October 21, 2024

Planning and Development Services
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

Re: Transport Colorado Sub-Area No 2 ISP 2
Response Technical Submission Review
Infrastructure Site Plan Application (Submittal #5)

Number: **DA-1793-21**
Case Numbers: **2023-6019-00**

Owner of each Response:
Red: LAI Design Group Blue: Westwood/Civil

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See all the comments from Landscaping (Item 4). RE: Acknowledged
- **This ISP will not be approved by Public Works until the subarea 2 master plan is approved.** (RSN 1364325). (Item 5) RE: Acknowledged
- See the comments and redline from Traffic Engineering. (Item 6) RE: Acknowledged
- See the comments and redlines from Aurora Water. (Item 7) RE: Acknowledge

PLANNING DEPARTMENT COMMENTS

1. **Community Questions, Comments and Concerns**
   1A. No comments were received from external agencies. RE: Acknowledged

2. **Completeness and Clarity of the Application**
   2A. This ISP will not be approved until the Subarea 2 Master Plan is approved. RE: Acknowledged

3. **Zoning and Land Use Comments**
   3A. No comments. RE: Acknowledged

4. **Landscaping Issues** (Kelly Bish / 303-739-7189 / kbish@cgasolutions.com/ Comments in bright teal)
   ISP Sheet L2
   4A. There has been some miscommunication between city departments and street trees can be located within the sight-distance triangles. Please add the missing street trees and update the landscape table accordingly. RE: Completed

   Sheet L 12
   4B. Update the curbside landscape table. RE: Completed

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. **Civil Engineering** (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

ISP

5A. ***This ISP will not be approved by Public Works until the subarea 2 master plan is approved***. (RSN 1364325)

RE: Acknowledged

5B. Move the structure outside of the ROW. RE: Structure has been moved outside of ROW

6. **Traffic Engineering** (Dean Kaiser / 303-739-7584 / djkaise@auroragov.org / Comments in amber)

ISP

6A. Need a minimum 360 feet of tangent to merge at speed safely.

RE: Section has been revised to 360'

6B. So, approaches are to be STOPPED controlled? Need STOP signs

RE: Stop bars removed from through intersections

6C. Gore angled incorrectly for taper

RE: Gore angle revised

6D. No Northbound speed limit signs provided

RE: Speed limit signs added at typical spacing

6E. Double yellow cannot taper into less than 10' wide lane 6F. No EB speed limit signs?

RE: Striping taper has been revised. Speed limit signs added.

6G. Is this signalized at ultimate or still have to wait for the warrant period?

6H. Northbound speed limit signage?

RE: Speed limit signs added at typical spacing

6I. Do not want uncontrolled approach crosswalk

RE: Crossing has been removed

6J. Label STOP sign

RE: Stop sign label added.

7. **Aurora Water** (Samantha Bayliff / 303-739-7382 / sbayliff@auroragov.org / Comments in red)

Site Plan

7A. C10 is present in this plan set, but missing from the sheet index?

RE: Sheet index updated

7B. Remove "temporary" from legend label to match plan labels.

RE: Temporary removed from text, updated to 6" per COA standards

7C. Per previous comment, remove "temporary from all blowoffs.

RE: Temporary removed from text, updated to 6" per COA standards

PORT COLORADO - SUBAREA 2 NO. 2

INFRASTRUCTURE SITE PLAN

BEING A PART OF SECTIONS 17-18 & 20-21 & 29 OF TOWNSHIP 3 SOUTH, RANGE 64 WEST,
IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

ACKNOWLEDGED

This ISP will not be approved by Public Works until the master plan is approved. (RSN 1364325)

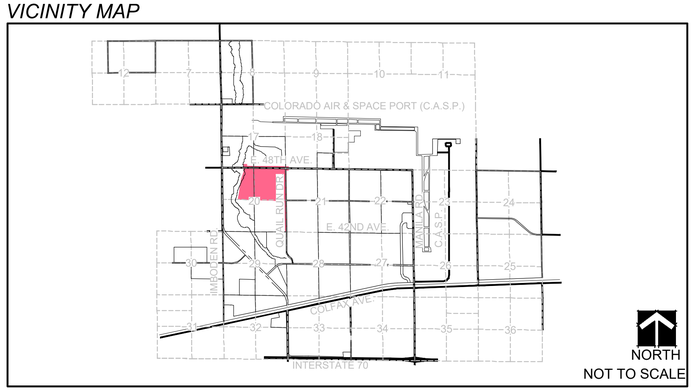
CITY OF AURORA NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE 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. LANDSCAPING SHALL BE INSTALLED AS SOON AS CITY WATER US AVAILABLE AT THE SITE.
2. 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.
3. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
4. ALL SIGNS MUST CONFORM TO CITY OF AURORA SIGN CODE.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
6. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
7. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT. A CLEAR VIEW SHALL BE MAINTAINED FROM 3' TO 7' PER FIGURE 4.04.2.10.01.1, OF THE ROADWAY SPECIFICATIONS.
8. 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 ACCESSIBLE ALONG THEIR ENTIRE LENGTH AND 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 CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
9. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT, AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT, AS NEEDED, OR VICE VERSA.
10. 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 AT THE TIME OF BUILDING PERMIT. AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
11. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UP ON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS AND ASSIGNS.
12. THE SEPARATION REQUIREMENTS FROM FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY AND LANDSCAPING REQUIREMENTS. LANDSCAPE MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED.
13. ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER OF FIVE (5) FEET. FIRE HYDRANTS MUST ALSO BE PLACED AT LEAST ONE (1) FOOT IN FRONT OR BEHIND A SIDEWALK WHILE STILL MEETING THE MINIMUM BACK OF CURB CLEARANCE REQUIREMENTS FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
14. 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.
15. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
16. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
17. 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/PEDESTRIANS LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED
18. EXCEPT FOR THE SALE OF GOODS AND SERVICES BY THE FACILITY MANAGEMENT, NO PRIVATE BUSINESSES, COMMERCIAL SALES, MANUFACTURING, FABRICATING, OR ASSEMBLY OF ANY ITEMS SHALL BE CONDUCTED WITHIN ANY STORAGE UNIT ON SITE WITHOUT FIRST OBTAINING THE PROPER BUSINESS LICENSES AND BUILDING PERMITS. PRIOR TO THE OCCUPANCY OF ANY STORAGE UNIT THE SPACE SHALL BE IN CONFORMANCE WITH ALL ADOPTED CODES, STANDARDS AND REQUIREMENTS OF THE CITY OF AURORA. NO HAZARDOUS MATERIALS, FLAMMABLE, CAUSTIC, EXPLOSIVE, POISONOUS, RADIOACTIVE OR OTHERWISE DANGEROUS MATERIALS SHALL BE STORED ON SITE OR WITHIN ANY STORAGE UNIT.
19. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING NIBA (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
20. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLSHIED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS AND SHALL BE POSTED "NO PARKING - FIRE LANE".
21. 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 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. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009. THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND AS SUCH, THE CITY OF AURORA DOES NOT ENFORCE THESE LAWS.
22. THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF; A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
23. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

AMENDMENTS

NONE

VICINITY MAP



BENCHMARK:

CITY OF AURORA BENCH MARK KNOWN AS 3S6419SE001 (FORMERLY KNOWN AS 33-005), 3 INCH DIAMETER BRASS CAP ATOP A 30" LONG STEEL. PIPE IN CONCRETE BEING 4.5' EAST OF A S.W. FE. COR. ON THE E. SIDE OF IMBODEN RD. & APPROX. 1/2 MILE N. OF E. 48TH AVE., SD. MON. BEING ON E. SIDE OF IMBODEN RD. SAID BENCH MARK HAVING A PUBLISHED ELEVATION OF 1664.739 METERS (5461.73 FEET) NAVD88 DATUM.

BASIS OF BEARING:

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 64 WEST, 6TH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 27 BY A FOUND 2 INCH DIAMETER PIPE WITH A 3 INCH DIAMETER ALUMINUM CAP SET BY PLS 17488 WHENCE THE EAST QUARTER CORNER OF SAID SECTION 27, MONUMENTED BY A FOUND NO. 5 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 34977 IS ASSUMED TO BEAR SOUTH 00°57'33" EAST, A DISTANCE OF 2646.85 FEET.

OVERALL SITE DATA:

PRESENT ZONING CLASSIFICATION	I-2		
PROPOSED USE	I-2		
TOTAL LIMIT OF CONSTRUCTION	100%	4,618,355 SF	106.02 AC
TOTAL HARD SURFACE AREA	9%	417,043 SF	9.57 AC
SIDEWALK	-	134,233 SF	3.08 AC
ROADWAY	-	259,446 SF	5.95 AC
OTHER	-	23,344 SF	0.54 AC
TOTAL LANDSCAPE AREA	91%	4,201,312 SF	96.45 AC
CURBSIDE LANDSCAPE	-	200,360 SF	4.60 AC
NATIVE SEED (AREA OF DISTURBANCE)	-	4,000,952 SF	91.85 AC

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C10 is present in this plan set, but missing from the sheet index?

ADDED TO THE SHEET INDEX

SIGNATURE BLOCK

PORT COLORADO SUB AREA 2 NO. 2 INFRASTRUCTURE SITE PLAN

THIS INFRASTRUCTURE SITE PLAN AND THE AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS, THEIR SUCCESSORS AND ASSIGNS. THE 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 WESTERN TRANSPORT, LLC. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ___ DAY OF _____ AD

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)SS
COUNTY OF _____)
THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____ AD _____
BY: _____

WITNESS MY HAND AND OFFICIAL SEAL

_____ (SEAL)
(NOTARY PUBLIC)

MY COMMISSION EXPIRES_____
NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____
PLANNING DIRECTOR: _____ DATE: _____
PLANNING COMMISSION: (CHAIR PERSON) _____ DATE: _____
CITY COUNCIL: (MAYOR)_____ DATE: _____
ATTEST: (CITY CLERK)_____ DATE: _____

RECORDER'S CERTIFICATE:
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COLORADO AT _____ O'CLOCK _.M.
THIS _____ DAY OF _____ AD _____.

CLERK AND RECORDER : _____ DEPUTY: _____

CONTACTS

OWNER / APPLICANT:

WESTERN TRANSPORT, LLC.
CONTACT: STEVEN MARSHALL
P.O. BOX 6194 DENVER, COLORADO 80202
T 720.547.9781

PLANNER / LANDSCAPE ARCHITECT:

LAI DESIGN GROUP
CONTACT: JEN CARPENTER
116 INVERNESS DRIVE EAST
ENGLEWOOD, COLORADO 80112 / T 303.734.1777

CIVIL ENGINEER:

WESTWOOD PROFESSIONAL SERVICES
CONTACT: DANIEL OSMULSKI, P.E.
10333 E. DRY CREEK ROAD, SUITE 400
ENGLEWOOD, COLORADO 80112 / T 720.482.9526

No.	Revisions	Date	Init.	Appr.	Date

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

WESTERN TRANSPORT LLC
P.O. BOX 6194
DENVER, COLORADO 80202

TRANSPORT COLORADO - SUBAREA 2 NO. 2
INFRASTRUCTURE SITE PLAN
TITLE SHEET

SCALE: AS SHOWN		FILE NO: R0037494	
DRAWN BY: ACM	CHECKED BY: DJO	DATE: SEPT 2024	

SHEET NUMBER C1

N:\PROJECTS\TRANSPORT COLORADO\CAD\ENGINEERING\SHEET SET\SUBAREA 2\ISP\FILING 2\SA2 F2 ISP COVER.DWG, DJOSMULSKI, 9/3/2024 5:27 PM

CAUTION: IF THIS SHEET IS NOT 24" X 36" IT IS A REDUCED PRINT AND NOT TO SCALE

PROJECT NOTES:

1. CONTRACTOR TO FIELD VERIFY THE SIZE, MATERIAL AND LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. THE EXISTING UTILITIES DEPICTED MAY NOT BE ALL INCLUSIVE AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. UNLINED PRIVATE TEMPORARY SWALES WITH SLOPES LESS THAN 2% ARE PERMITTED FOR UP TO 60 MONTHS OR UNTIL ADJACENT DEVELOPMENT OCCURS. OTHERWISE REVISIONS SHALL BE SUBMITTED FOR CONCRETE LOW FLOW TRICKLE CHANNELS AT A MINIMUM OF 0.5% SLOPE. IN ADDITION, THE CITY RESERVES THE RIGHT AT ANY POINT TO REQUIRE THE CONSTRUCTION OF THE TRICKLE CHANNEL SHOULD THERE BE AN ISSUE WITH REDUCED CAPACITY, SEDIMENTATION, PONDING, OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER. DUE TO THE PROXIMITY OF THE AIRPORT STANDING WATER IS NOT PERMITTED. THE DEVELOPER/ METRO DISTRICT SHALL TAKE IMMEDIATE ACTION IF SUCH ISSUES ARE IDENTIFIED.
4. PRIVATE, GRASS-LINED SWALES WITH SLOPES LESS THAN 2% IN CUT AND FILL LOCATIONS WHERE THE TOP OF SWALE IS LESS THAN 10' OUTSIDE OF ROW SHALL BE DESIGNED AND EVALUATED AT THE TIME OF CIVIL PLANS/FINAL DRAINAGE REPORT. THESE AREAS MAY NEED TO BE CONCRETE LINED TO PREVENT DAMAGE TO THE ROADWAYS SUBSTRUCTURE, IN ADDITION TO PROVIDING FREEBOARD FOR SWALES WITHIN A CUT SECTION.
5. THE OVERLOT GRADING CONDITION ADJACENT TO THE ROW WILL BE MAINTAINED BY THE OWNERSHIP GROUP UNTIL ADJACENT DEVELOPMENT OCCURS. SEED AND MULCH WILL BE APPLIED PER THE CITY OF AURORA STANDARD SWMP REQUIREMENTS. THE CITY RESERVES THE RIGHT AT ANY POINT TO REQUEST ADDITIONAL BMP MEASURES BE INSTALLED.
6. BEAR GULCH HAS BEEN DEEMED NON-JURISDICTIONAL BY THE ARMY CORPS OF ENGINEERS.

ROADWAY CONSTRUCTION PHASING:

1. THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS.
2. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
3. ALL MAJOR INTERSECTIONS ARE CANDIDATES FOR FUTURE SIGNALIZATION IF AND WHEN SIGNAL WARRANTS ARE MET. AS AN ADJACENT LANDOWNER, THE DEVELOPER MUST PARTICIPATE IN THE SIGNAL COST.
4. TRANSITION PAVING WILL BE CONSTRUCTED AS REQUIRED.
5. THE MASTER DEVELOPER IS RESPONSIBLE FOR STREET LIGHTS ALONG ALL PUBLIC STREETS.

WATER MAIN SYSTEM:

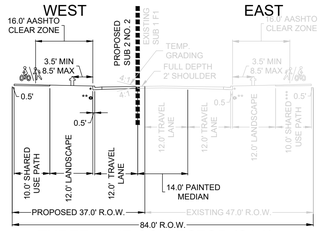
1. PER THE APPROVED MASTER UTILITY REPORT, A FUTURE OFFSITE 24 INCH DIAMETER EXTENSION TO E. 32ND AVENUE AND IMBODEN ROAD IS ANTICIPATED BY JUNE 2024.
2. EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE SITE PLAN SUBMITTALS.
3. REFER TO THE PUBLIC IMPROVEMENT PLANS, MASTER UTILITY REPORT, FDP AND SUBSEQUENT ADDENDUMS FOR ADDITIONAL INFORMATION REGARDING PHASING REQUIREMENTS.

SANITARY SEWER SYSTEM:

1. THE CITY IS COLLABORATING WITH THE METRO WASTEWATER RECLAMATION DISTRICT ON A FEASIBILITY STUDY TO DEVELOP A REGIONAL APPROACH FOR DEVELOPMENT IN THE BOX ELDER BASIN.
2. UNTIL A REGIONAL / SUB-REGIONAL SOLUTION IS DETERMINED, SANITARY TREATMENT WILL BE BY INDIVIDUAL SEWER DISPOSAL SYSTEM (ISDS) OR OTHER PACKAGE PLANT SOLUTIONS.
3. AT 70% OF SUB-AREA 1 AND SUB-AREA 2 ESTIMATED LOADING, A STUDY SHOULD BE CONDUCTED TO DETERMINE THE FEASIBILITY OF A WASTEWATER TREATMENT PLANT AT BEAR GULCH AND E. 64TH AVE. A TIME TABLE FOR THESE IMPROVEMENTS HAS YET TO BE DETERMINED. REFER TO THE MASTER UTILITY STUDY FOR ADDITIONAL INFORMATION.
4. PROPOSED SANITARY SEWER MAINS AND STUBS SHALL BE CONSTRUCTED AS PART OF THESE ISP IMPROVEMENTS TO FACILITATE USE OF A REGIONAL SYSTEM WHEN IT COMES ONLINE. ADDITIONAL SANITARY SEWER MAINS WILL BE REQUIRED AS OTHER PLANNING AREAS DEVELOP; AS OUTLINED IN THE PUBLIC IMPROVEMENT PLANS, MASTER UTILITY REPORT, FDP AND SUBSEQUENT AMENDMENTS TO THESE DOCUMENTS.
5. WITH CITY APPROVAL, SANITARY SEWER MAIN ALIGNMENTS MAY BE SHIFTED TO THE NORTH HALF OF THE STREET ROW SO THEY CAN BE INSTALLED AT A LATER DATE TO MINIMIZE DORMANT INFRASTRUCTURE AND/OR PAVEMENT REPLACEMENT.
6. CONNECTION TO THE SANITARY STUBS SHALL BE SHOWN ON THE SITE PLANS FOR INDIVIDUAL PARCELS AS THEY ARE DEVELOPED.

STORM DRAIN SYSTEM:

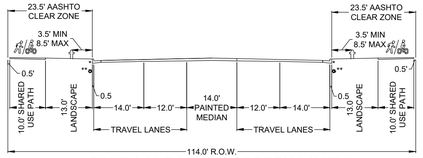
1. BOX CULVERTS, INLETS, MANHOLES AND CULVERT CROSSINGS CONSTRUCTED AS PART OF THIS ISP SHALL BE DESIGNED AND CONSTRUCTED FOR FULLY DEVELOPED FLOW RATES.
2. UNDERDRAINS SHALL BE INSTALLED AT EACH SUMP INLET AND EXTEND 100' ON BOTH SIDES.
3. BMPS AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSIVE CHARACTERISTICS AT CULVERT CROSSINGS AND WITHIN EXISTING CHANNEL CONVEYANCE PATHS.
4. ADDITIONAL PUBLIC STORM DRAIN SYSTEMS MAY BE REQUIRED AS PLANNING AREAS DEVELOP.
5. WATER QUALITY MANHOLES ARE PROPOSED HEREIN TO ADDRESS RUNOFF FROM THE PUBLIC ROADWAYS. THEY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE METRO DISTRICT. PER THE MASTER DRAINAGE REPORT, ONCE THE ADJACENT PRIVATE PROPERTY DEVELOPS, THESE WATER QUALITY FACILITIES WILL BE REMOVED AND WATER QUALITY FOR THE PUBLIC RIGHT OF WAY AND PRIVATE PROPERTY WILL BE COLLECTIVELY TREATED PRIOR TO DISCHARGING INTO A WATERWAY.



THREE LANE COLLECTOR (S1.3)

(MEDIUM PEDESTRIAN ACTIVITY)
(PAVEMENT TYPE : R3)
* VERT. CURB & GUTTER (STD. S7.1)
** EDGE DRAIN (STD. S1.19)
*** SHARED USE PATH TO BE BUILT DURING SA2 NO. 1)

PROPOSED QUAIL RUN DR IMPROVEMENTS SOUTH OF E. 48TH AVE



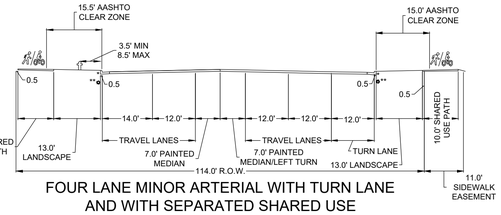
FOUR LANE MINOR ARTERIAL WITH SEPARATED SHARED USE PATH (S1.5)

* VERT. CURB & GUTTER (STD. S7.1)
** EDGE DRAIN (STD. S1.19)

(MEDIUM PEDESTRIAN ACTIVITY)
(PAVEMENT TYPE : R3)
DESIGN SPEED : 50 MPH
ADT : 2200

E. 48TH AVE FROM 35+94.20 TO 58+13.60 AND 63+35.60 TO 64+41.40

*STATION 62+45.60 TO 63+35.60 INCLUDES THE INTERSECTION AT 48TH AND QUAIL

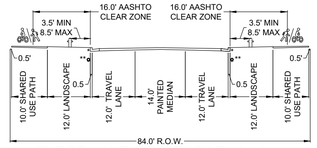


FOUR LANE MINOR ARTERIAL WITH TURN LANE AND WITH SEPARATED SHARED USE PATH (S1.6)

(MEDIUM PEDESTRIAN ACTIVITY)
(PAVEMENT TYPE : R3)
* VERT. CURB & GUTTER (STD. S7.1)
** EDGE DRAIN (STD. S1.19)

E. 48TH AVE FROM 58+13.60 TO 62+45.60

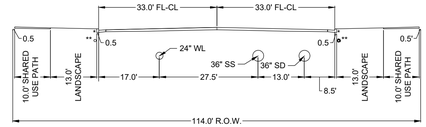
*STATION 62+45.60 TO 63+35.60 INCLUDES THE INTERSECTION AT 48TH AND QUAIL



THREE LANE COLLECTOR (S1.3)

(MEDIUM PEDESTRIAN ACTIVITY)
(PAVEMENT TYPE : R3)
* VERT. CURB & GUTTER (STD. S7.1)
** EDGE DRAIN (STD. S1.19)
DESIGN SPEED : 35 MPH
ADT : 1600

ULTIMATE QUAIL RUN DR NORTH OF E. 48TH AVE

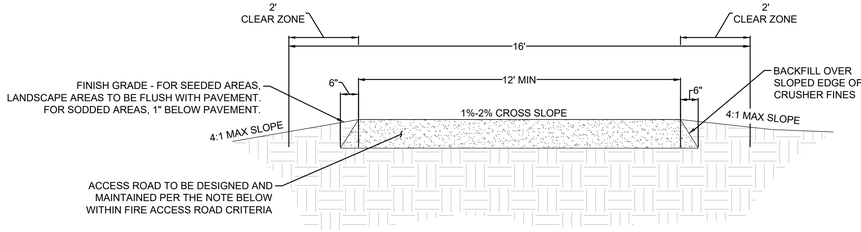


FOUR LANE MINOR ARTERIAL UTILITY LAYOUT

* VERT. CURB & GUTTER (STD. S7.1)
** EDGE DRAIN (STD. S1.19)

E. 48TH AVE FROM 35+84.20 TO 64+51.40

*UTILITY LINES END IN DIFFERENT LOCATIONS WITHIN THE ROAD

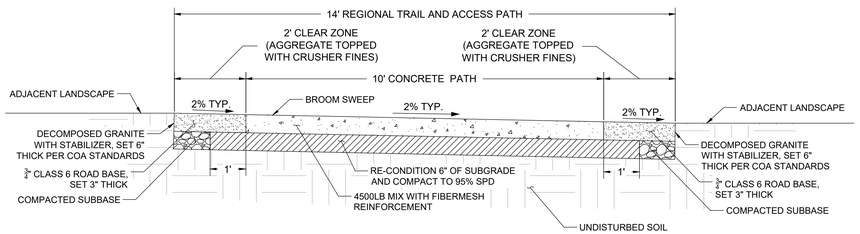


12' ISDS ACCESS PATH DETAIL

NTS

USES: ISDS ACCESS

*ACCESS ROAD SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (85,000 LBS) UTILIZING THE CDOT ROAD-BASE #6 SPECIFICATION TO PROVIDE FOR ALL WEATHER DRIVING CAPABILITIES. WHILE CDOT #6 IS SPECIFIED, THE MATERIALS USED TO CONSTRUCT THESE SURFACES MAY BE ONE OF, OR A COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1-1.15 ANGULAR INCH RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-INCH NOMINAL SIZE DESIGNATION AND CDOT ROAD BASE CLASS 6.

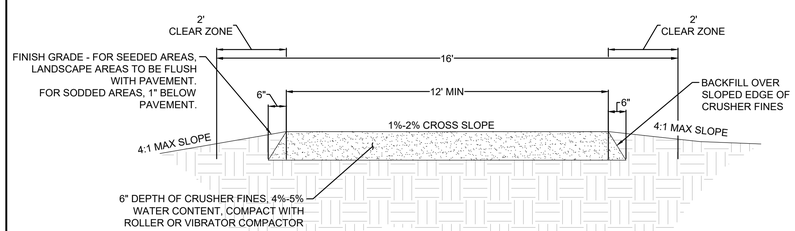


CITY OF AURORA 14' REGIONAL TRAIL AND ACCESS PATH DETAIL

NTS

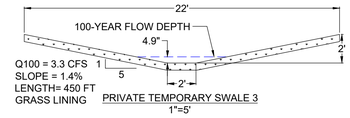
USES: MAINTENANCE PATH AND RECREATION AROUND CHANNEL

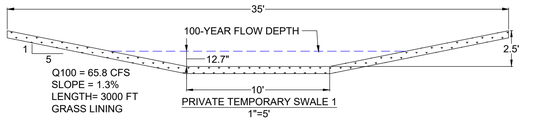
*ACCESS ROAD SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (85,000 LBS) UTILIZING THE CDOT ROAD-BASE #6 SPECIFICATION TO PROVIDE FOR ALL WEATHER DRIVING CAPABILITIES. WHILE CDOT #6 IS SPECIFIED, THE MATERIALS USED TO CONSTRUCT THESE SURFACES MAY BE ONE OF, OR A COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1-1.15 ANGULAR INCH RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-INCH NOMINAL SIZE DESIGNATION AND CDOT ROAD BASE CLASS 6.

