

FITZSIMONS INNOVATION CAMPUS SCRANTON PARKWAY INFRASTRUCTURE SITE PLAN

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SITUATED IN THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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LOCATION MAP

SCALE: 1" = 1,000'

LEGAL DESCRIPTION

THE SCRANTON PARKWAY RIGHT-OF-WAY WAS PREVIOUSLY DEDICATED BY THE BELOW PLATS
BIOSCIENCE III SUBDIVISION FILING NO. 1
FITZSIMONS INNOVATION COMMUNITY SUBDIVISION FILING NO. 1
COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUBDIVISION FILING NO. 4

REQUESTED VARIANCES

- LIGHTING FIXTURES - PROPOSED LIGHT FIXTURES MEET THE APPROVED EQUIPMENT AS DESCRIBED IN THE FITZSIMONS INNOVATION CAMPUS DESIGN GUIDELINES. THESE FIXTURES MEET THE STANDARDS AS DESCRIBED IN THE FITZSIMONS INNOVATION CAMPUS DESIGN GUIDELINES. THE PROPOSED FIXTURES ARE DESCRIBED AS FOLLOWS:
 - (P1) SCRANTON SPECIALTY POLE WITH (2) LUMINAIRES, PART NUMBERS
STREET LUMINAIRE: WE-EF RFL540 SE LED 661-2336-MOD(7PIN ANSI RECEPTACLE)
PEDESTRIAN LUMINAIRE: WE-EF RFL530 SE LED 661-1347-MOD(7PIN ANSI RECEPTACLE)
 - (P3) STANDARD 28" ROUND TAPERED POLE LOCATED ON SIDE STREETS WITH (1) LUMINAIRE, PART NUMBER
STREET LUMINAIRE: WE-EF RFL540 SE LED 661-2336-MOD(7PIN ANSI RECEPTACLE)

SITE PLAN DATA BLOCK	
PROPOSED SIDEWALK / TRAIL AREA	2.0 AC / 87,147 SF
PROPOSED ROADWAY ASPHALT AREA	2.6 AC / 111,988 SF
PROPOSED LANDSCAPE AREA	5.3 AC / 231,113 SF
PRESENT ZONING CLASSIFICATION	PD, PLANNED DEVELOPMENT
OFFSITE (GRADING & CHURCH) AREA	1.0 AC / 47,233
OVERALL ISP AREA	11.0 AC / 477,568 SF

CIVIL ENGINEER

MATRIX DESIGN GROUP
707 17TH STREET, SUITE 3150
DENVER, CO 80202
PH: 303-572-0200
CONTACT: JOHN OLIVETO, P.E.
JOHN.OLIVETO@MATRIXDESIGNGROUP.COM

LANDSCAPE ARCHITECT

CIVITAS
1200 BANNOCK STREET
DENVER, CO 80240
PH: 303-571-0053
CONTACT: CHRIS PAREZO
CPAREZO@CIVITASINC.COM

PHOTOMETRIC ENGINEER

CLANTON & ASSOCIATES
4699 NAUTILUS COURT SOUTH
BOULDER, CO 80301
PH: 303-530-7229
CONTACT: APRIL COREY
APRIL@CLANTONASSOCIATES.COM

DEVELOPER

FITZSIMONS REDEVELOPMENT AUTHORITY
12635 E MONTVIEW BLVD, SUITE 100
AURORA, CO 80045
PH: 720-859-4100
CONTACT: LYLE ARTZ
LARTZ@FITZSIMONSINNOVATION.COM

PROJECT APPLICANT

FITZSIMONS REDEVELOPMENT AUTHORITY
12635 E MONTVIEW BLVD, SUITE 100
AURORA, CO 80045
PH: 720-859-4100
CONTACT: LYLE ARTZ
LARTZ@FITZSIMONSINNOVATION.COM

OWNERS SIGNATURES

SCRANTON PARKWAY INFRASTRUCTURE SITE PLAN
LEGAL DESCRIPTION: SEE SHEET 2.
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 WHEREOF,
FITZSIMONS REDEVELOPMENT AUTHORITY
A GOVERNMENTAL ENTITY CREATED PURSUANT TO THE LAWS OF THE STATE OF COLORADO

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2024
AD _____

BY: _____

NAME: _____

ITS: _____

STATE OF: _____

COUNTY OF: _____

ACKNOWLEDGES BEFORE ME ON _____, 2024
BY LYLE ARTZ, SITE MANAGER OF FITZSIMONS REDEVELOPMENT AUTHORITY
A GOVERNMENTAL ENTITY CREATED PURSUANT TO THE LAWS OF THE STATE OF COLORADO

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES: _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING AND ZONING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

AMENDMENTS

FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: COVER

DATE: MARCH 2025

PREPARED BY:

Matrix

Excellence by Design

707 17th Street, Suite 3150

Denver, Colorado 80202

P 303.572.0200

www.matrixdesigngroup.com



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SHEET: 01 OF 63

REQUIRED SITE PLAN NOTES

- THE DEVELOPER, 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.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES EASEMENTS OR FIRE LANE CORRIDORS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. WHERE DEDICATED AS A FIRE LANE EASEMENT OR DESIGNATED AS A FIRE LANE CORRIDOR, THE ROADWAY SHALL BE POSTED "NO PARKING - FIRE LANE".
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH IBC CHAPTER 11 AND ICC A117.1.
- "THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, SUCCESSORS OR 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 AND DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
- "IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
- "(THIS NOTE IS REQUIRED ONLY WHEN STREETLIGHTS OR PEDESTRIAN LIGHTS REQUIRED WITHIN ROW) 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. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED: ONE FOR PUBLIC IMPROVEMENTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL ONE LINE AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- "(THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
- THE 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.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- 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 AND DEVELOPMENT SERVICES DEPARTMENT. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE OBTAINED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.

- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
- (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) ATTENTION BUILDING DEPARTMENT: AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT, AND WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING ___ (25/30 - REFER TO SECTION 146-2.6.2.C.) DECIBELS AS CALCULATED IN CHAPTER 22 OF THE AURORA MUNICIPAL CODE UNDER WORSE-CASE NOISE CONDITIONS.
- (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, SHOWN 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.
- THIS SITE HAS THE FOLLOWING CONDITIONAL USE APPROVAL(S): (LIST ANY/ALL APPLICABLE USES AND THE DATE OF PLANNING COMMISSION APPROVAL - MULTITENANT BUILDINGS SHOULD LEAVE ROOM FOR MODIFICATIONS OR FUTURE ADDITIONS)

BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHWEST QUARTER, SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TAKEN TO BEAR NORTH 89°36'22" EAST, A MODIFIED STATE PLANE DISTANCE OF 2,643.20 FEET.

BENCHMARK:

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

ABBREVIATIONS

APPROX	APPROXIMATE OR APPROXIMATELY
CI	CAST IRON
☉ OR C/L	CENTERLINE
CONC	CONCRETE
DIA	DIAMETER
DTL	DETAIL
DIP	DUCTILE IRON PIPE
EA	EACH
ELEV OR EL	ELEVATION
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX. OR EXIST	EXISTING
FL OR F/L	FLOWLINE
GB	GRADE BREAK
G.E.	GAS EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE
HORIZ	HORIZONTAL
HCL	HORIZONTAL CONTROL LINE
INV	INVERT
LF	LINEAR FEET
LP	LOW POINT
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
NTS	NOT TO SCALE
PR OR PP	PROPOSED
PL OR P/L	PROPERTY LINE
PVC	POLYVINYL CHLORIDE
PVMT OR PVT	PAVEMENT
R OR RAD	RADIUS
RCBC	REINFORCED CONCRETE BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
RT	RIGHT
SD OR STM	STORM SEWER
SWK / SDWK / SW	SIDEWALK
ST	STREET
STA	STATION
STD	STANDARD
SS OR SAN	SANITARY SEWER
TOP OF PIPE	
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
VERT	VERTICAL
w/	WITH

SYMBOLS

	DRAINAGE SWALE
	RIGHT OF WAY
	PROPOSED STORM DRAIN
	PROPOSED SANITARY SEWER
	PROPOSED WATER
	PROPOSED 4' SPLIT RAIL FENCE
	DECIDUOUS TREE
	CONIFEROUS TREE
	EXISTING RESIDENTIAL LIGHT
	PROPOSED PEDESTRIAN LIGHT TYPE SL-1
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING POWER POLE
	PROPOSED BEND W/ THRUST BLOCK
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	EXISTING VALVE
	PROPOSED CROSS W/THRUST BLOCK
	WATER SERVICE W/ METER
	FLOW ARROW
	PROPOSED STORM DRAIN/INLET
	EXISTING STORM DRAIN/INLET
	PLUG PIPE
	PROPOSED BLOWOFF ASSEMBLY
	PROPOSED TEE W/ THRUST BLOCK
	EXISTING SIGN
	PROPOSED SIGN

FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: GENERAL NOTES

DATE: MARCH 2025

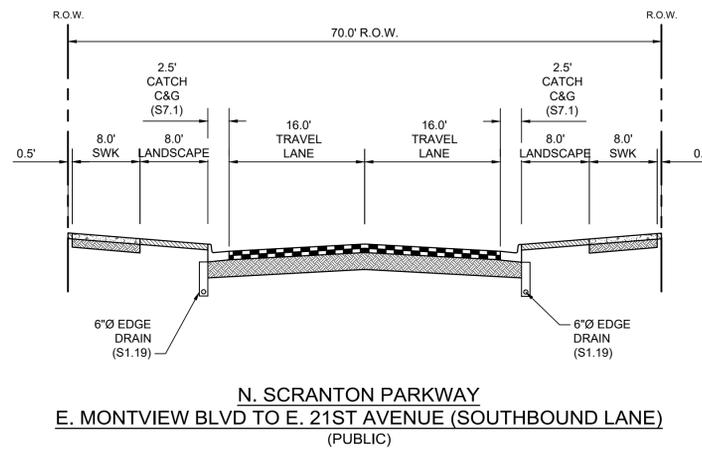
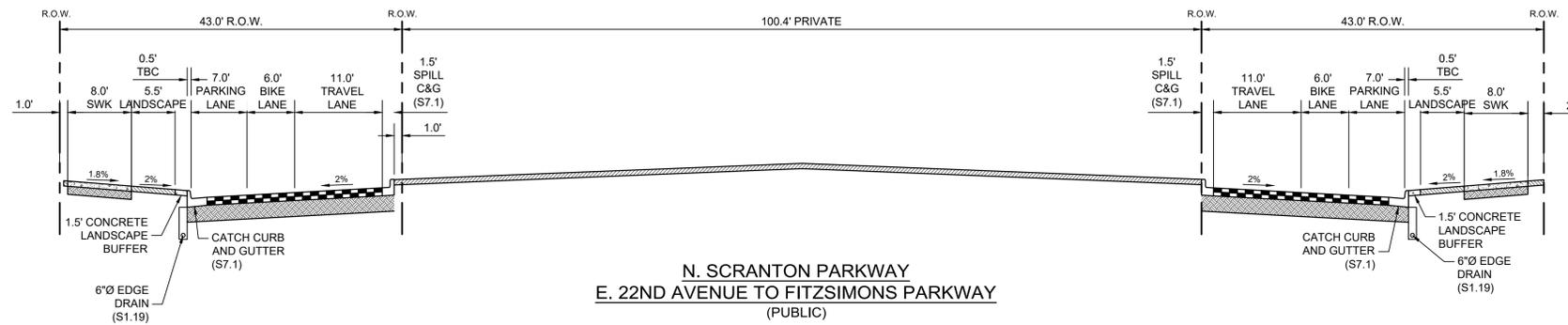
PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com



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SHEET: 02 OF 63



FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: TYPICAL SECTIONS

DATE: MARCH 2025

PREPARED BY:



