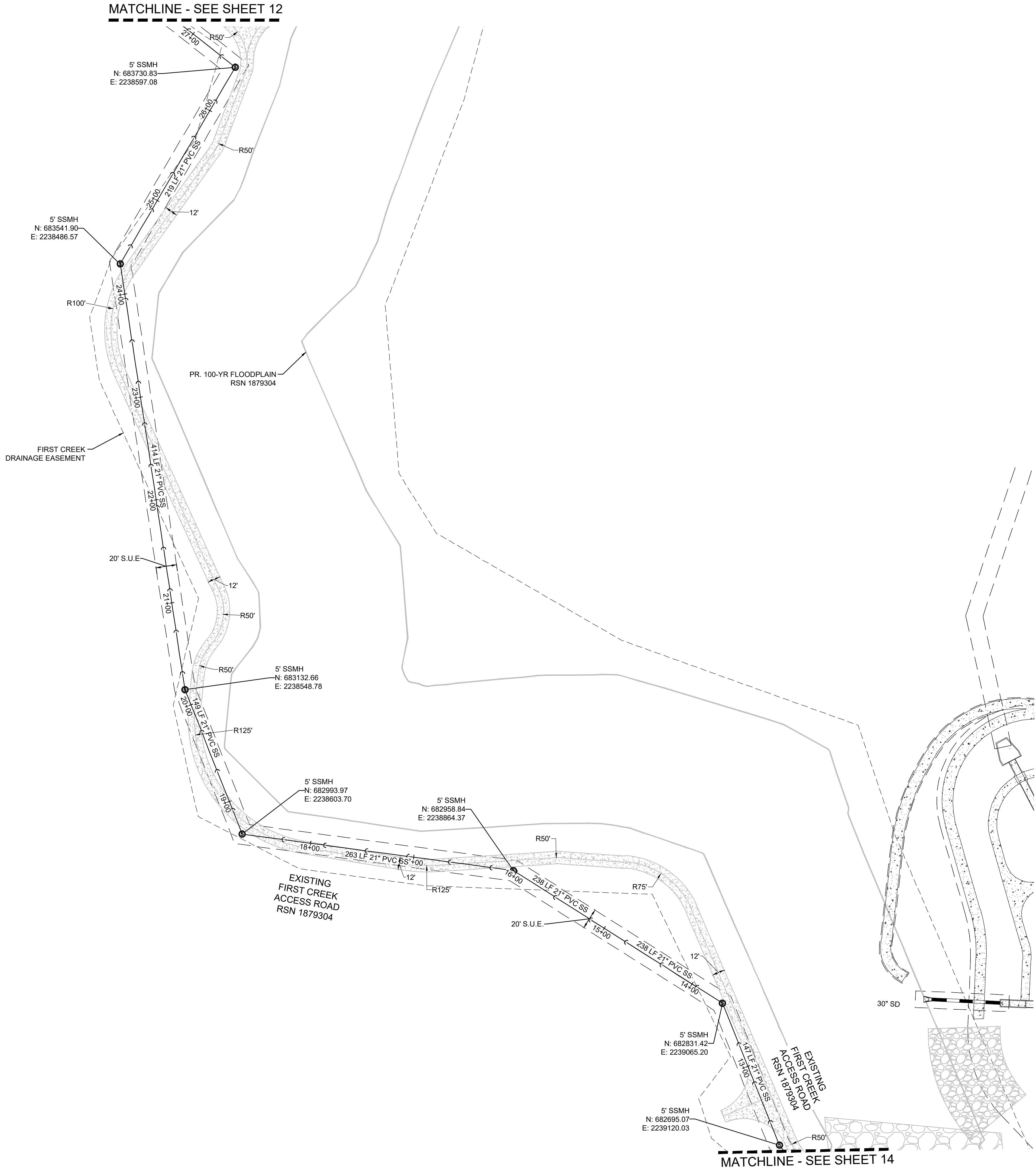
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FILE NO: R0057802.01

Revisions

No.	Date	Init.	Appr.	Date

\\WESTWOOD\PS\LOCAL\GLOBAL PROJECTS\PROJECTS\175604 SAND CREEK\CAD\ENGINEERING\SHSHEET SETS\CSP\CSP - ALAMEDA & EXPOSITION\ALAMEDA AVE CSP - AREA UTILITY PLAN.DWG, MKHARAKH, 5525



NOTES:

1. ALL STORM UTILITIES ARE PUBLIC UNLESS OTHERWISE SPECIFIED.

UTILITY LEGEND

W	PROPOSED WATERLINE	PROPOSED CAP W/ BLOW OFF
X	PROPOSED GATE VALVE	RANGE BOX
PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED	PROPOSED FLARED END SECTION	
CENTERLINE	PROPOSED STORM INLET	
RIGHT-OF-WAY	PROPOSED STORM DRAIN WITH MANHOLE	
PROPERTY LINE	EASEMENT LINE	
IRR	PROPOSED AREA INLET	
IRRIGATION	IRRIGATION METER	
PROPOSED EDGE DRAIN	AIR RELEASE VALVE	
PROPOSED 6" FIRE HYDRANT ASSEMBLY	STREET LIGHT	
EXISTING FIRE HYDRANT		

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVI	POINT OF VERT. INTERSECTION
BVC	BEGIN VERTICAL CURVE	PVT	POINT OF VERTICAL TANGENT
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EOP	EDGE OF PAVEMENT	SL	SECTION LINE
EVC	END VERTICAL CURVE	SO	EDGE OF 6' SHOULDER OFFSET
EVP	END VERTICAL PROFILE	SS	SANITARY SEWER
FG	FINISHED GROUND	STA	STATION
FL	FLOW LINE	S.U.E.	SANITARY UTILITY EASEMENT
GE	GAS EASEMENT	TBC	TOP OF CURB
HP	HIGH POINT	TOB	TOP OF BERM
INV	INVERT	T.O.P.	TOP OF PIPE
K	CURVATURE COEFFICIENT	UE	UTILITY EASEMENT
LF	LINEAR FEET	VC	VERTICAL CURVE
MH	MANHOLE	WL	WATER LINE
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PL	PROPERTY LINE	W.U.E.	WATER UTILITY EASEMENT
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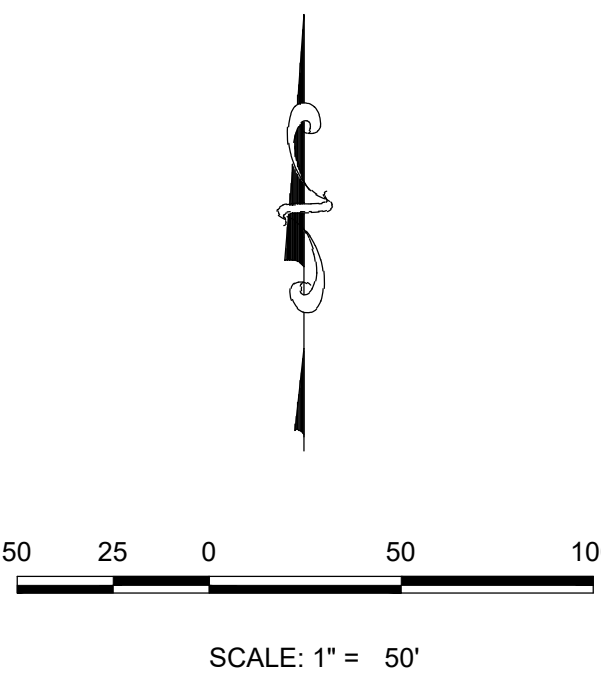
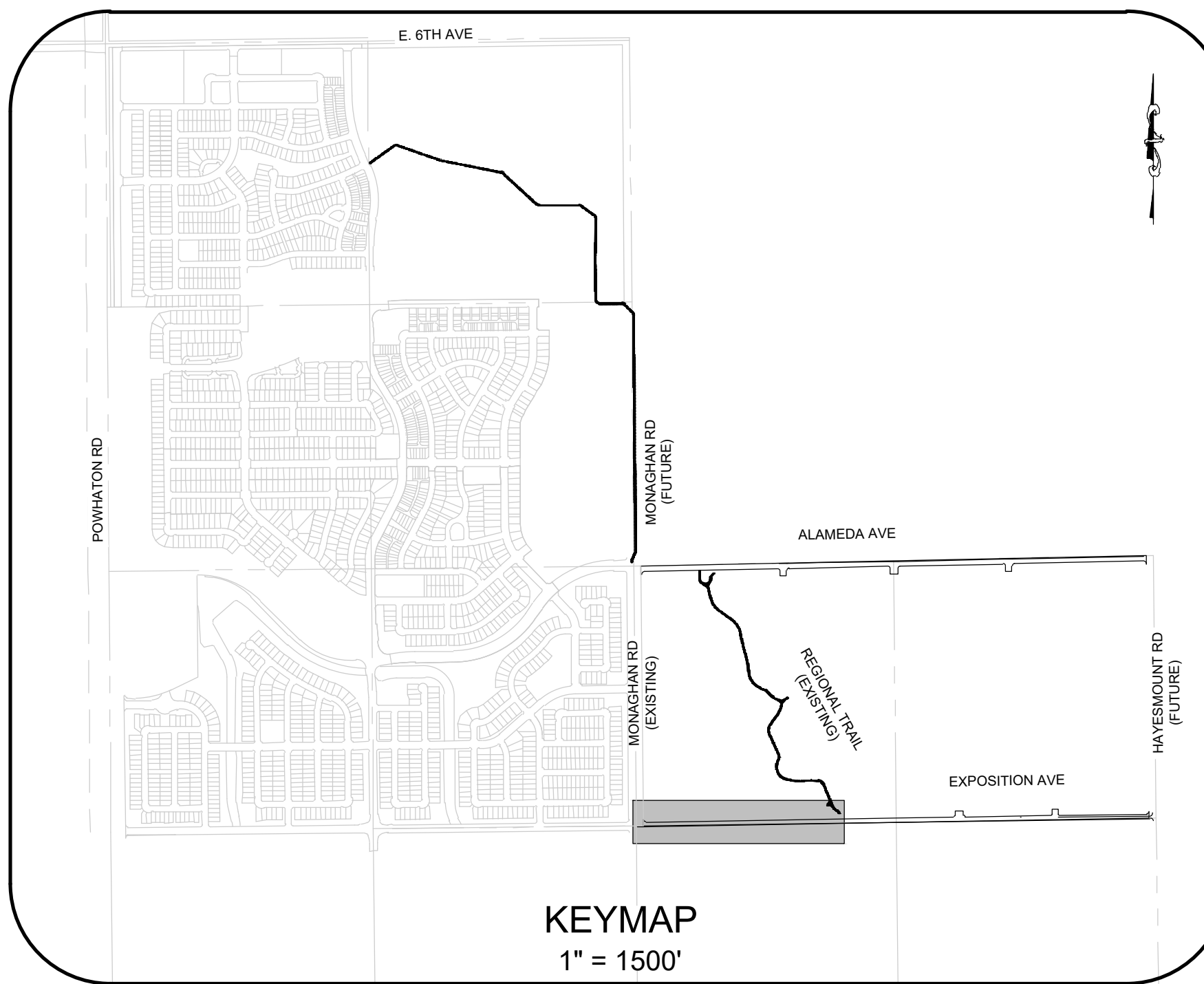
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ALAMEDA & EXPOSITION AVENUE  
INFRASTRUCTURE SITE PLAN  
AREA UTILITY PLAN












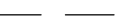







SHEET NUMBER  
13

DRAWN BY: ACM  
CHECKED BY: DJO  
DATE: APRIL 2025

SCALE: AS SHOWN  
FILE NO: R0057802.01



## UTILITY LEGEND

	PROPOSED WATERLINE		PROPOSED CAP W/ BLOW OFF
	PROPOSED GATE VALVE		RANGE BOX
	PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED		PROPOSED FLARED END SECTION
	CENTERLINE		PROPOSED STORM INLET
	RIGHT-OF-WAY		
	PROPERTY LINE		
	PROPOSED IRRIGATION		EASEMENT LINE
	PROPOSED EDGE DRAIN		PROPOSED AREA INLET
	PROPOSED 6" FIRE HYDRANT ASSEMBLY		IRRIGATION METER
	EXISTING FIRE HYDRANT		AIR RELEASE VALVE
			STREET LIGHT

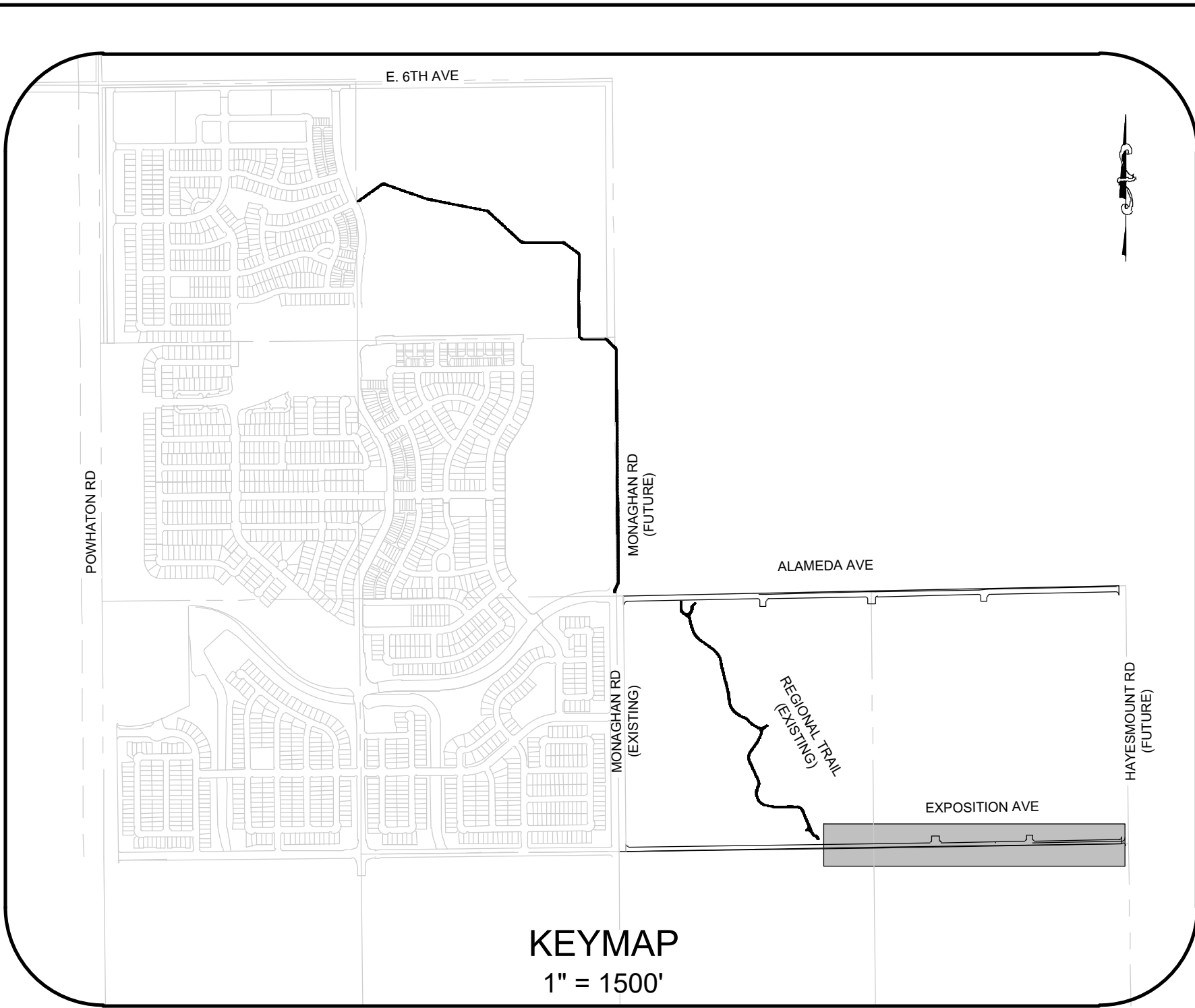
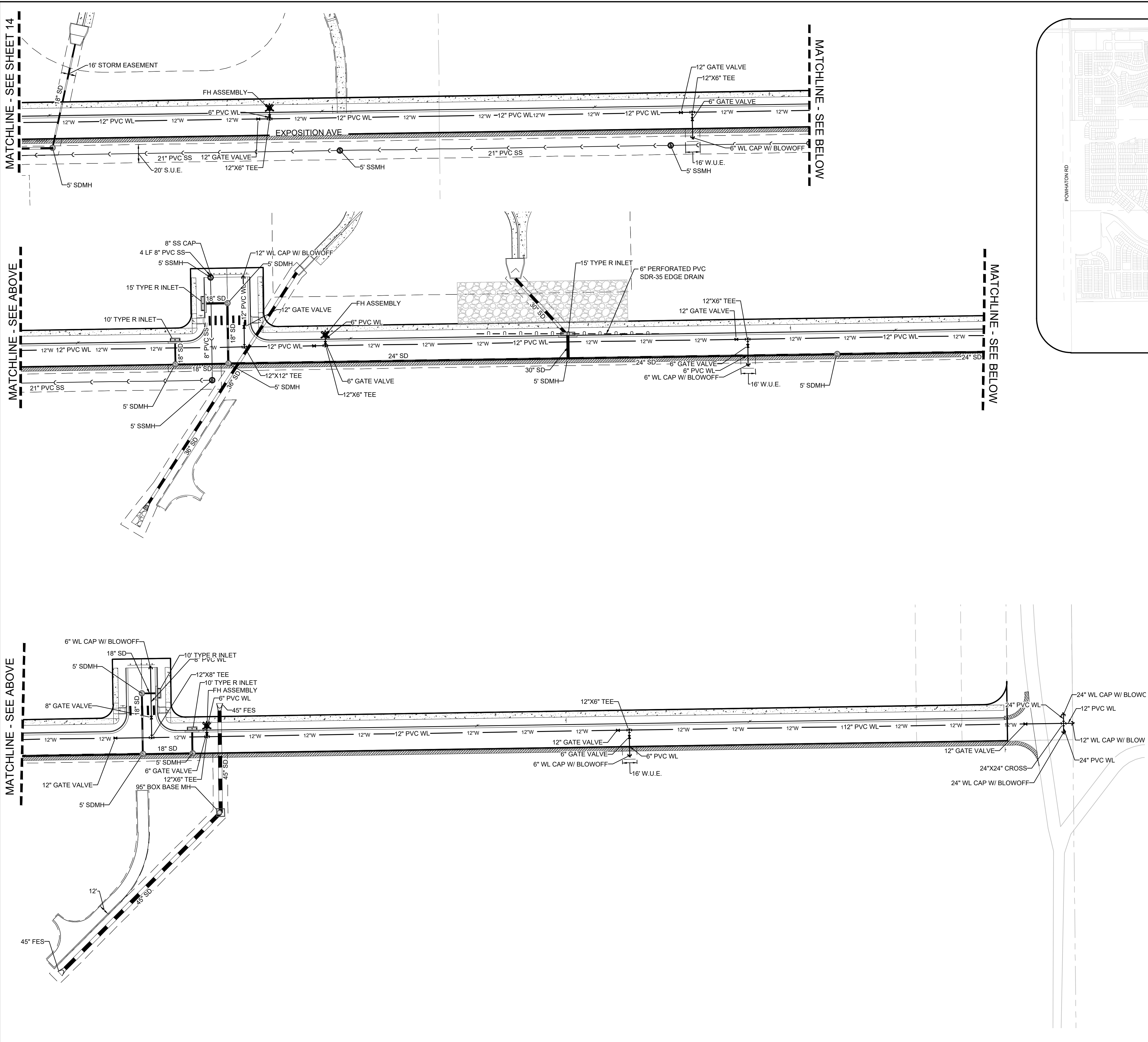
## ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVI	POINT OF VERT. INTERSECTION
BVC	BEGIN VERTICAL CURVE	PVT	POINT OF VERTICAL TANGENT
BP	BEGIN PROFILE PROFILE	RCCB	REINFORCED CONCRETE BOX CULVERT
CL	CENTERLINE	RCPC	REINFORCED CONCRETE PIPE
CO	CLEANOUT FOR UNDERDRAIN	ROW	RIGHT OF WAY
DUE	DRAINAGE AND UTILITY EASEMENT	RW	RAW WATER LINE
EL	ELEVATION	SD	STORM DRAIN
EOP	EDGE OF PAVEMENT	SL	SECTION LINE
END	END VERTICAL CURVE	SO	EDGE OF SHOULDER OFFSET
EVP	END VERTICAL PROFILE	SS	SANITARY SEWER
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PL	PROPERTY LINE	W.U.E.	WATER UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE		