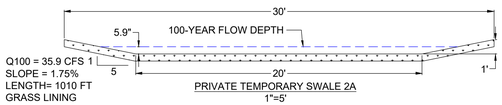


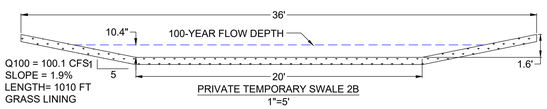
12' MAINTENANCE PATH DETAIL

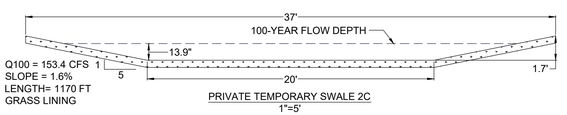
NTS

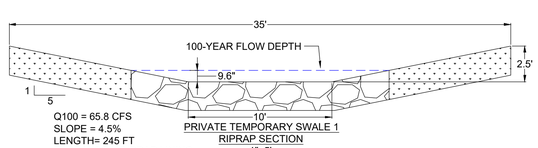


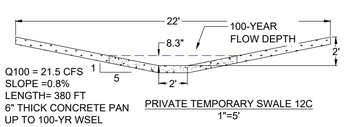












No.	Revisions	Date	Init.	Appr.	Date

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

WESTERN TRANSPORT LLC
1331 17TH STREET, SUITE 1000
DENVER, COLORADO 80202

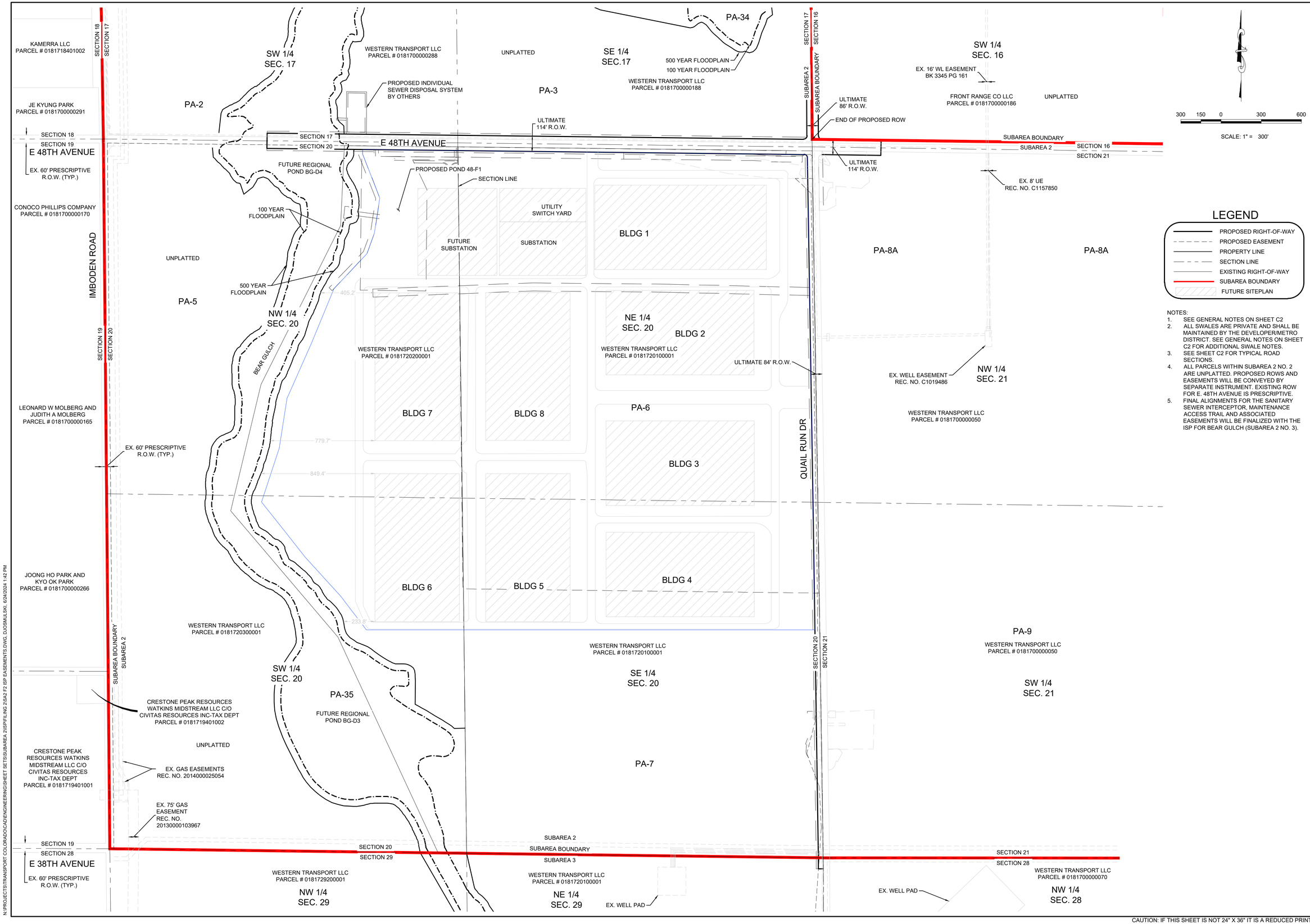
TRANSPORT COLORADO - SUBAREA 2 NO. 2
INFRASTRUCTURE SITE PLAN
NOTES & SECTIONS

SCALE: AS SHOWN	FILE NO: R0037494
DRAWN BY: ACM	CHECKED BY: JTK
DATE: APRIL 2024	

SHEET NUMBER C2

N:\PROJECTS\TRANSPORT COLORADO\CAD\ENGINEERING\SHEET SETS\SUBAREA 2\ISP\FILING 2\SA-2 P2 ISP NOTES.DWG, ISRMALONE, 6/24/2024 1:42 PM

CAUTION: IF THIS SHEET IS NOT 24" X 36" IT IS A REDUCED PRINT AND NOT TO SCALE



LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT
- PROPERTY LINE
- SECTION LINE
- EXISTING RIGHT-OF-WAY
- SUBAREA BOUNDARY
- FUTURE SITEPLAN

NOTES:

1. SEE GENERAL NOTES ON SHEET C2
2. ALL SWALES ARE PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER/METRO DISTRICT. SEE GENERAL NOTES ON SHEET C2 FOR ADDITIONAL SWALE NOTES.
3. SEE SHEET C2 FOR TYPICAL ROAD SECTIONS.
4. ALL PARCELS WITHIN SUBAREA 2 NO. 2 ARE UNPLATTED. PROPOSED ROWS AND EASEMENTS WILL BE CONVEYED BY SEPARATE INSTRUMENT. EXISTING ROW FOR E. 48TH AVENUE IS PRESCRIPTIVE.
5. FINAL ALIGNMENTS FOR THE SANITARY SEWER INTERCEPTOR, MAINTENANCE ACCESS TRAIL AND ASSOCIATED EASEMENTS WILL BE FINALIZED WITH THE ISP FOR BEAR GULCH (SUBAREA 2 NO. 3).

No.	Revisions	Date	Init.	Appr.	Date

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DENVER, COLORADO 80202

TRANSPORT COLORADO - SUBAREA 2 NO. 2
INFRASTRUCTURE SITE PLAN
R.O.W. & EASEMENT PLAN

DRAWN BY:	ACM	SCALE:	AS SHOWN
CHECKED BY:	JTK	FILE NO:	R0037494
DATE:	APRIL 2024		

SHEET NUMBER **C3**

N:\PROJECTS\TRANSPORT COLORADO\CAD\ENGINEERING\SHEET SETS\SUBAREA 2\ISP\FILING 2\SA2 P2 ISP EASEMENTS.DWG, DJOSMULSKI, 6/24/2024 1:42 PM

CAUTION: IF THIS SHEET IS NOT 24" X 36" IT IS A REDUCED PRINT AND NOT TO SCALE

KAMERRA LLC
PARCEL # 0181718401002

JE KYUNG PARK
PARCEL # 0181700000291

SECTION 18
SECTION 19
E 48TH AVENUE
EX. 60' PRESCRIPTIVE
R.O.W. (TYP.)

CONOCO PHILLIPS COMPANY
PARCEL # 0181700000170

IMBODEN ROAD

LEONARD W MOLBERG AND
JUDITH A MOLBERG
PARCEL # 0181700000165

EX. 60' PRESCRIPTIVE
R.O.W. (TYP.)

JOONG HO PARK AND
KYO OK PARK
PARCEL # 0181700000266

SUBAREA BOUNDARY
SUBAREA 2

CRESTONE PEAK RESOURCES
WATKINS MIDSTREAM LLC C/O
CIVITAS RESOURCES INC-TAX DEPT
PARCEL # 0181719401002

CRESTONE PEAK
RESOURCES WATKINS
MIDSTREAM LLC C/O CIVITAS
RESOURCES INC-TAX DEPT
PARCEL # 0181719401001

SECTION 19
SECTION 28
E 38TH AVENUE
EX. 60' PRESCRIPTIVE
R.O.W. (TYP.)

SECTION 18
SECTION 17
SECTION 19
SECTION 20

SW 1/4
SEC. 17

PA-2

WESTERN TRANSPORT LLC
PARCEL # 0181700000288

PROPOSED INDIVIDUAL
SEWER DISPOSAL
SYSTEM (BY OTHERS)

END OF PROPOSED ROW

FUTURE REGIONAL
POND BG-D4

UNPLATTED

C10

100 YEAR
FLOODPLAIN

500 YEAR
FLOODPLAIN

PA-5

NW 1/4
SEC. 20

BEAR GULCH

WESTERN TRANSPORT LLC
PARCEL # 0181720200001

WESTERN TRANSPORT LLC
PARCEL # 0181720300001

SW 1/4
SEC. 20

PA-35

FUTURE REGIONAL
POND BG-D3

UNPLATTED

WESTERN TRANSPORT LLC
PARCEL # 0181729200001

NW 1/4
SEC. 29

UNPLATTED

SECTION 20
SECTION 29

SUBAREA 2
SUBAREA BOUNDARY
SUBAREA 3

WESTERN TRANSPORT LLC
PARCEL # 0181720100001

NE 1/4
SEC. 29

SECTION 20
SECTION 21

UNPLATTED

PA-7

PA-34

SE 1/4
SEC.17

500 YEAR FLOODPLAIN
100 YEAR FLOODPLAIN

WESTERN TRANSPORT LLC
PARCEL # 0181700000188

PA-3

EX. 60' PRESCRIPTIVE
R.O.W. (TYP.)

ULTIMATE
114' R.O.W.

PROPOSED
27' R.O.W.

C6

C6

E 48TH AVENUE

PROPOSED
27' R.O.W.

EX. 27' R.O.W.
REC. NO. 2022000063156

C7

C7

SECTION 17
SECTION 16

SUBAREA 2
SUBAREA BOUNDARY

END OF PROPOSED ROW

C9

C9

QUAIL RUN DR

ULTIMATE 84' R.O.W.
EX. 47' R.O.W.
REC. NO. 2022000063156
PROPOSED 37' R.O.W.

C8

C8

C8

END OF PROPOSED ROW

SECTION 21
SECTION 28

SUBAREA 2
SUBAREA BOUNDARY

SECTION 16
SECTION 21

SW 1/4
SEC. 16

FRONT RANGE CO LLC
PARCEL # 0181700000186

UNPLATTED

EX. 60' PRESCRIPTIVE
R.O.W. (TYP.)

PA-8A

UNPLATTED

NW 1/4
SEC. 21

WESTERN TRANSPORT LLC
PARCEL # 0181700000050

PA-9

SW 1/4
SEC. 21

UNPLATTED

EX. WELL PAD

UNPLATTED

WESTERN TRANSPORT LLC
PARCEL # 0181700000070

NW 1/4
SEC. 28

300 150 0 300 600

SCALE: 1" = 300'

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT
- PROPERTY LINE
- SECTION LINE
- EXISTING RIGHT-OF-WAY
- SUBAREA BOUNDARY

NOTES:
1. SEE GENERAL NOTES ON SHEET C2
2. ALL SWALES ARE PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER/METRO DISTRICT. SEE GENERAL NOTES ON SHEET C2 FOR ADDITIONAL SWALE NOTES.
3. SEE SHEET C2 FOR TYPICAL ROAD SECTIONS.
4. ALL PARCELS WITHIN SUBAREA 2 NO. 2 ARE UNPLATTED. PROPOSED ROWS AND EASEMENTS WILL BE CONVEYED BY SEPARATE INSTRUMENT. EXISTING ROW FOR E. 48TH AVENUE IS PRESCRIPTIVE.
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No.	Revisions	Date	Init.	Appr.	Date

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Westwood Professional Services, Inc.

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DENVER, COLORADO 80202

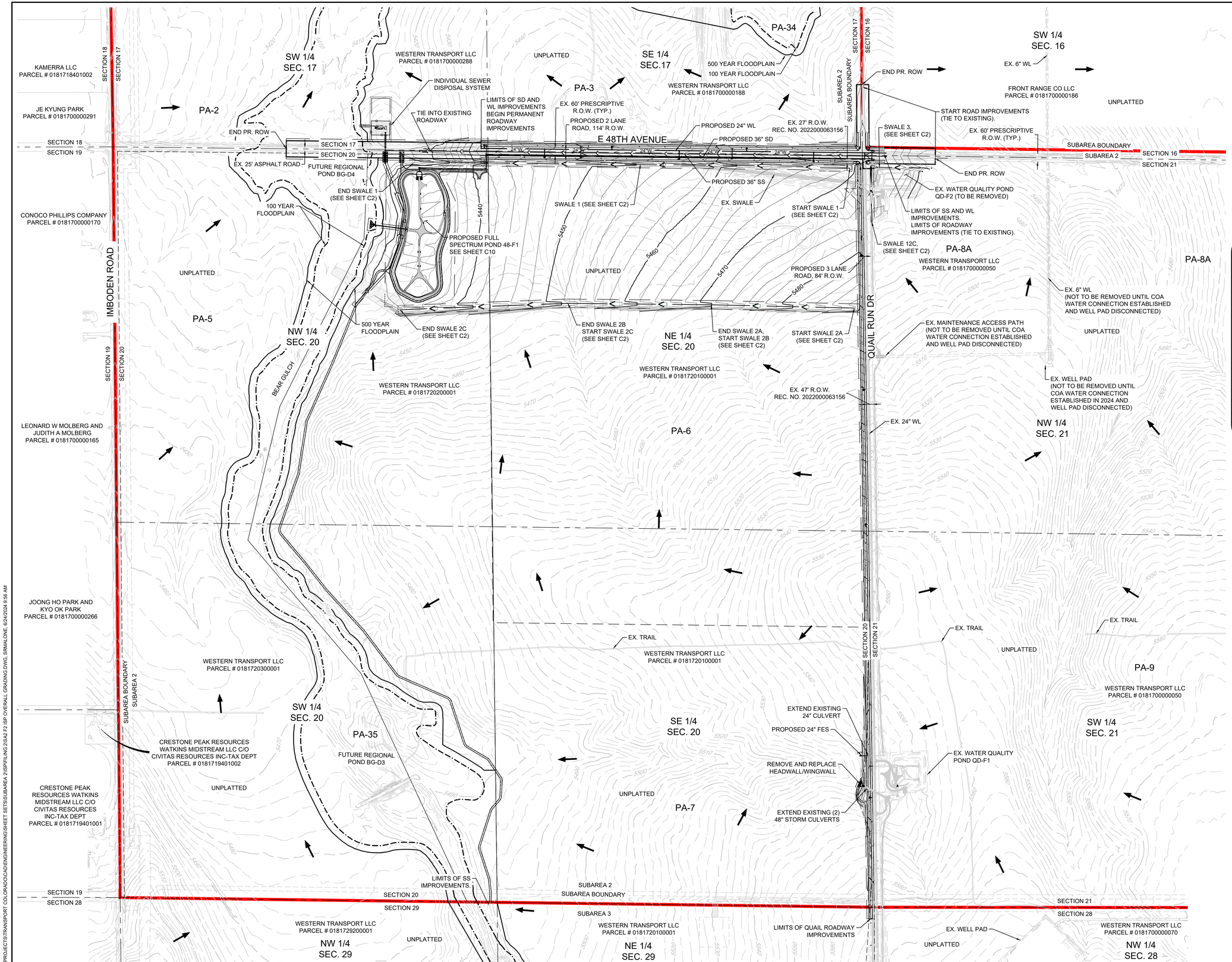
TRANSPORT COLORADO - SUBAREA 2 NO. 2
INFRASTRUCTURE SITE PLAN
KEYMAP

DRAWN BY:	ACM	SCALE:	AS SHOWN
CHECKED BY:	JTK	FILE NO:	R0037494
DATE:	APRIL 2024		

SHEET NUMBER C4

N:\PROJECTS\TRANSPORT COLORADO\CAD\ENGINEERING\SHEET SETS\SUBAREA 2\ISP\FILING 2\SA2 F2 ISP KEYMAP.DWG, DJOSMULSKI, 6/24/2024 1:42 PM

CAUTION: IF THIS SHEET IS NOT 24" X 36" IT IS A REDUCED PRINT AND NOT TO SCALE



LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT
- PROPERTY LINE
- SECTION LINE
- EXISTING RIGHT-OF-WAY
- 5500 EXISTING 10' CONTOUR
- 5498 EXISTING 2' CONTOUR
- 5500 PROPOSED 10' CONTOUR
- 5498 PROPOSED 2' CONTOUR
- SUBAREA BOUNDARY
- EXISTING DIRECTION OF FLOW
- 24"W PROPOSED WATER LINE
- A PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED FLARED END SECTION
- PROPOSED STORM DRAIN INLET
- D PROPOSED STORM DRAIN WITH MANHOLE

300 150 0 300 600

SCALE: 1" = 300'

NOTES:
1. SEE GENERAL NOTES ON SHEET C2
2. ALL SWALES ARE PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER/METRO DISTRICT. SEE GENERAL NOTES ON SHEET C2 FOR ADDITIONAL SWALE NOTES.
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No.	Revisions	Date	Init.	Appr.	Date

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WESTERN TRANSPORT LLC
1331 17TH STREET, SUITE 1000
DENVER, COLORADO 80202

TRANSPORT COLORADO - SUBAREA 2 NO. 2
INFRASTRUCTURE SITE PLAN
OVERALL GRADING & UTILITY PLAN

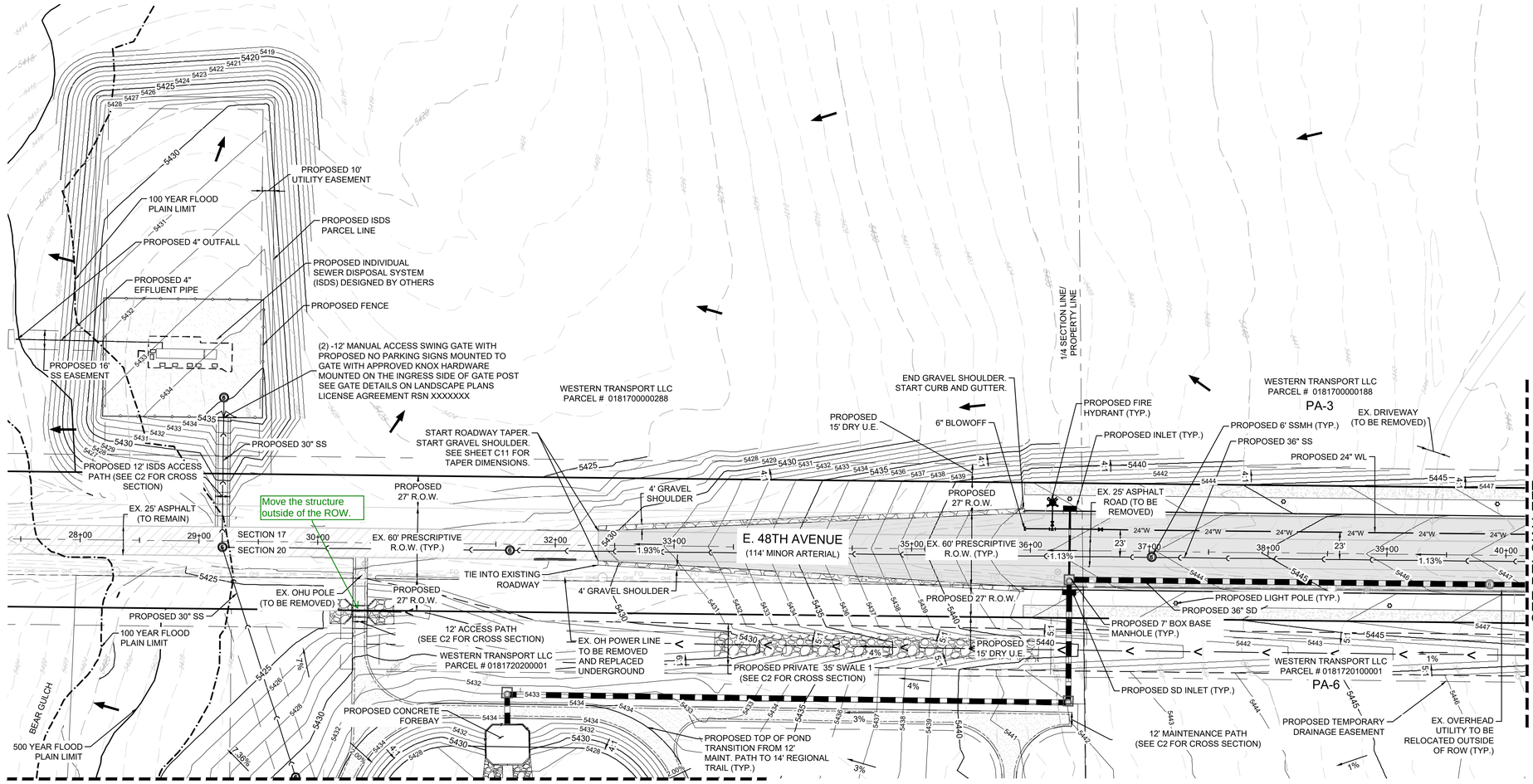
SCALE:	FILE NO:
AS SHOWN	R0037494

DRAWN BY:	CHECKED BY:	DATE:
ACM	JTK	APRIL 2024

SHEET NUMBER C5

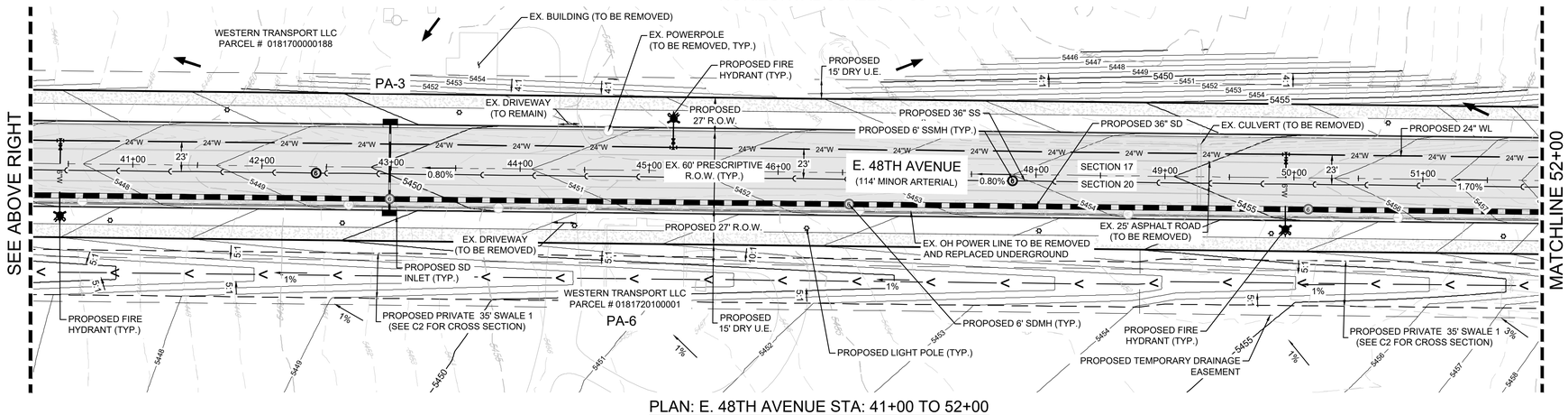
N:\PROJECTS\TRANSPORT COLORADO\CAD\ENGINEERING\SHEET SETS\SUBAREA 2\ISP\FILING 2\SA2 F2 ISP OVERALL GRADING.DWG, SRMALONE, 6/24/2024 9:56 AM

CAUTION: IF THIS SHEET IS NOT 24" X 36" IT IS A REDUCED PRINT AND NOT TO SCALE

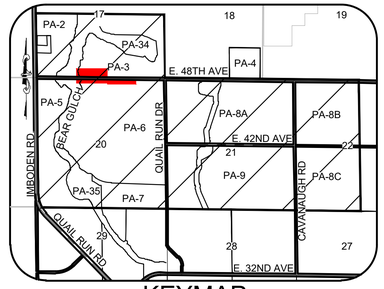


MATCHLINE - SEE SHEET C10

PLAN: E. 48TH AVENUE STA: 27+50 TO 41+00
HORIZONTAL SCALE: 1"=50'



PLAN: E. 48TH AVENUE STA: 41+00 TO 52+00
HORIZONTAL SCALE: 1"=50'



KEYMAP

N.T.S.

LEGEND

- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- EX. OVERHEAD ELECTRIC LINE W/ POLE
- FLOWLINE
- EDGE OF PAVEMENT
- CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT
- PROPERTY LINE
- SECTION LINE
- EXISTING RIGHT-OF-WAY
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- 100 YEAR WATER SURFACE ELEVATION
- PLANNING AREA BOUNDARY
- PROPOSED WATER LINE (WL)
- PROPOSED SANITARY SEWER
- LINE (SS) WITH MANHOLE (SSMH)
- PROPOSED STORM DRAIN
- (SD) WITH MANHOLE (SDMH)
- PROPOSED TEMPORARY BLOWOFF
- PROPOSED REDUCER
- PROPOSED BUTTERFLY VA
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED STORM DRAIN INLET
- PROPOSED SIDEWALK
- PROPOSED ASPHALT
- EXISTING ASPHALT
- EXISTING DIRECTION OF FLOW
- PROPOSED RANGEBOX
- PROPOSED LIGHT POLE

Remove "temporary" from legend label to match plan labels.

TEMPORARY REMOVED FROM TEXT.

NOTES:

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7. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT-OF-WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.

50 25 0 50 100

SCALE: 1" = 50'

No.	Revisions	Date	Init.	Appr.	Date

Westwood
E DRY CREEK RD. SUITE 400
WOOD, CO 80112
L: 720.482.9526
Westwoodps.com
Westwood Professional

WESTERN TRANSPORT LLC
P.O. BOX 6194
DENVER, COLORADO 80202

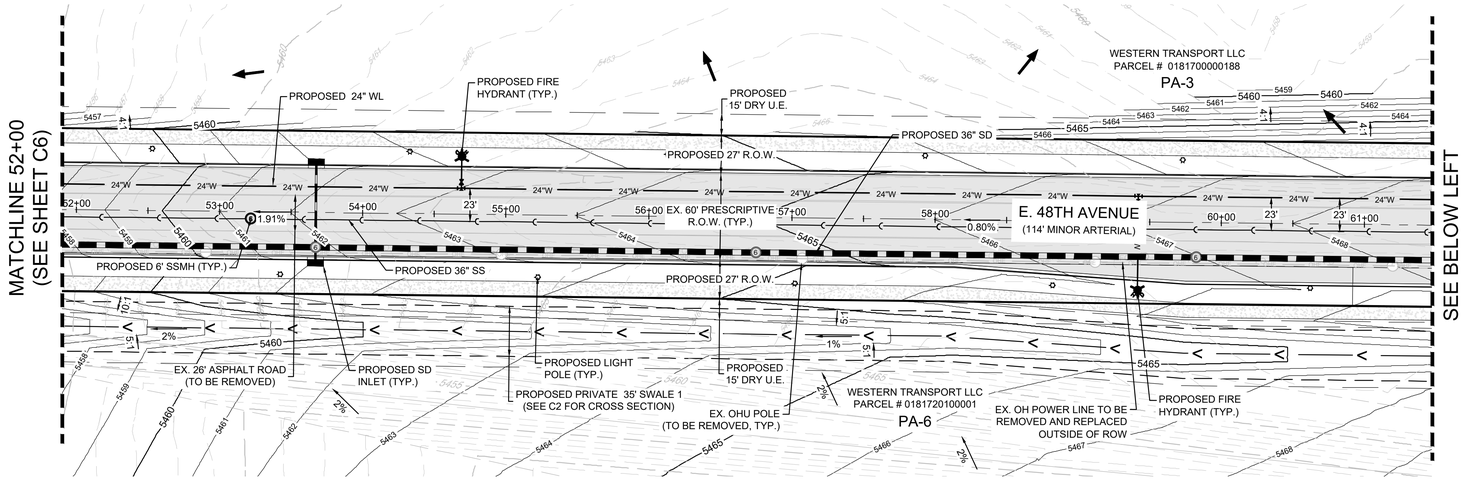
TRANSPORT COLORADO - SUBAREA 2 NO. 2
INFRASTRUCTURE SITE PLAN
GRADING & UTILITY PLAN

SCALE: AS SHOWN
DRAWN BY: ACM
CHECKED BY: DJO
DATE: SEPT 2024
FILE NO: R00137494

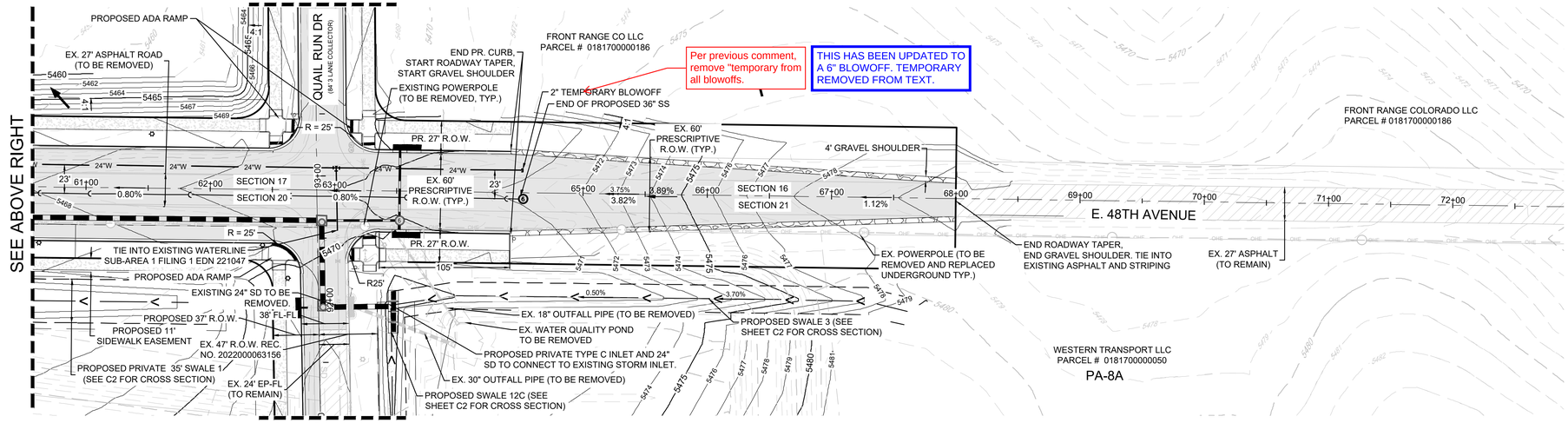
SHEET NUMBER C6

CAUTION: IF THIS SHEET IS NOT 24" X 36" IT IS A REDUCED PRINT AND NOT TO SCALE

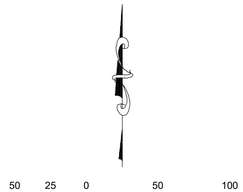
N:\PROJECTS\TRANSPORT COLORADO\CAD\ENGINEERING\SHEET SETS\SUBAREA 2\ISP\FILING 2\SA2 F2 ISP GRADING & UTILITY.DWG, AMORELAND, 9/3/2024 5:29 PM

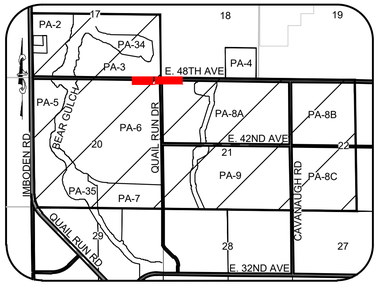


PLAN: E. 48TH AVENUE STA: 52+00 TO 62+00
HORIZONTAL SCALE: 1"=50'



PLAN: E. 48TH AVENUE STA: 61+00 TO 73+00
HORIZONTAL SCALE: 1"=50'





KEYMAP
N.T.S.