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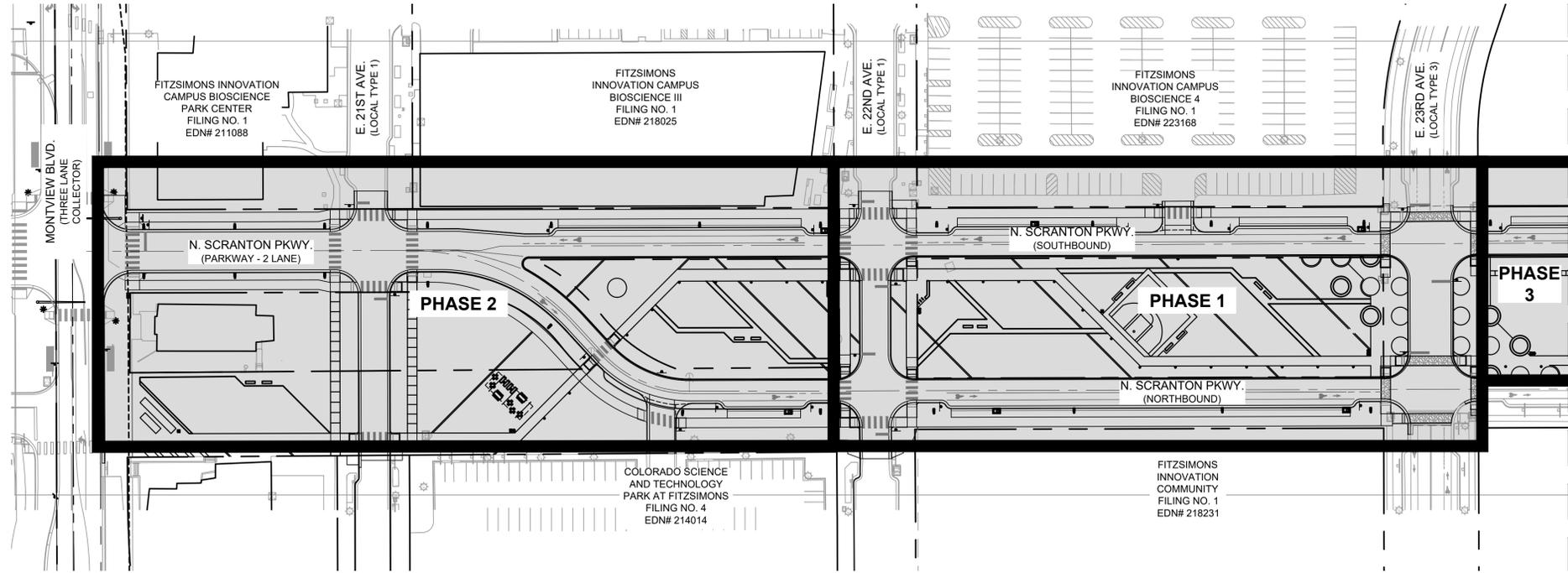
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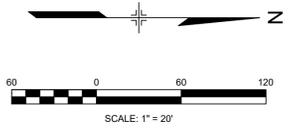
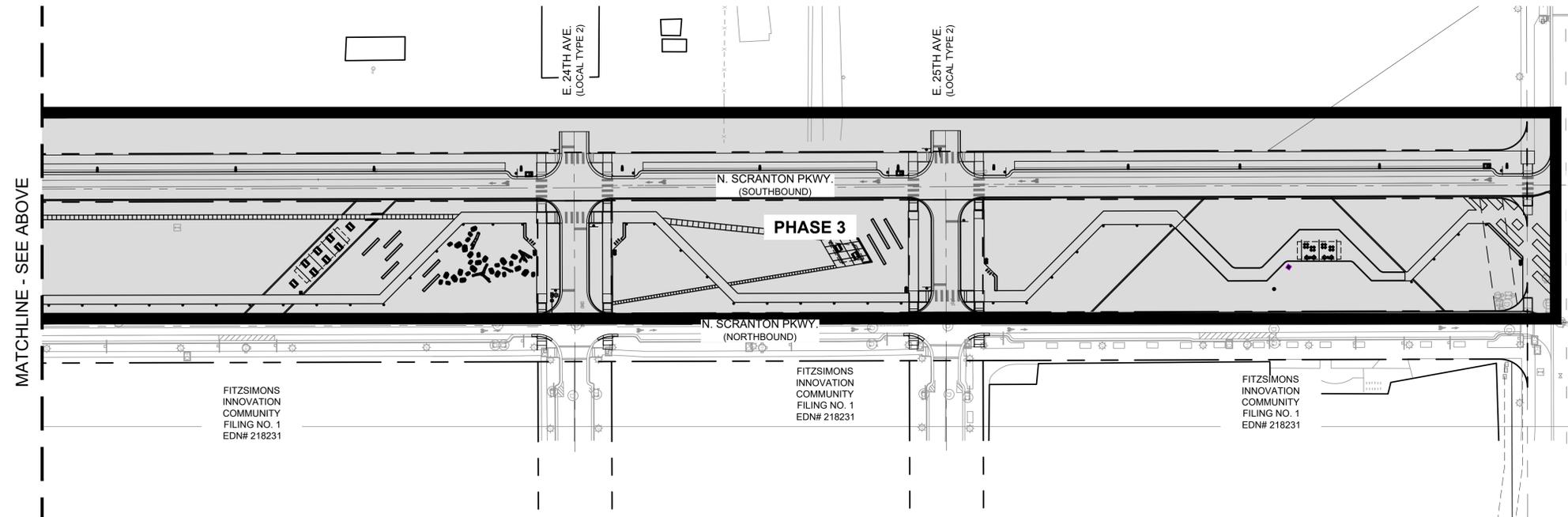
LEGEND

- PROPOSED RIGHT-OF-WAY
- - - PROPOSED CENTERLINE
- █ PROPOSED PHASING BOUNDARY

BENCHMARK

CITY OF AURORA BENCHMARK 3S6736NW003 BEING A 3" DIAM. BRASS CAP (STAMPED C.O.A BM, SCP-022.2) ON THE SW CORNER OF A 10' WIDE TYPE R STORM INLET (SOUTH SIDE OF FITZSIMMONS PKWY), APPROXIMATELY 0.40 MILES EAST OF THE FITZSIMMONS PKWY AND PEORIA STREET INTERSECTION AND BETWEEN LIGHT POLES 804 185 AND 644 185.

ELEVATION = 5329.46 (NAVD88)



FITZSIMMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: PHASING PLAN

DATE: MARCH 2025

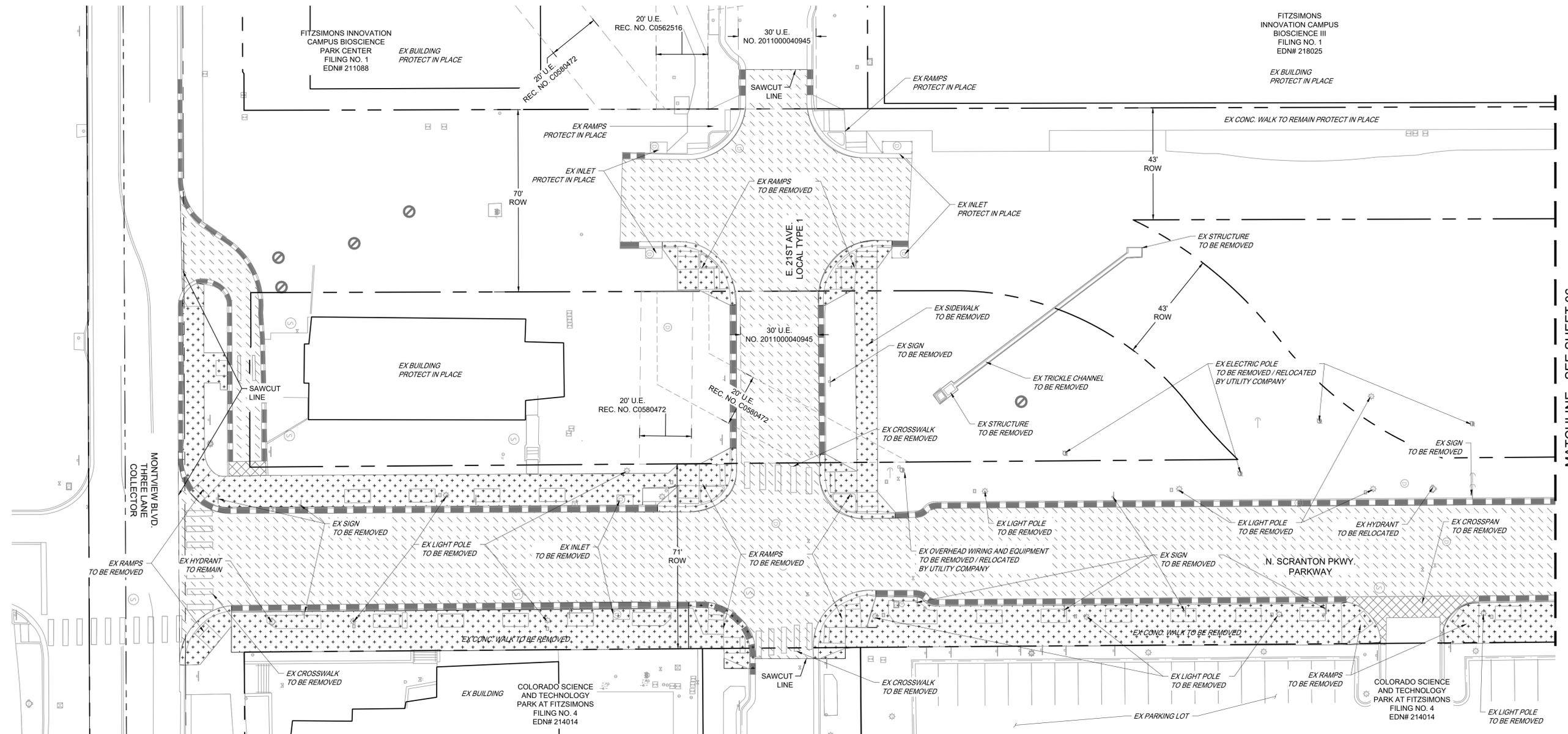
PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com



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SHEET: 04 OF 63

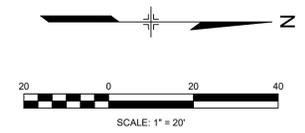


LEGEND

	EX RIGHT-OF-WAY		EX ELECTRIC LIGHT POLE
	EX EASEMENT		EX LIGHT POLE
	PROPOSED CENTERLINE		EX ELECTRIC PULL BOX
	EX SIDEWALK / RAMPS TO BE REMOVED		EX WATER VALVE
	EX ASPHALT TO BE REMOVED		EX INLET
	EX CONCRETE TO BE REMOVED		
	EX BUILDING TO BE REMOVED		
	EX CURB AND GUTTER TO BE REMOVED		
	EX TREE TO BE REMOVED		
	EX SIGN		
	EX HYDRANT		

- NOTES:**
- ALL UTILITY STRUCTURES TO REMAIN SHALL BE RESET AND ADJUSTED TO FINAL GRADE.
 - ALL ELECTRIC EQUIPMENT BETWEEN 21ST AND 23RD STREETS INCLUDING BUT NOT LIMITED TO OVERHEAD ELECTRIC, UTILITY POLES, GUY WIRES, AND CABINETS, SHALL BE REMOVED OR RELOCATED UNDERGROUND BY THE RESPECTIVE UTILITY COMPANY.

BENCHMARK
 CITY OF AURORA BENCHMARK 3S6736NW003 BEING A 3" DIAM. BRASS CAP (STAMPED C.O.A.B.M. SCP-022.2) ON THE SW CORNER OF A 10' WIDE TYPE R STORM INLET (SOUTH SIDE OF FITZSIMMONS PKWY), APPROXIMATELY 0.40 MILES EAST OF THE FITZSIMMONS PKWY AND PEORIA STREET INTERSECTION AND BETWEEN LIGHT POLES 804 185 AND 644 185.
 ELEVATION = 5329.46 (NAVD88)



FITZSIMMONS INNOVATION CAMPUS SCRANTON PARKWAY SITE PLAN

TITLE: DEMOLITION PLANS

DATE: MARCH 2025

PREPARED BY:

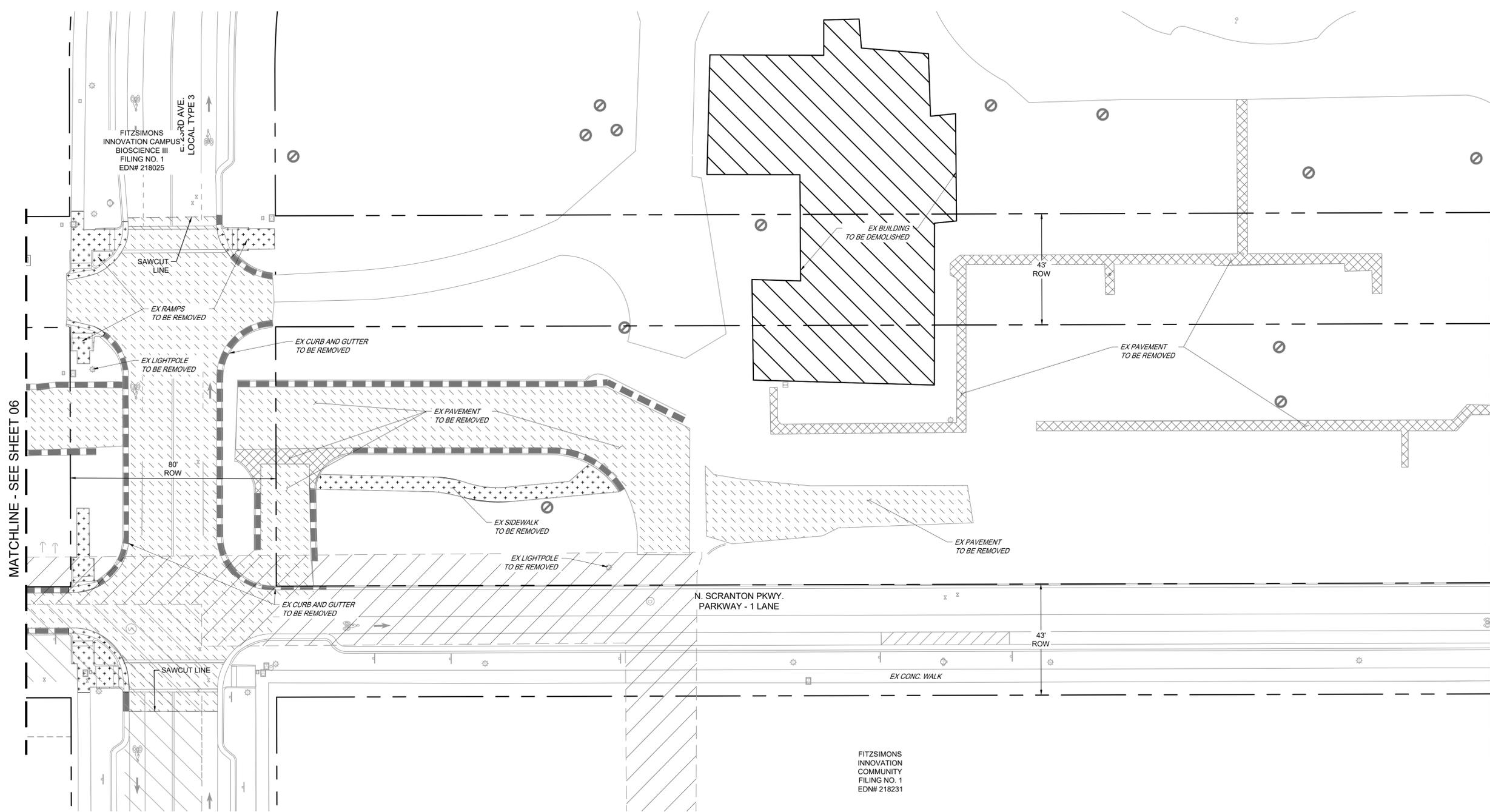
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 Denver, Colorado 80202
 P 303.572.0200
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SHEET:05 OF 63

MATCHLINE - SEE SHEET 06



MATCHLINE - SEE SHEET 06

MATCHLINE - SEE SHEET 08

LEGEND

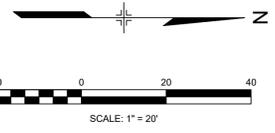
	EX RIGHT-OF-WAY		EX ELECTRIC LIGHT POLE
	EX EASEMENT		EX LIGHT POLE
	PROPOSED CENTERLINE		EX ELECTRIC PULL BOX
	EX SIDEWALK / RAMPS TO BE REMOVED		EX WATER VALVE
	EX ASPHALT TO BE REMOVED		EX INLET
	EX CONCRETE TO BE REMOVED		
	EX BUILDING TO BE REMOVED		
	EX CURB AND GUTTER TO BE REMOVED		
	EX TREE TO BE REMOVED		
	EX SIGN		
	EX HYDRANT		

NOTES:

1. ALL UTILITY STRUCTURES TO REMAIN SHALL BE RESET AND ADJUSTED TO FINAL GRADE.
2. ALL ELECTRIC EQUIPMENT BETWEEN 21ST AND 23RD STREETS INCLUDING BUT NOT LIMITED TO OVERHEAD ELECTRIC, UTILITY POLES, GUY WIRES, AND CABINETS, SHALL BE REMOVED OR RELOCATED UNDERGROUND BY THE RESPECTIVE UTILITY COMPANY.