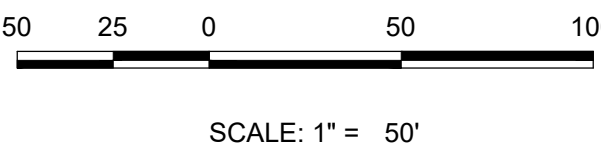
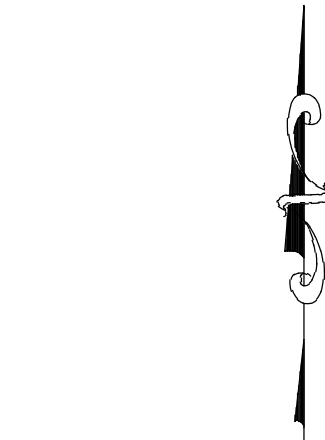
NOTES:

1. ALL STORM UTILITIES ARE PUBLIC UNLESS OTHERWISE SPECIFIED

\\WESTWOODPS\LOCAL\GLOBAL PROJECTS\PROJECTS\30175604 SAND CREEK\CAD\ENGINEERING\SHSHEET SETS\CSP\CSP - ALAMEDA & EXPOSITION\ALAMEDA AVE CSP - AREA UTILITY PLAN.DWG, MKHARAKH, 5/5/25



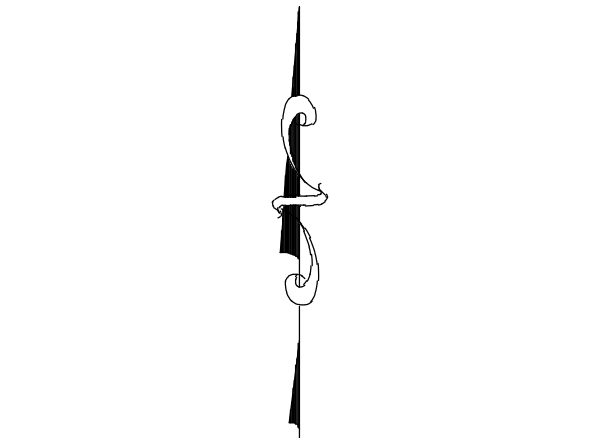
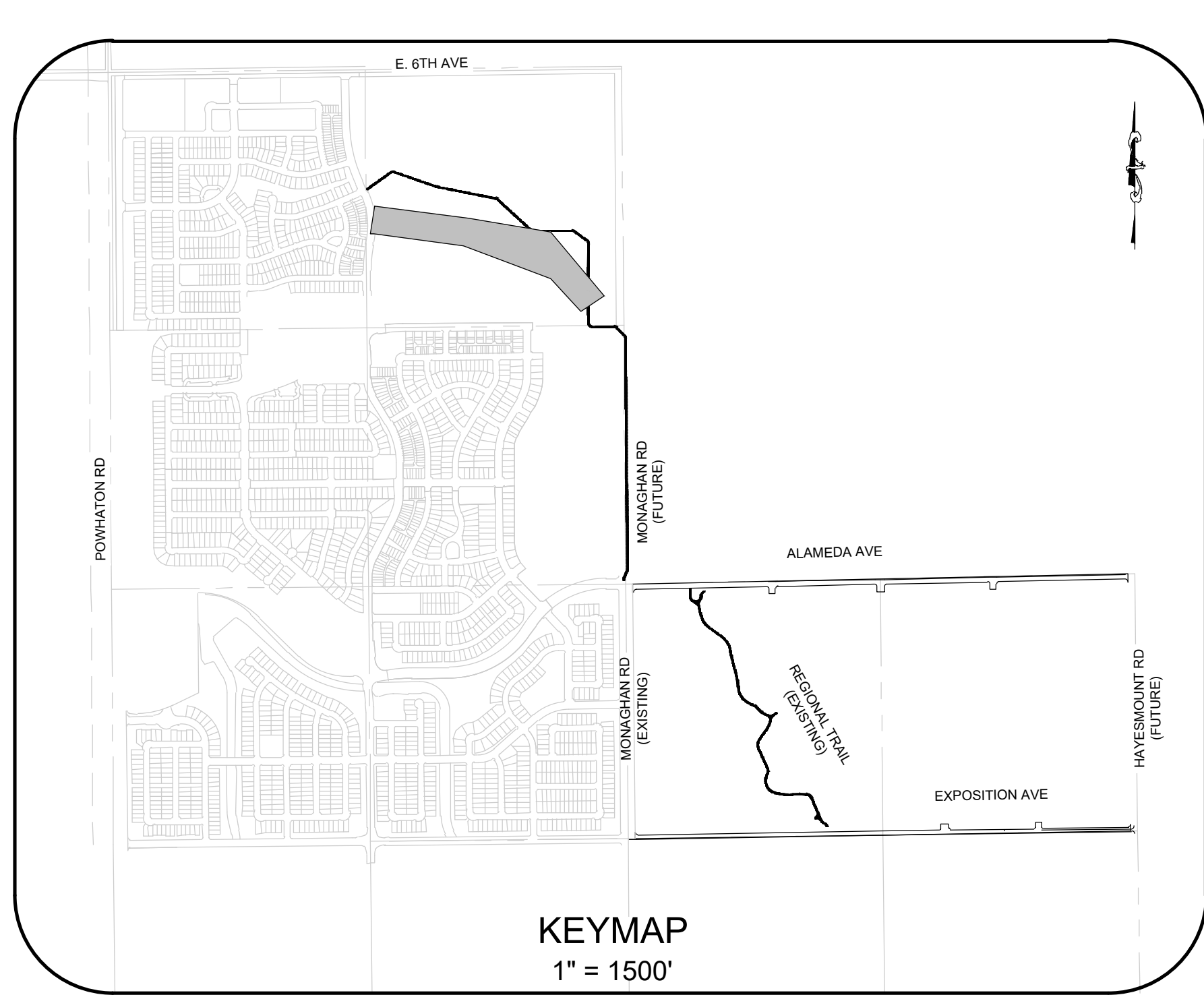
- NOTES:
- ALL STORM UTILITIES ARE PUBLIC UNLESS OTHERWISE SPECIFIED.























UTILITY LEGEND			
	PROPOSED WATERLINE		PROPOSED CAP W/ BLOW OFF
	PROPOSED GATE VALVE		RANGE BOX
	PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED		PROPOSED FLARED END SECTION
	CENTERLINE		PROPOSED STORM INLET
	RIGHT-OF-WAY		PROPOSED STORM DRAIN WITH MANHOLE
	PROPERTY LINE		EASEMENT LINE
	IRRIGATION		PROPOSED AREA INLET
	PROPOSED EDGE DRAIN		IRRIGATION METER
	PROPOSED 6" FIRE HYDRANT ASSEMBLY		AIR RELEASE VALVE
	EXISTING FIRE HYDRANT		STREET LIGHT

ABBREVIATIONS			
AD	ANGLE DIFFERENCE	PVI	POINT OF VERT. INTERSECTION
BVC	BEGIN VERTICAL CURVE	PVT	POINT OF VERTICAL TANGENT
BVP	BEGIN VERTICAL PROFILE	RCBC	REINFORCED CONCRETE BOX CULVERT
CL	CENTERLINE	RCP	REINFORCED CONCRETE PIPE
CO	CLEANOUT FOR UNDERDRAIN	ROW	RIGHT OF WAY
DUE	DRAINAGE AND UTILITY EASEMENT	RW	RAW WATER LINE
EL	ELEVATION	SD	STORM DRAIN
EOP	EDGE OF PAVEMENT	SL	SECTION LINE
EVC	END VERTICAL CURVE	SO	EDGE OF 6' SHOULDER OFFSET
EVP	END VERTICAL PROFILE	SS	SANITARY SEWER
FG	FINISHED GROUND	STA	STATION
FL	FLOW LINE	S.U.E.	SANITARY UTILITY EASEMENT
GE	GAS EASEMENT	TBC	TOP OF CURB
HP	HIGH POINT	TOB	TOP OF BERM
INV	INVERT	T.O.P.	TOP OF PIPE
K	CURVATURE COEFFICIENT	UE	UTILITY EASEMENT
LF	LINEAR FEET	VC	VERTICAL CURVE
MH	MANHOLE	WL	WATER LINE
N.T.S.	NOT TO SCALE	WSE	WATER SURFACE ELEVATION
PL	PROPERTY LINE	W.U.E.	WATER UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE		

		10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526		No.	Revisions	Appr.	Date		
		Westwoodps.com Westwood Professional Services, Inc.							
<b>MELCORTC AURORA, LLC</b> <b>C/O MARATHON LAND COMPANY</b> 9750 W. CAMBRIDGE PLACE LITTLETON, CO 80127 TEL: (303) 920-9400									
<b>ALAMEDA &amp; EXPOSITION AVENUE</b> <b>INFRASTRUCTURE SITE PLAN</b>  AREA UTILITY PLAN									
SHEET NUMBER  <b>15</b>	DRAWN BY:	SCALE:	AS SHOWN	FILE NO:	R0057802.01				
	CHECKED BY:	ACW	DJO						
	DATE:								
				APRIL 2025					



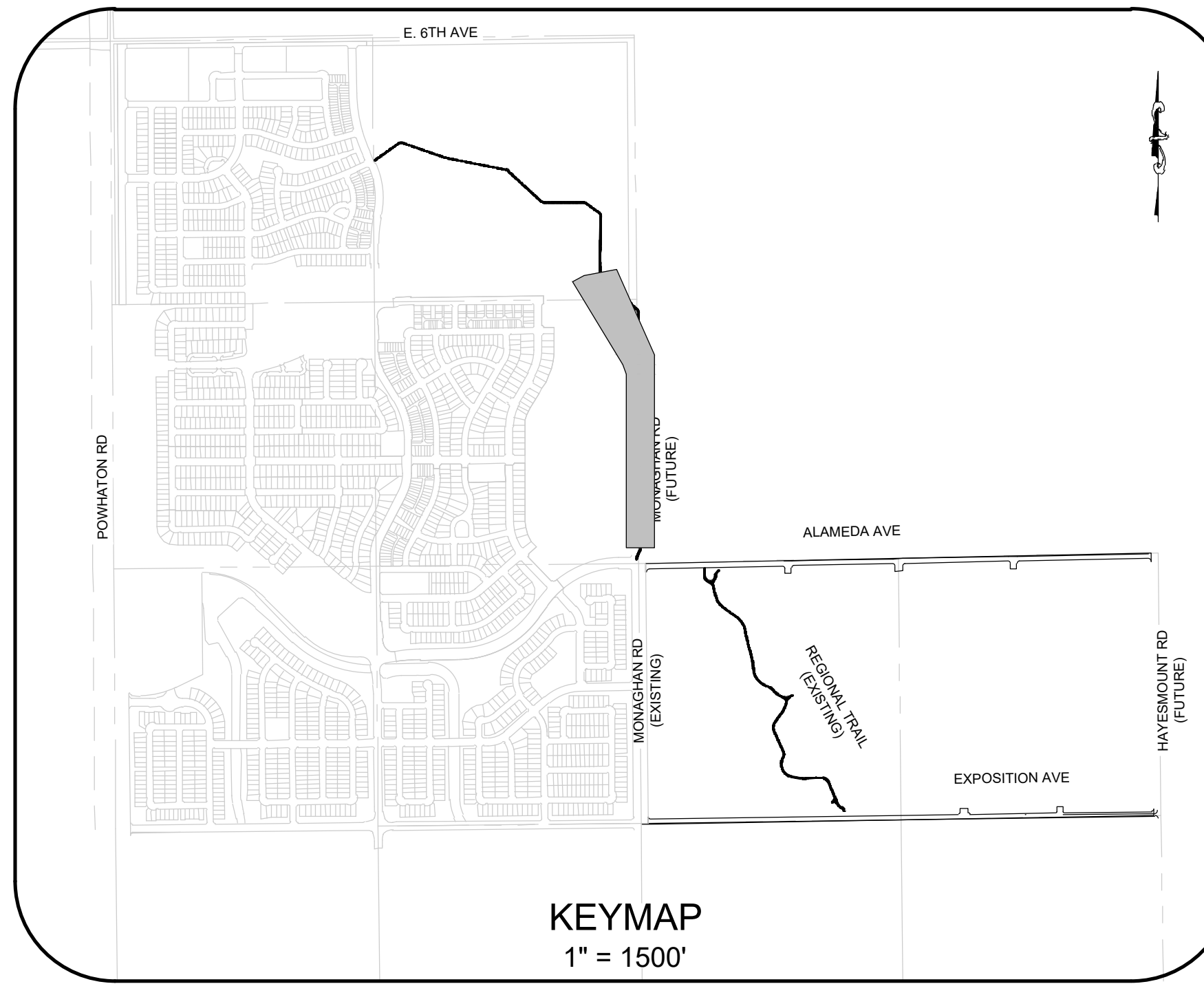
## UTILITY LEGEND

	PROPOSED WATERLINE		PROPOSED CAP W/ BLOW OFF
	PROPOSED GATE VALVE		RANGE BOX
	PROPOSED 8" SANITARY SEWER WITH MANHOLE		PROPOSED FLARED END SECTION
	UNLESS OTHERWISE NOTED		PROPOSED STORM INLET
	CENTERLINE		PROPOSED STORM DRAIN WITH MANHOLE
	RIGHT-OF-WAY PROPERTY LINE		EASEMENT LINE
	PROPOSED IRRIGATION		PROPOSED AREA INLET
	PROPOSED EDGE DRAIN		IRRIGATION METER
	PROPOSED 6" FIRE HYDRANT ASSEMBLY		AIR RELEASE VALVE
	EXISTING FIRE HYDRANT		STREET LIGHT

## ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVI	POINT OF VERT. INTERSECTION
BVC	BEGIN VERTICAL CURVE	PVT	POINT OF VERTICAL TANGENT
BVP	BEGIN VERTICAL PROFILE	RBCB	REINFORCED CONCRETE BOX CULVERT
CL	CENTERLINE	RCP	REINFORCED CONCRETE PIPE
CO	CLEANOUT FOR UNDERDRAIN	ROW	RIGHT OF WAY
DUE	DRAINAGE AND UTILITY EASEMENT	RW	RAW WATER LINE
EL	ELEVATION	SD	STORM DRAIN
EOP	EDGE OF PAVEMENT	SO	SECTION LINE
EV	END VERTICAL CURVE	SS	EDGE OF SHOULDER OFFSET
FG	FINISHED PROFILE	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GE	GAS EASEMENT	S.U.E.	SANITARY UTILITY EASEMENT
HP	HIGH POINT	TBC	TOP OF CURB
INV	INVERT	TOB	TOP OF BERM
K	CURVATURE COEFFICIENT	T.O.P.	TOP OF FILL
L	LINEAR FEET	UE	UTILITY EASEMENT
MH	MANHOLE	VC	VERTICAL CURVE
N.T.S.	NOT TO SCALE	WL	WATER LINE
PL	PROPERTY LINE	WSE	WATER SURFACE ELEVATION
PVC	POLYVINYL CHLORIDE	W.U.E.	WATER UTILITY EASEMENT




