LEGEND

- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- EX. OVERHEAD ELECTRIC LINE W/ POLE
- FLOWLINE
- EDGE OF PAVEMENT
- CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT
- PROPERTY LINE
- SECTION LINE
- EXISTING RIGHT-OF-WAY
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- 100 YEAR WATER SURFACE ELEVATION
- PLANNING AREA BOUNDARY
- PROPOSED WATER LINE (WL)
- PROPOSED SANITARY SEWER LINE (SS) WITH MANHOLE (SSMH)
- PROPOSED STORM DRAIN (SD) WITH MANHOLE (SDMH)
- PROPOSED TEMPORARY BLOWOFF
- PROPOSED REDUCER
- PROPOSED BUTTERFLY VALVE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED STORM DRAIN INLET
- PROPOSED SIDEWALK
- PROPOSED ASPHALT
- EXISTING ASPHALT
- EXISTING DIRECTION OF FLOW
- PROPOSED RANGEBOX
- PROPOSED LIGHT POLE

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No.	Revisions	Date	Init.	Appr.	Date

Westwood
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Westwood Professional Services, Inc.

WESTERN TRANSPORT LLC
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DENVER, COLORADO 80202

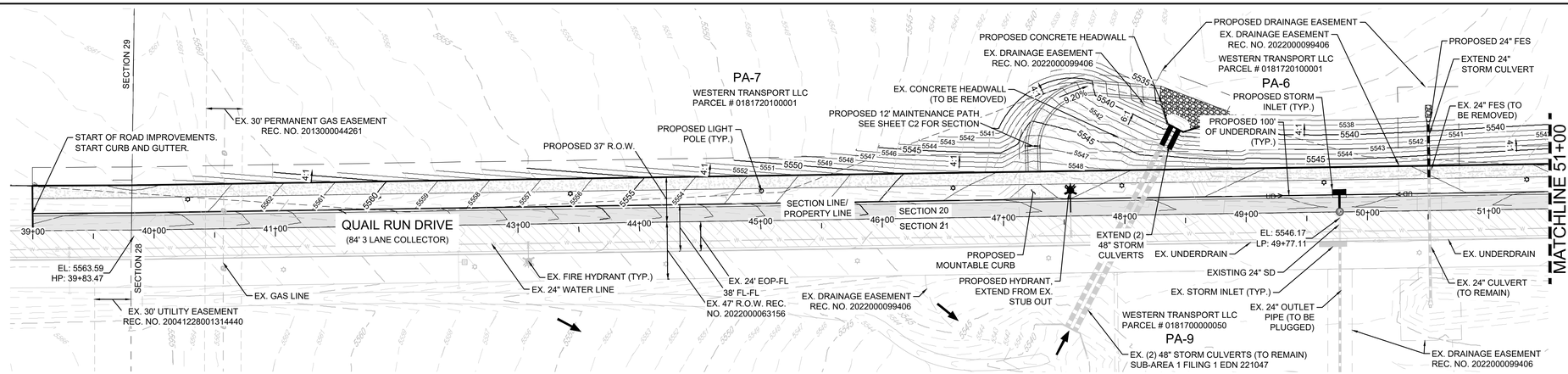
TRANSPORT COLORADO - SUBAREA 2 NO. 2
INFRASTRUCTURE SITE PLAN
GRADING & UTILITY PLAN

SCALE:	AS SHOWN
FILE NO:	R0037494
DRAWN BY:	ACM
CHECKED BY:	JTK
DATE:	APRIL 2024

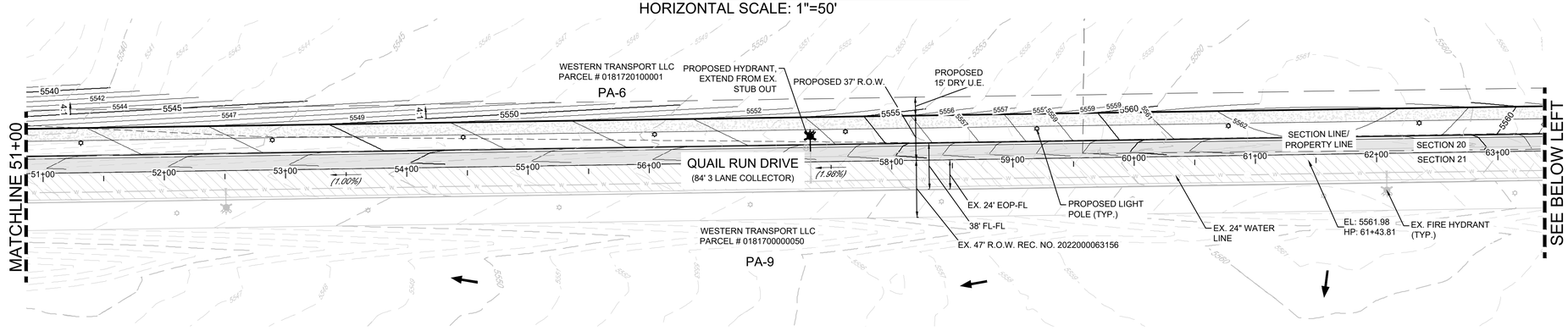
SHEET NUMBER C7

N:\PROJECTS\TRANSPORT COLORADO\CAD\ENGINEERING\SHEET SETS\SUBAREA 2\SP\FILING 2\SA2 F2 ISP GRADING & UTILITY.DWG, DJOSKULSKI, 6/24/2024 1:45 PM

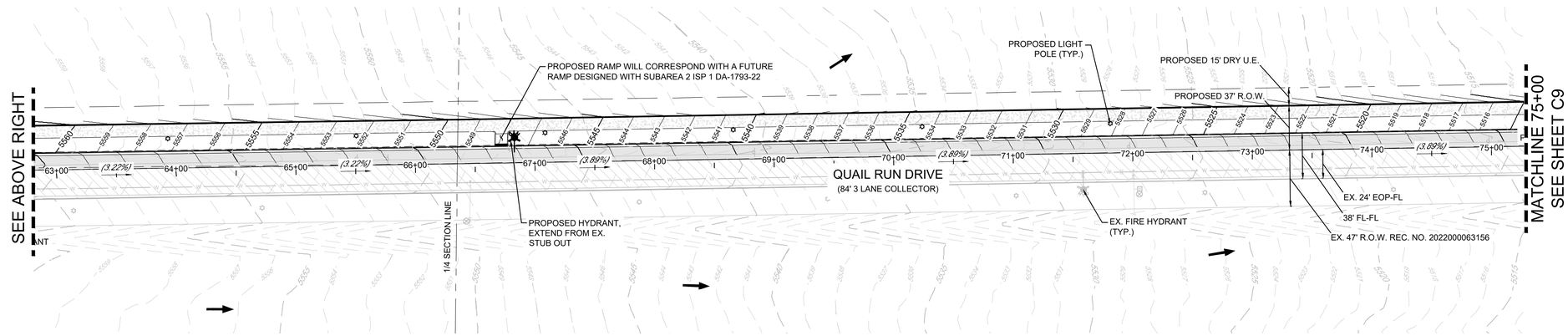
CAUTION: IF THIS SHEET IS NOT 24" X 36" IT IS A REDUCED PRINT AND NOT TO SCALE



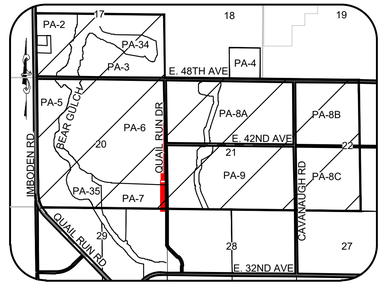
PLAN: QUAIL RUN DRIVE STA: 39+00 TO 51+00
HORIZONTAL SCALE: 1"=50'



PLAN: QUAIL RUN DRIVE STA: 51+00 TO 63+00
HORIZONTAL SCALE: 1"=50'



PLAN: QUAIL RUN DRIVE STA: 63+00 TO 75+00
HORIZONTAL SCALE: 1"=50'



KEYMAP
N.T.S.

LEGEND

- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- EX. OVERHEAD ELECTRIC LINE W/ POLE
- FLOWLINE
- EDGE OF PAVEMENT
- CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT
- PROPERTY LINE
- SECTION LINE
- EXISTING RIGHT-OF-WAY
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- 100 YEAR WATER SURFACE ELEVATION
- PLANNING AREA BOUNDARY
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- PROPOSED TEMPORARY BLOWOFF
- PROPOSED REDUCER
- PROPOSED BUTTERFLY VALVE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED STORM DRAIN INLET
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50 25 0 50 100
SCALE: 1" = 50'

CAUTION: IF THIS SHEET IS NOT 24" X 36" IT IS A REDUCED PRINT AND NOT TO SCALE

No.	Revisions	Date	Init.	Appr.	Date

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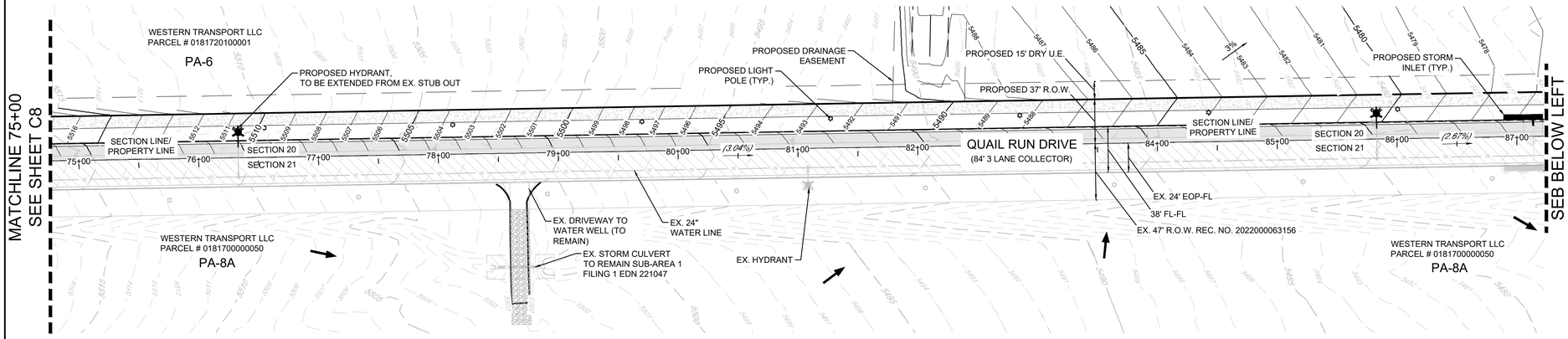
1331 17TH STREET, SUITE 1000
DENVER, COLORADO 80202

TRANSPORT COLORADO - SUBAREA 2 NO. 2
INFRASTRUCTURE SITE PLAN
GRADING & UTILITY PLAN

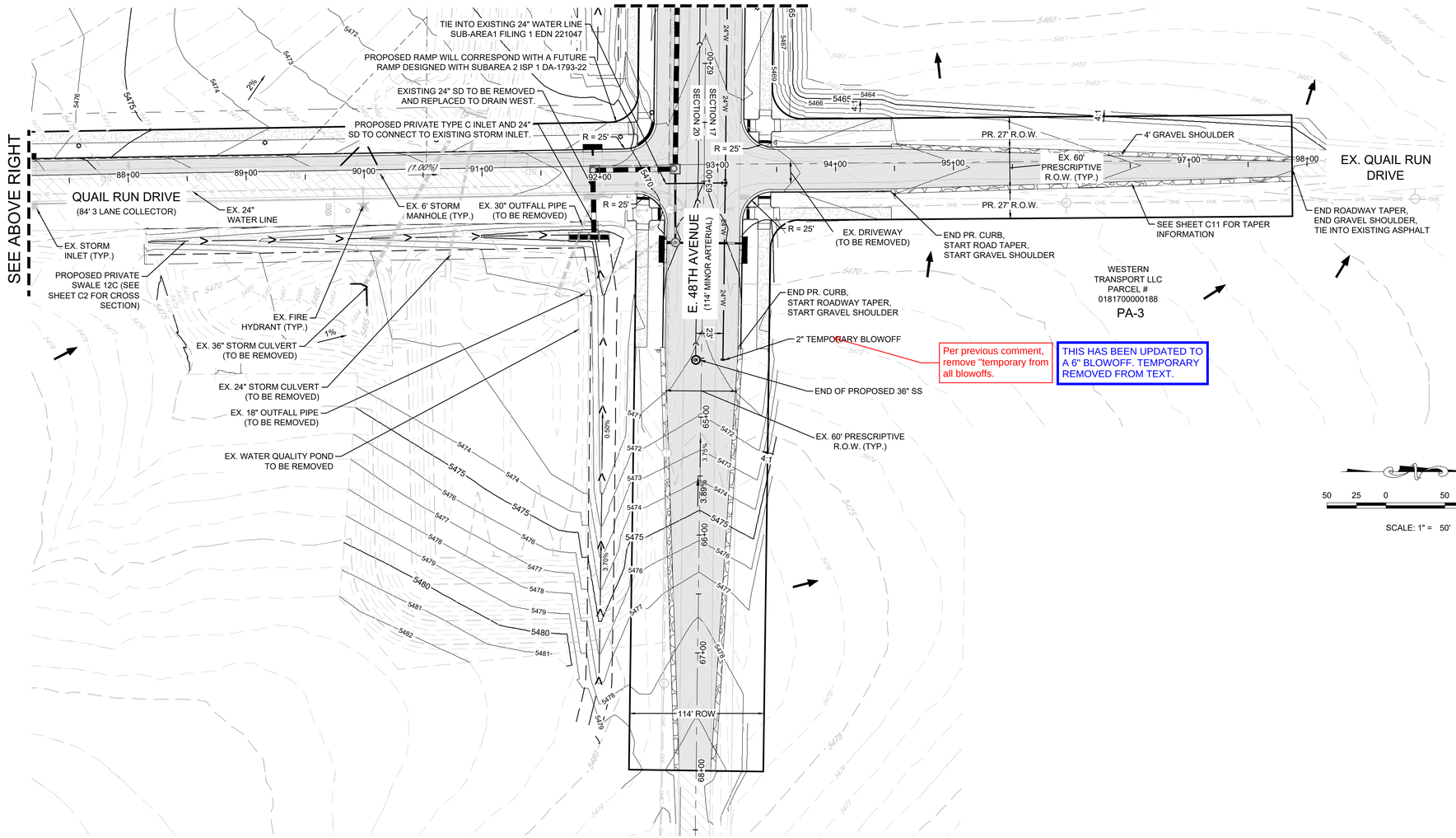
SCALE:	AS SHOWN	FILE NO:	R0037494
DRAWN BY:	ACM	CHECKED BY:	JTK
DATE:	APRIL 2024		

SHEET NUMBER C8

N:\PROJECTS\TRANSPORT COLORADO\CAD\ENGINEERING\SHEET SETS\SUBAREA 2\ISP\FILING 2\SA2 F2 ISP GRADING & UTILITY DWG, DJOSMULSKI, 6/24/2024 1:45 PM



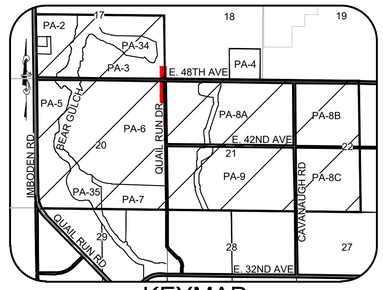
PLAN: QUAIL RUN DRIVE STA: 75+00 TO 87+00
HORIZONTAL SCALE: 1"=50'



Per previous comment, remove "temporary from all blowoffs.

THIS HAS BEEN UPDATED TO A 6" BLOWOFF. TEMPORARY REMOVED FROM TEXT.

PLAN: QUAIL RUN DRIVE STA: 87+00 TO 98+55
HORIZONTAL SCALE: 1"=50'



KEYMAP
N.T.S.

LEGEND

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- FLOWLINE
- EDGE OF PAVEMENT
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50 25 0 50 100
SCALE: 1" = 50'

No.	Revisions	Date	Init.	Appr.	Date

Westwood
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SUITE 400
ENGLEWOOD, CO 80112
TEL: 720.482.9526
Westwoodps.com
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WESTERN TRANSPORT LLC
1331 17TH STREET, SUITE 1000
DENVER, COLORADO 80202

TRANSPORT COLORADO - SUBAREA 2 NO. 2
INFRASTRUCTURE SITE PLAN
GRADING & UTILITY PLAN

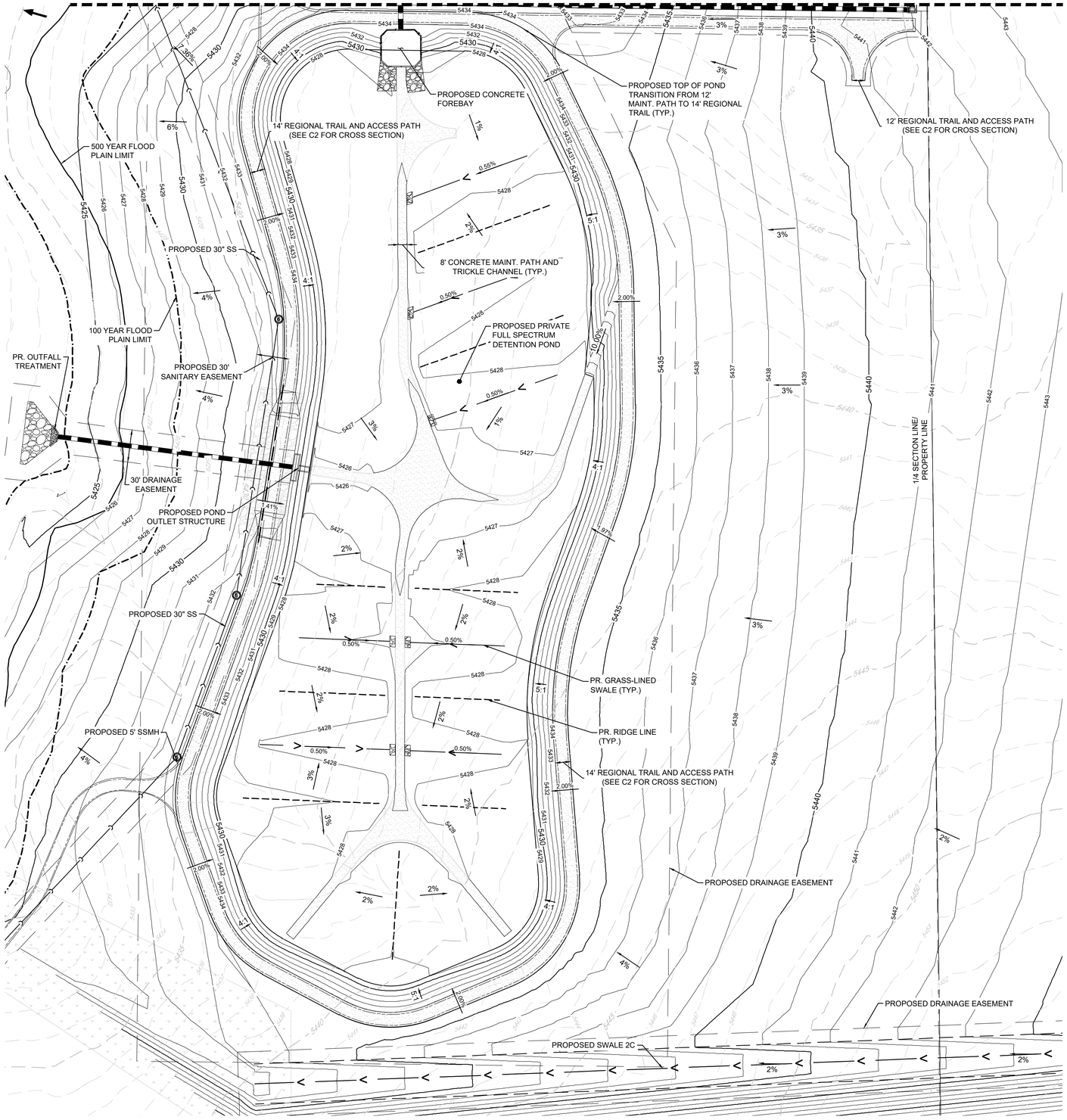
SCALE:	AS SHOWN	FILE NO:	R0037494
DRAWN BY:	ACM		
CHECKED BY:	JTK		
DATE:	APRIL 2024		

SHEET NUMBER C9

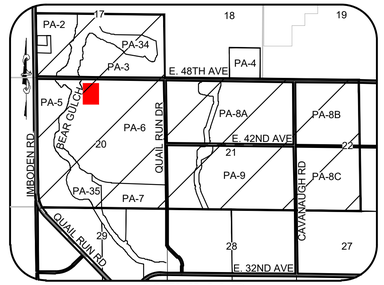
N:\PROJECTS\TRANSPORT COLORADO\CAD\ENGINEERING\SHEET SETS\SUBAREA 2\ISP\FILING 2\SA2 F2 ISP GRADING & UTILITY DWG, DJOSMULSKI, 6/24/2024 1:46 PM

CAUTION: IF THIS SHEET IS NOT 24" X 36" IT IS A REDUCED PRINT AND NOT TO SCALE

MATCHLINE SEE SHEET C6



PLAN: FULL SPECTRUM POND 48-F1
HORIZONTAL SCALE: 1"=50'



KEYMAP
N.T.S.

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50 25 0 50 100
SCALE: 1" = 50'

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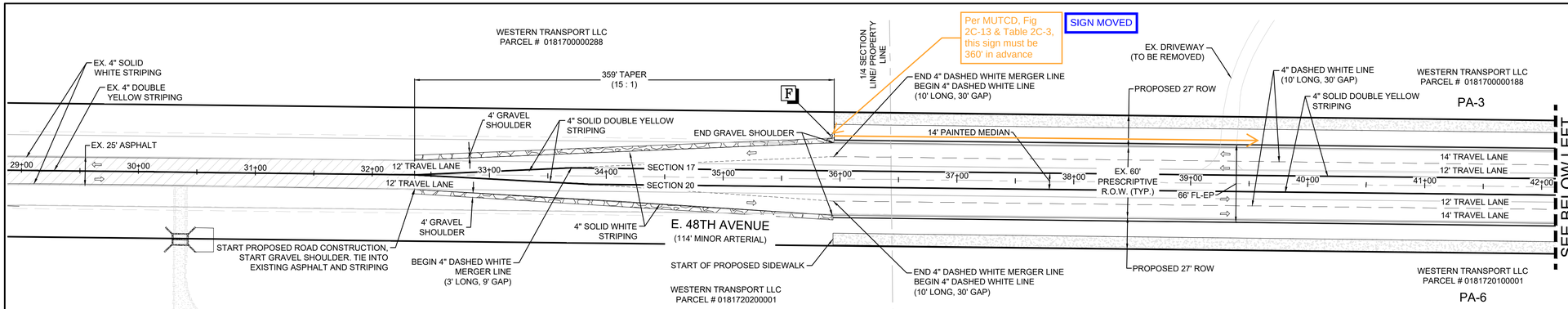
TRANSPORT COLORADO - SUBAREA 2 NO. 2
INFRASTRUCTURE SITE PLAN
GRADING AND UTILITY PLAN

SCALE:	AS SHOWN	FILE NO:	R0037494
DRAWN BY:	ACM	CHECKED BY:	JTK
DATE:	APRIL 2024		

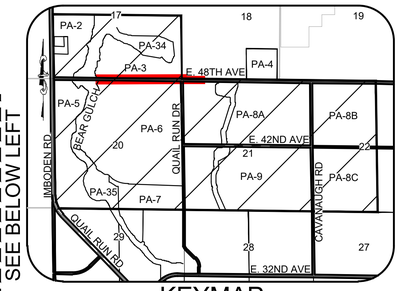
SHEET NUMBER C10

N:\PROJECTS\TRANSPORT COLORADO\CAD\ENGINEERING\SHEET SETS\SUBAREA 2\ISP\FILING 2\SA2 P2 ISP GRADING & UTILITY.DWG, DJOSMULSKI, 6/24/2024 1:46 PM

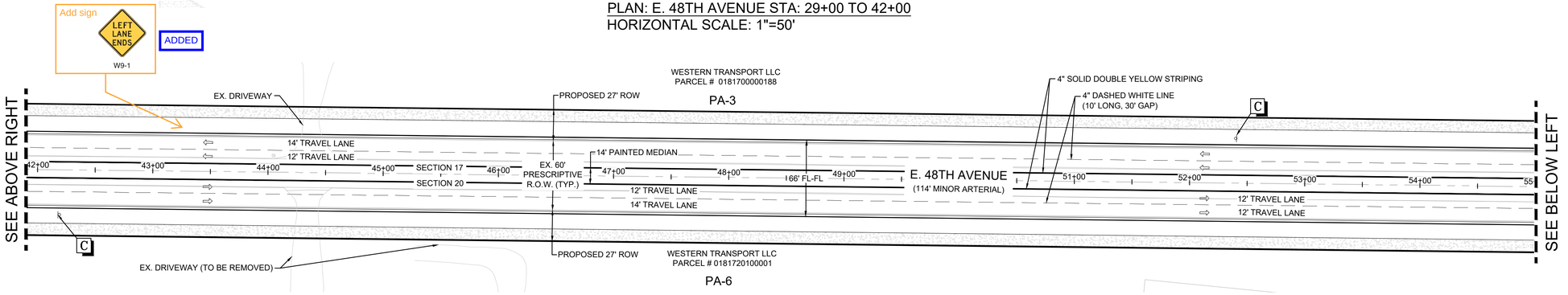
CAUTION: IF THIS SHEET IS NOT 24" X 36" IT IS A REDUCED PRINT AND NOT TO SCALE



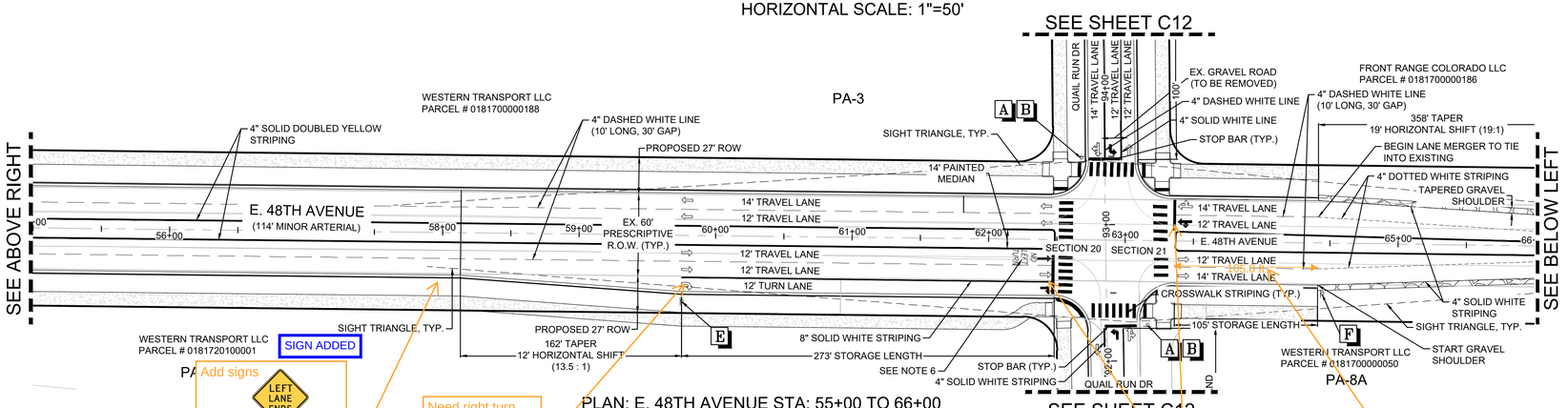
PLAN: E. 48TH AVENUE STA: 29+00 TO 42+00
HORIZONTAL SCALE: 1"=50'



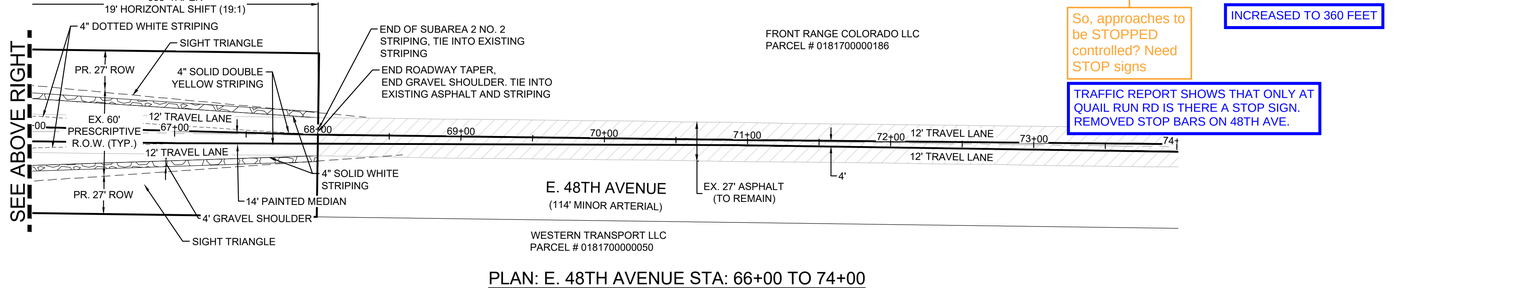
KEYMAP
N.T.S.