BENCHMARK

CITY OF AURORA BENCHMARK 3S6736NW003 BEING A 3" DIAM. BRASS CAP (STAMPED C.O.A BM, SCP-022.2) ON THE SW CORNER OF A 10' WIDE TYPE R STORM INLET (SOUTH SIDE OF FITZSIMMONS PKWY), APPROXIMATELY 0.40 MILES EAST OF THE FITZSIMMONS PKWY AND PEORIA STREET INTERSECTION AND BETWEEN LIGHT POLES 804 185 AND 644 185.
ELEVATION = 5329.46 (NAVD88)



FITZSIMMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: DEMOLITION PLANS

DATE: MARCH 2025

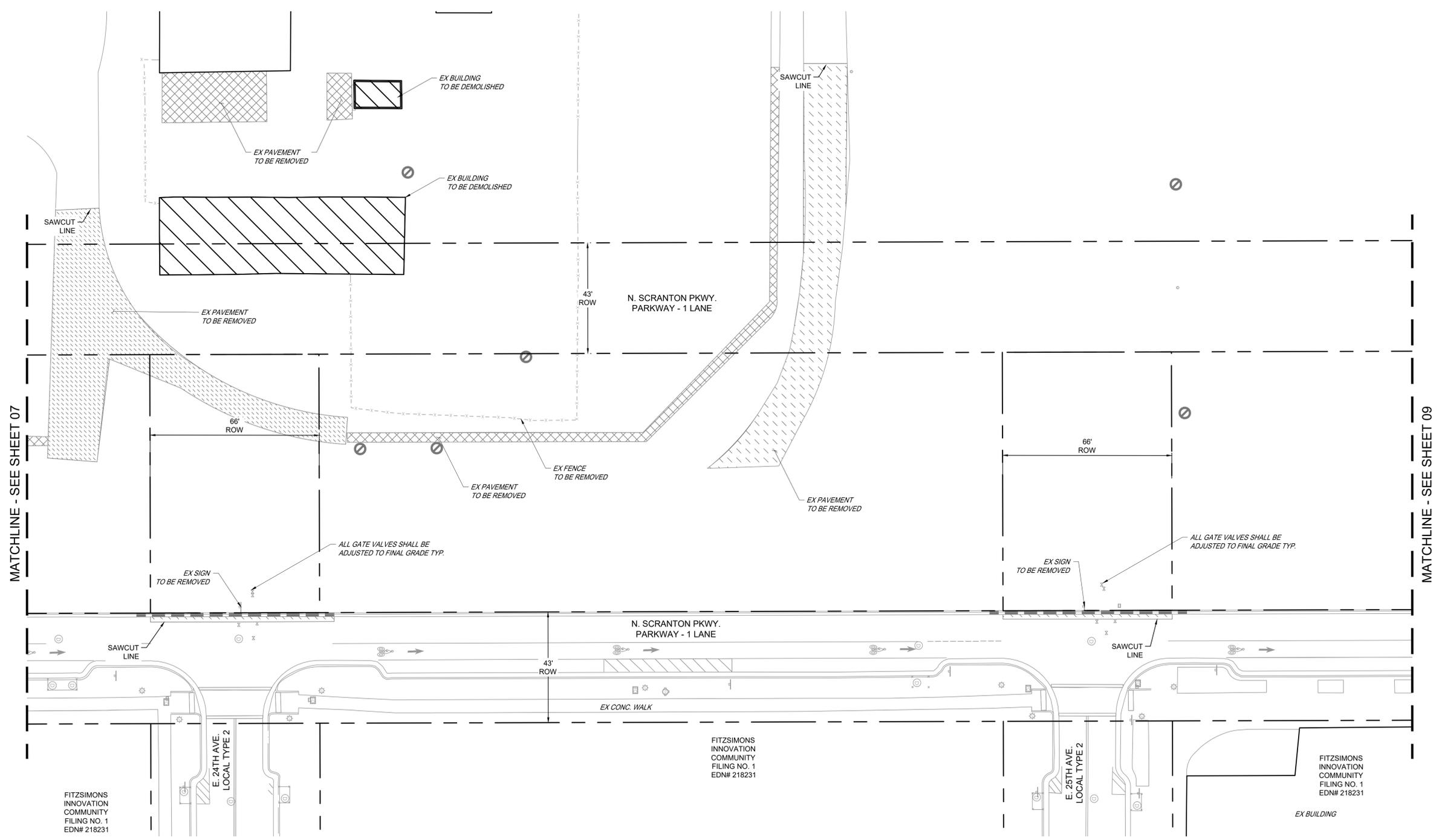
PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com



NOT FOR CONSTRUCTION

SHEET:07 OF 63



MATCHLINE - SEE SHEET 07

MATCHLINE - SEE SHEET 09

FITZSIMONS INNOVATION COMMUNITY FILING NO. 1 EDN# 218231

E. 24TH AVE. LOCAL TYPE 2

FITZSIMONS INNOVATION COMMUNITY FILING NO. 1 EDN# 218231

E. 25TH AVE. LOCAL TYPE 2

FITZSIMONS INNOVATION COMMUNITY FILING NO. 1 EDN# 218231

LEGEND

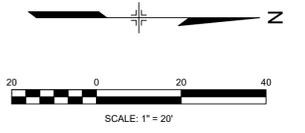
	EX RIGHT-OF-WAY		EX ELECTRIC LIGHT POLE
	EX EASEMENT		EX LIGHT POLE
	PROPOSED CENTERLINE		EX ELECTRIC PULL BOX
	EX SIDEWALK / RAMPS TO BE REMOVED		EX WATER VALVE
	EX ASPHALT TO BE REMOVED		EX INLET
	EX CONCRETE TO BE REMOVED		
	EX BUILDING TO BE REMOVED		
	EX CURB AND GUTTER TO BE REMOVED		
	EX TREE TO BE REMOVED		
	EX SIGN		
	EX HYDRANT		

NOTES:

1. ALL UTILITY STRUCTURES TO REMAIN SHALL BE RESET AND ADJUSTED TO FINAL GRADE.
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FITZSIMONS INNOVATION CAMPUS SCRANTON PARKWAY SITE PLAN

TITLE: DEMOLITION PLANS

DATE: MARCH 2025

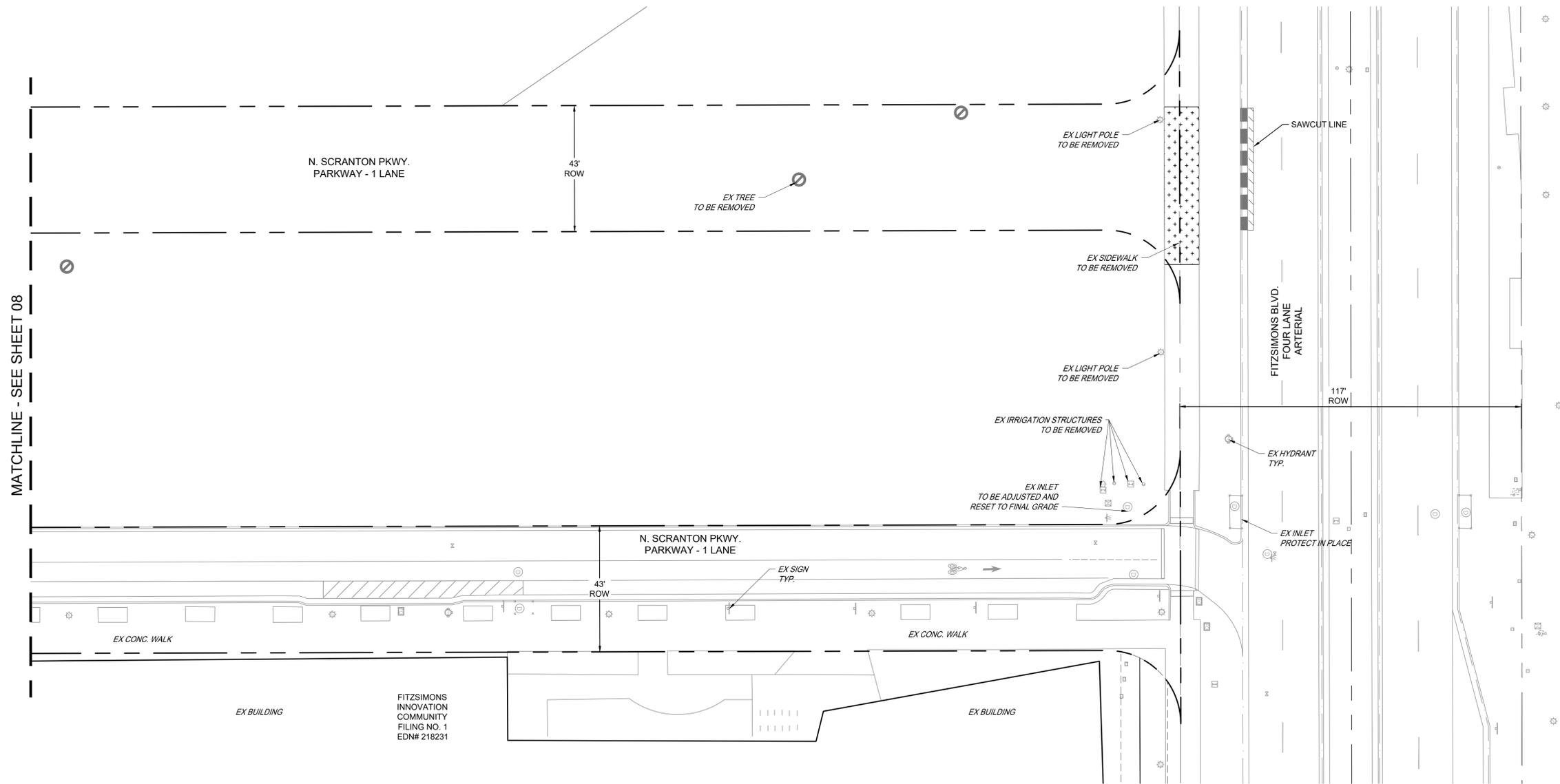
PREPARED BY:

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SHEET:08 OF 63



MATCHLINE - SEE SHEET 08

LEGEND

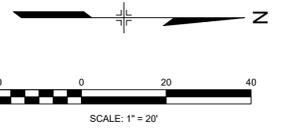
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	EX EASEMENT		EX LIGHT POLE
	PROPOSED CENTERLINE		EX ELECTRIC PULL BOX
	EX SIDEWALK / RAMPS TO BE REMOVED		EX WATER VALVE
	EX ASPHALT TO BE REMOVED		EX INLET
	EX CONCRETE TO BE REMOVED		
	EX BUILDING TO BE REMOVED		
	EX CURB AND GUTTER TO BE REMOVED		
	EX TREE TO BE REMOVED		
	EX SIGN		
	EX HYDRANT		

NOTES:

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BENCHMARK

CITY OF AURORA BENCHMARK 3S6736NW003 BEING A 3" DIAM. BRASS CAP (STAMPED C.O.A BM, SCP-022.2) ON THE SW CORNER OF A 10' WIDE TYPE R STORM INLET (SOUTH SIDE OF FITZSIMMONS PKWY), APPROXIMATELY 0.40 MILES EAST OF THE FITZSIMMONS PKWY AND PEORIA STREET INTERSECTION AND BETWEEN LIGHT POLES 804 185 AND 644 185.
ELEVATION = 5329.46 (NAVD88)



FITZSIMMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: DEMOLITION PLANS

DATE: MARCH 2025

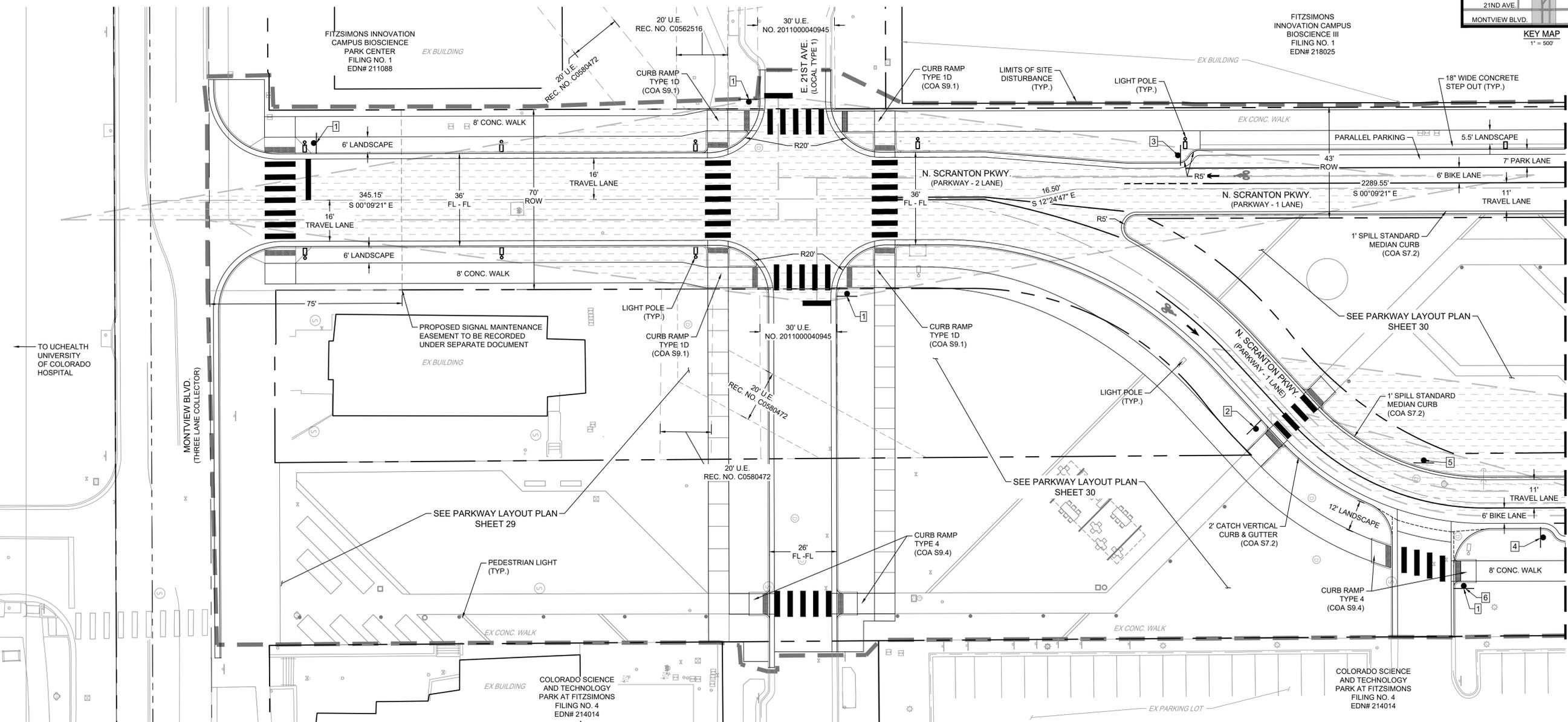
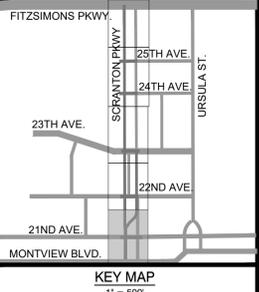
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SHEET:09 OF 63



TO UCHEALTH UNIVERSITY OF COLORADO HOSPITAL

MONTVIEW BLVD. (THREE LANE COLLECTOR)

MATCHLINE - SEE SHEET 11

LEGEND

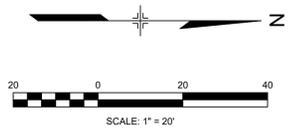
	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	PROPOSED EASEMENT
	SIGHT TRIANGLE
	SITE LIMITS
	EXISTING STORM MANHOLE
	EXISTING LIGHT POLE
	PUBLIC PEDESTRIAN LIGHT
	EXISTING FIRE HYDRANT
	PROPOSED INLET
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT
	PUBLIC PEDESTRIAN LIGHT
	PUBLIC LIGHT POLE
	UTILITY EASEMENT
	GAS EASEMENT

SIGNAGE KEYNOTE

1	R1-1 30"X30"	2	W11-2 30"X30" W16-7P 24"X12"
3	24"X30"	4	24"X30"
5	R6 - 1A 18"X6"	6	R3 - 5R 24"X30"

BENCHMARK
CITY OF AURORA BENCHMARK 3S6736NW003 BEING A 3" DIAM. BRASS CAP (STAMPED C.O.A. BM, SCP-022.2) ON THE SW CORNER OF A 10' WIDE TYPE R STORM INLET (SOUTH SIDE OF FITZSIMONS PKWY), APPROXIMATELY 0.40 MILES EAST OF THE FITZSIMONS PKWY AND PEORIA STREET INTERSECTION AND BETWEEN LIGHT POLES 804 185 AND 644 185.
ELEVATION = 5329.46 (NAVD88)

THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED WITH THE MOST CURRENT EDITIONS OF "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)" AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.



FITZSIMONS INNOVATION CAMPUS SCRANTON PARKWAY SITE PLAN

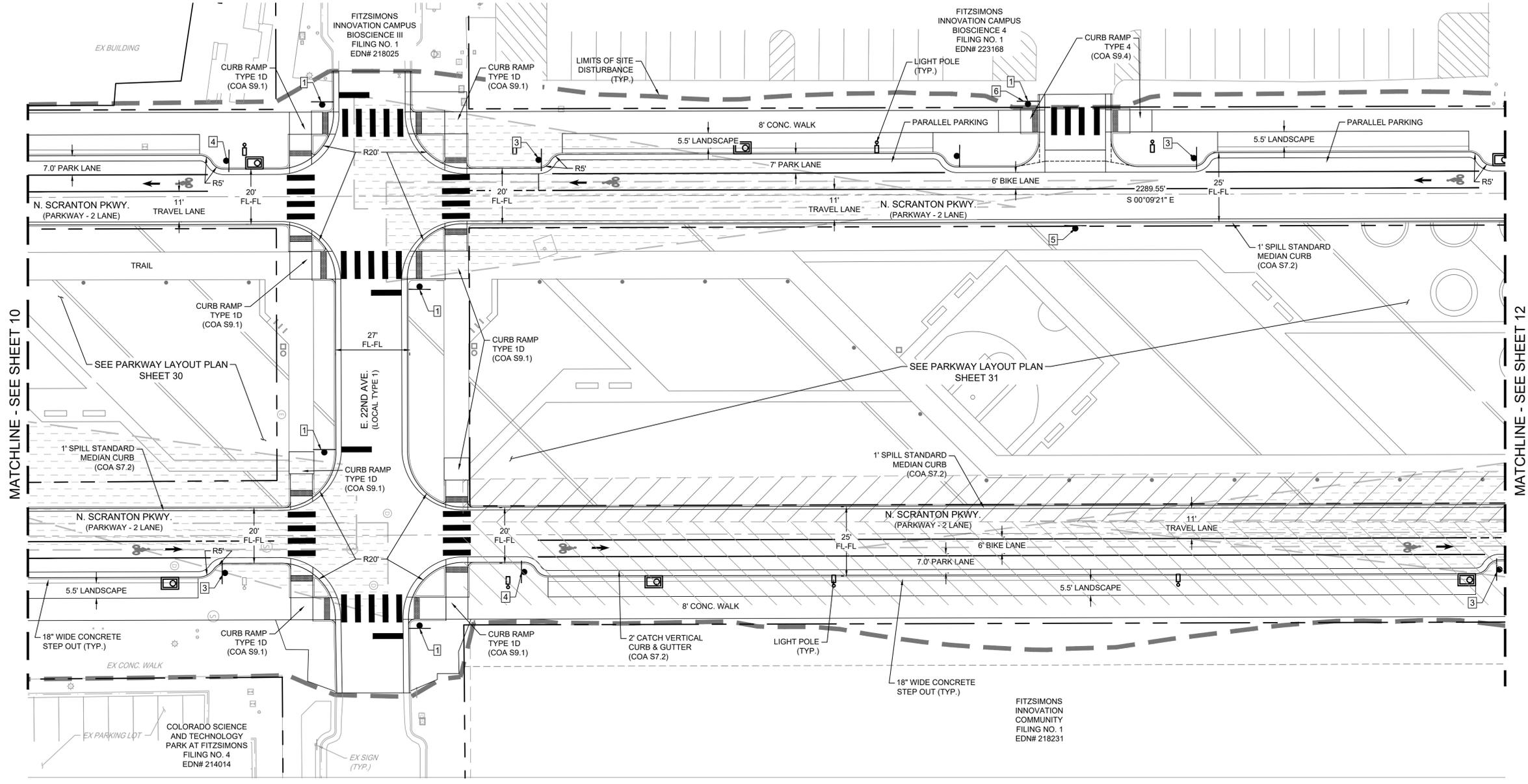
TITLE: SITE PLAN
DATE: MARCH 2025
PREPARED BY:

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SHEET: 10 OF 63



MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 12

LEGEND

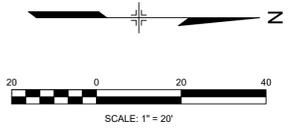
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	SIGHT TRIANGLE
	SITE LIMITS
	EXISTING STORM MANHOLE
	EXISTING LIGHT POLE
	PUBLIC PEDESTRIAN LIGHT
	EXISTING FIRE HYDRANT
	PROPOSED INLET
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT
	PUBLIC PEDESTRIAN LIGHT
	PUBLIC LIGHT POLE
	UTILITY EASEMENT
	GAS EASEMENT

SIGNAGE KEYNOTE

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	R7-1A 24"x12"		R7-1A 24"x12"
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FITZSIMMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: SITE PLAN

DATE: MARCH 2025

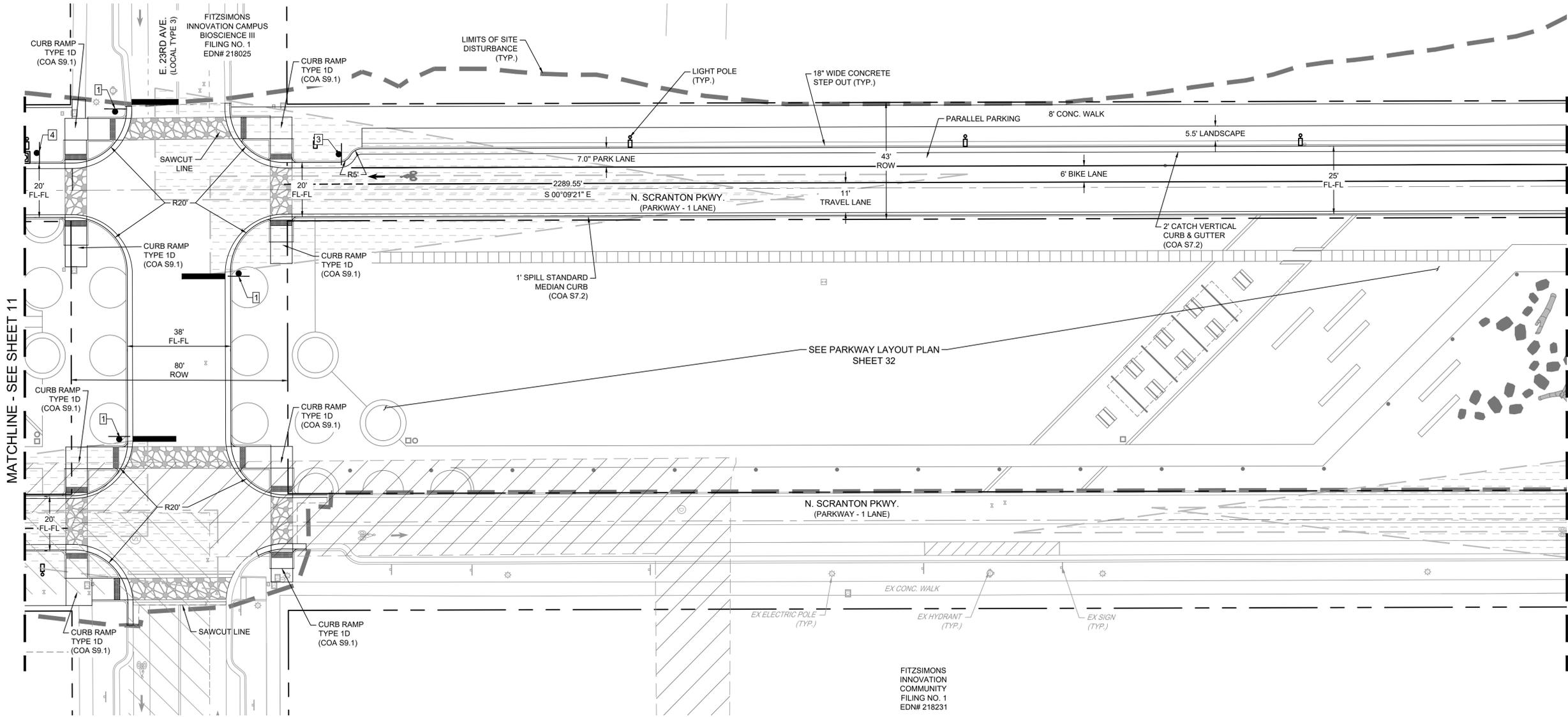
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SHEET: 11 OF 63



MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 13

LEGEND

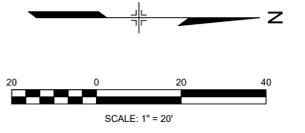
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	SITE LIMITS
	EXISTING STORM MANHOLE
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	PUBLIC PEDESTRIAN LIGHT
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	PROPOSED INLET
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT
	PUBLIC PEDESTRIAN LIGHT
	PUBLIC LIGHT POLE
	UTILITY EASEMENT
	GAS EASEMENT

SIGNAGE KEYNOTE

1	2
R1-1 30"x30"	W11-2 30"x30"
3	4
R7-1A 24"x30"	R7-1A 24"x30"
5	6
R6 - 1A 18"x6"	R3 - 5R 24"x30"