SHEET NUMBER <div>16</div>	DRAWN BY: <div>ACM</div>		SCALE: <div>AS SHOWN</div>	ALAMEDA & EXPOSITION AVENUE INFRASTRUCTURE SITE PLAN  AREA UTILITY PLAN	MELCOR/TC AURORA, LLC C/O MARATHON LAND COMPANY 9750 W. CAMBRIDGE PLACE LITTLETON, CO 80127 TEL: (303) 920-9400	<div>Westwood</div> <div>10333 E DRY CREEK RD, SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526</div> <div>Westwoodps.com Westwood Professional Services, Inc.</div>						
	CHECKED BY: <div>DJO</div>		FILE NO: <div>R0057802.01</div>									
	DATE: <div>APRIL 2025</div>											
							No.	Revisions	Date	Initl.	Appr.	Date



50 25 0 50 100

SCALE: 1" = 50'

## UTILITY LEGEND

	PROPOSED WATERLINE		PROPOSED CAP W/ BLOW OFF
	PROPOSED GATE VALVE		RANGE BOX
	PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED		PROPOSED FLARED END SECTION
	CENTERLINE		PROPOSED STORM INLET
	RIGHT-OF-WAY PROPERTY LINE		PROPOSED STORM DRAIN WITH MANHOLE
	PROPOSED IRRIGATION		EASEMENT LINE
	PROPOSED EDGE DRAIN		PROPOSED AREA INLET
	PROPOSED 6" FIRE HYDRANT ASSEMBLY		IRRIGATION METER
	EXISTING FIRE HYDRANT		AIR RELEASE VALVE
			STREET LIGHT

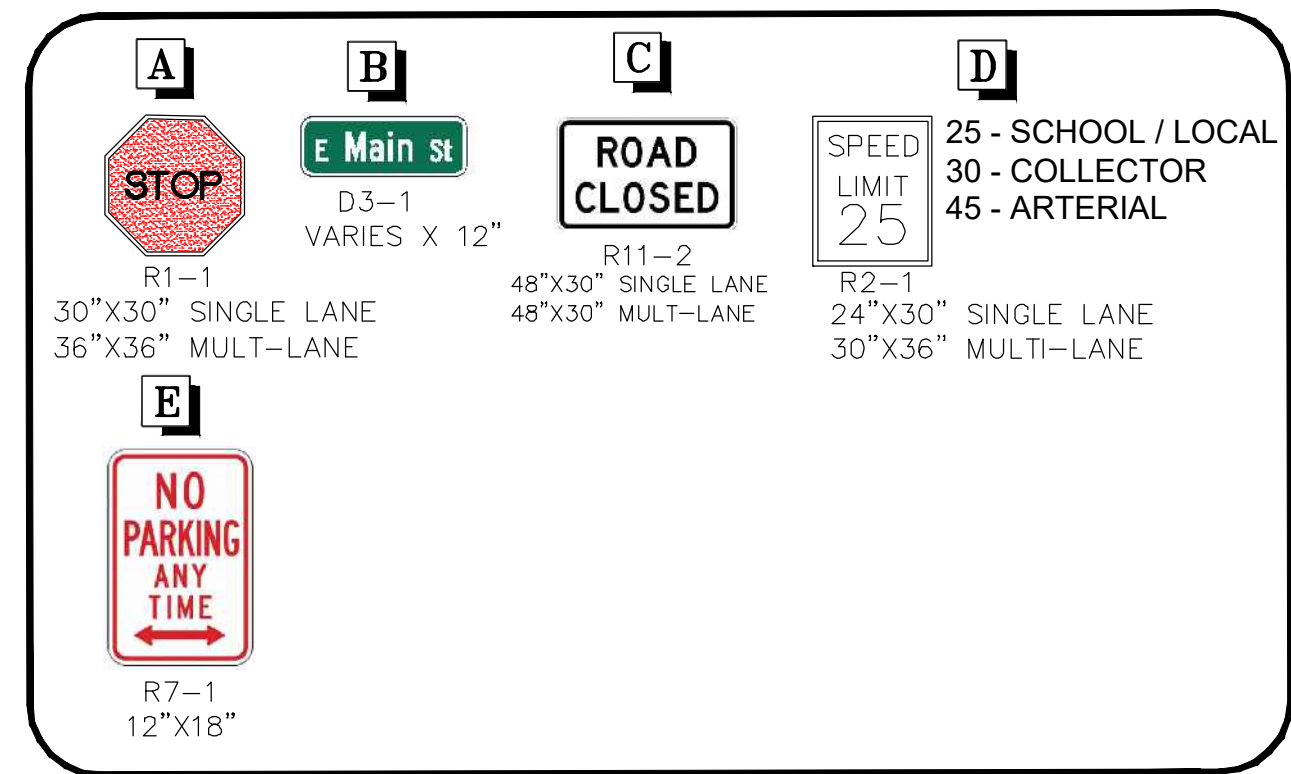
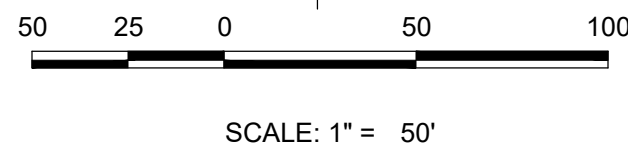
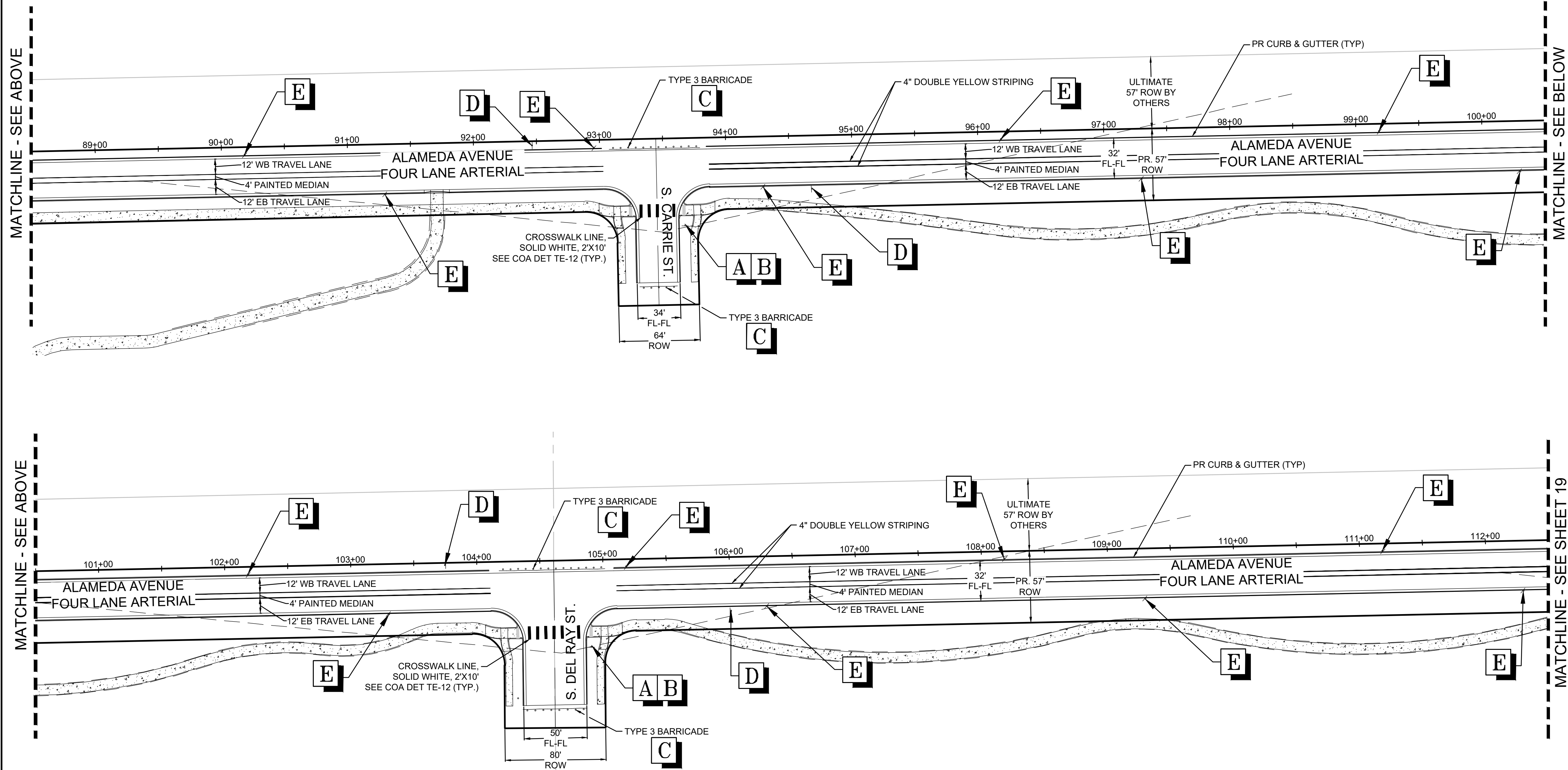
## ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVI	POINT OF VERT. INTERSECTION
BVC	BEGIN VERTICAL CURVE	PVT	POINT OF VERTICAL TANGENT
BVP	BEGIN VERTICAL PROFILE	RCBC	REINFORCED CONCRETE BOX
CL	CENTERLINE		CULVERT
CO	CLEANOUT FOR UNDERDRAIN	PCP	REINFORCED CONCRETE PIPE
DUE	DRAINAGE AND UTILITY EASEMENT	ROW	RIGHT OF WAY
EL	ELEVATION	RW	RAW WATER LINE
EOP	EDGE OF PAVEMENT	SD	STORM DRAIN
EVC	END VERTICAL CURVE	SL	SECTION LINE
EVF	END VERTICAL PROFILE	SO	EDGE OF 6' SHOULDER OFFSET
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GE	GAS EASEMENT	S.U.E.	SANITARY UTILITY EASEMENT
HP	HIGH POINT	TBC	TOP OF CURB
INV	INVERT	TOB	TOP OF BERM
K	CURVATURE COEFFICIENT	T.O.P.	TOP OF PIPE
LF	LINEAR FEET	UE	UTILITY EASEMENT
MH	MANHOLE	VC	VERTICAL CURVE
N.T.S.	NOT TO SCALE	WL	WATER LINE
PL	PROPERTY LINE	WSE	WATER SURFACE ELEVATION
PVC	POLYVINYL CHLORIDE	W.U.E.	WATER UTILITY EASEMENT

NOTES:

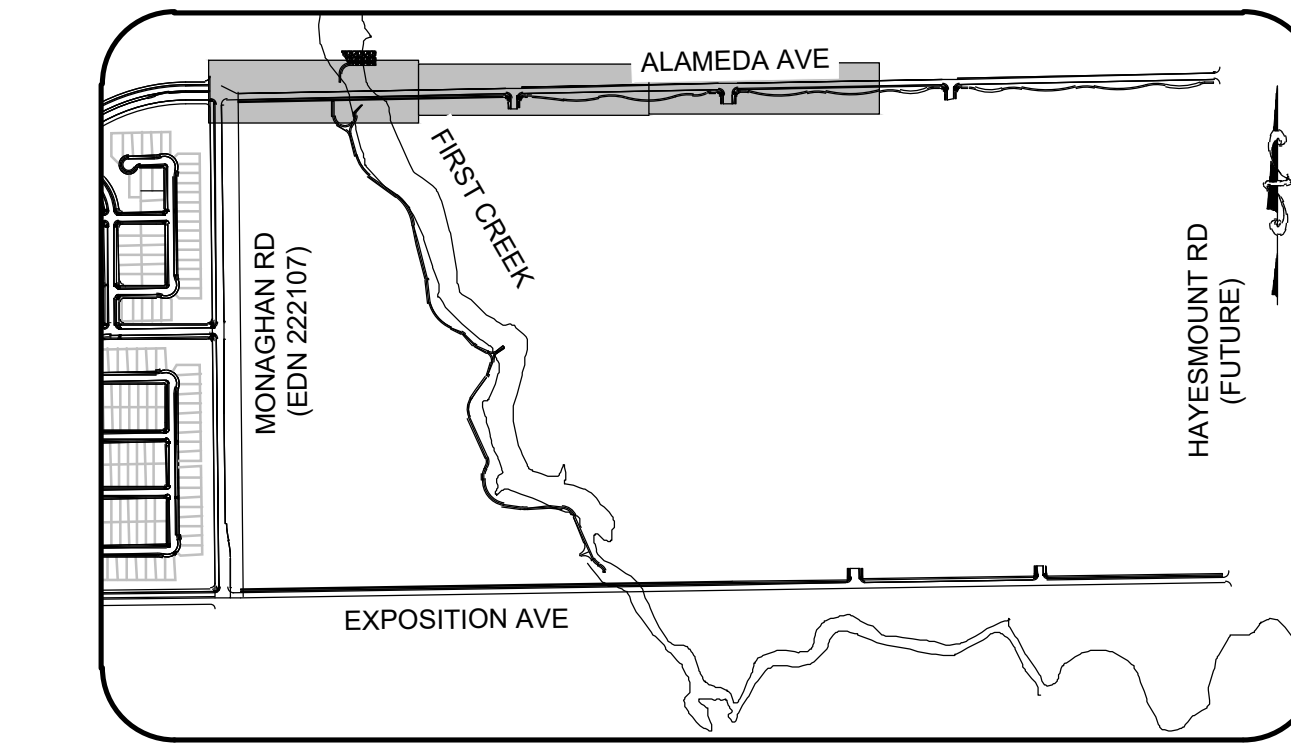
1. ALL STORM UTILITIES ARE PUBLIC UNLESS OTHERWISE SPECIFIED

N:\PROJECT\B30175604 SAND CREEK\CA\ENGINEERING\SHSHEET SETS\CS\CS\SP - ALAMEDA & EXPOSITION\ALAMEDA AVE CSP - SIGNAGE & STRIPING.DWG, MKHARAKH, 5/5/25



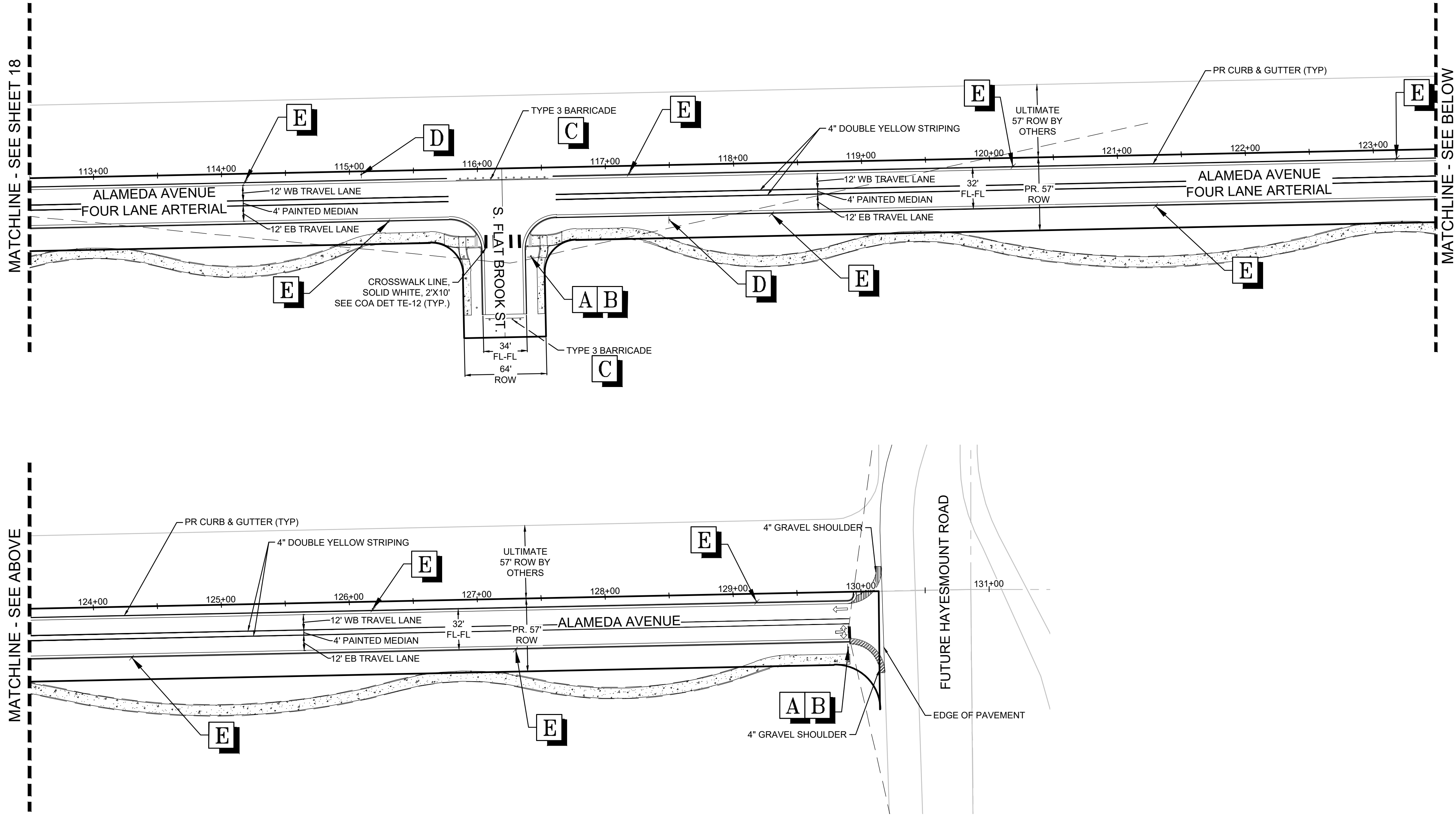
NOTES:  
1. SIGNAGE AND STRIPING FOR CONSTRUCTION WILL BE PROVIDED WITH THE CIVIL PLANS.  
2. ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS. ROW VARIES AT INTERSECTIONS.  
3. SOLID DIRECTIONAL ARROWS ARE PAINTED. HOLLOW DIRECTIONAL ARROWS ARE FOR REFERENCE.