PLAN: E. 48TH AVENUE STA: 42+00 TO 55+00
HORIZONTAL SCALE: 1"=50'



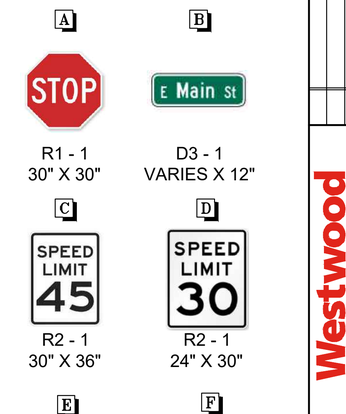
PLAN: E. 48TH AVENUE STA: 55+00 TO 66+00
HORIZONTAL SCALE: 1"=50'

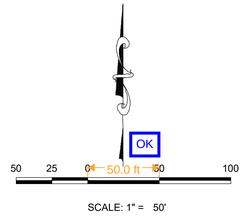


PLAN: E. 48TH AVENUE STA: 66+00 TO 74+00
HORIZONTAL SCALE: 1"=50'

ADDED

Add additional signs to legend





HOLLOW ARROWS ARE FOR INFORMATIONAL PURPOSES ONLY.

PAINTED ARROWS.

NOTES:
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No.	Revisions	Date	Init.	Appr.	Date

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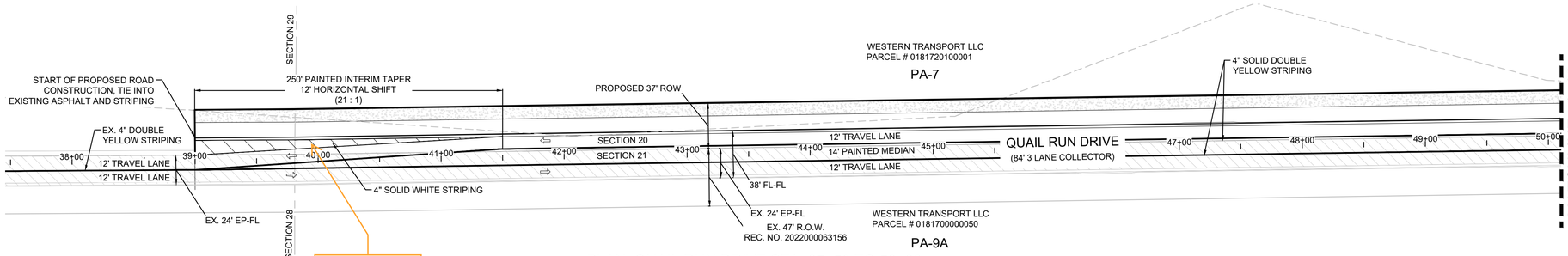
TRANSPORT COLORADO - SUBAREA 2 NO. 2
INFRASTRUCTURE SITE PLAN
SIGNAGE & STRIPING PLAN (INTERIM)

SCALE: AS SHOWN	FILE NO: R0037494
DRAWN BY: ACM	CHECKED BY: DJO
DATE: SEPT 2024	

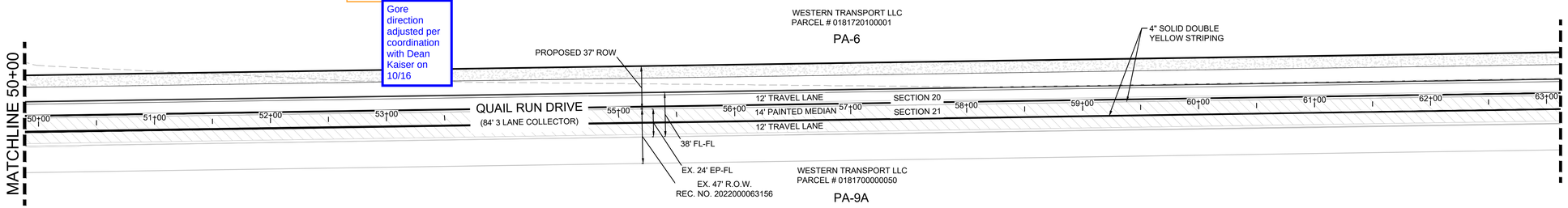
SHEET NUMBER C11

N:\PROJECTS\TRANSPORT COLORADO\CAD\ENGINEERING\SHEET SETS\SUBAREA 2\SPFILING 2\SA2 F2 ISP SIGNAGE & STRIPING.DWG, AMORELAND, 9/3/2024 5:29 PM

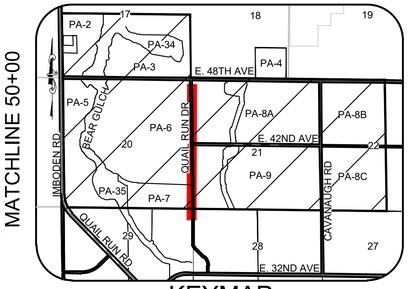
CAUTION: IF THIS SHEET IS NOT 24" X 36" IT IS A REDUCED PRINT AND NOT TO SCALE



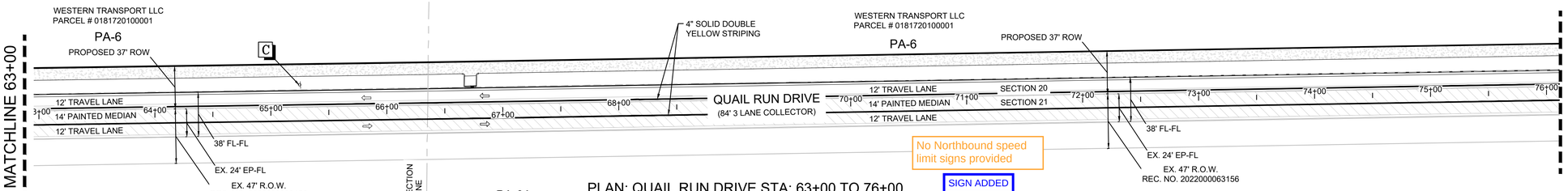
PLAN: QUAIL RUN DRIVE STA: 37+50 TO 50+00
HORIZONTAL SCALE: 1"=50'



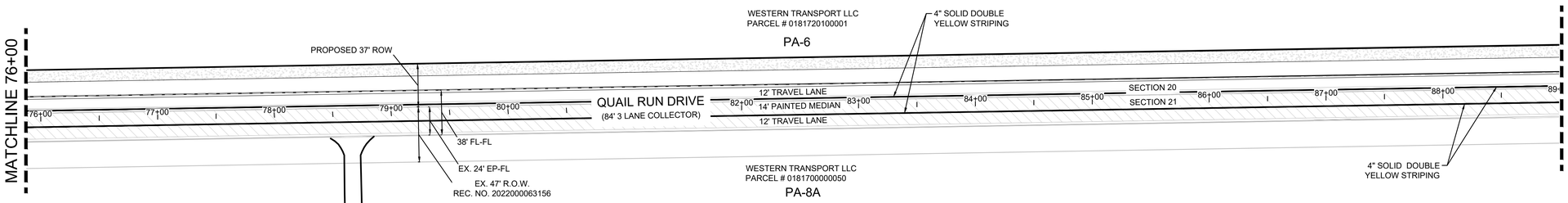
PLAN: QUAIL RUN DRIVE STA: 50+00 TO 63+00
HORIZONTAL SCALE: 1"=50'



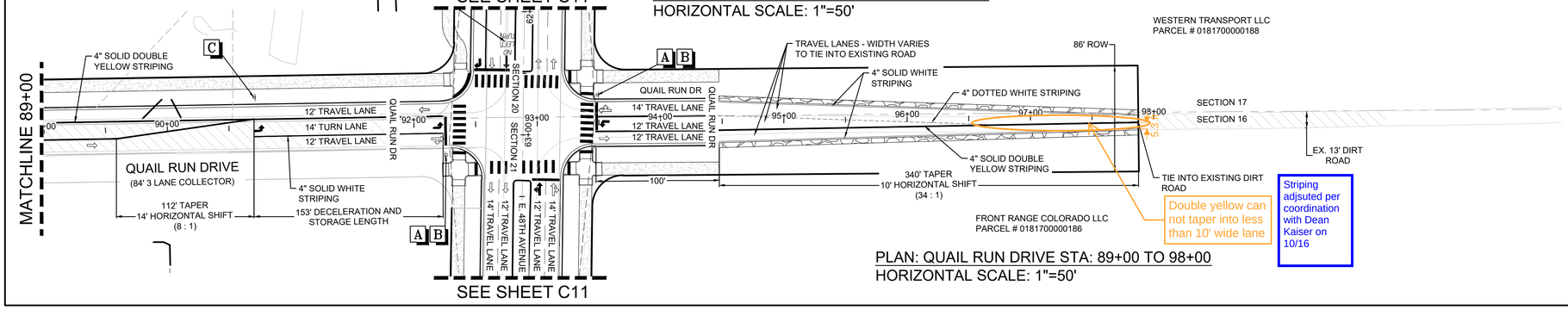
KEYMAP
N.T.S.



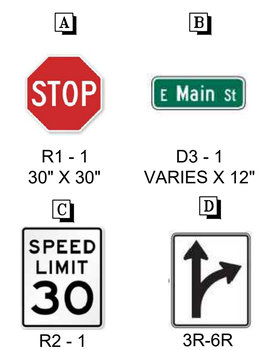
PLAN: QUAIL RUN DRIVE STA: 63+00 TO 76+00
HORIZONTAL SCALE: 1"=50'



PLAN: QUAIL RUN DRIVE STA: 76+00 TO 91+00
HORIZONTAL SCALE: 1"=50'



PLAN: QUAIL RUN DRIVE STA: 89+00 TO 98+00
HORIZONTAL SCALE: 1"=50'



HOLLOW ARROWS ARE FOR INFORMATIONAL PURPOSES ONLY.

PAINTED ARROWS.

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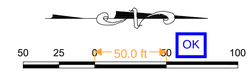

SCALE: 1" = 50'

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TRANSPORT COLORADO - SUBAREA 2 NO. 2
INFRASTRUCTURE SITE PLAN
SIGNAGE & STRIPING PLAN (INTERIM)

SCALE: AS SHOWN	FILE NO: R0037494
DRAWN BY: ACM	CHECKED BY: DJO
DATE: SEPT 2024	

SHEET NUMBER C12

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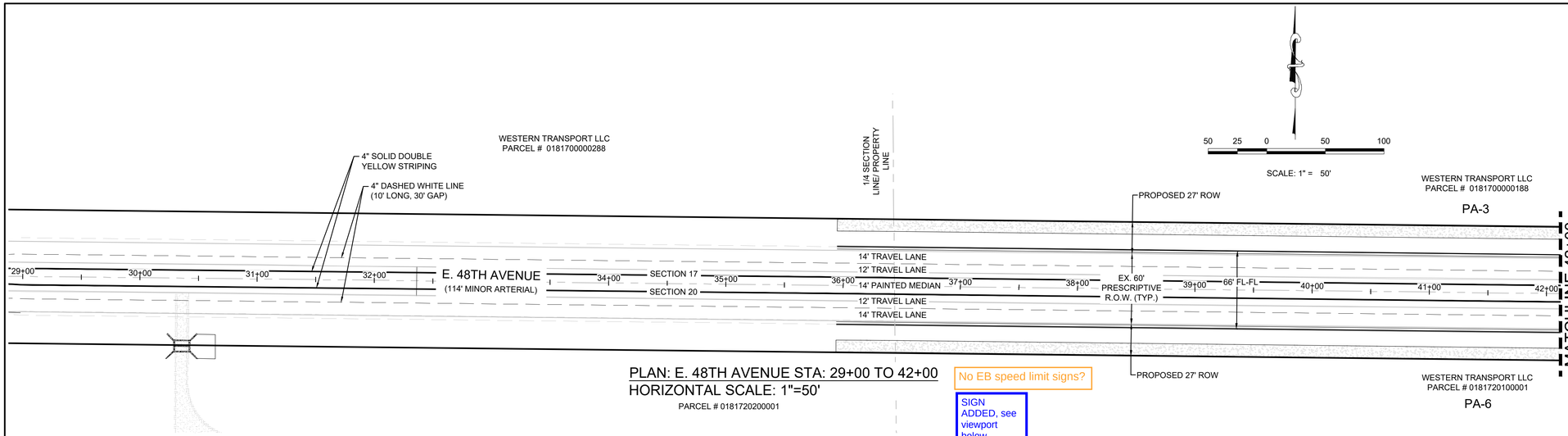
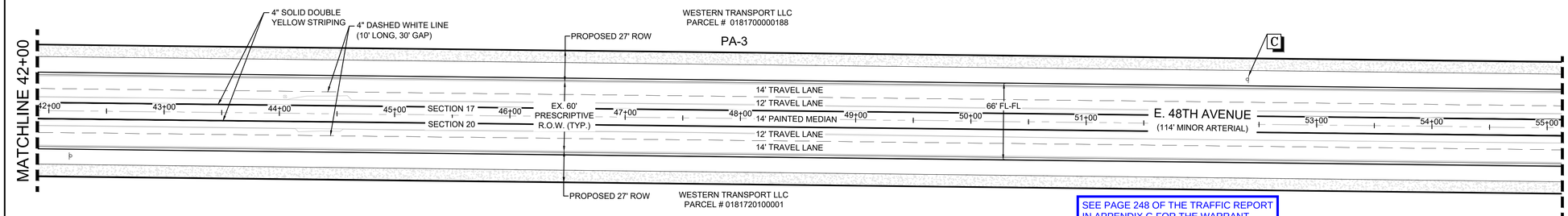


PLAN: E. 48TH AVENUE STA: 29+00 TO 42+00
HORIZONTAL SCALE: 1"=50'

No EB speed limit signs?

SIGN ADDED, see viewport below

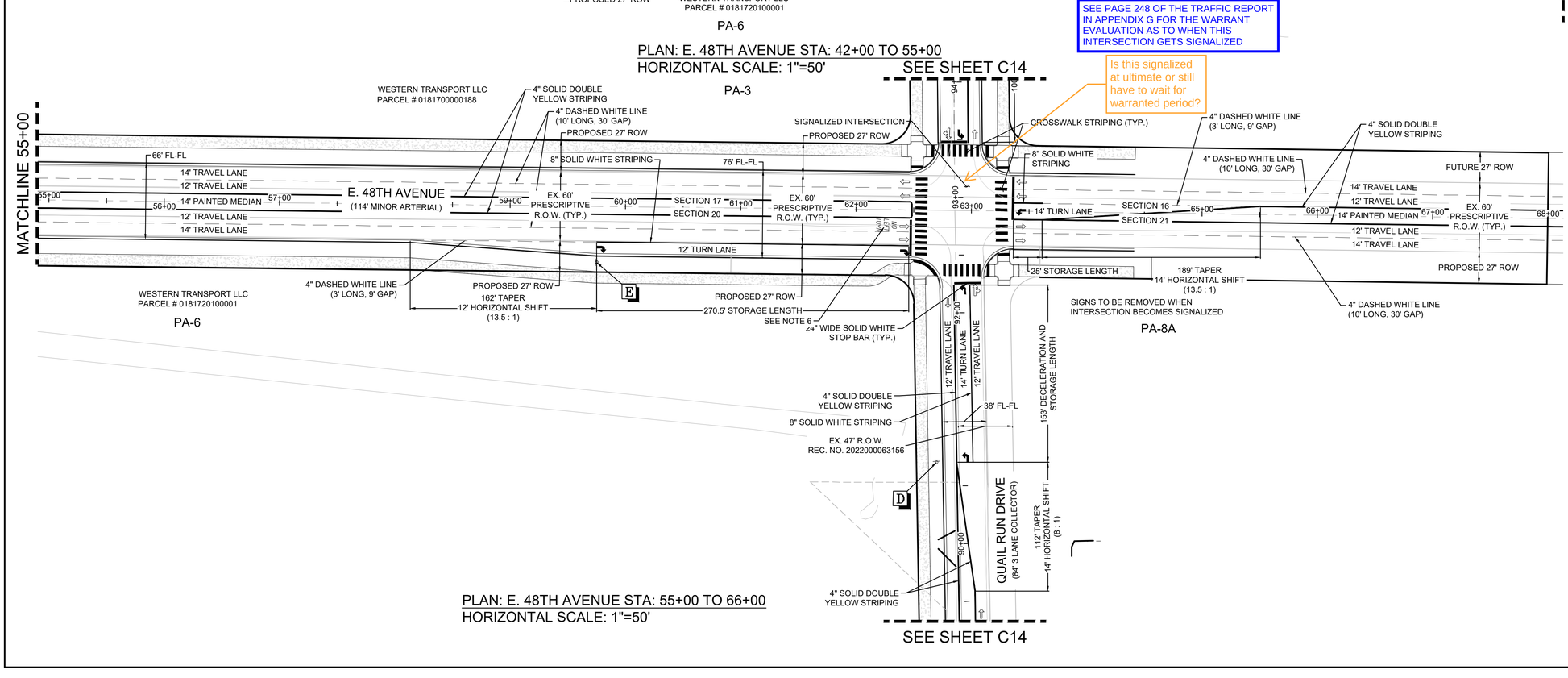


PLAN: E. 48TH AVENUE STA: 42+00 TO 55+00
HORIZONTAL SCALE: 1"=50'

SEE PAGE 248 OF THE TRAFFIC REPORT IN APPENDIX G FOR THE WARRANT EVALUATION AS TO WHEN THIS INTERSECTION GETS SIGNALIZED

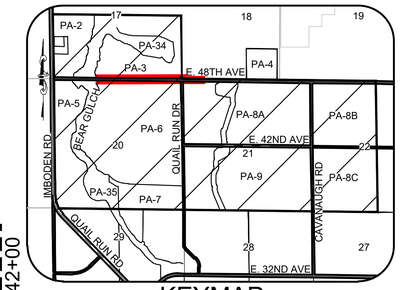
Is this signalized at ultimate or still have to wait for warranted period?

SEE SHEET C14



PLAN: E. 48TH AVENUE STA: 55+00 TO 66+00
HORIZONTAL SCALE: 1"=50'

SEE SHEET C14



KEYMAP
N.T.S.

A

R1 - 1
30" X 30"

B

D3 - 1
VARIES X 12"

C

R2 - 1
30" X 36"

D

R2 - 1
24" X 30"

E

3R-5R
36" X 36"

HOLLOW ARROWS ARE FOR INFORMATIONAL PURPOSES ONLY.

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NOTES:
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TRANSPORT COLORADO - SUBAREA 2 NO. 2
INFRASTRUCTURE SITE PLAN
SIGNAGE & STRIPING PLAN (ULTIMATE)

SCALE:	FILE NO:
AS SHOWN	R0037494
DRAWN BY: ACM	CHECKED BY: DJO
DATE: SEPT 2024	

SHEET NUMBER C13

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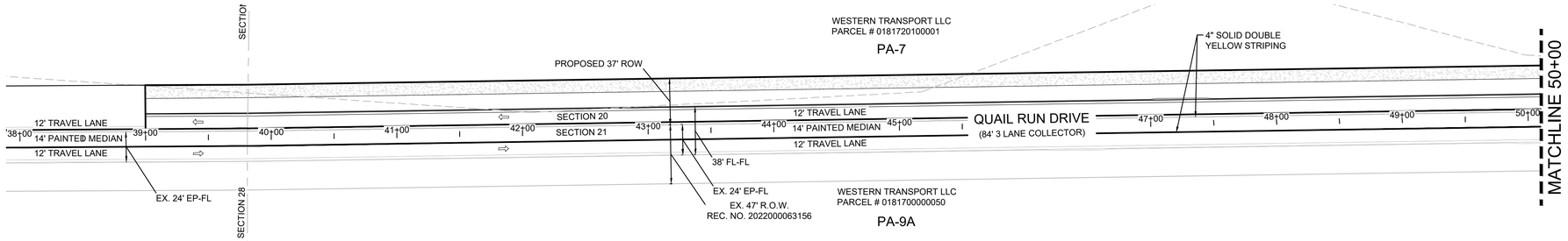
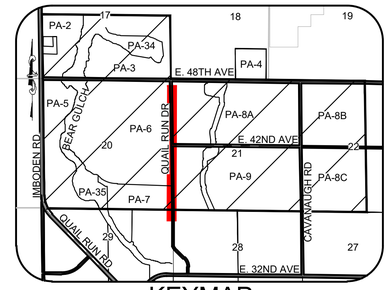
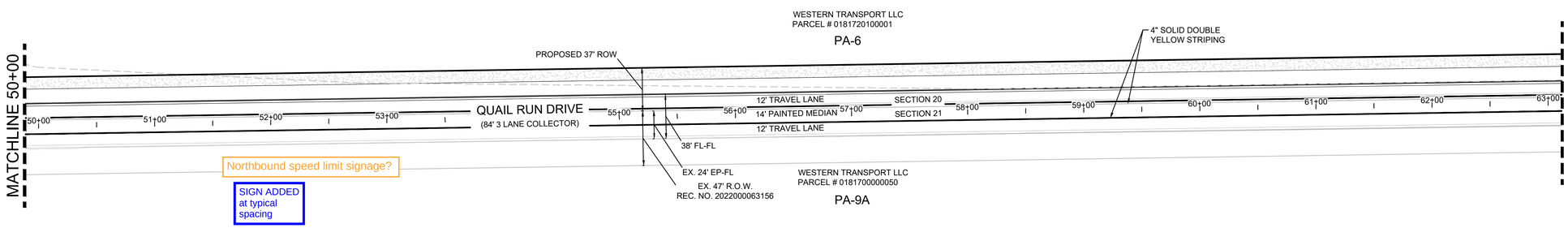


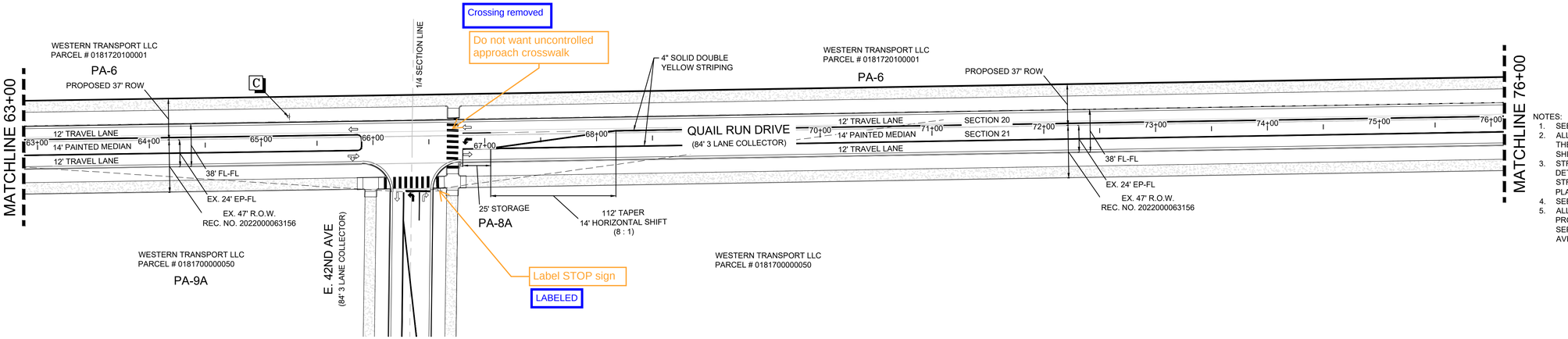
PLAN: QUAIL RUN DRIVE STA: 38+00 TO 50+00
HORIZONTAL SCALE: 1"=50'



KEYMAP
N.T.S.



PLAN: QUAIL RUN DRIVE STA: 50+00 TO 63+00
HORIZONTAL SCALE: 1"=50'



PLAN: QUAIL RUN DRIVE STA: 63+00 TO 76+00
HORIZONTAL SCALE: 1"=50'

A

R1 - 1
30" X 30"

B

D3 - 1
VARIES X 12"

C

R2 - 1
24" X 30"

D

R1-5CL
18" X 24"

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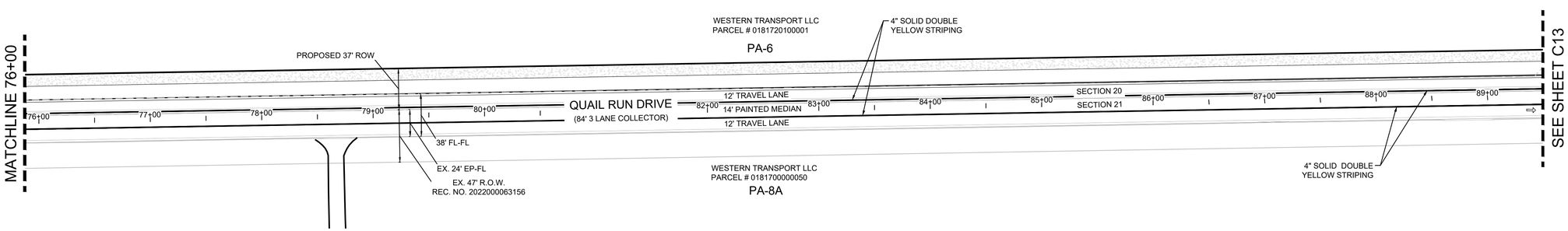
50 25 0 50 100

SCALE: 1" = 50'



PLAN: QUAIL RUN DRIVE STA: 76+00 TO 89+50
HORIZONTAL SCALE: 1"=50'

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TRANSPORT COLORADO - SUBAREA 2 NO. 2
INFRASTRUCTURE SITE PLAN
SIGNAGE & STRIPING PLAN (ULTIMATE)

SCALE: AS SHOWN	FILE NO. R0037494
DRAWN BY: ACM	CHECKED BY: DJO
DATE: SEPT 2024	

SHEET NUMBER C14

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SHEET INDEX

L0	LANDSCAPE OVERALL KEY MAP
L1 - L11	LANDSCAPE PLANS
L12 - L13	LANDSCAPE SCHEDULE, NOTES, & DETAILS
L14 - L24	HYDROZONE PLANS

EAST 48TH AVENUE

E 38TH AVENUE

IMBODEN ROAD

QUAIL RUN DRIVE

SUBAREA BOUNDARY

SUBAREA 2

SUBAREA 3

L1/14

L2/15

L3/16

L4/17

L5/18

L6/19

L7/20

L8/21

L9/22

L10/23

L11/24

END OF PROPOSED ROW

FUTURE REGIONAL POND BG-D4

FUTURE REGIONAL POND BG-D3

100 YEAR FLOODPLAIN

500 YEAR FLOODPLAIN

BEAR GULCH

SECTION 17

SECTION 18

SECTION 19

SECTION 20

SECTION 21

SECTION 28

SECTION 29

SW 1/4 SEC. 17

SE 1/4 SEC.17

SW 1/4 SEC. 16

NW 1/4 SEC. 20

NE 1/4 SEC. 20

SW 1/4 SEC. 20

SE 1/4 SEC. 20

NW 1/4 SEC. 21

SW 1/4 SEC. 21

SE 1/4 SEC. 21

NW 1/4 SEC. 29

NE 1/4 SEC. 29

NW 1/4 SEC. 28

PA-2

PA-3

PA-34

PA-5

PA-6

PA-7

PA-8A

PA-9

PA-35

KAMERRA LLC
PARCEL # 0181718401002

JE KYUNG PARK
PARCEL # 0181700000291

CONOCO PHILLIPS COMPANY
PARCEL # 0181700000170

LEONARD W MOLBERG AND JUDITH A MOLBERG
PARCEL # 0181700000165

JOONG HO PARK AND KYO OK PARK
PARCEL # 0181700000266

CRESTONE PEAK RESOURCES WATKINS MIDSTREAM LLC C/O CIVITAS RESOURCES INC-TAX DEPT
PARCEL # 0181719401002

CRESTONE PEAK RESOURCES WATKINS MIDSTREAM LLC C/O CIVITAS RESOURCES INC-TAX DEPT
PARCEL # 0181719401001

WESTERN TRANSPORT LLC
PARCEL # 0181700000288

WESTERN TRANSPORT LLC
PARCEL # 0181700000188

FRONT RANGE CO LLC
PARCEL # 0181700000186

WESTERN TRANSPORT LLC
PARCEL # 0181720200001

WESTERN TRANSPORT LLC
PARCEL # 0181720100001

WESTERN TRANSPORT LLC
PARCEL # 0181720300001

WESTERN TRANSPORT LLC
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UNPLATTED

UNPL

NE SEC

EX. WELL PAD

WESTERN T
NOT A SCALE

Know what's below. Call before you dig.