BENCHMARK
CITY OF AURORA BENCHMARK 3S6736NW003 BEING A 3" DIAM. BRASS CAP (STAMPED C.O.A.B.M. SCP-022.2) ON THE SW CORNER OF A 10' WIDE TYPE R STORM INLET (SOUTH SIDE OF FITZSIMMONS PKWY). APPROXIMATELY 0.40 MILES EAST OF THE FITZSIMMONS PKWY AND PEORIA STREET INTERSECTION AND BETWEEN LIGHT POLES 804 185 AND 644 185.
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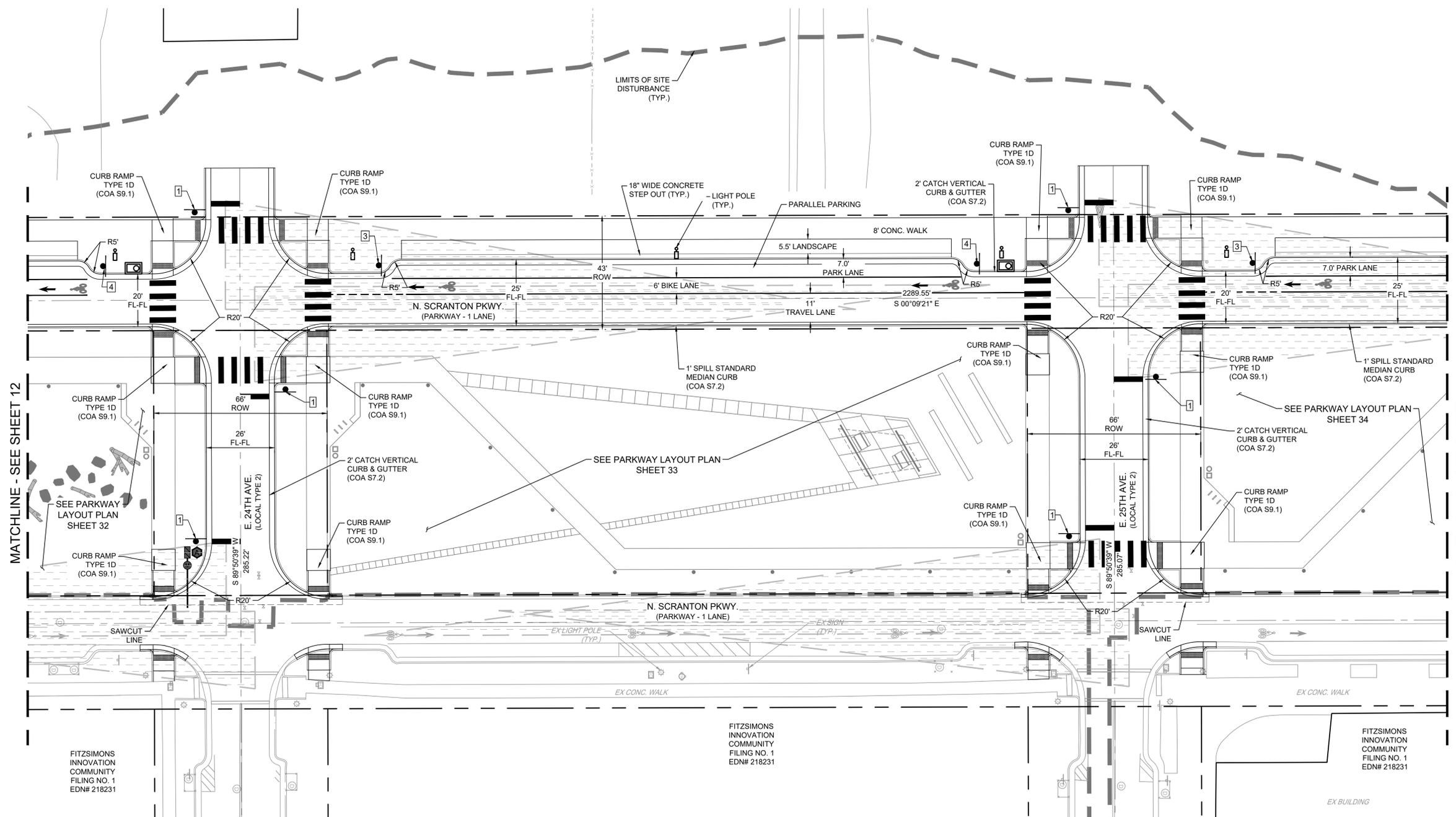
FITZSIMMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: SITE PLAN
DATE: MARCH 2025
PREPARED BY:



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SHEET: 12 OF 63



MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 14

FITZSIMONS INNOVATION COMMUNITY FILING NO. 1 EDN# 218231

FITZSIMONS INNOVATION COMMUNITY FILING NO. 1 EDN# 218231

FITZSIMONS INNOVATION COMMUNITY FILING NO. 1 EDN# 218231

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- SIGHT TRIANGLE
- SITE LIMITS
- EXISTING STORM MANHOLE
- EXISTING LIGHT POLE
- PUBLIC PEDESTRIAN LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED INLET
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- PUBLIC PEDESTRIAN LIGHT
- PUBLIC LIGHT POLE
- UTILITY EASEMENT
- GAS EASEMENT

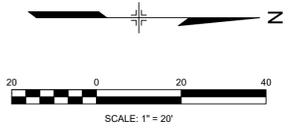
SIGNAGE KEYNOTE

- | | |
|--------------------------------------|---------------------------------------|
| 1 | 2 |
| R1-1
30"x30" | W11-2
30"x30"
W16-7P
24"x12" |
| 3 | 4 |
| R7-1A
24"x30"
R7-1A
24"x12" | R7-1A
24"x30"
R7-1A
24"x12" |
| 5 | 6 |
| R6-1A
18"x6" | R3-5R
24"x30" |

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BENCHMARK

CITY OF AURORA BENCHMARK 3S6736NW003 BEING A 3" DIAM. BRASS CAP (STAMPED C.O.A.B.M. SCP-022 2) ON THE SW CORNER OF A 10' WIDE TYPE R STORM INLET (SOUTH SIDE OF FITZSIMONS PKWY), APPROXIMATELY 0.40 MILES EAST OF THE FITZSIMONS PKWY AND PEORIA STREET INTERSECTION AND BETWEEN LIGHT POLES 804 185 AND 644 185.
ELEVATION = 5329.46 (NAVD88)



FITZSIMONS INNOVATION CAMPUS SCRANTON PARKWAY SITE PLAN

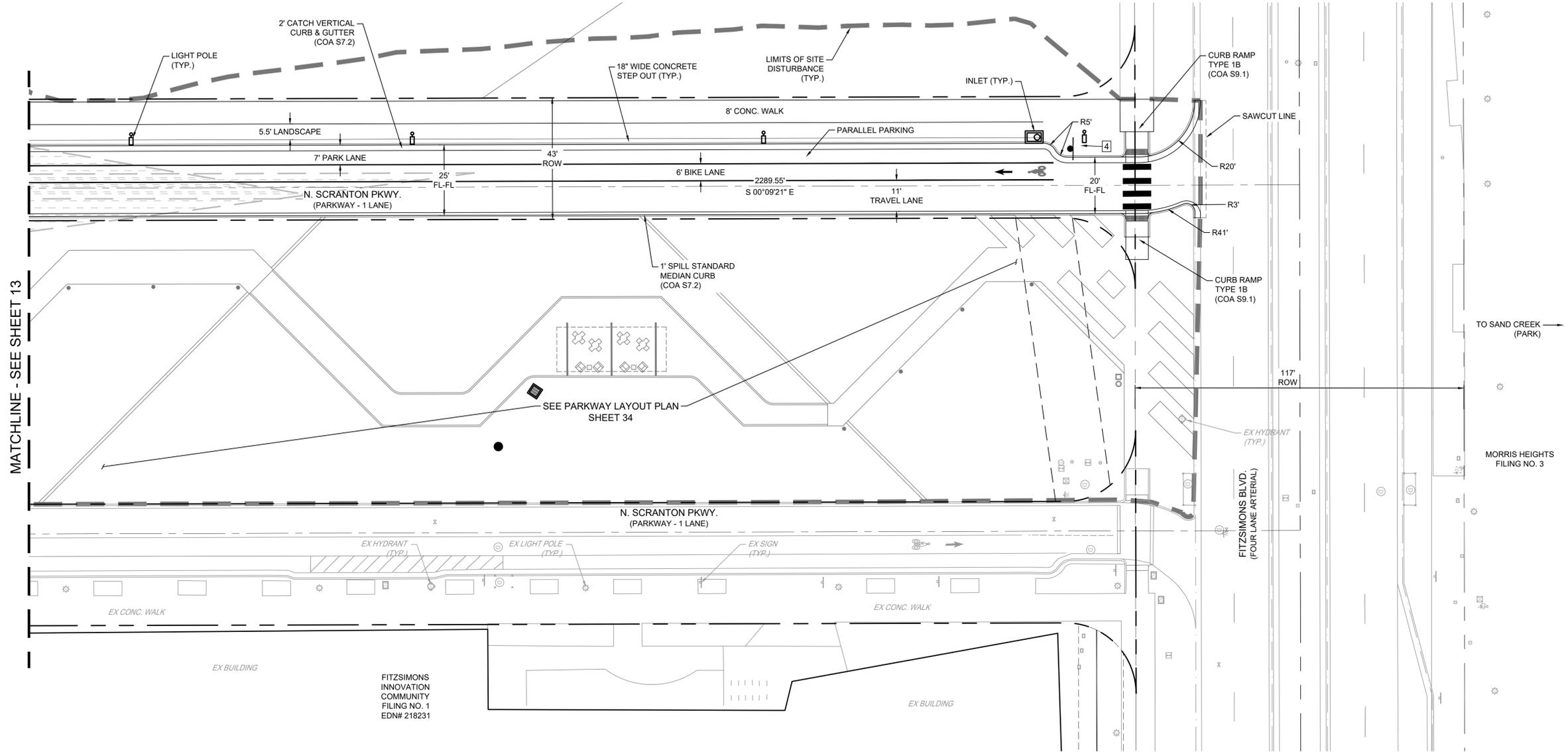
TITLE: SITE PLAN
DATE: MARCH 2025
PREPARED BY:

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SHEET: 13 OF 63



MATCHLINE - SEE SHEET 13

LEGEND

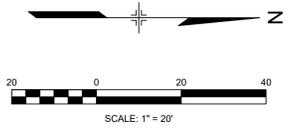
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	PROPOSED CENTERLINE
	PROPOSED EASEMENT
	SIGHT TRIANGLE
	SITE LIMITS
	EXISTING STORM MANHOLE
	EXISTING LIGHT POLE
	PUBLIC PEDESTRIAN LIGHT
	EXISTING FIRE HYDRANT
	PROPOSED INLET
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT
	PUBLIC PEDESTRIAN LIGHT
	PUBLIC LIGHT POLE
	UTILITY EASEMENT
	GAS EASEMENT

SIGNAGE KEYNOTE

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BENCHMARK
CITY OF AURORA BENCHMARK 356736NW003 BEING A 3" DIAM. BRASS CAP (STAMPED C.O.A BM, SCP-022.2) ON THE SW CORNER OF A 10' WIDE TYPE R STORM INLET (SOUTH SIDE OF FITZSIMMONS PKWY), APPROXIMATELY 0.40 MILES EAST OF THE FITZSIMMONS PKWY AND PEORIA STREET INTERSECTION AND BETWEEN LIGHT POLES 804 185 AND 644 185.
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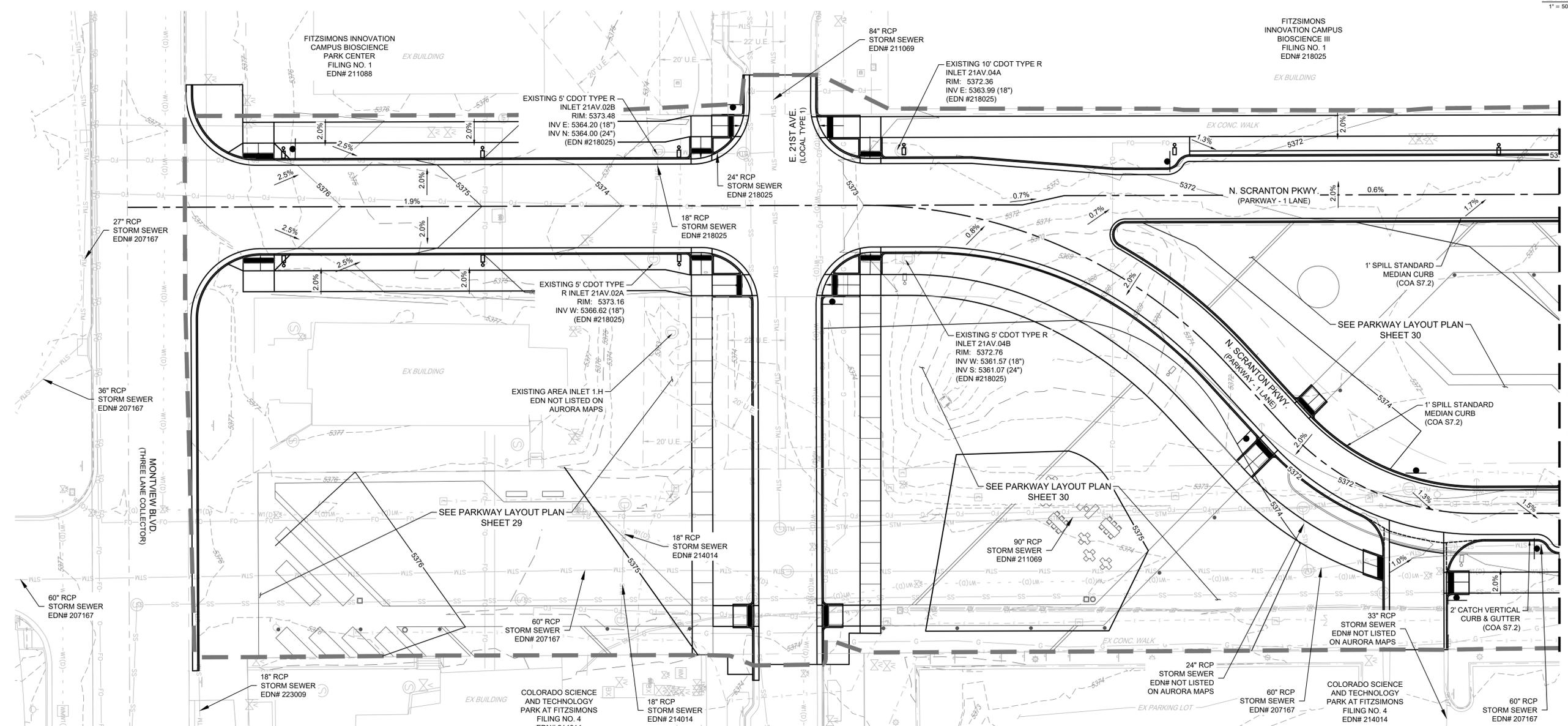
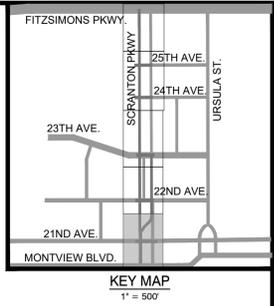
FITZSIMMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: SITE PLAN
DATE: MARCH 2025
PREPARED BY:
Matrix
Excellence by Design
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Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com



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SHEET: 14 OF 63



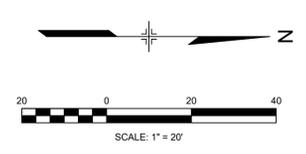
LEGEND

	LIMITS OF CONSTRUCTION
	PROPOSED SANITARY
	PROPOSED STORM
	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PUBLIC PEDESTRIAN LIGHT
	PUBLIC LIGHT POLE
	PROPOSED GATE VALVE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	EXISTING FIBER OPTIC SERVICE
	EXISTING ELECTRIC SERVICE
	EXISTING IRRIGATION
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER

- NOTES:**
1. STORM SEWER IS PUBLIC UNLESS NOTED OTHERWISE.
 2. ALL WATERLINE IS 8" UNLESS NOTED OTHERWISE.
 3. ALL SANITARY SEWER IS 8" UNLESS NOTED OTHERWISE.
 4. SEE SHEET 3 FOR TYPICAL SECTIONS.