ABBREVIATIONS			
AD	ANGLE DIFFERENCE	PVI	POINT OF VERT. INTERSECTION
BVC	BEGIN VERTICAL CURVE	PVT	POINT OF VERTICAL TANGENT
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EVP	END VERTICAL PROFILE	SS	SANITARY SEWER
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FL	FLOW LINE	S.U.E.	SANITARY UTILITY EASEMENT
GE	GAS EASEMENT	TBC	TOP OF CURB
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LF	LINEAR FEET	VC	VERTICAL CURVE
MH	MANHOLE	WL	WATER LINE
N.T.S.	NOT TO SCALE	WSE	WATER SURFACE ELEVATION
PL	PROPERTY LINE	W.U.E.	WATER UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE		

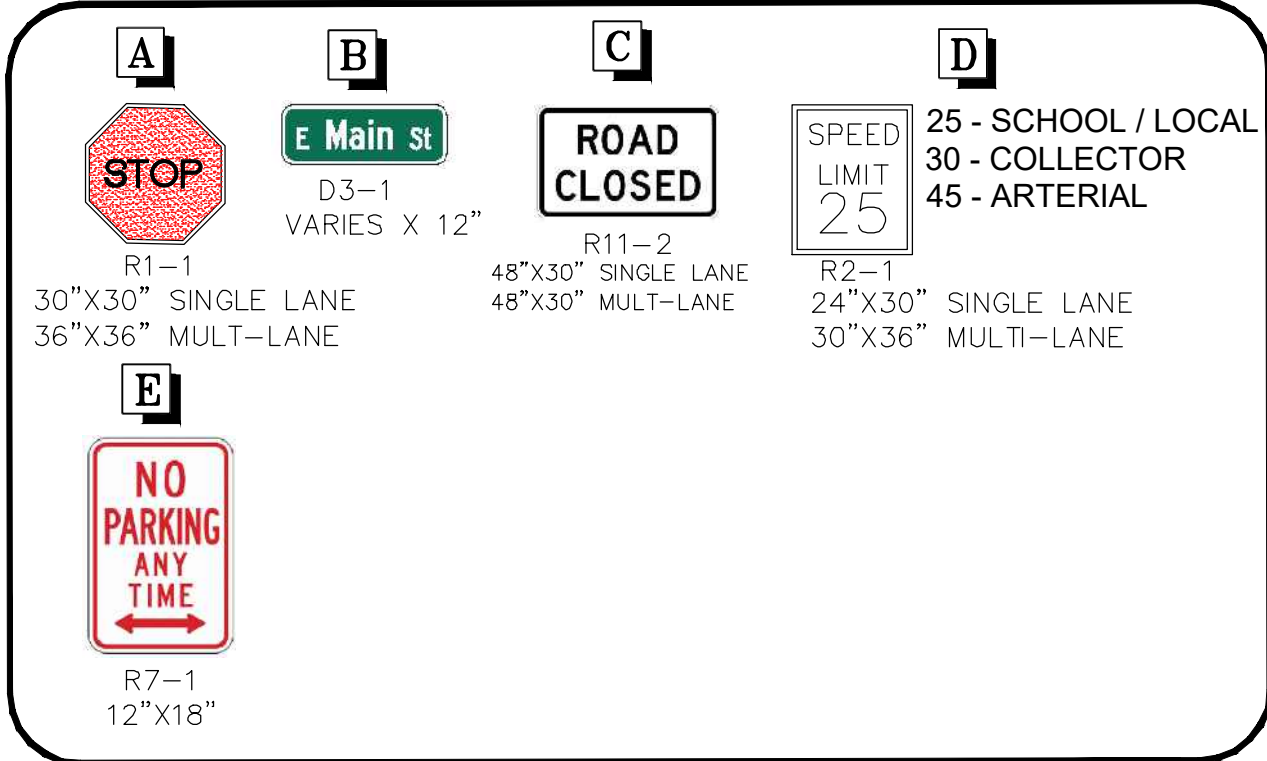


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SCALE: AS SHOWN		FILE NO: R0057802.01		SHEET NUMBER 18					
ALAMEDA & EXPOSITION AVENUE INFRASTRUCTURE SITE PLAN									
ALAMEDA AVE SIGNAGE & STRIPING									
MELCOR/C AURORA, LLC C/O MARATHON LAND COMPANY 9750 W. CAMBRIDGE PLACE LITTLETON, CO 80127 TEL: (303) 920-9400									
Westwood 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoods.com Westwood Professional Services, Inc.									
No.	Revisions	Date	Init.	Appr.	Date				

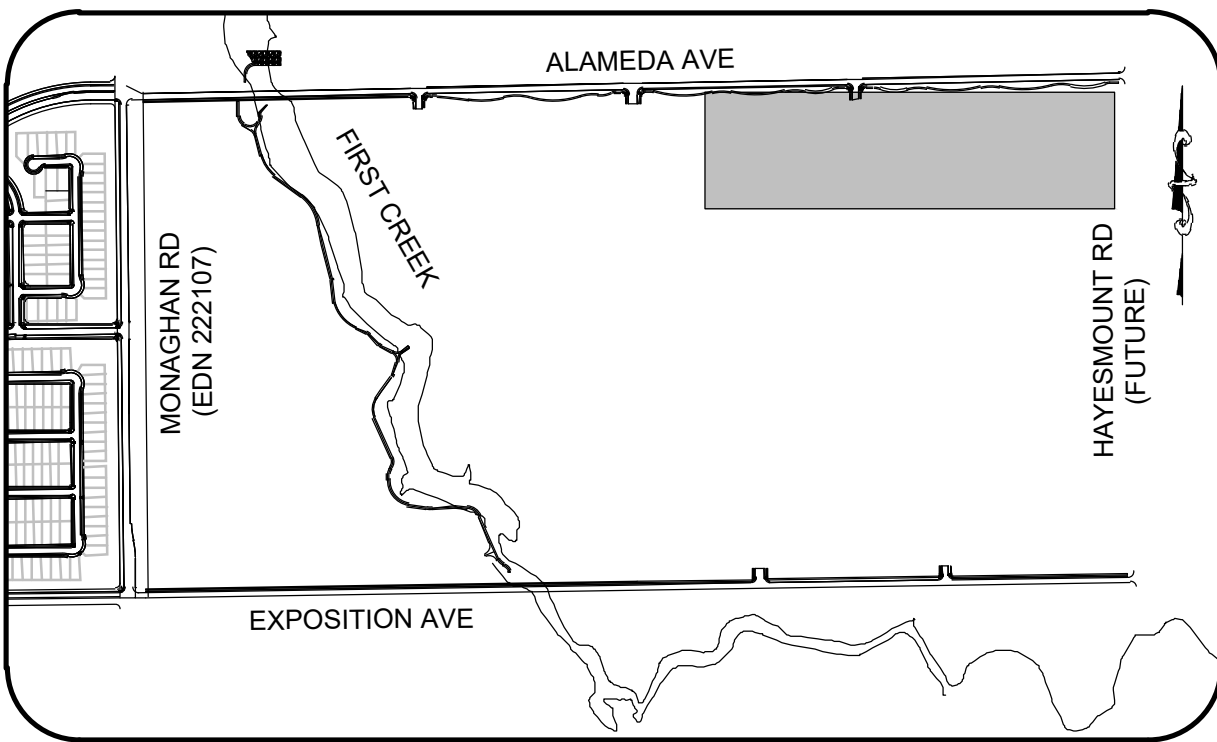
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- NOTES:
1. SIGNAGE AND STRIPING FOR CONSTRUCTION WILL BE PROVIDED WITH THE CIVIL PLANS.
  2. ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS. ROW VARIES AT INTERSECTIONS.
  3. SOLID DIRECTIONAL ARROWS ARE PAINTED. HOLLOW DIRECTIONAL ARROWS ARE FOR REFERENCE.



ABBREVIATIONS			
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EVC	END VERTICAL CURVE	SO	EDGE OF 6' SHOULDER OFFSET
EVP	END VERTICAL PROFILE	SS	SANITARY SEWER
FG	FINISHED GROUND	STA	STATION
FL	FLOW LINE	S.U.E.	SANITARY UTILITY EASEMENT
GE	GAS EASEMENT	TBC	TOP OF CURB
HP	HIGH POINT	TBC	TOP OF CURB
INV	INVERT	TBC	TOP OF CURB
K	CURVATURE COEFFICIENT	TBC	TOP OF BERM
LF	LINEAR FEET	T.O.P.	TOP OF PIPE
MH	MANHOLE	UE	UTILITY EASEMENT
N.T.S.	NOT TO SCALE	VC	VERTICAL CURVE
PL	PROPERTY LINE	WL	WATER LINE
PVC	POLYVINYL CHLORIDE	WSE	WATER SURFACE ELEVATION
		W.U.E.	WATER UTILITY EASEMENT

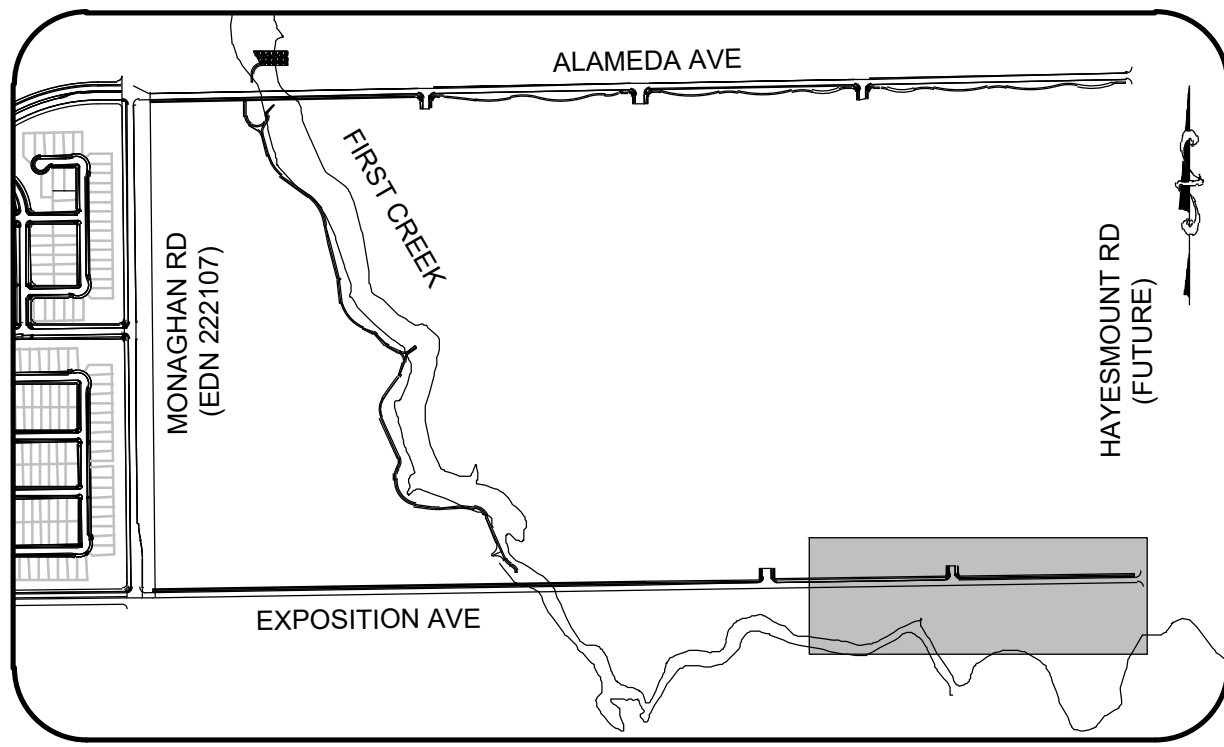
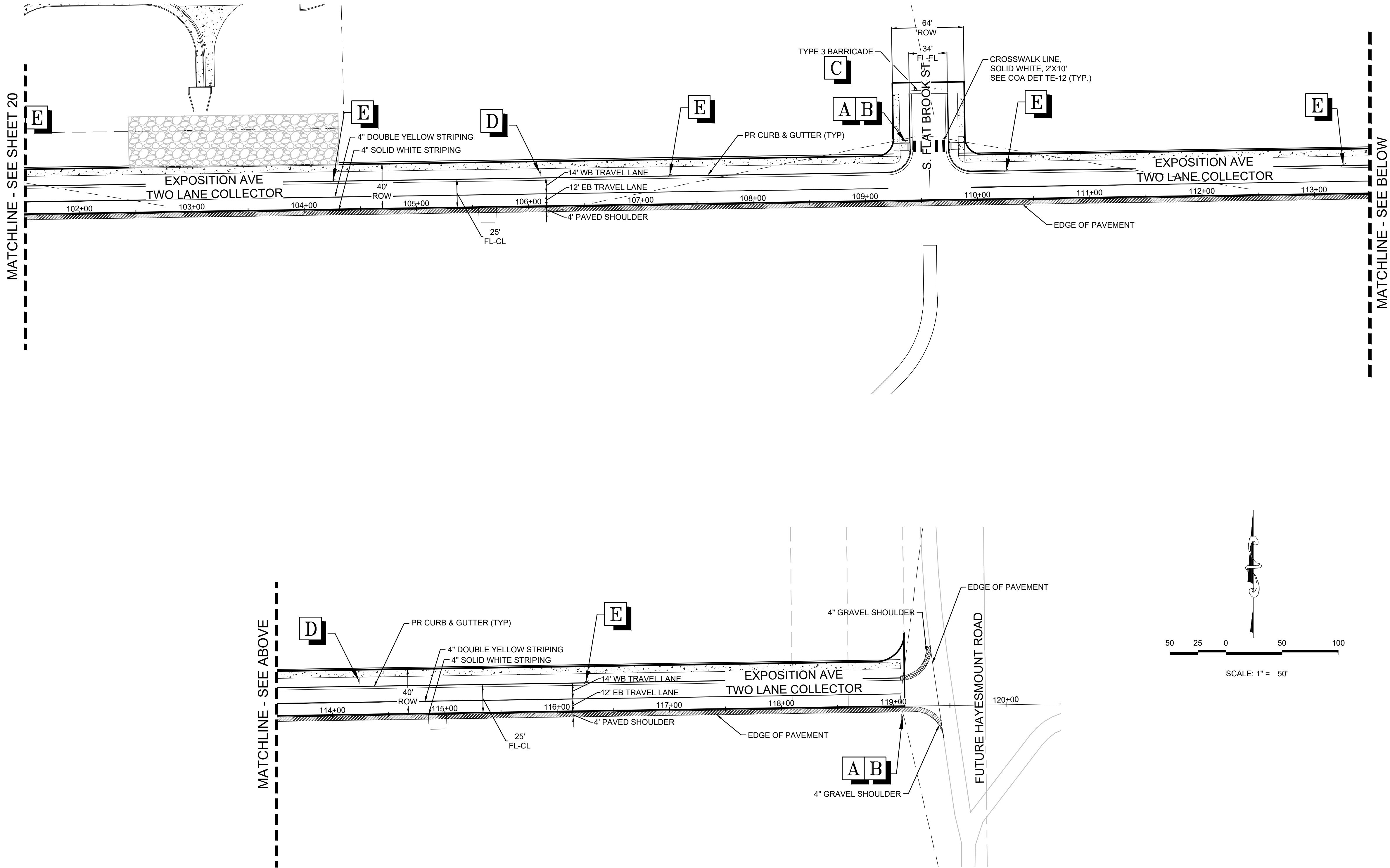


KEYMAP  
1" = 1000'

SHEET NUMBER	DRAWN BY: ACW	CHECKED BY: DJD	DATE: APRIL 2025	SCALE: AS SHOWN	FILE NO: R0057802.01	Revisions	No.	Date	Appr.	Date									
ALAMEDA & EXPOSITION AVENUE INFRASTRUCTURE SITE PLAN						Westwood													
ALAMEDA AVE SIGNAGE & STRIPING						Westwood Professional Services, Inc.													
MELCOR/C AURORA, LLC C/O MARATHON LAND COMPANY 9750 W. CAMBRIDGE PLACE LITTLETON, CO 80127 TEL: (303) 920-9400						10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526													



N:\PROJECTS\30175604 SAND CREEK\CAD\ENGINEERING\SHSHEET SETS\CS\PCS\ - ALAMEDA & EXPOSITION\EXPOSITION AVE CSP - SIGNAGE & STRIPING.DWG, MKHARAKH, 5/5/25



- NOTES:
1. SIGNAGE AND STRIPING FOR CONSTRUCTION WILL BE PROVIDED WITH THE CIVIL PLANS.
  2. ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS. ROW VARIES AT INTERSECTIONS.
  3. SOLID DIRECTIONAL ARROWS ARE PAINTED. HOLLOW DIRECTIONAL ARROWS ARE FOR REFERENCE.