No.	Revisions	Date	Init.	Appr.	Date
4	SUB-AREA NO 2 ISP 2 SUBMITTAL #4	09/05/24			
3	SUB-AREA NO 2 ISP 2 SUBMITTAL #3	07/08/24			
2	SUB-AREA NO 2 ISP 2 SUBMITTAL #2	07/31/23			
1	PRELIMINARY PLAT #2 PHASE 2 1ST SUBMITTAL #1	03/03/23			

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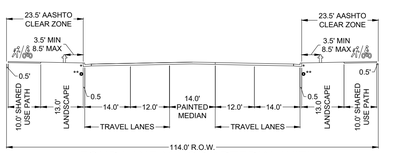
1512 7TH STREET, SUITE 1000
DENVER, COLORADO 81611

TRANSPORT COLORADO - SUB-AREA 2
ISP #2
INFRASTRUCTURE SITE PLAN
LANDSCAPE OVERALL KEY MAP

SCALE:	AS SHOWN	DRAWN BY:	LAI
FILE NO:	171039	CHECKED BY:	JC
		DATE:	APRIL 2024

SHEET NUMBER *L0*

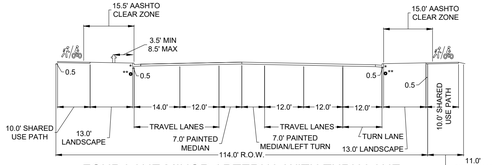
SECTION A-A



FOUR LANE MINOR ARTERIAL WITH SEPARATED SHARED USE PATH (S1.5)

(MEDIUM PEDESTRIAN ACTIVITY)
(PAVEMENT TYPE : R3)
DESIGN SPEED : 50 MPH
ADT : 22000

* VERT. CURB & GUTTER (STD. S7.1)
** EDGE DRAIN (STD. S1.19)



FOUR LANE MINOR ARTERIAL WITH TURN LANE AND WITH SEPARATED SHARED USE PATH (S1.6)

(MEDIUM PEDESTRIAN ACTIVITY)
(PAVEMENT TYPE : R3)

LANDSCAPE LEGEND

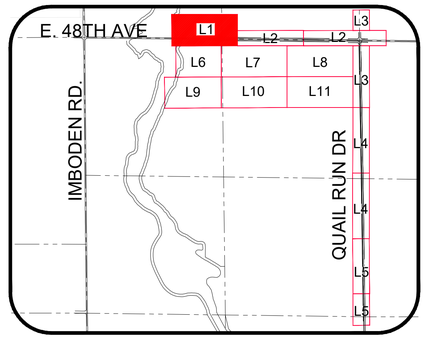
- RIGHT-OF-WAY
- EASEMENTS
- SIGHT TRIANGLES
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STREET LIGHTS
- FIRE HYDRANT
- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- TURF SEED (SEE PLANT SCHEDULE)
- NATIVE SEED / OVERLOT GRADING (SEE PLANT SCHEDULE)
- DETENTION SEED MIX
- SHOULDER CLASS 6 AGGREGATE ROAD BASE
- MAINTENANCE PATH - GRAVEL/NON-CRUSHER (8' WIDE W/ 2' CLEAR ZONES)

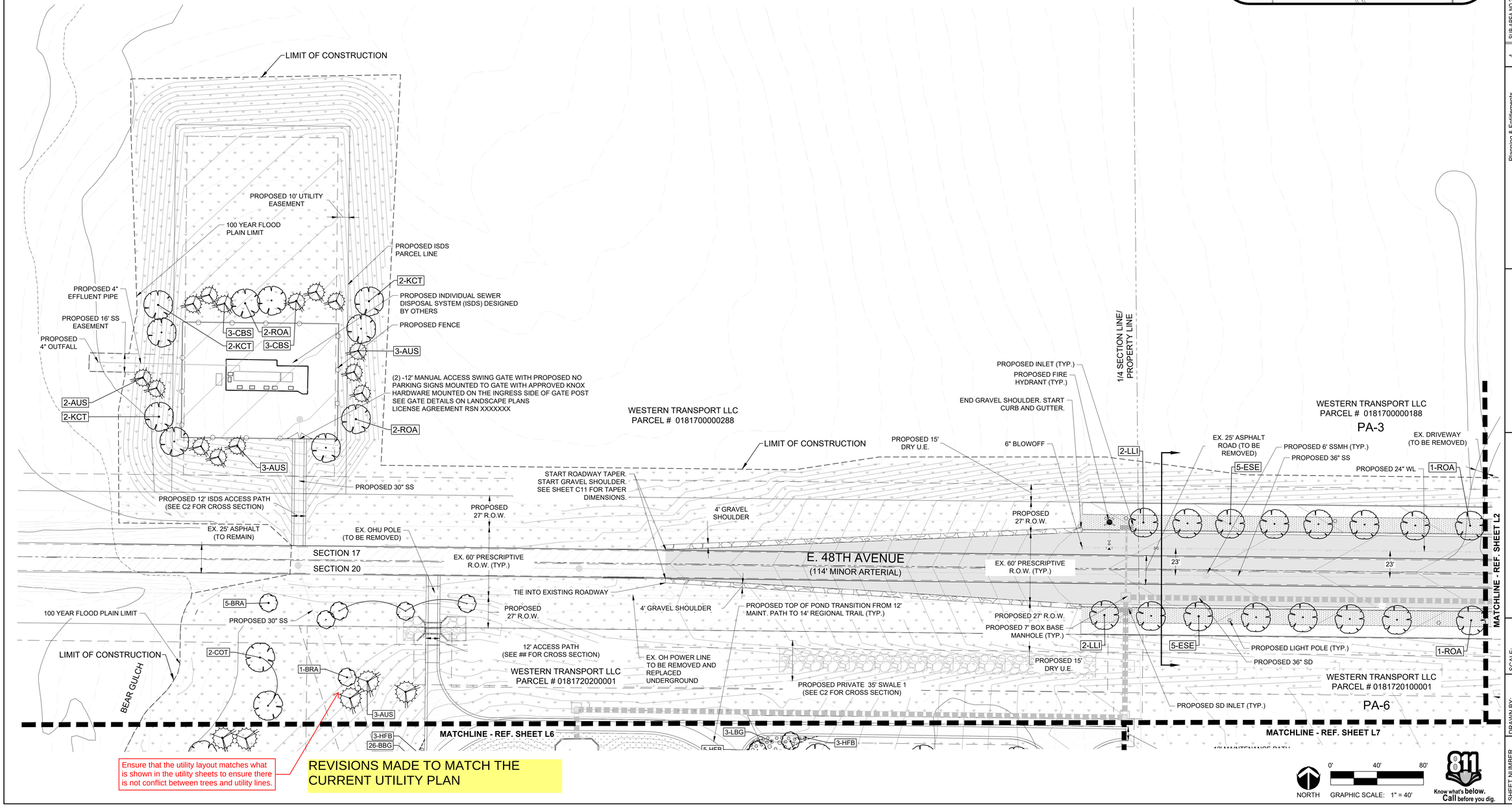
NOTES

- GRAYED BACK LANDSCAPE PROVIDED AS PART OF THE TRANSPORT COLORADO PRELIMINARY PLAT / INFRASTRUCTURE PLANS (DA#1793-06).
- TREES SHALL NOT BE PLANTED WITHIN UTILITY EASEMENTS AND MUST BE A MINIMUM OF 10' FROM UTILITY/SEWER LINES.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10
- ADDITIONAL STREET FRONTAGE BUFFER LANDSCAPING SHALL BE REQUIRED AND CONSTRUCTED WITH EACH ADJACENT PARCEL DEVELOPMENT.
- ON INTERIM ROADS, METRO DISTRICT SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING CURBSIDE LANDSCAPING WHEN THE FULL STREET IS CONSTRUCTED

KEY MAP

N.T.S.





Ensure that the utility layout matches what is shown in the utility sheets to ensure there is not conflict between trees and utility lines.

REVISIONS MADE TO MATCH THE CURRENT UTILITY PLAN

NORTH
GRAPHIC SCALE: 1" = 40'
0' 40' 80'

Know what's below. Call before you dig.

No.	Revisions	Date
4	SUB-AREA NO 2 ISP 2 SUBMITTAL #4	09/05/24
3	SUB-AREA NO 2 ISP 2 SUBMITTAL #3	07/08/24
2	SUB-AREA NO 2 ISP 2 SUBMITTAL #2	07/31/23
1	PRELIMINARY PLAT #2 PHASE 2 1ST SUBMITTAL #1	03/03/23

Appr. | Init. | Date

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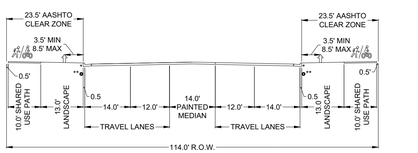
DENVER, COLORADO 81611

TRANSPORT COLORADO - SUB-AREA 2
ISP #2
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLANS

SCALE: AS SHOWN
FILE NO: 171039
DRAWN BY: LAI
CHECKED BY: JC
DATE: APRIL 2024

SHEET NUMBER L1

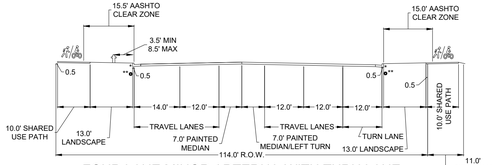
SECTION A-A



FOUR LANE MINOR ARTERIAL WITH SEPARATED SHARED USE PATH (S1.5)

(MEDIUM PEDESTRIAN ACTIVITY)
(PAVEMENT TYPE : R3)
DESIGN SPEED : 50 MPH
ADT : 2200

* VERT. CURB & GUTTER (STD. S7.1)
** EDGE DRAIN (STD. S1.19)



FOUR LANE MINOR ARTERIAL WITH TURN LANE AND WITH SEPARATED SHARED USE PATH (S1.6)

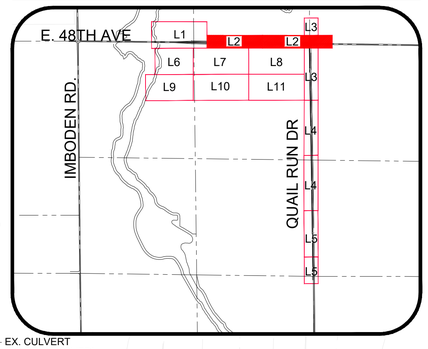
(MEDIUM PEDESTRIAN ACTIVITY)
(PAVEMENT TYPE : R3)

LANDSCAPE LEGEND

- RIGHT-OF-WAY
- EASEMENTS
- SIGHT TRIANGLES
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STREET LIGHTS
- FIRE HYDRANT
- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- TURF SEED (SEE PLANT SCHEDULE)
- NATIVE SEED / OVERLOT GRADING (SEE PLANT SCHEDULE)
- DETENTION SEED MIX
- SHOULDER CLASS 6 AGGREGATE ROAD BASE
- MAINTENANCE PATH - GRAVEL/NON-CRUSHER (8' WIDE W/ 2' CLEAR ZONES)

KEY MAP

N.T.S.



NOTES

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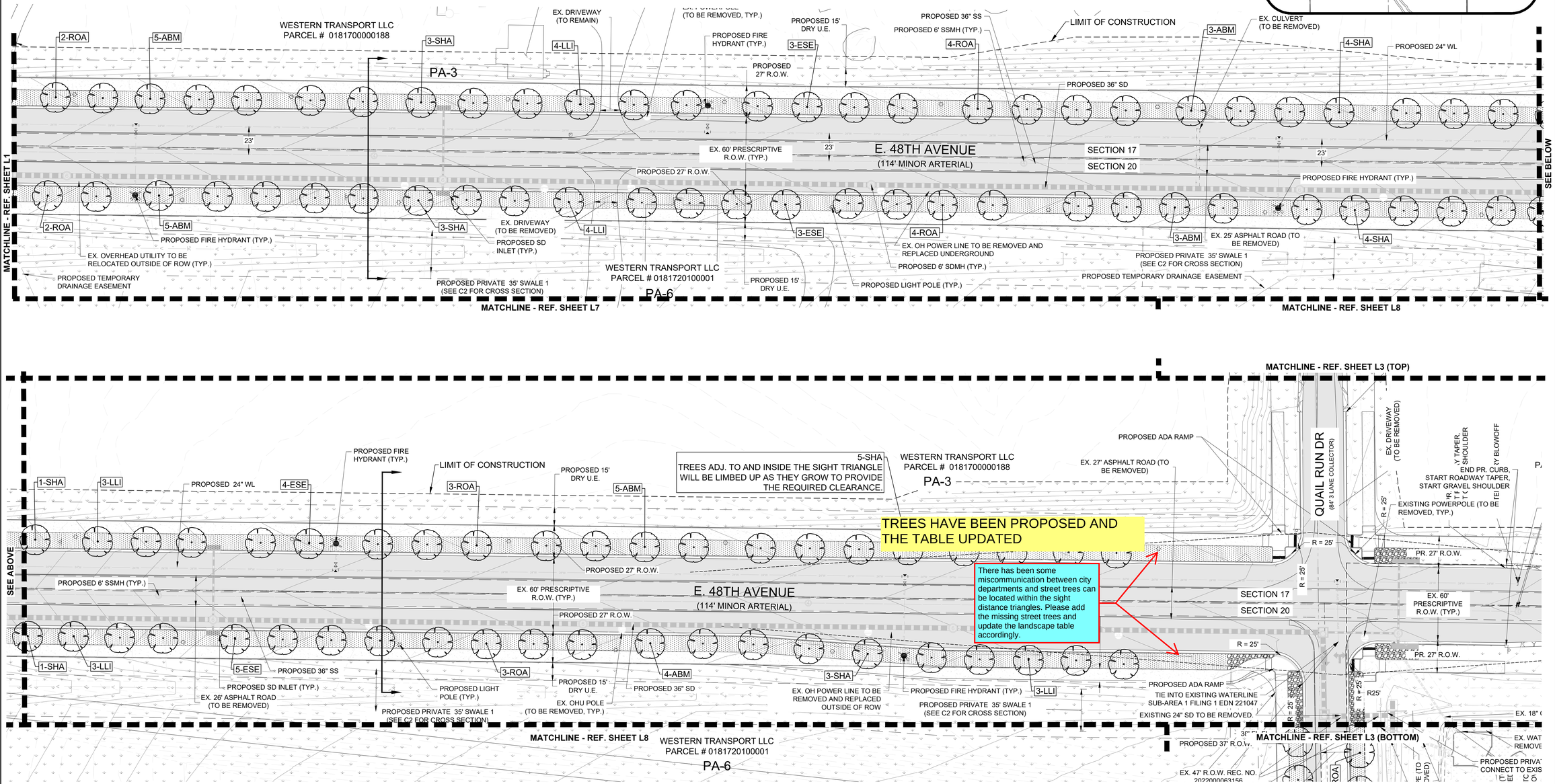
- ON INTERIM ROADS, METRO DISTRICT SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING CURBSIDE LANDSCAPING WHEN THE FULL STREET IS CONSTRUCTED



No.	Revisions	Date
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Appr. | Init. | Date

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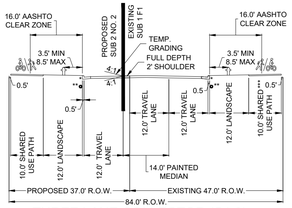
ISP #2
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLANS

SCALE:	AS SHOWN	FILE NO:	171039
DRAWN BY:	LAI		
CHECKED BY:	JC		
DATE:	APRIL 2024		

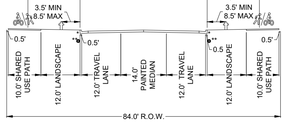
SHEET NUMBER *L2*

SECTION B-B



THREE LANE COLLECTOR (S1.3)
(MEDIUM PEDESTRIAN ACTIVITY)
(PAVEMENT TYPE : R3)

* VERT. CURB & GUTTER (STD. S7.1)
** EDGE DRAIN (STD. S1.19)
*** SHARED USE PATH TO BE BUILT DURING SA2 NO. 1)



THREE LANE COLLECTOR (S1.3)
STREET IMPROVEMENT

* VERT. CURB & GUTTER (STD. S7.1)
** EDGE DRAIN (STD. S1.19)
DESIGN SPEED : 35 MPH
ADT : 1600

LANDSCAPE LEGEND

- RIGHT-OF-WAY
- EASEMENTS
- SIGHT TRIANGLES
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STREET LIGHTS
- FIRE HYDRANT
- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
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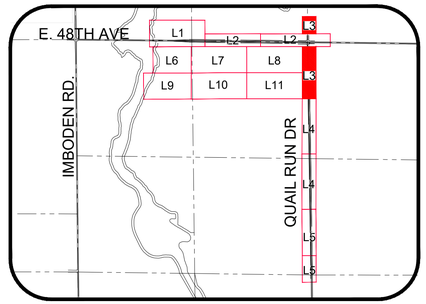
- TURF SEED (SEE PLANT SCHEDULE)
- NATIVE SEED / OVERLOT GRADING (SEE PLANT SCHEDULE)
- DETENTION SEED MIX
- SHOULDER CLASS 6 AGGREGATE ROAD BASE
- MAINTENANCE PATH - GRAVEL/NON-CRUSHER (8' WIDE W/ 2' CLEAR ZONES)

KEY MAP

N.T.S.



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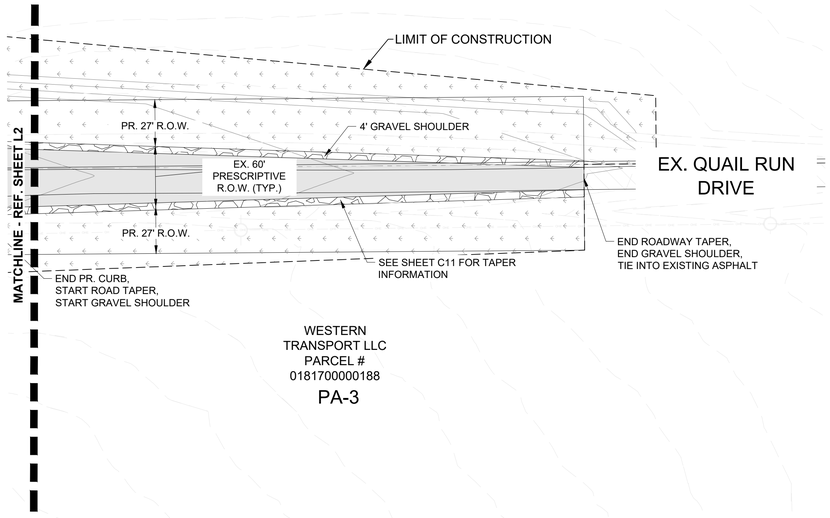
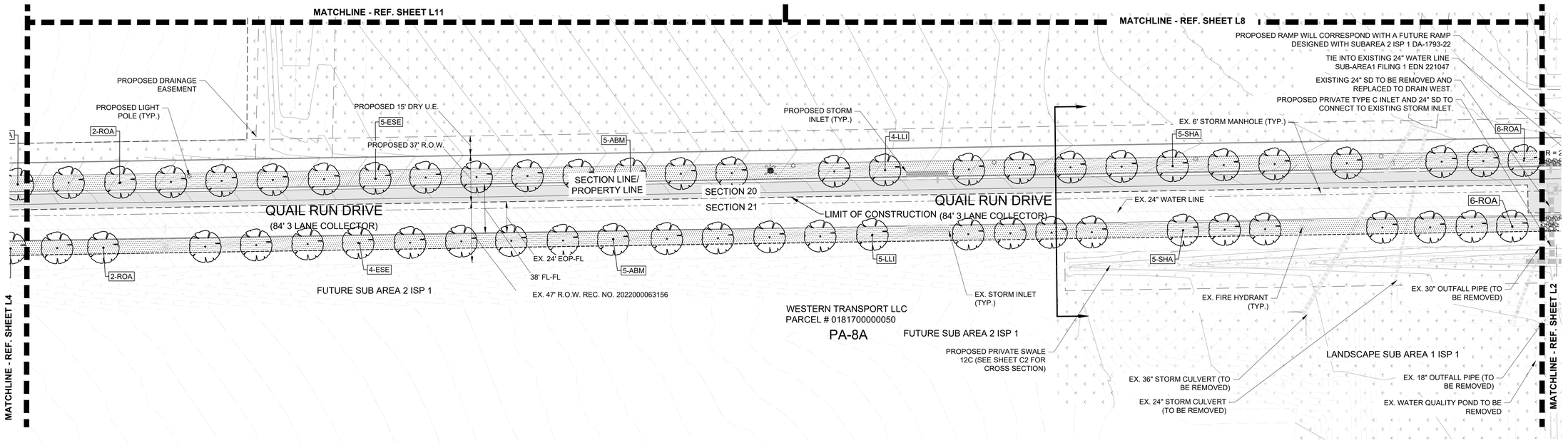


WESTERN TRANSPORT LLC
PARCEL # 0181700000188
PA-3



NORTH

0' 40' 80'
GRAPHIC SCALE: 1" = 40'

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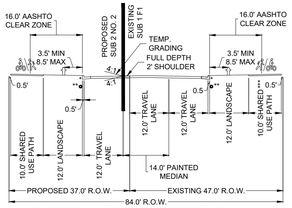
ISP #2
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLANS

SCALE:	AS SHOWN
FILE NO:	171039
DRAWN BY:	LAI
CHECKED BY:	JC
DATE:	APRIL 2024

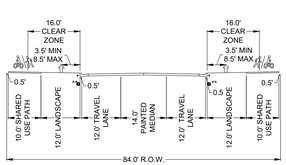
SHEET NUMBER L3

SECTION B-B



THREE LANE COLLECTOR (S1.3)
(MEDIUM PEDESTRIAN ACTIVITY)
(PAVEMENT TYPE : R3)

* VERT. CURB & GUTTER (STD. S7.1)
** EDGE DRAIN (STD. S1.19)
*** SHARED USE PATH TO BE BUILT DURING SA2 NO. 1)



THREE LANE COLLECTOR (S1.3)
STREET IMPROVEMENT

* VERT. CURB & GUTTER (STD. S7.1)
** EDGE DRAIN (STD. S1.19)
DESIGN SPEED : 35 MPH
ADT : 1600

LANDSCAPE LEGEND

- RIGHT-OF-WAY
- EASEMENTS
- SIGHT TRIANGLES
- EXISTING CONTOURS
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- PROPOSED STREET LIGHTS
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- SHOULDER CLASS 6 AGGREGATE ROAD BASE
- MAINTENANCE PATH - GRAVEL/NON-CRUSHER (8' WIDE W/ 2' CLEAR ZONES)

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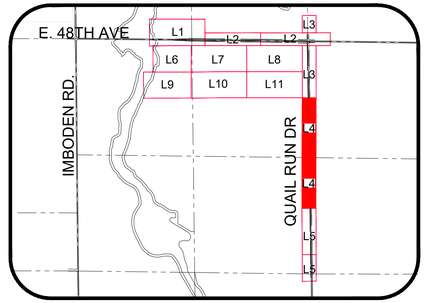
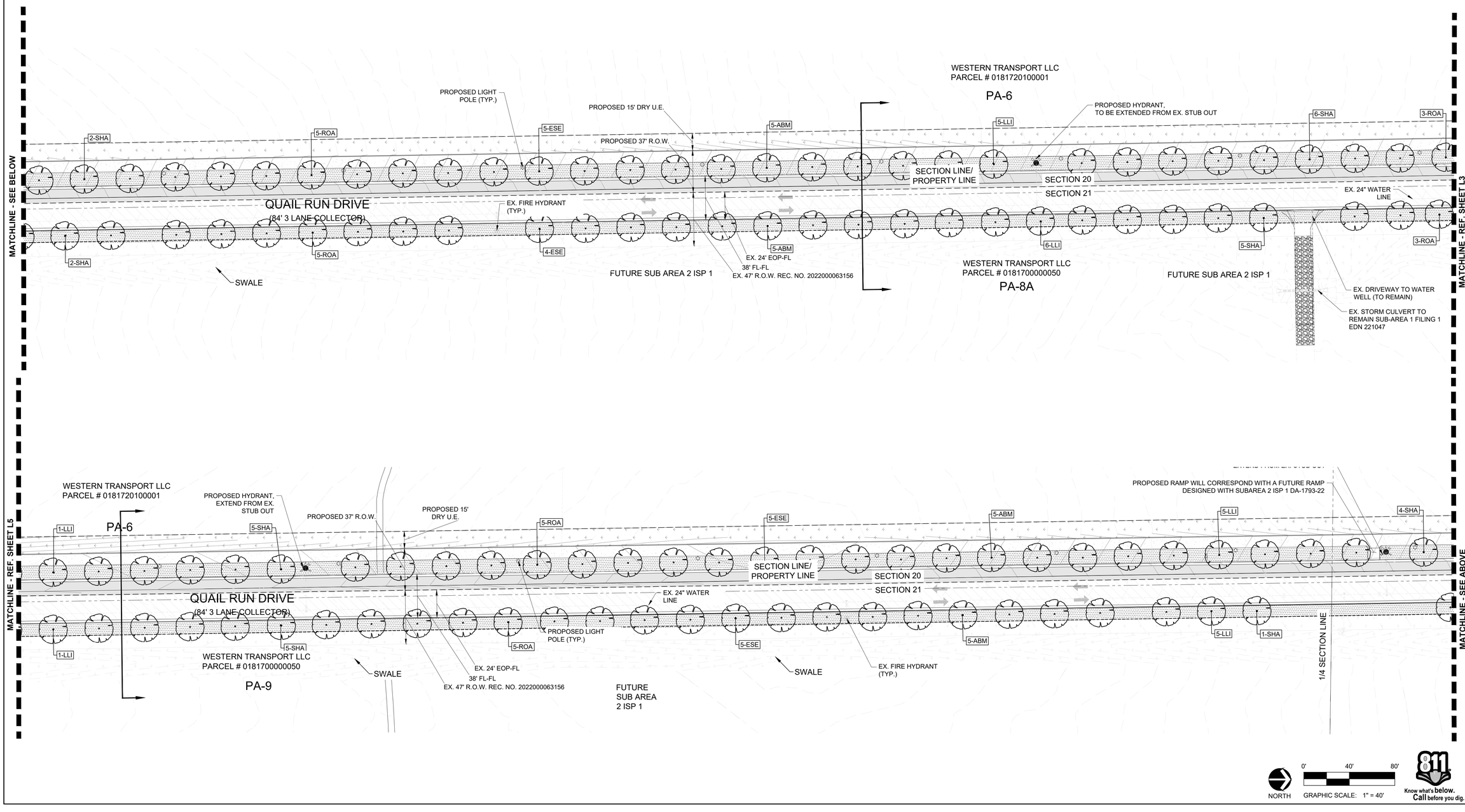
KEY MAP

N.T.S.





NORTH

GRAPHIC SCALE: 1" = 40'

0' 40' 80'

811 Know what's below. Call before you dig.

No.	Revisions	Date
4	SUB-AREA NO 2 ISP 2 SUBMITTAL #4	09/05/24
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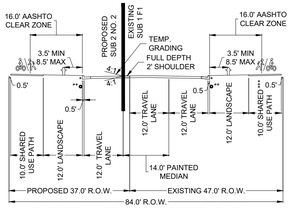
ISP #2
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLANS

SCALE:	AS SHOWN	FILE NO:	171039
DRAWN BY:	LAI		
CHECKED BY:	JC		
DATE:	APRIL 2024		

SHEET NUMBER L4

SECTION B-B



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(PAVEMENT TYPE : R3)

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** EDGE DRAIN (STD. S1.19)
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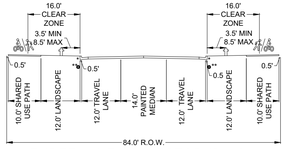

THREE LANE COLLECTOR (S1.3)
STREET IMPROVEMENT

* VERT. CURB & GUTTER (STD. S7.1)
** EDGE DRAIN (STD. S1.19)
DESIGN SPEED : 35 MPH
ADT : 1600

LANDSCAPE LEGEND

- RIGHT-OF-WAY
- EASEMENTS
- SIGHT TRIANGLES
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STREET LIGHTS
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- SHOULDER CLASS 6 AGGREGATE ROAD BASE
- MAINTENANCE PATH - GRAVEL/NON-CRUSHER (8' WIDE W/ 2' CLEAR ZONES)

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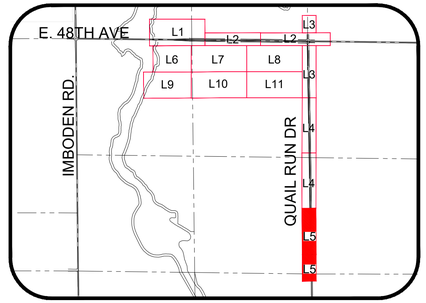
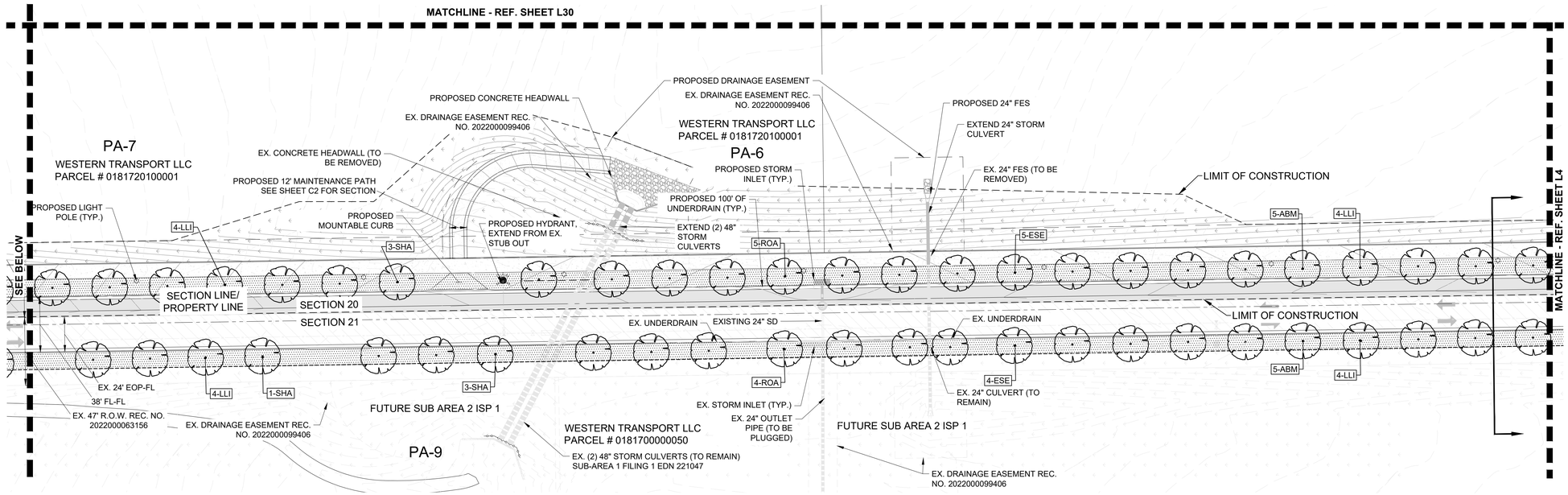
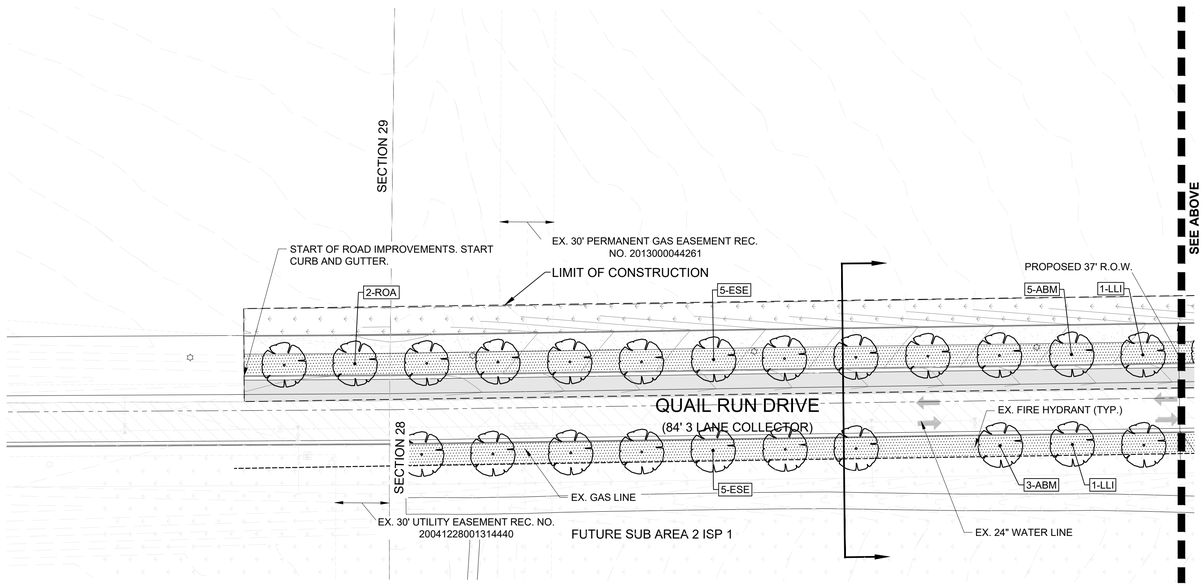
KEY MAP

N.T.S.