BENCHMARK
 CITY OF AURORA BENCHMARK 356736N003 BEING A 3" DIAM. BRASS CAP (STAMPED C.O.A.B.M. SCP-022.2) ON THE SW CORNER OF A 10' WIDE TYPE R STORM INLET (SOUTH SIDE OF FITZSIMONS PKWY), APPROXIMATELY 0.40 MILES EAST OF THE FITZSIMONS PKWY AND PEORIA STREET INTERSECTION AND BETWEEN LIGHT POLES 804 185 AND 644 185.
 ELEVATION = 5329.46 (NAVD88)

- REQUIRED GRADING & UTILITY NOTES**
1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
 2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
 3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
 4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
 5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
 6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.



FITZSIMONS INNOVATION CAMPUS SCRANTON PARKWAY SITE PLAN

TITLE: GRADING & UTILITY

DATE: MARCH 2025

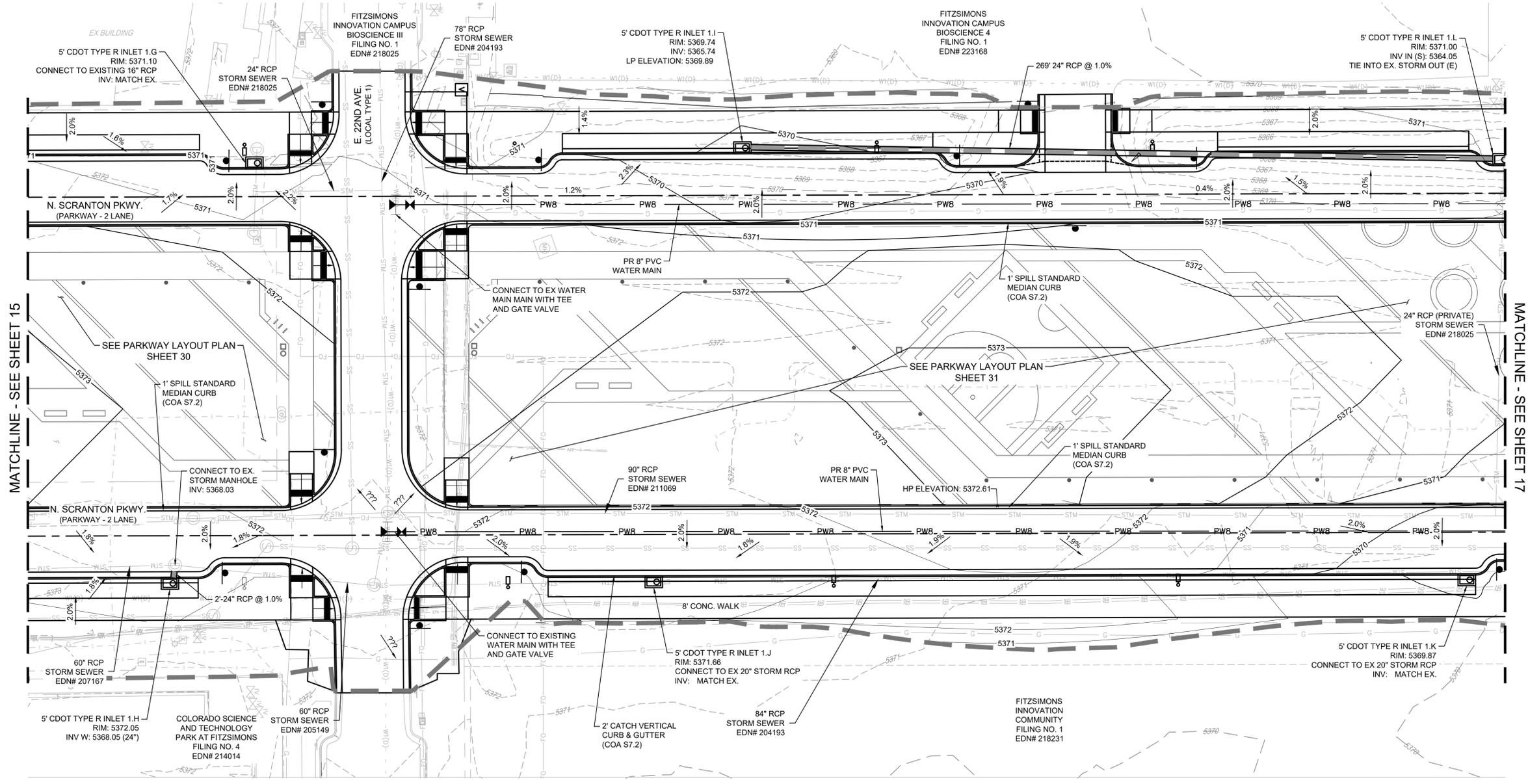
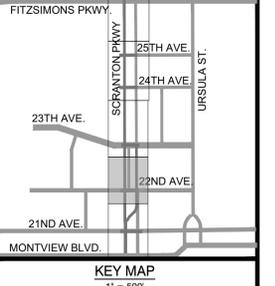
PREPARED BY:

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 www.matrixdesigngroup.com



NOT FOR CONSTRUCTION

SHEET: 15 OF 63



MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 17

LEGEND

	LIMITS OF CONSTRUCTION
	PROPOSED SANITARY
	PROPOSED STORM
	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PUBLIC PEDESTRIAN LIGHT
	PUBLIC LIGHT POLE
	PROPOSED GATE VALVE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
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	EXISTING IRRIGATION
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER

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4. SEE SHEET 3 FOR TYPICAL SECTIONS.

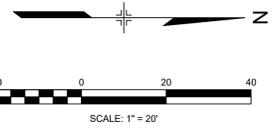
BENCHMARK

CITY OF AURORA BENCHMARK 3S6736NW003 BEING A 3" DIAM. BRASS CAP (STAMPED C.O.A.B.M. SCP-022.2) ON THE SW CORNER OF A 10' WIDE TYPE R STORM INLET (SOUTH SIDE OF FITZSIMMONS PKWY), APPROXIMATELY 0.40 MILES EAST OF THE FITZSIMMONS PKWY AND PEORIA STREET INTERSECTION AND BETWEEN LIGHT POLES 804 185 AND 644 185.

ELEVATION = 5329.46 (NAVD88)

REQUIRED GRADING & UTILITY NOTES

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.



FITZSIMMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: GRADING & UTILITY

DATE: MARCH 2025

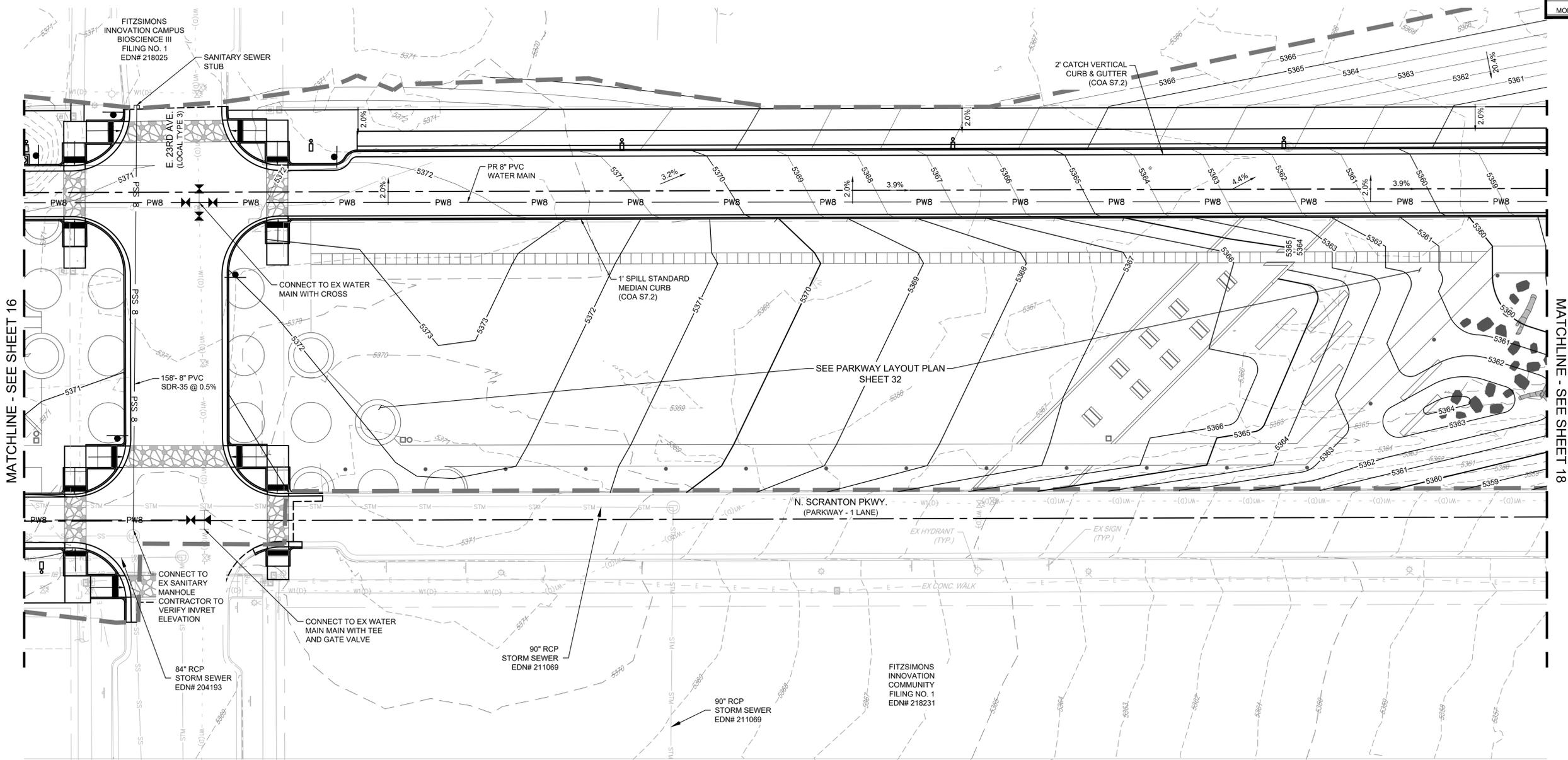
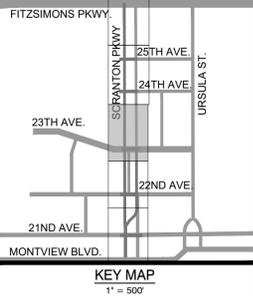
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SHEET: 16 OF 63



MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 18

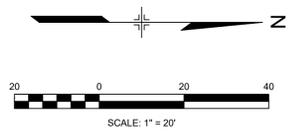
LEGEND

	LIMITS OF CONSTRUCTION
	PROPOSED SANITARY
	PROPOSED STORM
	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PUBLIC PEDESTRIAN LIGHT
	PUBLIC LIGHT POLE
	PROPOSED GATE VALVE
	PROPOSED 5' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	EXISTING FIBER OPTIC SERVICE
	EXISTING ELECTRIC SERVICE
	EXISTING IRRIGATION
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER

- NOTES:**
1. STORM SEWER IS PUBLIC UNLESS NOTED OTHERWISE.
 2. ALL WATERLINE IS 8" UNLESS NOTED OTHERWISE.
 3. ALL SANITARY SEWER IS 8" UNLESS NOTED OTHERWISE.
 4. SEE SHEET 3 FOR TYPICAL SECTIONS.