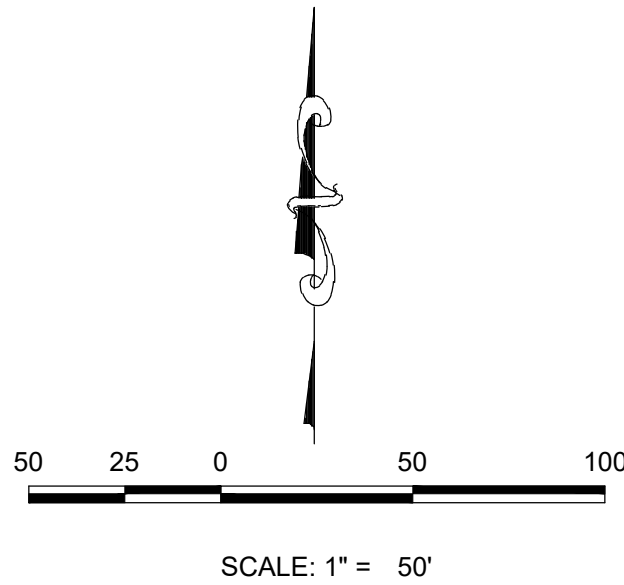
**A**  
  
R1-1  
30"x30" SINGLE LANE  
36"x36" MULTI-LANE

**B**  
  
D3-1  
VARIES X 12"  
**E**  
  
R7-1  
12"x18"

**C**  
  
R11-2  
48"x30" SINGLE LANE  
48"x30" MULTI-LANE

**D**  
  
R2-1  
24"x30" SINGLE LANE  
30"x36" MULTI-LANE

25 - SCHOOL / LOCAL  
30 - COLLECTOR  
45 - ARTERIAL

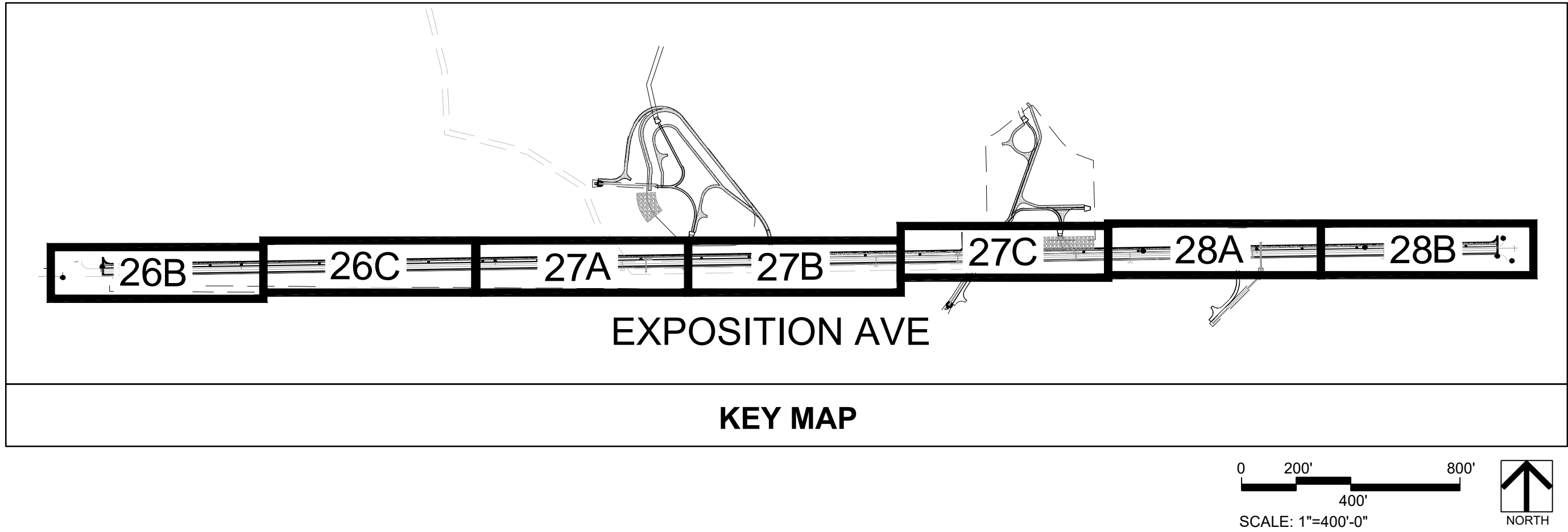


SHEET NUMBER	DRAWN BY: <div>ACW</div>	CHECKED BY: <div>DJO</div>	DATE: <div>APRIL 2025</div>	FILE NO: <div>R0057802.01</div>	SCALE: <div>AS SHOWN</div>	ALAMEDA & EXPOSITION AVENUE INFRASTRUCTURE SITE PLAN  EXPOSITION AVE SIGNAGE & STRIPING	MELCOR/TC AURORA, LLC C/O MARATHON LAND COMPANY 9750 W. CAMBRIDGE PLACE LITTLETON, CO 80127 TEL: (303) 920-9400				<div>Westwoodps.com</div> <div>Westwood Professional Services, Inc.</div>				<div>Westwood</div> <div>10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526</div>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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SITUATED IN SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

1. ALL LANDSCAPED AREAS SHALL RECEIVE ORGANIC SOIL AMENDMENT ROTOTILLED AT AN 8" DEPTH AT A RATE OF (4) CUBIC YARDS PER 1,000 SF OF AREA.
2. THE SURFACE MATERIAL OF WALKS WILL BE POURED IN PLACE CONCRETE WITH NO SPECIAL FINISH.
3. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR DESIGN, CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL LANDSCAPE MATERIAL 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.
5. 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.

1. REFER TO CIVIL ENGINEER'S UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
2. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS OF THIS PART OF THE SPEC. IT CANNOT BE FOLLOWED DUE TO SITE CONDITIONS. CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
3. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
4. VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL.
5. CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
6. PRIOR TO BEGINNING WORK IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND, THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
7. TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING.
8. TREES TO BE PLANTED A MINIMUM OF 4 FEET FROM FACE OF BUILDING, OR PAVEMENT, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.
9. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
10. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
11. ALIGN AND EQUALLY SPACE TREES IN ALL DIRECTIONS PER THESE NOTES AND DRAWINGS.
12. FINAL GRADES OF SHRUB AREAS AND LAWNS SHALL BE 1 1/2 INCHES BELOW ADJACENT PAVING OR HEADER.
13. LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIALS.
14. LANDSCAPE MATERIAL PLACEMENT 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 DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRERD OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
15. THE SEPARATION REQUIREMENTS FROM FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET) AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS.
16. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRATCH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
17. TREES WITHIN THE TREE LAWN AND IN SIGHT TRIANGLES SHALL BE LIMBED UP TO 8' TO MEET SIGHT VISIBILITY REQUIREMENTS.
18. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
19. 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 MATERIALS FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
20. THE FOLLOWING ARE GUIDELINES FOR STREET TREES PLACED WITHIN THE R.O.W.: 5' CLEAR FROM THE EDGE OF THE FIRE HYDRANTS, 25' FROM THE CENTER OF STREET LIGHTS, 50' FROM THE CENTER OF STOP SIGNS, 8' FROM THE CENTERLINE OF STORM-WATER, SEWER AND WATER LINES, 10' FROM THE EDGE OF DRIVEWAYS, 5' FROM THE EDGE OF DRAIN INLETS AND WATER METERS, 5' FROM SIDEWALK RAMPS.
21. FINAL LOCATION OF THE STREET TREES WILL DEPEND UPON DRIVEWAY LOCATIONS AND UTILITIES. THE LOCATIONS CURRENTLY SHOWN ARE APPROXIMATE.
22. BUILDERS MUST ADHERE TO THE FOLLOWING CITY OF AURORA: UNIFIED DEVELOPMENT CODE, SECTION 146-4.7 LANDSCAPE, WATER CONSERVATION, AND STORMWATER MANAGEMENT.
23. ALL PROPOSED LANDSCAPING WITHIN THE SITE TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10



25	COVER SHEET
26	PLANT SCHEDULE & WATER USAGE CALCULATIONS
27-31	LANDSCAPE PLAN
32	LANDSCAPE DETAILS

[illegible]

C. = ACORE	E.P. = EDGE OF PAVING	N.T.S. = NOT TO SCALE	<u>NOTE IDENTIFICATION</u>
APPROXIMATE = APPROX.	EXP. = EXPANSION	O.C. = ON CENTER	
B&B = BALL AND BURLAP	E.W. = EACH WAY	O.D. = OUTSIDE DIAMETER	DEMOLITION NOTE
B.C. = BENCH MARK	F.F. = FINISH FLOOR	P.O.B. = POINT OF BEGINNING	
B.L.D.G. = BUILDING	F.G. = FINISH GRADE	P.O.C. = POINT OF CONNECTION	CONSTRUCTION NOTE
B.S. = BOTTOM OF STAIR	FIN. = FINISH	P.V.C. = POLYVINYL CHLORIDE PIPE	
B.W. = BOTTOM OF WALL	F.H. = FIRE HYDRANT	PL = PROPERTY LINE	
CAL. = CALIPER	FL = FLOW LINE	R. = RADIUS	
C.B. = CATCH BASIN	FTG. = FOOTING	R.C.P. = REINFORCED CONCRETE PIPE	
CL CATCH BASIN CENTER	FT. = FEET	R.O.W. = RIGHT OF WAY	
LINE	GA. = GAUGE	REQ'D. = REQUIRED	
C.O. = CLEANOUT	GALV. = GALVANIZED	REINF. = REINFORCED	
COL. = COLUMN	H.W. = HEAD WALL	SHT. = SHEET	
CONC. = CONCRETE	H.P. = HIGH POINT	SPEC. = SPECIFICATIONS	
CONT. = CONTINUOUS	HT. = HEIGHT	S.F. = SQUARE FEET	
CONTR. = CONTRACTOR	HORIZ. = HORIZON	S.Y. = SQUARE YARD	
C.F. = CUBIC FEET	I.D. = INNER DIAMETER	S.S. = STAINLESS STEEL	
C.Y. = CUBIC YARD	IN. = INCH	T.C. = TOP OF CURB	
DET. = DETAIL	INV. = INVERT	T.S. = TOP OF STAIR	
DIM. = DIMENSION	L.P. = LOW POINT	T.W. = TOP OF WALL	
DIA. = DIAMETER	L.F. = LINEAR FEET	TYP. = TYPICAL	
DWG. = DRAWING	MAX. = MAXIMUM	VERT. = VERTICAL	
EA. = EACH	M.H. = MAN HOLE	W/O = WITH OUT	
ELEV. = ELEVATION	MIN. = MINIMUM	W.W.M. = WOVEN WIRE MESH	
EXIST. = EXISTING	MISC. = MISCELLANEOUS		
	N.I.C. = NOT IN CONTRACT		

SITUATED IN SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES				
	AS	14	Acer miyabei 'State Street'	Miyabei Maple
	AD	17	Acer platanoides 'Deborah'	Deborah Maple
	AE2	15	Acer platanoides 'Emerald Queen'	Emerald Queen Maple
	AF3	15	Acer rubrum 'Frank Jr.'	Redpointe Maple
	CS	18	Catalpa speciosa	Northern Catalpa
	GS	37	Gleditsia triacanthos inermis 'Shademaster'™	Shademaster Locust
	GI3	4	Gleditsia triacanthos inermis 'Sunburst'	Sunburst Common Honeylocust
	GK	14	Gymnocladus dioica 'Espresso'	Kentucky Coffee Tree - 'Espresso'
	GL	11	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
	UD	22	Ulmus davidiana japonica 'Discovery'	Discovery Elm
	UA	14	Ulmus parvifolia 'Allee'	Allee Lacebark Elm
	UE	15	Ulmus propinqua 'Emerald Sunshine'	Emerald Sunshine Elm
	UP	34	Ulmus wilsoniana 'Prospector'	Prospector Elm
	UA3	14	Ulmus x 'Accolade'	Accolade Elm

## SEED & SOD MIXES



## REQUIRED LANDSCAPE TABULATIONS

## CURBSIDE TREE LAWN PLANTING REQUIREMENTS

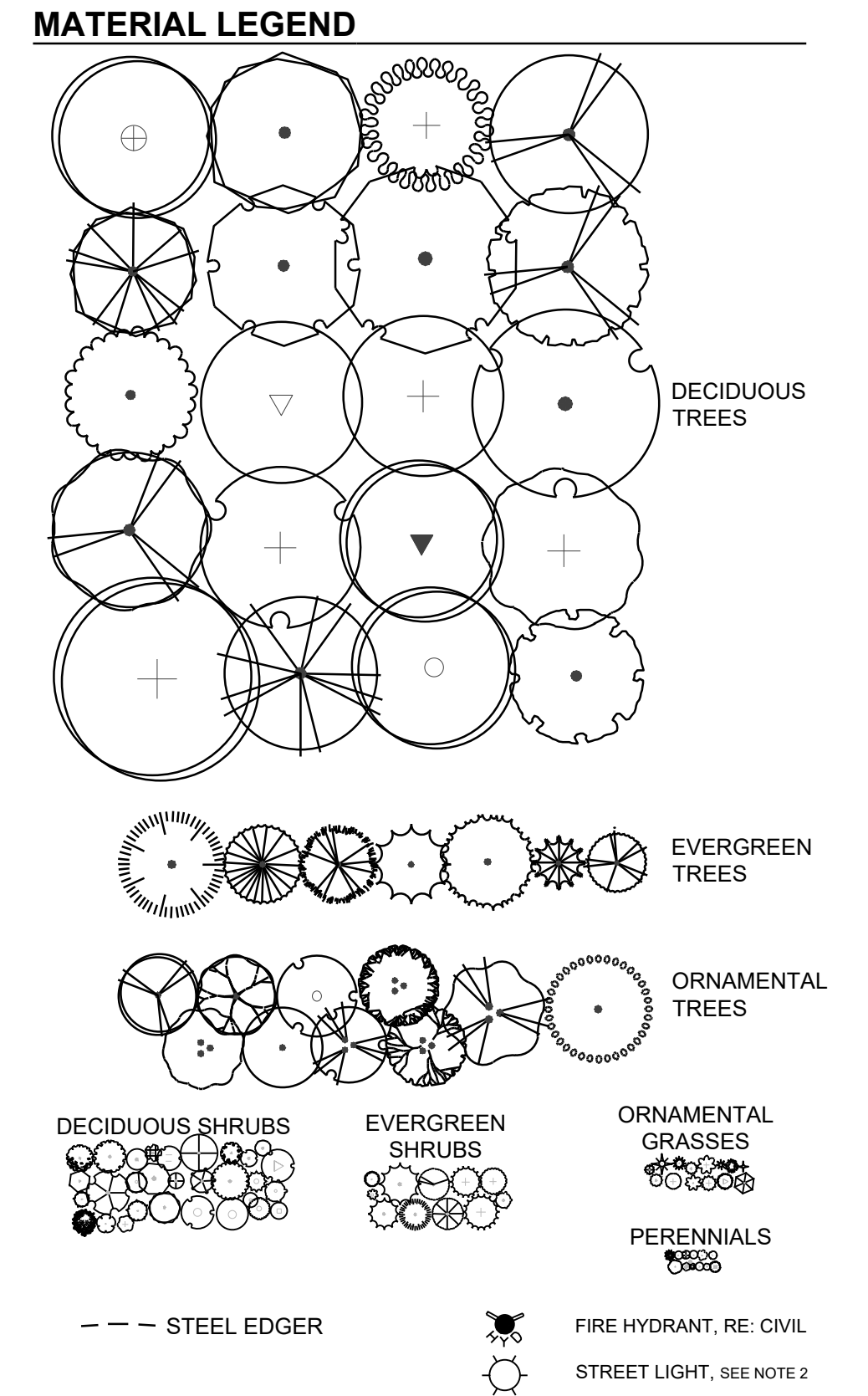
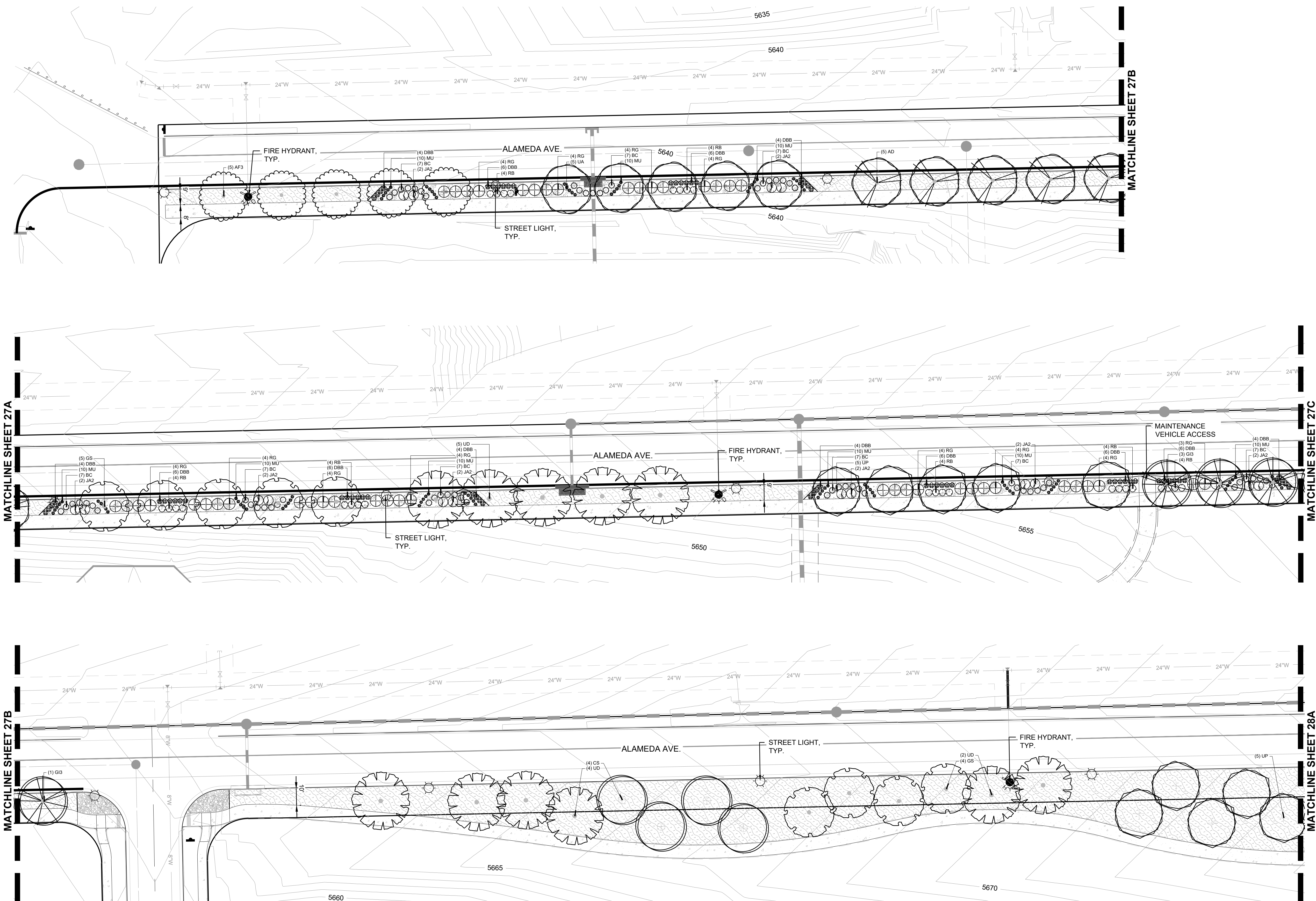
\*\* ALAMEDA AVENUE (EAST) WAS NOT INCLUDED IN THESE CURBSIDE TREE LAWN REQUIREMENT CALCULATIONS, AS THE CURBSIDE TREE LAWN WIDTH WAS 10' WIDE OR GREATER. SUBSEQUENTLY, IT HAS BEEN PLANTED WITH NATIVE SEED AND ROCK MULCH INSTEAD.