NORTH

GRAPHIC SCALE: 1" = 40'

0' 40' 80'

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Date	Appr.	Init.

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INFRASTRUCTURE SITE PLAN
LANDSCAPE PLANS

SCALE:	AS SHOWN	FILE NO:	171039
DRAWN BY:	LAI	CHECKED BY:	JC
DATE:	APRIL 2024		

SHEET NUMBER *L5*

LANDSCAPE LEGEND

- RIGHT-OF-WAY
- EASEMENTS
- SIGHT TRIANGLES
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STREET LIGHTS
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KEY MAP

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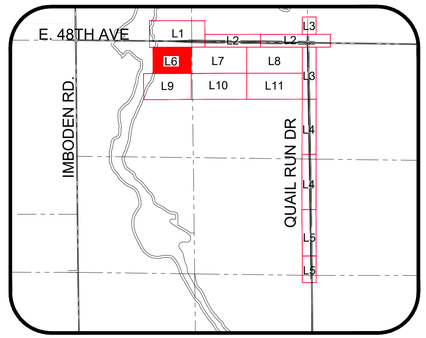
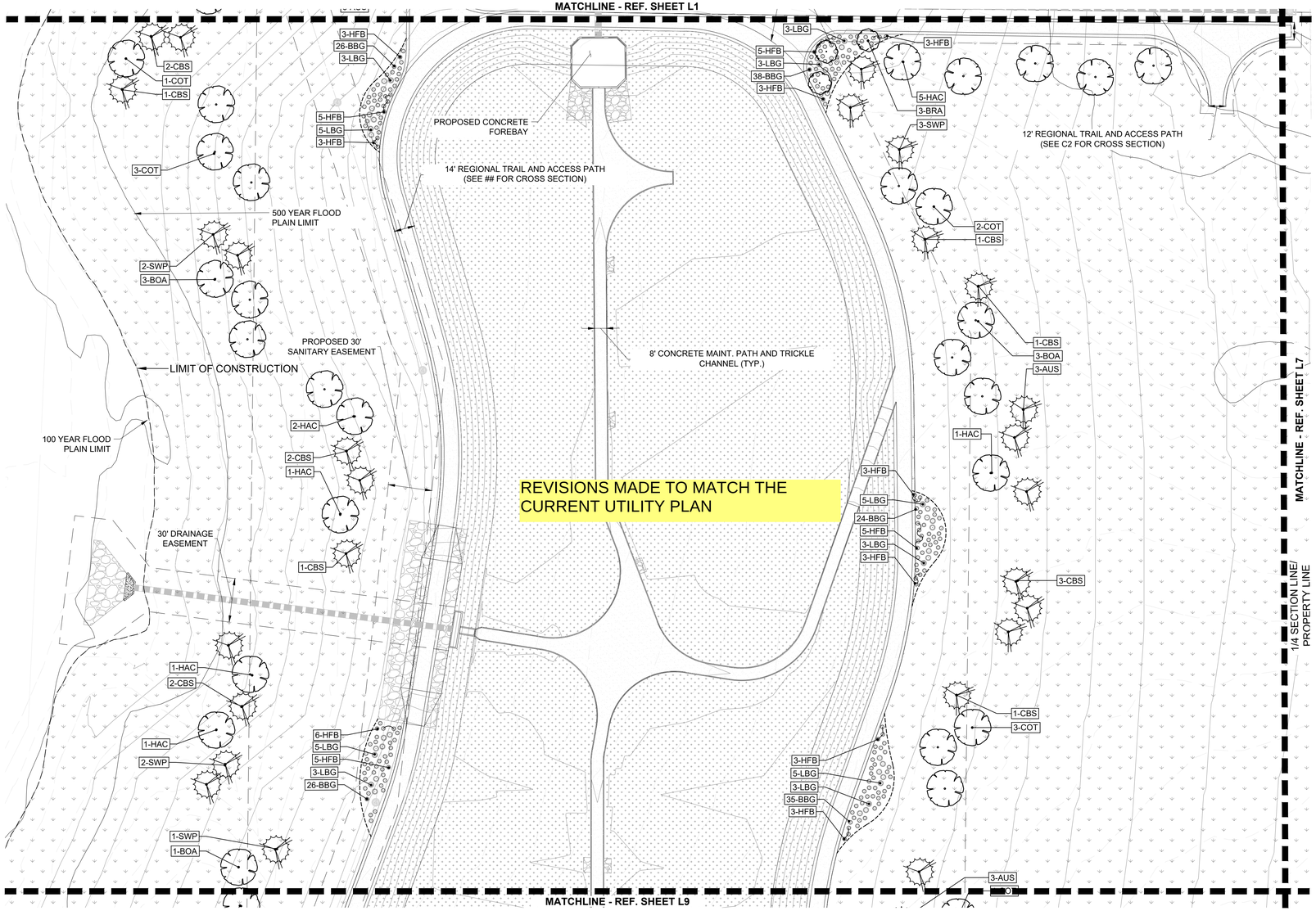


MATCHLINE - REF. SHEET L1



MATCHLINE - REF. SHEET L9

NORTH

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0' 40' 80'

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LANDSCAPE PLANS

SCALE: AS SHOWN
FILE NO: 171039
DRAWN BY: LAI
CHECKED BY: JC
DATE: APRIL 2024

SHEET NUMBER 97

LANDSCAPE LEGEND

- RIGHT-OF-WAY
- EASEMENTS
- SIGHT TRIANGLES
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STREET LIGHTS
- FIRE HYDRANT
- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
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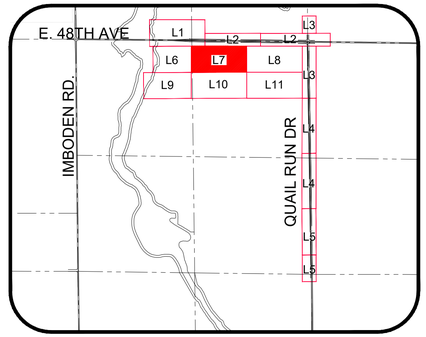
KEY MAP

N.T.S.



MATCHLINE - REF. SHEET L1

MATCHLINE - REF. SHEET L2

12' MAINTENANCE PATH
(SEE C2 FOR CROSS SECTION)

MATCHLINE - REF. SHEET L6

PROPERTY LINE

MATCHLINE - REF. SHEET L8

MATCHLINE - REF. SHEET L10

NORTH

0' 40' 80'

GRAPHIC SCALE: 1" = 40'

Know what's below. Call before you dig.

No.	Revisions	Date
4	SUB-AREA NO 2 ISP 2 SUBMITTAL #4	09/05/24
3	SUB-AREA NO 2 ISP 2 SUBMITTAL #3	07/08/24
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Appr. | Init.

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TRANSPORT COLORADO - SUB-AREA 2
ISP #2
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLANS

DRAWN BY:	LAI	SCALE:	AS SHOWN
CHECKED BY:	JC	FILE NO:	171039
DATE:	APRIL 2024		

SHEET NUMBER
L7

LANDSCAPE LEGEND

- RIGHT-OF-WAY
- EASEMENTS
- SIGHT TRIANGLES
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STREET LIGHTS
- FIRE HYDRANT
- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- TURF SEED (SEE PLANT SCHEDULE)
- NATIVE SEED / OVERLOT GRADING (SEE PLANT SCHEDULE)
- DETENTION SEED MIX
- SHOULDER CLASS 6 AGGREGATE ROAD BASE
- MAINTENANCE PATH - GRAVEL/NON-CRUSHER (8' WIDE W/ 2' CLEAR ZONES)

NOTES

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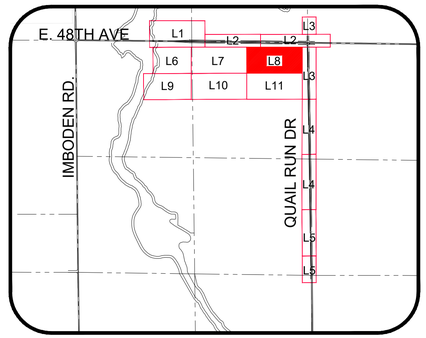

MATCHLINE - REF. SHEET L2

MATCHLINE - REF. SHEET L2

PA-6

MATCHLINE - REF. SHEET L7

MATCHLINE - REF. SHEET L3

MATCHLINE - REF. SHEET L11

NORTH

0' 40' 80'

GRAPHIC SCALE: 1" = 40'

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SHEET NUMBER: L7

LANDSCAPE LEGEND

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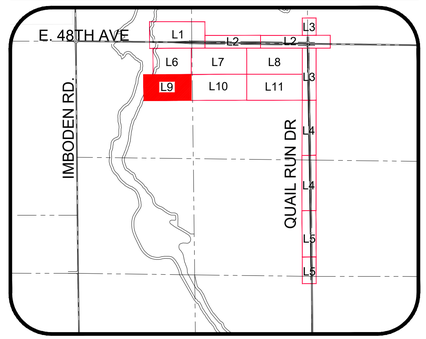

MATCHLINE - REF. SHEET L6

100 YEAR FLOOD PLAIN LIMIT

500 YEAR FLOOD PLAIN LIMIT

14' REGIONAL TRAIL AND ACCESS PATH (SEE C2 FOR CROSS SECTION)

REVISIONS MADE TO MATCH THE CURRENT UTILITY PLAN

1-BOA
2-SWP
1-BOA
2-BRA
2-AUS
3-COT
3-HFB
3-LBG
5-HFB
26-BBG
5-LBG
3-HFB
1-COT
2-BOA
1-AUS
1-BOA
3-HFB
26-BBG
3-LBG
5-HFB
5-LBG
3-HFB
2-SWP
3-COT
3-AUS
1-COT
1-AUS
1-BRA

MATCHLINE - REF. SHEET L10

LIMIT OF CONSTRUCTION

NORTH

0' 40' 80'

GRAPHIC SCALE: 1" = 40'

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SHEET NUMBER **L9**

LANDSCAPE LEGEND

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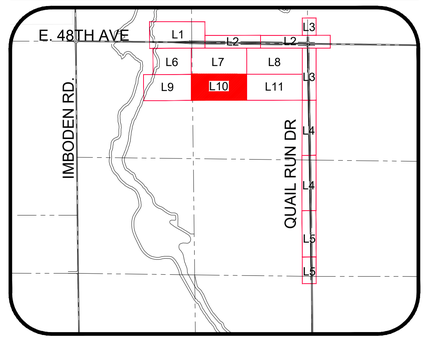

MATCHLINE - REF. SHEET L7

MATCHLINE - REF. SHEET L9

MATCHLINE - REF. SHEET L11

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NORTH

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SCALE:	AS SHOWN
FILE NO:	171039
DRAWN BY:	LAI
CHECKED BY:	JC
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SHEET NUMBER
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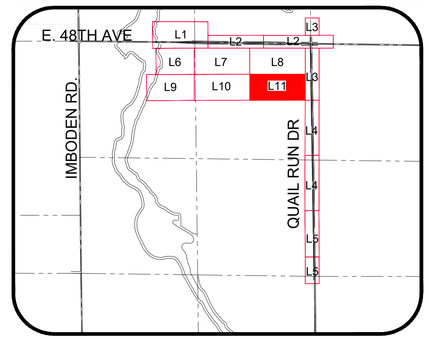

MATCHLINE - REF. SHEET L8

MATCHLINE - REF. SHEET L10

MATCHLINE - REF. SHEET L3

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TABLE HAS BEEN UPDATED TO ADD TREES WITHIN SIGHT TRIANGLE

Update per comment on landscape plan.

CURBSIDE LANDSCAPE TABLE

STREET	CURBSIDE LENGTH	TREES REQUIRED (1 PER 40 LF OR EQUIVALENT)	TREES PROVIDED
E. 48TH AVE (NORTH CURBSIDE)	2,560'-0"	64	*57
E. 48TH AVE (SOUTH CURBSIDE)	2,560'-0"	64	*58
N. QUAIL RUN DR (WEST CURBSIDE)	5,310'-0"	133	*131
N. QUAIL RUN DR (EAST CURBSIDE)	5,161'-0"	129	*126

NOTES:
* TREE COUNT AFFECTED BY STORM UTILITIES, STREET LIGHTS, ~~AND SIGHT TRIANGLES.~~

Remove per comment on landscape plan.

PLANTING SCHEDULE (CURBSIDE):

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	WATER USAGE
DECIDUOUS TREES					
ABM	73	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	2.5" CAL.	MED
ESE	72	EMERALD SUNSHINE ELM	ULMUS PROPINQUA 'JFS-BEIBERICH'	2.5" CAL.	LOW
LLI	73	LITTLE LEAF LINDEN	TILIA CORDATA	2.5" CAL.	MED
ROA	73	NORTHERN RED OAK	QUERCUS RUBRA	2.5" CAL.	MED
SHA	71	SHADEMASTER LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2.5" CAL.	LOW

PLANTING SCHEDULE (INDIVIDUAL SEWAGE DISPOSAL SYSTEM):

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	WATER USAGE
DECIDUOUS TREES					
ROA	4	NORTHERN RED OAK	QUERCUS RUBRA	2.5" CAL.	MED
KCT	6	KENTUCKY COFFEETREE	GMYNOCLADUS DOICUS	2.5" CAL.	LOW
EVERGREEN TREES					
AUS	8	AUSTRIAN PINE	PINUS NIGRA	6' HT. MIN.	LOW
CBS	6	COLORADO SPRUCE	PICEA PUNGENS	6' HT. MIN.	LOW

DETENTION POND TABLE:

TOTAL AREA	LANDSCAPE AREA AT POND (ABOVE 100YR STORM ELEV.)	# OF TREES REQUIRED	# OF TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED
475,202.2 SF	205,383.1 SF	1 TREE PER 4,000 SF = 52 TREES	95	10 SHRUBS PER 4000 SF = 514	516 (0 SHRUBS + 43 TREE EQ.)

PLANTING SCHEDULE (DETENTION POND):

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	WATER USAGE
DECIDUOUS TREES					
BOA	12	BUR OAK	QUERCUS MACROCARPA	2.5" CAL.	VERY LOW
COT	19	COTTONLESS COTTONWOOD	POPULUS X ACUMINATA	2.5" CAL.	LOW
HAC	11	COMMON HACKBERRY	CELTIS OCCIDENTAILIS	2.5" CAL.	VERY LOW
ORNAMENTAL TREES					
BRA	12	BRANDYWINE CRABAPPLE	MALUS 'BRANDYWINE'	2" CAL.	LOW
EVERGREEN TREES					
AUS	15	AUSTRIAN PINE	PINUS NIGRA	6' HT. MIN.	VERY LOW
CBS	14	COLORADO SPRUCE	PICEA PUNGENS	6' HT. MIN.	VERY LOW
SWP	12	SOUTHWESTERN PINE	PINUS STROBIFORMIS	6. HT. MIN.	LOW
ORNAMENTAL GRASSES					
BGG	201	BLUE GRAMA GRASS	BOUTELOUA GRACILLIS	1 GAL.	VERY LOW
HFB	77	LITTLE BUNNY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GAL.	VERY LOW
LBG	54	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	1 GAL.	VERY LOW

OVERALL SITE DATA:

PRESENT ZONING CLASSIFICATION	I-2		
PROPOSED USE	I-2		
TOTAL LIMIT OF CONSTRUCTION	100%	4,618,355 SF	106.02 AC
TOTAL HARD SURFACE AREA	9%	417,043 SF	9.57 AC
SIDEWALK	-	134,233 SF	3.08 AC
ROADWAY	-	259,446 SF	5.95 AC
OTHER	-	23,344 SF	0.54 AC
TOTAL LANDSCAPE AREA	91%	4,201,312 SF	96.45 AC
CURBSIDE LANDSCAPE	-	200,360 SF	4.60 AC
NATIVE SEED (AREA OF DISTURBANCE)	-	4,000,952 SF	91.85 AC

NATIVE SEED MIX (OVERLOT & CHANNEL)

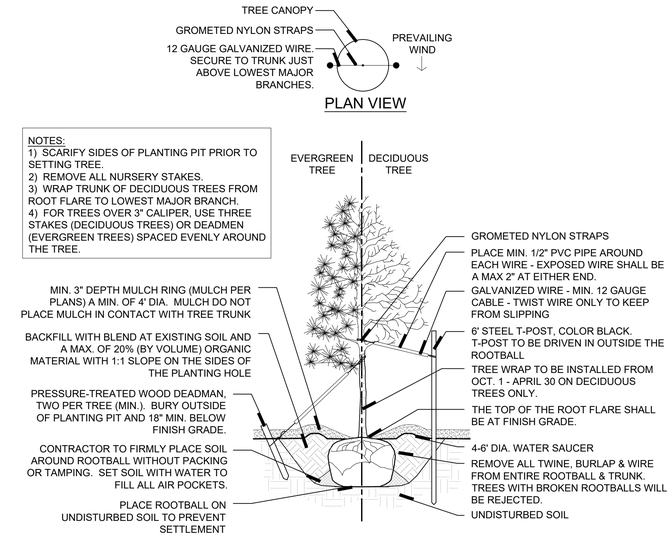
SPECIES	PLS/ACRE
HACHITA BLUE GRAMA (BOUTELOUA GRACILIS)	4.00
BOWIE BUFFALOGRASS (BOUTELOUA DACTYLOIDES	4.00
BUTTE SIDEOATS GRAMA (BOUTELOUA CURTIPENDULA)	6.00
SAND DROPSEED (SPOROBOLOUS CRYPTANDRUS)	1.00
ARRIBA WESTERN WHEATGRASS (PASCOPYRUM SMITHII)	1.00
PRAIRIE JUNEGRASS (KOELERIA MACRANTHA)	3.00
BLAZE LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM BLAZE)	1.00
LODORM GREEN NEEDLEGRASS (NASSELLA VIRIDULA)	2.00
TOTAL	30.00

TURF MIX (CURBSIDE LANDSCAPE)

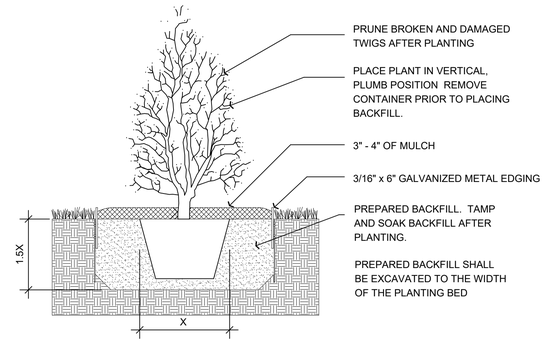
SPECIES	%
GOLCONDA TALL FESCUE (FESTUCA-ARUNDINACEA)	30%
MONTANTA TALL FESCUE (FESTUCA-ARUNDINACEA)	25%
TOLTEC TALL FESCUE (FESTUCA-ARUNDINACEA)	25%
FRONTIER PERENNIAL RYEGRASS (LOLIUM-PERENNE)	5%
SINGULAR PERENNIAL RYEGRASS (LOLIUM-PERENNE)	5%
MADISON KENTUCKY BLUEGRASS (POA-PRATENSIS)	5%
DEEPBLUE KENTUCKY BLUGRASS (POA-PRATENSIS)	5%
TOTAL	100%

DETENTION SEED MIX (PONDS / 100 YR WSEL)

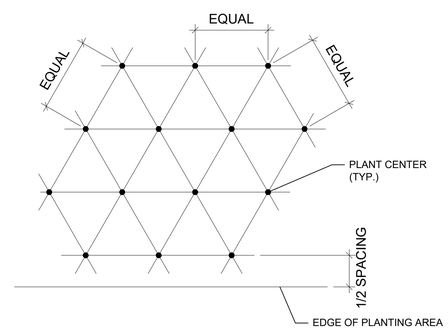
SPECIES	PLS/ACRE
BUFFALOGRASS (BOUTELOUA DACTYLOIDES)	2.00
BLUE GRAMA (BOUTELOUA GRACILIS)	3.00
SWITCHGRASS (PANICUM VIRGATUM)	6.00
WESTERN WHEATGRASS (PASCOPYRUM SMITHII)	6.00
SAND DROPSEED (SPOROBOLOUS CRYPTANDRUS)	1.00
INLAND SALTGRASS (DISTICHLIS SPICATA)	3.00
PRAIRIE CORDGRASS (SPARTINA PECTINATA)	1.00
LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM)	2.00
SIDEOATS GRAMA (BOUTELOUA CURTIPENDULA)	3.00
GREEN NEEDLEGRASS (NASSELLA VIRIDULA)	1.00
BIG BLUEGRASS (ANDROPOGON GERARDII)	1.00
INDIANGRASS (SORGHASTRUM NUTANS)	1.00
TOTAL	30.00



A TREE PLANTING
SCALE: N.T.S.



B SHRUB PLANTING
SCALE: N.T.S.



NOTE: ALL PLANTS TO BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING OF PLANTS.

C SHRUB SPACING
SCALE: N.T.S.

TYPICAL LANDSCAPE NOTES:

1. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
2. ALL SHRUB AND TURF AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 4 CUBIC YARDS "SUPREME ORGANICS" COMPOST (50% COW MANURE, 50% WOOD FINES) OR APPROVED EQUAL, PLUS 15 LBS. OF 20-10-5 COMMERCIAL FERTILIZER, ROTOTILL TO A MINIMUM DEPTH OF 6 (SIX) INCHES.
3. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN THE UNIFIED DEVELOPMENT ORDINANCE (UDO) 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.
4. VEHICULAR DRIVES WILL BE ASPHALT, WALKS WILL BE CONCRETE, DETENTION MAINTENANCE PATH TO BE CRUSHER FINES. PLEASE REFER TO ENGINEERING SITE PLANS FOR WALK MATERIAL TYPES.
5. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
6. THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM THE FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
7. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNEES, 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. LANDSCAPING SHALL BE INSTALLED AS SOON AS CITY WATER IS AVAILABLE AT THE SITE.

No.	Revisions	Date
4	SUB-AREA NO 2 ISP 2 SUBMITTAL #4	09/05/24
3	SUB-AREA NO 2 ISP 2 SUBMITTAL #3	07/08/24
2	SUB-AREA NO 2 ISP 2 SUBMITTAL #2	07/31/23
1	PRELIMINARY PLAT #2 PHASE 2 1ST SUBMITTAL #1	03/03/23

Appr. | Init. | Date

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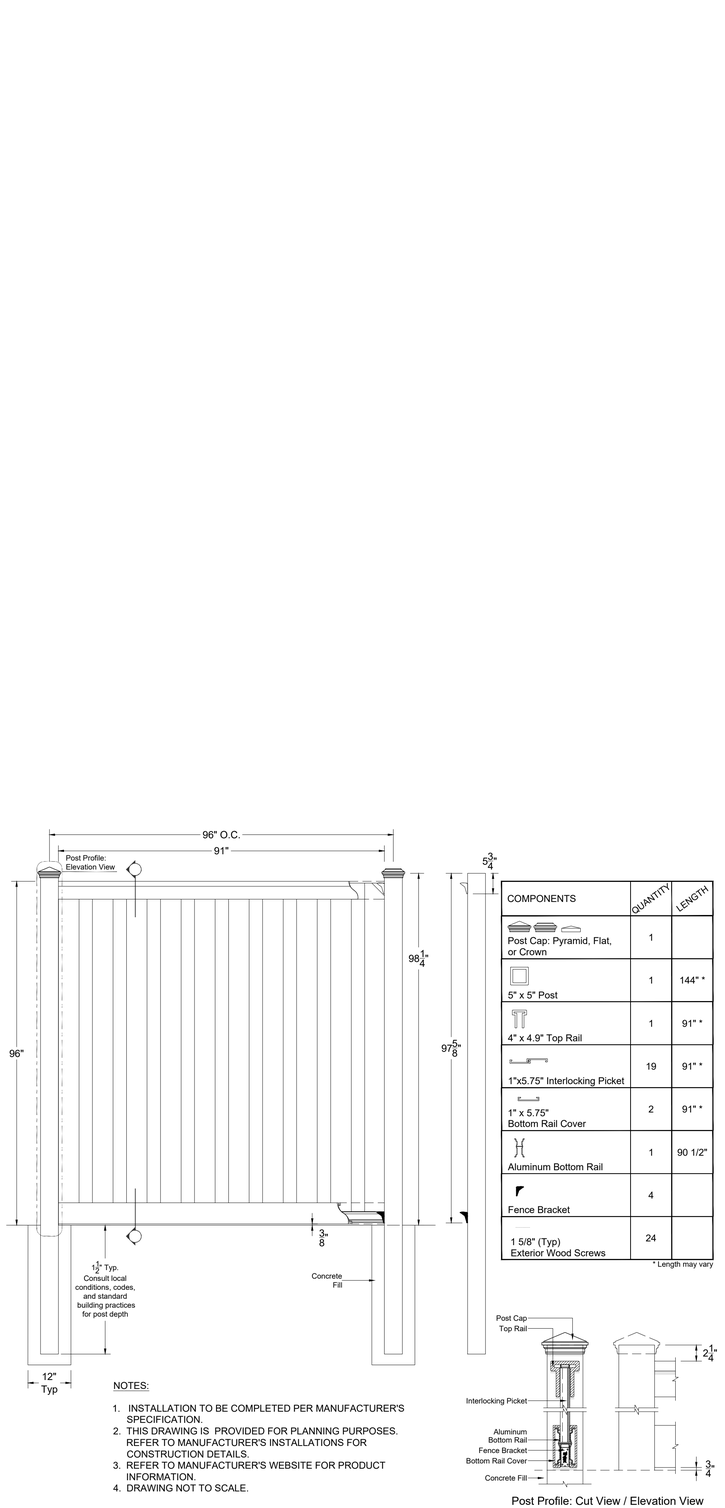
TRANSPORT COLORADO - SUB-AREA 2
ISP #2
INFRASTRUCTURE SITE PLAN
LANDSCAPE SCHEDULE & NOTES

SCALE: AS SHOWN
FILE NO: 171039
DRAWN BY: LAI
CHECKED BY: JC
DATE: APRIL 2024

SHEET NUMBER L12



COMPONENTS	QUANTITY	LENGTH
Post Cap: Pyramid, Flat, or Crown	1	
5" x 5" Post	1	144" *
4" x 4.9" Top Rail	1	91" *
1"x5.75" Interlocking Picket	19	91" *
1" x 5.75" Bottom Rail Cover	2	91" *
Aluminum Bottom Rail	1	90 1/2"
Fence Bracket	4	
1 5/8" (Typ) Exterior Wood Screws	24	

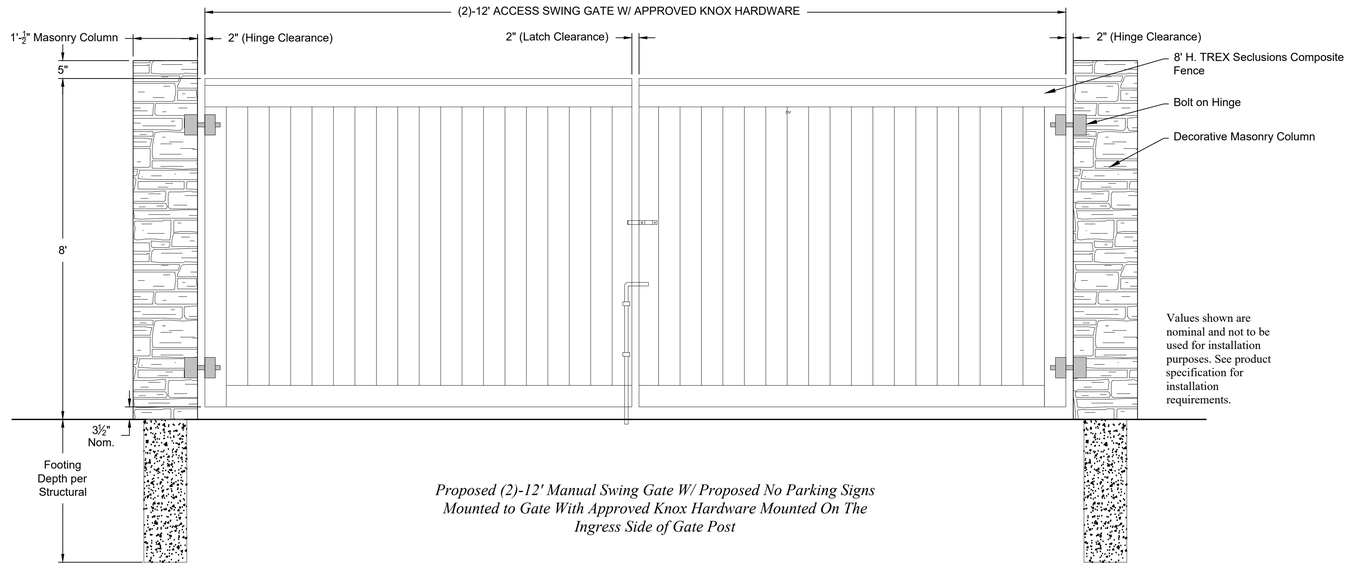
* Length may vary

NOTES:

1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
2. THIS DRAWING IS PROVIDED FOR PLANNING PURPOSES. REFER TO MANUFACTURER'S INSTALLATIONS FOR CONSTRUCTION DETAILS.
3. REFER TO MANUFACTURER'S WEBSITE FOR PRODUCT INFORMATION.
4. DRAWING NOT TO SCALE.