BENCHMARK
 CITY OF AURORA BENCHMARK 3S6736NW003 BEING A 3" DIAM. BRASS CAP (STAMPED C.O.A.B.M., SCP-022.2) ON THE SW CORNER OF A 10' WIDE TYPE R STORM INLET (SOUTH SIDE OF FITZSIMMONS PKWY), APPROXIMATELY 0.40 MILES EAST OF THE FITZSIMMONS PKWY AND PEORIA STREET INTERSECTION AND BETWEEN LIGHT POLES 804 185 AND 644 185.
 ELEVATION = 5329.46 (NAVD88)

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FITZSIMMONS INNOVATION CAMPUS
 SCRANTON PARKWAY SITE PLAN

TITLE: GRADING & UTILITY

DATE: MARCH 2025

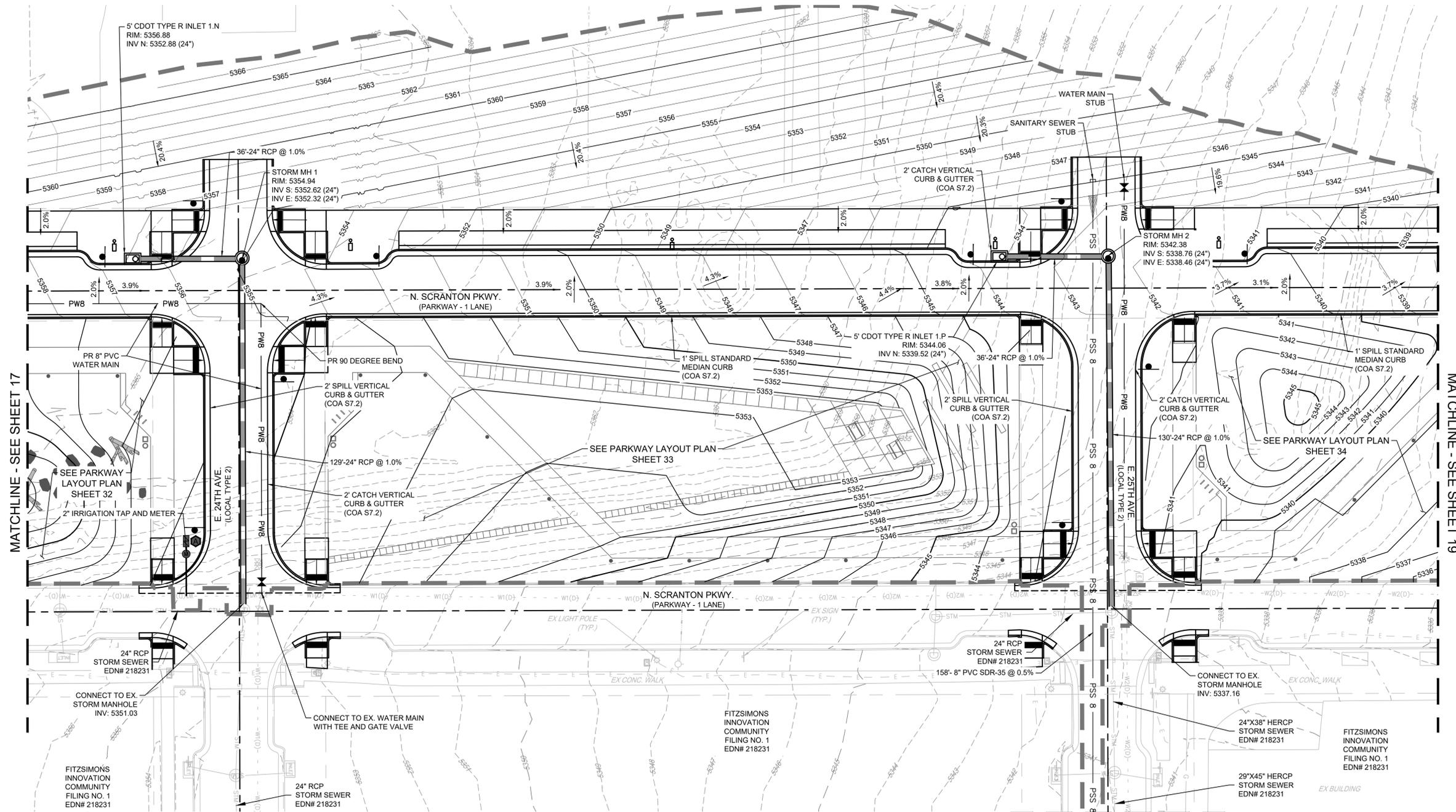
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SHEET:17 OF 63



MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 19

MATCHLINE - SEE BELOW

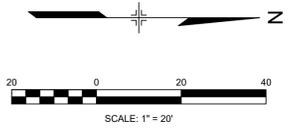
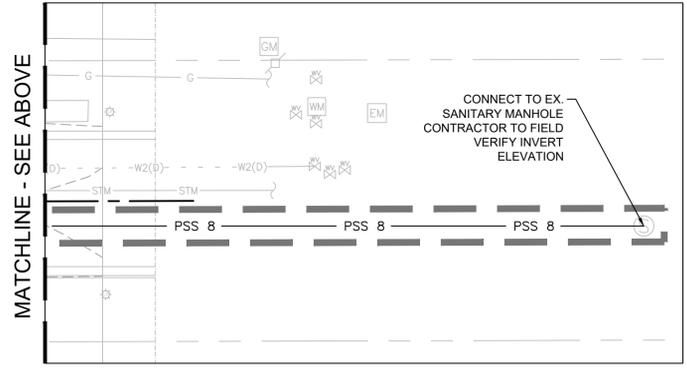
LEGEND

	LIMITS OF CONSTRUCTION
	PROPOSED SANITARY
	PROPOSED STORM
	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PUBLIC PEDESTRIAN LIGHT
	PUBLIC LIGHT POLE
	PROPOSED GATE VALVE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	EXISTING FIBER OPTIC SERVICE
	EXISTING ELECTRIC SERVICE
	EXISTING IRRIGATION
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER

- NOTES:**
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FITZSIMMONS INNOVATION CAMPUS
 SCRANTON PARKWAY SITE PLAN

TITLE: GRADING & UTILITY

DATE: MARCH 2025

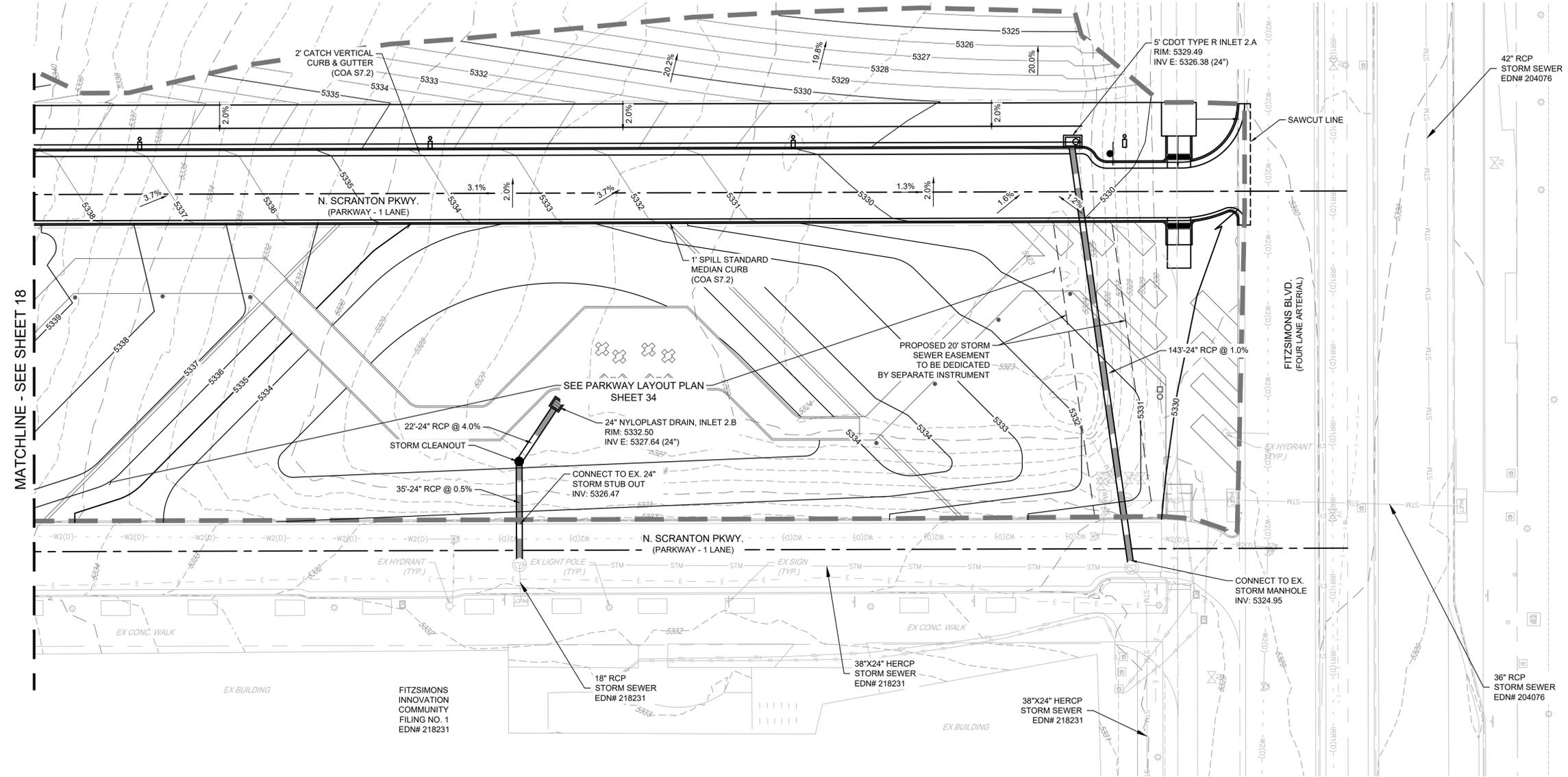
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SHEET: 18 OF 63



MATCHLINE - SEE SHEET 18

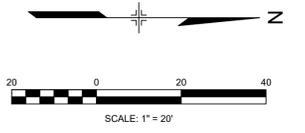
LEGEND

	LIMITS OF CONSTRUCTION
	PROPOSED SANITARY
	PROPOSED STORM
	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PUBLIC PEDESTRIAN LIGHT
	PUBLIC LIGHT POLE
	PROPOSED GATE VALVE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	EXISTING FIBER OPTIC SERVICE
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	EXISTING IRRIGATION
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER

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FITZSIMMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