SHEET NUMBER  <div>23</div>	DRAWN BY:	OM	SCALE:	ALAMEDA & EXPOSITION AVENUE INFRASTRUCTURE SITE PLAN PLANT SCHEDULE & WATER USAGE CALCULATIONS	<div><div><div>people</div><div>creating spaces</div></div><div><div>PCS GROUP, INC.</div><div>www.pcsgroutco.com</div><div>207 Kdamsmith Ave.</div><div>Denver, CO 80223</div><div>ATTN: JOHN PRESTWICH</div><div>303-431-4805</div></div></div>							
	CHECKED BY:	PCS	FILE NO:									
	DATE:	APRIL 2025	R0057802.01									
	No.	Revisions	Date			Inlt.	Appr.	Date				

# ALAMEDA & EXPOSITION AVENUE INFRASTRUCTURE SITE PLAN

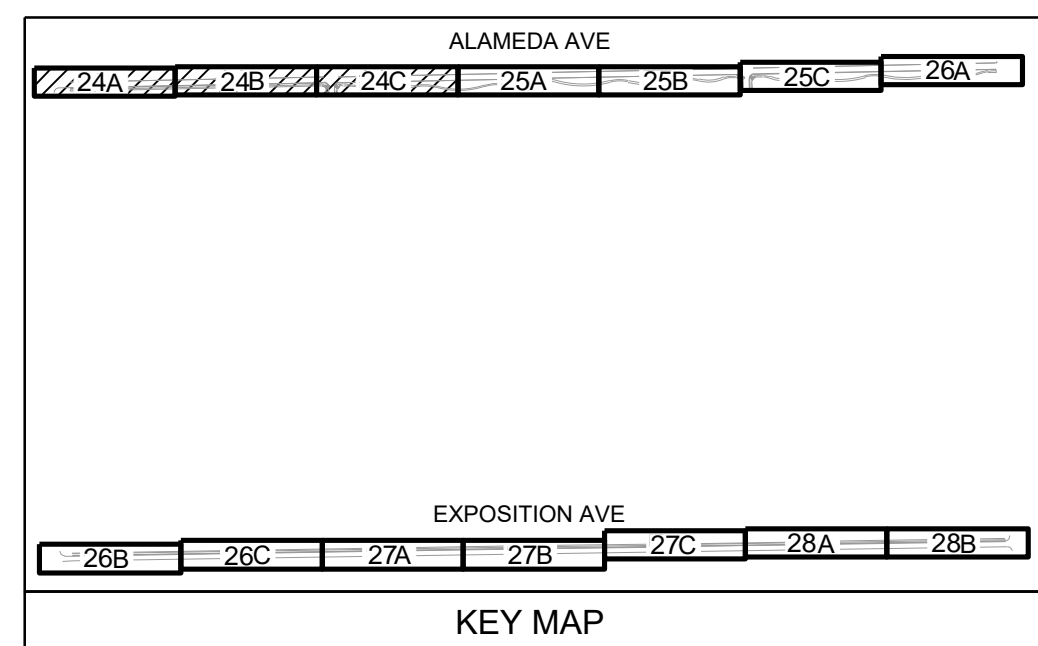
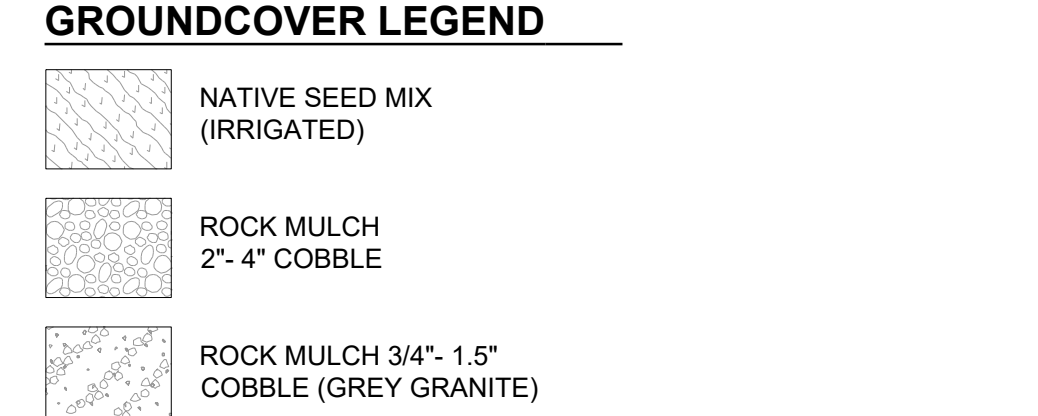
SITUATED IN SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



**NOTE:**

1. ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA  
ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

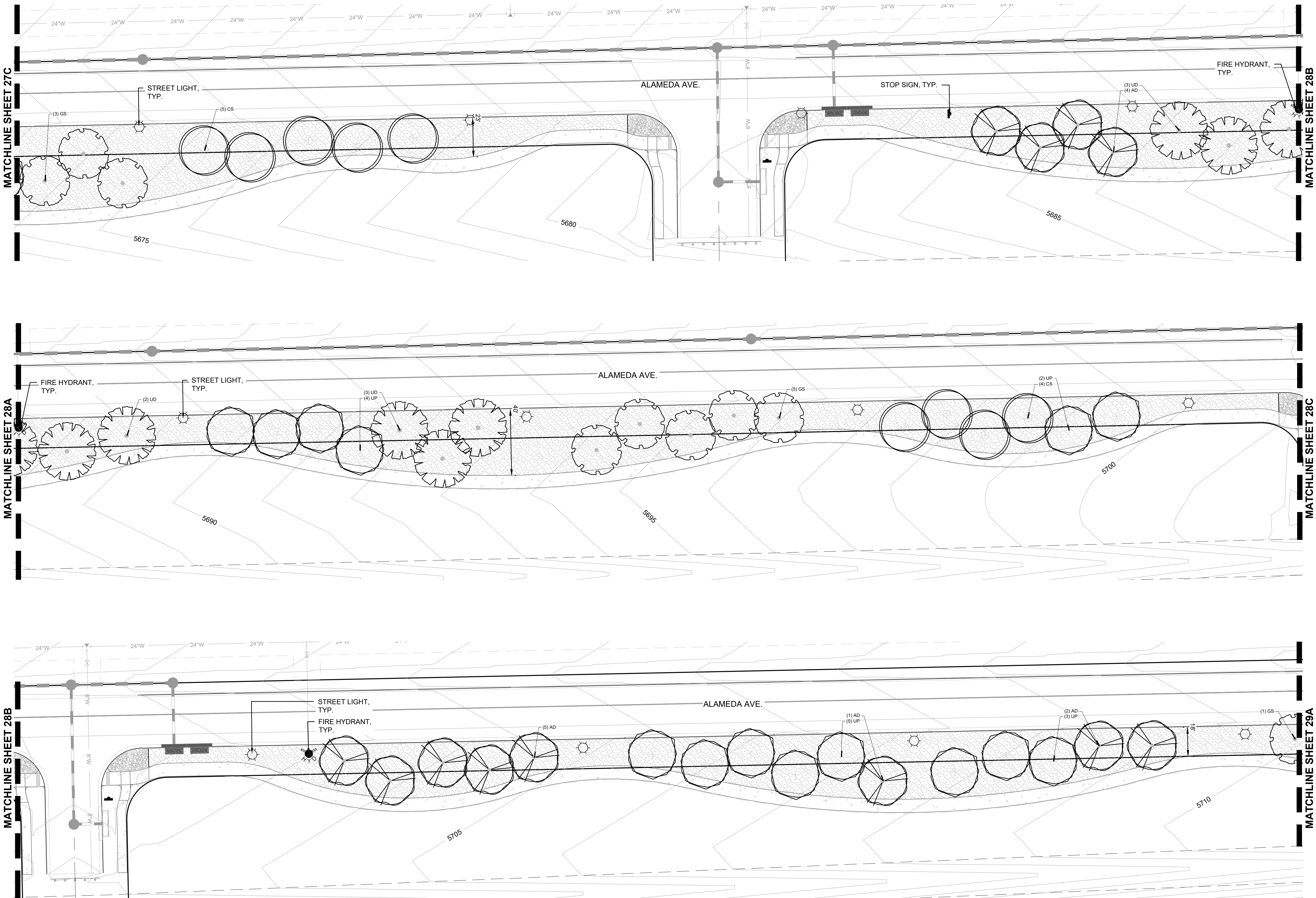
2. STREET LIGHT POLES LOCATIONS SHOWN ON LANDSCAPE PLANS ARE APPROXIMATE. FINAL LIGHT  
POLE LOCATIONS WILL BE SHOWN ON LIGHTING PLANS. LANDSCAPE CONTRACTOR SHALL ADJUST  
TREE LOCATIONS IN THE FIELD IF CONFLICTS OCCUR. TREES SHALL BE PLANTED NO CLOSER THAN 2'  
FROM THE CENTER OF STREET LIGHTS.



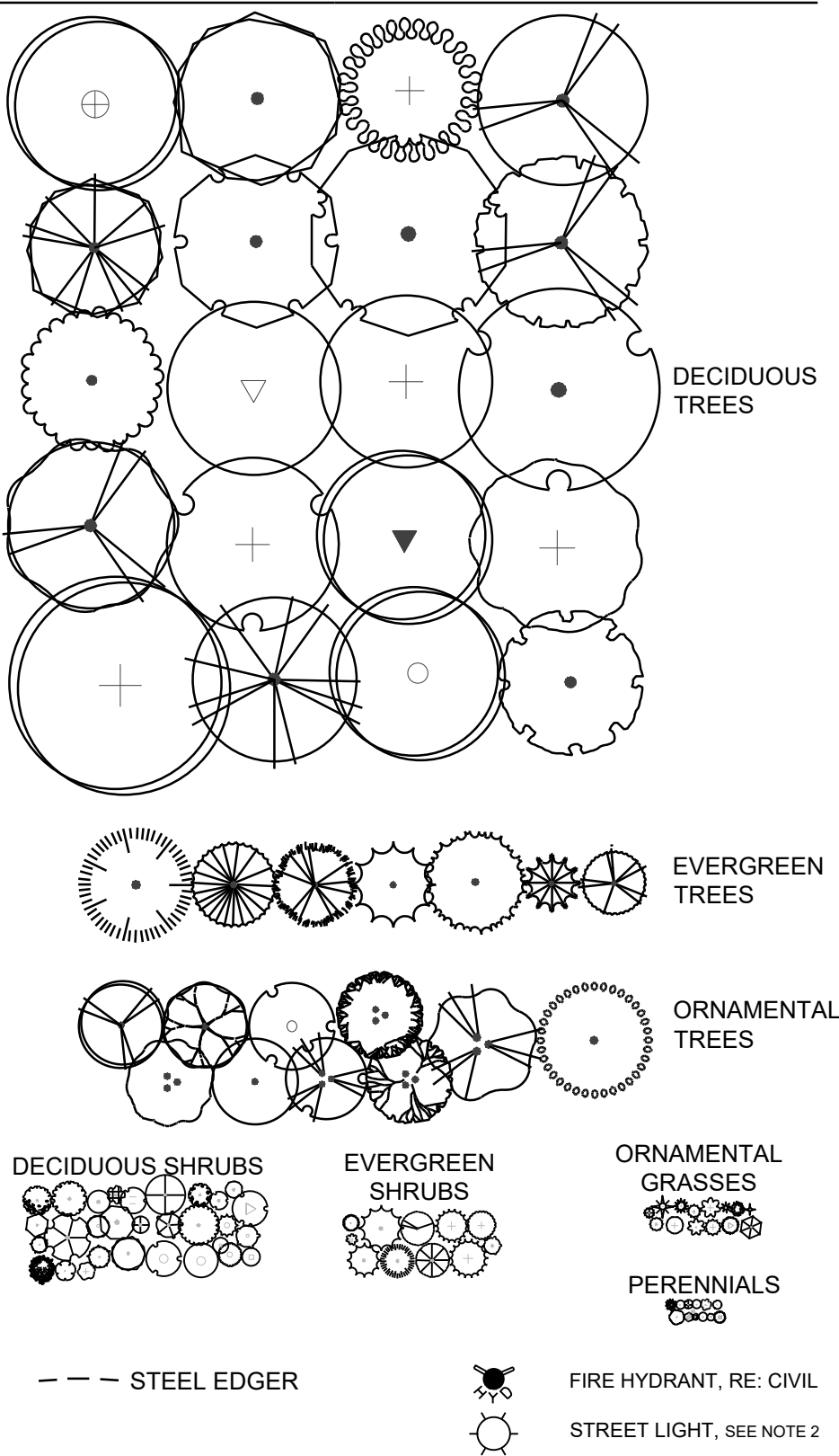
SHEET NUMBER	24	DRAWN BY: OM	CHECKED BY: PCS	DATE: APRIL 2025	SCALE: AS SHOWN	FILE NO: R0057802.01	ALAMEDA & EXPOSITION AVENUE INFRASTRUCTURE SITE PLAN LANDSCAPE PLAN	MELCOR TC AURORA, LLC C/O MARATHON LAND COMPANY 9750 W. CAMBRIDGE PLACE LITTLETON, CO 80127 TEL: (303) 920-9400	people creating spaces	PCS GROUP, INC. www.pcsgruppco.com 2001 Denver, CO 80223 ATTN: JOHN PRESTWICH 303-531-4905	No.	Revisions	Date	Init.	Appr.	Date

# ALAMEDA & EXPOSITION AVENUE INFRASTRUCTURE SITE PLAN

SITUATED IN SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

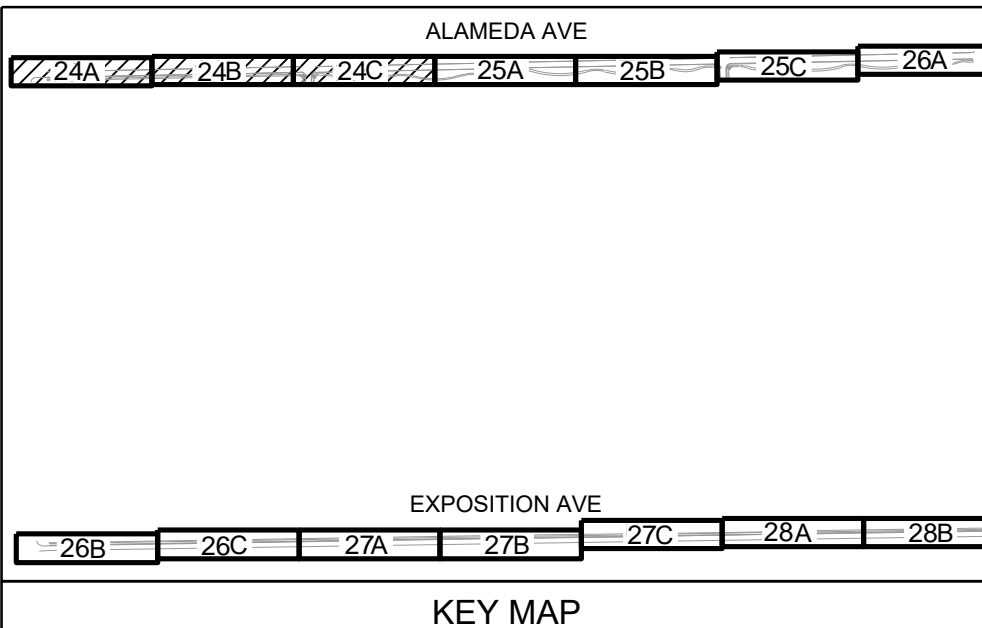
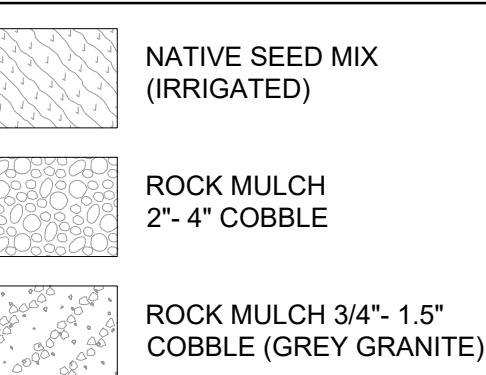


## MATERIAL LEGEND



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FROM THE CENTER OF STREET LIGHTS.