Post Profile: Cut View / Elevation View

D 8' TREX SECULSIONS COMPOSITE FENCE
SCALE: NTS



Proposed (2)-12' Manual Swing Gate W/ Proposed No Parking Signs Mounted to Gate With Approved Knox Hardware Mounted On The Ingress Side of Gate Post

E (2) 10' TREX SECLUSIONS GATE
SCALE: NTS

No.	Revisions	Date	Init.	Appr.	Date
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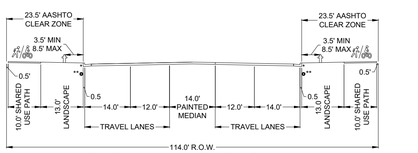
LANDSCAPE SCHEDULE & NOTES

SCALE: AS SHOWN
FILE NO: 171039
DRAWN BY: LAI
CHECKED BY: JC
DATE: APRIL 2024

SHEET NUMBER L13

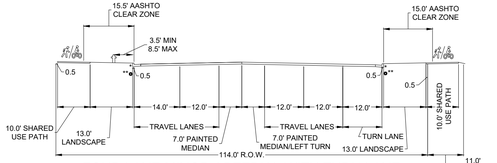
SECTION A-A



FOUR LANE MINOR ARTERIAL WITH SEPARATED SHARED USE PATH (S1.5)

(MEDIUM PEDESTRIAN ACTIVITY)
(PAVEMENT TYPE : R3)
DESIGN SPEED : 50 MPH
ADT : 2200

* VERT. CURB & GUTTER (STD. S7.1)
** EDGE DRAIN (STD. S1.19)



FOUR LANE MINOR ARTERIAL WITH TURN LANE AND WITH SEPARATED SHARED USE PATH (S1.6)

(MEDIUM PEDESTRIAN ACTIVITY)
(PAVEMENT TYPE : R3)

HYDROZONE LEGEND

HIGH WATER USE:
CURBSIDE LANDSCAPE

LOW WATER USE - NOT USED

Z-ZONE: NATIVE SEED AREA

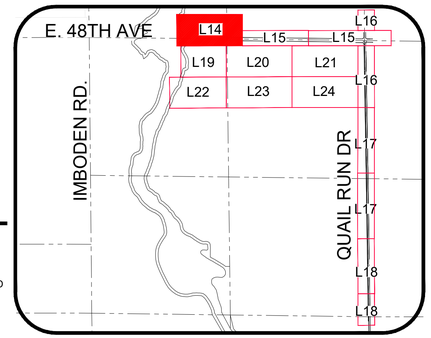
HYDROZONE TABLE

OVERALL PRELIMINARY PLAT AREA

WATER USE TABLE	AREA (SF)	%
HIGH WATER USE	200,360 SF	<1%
LOW WATER USE	0	0%
Z-ZONE	4,000,952 SF	99%
NATIVE SEED	3,755,588 SF	
DETENTION SEED MIX	245,364 SF	
TOTAL LANDSCAPE AREA	4,201,312 SF	100%

KEY MAP

N.T.S.



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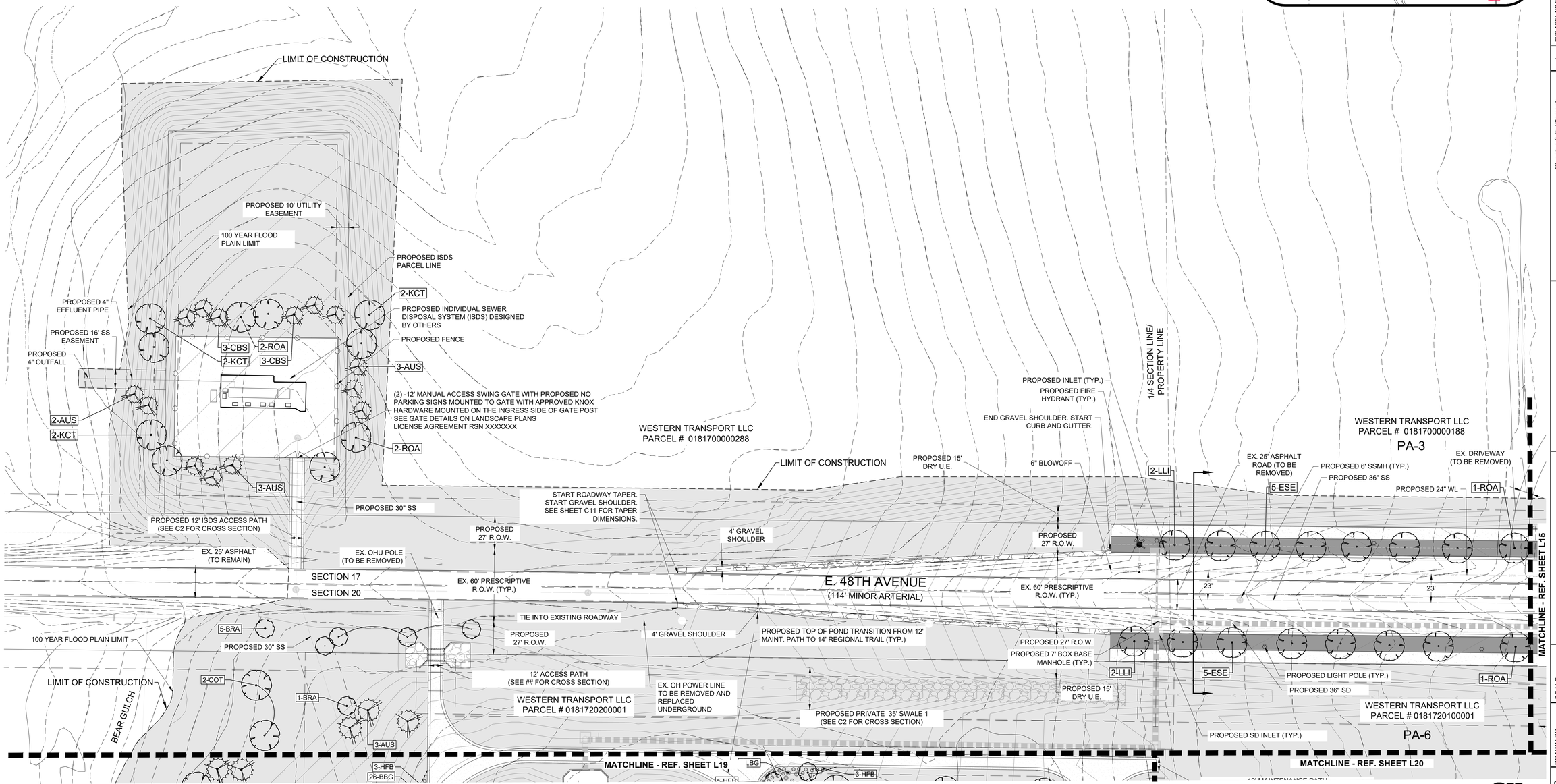
- ON INTERIM ROADS, METRO DISTRICT SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING CURBSIDE LANDSCAPING WHEN THE FULL STREET IS CONSTRUCTED



NORTH

GRAPHIC SCALE: 1" = 40'

0' 40' 80'

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Appr. | Init. | Date

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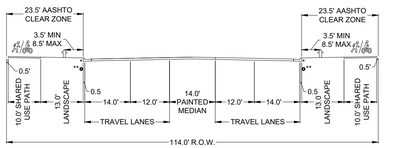
TRANSPORT COLORADO - SUB-AREA 2
ISP #2
INFRASTRUCTURE SITE PLAN
HYDROZONE PLANS

SCALE:	AS SHOWN	FILE NO:	171039
DRAWN BY:	LAI	CHECKED BY:	JC
DATE:	APRIL 2024		

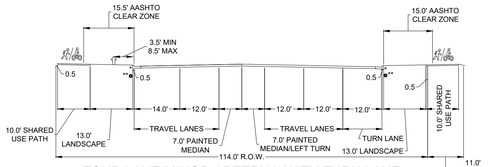
SHEET NUMBER L14

SECTION A-A



FOUR LANE MINOR ARTERIAL WITH SEPARATED SHARED USE PATH (S1.5)
(MEDIUM PEDESTRIAN ACTIVITY)
(PAVEMENT TYPE : R3)
DESIGN SPEED : 50 MPH
ADT : 2200

* VERT. CURB & GUTTER (STD. S7.1)
** EDGE DRAIN (STD. S1.19)



FOUR LANE MINOR ARTERIAL WITH TURN LANE AND WITH SEPARATED SHARED USE PATH (S1.6)
(MEDIUM PEDESTRIAN ACTIVITY)
(PAVEMENT TYPE : R3)

HYDROZONE LEGEND

- HIGH WATER USE: CURBSIDE LANDSCAPE
- LOW WATER USE - NOT USED
- Z-ZONE: NATIVE SEED AREA

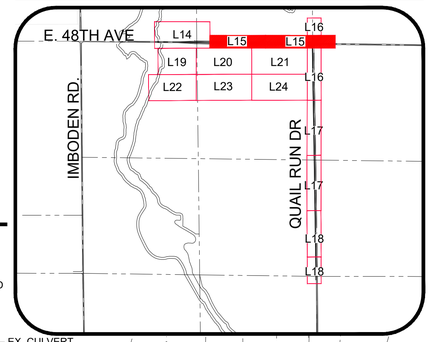
HYDROZONE TABLE

OVERALL PRELIMINARY PLAT AREA

WATER USE TABLE	AREA (SF)	%
HIGH WATER USE	200,360 SF	<1%
LOW WATER USE	0	0%
Z-ZONE	4,000,952 SF	99%
NATIVE SEED	3,755,588 SF	
DETENTION SEED MIX	245,364 SF	
TOTAL LANDSCAPE AREA	4,201,312 SF	100%

KEY MAP

N.T.S.



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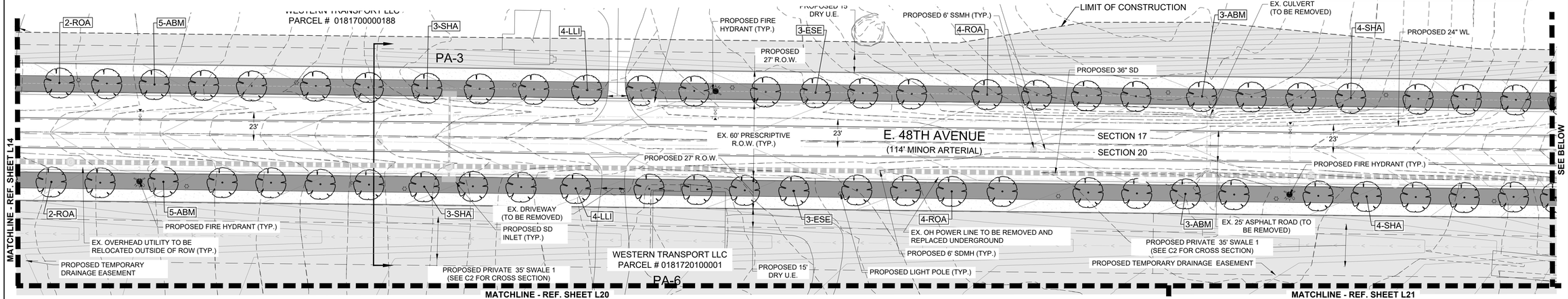
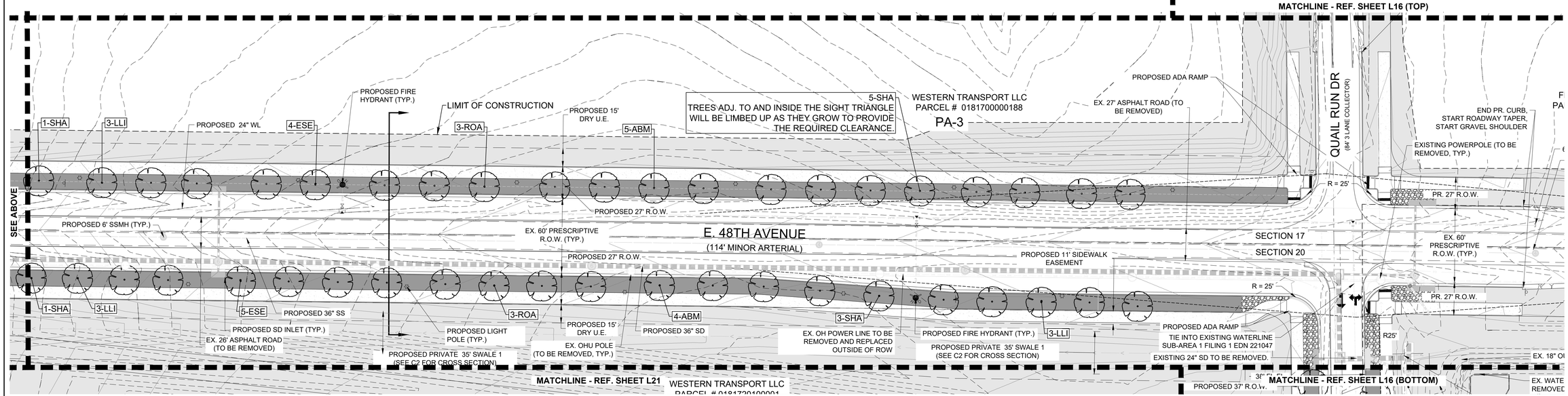
- ON INTERIM ROADS, METRO DISTRICT SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING CURBSIDE LANDSCAPING WHEN THE FULL STREET IS CONSTRUCTED





NORTH

GRAPHIC SCALE: 1" = 40'

0' 40' 80'

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Appr. | Init. | Date

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ISP #2
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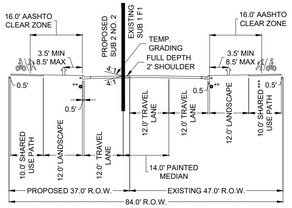
HYDROZONE PLANS

SCALE:	AS SHOWN	FILE NO:	171039
DRAWN BY:	LAI		
CHECKED BY:	JC		
DATE:	APRIL 2024		

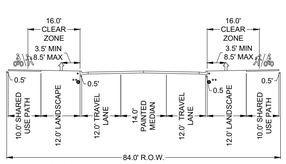
SHEET NUMBER: L15

SECTION B-B



THREE LANE COLLECTOR (S1.3)
(MEDIUM PEDESTRIAN ACTIVITY)
(PAVEMENT TYPE : R3)

* VERT. CURB & GUTTER (STD. S7.1)
** EDGE DRAIN (STD. S1.19)
*** SHARED USE PATH TO BE BUILT DURING SA2 NO. 1)



THREE LANE COLLECTOR (S1.3)
STREET IMPROVEMENT

* VERT. CURB & GUTTER (STD. S7.1)
** EDGE DRAIN (STD. S1.19)
DESIGN SPEED : 35 MPH
ADT : 1600

HYDROZONE LEGEND

HIGH WATER USE:
CURBSIDE LANDSCAPE

LOW WATER USE - NOT USED

Z-ZONE: NATIVE SEED AREA

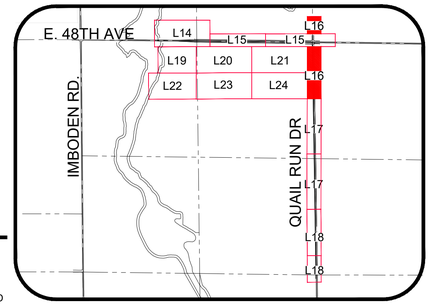
HYDROZONE TABLE

OVERALL PRELIMINARY PLAT AREA

WATER USE TABLE	AREA (SF)	%
HIGH WATER USE	200,360 SF	<1%
LOW WATER USE	0	0%
Z-ZONE	4,000,952 SF	99%
NATIVE SEED	3,755,588 SF	
DETENTION SEED MIX	245,364 SF	
TOTAL LANDSCAPE AREA	4,201,312 SF	100%

KEY MAP

N.T.S.



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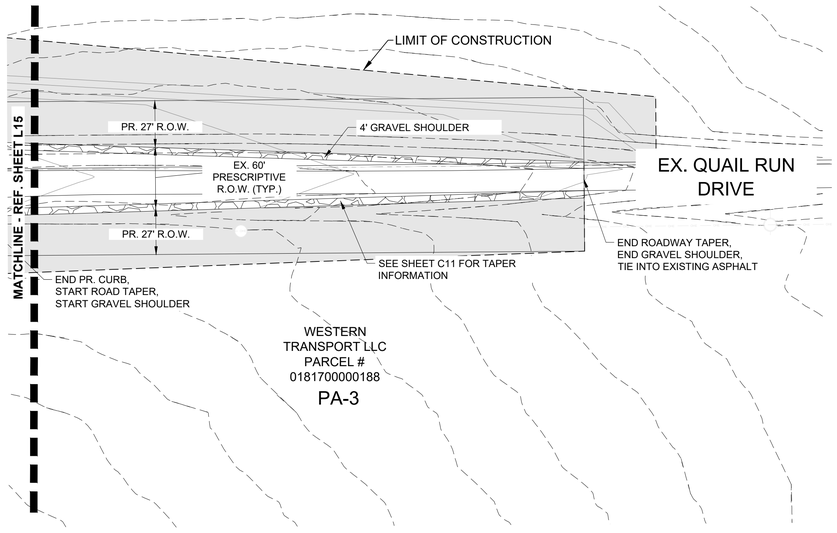

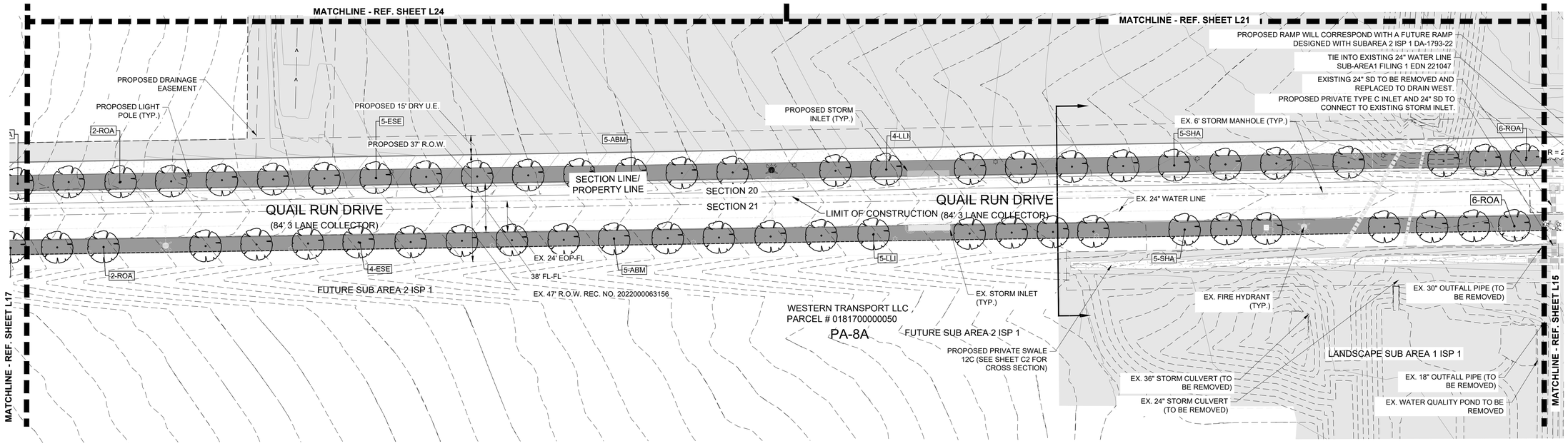

NORTH

0' 40' 80'
GRAPHIC SCALE: 1" = 40'

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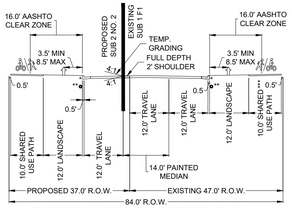
HYDROZONE PLANS

SCALE:	AS SHOWN
DRAWN BY: LAI	FILE NO: 171039
CHECKED BY: JC	
DATE: APRIL 2024	

SHEET NUMBER L16

SECTION B-B



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(MEDIUM PEDESTRIAN ACTIVITY)
(PAVEMENT TYPE : R3)

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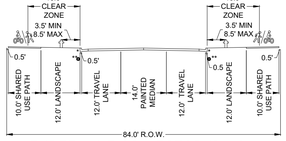

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STREET IMPROVEMENT

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LOW WATER USE - NOT USED

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KEY MAP

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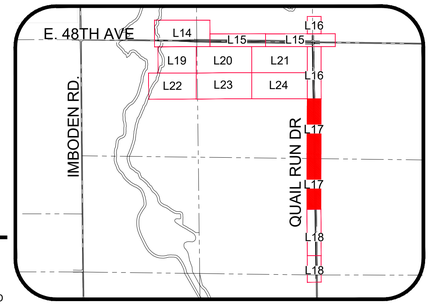

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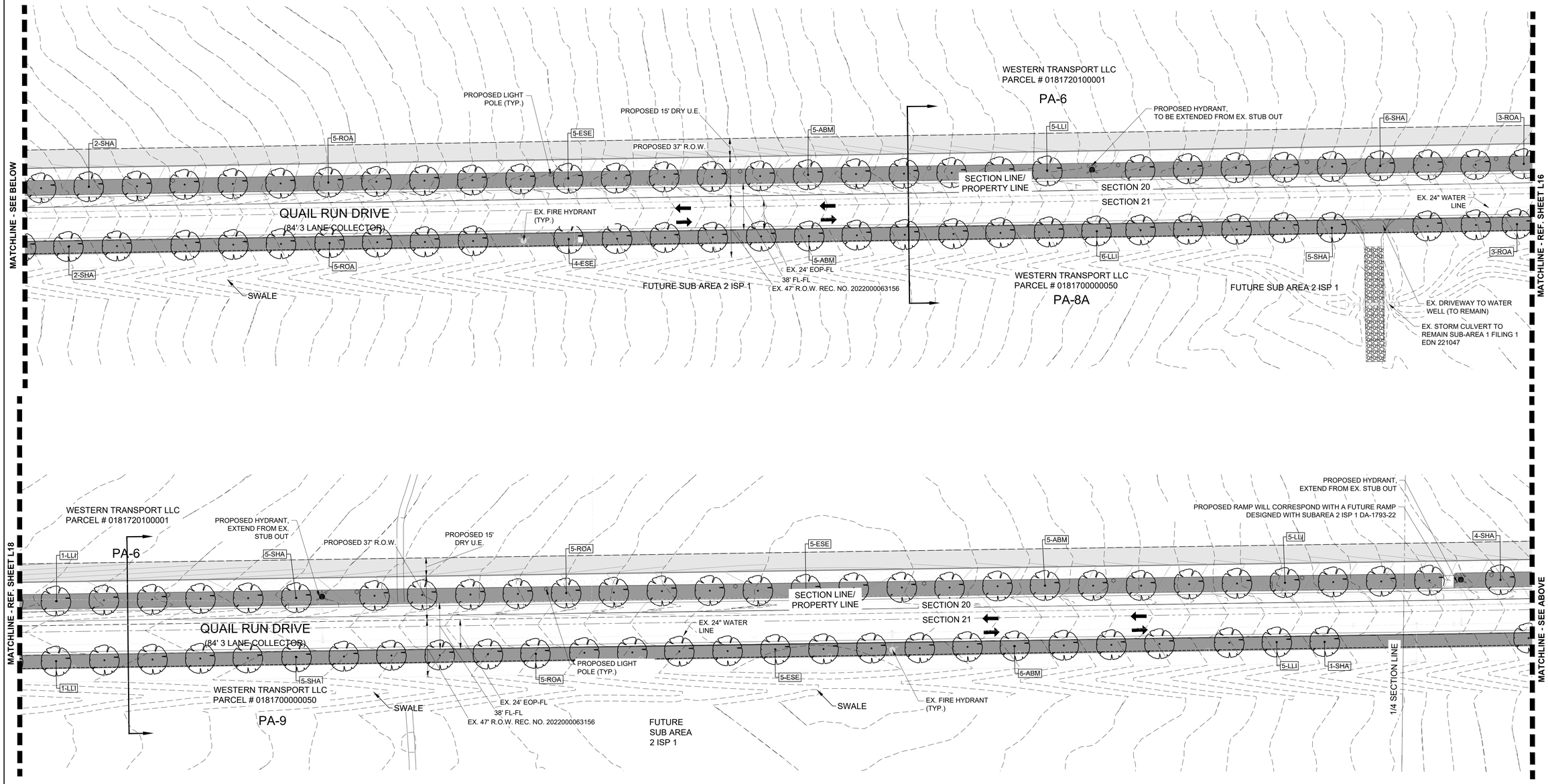

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DRAWN BY:	LAI	CHECKED BY:	JC
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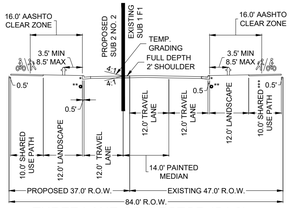
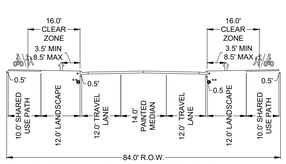
SHEET NUMBER L17

SECTION B-B



THREE LANE COLLECTOR (S1.3)
(MEDIUM PEDESTRIAN ACTIVITY)
(PAVEMENT TYPE : R3)

* VERT. CURB & GUTTER (STD. S7.1)
** EDGE DRAIN (STD. S1.19)
*** SHARED USE PATH TO BE BUILT DURING SA2 NO. 1)



THREE LANE COLLECTOR (S1.3)
STREET IMPROVEMENT

* VERT. CURB & GUTTER (STD. S7.1)
** EDGE DRAIN (STD. S1.19)
DESIGN SPEED : 35 MPH
ADT : 1600

HYDROZONE LEGEND

- HIGH WATER USE: CURBSIDE LANDSCAPE
- LOW WATER USE - NOT USED
- Z-ZONE: NATIVE SEED AREA

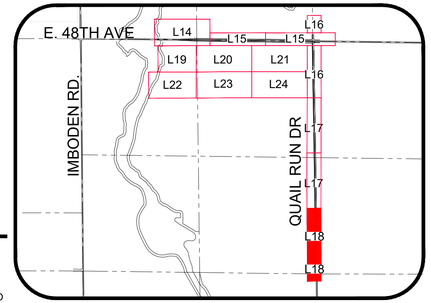
HYDROZONE TABLE

OVERALL PRELIMINARY PLAT AREA

WATER USE TABLE	AREA (SF)	%
HIGH WATER USE	200,360 SF	<1%
LOW WATER USE	0	0%
Z-ZONE	4,000,952 SF	99%
NATIVE SEED	3,755,588 SF	
DETENTION SEED MIX	245,364 SF	
TOTAL LANDSCAPE AREA	4,201,312 SF	100%

KEY MAP

N.T.S.