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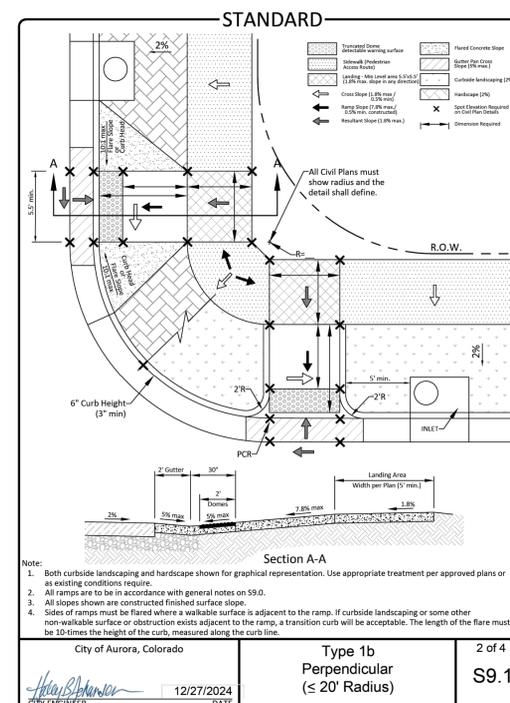
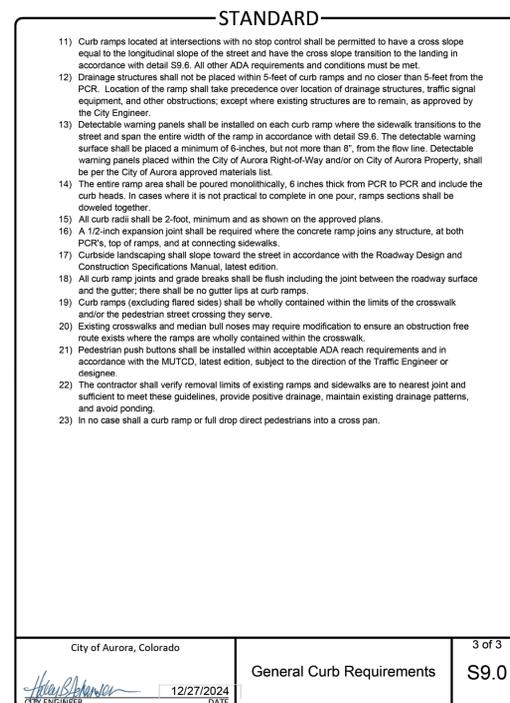
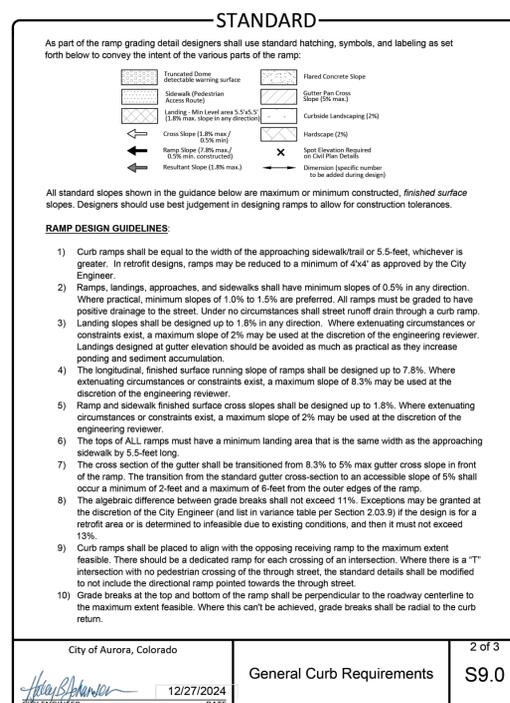
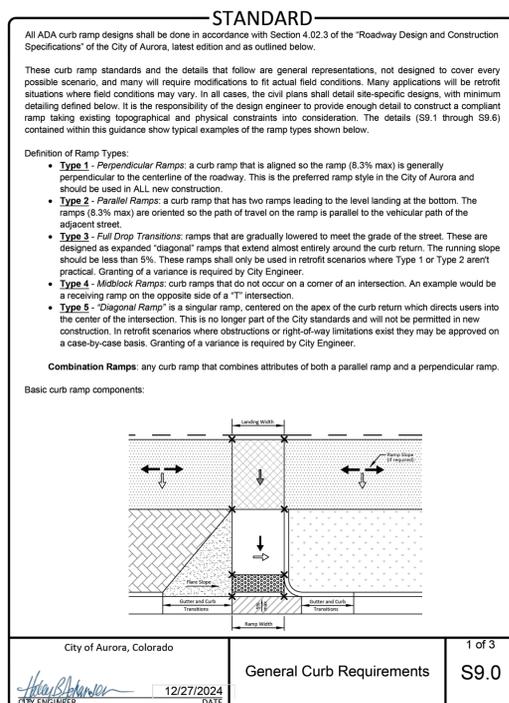
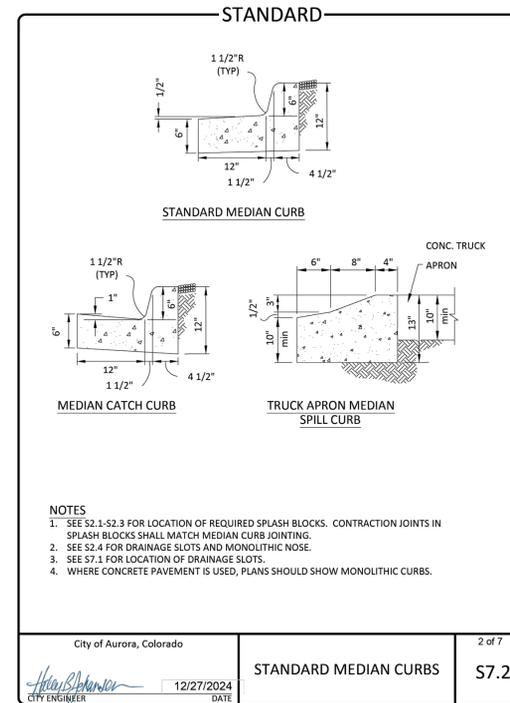
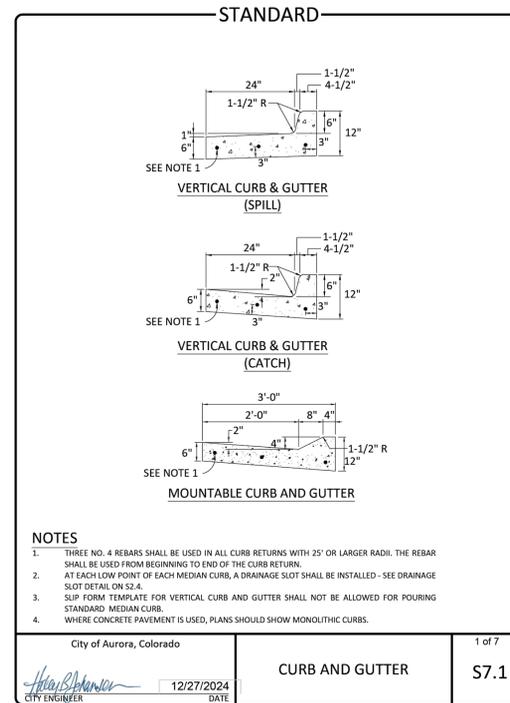
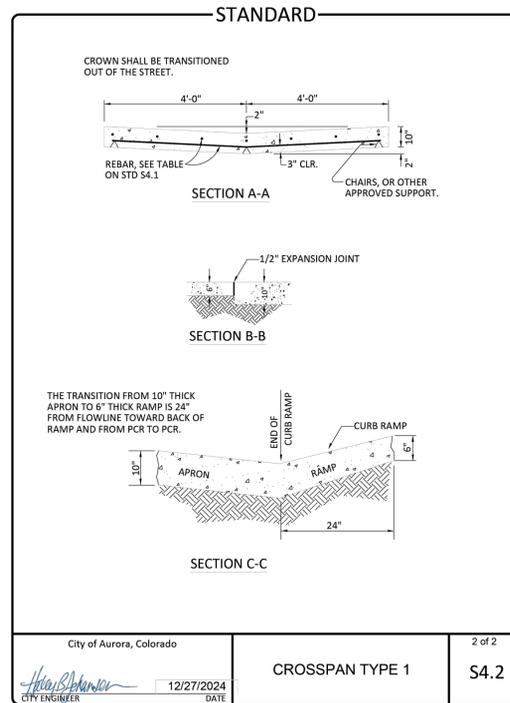
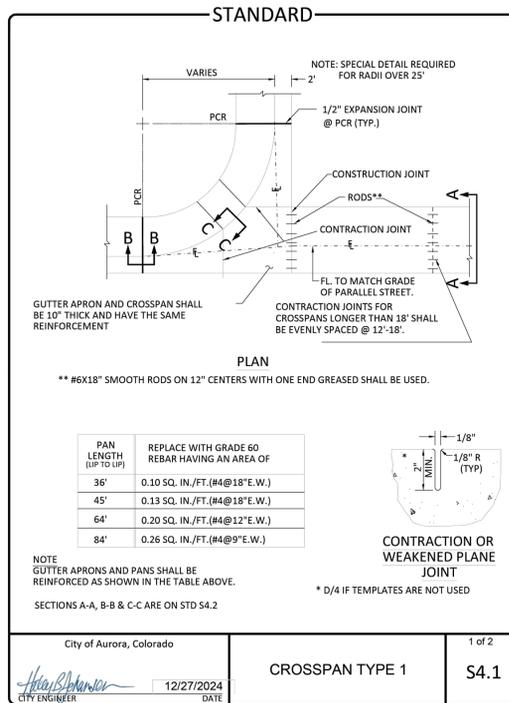
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SHEET: 19 OF 63



FITZSIMONS INNOVATION CAMPUS
SCRANTON PARKWAY SITE PLAN

TITLE: CIVIL DETAILS

DATE: MARCH 2025

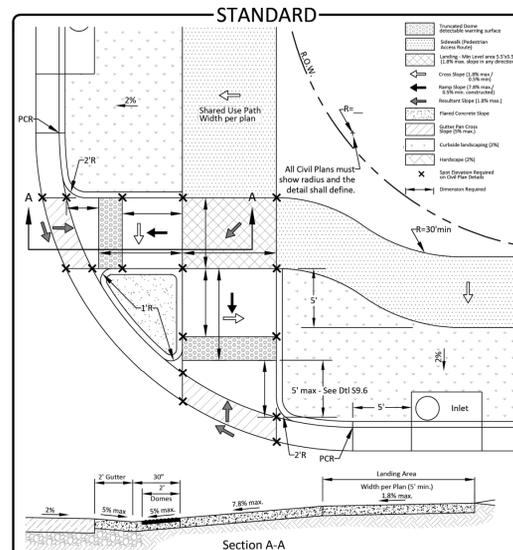
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SHEET: 20 OF 63

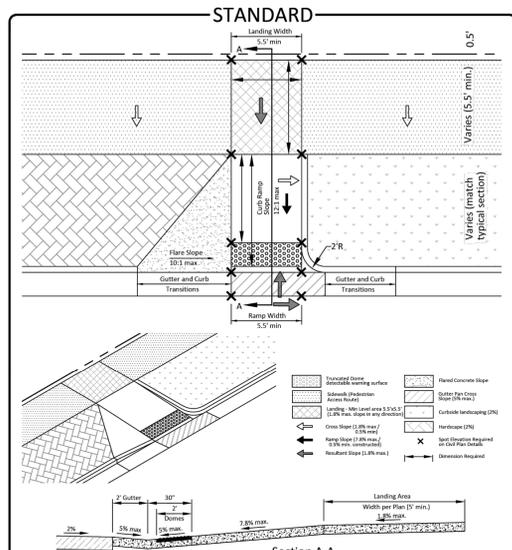


Section A-A

Note:

1. Curbside landscape shown for graphical representation. Use appropriate treatment (flare/curb) per approved plans.
2. All ramps are to be in accordance with general notes on S9.0.
3. All slopes shown are constructed finished surface slope.
4. Sides of ramps must be flared where a walkable surface is adjacent to the ramp. If curbside landscaping or some other non-walkable surface or obstruction exists adjacent to the ramp, a transition curb will be acceptable. The length of the flare must be 10-times the height of the curb, measured along the curb line.

City of Aurora, Colorado	Type 1d Shared Use Path at Collector / Arterial	4 of 4
<i>Heidi Stambler</i> CITY ENGINEER	12/27/2024 DATE	S9.1

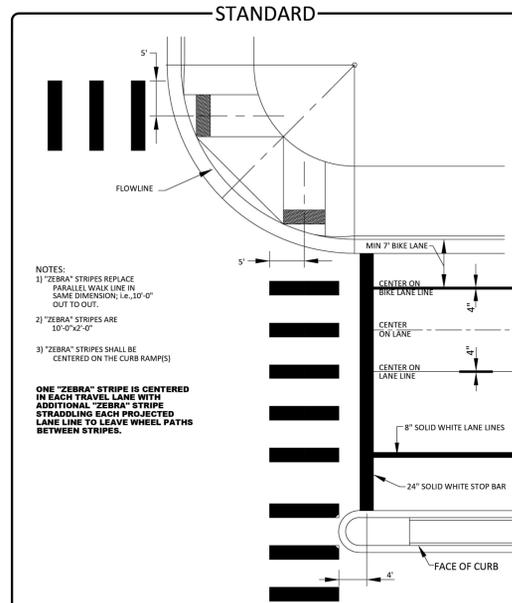


Section A-A

Note:

1. Both curbside landscaping and hardscape shown for graphical representation. Use appropriate treatment per approved plans or as existing conditions require.
2. All ramps are to be in accordance with general notes on S9.0.
3. All slopes shown are constructed finished surface slope.
4. Sides of ramps must be flared where a walkable surface is adjacent to the ramp. If curbside landscaping or some other non-walkable surface or obstruction exists adjacent to the ramp, a transition curb will be acceptable. The length of the flare must be 10-times the height of the curb, measured along the curb line.

City of Aurora, Colorado	Type 4 Mid-Block Ramp (Perpendicular)	1 of 2
<i>Heidi Stambler</i> CITY ENGINEER	12/27/2024 DATE	S9.4

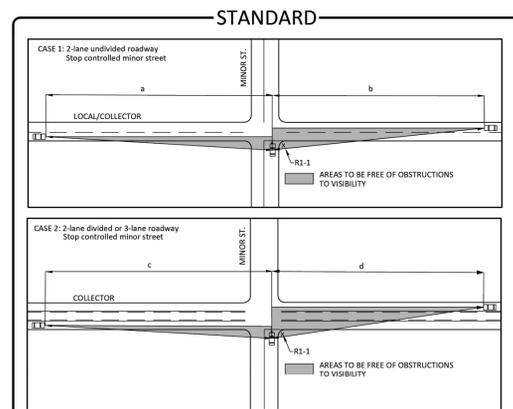


Notes:

- 1) "ZEBRA" STRIPES REPLACE PARALLEL WALK LINE IN SAME DIMENSION, I.E., 10'-0" OUT TO OUT.
- 2) "ZEBRA" STRIPES ARE 10'-0" X 2'-0"
- 3) "ZEBRA" STRIPES SHALL BE CENTERED ON THE CURB RAMP(S)

ONE "ZEBRA" STRIPE IS CENTERED IN EACH TRAVEL LANE WITH ADDITIONAL "ZEBRA" STRIPE STRADDLING EACH PROJECTED LANE LINE TO LEAVE WHEEL PATHS BETWEEN STRIPES.

City of Aurora, Colorado	CROSSWALK STRIPING	2 of 3
<i>Colin Cooper</i> TRAFFIC ENGINEER	10/09/2024 DATE	TE-12.2
<i>Heidi Stambler</i> CITY ENGINEER	12/27/2024 DATE	



CORNER SIGHT DISTANCE MEASURED FROM A POINT ON THE CENTERLINE OF THE APPROACH LANE OF THE MINOR ROAD AT 14.5 TO 18 FEET FROM THE EDGE OF THE MAJOR ROAD TRAVELED WAY AND MEASURED FROM A HEIGHT OF EYE OF 5.5 FEET ON THE MINOR ROAD TO A HEIGHT OF OBJECT OF 3.5 FEET ON THE MAJOR ROAD. METHOD OF CALCULATION FOR DISTANCE FIGURES BASED ON 2011 AASHTO GUIDELINES.

INTERSECTION SIGHT DISTANCE INTERSECTIONS SHOULD BE PLANNED AND LOCATED TO PROVIDE AS MUCH SIGHT DISTANCE AS POSSIBLE. IN ACHIEVING A SAFE ROADWAY DESIGN THERE SHOULD BE SUFFICIENT SIGHT DISTANCE FOR THE DRIVER ON THE MINOR ROADWAY TO CROSS OR TURN ONTO THE MAJOR ROADWAY WITHOUT REQUIRING APPROACHING TRAFFIC TO REDUCE SPEED BY MORE THAN 20% OF ITS INITIAL SPEED. MINIMUMS FOR DIFFERENT SPEEDS ARE SHOWN FOR PASSENGER TYPE VEHICLES AT INTERSECTIONS WITH STOP CONTROLS. OTHER TYPES OF VEHICLES, OTHER LANE CONFIGURATIONS, AND OTHER FORMS OF TRAFFIC CONTROL HAVE DIFFERENT INTERSECTION SIGHT DISTANCE REQUIREMENTS.

CONSIDERATION SHOULD ALSO BE GIVEN TO MAINTAINING ADEQUATE SIGHT DISTANCE FOR VEHICLES TURNING LEFT FROM THE MAJOR ROADWAY ONTO THE MINOR ROADWAY. PLANTINGS IN THE MEDIAN SHOULD BE ARRANGED SUCH THAT THEY DO NOT RESTRICT VISIBILITY.

City of Aurora, Colorado	SIGHT DISTANCE REQUIREMENTS	1 of 3
<i>Colin Cooper</i> TRAFFIC ENGINEER	10/09/2024 DATE	TE-13.1
<i>Heidi Stambler</i> CITY ENGINEER	12/27/2024 DATE	