## GROUNDCOVER LEGEND



Y:\SAND CREEK\LANDSCAPE ARCHITECTURE\CURRENT DWG\PHASE 3\ALAMEDA & EXPOSITION\SPRING\ALAMEDA & EXPOSITION AVE - LANDSCAPE PLANS.DWG, OLIVIA, 4/21/25

SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	FILE NO.:	R0057802.01	APRIL 2025	Revisions	No.	Date	Appr.	Date
25	OM	PCS	AS SHOWN	R0057802.01	R0057802.01	R0057802.01	R0057802.01	R0057802.01	R0057802.01	R0057802.01	R0057802.01	R0057802.01

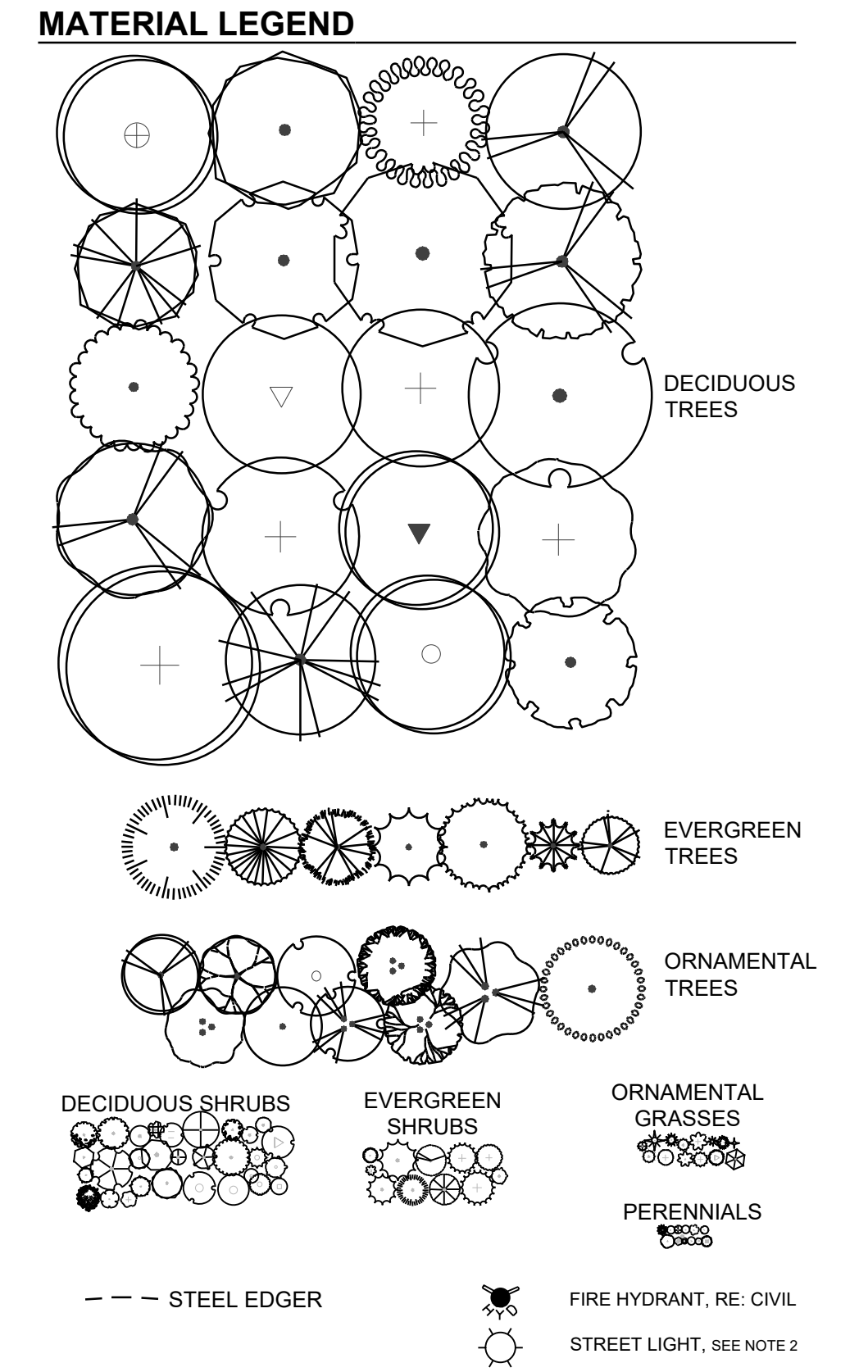
PCS GROUP, INC.  
www.pcsgroupco.com  
2001 S. W. 10th Ave.  
Denver, CO 80223  
ATTN: JOHN PRESTWICH  
303.531.4905

creating spaces  
people

MELCOR TC AURORA, LLC  
C/O MARATHON LAND COMPANY  
9750 W. CAMBRIDGE PLACE  
LITTLETON, CO 80127  
TEL: (303) 920-9400

ALAMEDA & EXPOSITION AVENUE  
INFRASTRUCTURE SITE PLAN  
LANDSCAPE PLAN

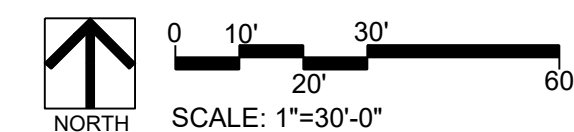
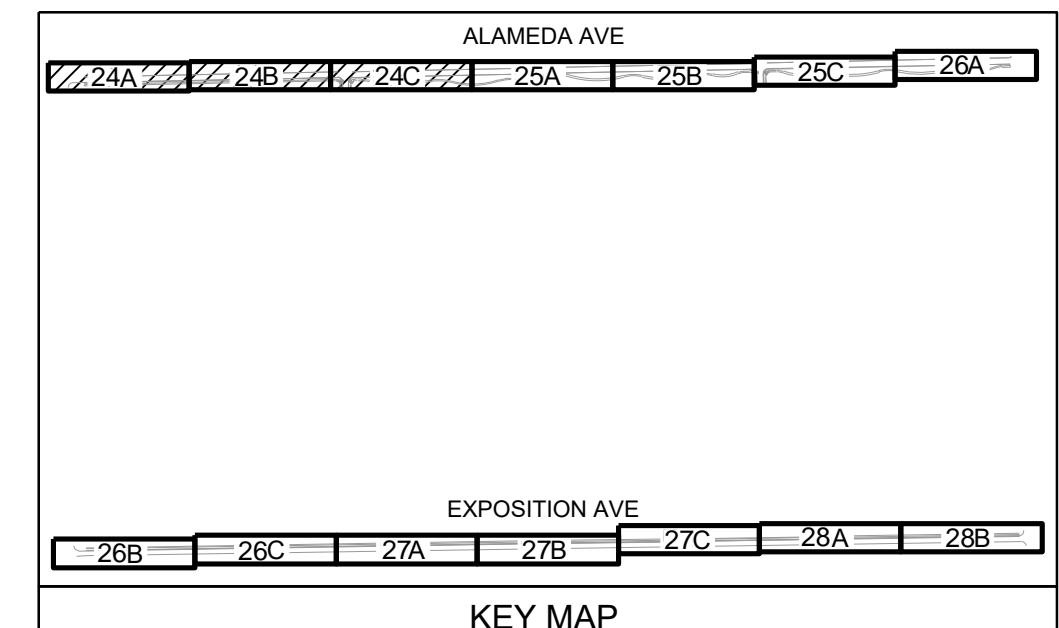
SITUATED IN SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



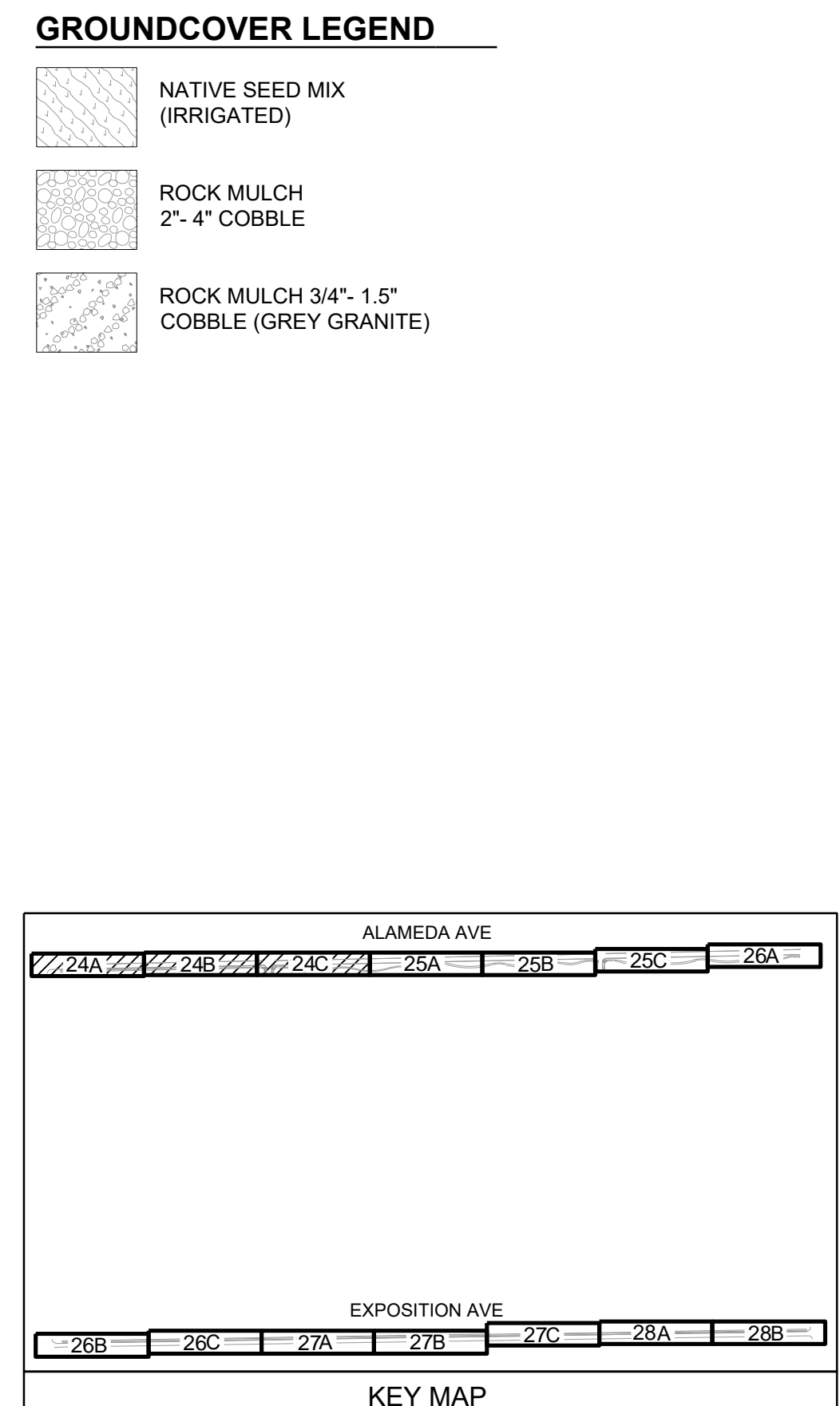
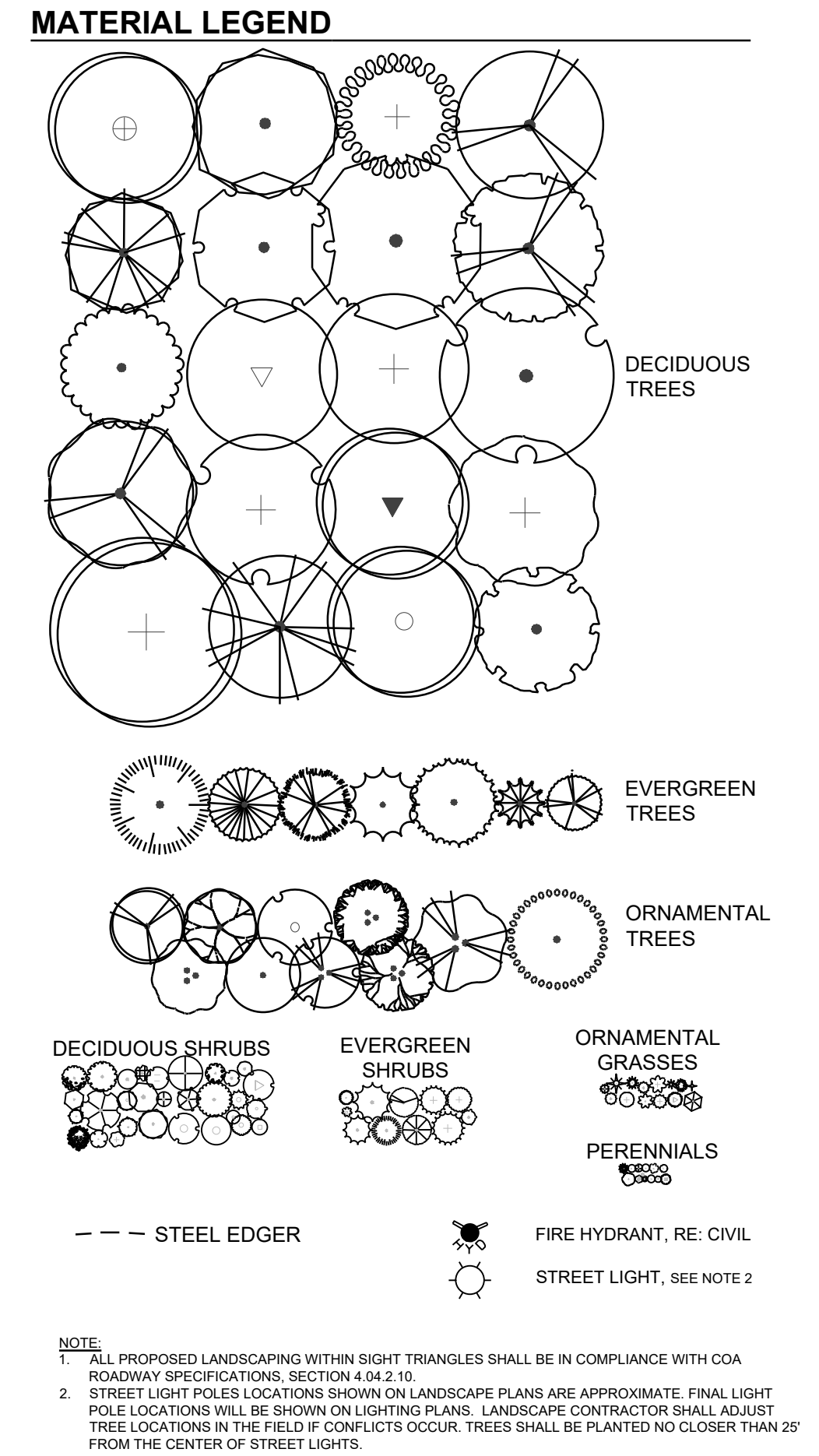
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2. STREET LIGHT POLE LOCATIONS SHOWN ON LANDSCAPE PLANS ARE APPROXIMATE. FINAL LIGHT POLE LOCATIONS WILL BE SHOWN ON LIGHTING PLANS. LANDSCAPE CONTRACTOR SHALL ADJUST TREE LOCATIONS IN THE FIELD IF CONFLICTS OCCUR. TREES SHALL BE PLANTED NO CLOSER THAN 25' FROM THE CENTER OF STREET LIGHTS.

	<b>NATIVE SEED MIX (IRRIGATED)</b>
	<b>ROCK MULCH 2"- 4" COBBLE</b>
	<b>ROCK MULCH 3/4"- 1.5" COBBLE (GREY GRANITE)</b>



SITUATED IN SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

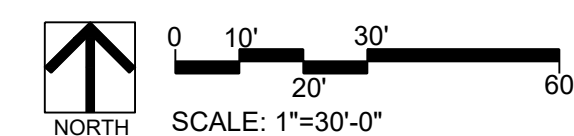


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**ALAMEDA & EXPOSITION AVENUE**

**INFRASTRUCTURE SITE PLAN**

**LANDSCAPE PLAN**

**MELCORTC AURORA, LLC**

**C/O MARATHON LAND COMPANY**

9750 W. CAMBRIDGE PLACE

LITTLETON, CO 80127

TEL: (303) 920-9400

SCALE: OM

CHECKED BY: PCS

DATE: APRIL 2025

AS SHOWN

FILE NO: R0057802.01

**PCS GROUP, INC.**

www.pcsgruppco.com

200 Kalamoth Ave.


Denver, CO 80225

**ATTN: JOHN PRESTWICH**

**303-531-4985**

**people**

creating spaces



**28**

SHEET NUMBER

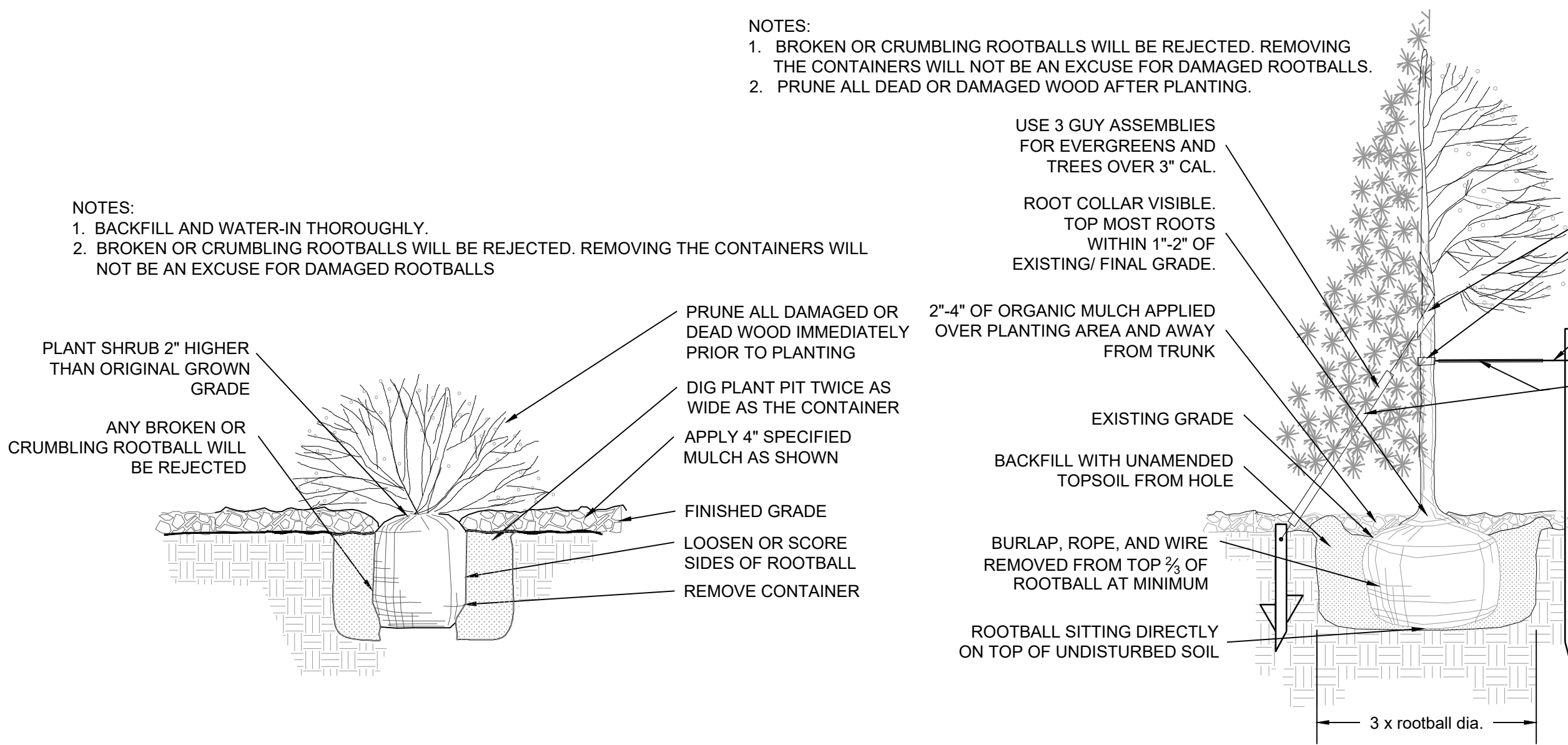
No. Revisions

Date Init. Appr.