NOTES

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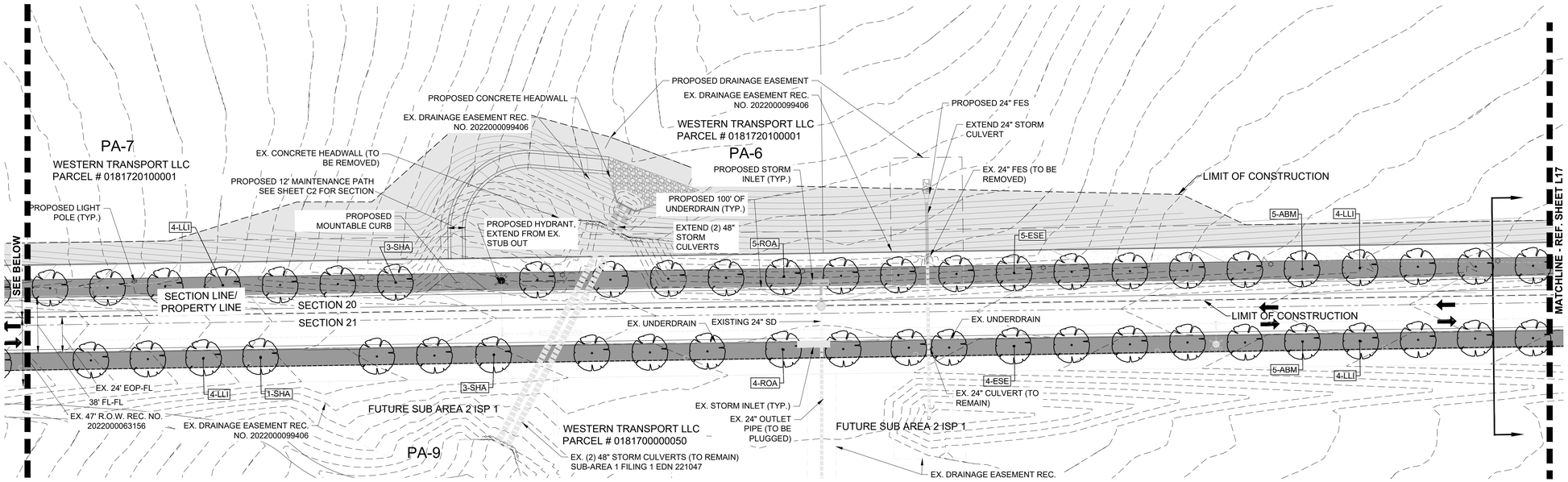
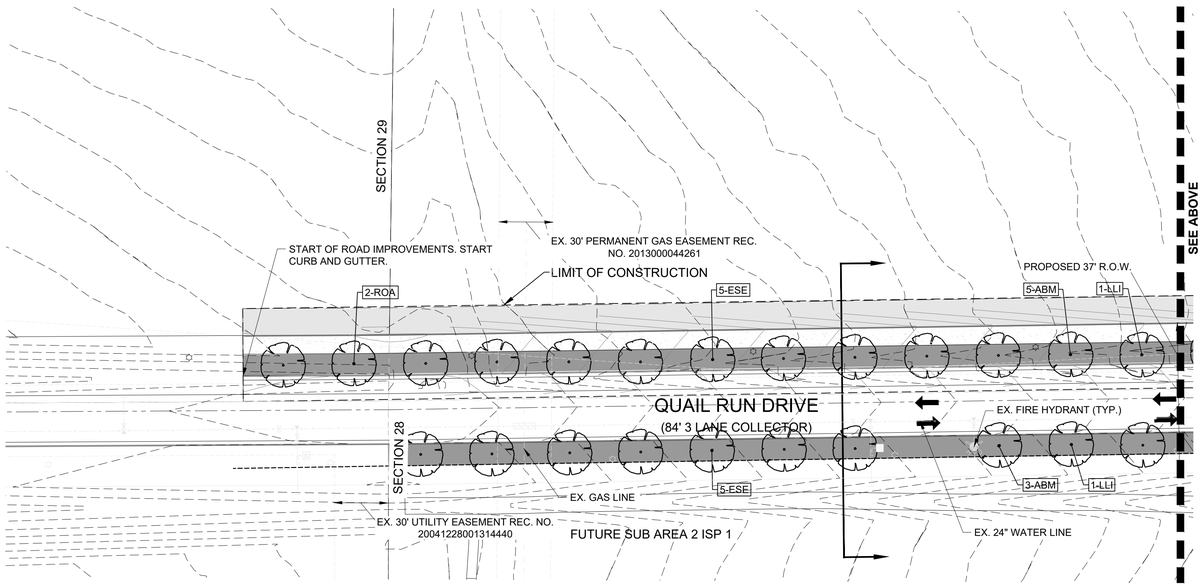
- ON INTERIM ROADS, METRO DISTRICT SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING CURBSIDE LANDSCAPING WHEN THE FULL STREET IS CONSTRUCTED





NORTH

0' 40' 80'
GRAPHIC SCALE: 1" = 40'

Know what's below. Call before you dig.

No.	Revisions	Date
4	SUB-AREA NO 2 ISP 2 SUBMITTAL #4	09/05/24
3	SUB-AREA NO 2 ISP 2 SUBMITTAL #3	07/08/24
2	SUB-AREA NO 2 ISP 2 SUBMITTAL #2	07/31/23
1	PRELIMINARY PLAT #2 PHASE 2 1ST SUBMITTAL #1	03/03/23

Appr.	Init.	Date

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TRANSPORT COLORADO - SUB-AREA 2 ISP #2
INFRASTRUCTURE SITE PLAN
HYDROZONE PLANS

SCALE:	AS SHOWN
FILE NO:	171039
DRAWN BY:	LAI
CHECKED BY:	JC
DATE:	APRIL 2024

SHEET NUMBER L18

HYDROZONE LEGEND

- HIGH WATER USE: CURBSIDE LANDSCAPE
- LOW WATER USE - NOT USED
- Z-ZONE: NATIVE SEED AREA

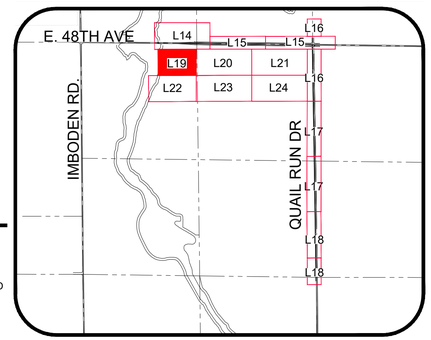
HYDROZONE TABLE

OVERALL PRELIMINARY PLAT AREA

WATER USE TABLE	AREA (SF)	%
HIGH WATER USE	200,360 SF	<1%
LOW WATER USE	0	0%
Z-ZONE	4,000,952 SF	99%
NATIVE SEED	3,755,588 SF	
DETENTION SEED MIX	245,364 SF	
TOTAL LANDSCAPE AREA	4,201,312 SF	100%

KEY MAP

N.T.S



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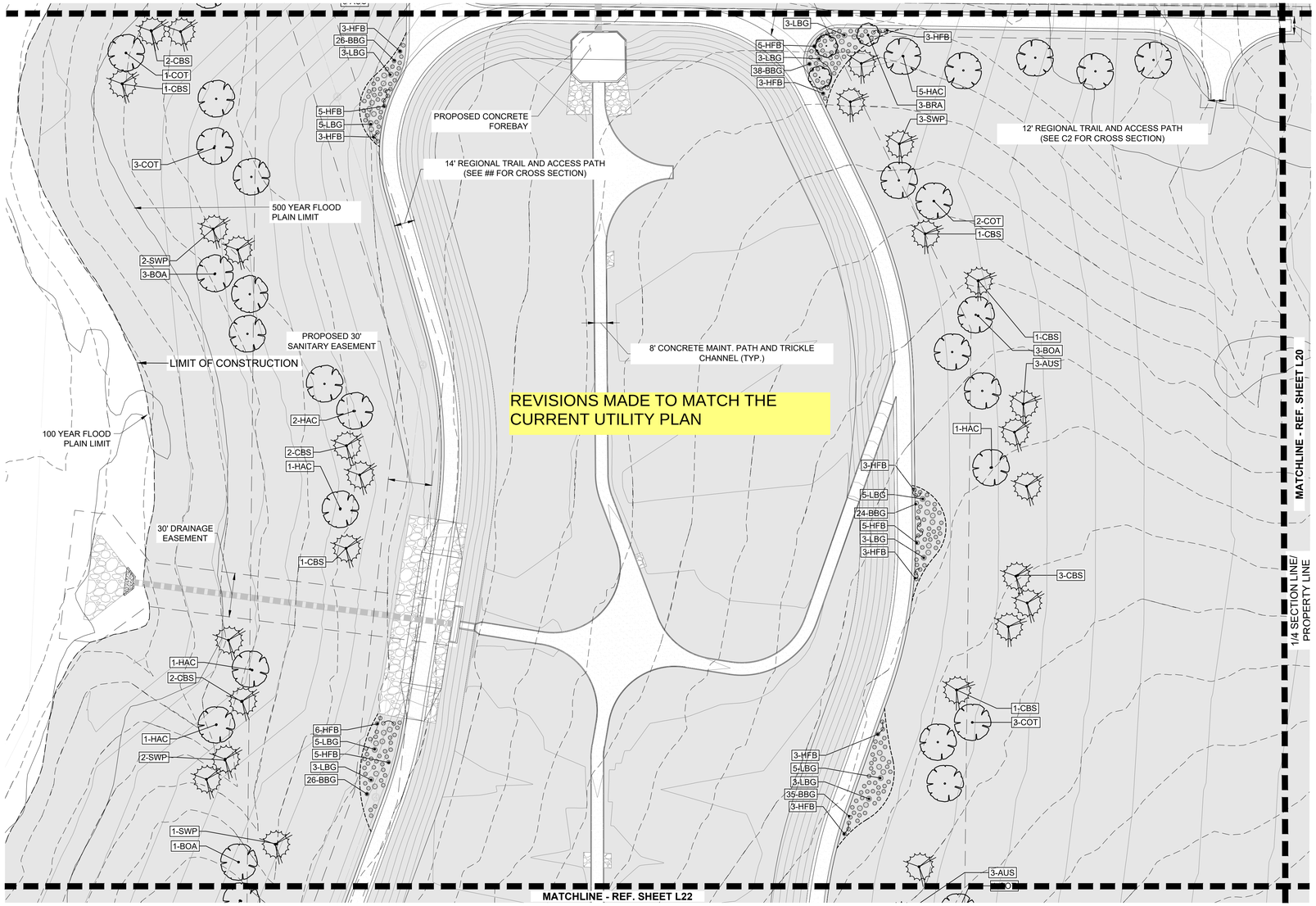

NORTH GRAPHIC SCALE: 1" = 40' (0' 40' 80')

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No.	Revisions	Date
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TRANSPORT COLORADO - SUB-AREA 2
ISP #2
INFRASTRUCTURE SITE PLAN
HYDROZONE PLANS

SCALE:	AS SHOWN	FILE NO:	171039
DRAWN BY:	LAI	DATE:	APRIL 2024
CHECKED BY:	JC		

SHEET NUMBER: L19

HYDROZONE LEGEND

- HIGH WATER USE: CURBSIDE LANDSCAPE
- LOW WATER USE - NOT USED
- Z-ZONE: NATIVE SEED AREA

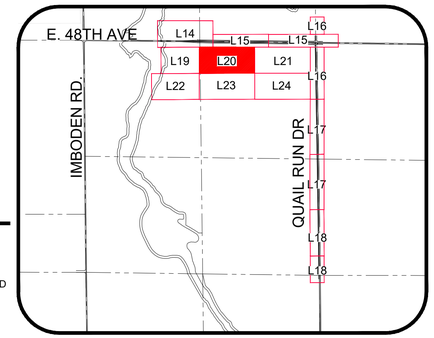
HYDROZONE TABLE

OVERALL PRELIMINARY PLAT AREA

WATER USE TABLE	AREA (SF)	%
HIGH WATER USE	200,360 SF	<1%
LOW WATER USE	0	0%
Z-ZONE	4,000,952 SF	99%
NATIVE SEED	3,755,588 SF	
DETENTION SEED MIX	245,364 SF	
TOTAL LANDSCAPE AREA	4,201,312 SF	100%

KEY MAP

N.T.S.



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NORTH GRAPHIC SCALE: 1" = 40'

0' 40' 80'

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ISP #2
INFRASTRUCTURE SITE PLAN
HYDROZONE PLANS

DRAWN BY:	LAI	SCALE:	AS SHOWN
CHECKED BY:	JC	FILE NO:	171039
DATE:	APRIL 2024		

SHEET NUMBER *L20*

HYDROZONE LEGEND

- HIGH WATER USE: CURBSIDE LANDSCAPE
- LOW WATER USE - NOT USED
- Z-ZONE: NATIVE SEED AREA

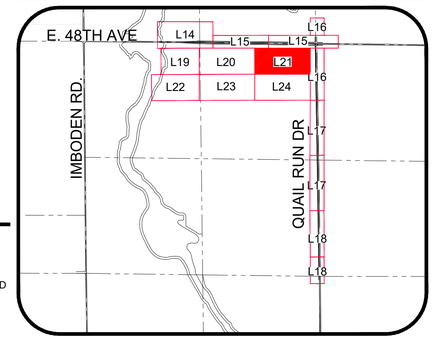
HYDROZONE TABLE

OVERALL PRELIMINARY PLAT AREA

WATER USE TABLE	AREA (SF)	%
HIGH WATER USE	200,360 SF	<1%
LOW WATER USE	0	0%
Z-ZONE	4,000,952 SF	99%
NATIVE SEED	3,755,588 SF	
DETENTION SEED MIX	245,364 SF	
TOTAL LANDSCAPE AREA	4,201,312 SF	100%

KEY MAP

N.T.S.



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NORTH GRAPHIC SCALE: 1" = 40'

0' 40' 80'

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ISP #2
INFRASTRUCTURE SITE PLAN
HYDROZONE PLANS

DRAWN BY:	LAI
CHECKED BY:	JC
DATE:	APRIL 2024
SCALE:	AS SHOWN
FILE NO:	171039

SHEET NUMBER

L21

HYDROZONE LEGEND

- HIGH WATER USE: CURBSIDE LANDSCAPE
- LOW WATER USE - NOT USED
- Z-ZONE: NATIVE SEED AREA

HYDROZONE TABLE

OVERALL PRELIMINARY PLAT AREA

WATER USE TABLE	AREA (SF)	%
HIGH WATER USE	200,360 SF	<1%
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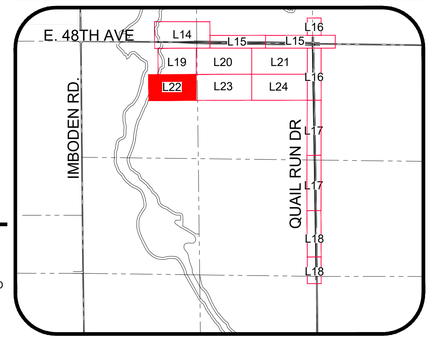
TOTAL LANDSCAPE AREA	4,201,312 SF	100%

KEY MAP

N.T.S



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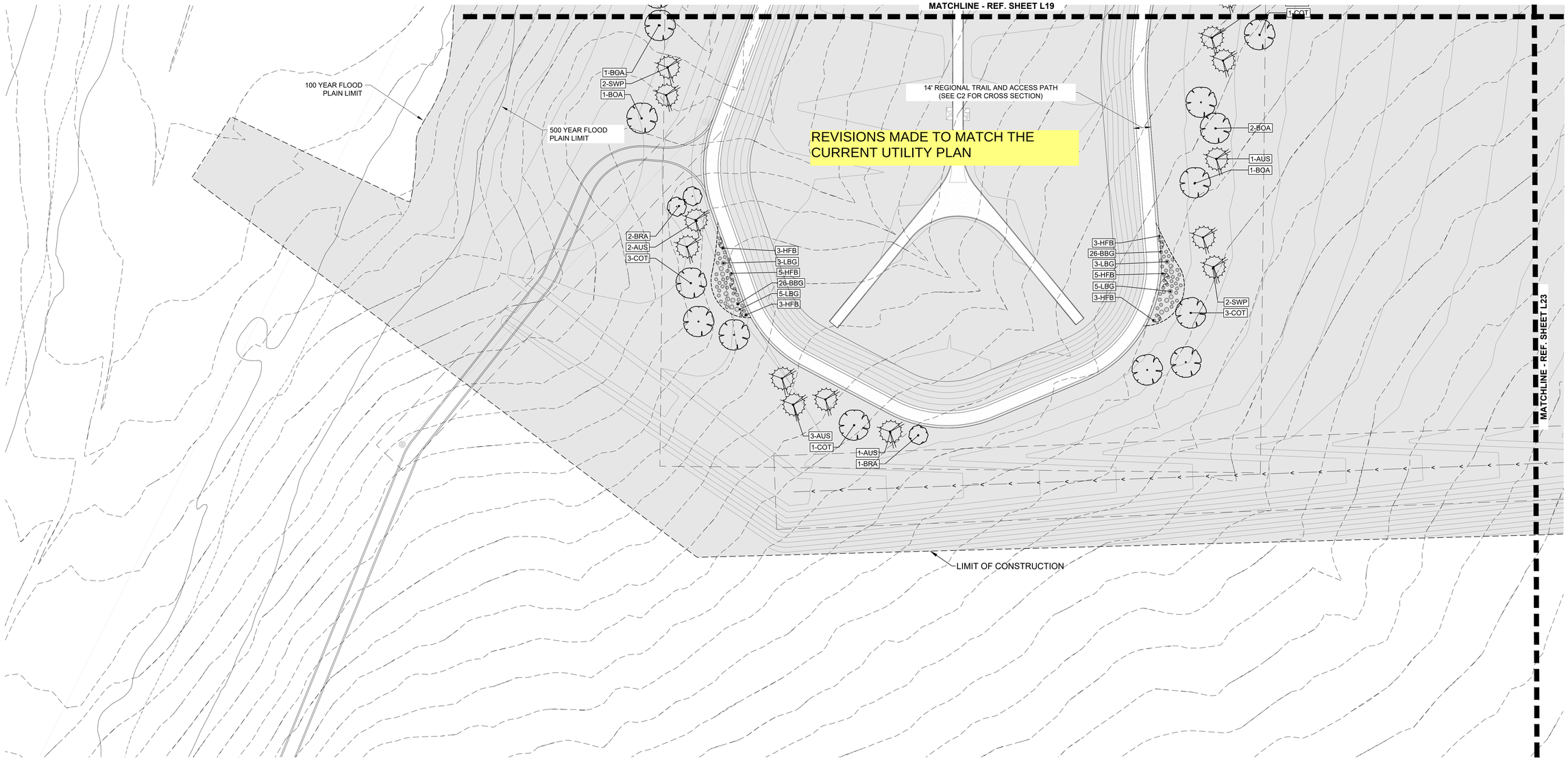

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INFRASTRUCTURE SITE PLAN
HYDROZONE PLANS

SCALE:	AS SHOWN		
DRAWN BY:	LAI	FILE NO:	171039
CHECKED BY:	JC		
DATE:	APRIL 2024		

SHEET NUMBER **L22**

HYDROZONE LEGEND

- HIGH WATER USE: CURBSIDE LANDSCAPE
- LOW WATER USE - NOT USED
- Z-ZONE: NATIVE SEED AREA

HYDROZONE TABLE

OVERALL PRELIMINARY PLAT AREA

WATER USE TABLE	AREA (SF)	%
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KEY MAP

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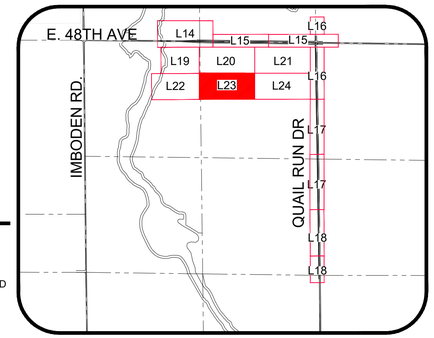

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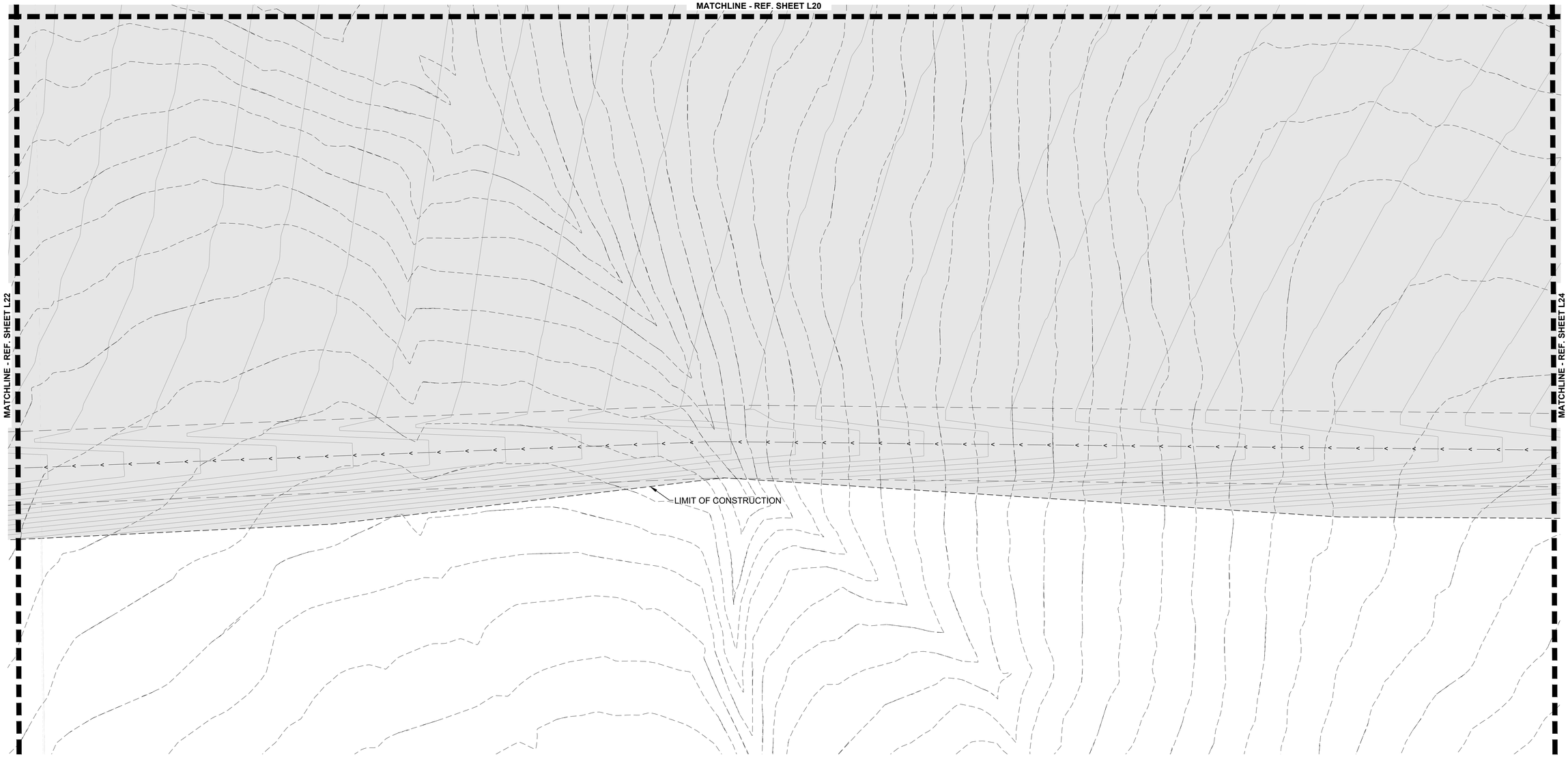

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HYDROZONE PLANS

DRAWN BY:	LAI
CHECKED BY:	JC
DATE:	APRIL 2024
SCALE:	AS SHOWN
FILE NO:	171039

SHEET NUMBER L23

HYDROZONE LEGEND

- HIGH WATER USE: CURBSIDE LANDSCAPE
- LOW WATER USE - NOT USED
- Z-ZONE: NATIVE SEED AREA

HYDROZONE TABLE

OVERALL PRELIMINARY PLAT AREA

WATER USE TABLE	AREA (SF)	%
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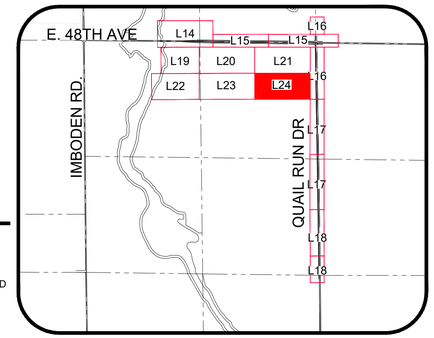

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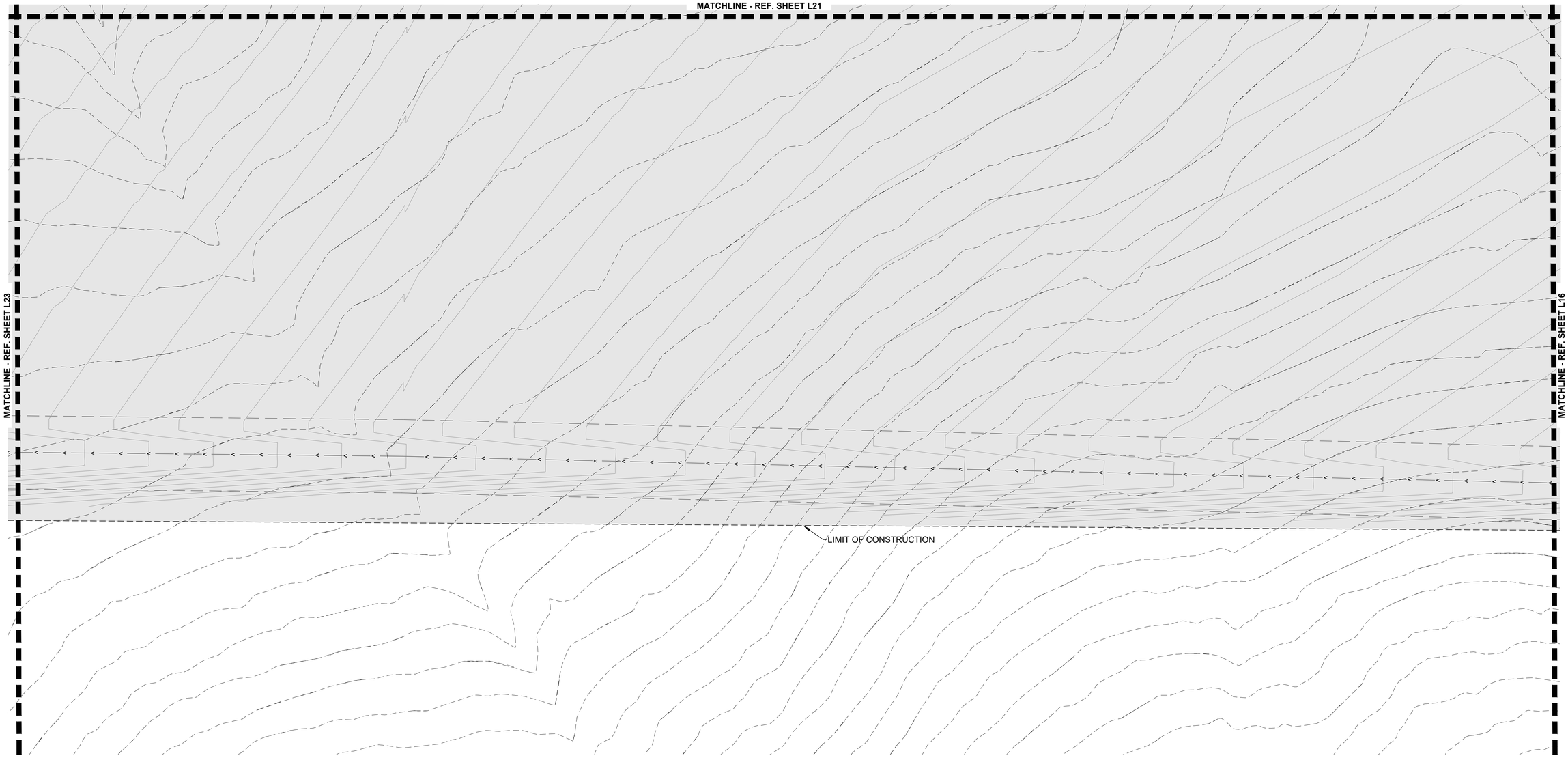

NORTH

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GRAPHIC SCALE: 1" = 40'

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INFRASTRUCTURE SITE PLAN
HYDROZONE PLANS

DRAWN BY:	LAI	SCALE:	AS SHOWN
CHECKED BY:	JC	FILE NO:	171039
DATE:	APRIL 2024		

SHEET NUMBER: L24