# ALAMEDA & EXPOSITION AVENUE INFRASTRUCTURE SITE PLAN

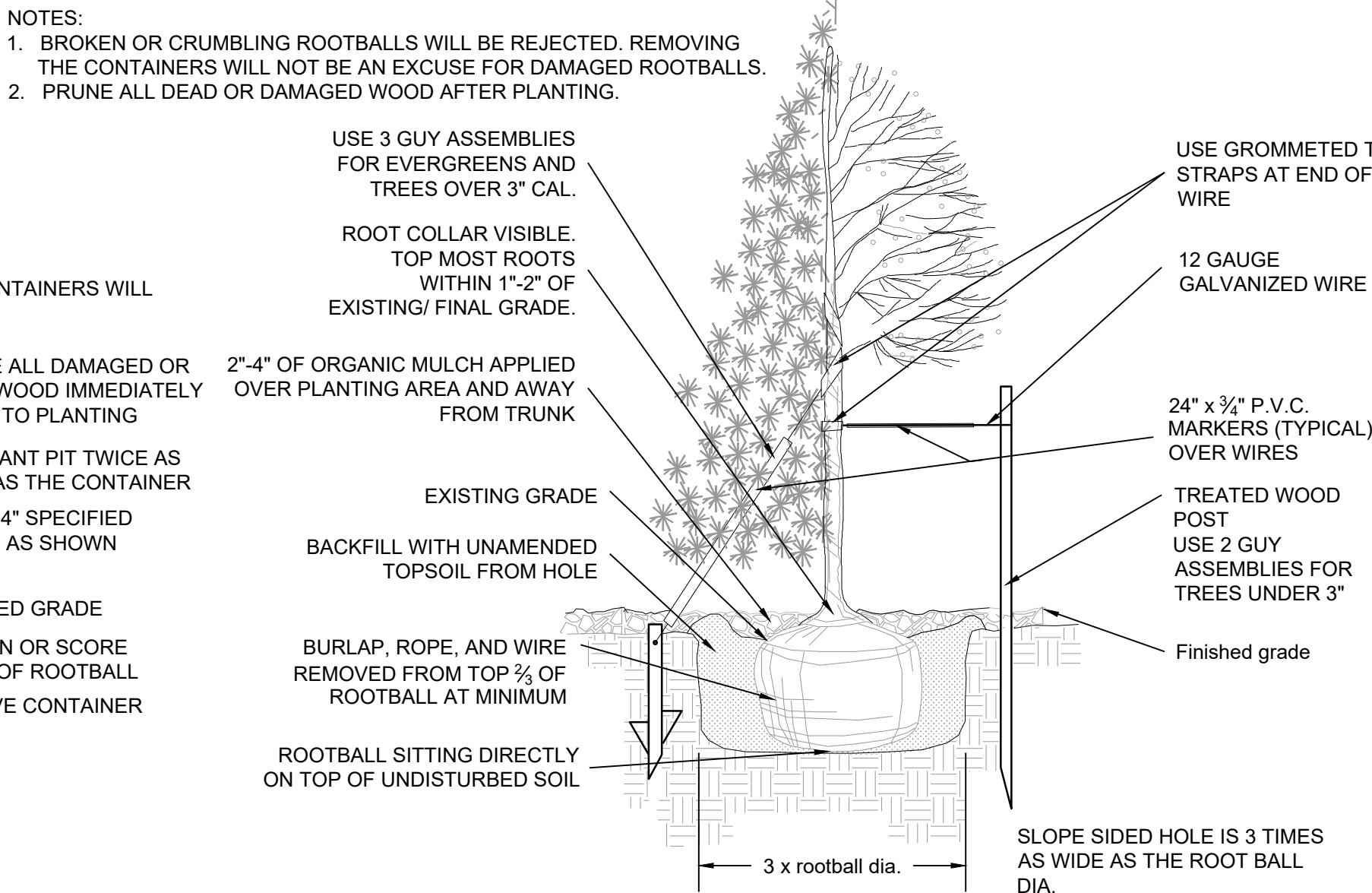
SITUATED IN SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

- NOTES:
1. BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
  2. PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.



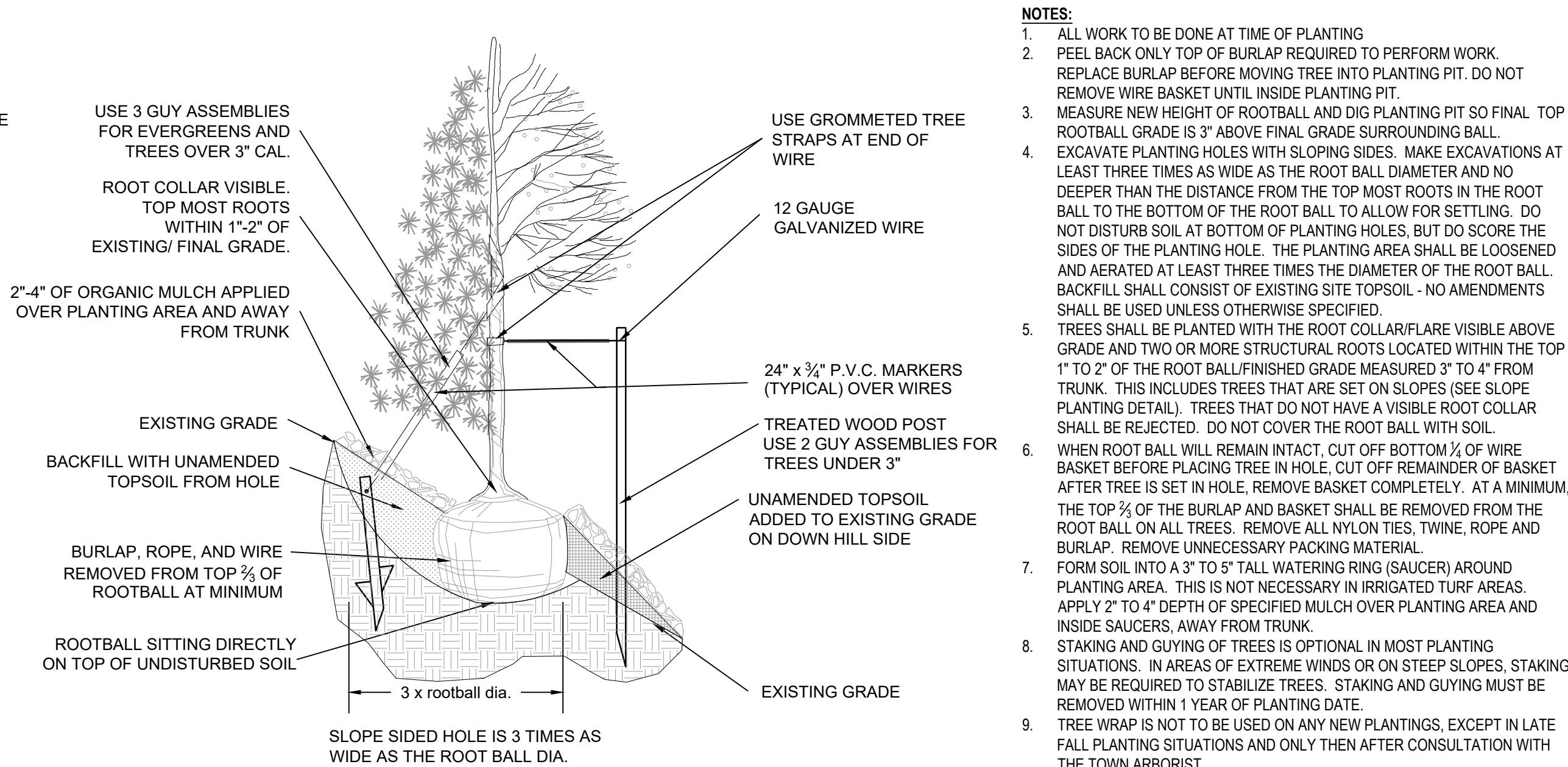
1 SHRUB PLANTING

SCALE: NTS



2 TREE PLANTING

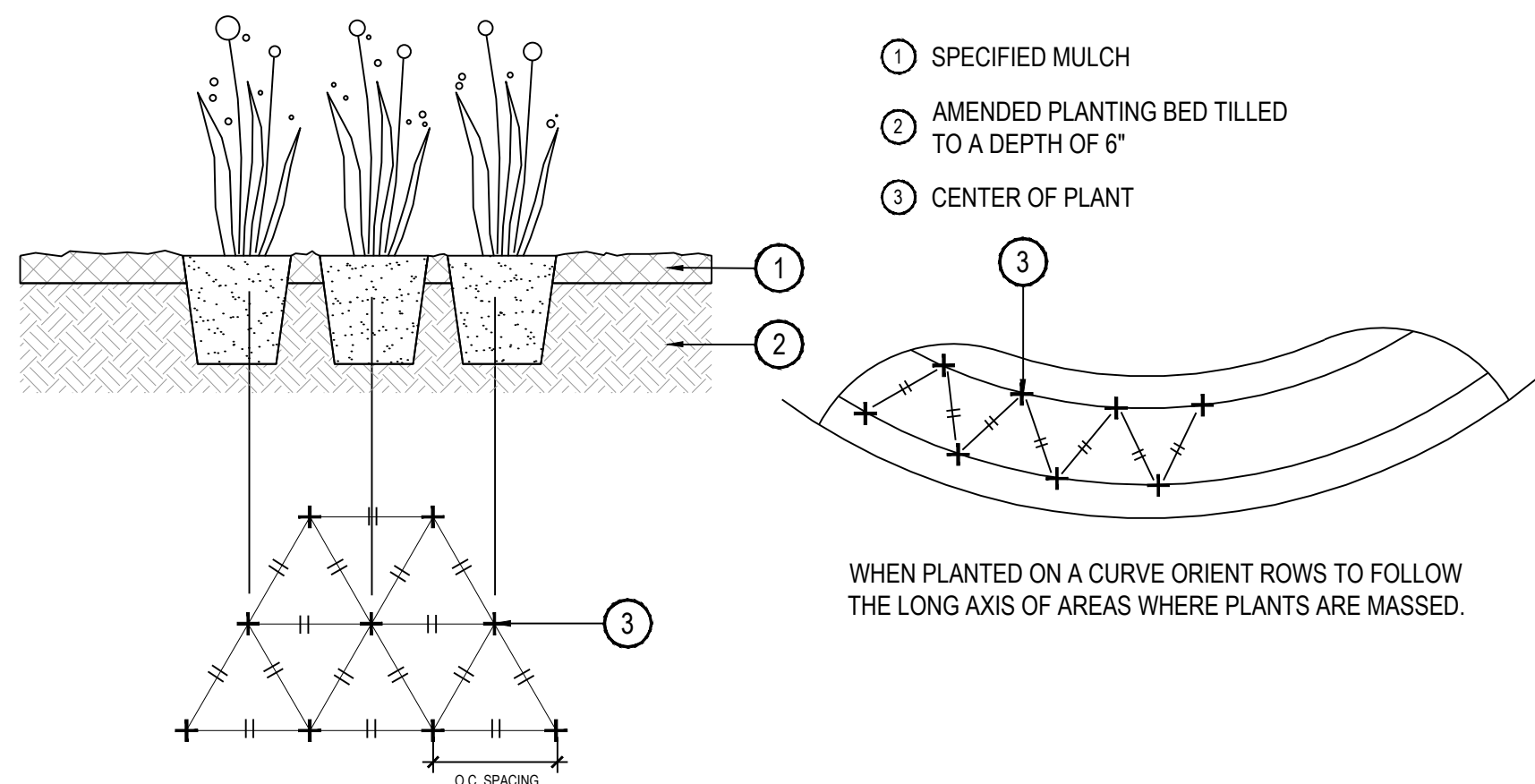
SCALE: NTS



3 TREE PLANTING ON SLOPE

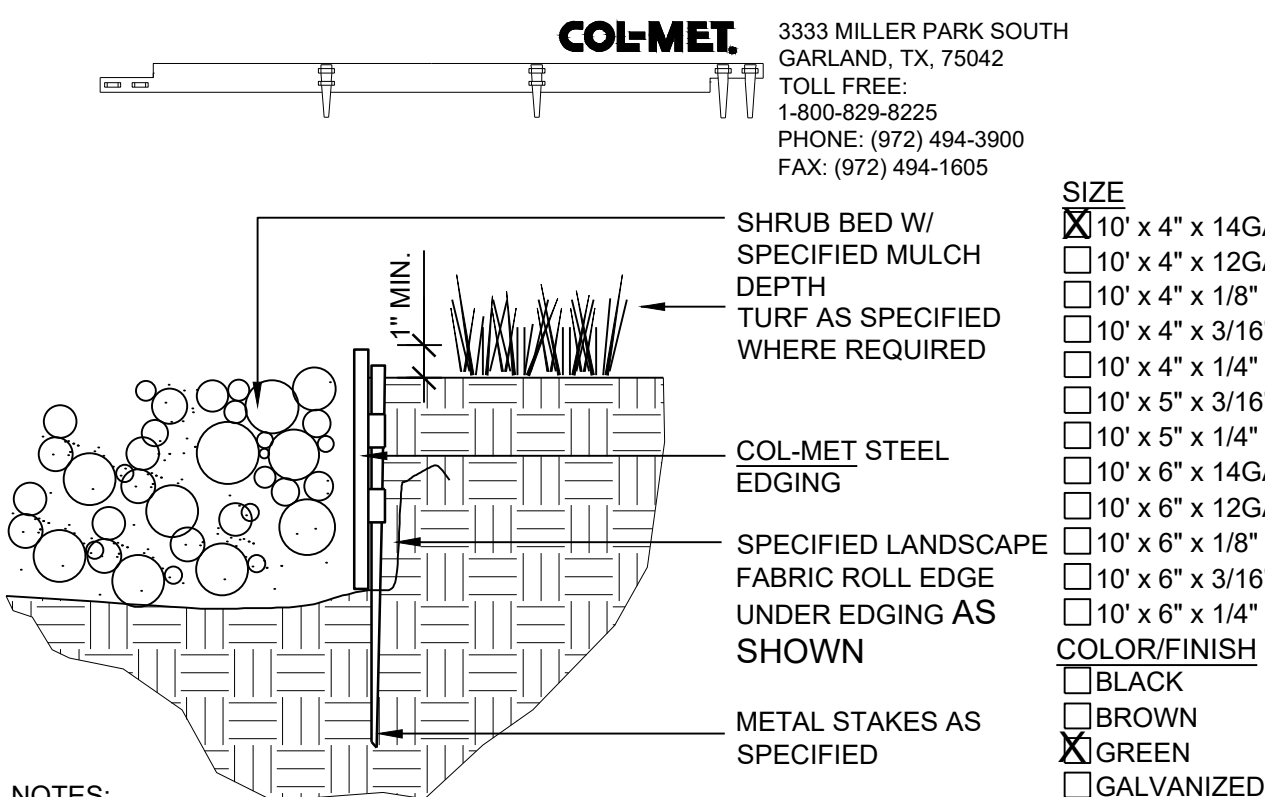
SCALE: NTS

- NOTES:
1. ALL WORK TO BE DONE AT TIME OF PLANTING.
  2. PEEL BACK ONLY TOP OF BURLAP REQUIRED TO PERFORM WORK. REPLACE BURLAP BEFORE MOVING TREE INTO PLANTING PIT. DO NOT REMOVE WIRE BASKET UNTIL INSIDE PLANTING PIT.
  3. MEASURE NEW HEIGHT OF ROOTBALL AND DIG PLANTING PIT SO FINAL TOP ROOTBALL GRADE IS 3\"/>



4 PERENNIAL OR GRASS PLANTING

SCALE: NTS



- NOTES:
1. SET ALL EDGING 1\"/>

5 STEEL EDGER

SCALE: NTS

29

SHEET NUMBER

DATE:

APRIL 2025

CHECKED BY:

PCS

DRAWN BY:

OM

SCALE:

AS SHOWN

FILE NO:

R0057802.01

ALAMEDA & EXPOSITION AVENUE

INFRASTRUCTURE SITE PLAN

LANDSCAPE DETAILS

MELCORTC AURORA, LLC

C/O MARATHON LAND COMPANY

9750 W. CAMBRIDGE PLACE

LITTLETON, CO 80127

TEL: (303) 920-9400

people

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2001 W. 10TH AVE., SUITE 100

DENVER, CO 80202

ATTN: JOHN PRESTWICH

303-531-4905

No.

Revisions

Date

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Date